



Document #	18 104
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Date	26 June 2018
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REPORT TO BRIDGEWATER TOWN COUNCIL

SUBMITTED BY:	Jessica McDonald, Director of Planning & Rec. Shelley Dickie, Consultant (on behalf of TOB)
DATE:	June 26, 2018
SUBJECT:	144 Victoria Road: application to amend MPS and LUB and enter into a Development Agreement for multiunit residential

ORIGIN

On June 15, 2018 the Planning Department received an application from Sterling Stephens of Front Line Properties (the "applicant") regarding the property at 144 Victoria Road (PID 60592367) ("subject property"). This application is also related to the properties at 126 Victoria Road (PID's 60592359 and 60592342) and 132 Victoria Road (PID 60592375). The application is for a plan amendment (redesignation), a rezoning, and a development agreement to permit the construction of a 30 unit affordable residential development.

The subject properties are currently owned by 3300657 Nova Scotia Limited, and the applicant has submitted this application with the property owner's consent.

The subject property is located near the corner of York Street and Victoria Road and is currently vacant with a combination of paved, gravel, and wooded area.



Map 1: Context Map of Subject Property

The purpose of this preliminary report is to provide Council with information regarding the proposed residential development, and to request that Council schedule a Public Participation Meeting to receive feedback on this application.

Submission of this report does not suggest a positive or negative recommendation of this proposal. Planning staff will provide Council with a detailed analysis and recommendation relating to this application after the Public Participation Meeting has taken place.

PROPOSED DEVELOPMENT

The applicant's proposal is to subdivide a one-acre portion from 144 Victoria Road to create a new parcel for the 30 unit residential building with a resultant density of 30 units per acre. The new multiple unit building would be accessed via a driveway on Victoria Road using an existing curb cut. Attachment 1 provides the applicant's proposed site plan and landscaping plan. All of the 30 units would provide affordable housing through an agreement with Housing Nova Scotia, and 10 of the 30 units will be subsidized through agreement with the Western Regional Housing Authority.

The proposed building is shown in Attachment 2. It is a 50 foot three storey building with a footprint of 8350 square feet and a total gross floor area of 25,050 square feet. There are 10 units proposed per floor with a central common amenity area on each floor which includes laundry facilities. All units are visitable and 2 of the units would be barrier free. A total of 31 parking spaces are proposed with 5 spaces being barrier free. Bicycle parking is to be located near the main entrance.

The specifics of the proposed development including the site plan, landscaping plan, elevations, and floor plans are subject to change through the planning process.

This application is also related to the properties at 126 and 132 Victoria Road. It is intended that with future development of 126 Victoria Road and redevelopment of 132 Victoria Road, the stormwater management system designed and constructed for 144 Victoria Road will collectively service all of these properties. In addition it is intended that the driveway proposed for the 30 unit building would also provide access to future developments on 126 and 132 Victoria Road.

REGULATORY AND LAND USE CONTEXT

The subject property is designated as Low Density Residential on the MPS- Map 2- Future Land Use (FLUM), and is zoned Institutional (I) on the Zoning Map of the Land Use Bylaw as shown in Maps 2 and 3.

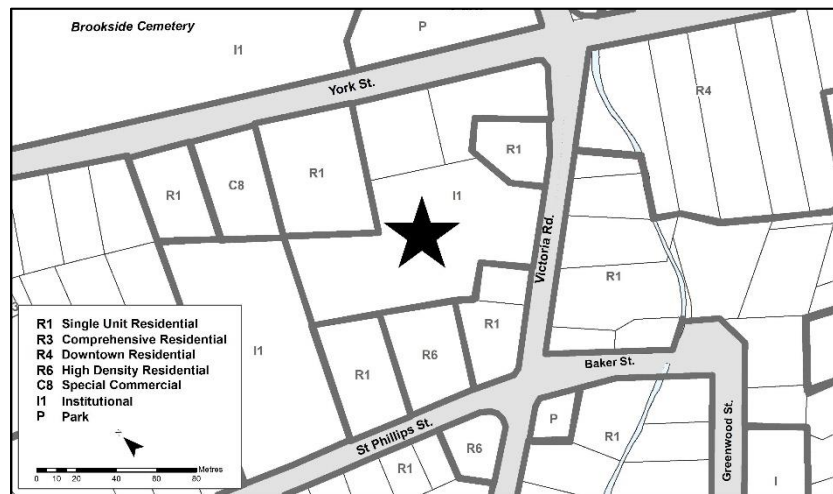
The current Institutional zoning of the property would not permit the development of a multiple unit dwelling.



Map 2: Future Land Use Designation

Therefore, it is proposed that the property be redesignated to Comprehensive Residential to permit a rezoning to Comprehensive Residential (R-3). This R-3 zoning will allow the consideration of the proposed 30 unit residential building by development agreement. With R-3 zoning in place on the property, Section 4.4.6 (a) of the LUB permits the consideration of a multiple unit building with a maximum density of 30 units per acre if a minimum of 3 units are managed or owned by a recognized third-party housing provider for affordable housing purposes, as enabled by Policy R-23 of the MPS. This proposed 30 unit building would exceed this requirement as all of the units would meet the criteria of affordable housing as defined in the LUB.

The subject property was previously used as the MacKenzie Bus Lines terminal. It is surrounded by a variety of land uses including dwellings of 1, 2 and 3 units (all zoned Single Unit Residential (R-1) on Victoria Road, St. Phillips Street and York Street. There is a 12-unit building zoned High Density Residential (R-6) to the south of the property at 14 St. Phillips Street, and St. Joseph's Cemetery is located to the west. Veterans' Memorial Park and the Brookside Cemetery are located across from the subject site on York Street.



Map 3: Current Zoning

Victoria Road is designated as an arterial street on Map 4- Street Classification of the MPS and York Street is designed as a Collector Street on Map 4 and as a Tertiary Route on the Active Transportation Network- Map 5 of the MPS.

NEXT STEPS

The next step in this application process would be for Council to schedule a Public Participation Meeting. Once planning staff have received and considered comments from the public, the Development Officer, and the Town Engineer/ Traffic Authority, a full analysis of the proposed development against the relevant policies of the MPS, and a draft development agreement will be provided in a future report to Council.

Simplified Planning Application Timeline:

Step 1 – Preliminary report to Council (completed)

Step 2 – Public Participation Meeting (PPM)

Step 3 – Planning Analysis Report to Council

Step 4 – First consideration of proposed Plan Amendment, Rezoning, and Development Agreement

Step 5 – Public Hearing and Council Decision on the Plan Amendment and the associated rezoning (there is no appeal of this decision of Council) and Public Hearing and Council Decision on Development Agreement (contingent upon successful provincial review)

Step 6 – Review of the Plan Amendment and associated rezoning by the Minister of Municipal Affairs

Step 7 – Publication of the Plan Amendment, associated rezoning and Development Agreement (Progress Bulletin)

Step 8 – Appeal Period – 14 days after the publication of the Development Agreement

BUDGET IMPLICATIONS

N/A

RELEVANT PLANS

Municipal Planning Strategy

Land Use By-law

Subdivision By-law

LEGAL IMPLICATIONS

N/A

PUBLIC CONSULTATION/COMMUNICATIONS

MPS Policy IM-7 describes the required public participation program that staff and Council must undertake before Council can consider final approval of the requested map and text amendments (rezoning) and development agreement. Notification will be provided in writing to all property owners within 30 meters (100 feet) of the subject property. An advertisement will also be placed in the local newspaper 1-week prior to the public participation meeting.

RECOMMENDATION

Staff recommend that Town Council refer the matter to staff to undertake a public participation meeting in consideration of the requested MPS & LUB amendments and Development Agreement, on **Wednesday, July 25th at 6 p.m. in the evening**. Following the meeting, all public feedback and staff planning analysis will be submitted to Council for further consideration.

ATTACHMENTS

Attachment A – Proposed Development (Preliminary) – Site Plan and Landscaping Plan

Attachment B – Proposed Development (Preliminary) – Elevations and Floor Plans

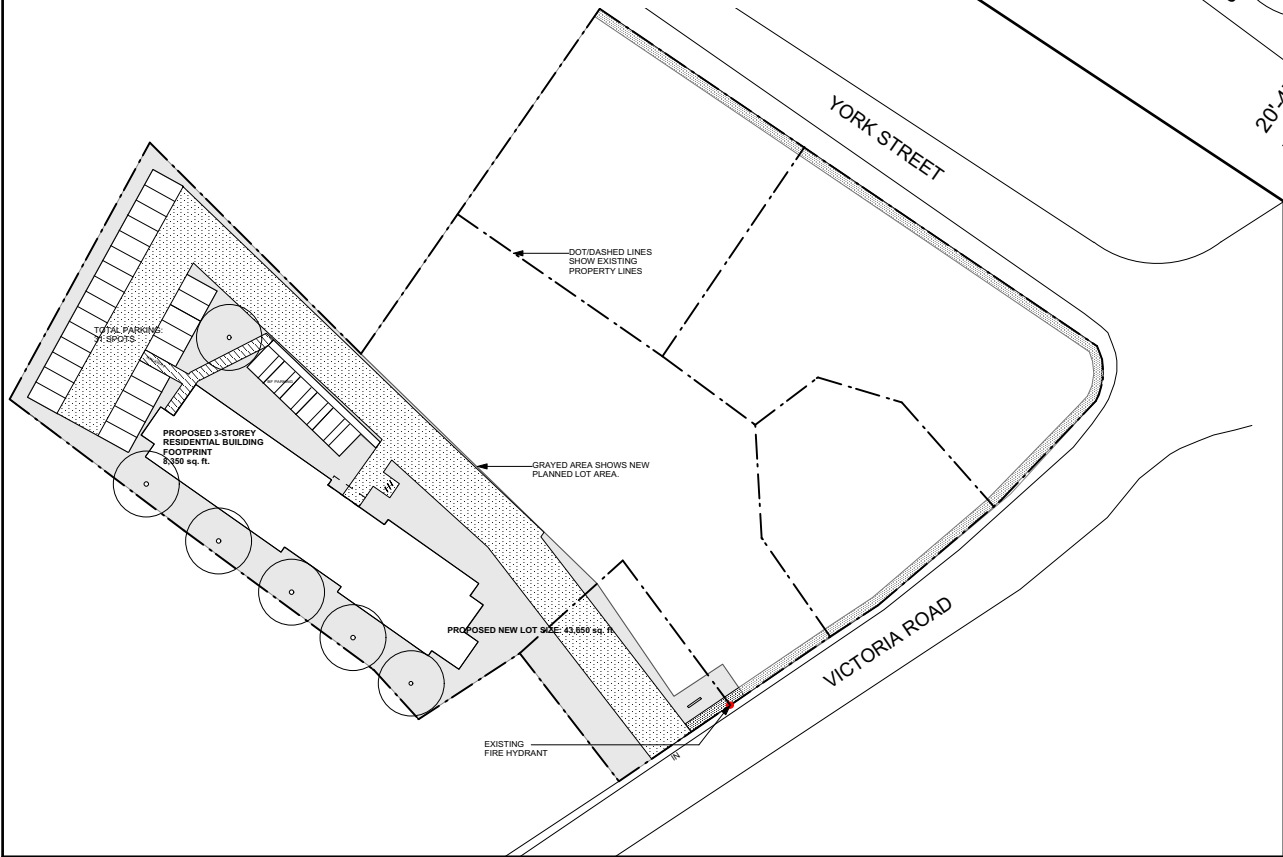
Appendix A:
Proposed Development (preliminary) –
Site Plan and Landscaping Plan

KEY BUILDING FEATURES:

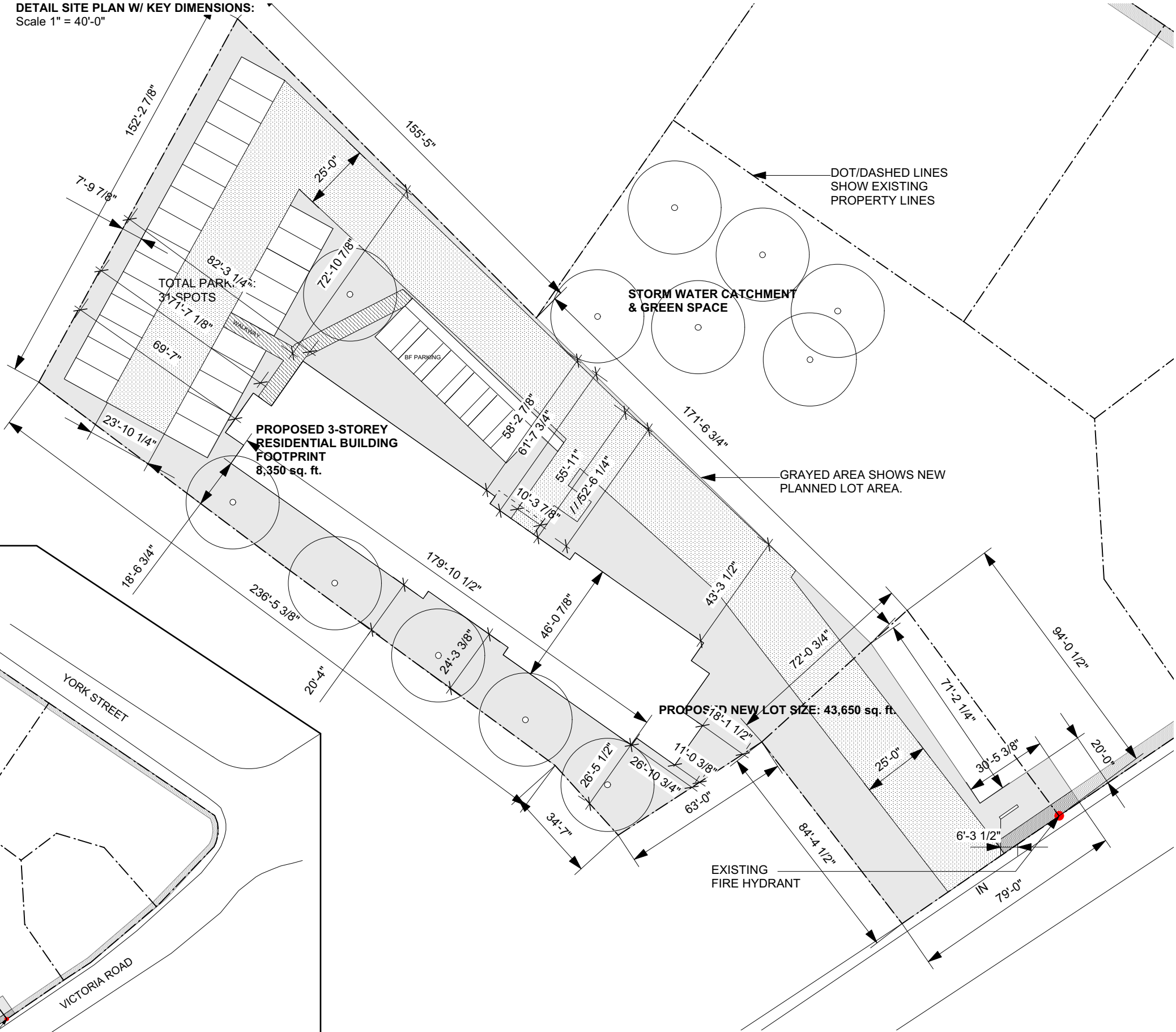
- RESIDENTIAL OCCUPANCY
- SPRINKLERED
- COMBUSTIBLE CONSTRUCTION
- 3-STORIES, NO BASEMENT
- TOTAL GROSS FLOOR AREA: 25,050 SQ. FT.
- 30 ONE-BEDROOM UNITS, 600 SQ. FT. INCL. BALCONIES.
- 10 UNITS PER FLOOR.
- 3,300 SQ. FT. OF COMMON AREA
- ALL UNITS VISITABLE. TWO UNITS BARRIER FREE.
- 31 PARKING SPACES OF WHICH 6 ARE BARRIER FREE.

N

LOCATION MAP:
Scale 1" = 100'-0"



DETAIL SITE PLAN W/ KEY DIMENSIONS:
Scale 1" = 40'-0"



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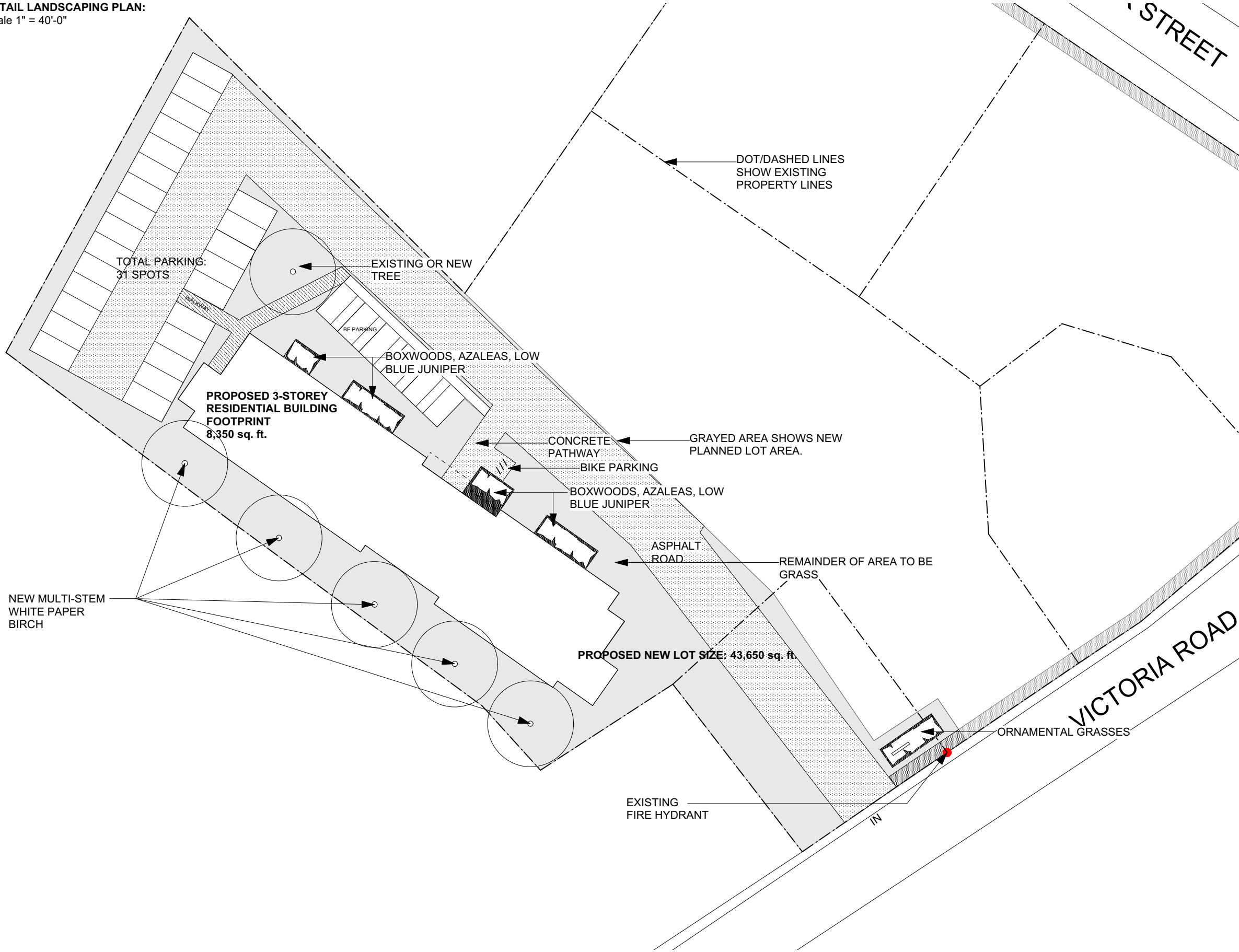
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Dimensions: All dimensions must be verified on site. Do not scale off drawings. If discrepancies exist notify the designer. All minimum dimensions must comply with the National Building Code of Canada.

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Drawing Title	
MASTER SITE PLAN	
Drawn By	A100
Date	
Revision	
Scale	

DETAIL LANDSCAPING PLAN:
Scale 1" = 40'-0"



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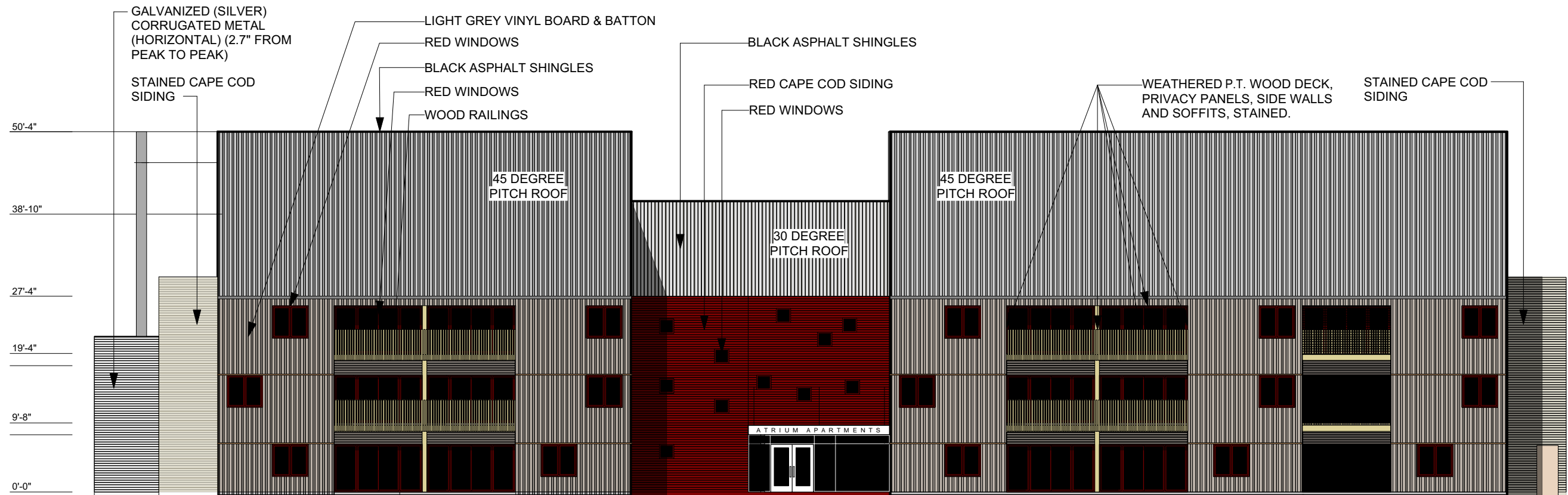
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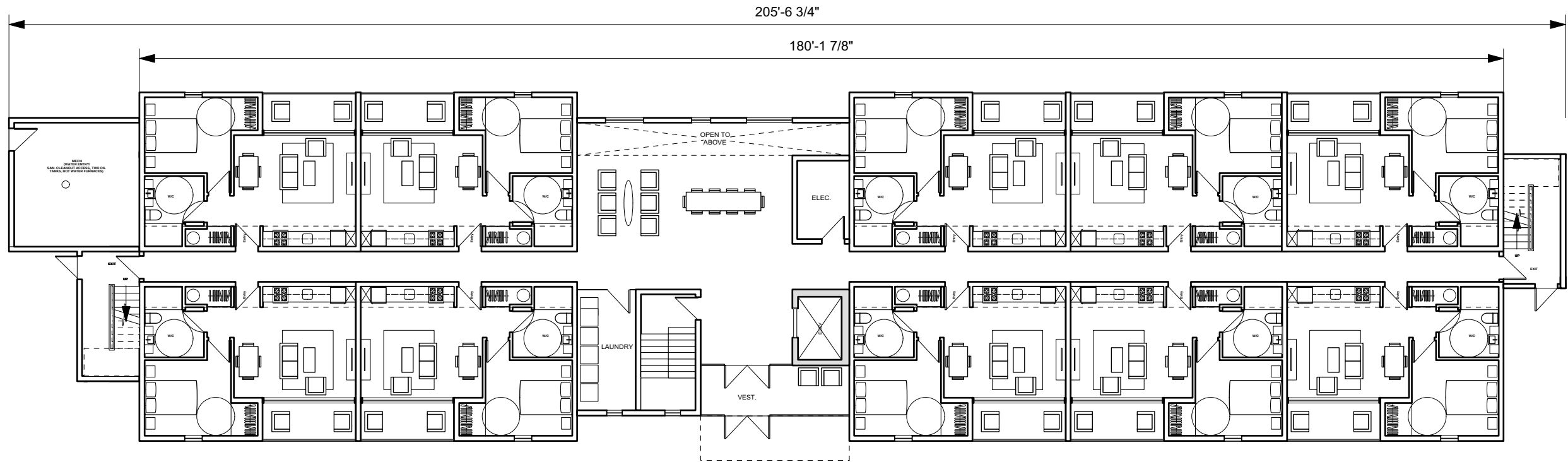
Drawing Title
**LANDSCAPING PLAN
W/ BIKE PARKING**

Drawn By RH	A101
Date FEB 2018	
Revision	
Scale	

Appendix B:
Proposed Development (preliminary) –
Elevations and Floor Plans



BACK ELEVATION



FIRST FLOOR PLAN

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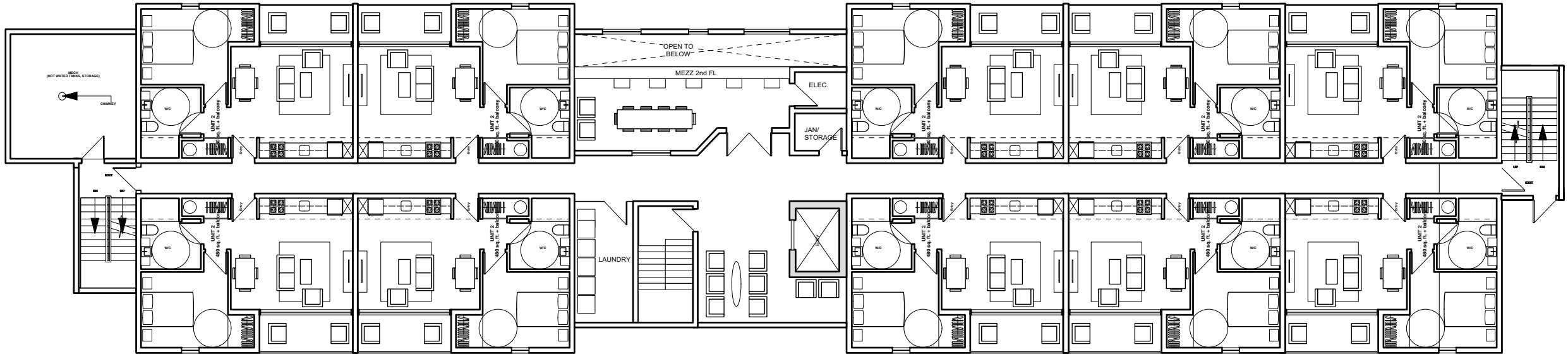
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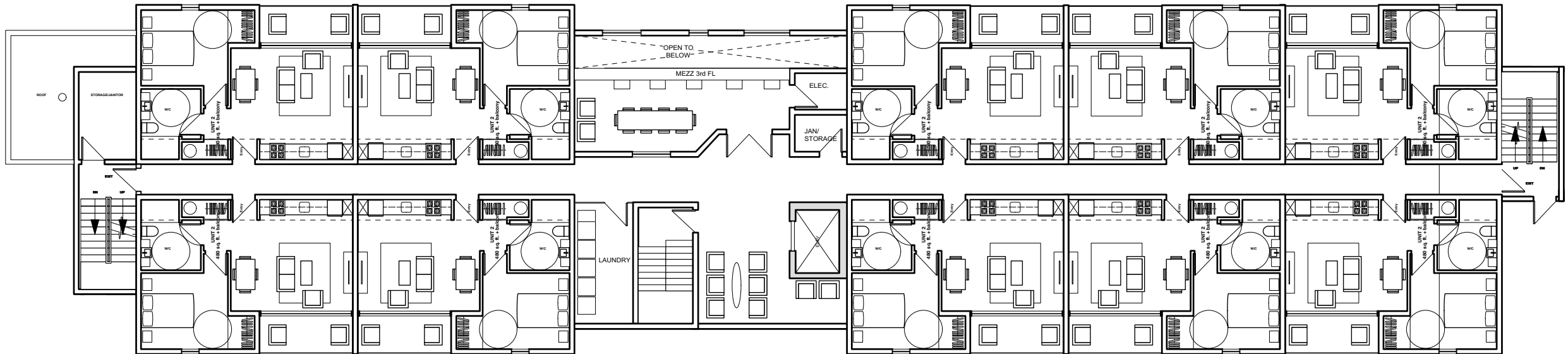
**BRIDGEWATER
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BRIDGEWATER, NS

Drawing Title
**FRONT ELEVATIONS
AND FIRST FLOOR
PLAN**

Drawn By	RH	A200
Date	FEB 2018	
Revision		
Scale		



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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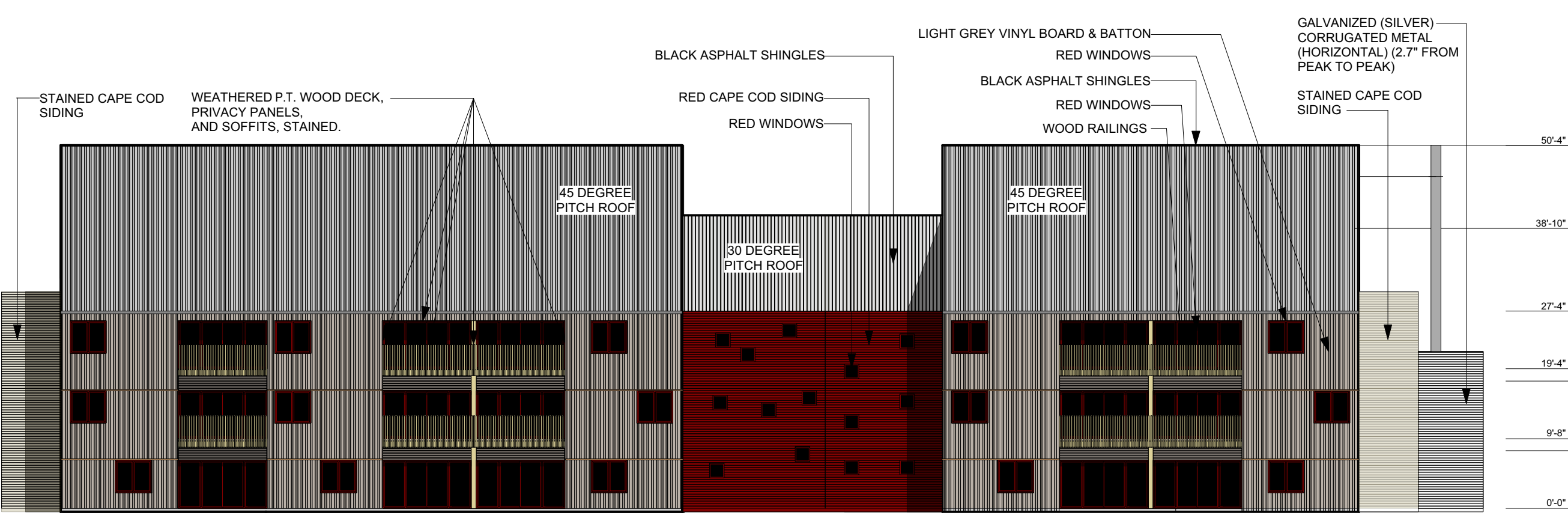
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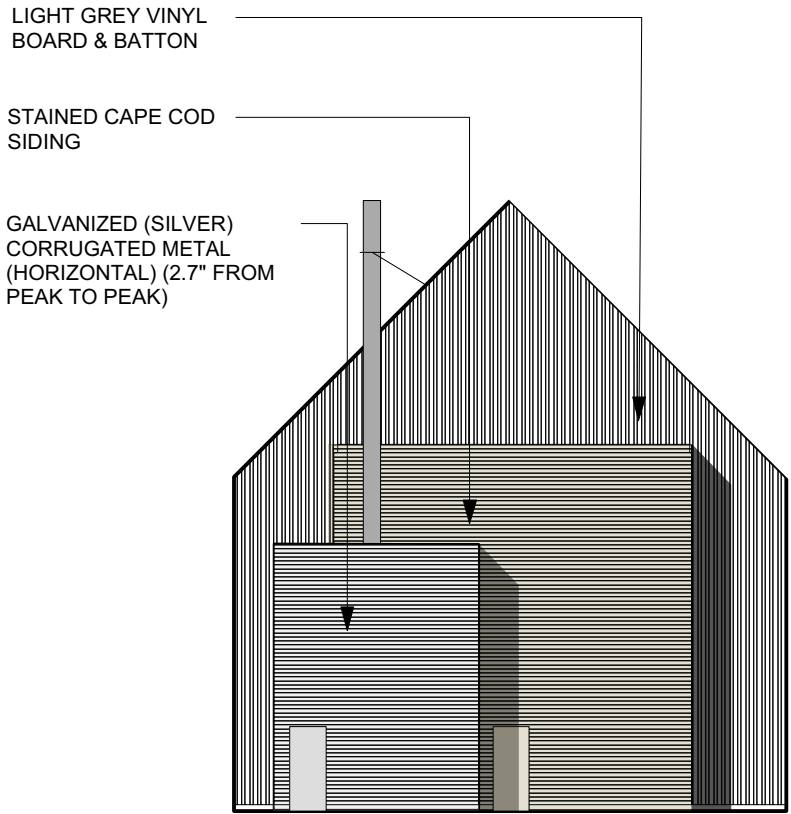
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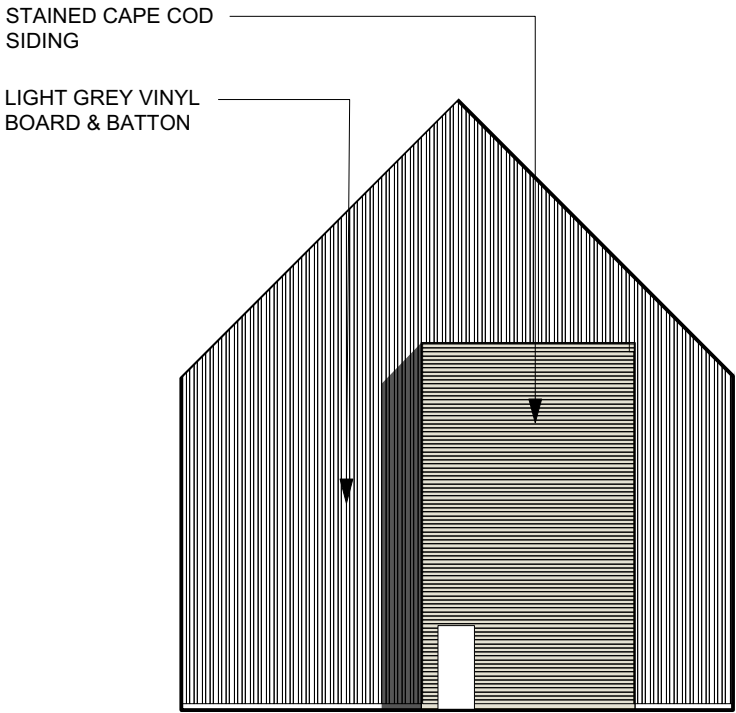
Drawing Title	
SECOND AND THIRD FLOOR PLANS	
Drawn By	A201
RH	
Date	
FEB 2018	
Revision	
Scale	



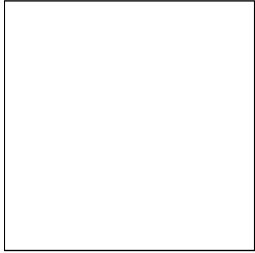
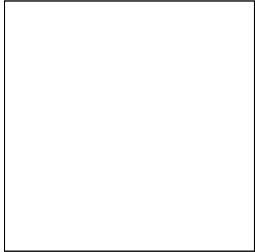
BACK ELEVATION



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



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Drawing Title		
BACK AND SIDE ELEVATIONS		
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Revision		
Scale		