

Application for MPS&LUB Amendments and Development Agreement

Victoria Road and York Street

December 10, 2018

Town Council - First Consideration





St Phillips St

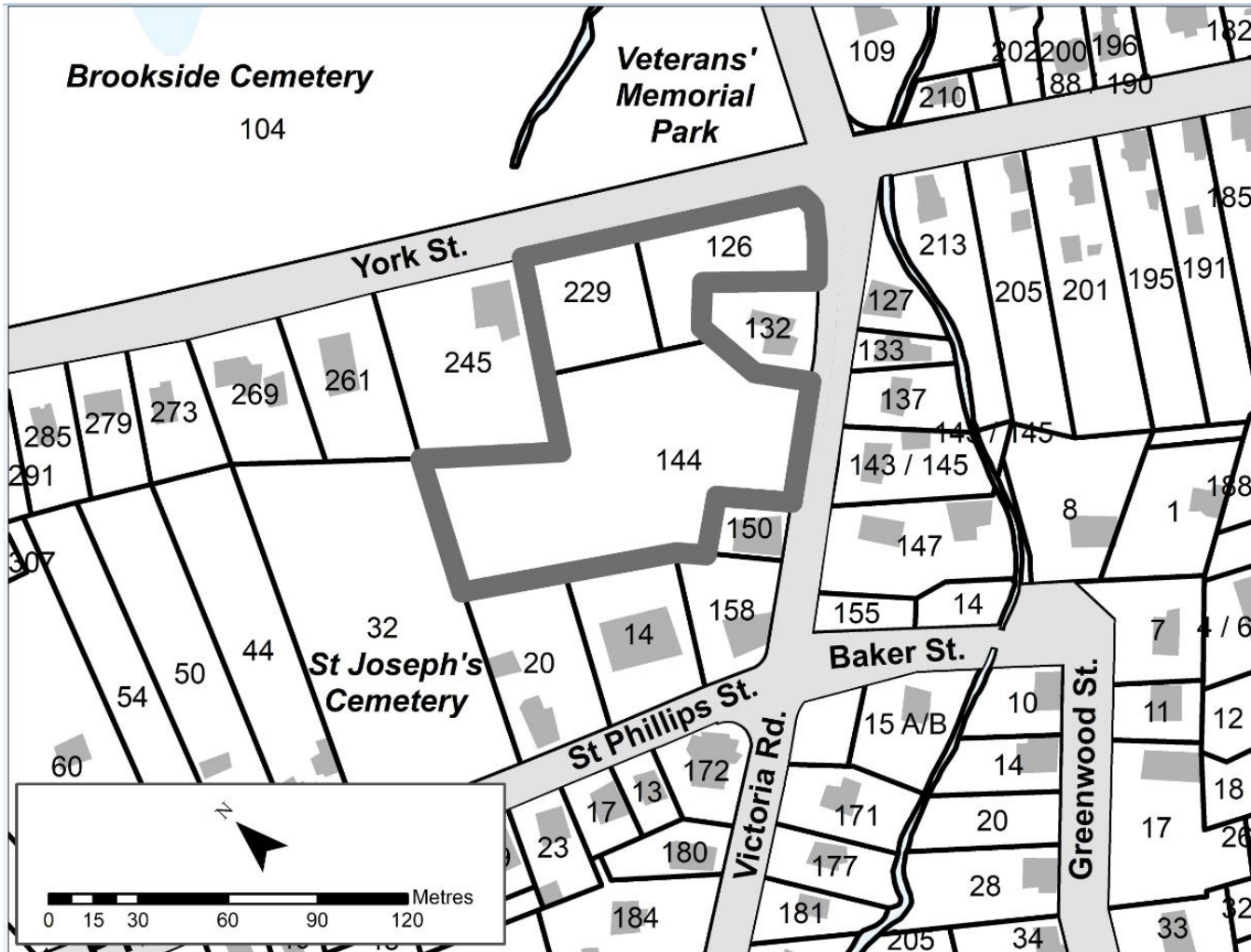
Baker St

York St

Victoria Rd

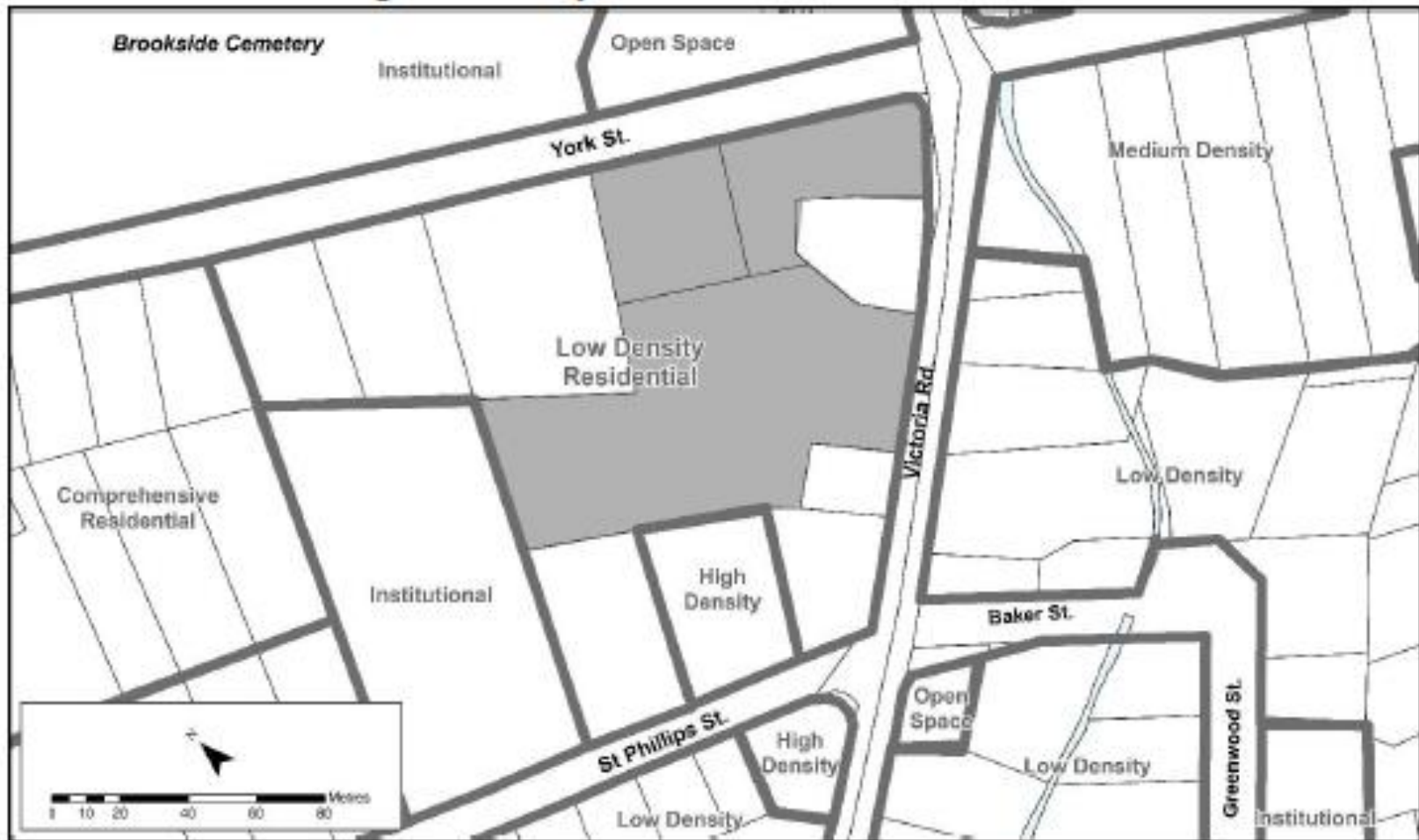
York St

Site Context



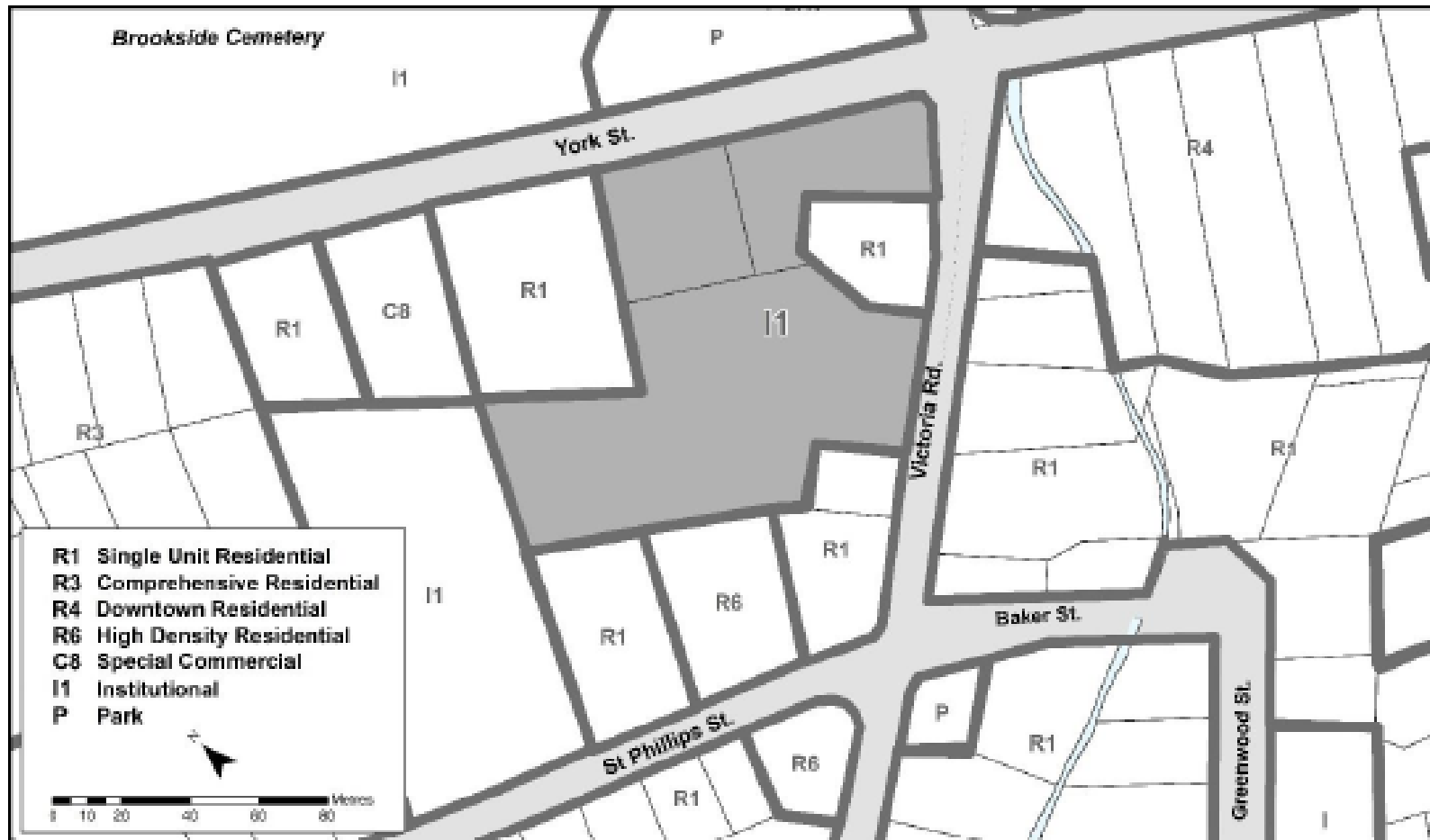
Current MPS Designation

Future Land Use Designation Map



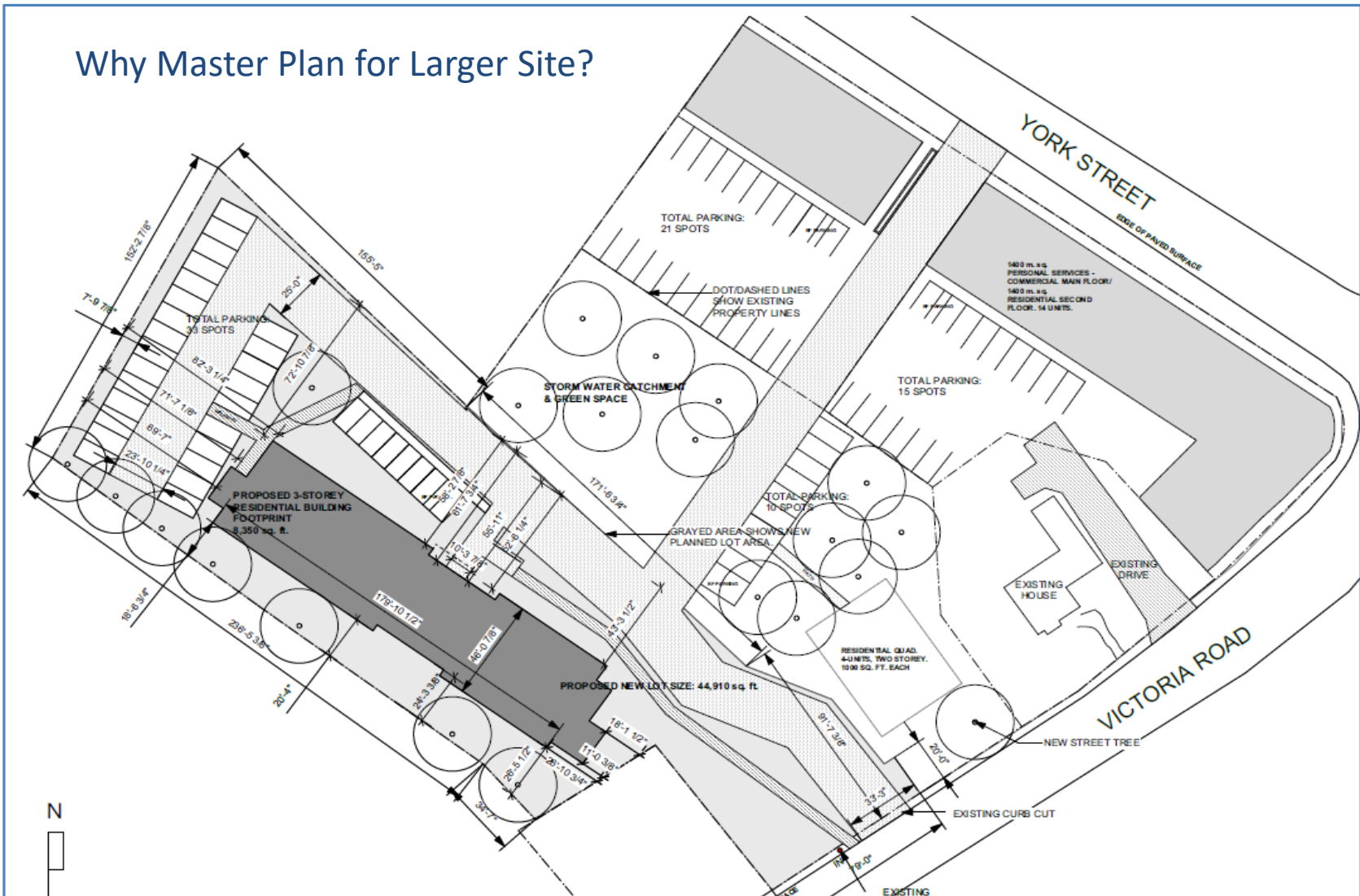
Current LUB Zoning

Zoning Map



Proposed Master Plan

Why Master Plan for Larger Site?

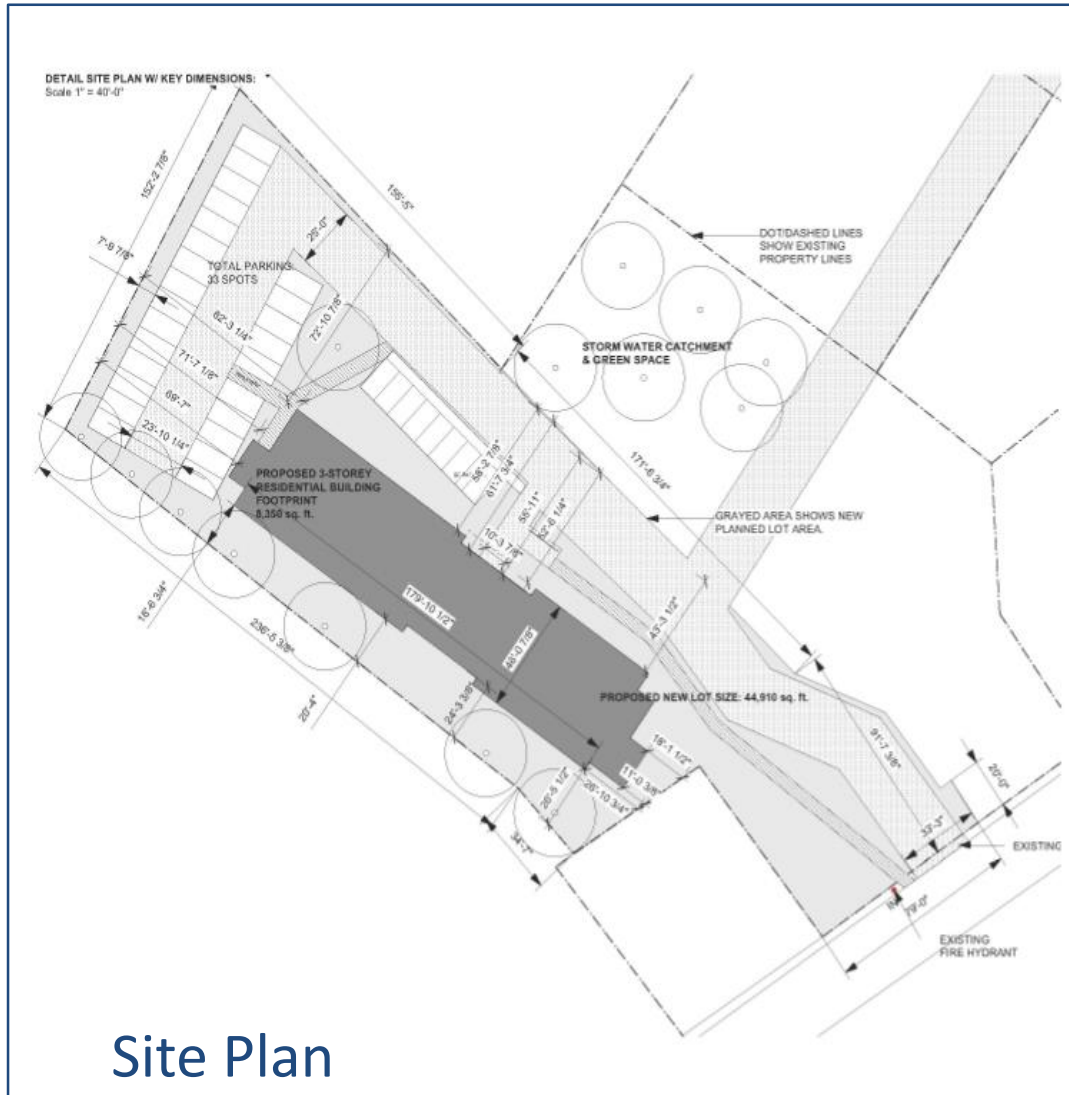


Proposed 30 Unit Dwelling



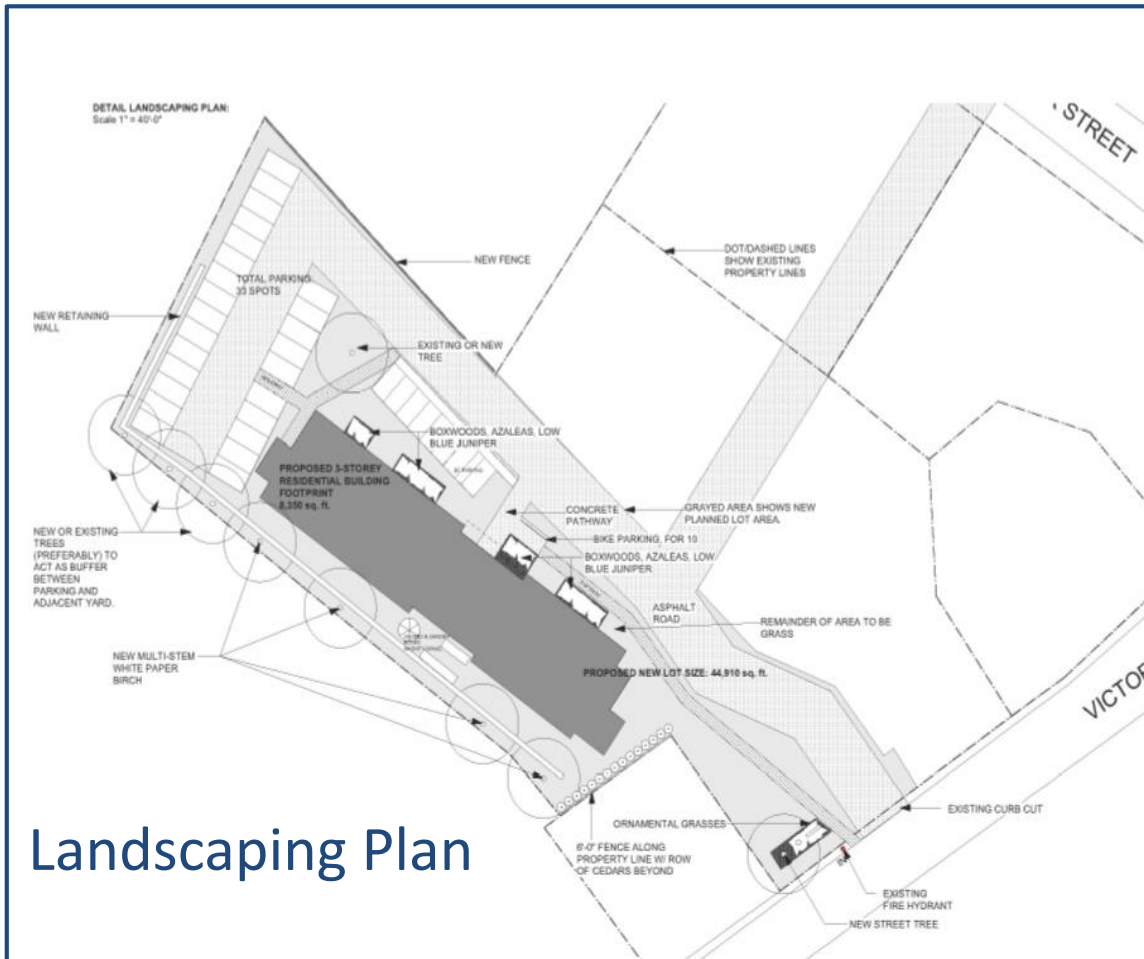
- 3 Storey (50 foot) building- steep pitched roof
- Cladding- variety and muted tones
- One bedroom apartments- all affordable- targeted to seniors
- Common amenity space
- Accessible building (elevators)- accessible and visitable units

Proposed 30 Unit Dwelling



- Footprint-8350 sq. ft.
- Lot Coverage - 19%
- Setbacks
- Driveway to Victoria Road
- 33 Parking Spaces
- Stormwater Catchment area

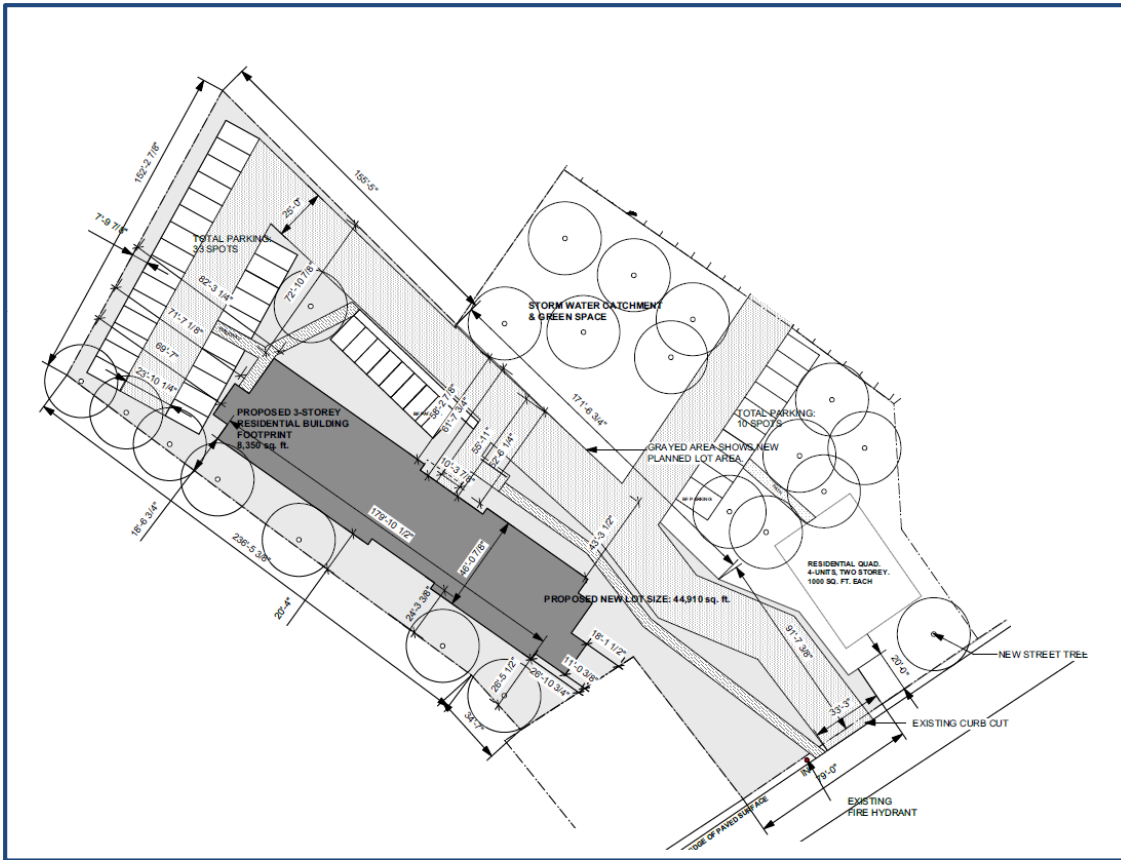
Proposed 30 Unit Dwelling



Landscaping Plan

- Treed area
- Fencing
- Amenity Area
- Bike parking
- Concrete Pathway
- Entrance Sign

Policy Analysis – 144 Victoria Road



- Strategic Growth (Infill/Intensification)
- Housing Choice
- Compatibility and Integration
- Adequacy of Services
- Traffic and Active Transportation
- Environmental Suitability/Impacts

Site Plan

Amendments – 144 Victoria Road

- Redesignation from Low Density Residential to Comprehensive Residential
- Rezoning from Institutional (I1) to Comprehensive Residential (R3)
- Development Agreement with Detailed Provisions (30 Unit Dwelling)
- Development Agreement allowing Site Plan Approval (4 Unit Dwelling)

Development Agreement Provisions

- Development permitted over 144 Victoria Rd.
- 34 Dwelling Units Maximum
- Limited to one 30 Unit Dwelling (all one bedroom), one 4 unit Dwelling, and Storm Water Catchment Area
- Minimum of 3 Affordable Units Retained in Perpetuity

Development Agreement

Development Permit Issuance

Development Permit Issuance Conditional on:

- Assessment of the impact of any remaining contamination prior to building development and the final design of stormwater system
- Assessment of safe driveway access and egress on Victoria Road for pedestrians and vehicles

Development Agreement Amendments

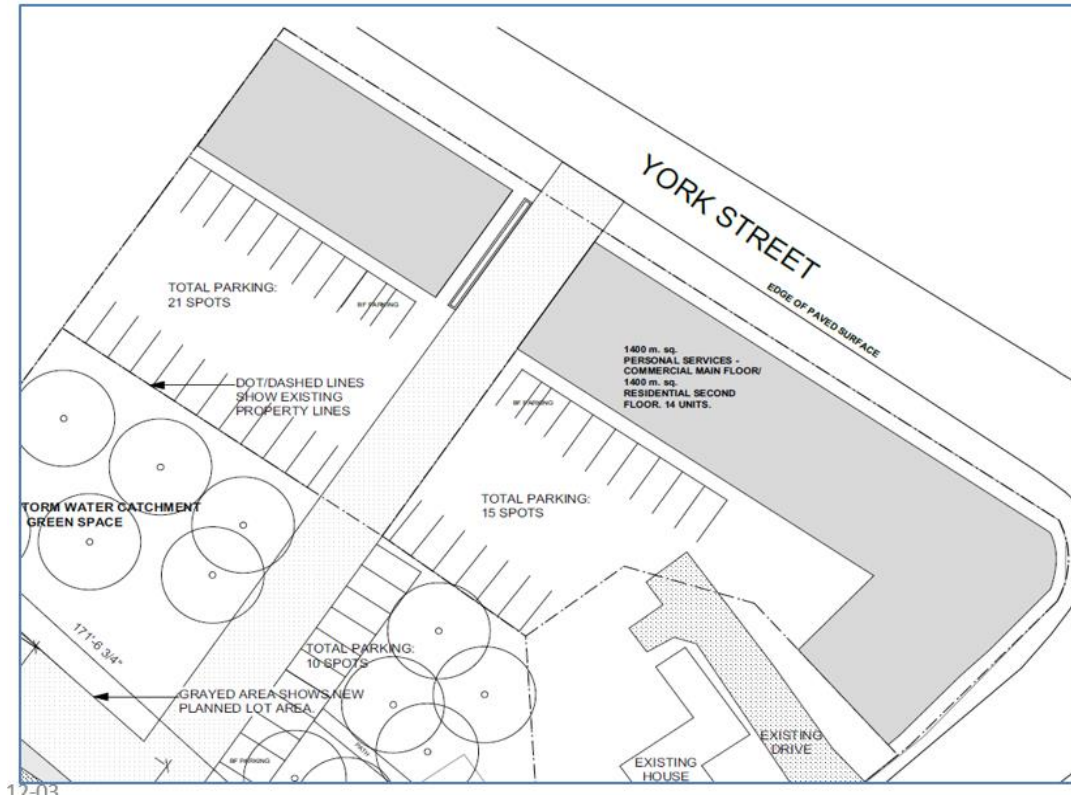
Substantive Amendments:

- Use and Dwelling Units above 34
- Reduction in Setbacks- with 150 Victoria Road and Rear property lines - St. Phillips Street

Non – Substantive Amendments:

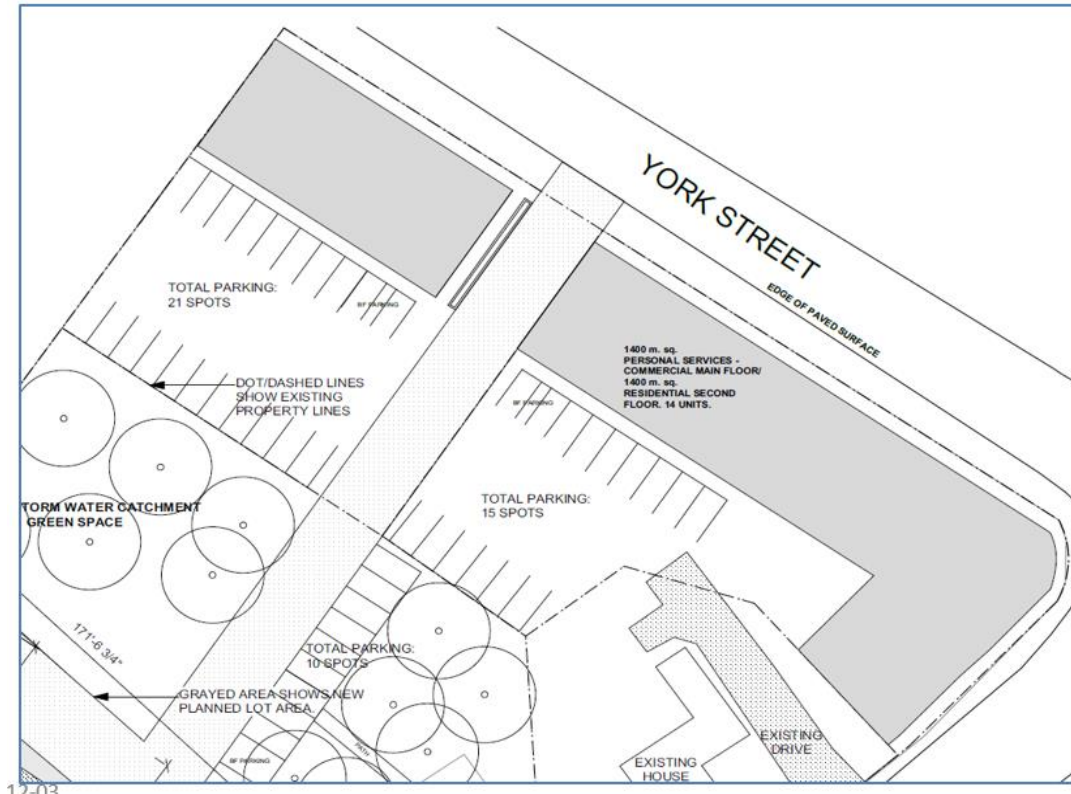
- All other changes deemed not to be in Substantially in Conformance with Submitted Plans

Proposal – Neighbourhood Commercial



- Concept Plan- Subject to Change
- Neighbourhood Commercial Uses- Ground Floor (1400 Sq. metres)
- Apartment Units above - 14 units
- Parking to the Rear
- Driveway off York Street

Policy Analysis – Neighbourhood Commercial Area



- Strategic Growth (Infill/Intensification)
- Housing Choice
- Compatibility and Integration
- Adequacy of Services
- Traffic and Active Transportation
- Environmental Suitability/Impacts

Amendments – Neighbourhood Commercial Area

- Redesignation from Low Density Residential to Limited Commercial
- Rezoning from Institutional (I1) to Neighbourhood Commercial (C7)
- Concept proposal for 229 York Street and 126 Victoria Road – Zone Requirements to be Met
- General and Site Specific Text Amendments:
 - Limiting Dwelling units to 16 and
 - Commercial Floor Area to 1400 sq. metres

Public Participation

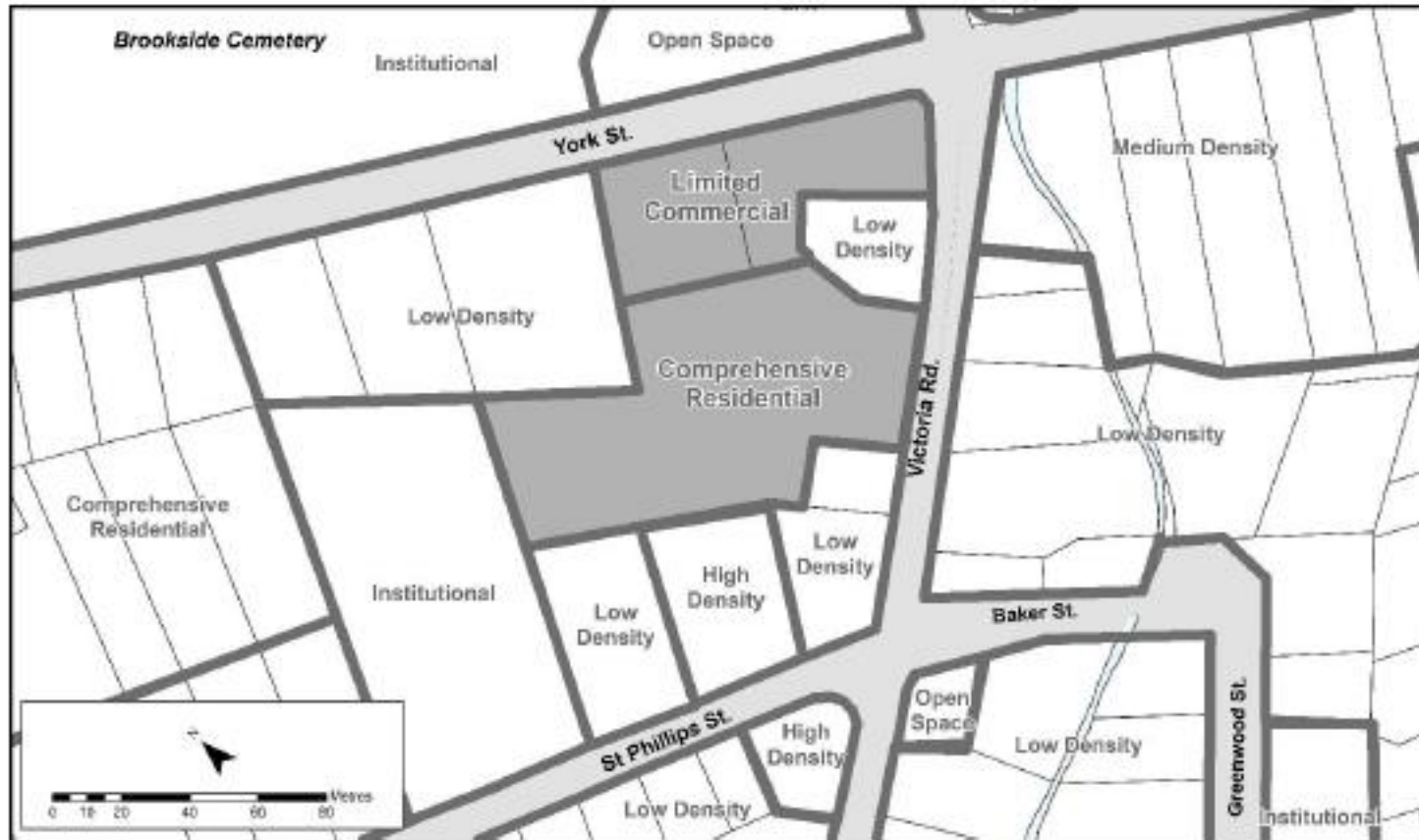
- Two Public Participation Meetings Held (Original and Amended Application)
- July 25th and November 14th, 2018
- Traffic – Victoria Road

Staff Recommendation

Town Council Proceed with a Public Hearing to Consider:

- Amendments to the MPS (redesignation)
- Amendments to the LUB (rezoning)
- Development Agreement for 144 Victoria Rd.
- Text Amendments for the Neighbourhood Commercial (C7) Zone
- Site Specific Amendments for 126 Victoria Road and 229 York Street

Proposed MPS Designation



Proposed LUB Zoning

