

Development Agreement for Multi-unit residential on Oakland Drive

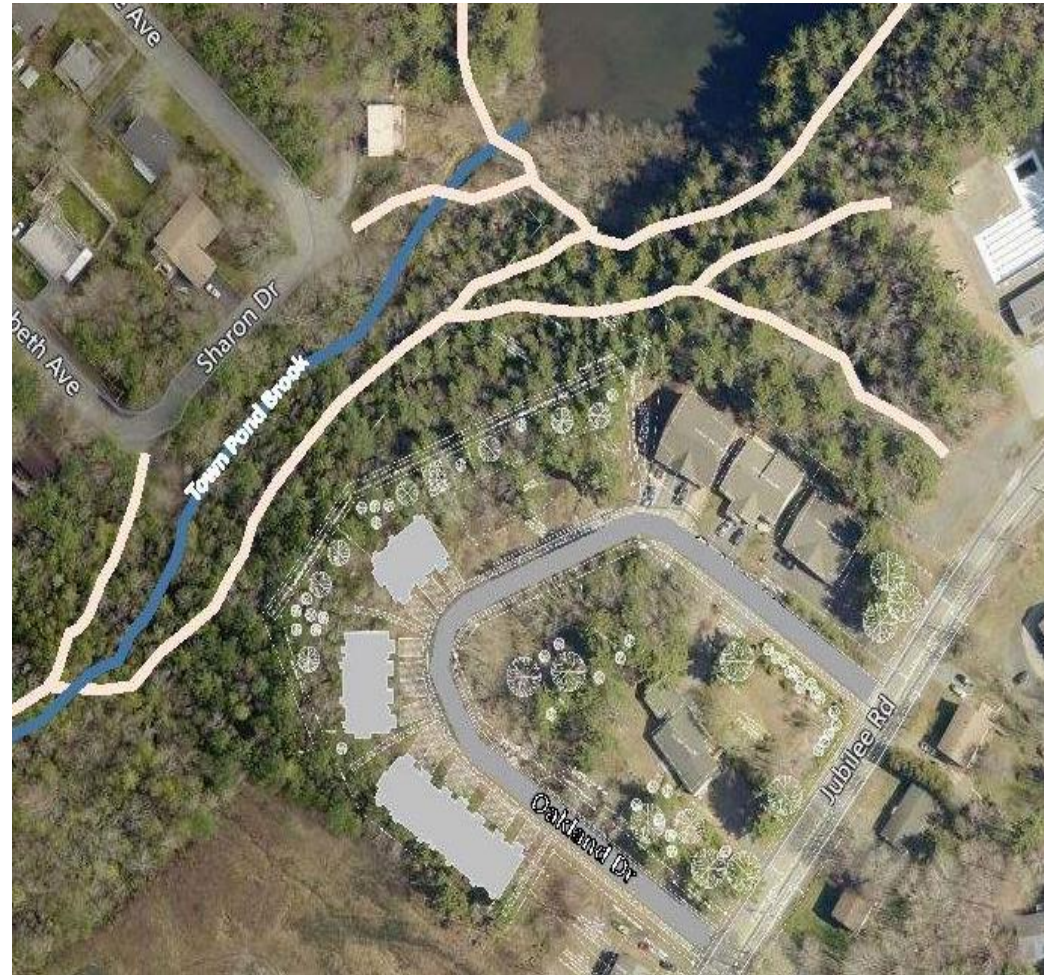
Jessica McDonald, LPP, MCIP
Director of Community Development

Public Hearing, July 13, 2020

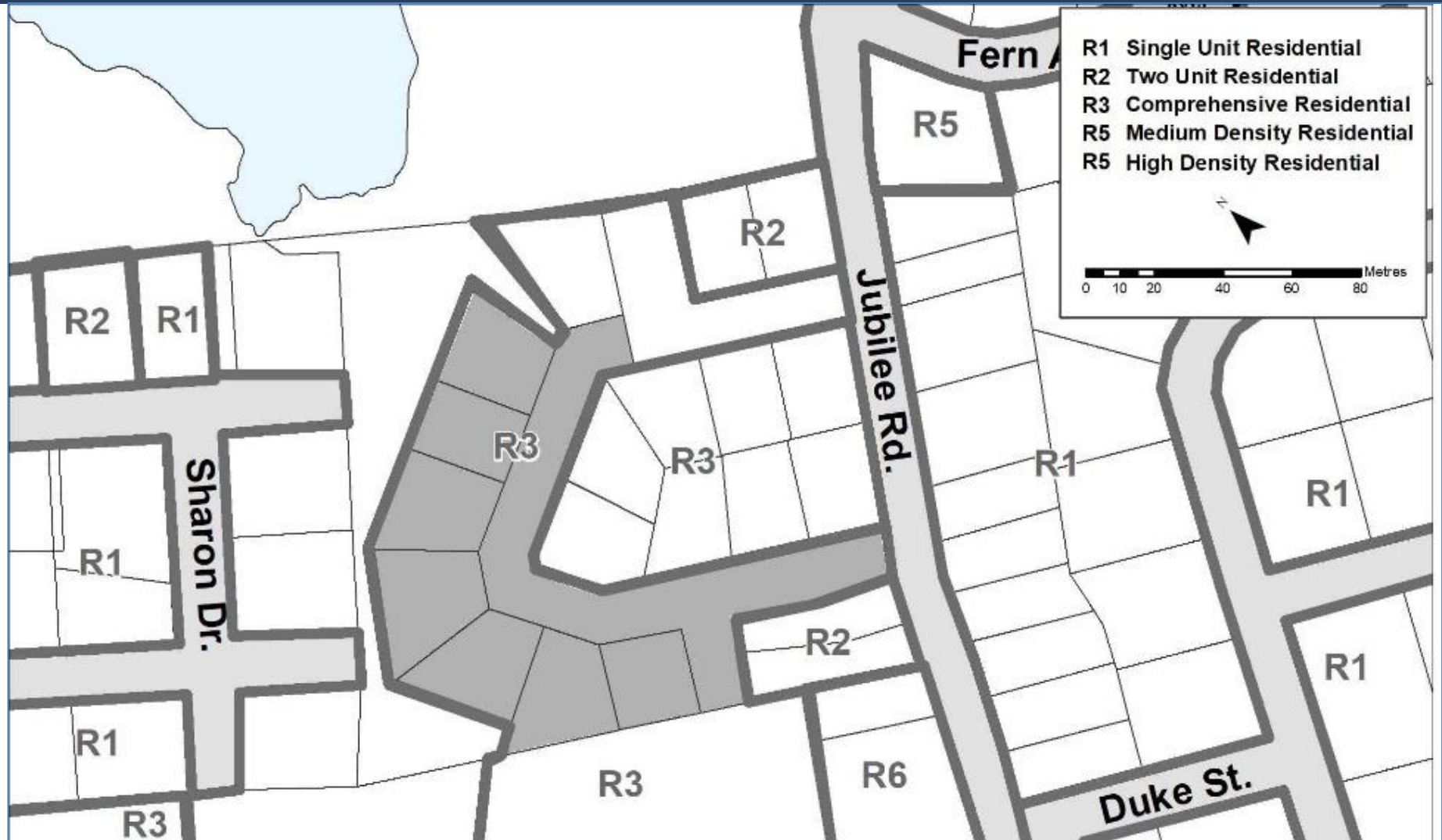


Application

- Construct 14 townhouse units in three blocks containing 7, 4 and 3 units on a private laneway, Oakland Drive.



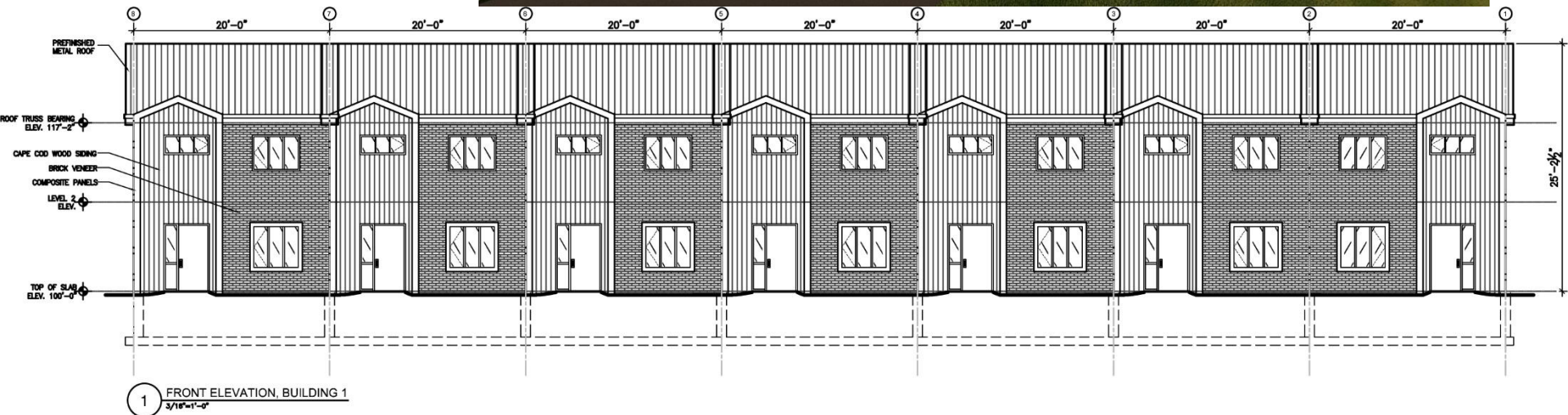
Surrounding Zoning and Land Use

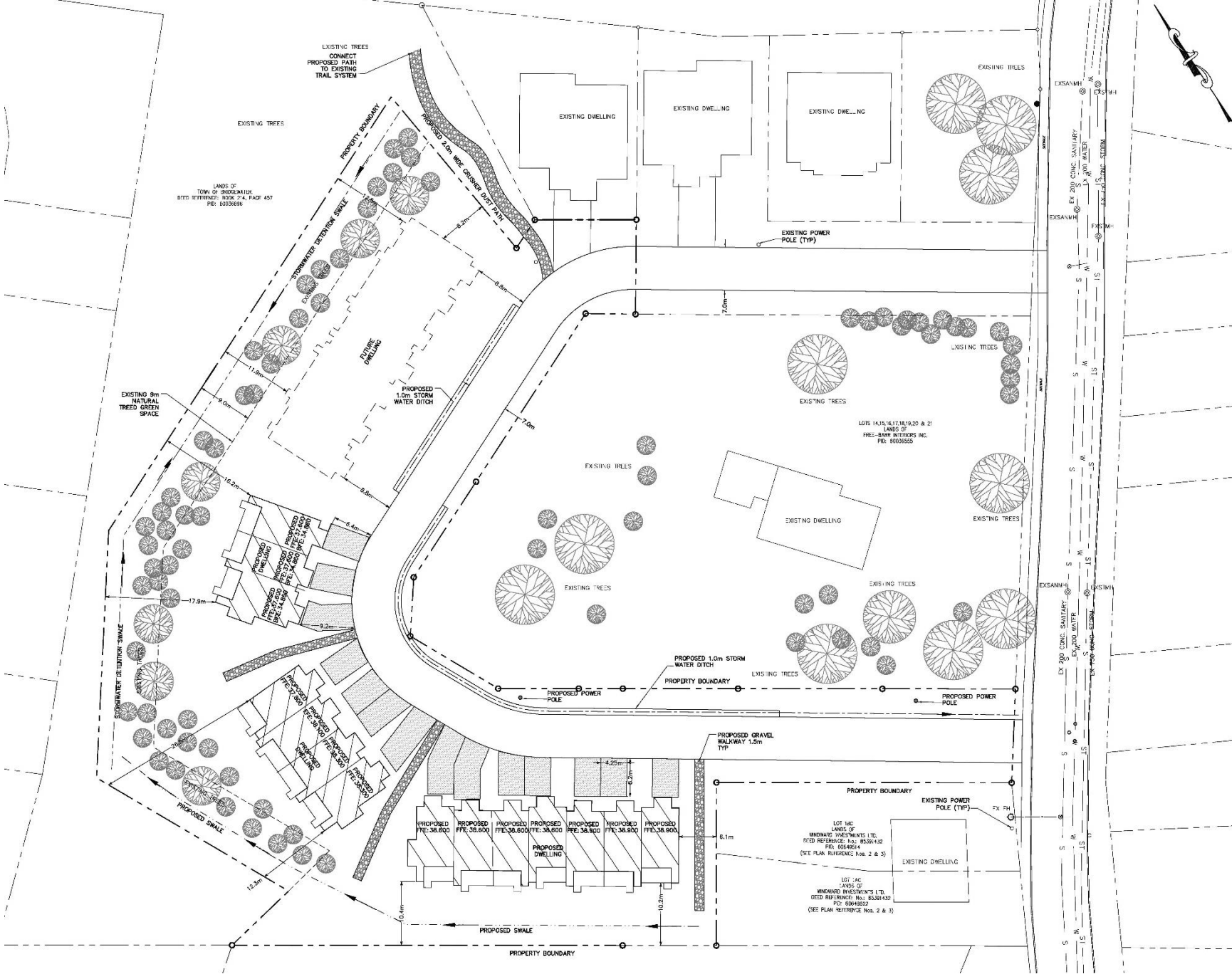


Proposal: Townhouses on private lane

- Now: 14 unit townhouses
 - 7, 4 and 3 unit buildings
- Consolidation into single lot
- Private laneway – Oakland Drive
- Two access points to Jubilee Road
- Two-storey, 2-bedroom units
- Parking for each unit
- Trail connection to Woodland Gardens

Proposal: Townhouses on private lane





LANDS OF
TOWN OF BRIDGMAN
DITD REFERENCE No. 8538442
PID: 6003655

EXISTING TREES

EXISTING TREES
CONNECT
PROPOSED PATH
TO EXISTING
TRAIL SYSTEM

PROPOSED 0.5m
WIDE CRUSHER
OUT PATH

EXISTING
DRAINAGE

PROPOSED
1.0m STORM
WATER DITCH

EXISTING DWELLING

EXISTING DWELLING

EXISTING DWELLING

EXISTING TREES

EXISTING POWER
POLE (TYP)

EXISTING
SANITARY
WATER
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LOT 1415-6.1716161620 & 21
LANDS OF
FREE-BORN INVESTMENTS INC.
PID: 6003655

EXISTING DWELLING

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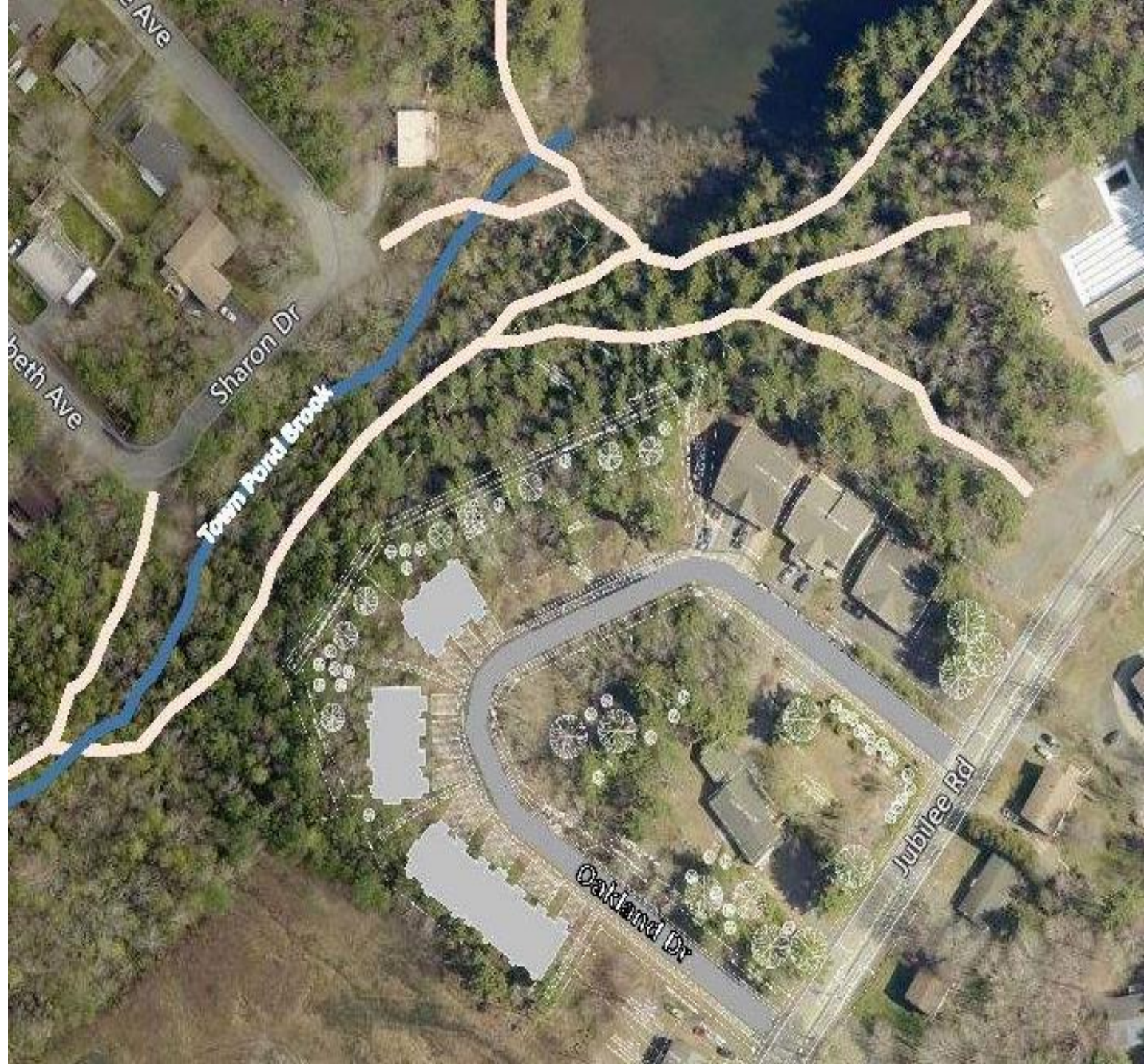
EXISTING TREES

Public Meeting – May 6, 2020

- Held virtual public meeting
- No members of public attended
- Presentations streamed live on Facebook
 - 2 relevant comments made
- Received 2 written submissions via email

Development Agreement Provisions

- Permitted Use – 14 units residential, private dr
- Building characteristics
- Landscaping and Lighting
- Site access and parking
- Sanitary sewer and water services
- Stormwater management
- Subdivision
- Changes and alterations



Site Access & Parking

- Private, asphalt laneway
- Parking space per unit
- Communal bicycle parking for minimum 7 bikes
- Variance in lot frontage granted via Agreement

Sanitary and Water

- Servicing to be built by developer
- Water to be turned over to PSC
- Easements required
- Existing deficiencies to be corrected *prior to any* occupancy permissions – included as Schedule to the DA

Stormwater Management

- All post-development peak flows must be equal or less than pre-development peak flows
- Stormwater management plan to satisfaction of Town Engineer prior to development permit
- Stormwater management facilities permitted within the natural open space – proposing a swale

Substantive Matters

- Permitted use – residential to maximum of 14 units
- Future dwelling unit require substantive amendment
 - Wastewater study and offsetting measures
 - Analysis of any other relevant site conditions
 - Notification of neighbours, public meeting and hearing

Staff recommendation

- That Town Council give second and final consideration to the development agreement to permit a collective multi-unit residential development to a maximum of 14 units, as proposed (Appendix D – Doc#)