

Development Agreement for Multi-unit residential on Oakland Drive

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April 29, 2020



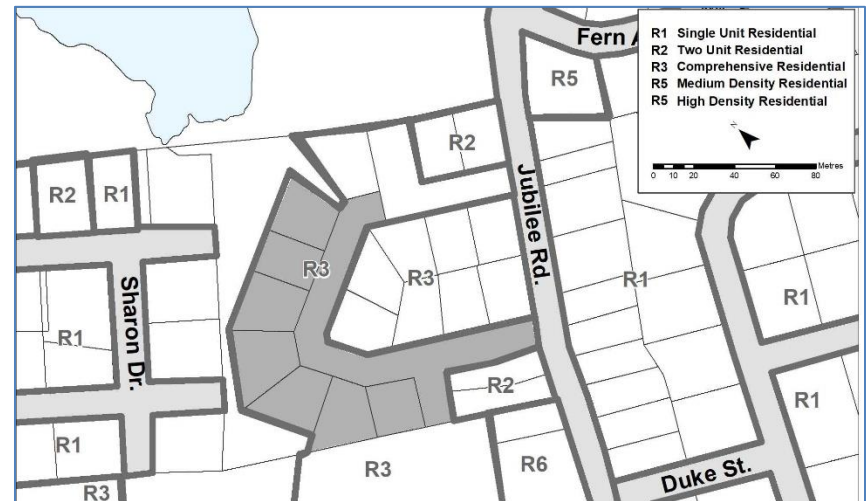
Application

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



Surrounding Zoning and Land Use

- Zoning: Comprehensive Residential (R3)
- Surrounding zoning: Single Unit (R1), Two Unit (R2), Comprehensive (R3) and High Density Residential (R6), as well as Park (P).
- Surrounding uses: single, semi-detached and multi-unit residential, and parkland.

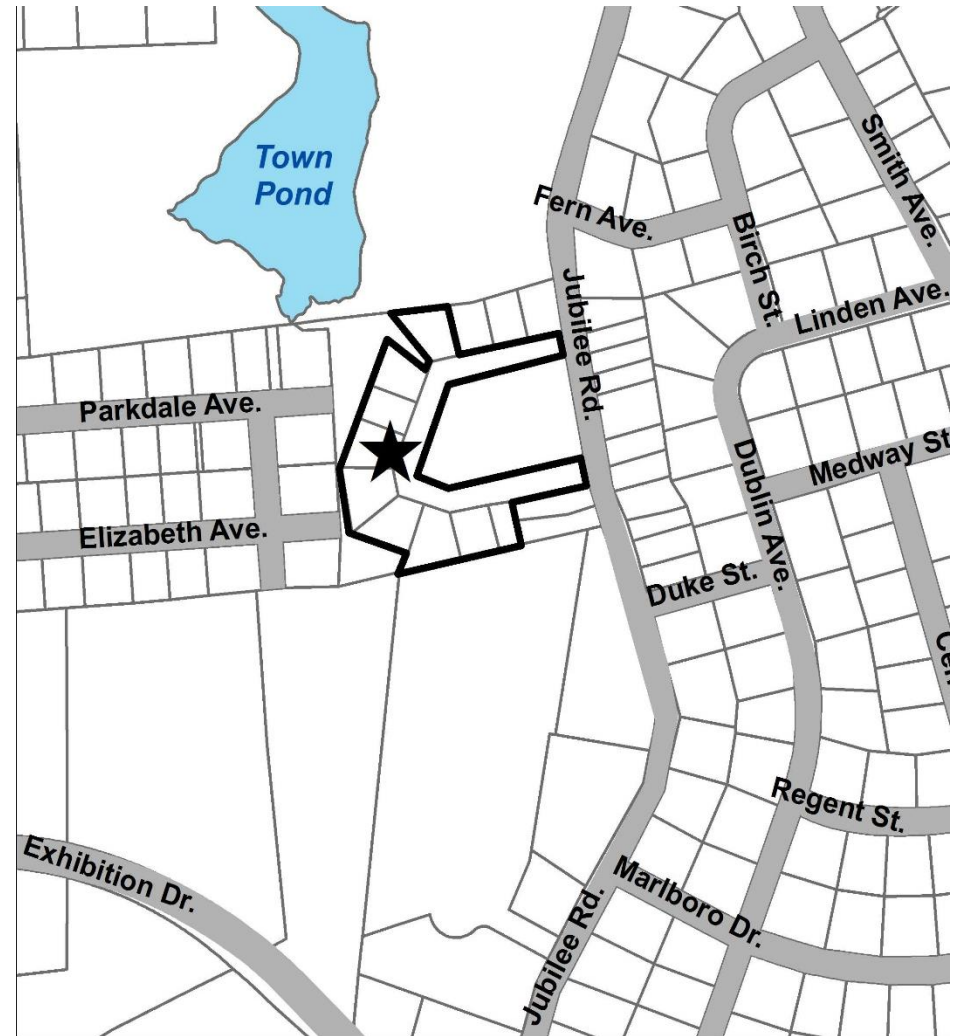


Development Agreement (general)

- Agreement with Council based on zoning standards in the Land Use By-law
- Collective multi-unit development up to a of 25 units per acre in R3 Zone
 - Landscaping, compatibility, active transportation, servicing, and the environment

Existing Development Agreement

- 2012 DA for 16 unit development
- Lot 11 and 10 – owned separately
- Lots 9 – 3, plus road parcel
- Deficiencies to be corrected as part of new development



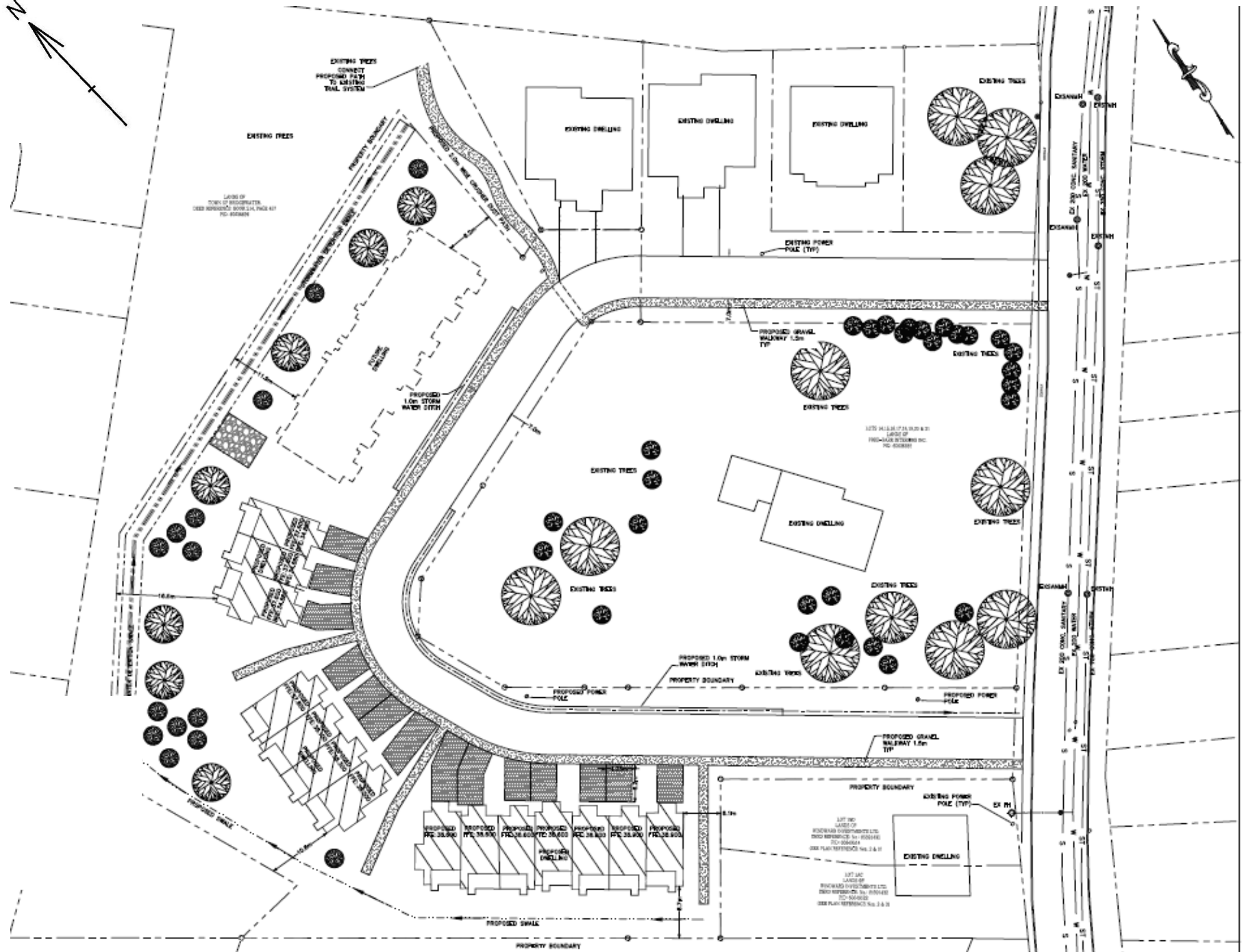
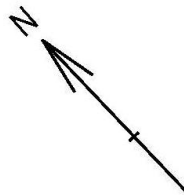
Proposal: Townhouses on private lane

- 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



1 FRONT ELEVATION, BUILDING 2
DATE: 07/10/2018



EXISTING TREES

EXISTING TREES
CONNECT
PROPOSED PAVEMENT
TO EXISTING
TRIAL SYSTEM

LOT 30
LARGE OF
MCKENZIE INVESTMENTS LTD.
P.O. BOX 400

EXISTING DWELLING

EXISTING DWELLING

EXISTING DWELLING

EXISTING TREES

EXISTING POWER
POLE (TYP)

PROPOSED GRAVEL
WALKWAY 1.5m
TYP

EXISTING TREES

EXISTING TREES

LOT 30
LARGE OF
MCKENZIE INVESTMENTS LTD.
P.O. BOX 400

EXISTING TREES

EXISTING DWELLING

EXISTING TREES

EXISTING TREES

EXISTING TREES

PROPOSED 1.0m STORM
WATER DITCH

PROPERTY BOUNDARY

PROPOSED POWER
POLE

PROPOSED GRAVEL
WALKWAY 1.5m
TYP

PROPERTY BOUNDARY

EXISTING POWER
POLE (TYP)

LOT 30
LARGE OF
MCKENZIE INVESTMENTS LTD.
P.O. BOX 400
SEE PLAN REFERENCE No. J & K

LOT 30
LARGE OF
MCKENZIE INVESTMENTS LTD.
P.O. BOX 400
SEE PLAN REFERENCE No. J & K

PROPOSED DRIVE

PROPERTY BOUNDARY

DISPATCH

DISPATCH

EX 200 CONC. SANITARY
ELECTR. METER

EX 200 CONC. SANITARY

EX 200 CONC. SANITARY

DISPATCH

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Policy Analysis – Oakland Dr

- R3 Zone supports range of housing, including higher density
- Strategic growth (infill/intensification)
 - MPS encourages mix of land uses, compact development, and a range of housing options
- Compatibility and integration
- Adequacy of services (water, sewer, storm)
 - Existing permission for 14 units = no wastewater offsetting required
- Traffic and active transportation
 - Traffic impact statement was provided.
- Environmental Suitability/Impacts


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 and easements
- Substantive matters identified

Traffic Statement

- Trip generation estimates provided based on future build out of 21 units
 - Generate 11 new vehicle trips in AM peak hour
 - Generate 15 new vehicle trips in PM peak hour
 - Will follow existing trip distribution patterns along Jubilee Road
 - Expect traffic to be split evenly between two access points
 - No significant impacts identified as result of proposal

Next Steps

- Application Briefing and staff review (completed)
- Notice to Council (completed)
- **Public Participation Meeting (PPM)** 
- Planning Analysis Report to Council
- First consideration of proposed Development Agreement
- **Public Hearing** and Council decision on the development agreement
- Publication of notice in the local paper if the Development Agreement is approved
- Appeal Period for 14 days after the publication of the Development Agreement

****Red** stages provide opportunity for public comment

Thank you

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Comments/Feedback accepted until May 11

- www.Bridgewater.ca/DA