

MEMO

TO: Planning Advisory Committee

FROM: Andrew Fisher, Director of Planning & Strategic initiatives

DATE: March 6, 2023

RE: **Development Agreement – North Adelaide Street**

PROPOSAL:

An application by Six Point Star Homes Limited for a development agreement at 9 North Adelaide Street (PID: 25008798) to allow the 2 additional units within the existing 6-unit dwelling.

BACKGROUND INFORMATION

Please see the attached Application Briefing for details about the subject property, neighbourhood context and what is being proposed.

The subject property is 894m² (9,625 sqft) in area and is zoned General Residential. There is an existing 3-level older apartment house with 6 dwelling units. The property was acquired at tax sale in 2021 after being without heat for multiples years. As such, a building and development permit was issued in January to extensively renovate the structure containing six units. The development agreement would allow two additional units within the building envelope. The building will maintain its area coverage, setbacks and the two vehicle accesses on North Adelaide Street. There is the potential for eight parking spaces in the rear yard. If the application is not approved, the six (6) residential units will remain.

PUBLIC PARTICIPATION OPPORTUNITY

A public participation opportunity advertised in accordance with the Policy for Public Participation and Notification was held on Wednesday, March 1, 2023. The only concern received was regarding the adequacy of parking for visitors on the property. Details of the meeting are included in the information package.

RELEVANT POLICIES

Section 7.2.2 of the Land Use Bylaw requires that apartment buildings with more than 4-units are subject to a development agreement, in accordance with Policy RP-9. The following are the MPS policies relevant to this application, followed by staff comments.

Residential Policy (RP-9) *It shall be the intention of Council to ensure medium and high-density residential development occur in a manner compatible with a low-density residential neighborhood. Specifically, Council shall require that all residential developments greater than 4 dwelling units per property, be subject to a Development Agreement.*

In negotiating such an agreement Council shall ensure that:

- (a) ensure that the structure(s) is located on the lot in such a manner as to limit potential impacts on surrounding low density residential developments;*
- (b) ensure that the development provides sufficient on-site parking, and appropriate access to, and egress from the street;*
- (c) ensure that the location of parking facilities does not dominate the surrounding area, including the utilization of vegetation and fences to mitigate the aesthetic impacts of parking lots;*
- (d) ensure that any on site outdoor lighting does not negatively impact the surrounding properties;*
- (e) ensure that any signage on the property is sympathetic to the surrounding residential properties;*
- (f) require the use of vegetation to improve the aesthetic quality of the development;*
- (g) ensure that the architecture of the building is sympathetic to any existing development in the surrounding area.*

The proposal meets the general intent of this policy. The draft development agreement contains conditions to deal with outdoor lighting, signage, and vegetation. With at minimum eight parking space there will be one space for each unit; however, this is two spaces short of the LUB standard of 10 spaces (1.25 spaces/unit).

Neighbourhood Stabilization RP-10 *It shall be the intention of Council to provide for the stabilization of existing residential neighborhoods by:*

- (a) encouraging the maintenance and rehabilitation of the existing housing stock;*

The proposal is supported by this policy.

Affordable Housing RP-11 *It shall be the intention of Council to encourage and promote the provision of affordable housing units within all residential areas of the Town by:*

- (a) encouraging a mix of housing types and densities;*
- (b) permitting secondary apartments in all dwelling units;*
- (c) permitting a secondary residential structure (Garden Suite) on a lot;*
- (d) cooperating with Federal and Provincial Governments to facilitate affordable housing within the Town.*

The proposal is generally in keeping with this policy to promote the provision of affordable housing.

Residential Policy on Housing Mix - RP-8 *It shall be the intention of Council to encourage a mix of housing densities in all residential areas of town to encourage a mix of housing types and income groups in all residential areas.*

The proposed development contains a range of residential unit sizes, including five 1-bedroom apartments, two 2-bedroom apartments, and three 3-bedroom apartments. This variety provides housing options for different family size and income groups thereby promoting affordable and inclusive housing within the Town.

Implementation Policy on Amendment Criteria A-5 is equally applicable to this matter. It states that:

It shall be the intention of Council, when considering an amendment to this or any other planning document, including the entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

- a) That the proposal conforms to the general intent of this plan and all other municipal bylaws and regulations.*
- b) That the proposal is not premature or inappropriate by reason of:*
 - (i) the financial capability of the Town to absorb any costs relating to the development;*
 - (ii) the adequacy of municipal water, sanitary sewer and storm sewer services;*
 - (iii) the adequacy of road networks, in, adjacent to, or leading to the development;*
- c) That consideration is given to the extent to which the proposed type of development might conflict with any adjacent or nearby land uses by reason of:*
 - (i) type of use;*
 - (ii) height, bulk and lot coverage of any proposed building;*
 - (iii) parking, traffic generation, access to and egress from the site;*
 - (iv) any other matter of planning concern outlined in this strategy.*

The proposal conforms with the general intent of MPS Policy A-5. There will be no undue impact on the town's financial capacity or the adequacy of municipal infrastructure. Regarding the extent to which the development might conflict with adjacent or nearby land uses, staff do not anticipate any significant negative impacts on the surrounding Neighbourhood. There is a lack of additional onsite parking beyond one space per dwelling unit; however, staff note that parking is permitted along North Adelaide and nearby Harding Avenue.

CONCLUSIONS:

The proposal generally conforms to the relevant policies of the Municipal Planning Strategy and other regulations and does not represent a significant negative impact on the surrounding area over and above the current situation.

MOTION OPTIONS:

Option One: Recommend that Council enter into the Development Agreement for 9 North Adelaide Street (PID: 25008798) as drafted.

Option Two: Recommend that Council enter into the Development Agreement for 9 North Adelaide Street (PID: 25008798) with specific changes to the draft agreement as follows:

Option Three: Recommend to Council not to enter into the Development Agreement for 9 North Adelaide Street (PID: 25008798) citing specific policies with which the proposal does not conform.

STAFF RECOMMENDATION: Option One.