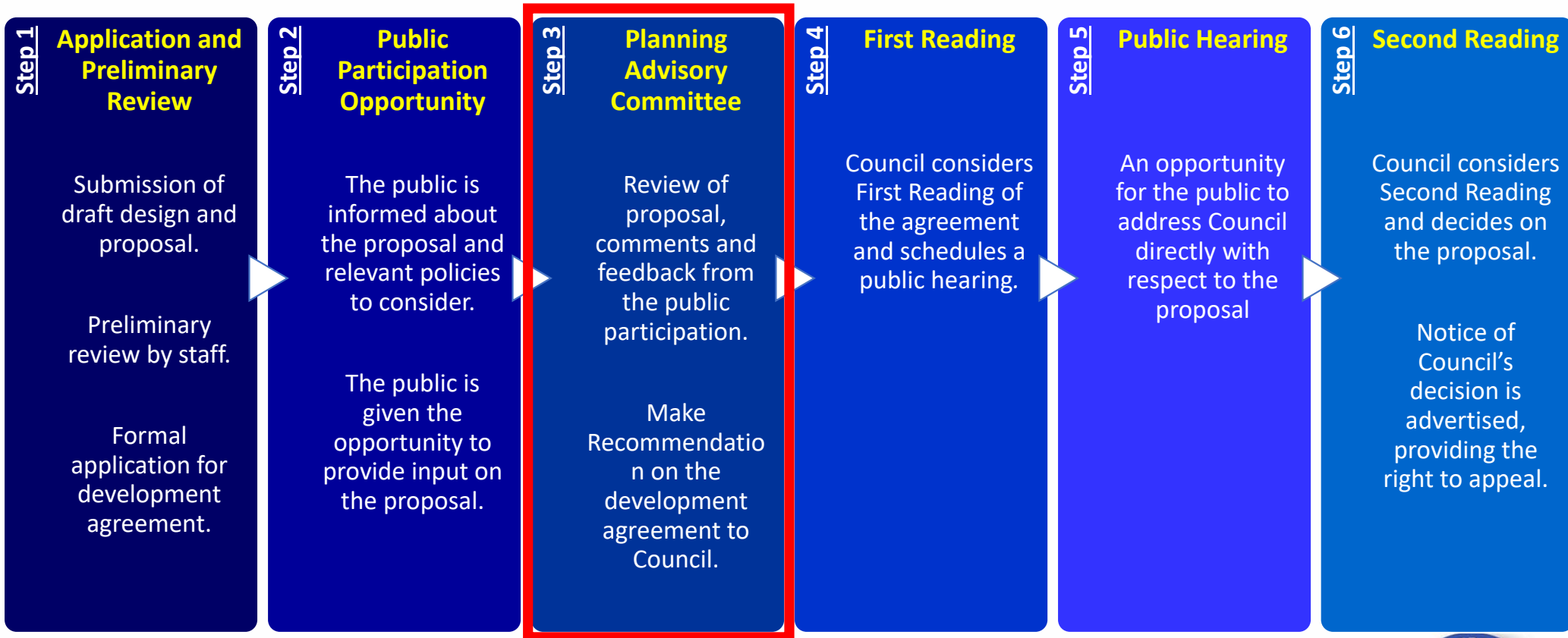


Development Agreement Application to Permit a 48-Unit Apartment Building on 155 East Victoria Street

May 1, 2023



DEVELOPMENT AGREEMENT PROCESS



*All meetings of the PAC and Council are open to the public.

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APPLICATION DETAILS

Applicant: Leslie Carrie

Owner: 3227967 Nova Scotia Limited

Summary of Proposal: A 48-unit, 4-level Apartment Building

Location: 155 Victoria Street (Lot 2005-1A, PID 25034091).

Property Size: 3587 m² (0.9 acres).

Street Frontage: 35m on Victoria Street, 73m on South Adelaide Street.

Existing Land Use: Vacant

Existing Zoning: General Residential



The Amherst Land Use Bylaw and Municipal Planning Strategy require a development agreement for any proposed residential use for more than four dwelling units.

An apartment building means a building or part thereof, consisting of three or more dwelling units, excluding town houses (Land Use ByLaw, Town of Amherst).



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NEIGHBOURHOOD CONTEXT

- ❑ The **subject property** is a corner lot bounded by South Adelaide and Victoria East Street.
- ❑ Immediately surrounded by 1-3 storey single-detached and multi-unit converted dwellings.
- ❑ 2-storey seniors apartment building (Shiretown Manor) is located directly south of the property. A extended stay motel and a 4-storey senior's residence is located approximately 70m away.
- ❑ The subject property exists on the first residential block adjacent to the downtown core. Moving further northeast the neighborhood consists of several historically significant residential properties
- ❑ The downtown core area with a variety commercial uses and services is within a very short walking distance.



SITE PLAN

General Description: 4-storey, 48-unit apartment building

Units: 29 one-bedroom units, 19 two-bedroom units

Building Footprint: +/- 1,158 sqm (12,457 sqft)

Property Area: 3,587m² (0.9 acre)

Density: 48 units/acre

Parking: 64 spaces (39 surface/25 underground)
(1.3 spaces/unit). 8 EV chargers & Bike Storage

Access: East Victoria Street & South Adelaide Street.

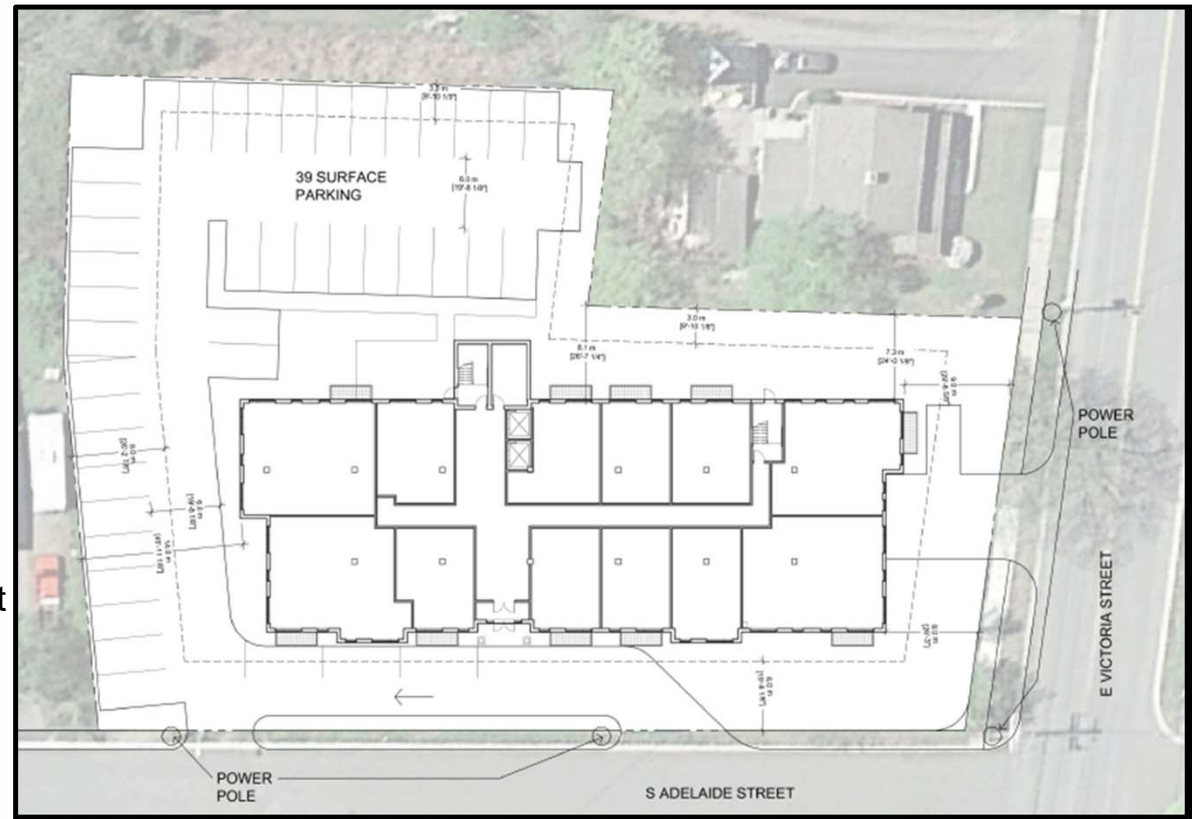
Building Setbacks (approximate):

Front Yard (Victoria): 8m (26 ft) at the closest point

Flank Yard (S. Adelaide): 7m (23ft) at the closest point

Side Yard: 7.3m (24ft)

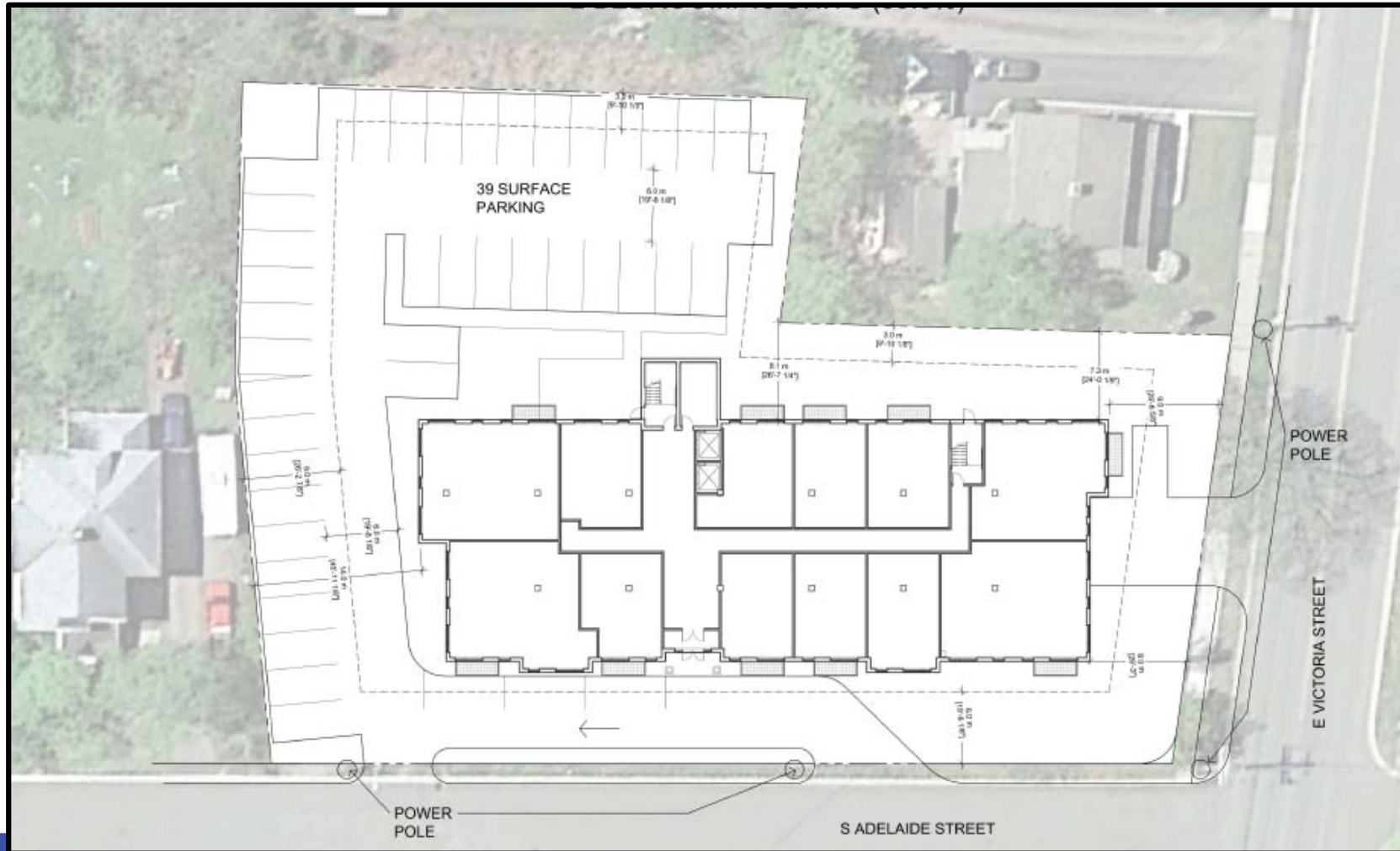
Rear Yard: 14m (46ft)



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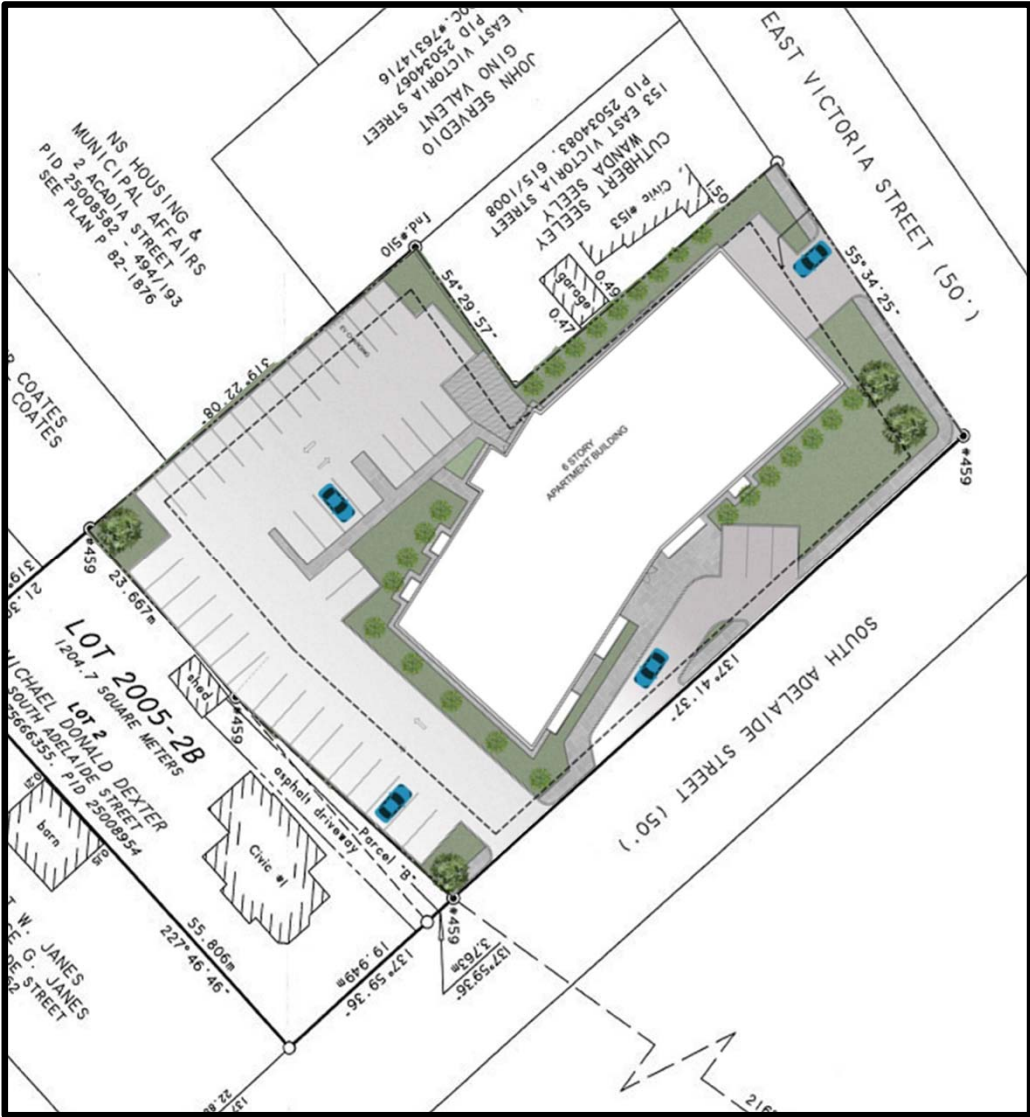
SITE PLAN



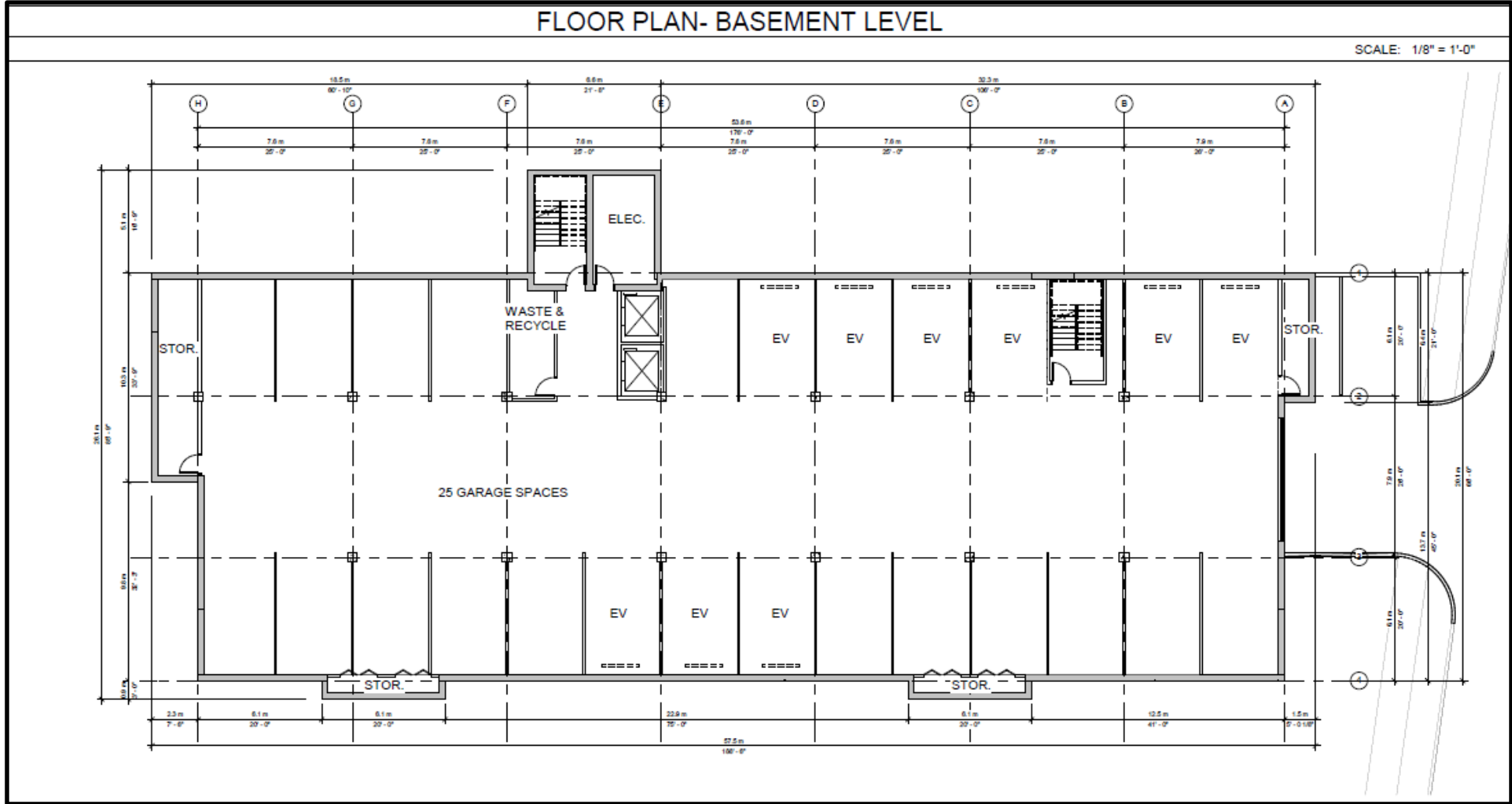
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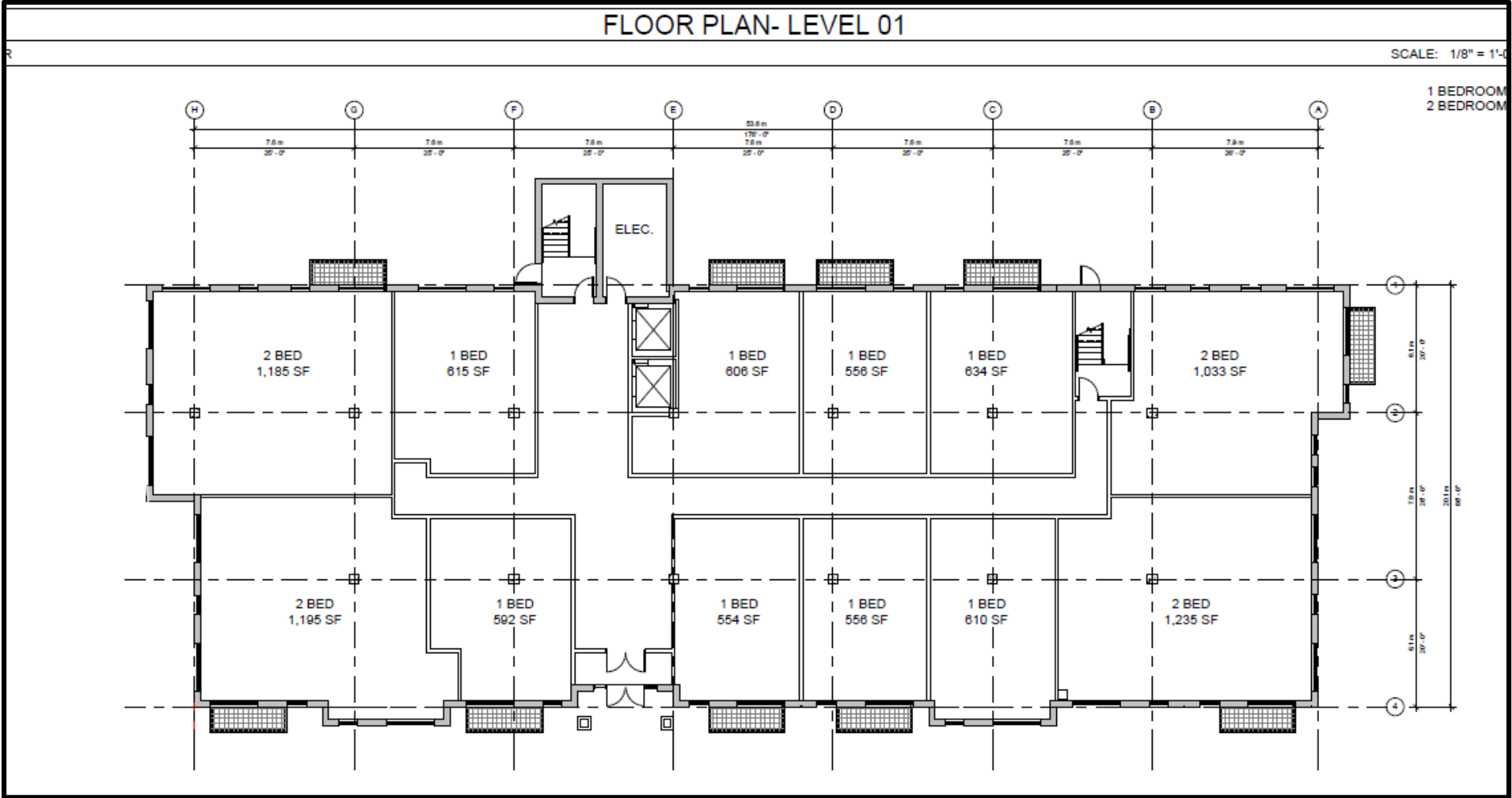
SITE PLAN COMPARISON



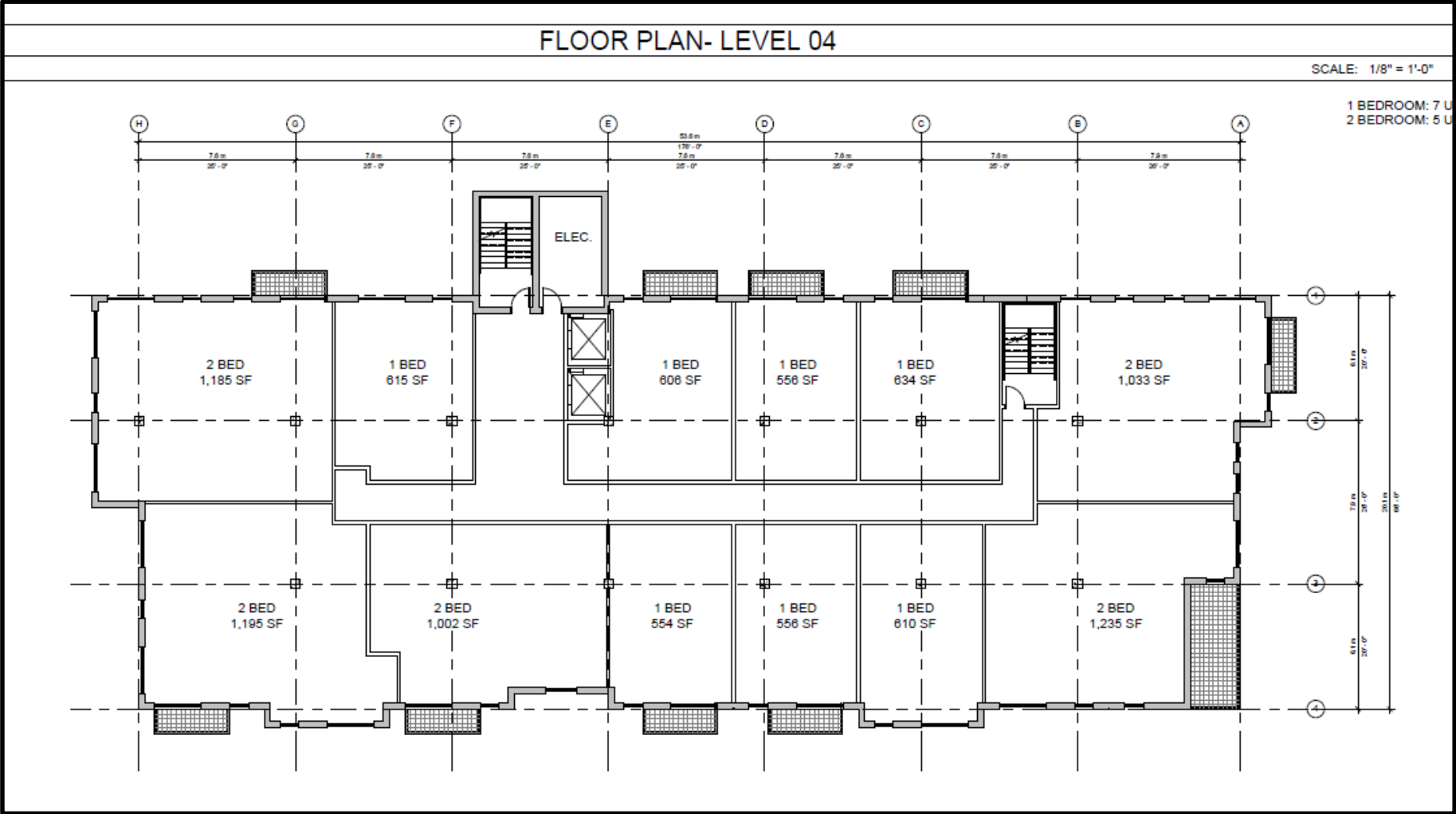
FLOOR PLANS



FLOOR PLANS



FLOOR PLANS



ORIGINAL PROPOSAL



Proposed building view from the intersection between on South Adelaide and East Victoria Street

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Proposed building view from South Adelaide Street



ORIGINAL BUILDING

Building view from East Victoria Street



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Building view looking north from back corner



Main Entry off South Adelaide Street



REVISED BUILDING PERSPECTIVES

From Adelaide / East Victoria Intersection



REVISED BUILDING PERSPECTIVES

From South Adelaide



REVISED BUILDING PERPECTIVES



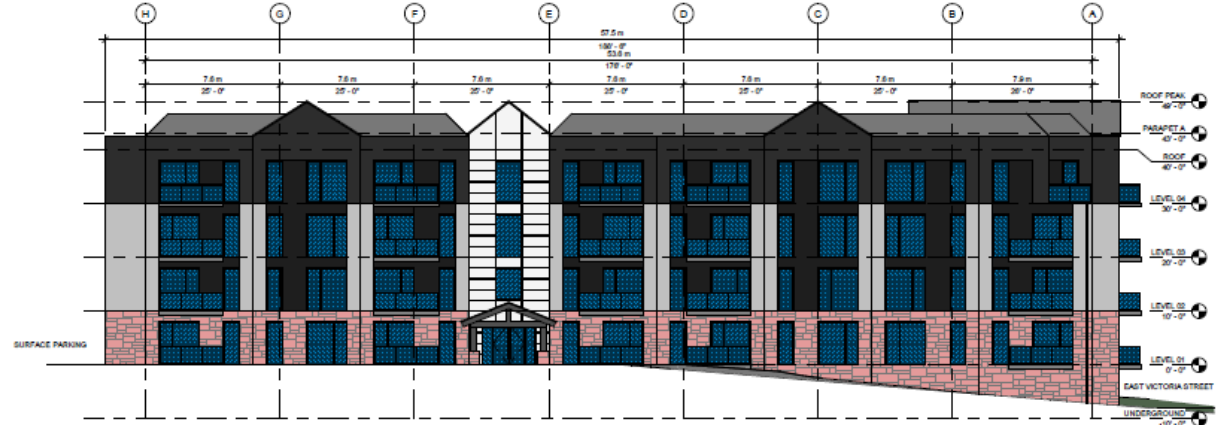
ELEVATIONS

SCALE: 3/32" = 1'-0"



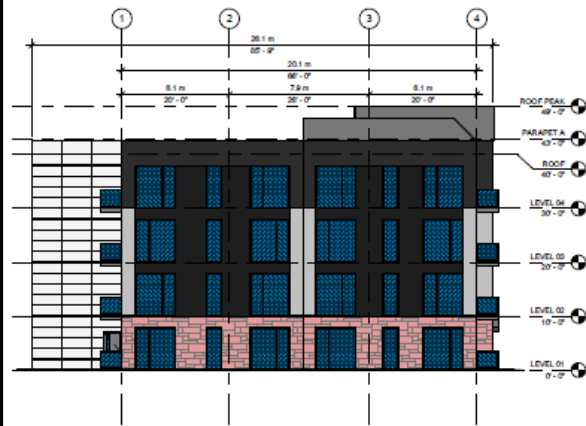
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



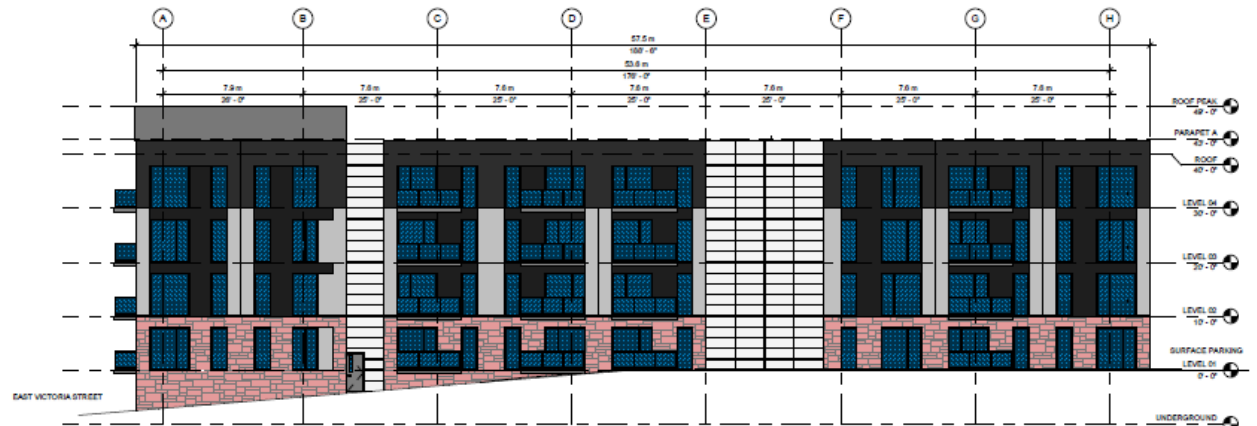
EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

RELEVANT PLANNING BYLAWS AND POLICIES

1. Permitted Uses by Development Agreement (Land Use Bylaw Section 7.2.2)

In a Residential Zone, an application for the following uses shall be considered by development agreement in accordance with the applicable Municipal Planning Strategy (MPS) Policy:

- (e) Apartment buildings greater than 4 units in accordance with Policy RP-9 of the MPS.

2. Residential Policy on Medium and High Density by Development Agreement (Municipal Planning Strategy, 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.

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RELEVANT PLANNING BYLAWS AND POLICIES

3. Implementation Policy on Amendment Criteria (Municipal Planning Strategy, A-5)

It shall be the intention of Council, when [...] 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.

RELEVANT PLANNING BYLAWS AND POLICIES

4. General Land Use Policies on Compatibility (Municipal Planning Strategy, GP-7)

It shall be the intention of Council to allow a mix of compatible land uses and to minimize their impacts by:

- (a) requiring adequate buffering and setbacks;
- (b) screening development by the use of visual barriers;
- (c) regulating the location of parking, storage buildings or other accessory uses or facilities.

5. General Land Use Policies on Density (Municipal Planning Strategy, GP-8)

It shall be the intention of Council to allow development at a density appropriate to the overall desired character of the town.

6. Residential Policy on Housing Mix (Municipal Planning Strategy, 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.

7. Residential Policy on Affordable Housing (Municipal Planning Strategy, RP-11)

It shall be the intention of Council to encourage and promote the provision of affordable housing units within all residential area of town by: (a) encouraging a mix of housing types and densities.

8. Municipal Service Policies on In-fill Development (Municipal Planning Strategy, MS-11)

It shall be the intention of Council to encourage and facilitate the development of vacant land located on existing municipal services in order to make more efficient use of such services.

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