

Monthly Report

Planning & Strategic Initiatives

March 2024

The attached report shows development activity as of March 31, 2024, as well as, a year-over-year comparison.

Legal documents needed to complete the sale of 105 South Albion Street are ready to be executed, which would allow the development agreement for ten townhouse units and 176 units within two apartment buildings. Difficulty reaching the third parties to complete the boundary line agreement with 14 Clinton Street to deal with an encroachment continues to delay this work. Under the terms of the Agreement of Purchase and Sale, the developer has 12 months after the closing date to start construction. The developer has indicated that they will not start in 2024 as previously stated. As such staff are in discussions with the developer regarding the timing of the development and will update Council in due course.

The NSUARB is expected to deliver its decision any day on the appeal of Council's refusal to enter into a development agreement for an apartment building at 155 East Victoria Street.

The appeal period is complete for the development agreement for 15 & 31 East Victoria Street to allow construction of a 6-storey mixed-use building in addition to the already approved 3-storey apartment building on the same land. Arrangements are being made to execute the agreement.

A development agreement for the Church Street Dolan property to allow a range of residential uses has been received. Consideration of 1st reading and a public hearing scheduled for May 15th will be on the agenda at the April Council meeting.

Planning continues to provide planning and development services for the Town of Oxford.

A report on Business Development Activities is provided in the package as a separate report.

Task Updates:

Task: 15 & 31 East Victoria Street DA

Update: The appeal period is complete with no appeals received. Arrangements are underway to execute the agreement.

Status: Ongoing

Task: Industrial Park Land Acquisition

Update: A meeting is scheduled with Invest NS representatives for April 19th to discuss the details around what parcels are to be transferred.

Status: Ongoing

Task: 105 South Albion (Blaine Street) and Ottawa Avenue Acquisitions

Update: The town's solicitor is still trying to arrange third parties to execute the necessary agreements in order to have a marketable title to complete the transaction.

Status: Blaine Street is ongoing. Development of the Ottawa Avenue property is paused.

Task: Hotel Levy

Update: The application for the ACOA Destination Market Readiness Program is underway. An RFP for the project is intended to be released before the end of April.

Status: Ongoing

Task: Nature Challenge Fund Land Acquisition

Update: While some further actions remain outstanding to complete land transactions, the provincial program administrators have confirmed that a new agreement will be available for future years, which will allow the outstanding actions to be completed. Staff are waiting on the details of the new agreements from the Province.

Status: Ongoing

Task: LED Roadway Lighting Proposal

Update: An outcome is expected by early May for the application to the NS Sustainable Communities Challenge Fund for a pilot project that would include replacement of almost all of the town's streetlights to more efficient lights, while testing LEDs radar and camera technologies.

Status: Paused, pending outcome of funding application

Task: 8 Lower Laplanche Purchase

Update: Staff and the town's solicitor continue to get updates on the finalization of the property vendor's estate. Indications are that the estate has been settled but has yet to be registered.

Status: Pause, pending settlement and registration of the vendor's estate.