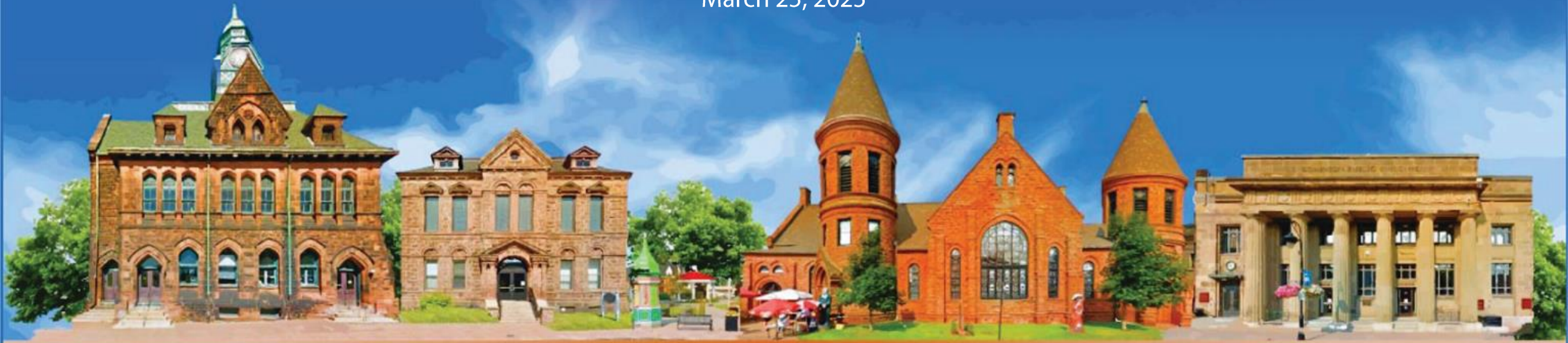




Public Participation Opportunity

Development Agreement to Permit the Construction of a 304-Unit, Multi-Phase Development at 100 Russell Street.

March 25, 2025



Disclaimer

These applications are not the Town's proposal. It is a property owner's right to make an application for a development agreement. No approval or decisions have been made.

Development Agreement

What is a Development Agreement (DA)?

A development agreement is a legally binding contract between a property owner and the Town that stipulates standards, design requirements, terms, and conditions to which the property owner must adhere.

Aspects of a development that may be addressed in this agreement include:



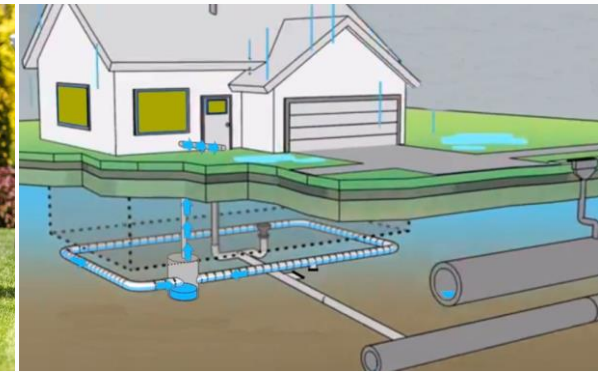
Architectural Design



Parking



Landscaping



Drainage

A development agreement may also influence the use, of fencing and other similar site features to ensure the matter is addressed adequately, stipulate how the project should be phased, enforce certain special requirements, and require the developer to make contribution towards funding public infrastructure.

Development Agreement Process



Application Details

Applicant/ Owner: FH Development Group

Location: 100 Russell Street (PID: 25031139)

Total Property Area: 22 acres

Zoning: General Residential

Land Use: Residential (Vacant Land)

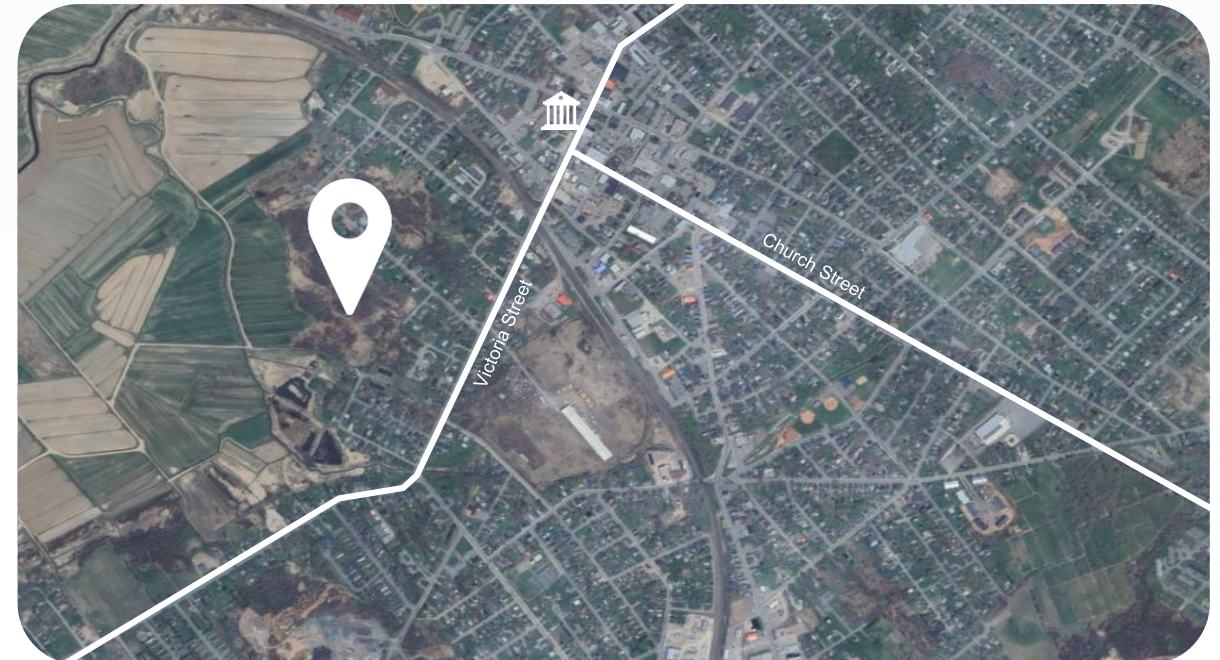
Number of Units:	6 42-unit Apartment Buildings – 252
	Stacked Town Houses – 38
	<u>Bungalows – 14</u>
Total:	304 units

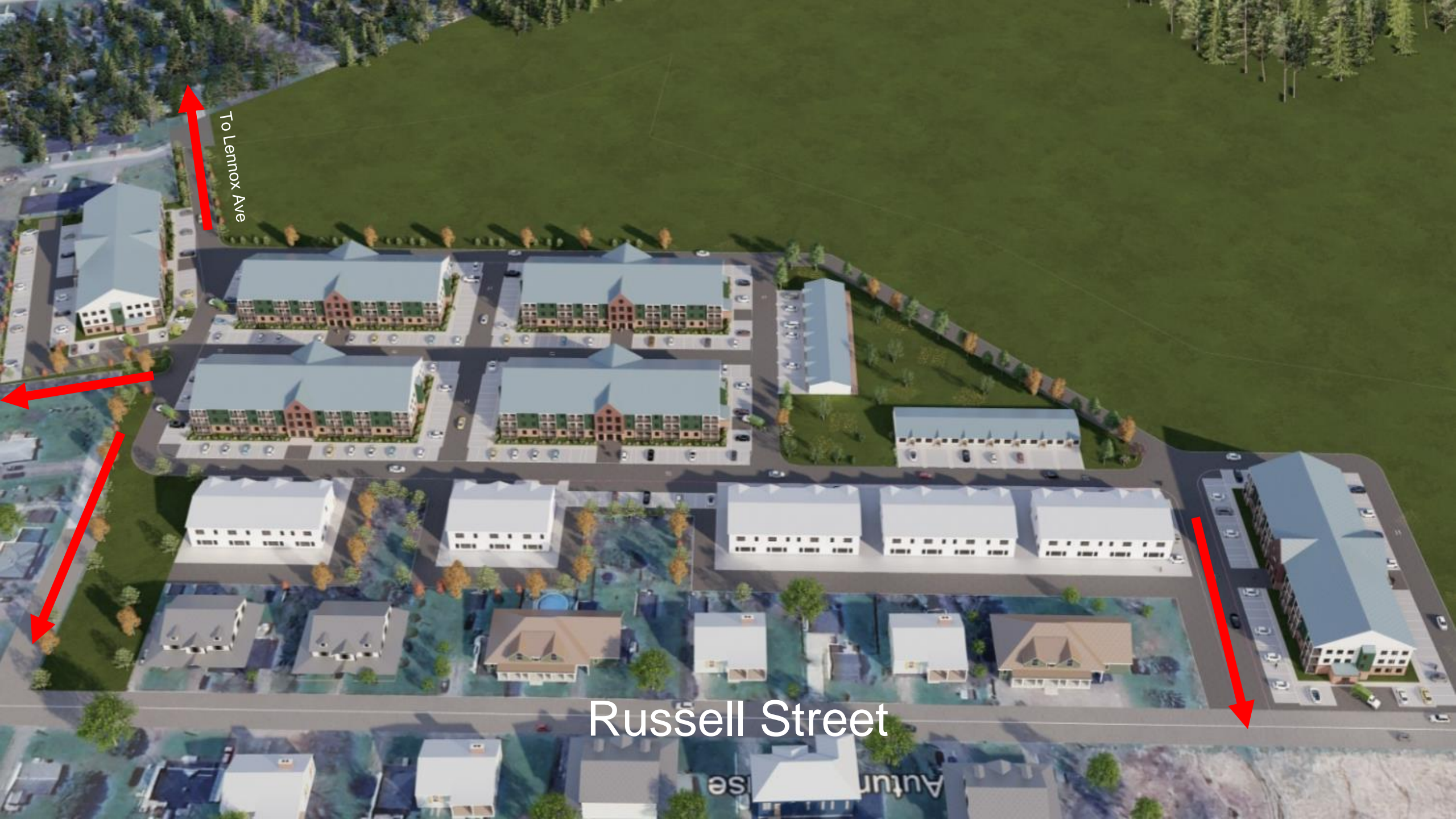
Parking: 402 (1.3/unit)

Street Frontage: 84m along Russell Street and 129m along Meadow and Smith Street.

Neighbourhood Context

situated on the northwestern edge of town, within a low-density residential area. It is about a 10-minute walk to Downtown and offers quick access to major routes, being just a 3-minute drive to Exit 3. To the west is marshland, to the east are mostly detached homes and small-scale multi-unit buildings, and to the south are detached homes and small-scale apartment buildings.





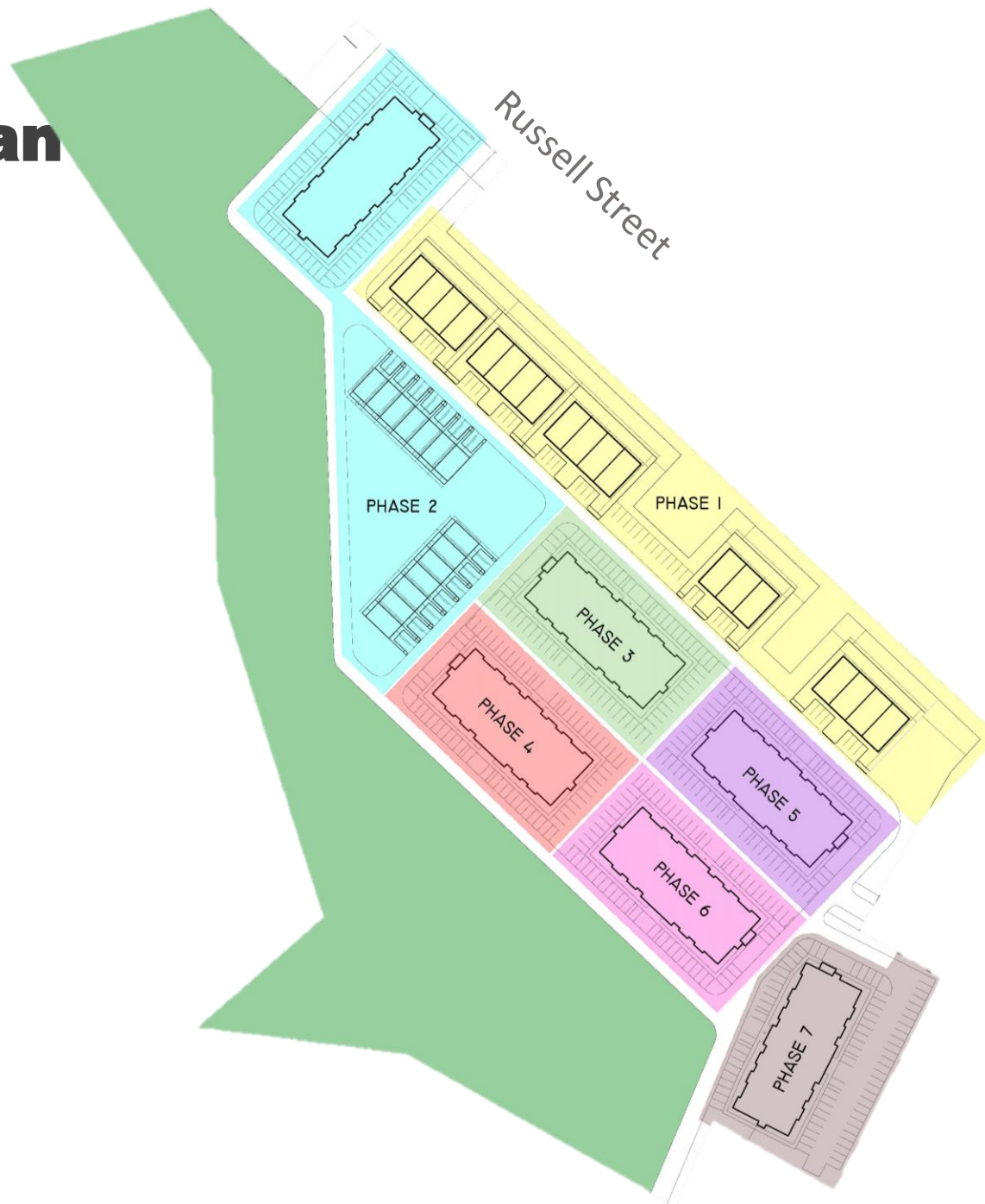
To Lennox Ave

Russell Street

Site Plan



Site Plan



PHASES SUMMARY:

- **PHASE 1**
 - STACKED HOUSES:
38 UNITS = 2@ 2BR HOUSES PER BLOCK
- **PHASE 2**
 - MULTI-UNIT RESIDENTIAL
42 UNITS = 10@2BR, 24@1BR+D, 8@1BR / 3 LEVELS
 - SENIOR RESIDENTIAL
14 UNITS = 2BR / 1 LEVEL
- **PHASE 3**
 - MULTI-UNIT RESIDENTIAL
42 UNITS = 10@2BR, 24@1BR+D, 8@1BR / 3 LEVELS
- **PHASE 4**
 - MULTI-UNIT RESIDENTIAL
42 UNITS = 10@2BR, 24@1BR+D, 8@1BR / 3 LEVELS
- **PHASE 5**
 - MULTI-UNIT RESIDENTIAL
42 UNITS = 10@2BR, 24@1BR+D, 8@1BR / 3 LEVELS
- **PHASE 6**
 - MULTI-UNIT RESIDENTIAL
42 UNITS = 10@2BR, 24@1BR+D, 8@1BR / 3 LEVELS
- **PHASE 7**
 - MULTI-UNIT RESIDENTIAL
42 UNITS = 10@2BR, 24@1BR+D, 8@1BR / 3 LEVELS

Phase 1: Stacked Townhouse



Phase 2: Bungalows



Phase 2-7: Apartment Buildings



Phase 2-7: Apartment Buildings



Relevant Planning Bylaws & Policies

1. General Land Use and Development Policies

GP-4 (Efficient Development)

GP-7 (Compatibility)

GP-8 (Density)

GP-12 (General Quality Controls)

2. Residential Policies

RP-8 (Housing Mix)

RP-9 (Medium and High Density By Development Agreement)

RP-12 (Residential Area Design)

3. Implementation Policy

A-5 (Amendment Criteria)