

SYNOPSIS

Marshview Drive Extension

A strategic priority for the Town of Amherst is to facilitate the development of more housing within the Town. The Town has made great strides in this regard, specifically for emergency / overnight shelters, affordable housing, apartment buildings and entry level home ownership. The purchase, development and sale of lots on Marshview Drive Extension will facilitate the development of approximately 30 executive level houses which is also needed within the Town.

The purchase of Marshview Drive is now complete. Funds have been allocated in the 2024/25 Capital Budget for street construction which will take place this spring / summer. A Request for Proposals has now been developed for real estate services however there are now a number of decisions that now have to be made in order to continue with this project:

1. Sale Price
2. Timing of Construction
3. House Size
4. Dwellings per Property
5. Stormwater Management
6. Pedestrian Access
7. Street Connectivity

MOTION: That Council approve the following:

1. That Council set the sale price for each lot at \$50,000 and authorize the CAO to execute the applicable purchase and sale agreements;
2. That a clause be included in all purchase and sale agreements that house construction must commence within 18 months of lot purchase. Should construction not commence in this time frame, the Town would have the option to purchase the property for \$45,000;
3. That the Town retains a first right of refusal to re-acquire any lot sold which does not have a house constructed on it for 18 months for a price of \$45,000;
4. That a restrictive covenant be included that requires all new main dwelling units to be a minimum of 1,300 square feet, above grade;
5. That a covenant be included that limits the properties to single detached dwellings with one accessory suite which is the lessor of a maximum of 35% of the floor area of the main dwelling unit, or 1000 square feet;
6. That a right of way approximately 25 feet in width be maintained along the western property boundary for storm water management purposes;
7. That the subdivision be designed with a sidewalk along the entire length of one side of the street; and
8. That the subdivision be designed with a connecting street to the east.