



AMHERST TOWN COUNCIL

RFD# 2024043

Date: April 22, 2024

TO: Mayor Kogon and Members of Amherst Town Council

SUBMITTED BY: Jason MacDonald, Chief Administrative Officer

DATE: April 22, 2024

SUBJECT: Marshview Drive Extension

ORIGIN: At a special meeting of Council on February 13, 2024 the following motion was passed: *That Council amend the 2023/24 capital budget to include \$200,000 for the 2024 costs associated with the purchase of Marshview Drive Extension, to be funded from reserves, and authorize the CAO to complete the property purchase.* Furthermore, the recently approved 2024/25 capital budget includes funding to construct street and required infrastructure for the first phase of this residential development.

RECOMMENDATION: 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.

DISCUSSION: 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:



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

BACKGROUND: 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, rental housing and entry level home ownership. The purchase, development and sale of lots on Marshview Drive Extension will facilitate the development of executive level housing which is also needed within the Town.

FINANCIAL IMPLICATIONS: The land will be developed in phases, with a total development cost (including land purchase) being recovered by lot sales. In addition, property tax paid by homeowners will positively impact the Town finances in future years.

SOCIAL JUSTICE IMPLICATIONS: There are no direct social justice implications however, it is anticipated that this project will provide much needed homes for health care, teachers and other such professionals that provide much needed services to all residents of our community.

COMMUNITY ENGAGEMENT: Subsequent to the acceptance of our offer, residents in the area have been provided a notice explaining the project. A media release was also issued subsequent to the Council decision. Staff met with various homeowners in the area to discuss their concerns, some of which have been addressed in this recommendation.

ENVIRONMENTAL IMPLICATIONS: Residential development within the Town, which is close to employment, education, business and social services is better for the environment than houses built farther away from these services due to lower carbon emissions resulting from lower automobile travel.

ALTERNATIVES: Suggest other terms for the sale of the lots.

ATTACHMENTS: None.