



Town of Amherst
Public Hearing
Agenda

Date: **May 19, 2021**
Time: **5:00 pm**
Location: **Zoom Virtual Meeting**

	Pages
1. Call to Order	
2. Development Agreement - Lot 19-3B	1 - 1
2.1. Staff Report	2 - 10
2.2. Council Questions/Comments	
2.3. Owner Questions/Comments	
2.4. Public Questions/Comments	
3. Adjournment	

PUBLIC HEARING

May 19 2021

Development Agreement – Lot 19-3B Dickey & Rupert Streets

1. Mayor Comments:

Amherst Town Council is considering an application for a development agreement to allow a construction of three, 6-unit townhouse dwellings on Lot 19-3B, located between Dickey Street, Rupert Street, and Dusker Way.

Council approved First Reading of this development agreement amendment at its April regular meeting. The purpose of this hearing is to hear submissions in favour of, or in opposition to, the application.

2. Staff presentation.
3. Council questions for staff.
4. Public comments.
5. Mayor Comment:

Hearing no further comments, I will close the public hearing on this matter. Consideration of Second Reading for this development agreement will be on the Council meeting agenda scheduled for Tuesday, May 26, 2021.

Public Hearing Development Agreement Lot 19-3B

May 19, 2021



Development Agreement Process

1. Public Participation Opportunity where a summary of the proposal and relevant policies to consider are provided. The proponent is invited to attend and the public is invited to ask questions and provide input.
2. Staff meet with applicant to discuss any changes as a result of the public input.
3. The PAC considers a recommendation to Council based on a staff report, and a summary of the Public Participation Opportunity meeting.
4. Council considers First Reading of the agreement.
- 5. Council holds a Public Hearing.**
6. Council considers Second Reading, and if approved, notice is placed in local media providing 14-days to appeal the decision.
7. If no appeals are received the agreement is executed and Building Permits can be issued.

Application Details

Applicant: Ocean Breeze Estates Limited

Summary of Proposal: Three six-unit single level townhouse dwellings.

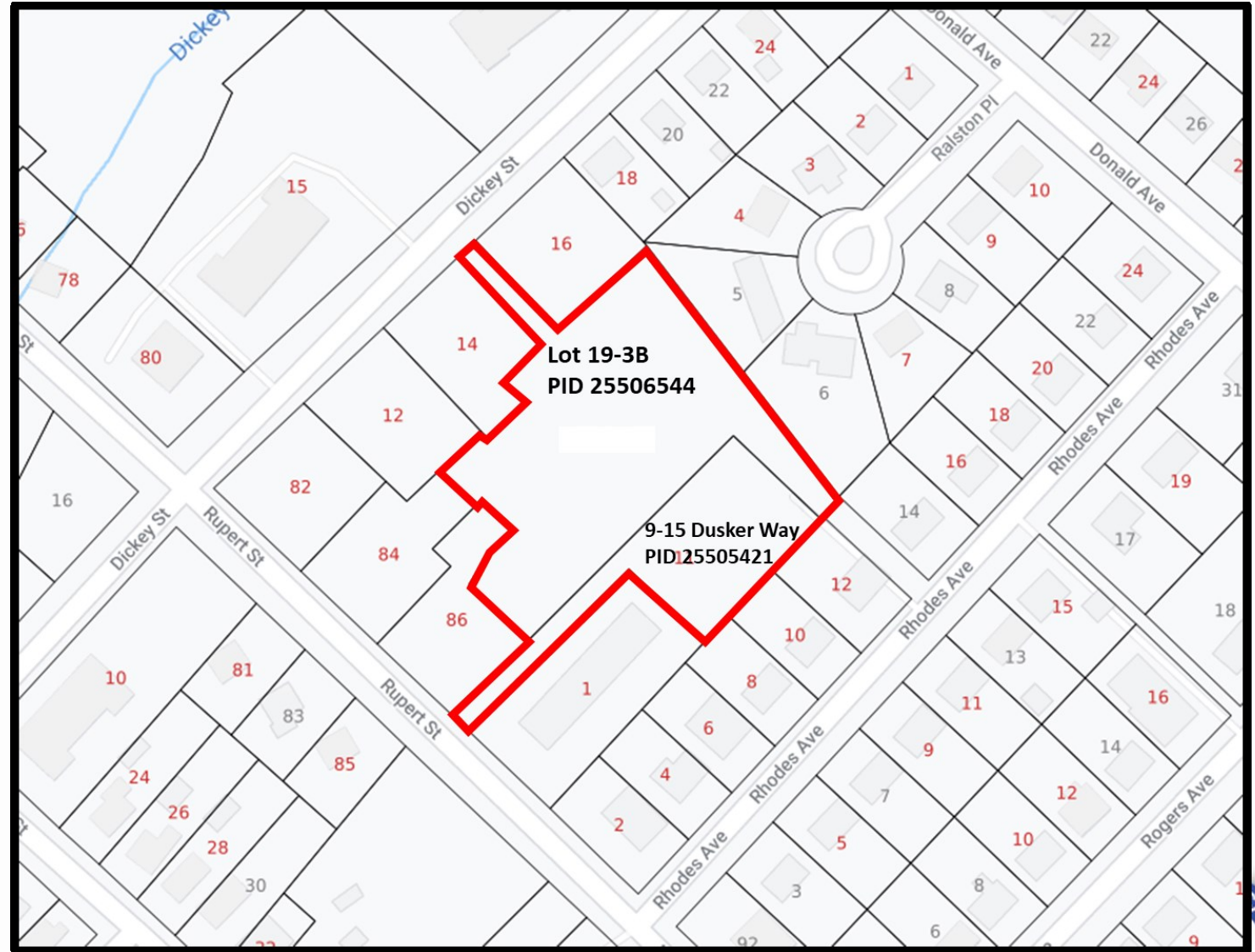
Location: Lot 19-3B between Dusker Way, Dickey Street, and Rhodes Avenue

Property Size: 7,690 m² (1.9 acre)

Street Frontage: 6 m on Dickey Street.

Existing Land Use: vacant field.

Existing Zoning: General Residential



Neighbourhood Context

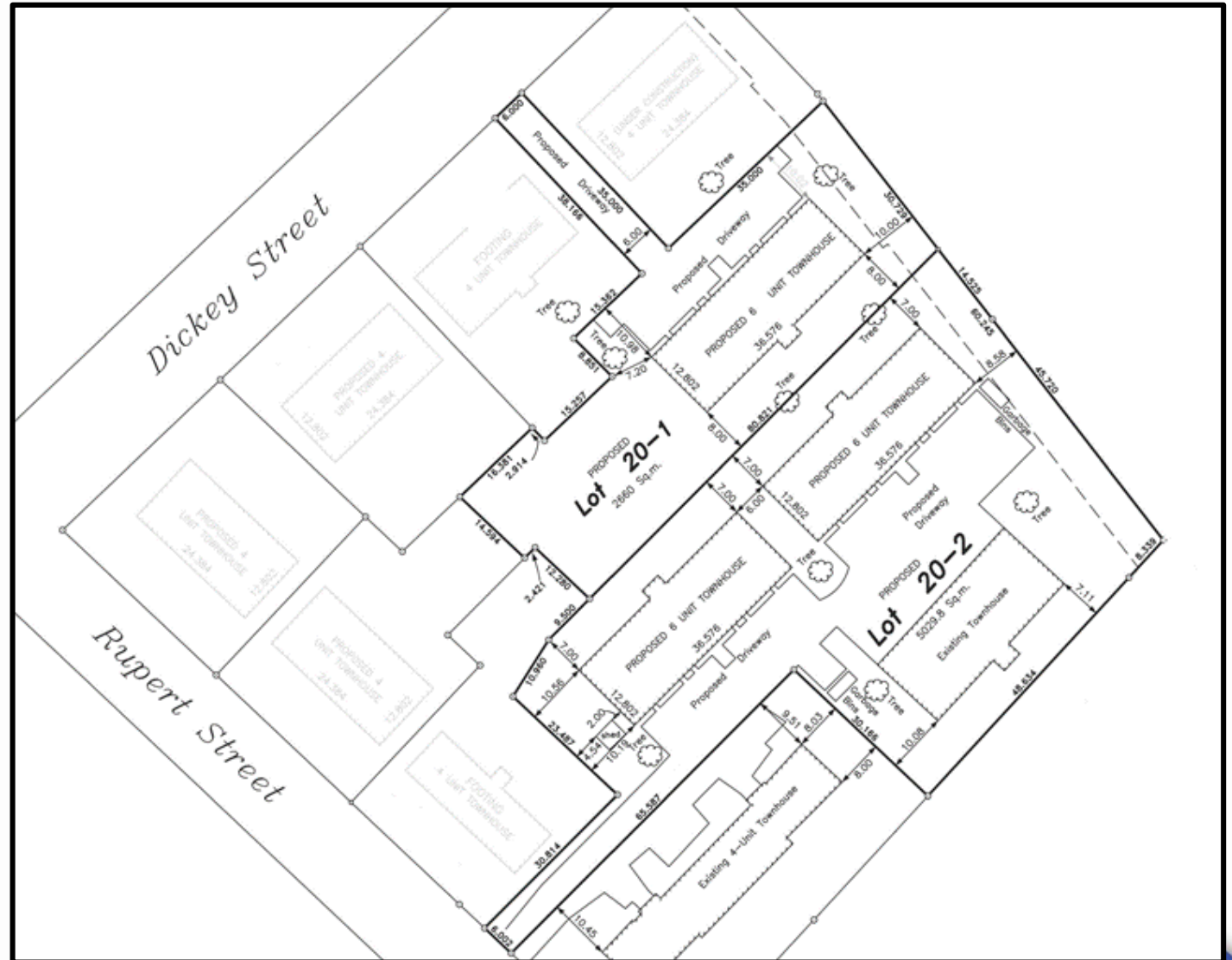
- The Subject property is immediately surrounded by newly constructed 4-unit townhouse dwellings.
- Single-detached dwellings to the south and west
- 3 storey apartment buildings to the north along Dickey Street.
- Spring Street Academy & E.B. Chandler approximately 1 block away to the east and west.



Proposal Details

General Description: Construct 3, 6-unit single level townhouse dwellings. Two dwellings would have access to Rupert Street via Dusker Way. The third dwelling would have access from Dickey Street along a private driveway.

Property Configuration: The subject lot would be subdivided into two portions, the north portion creating Lot 20-1 with frontage on Dickey Street. The southern portion would consolidate with the lot containing 9-15 Dusker Way to create Lot 20-2.



Building Details

Number of Dwelling Units: 6 Per building, 18 in total.

Density Context:

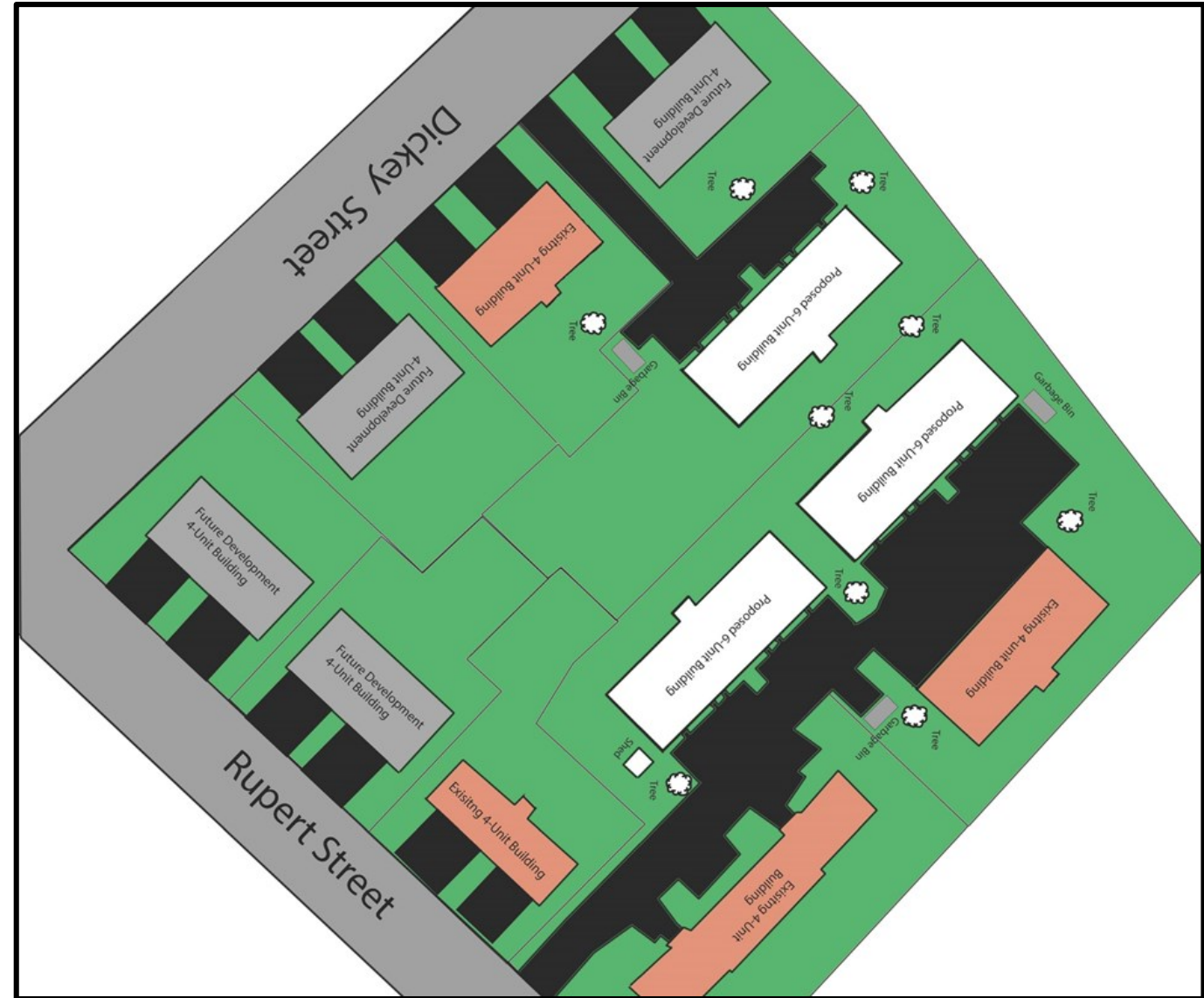
Lot 20-1 is 9.1 units/acre. At 300 m²/unit, the property would have 8.8 units.

Lot 20-2 is 12.9 units/acre. At 300 m²/unit, the property would have 16.7 units.

Building Setbacks: All proposed buildings meet or exceed the minimum setback requirements of the Land Use Bylaw.

Parking: 2 spaces/unit or 8 spaces per building.

Amenity Space: Each unit has approximately 42 m² (452 ft²) of personal amenity space, plus addition common landscaped areas. The total amenity space over both lots is approx. 128 m² (1,377 sqft) per unit.



Building Details

Building Dimensions: 12.8 m (45 ft) x 36.6 (120 ft) m

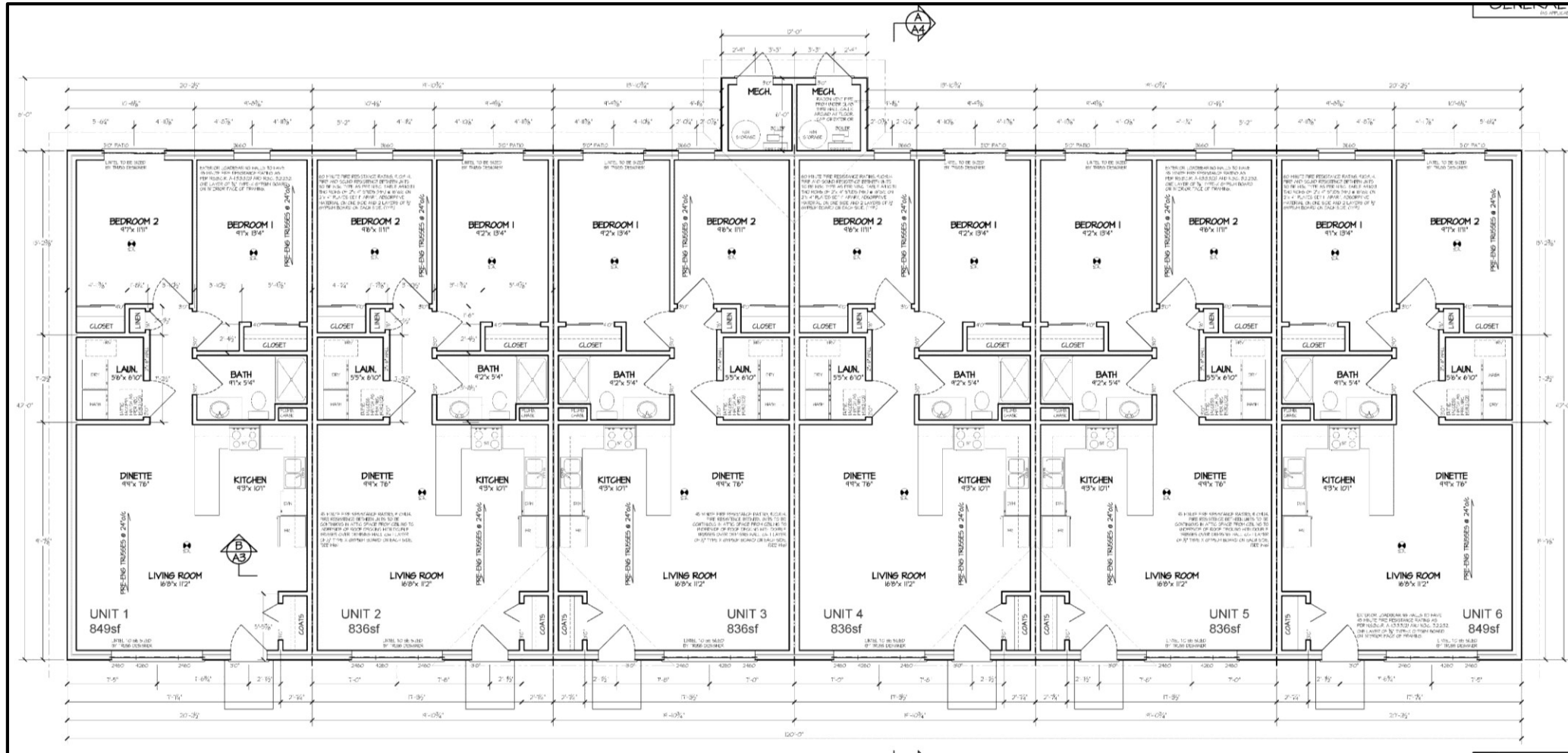


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Unit Details

Unit Size: 1&2 bedroom, approximately 78 m² (840 ft²).



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Relevant Planning Policy

- The development as proposed satisfies the intent of the relevant Municipal Planning Strategy Policies.

Planning Advisory Committee

- The Committee, after considering input from the Public Participation Opportunity, recommended that Council enter into the agreement, subject to the requirement for an engineered storm water management plan for the property. This stipulation has been added to the draft Development Agreement.