



Town of Amherst
Public Participation Opportunity
Agenda

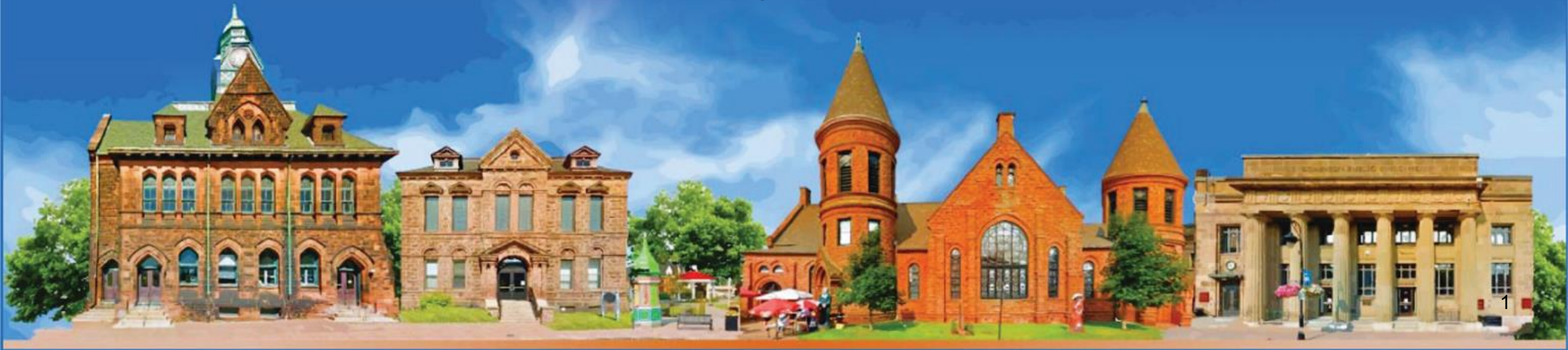
Date: **Wednesday, January 18, 2023**
Time: **5:00 pm**
Location: **Council Chambers, Town Hall**

	Pages
1. 3, 4, 5, 7 Robie Street	
1.1 Staff Reports / Presentations	1 - 17
1.2 Public Participation Opportunity	
2. 264 Church Street	
2.1 Staff Reports / Presentations	18 - 34
2.2 Public Participation Opportunity	
3. 155 East Victoria Street	
3.1 Staff Reports / Presentations	35 - 71
3.2 Public Participation Opportunity	

Public Participation Opportunity

**Development Agreement Application to Permit a Commercial Land
Use on 3,4,5,7, Robie Street**

January 18, 2023



Disclaimer

This is not the Town's proposal. It is a property owner's right to make an application for a development agreement.

AGENDA

1. Introduction
2. Development Agreement Process
3. Detail of the proposed development
4. Relevant Planning Policies

INTRODUCTION

Aim

The purpose of this session is to give the public an opportunity to be aware of a proposed commercial development on 3,4,5,7 Robie Street, Amherst, and enable them to provide input prior to the Council making a final decision.

Objectives

Specifically, the following will be addressed:

- i. Explain the concept of “development agreement” and how it is administered in the Town of Amherst.
- ii. Describe the proposal and why a development agreement is required before it can be permitted within the Town.
- iii. Outline relevant Town of Amherst’s land use bylaws and policies in relation to the proposal.



INTRODUCTION

It is also important to mention that:

- ❑ This Public Participation Opportunity is where a summary of a development proposal and relevant policies to consider in relation to the development are provided.
- ❑ Proponent(s) of the development and the public are invited to provide input on the development application.
- ❑ Notifications for this meeting was mailed to owners of properties located within 60metres, and hand delivered to residents within 30metres of the subject property. In addition to these, a notice was also placed in the Town's local newspaper.
- ❑ The Planning Advisory Committee and Council will have an opportunity to watch this meeting, as well as, receive a copy of all written comments, and a written summary of the input provided at this meeting.
- ❑ Following the meeting, participants will be provided an electronic copy of this presentation and will have an opportunity to submit additional written comments.
- ❑ This is an opportunity for the public to learn about what is being proposed and to gather feedback, it is not a question and answer meeting. The current proposal could change significantly based on the input received.

DEVELOPMENT AGREEMENT PROCESS

❑ What is a Development Agreement?

A development agreement is a legally binding contract between a property owner/ developer and the Town of Amherst that stipulates standards, design requirements, terms, conditions, including the way and manner a specific/ subject site should be developed.

❑ Aspects of development that may be influenced by a agreement include;



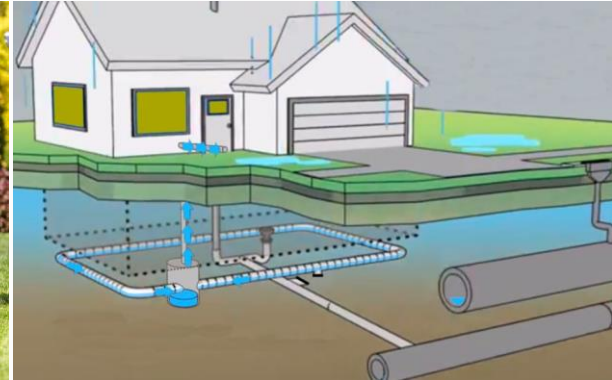
Architectural design



Parking



Landscaping



Drainage



Tree preservation

A development agreement may also influence the use, fencing and other similar site features that warrant an agreement on title 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

- A development agreement process is subject to:



- The final decision to enter into a development agreement rests on the town Council and must be reasonable in keeping with the intent of the Municipal Planning Strategy.



DEVELOPMENT AGREEMENT PROCESS



*All meetings of the PAC and Council are open to the public.

APPLICATION DETAILS

Applicant: Hicks Lemoine Law Office

Owner: 44143456 Nova Scotia Ltd

Summary of Proposal: Application to change of an existing non-conforming use to another non-conforming use.

Location: 3,4,5,7, Robie Street, Amherst.

Property Size: 2,146m² (0.53acre) extending from lot 3 to 7 Robie Street, and 466m² lot 4 across the street.

Street Frontage: 55m on Robie Street.

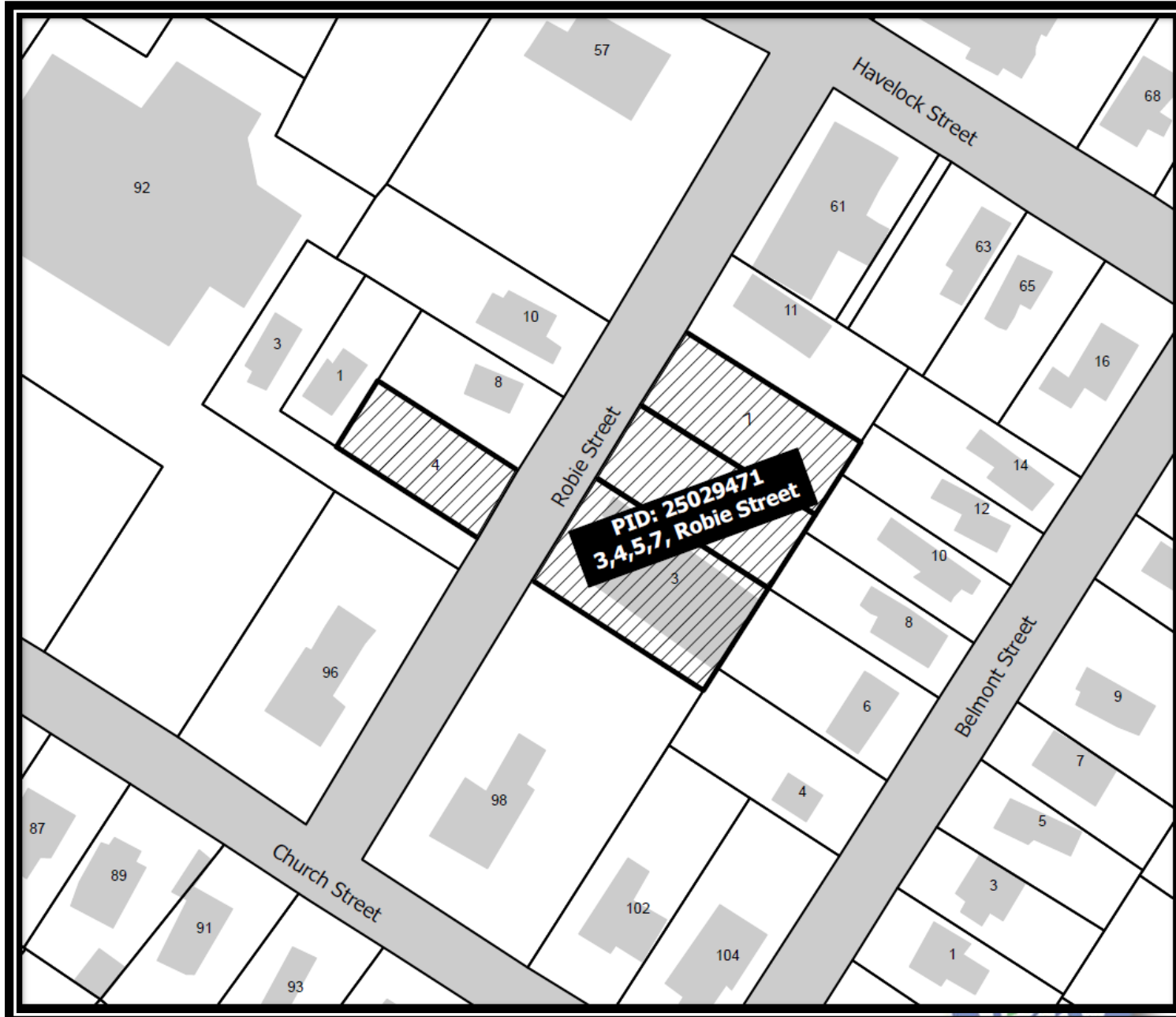
Existing Land Use: Community hall and parking

Existing Zoning: General Residential



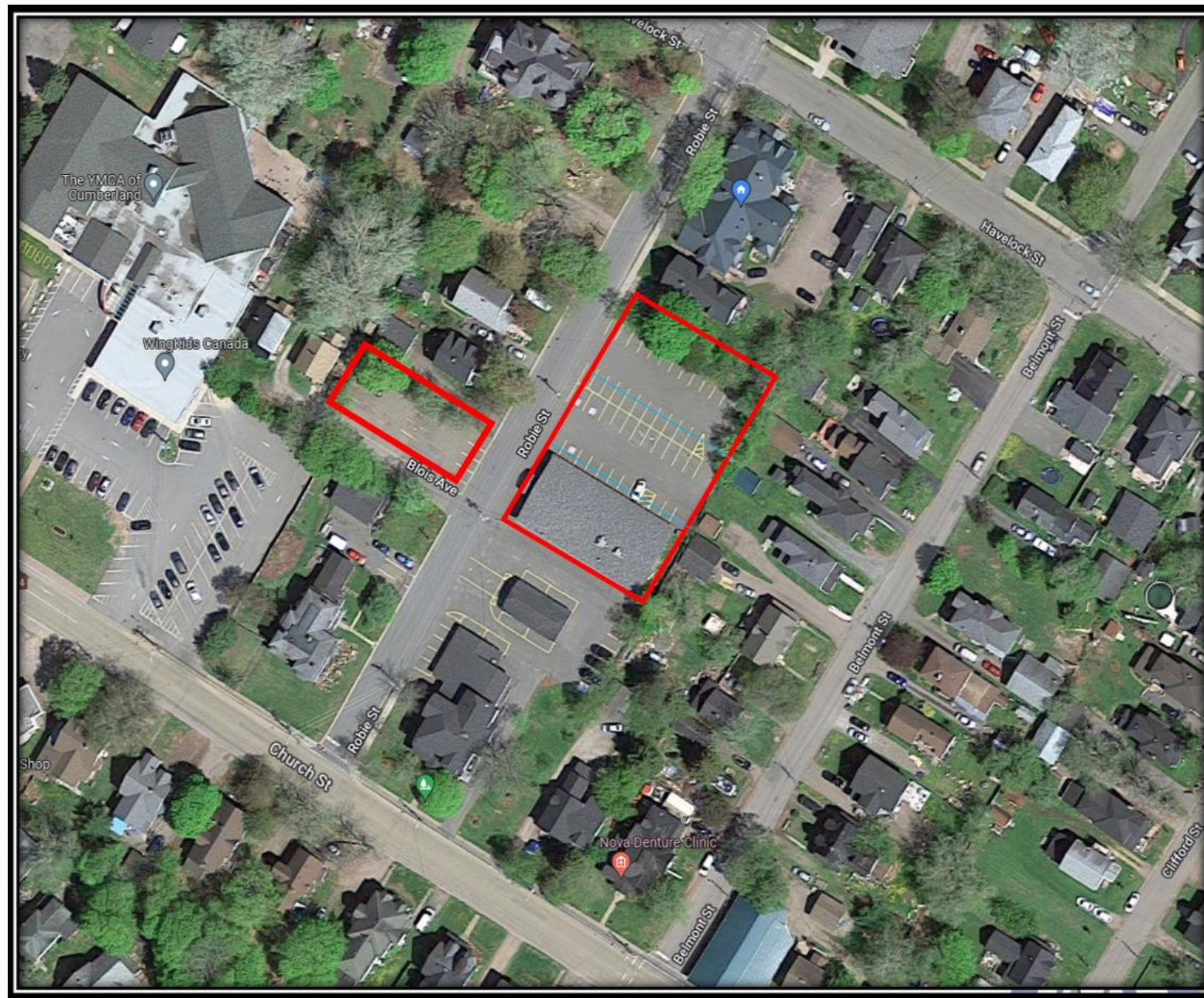
According to the Town of Amherst's Land Use Bylaw and Municipal Planning Strategy, a development agreement is required to change a non-conforming land use to another non-conforming land use.

(A non-conforming use of land means a use of land that is not permitted in the zone (Municipal Government Act, Part VIII, Section 191, paragraph (j))).



NEIGHBOURHOOD CONTEXT

- ❑ The **subject property** is located in a residential neighborhood and surrounded by a mix of different building types including a Victorian building on the north, detached residential housing units on the east and west, and a funeral home on the south end.
- ❑ The property is within short walking distance from downtown Amherst, social services and recreational facilities including the YMCA, Amherst Theater, among others.



SITE PLAN

General Description: The applicant intends to renovate the existing community hall on the site and change its use to a commercial office space (law office/firm).

Both the existing and proposed developments are non-conforming land use in the zone, and the planned renovation will affect the building exterior including its shape, size and volume.

Total Building Area: 661m² (0.16 acres)

Property Area: 2,1467m² (0.53acre)

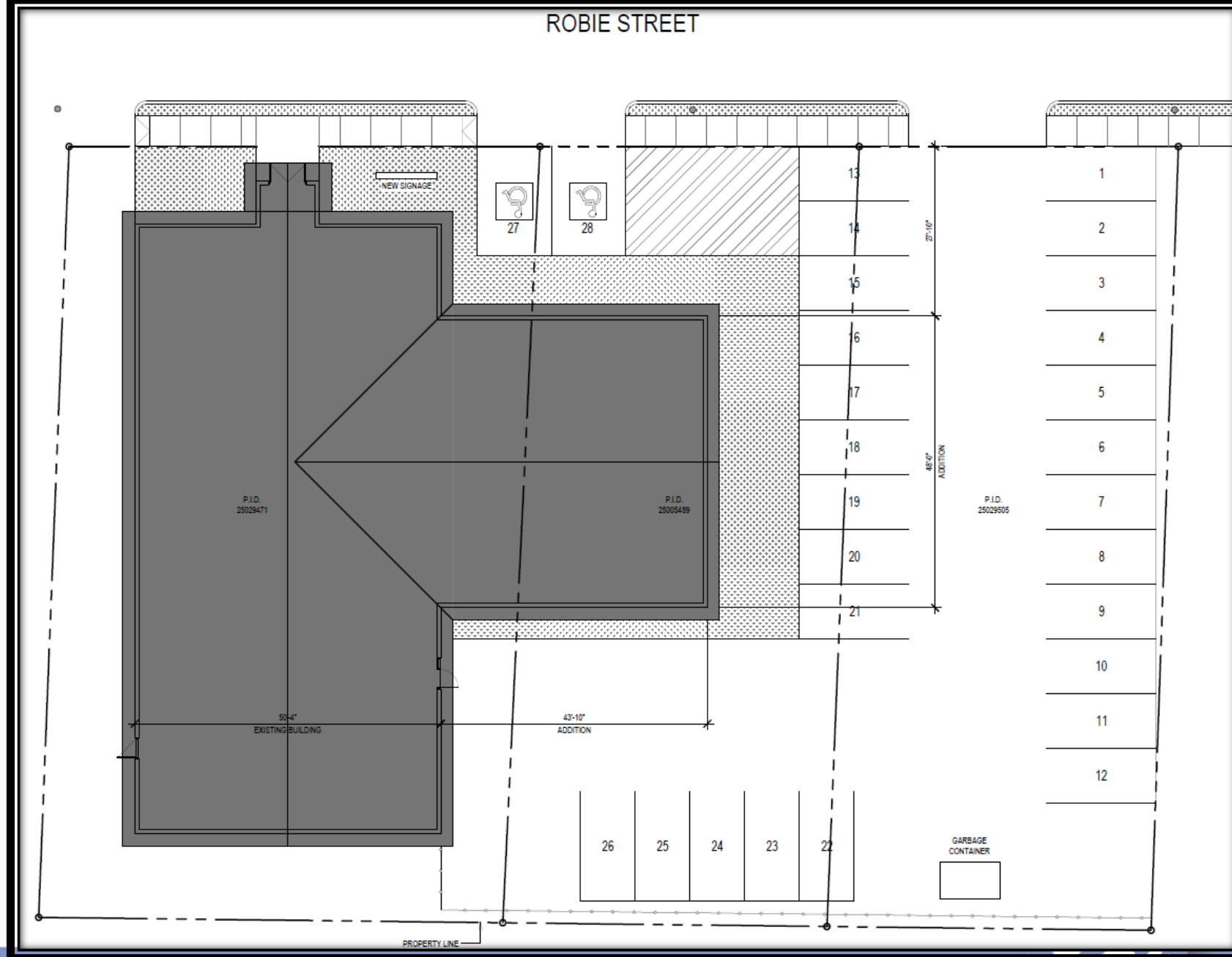
Parking: 28 spaces including 2 disabled parking spaces.

Access: Vehicle access from Robie Street, and connection to Church Street on the south and Havelock Street in the north.

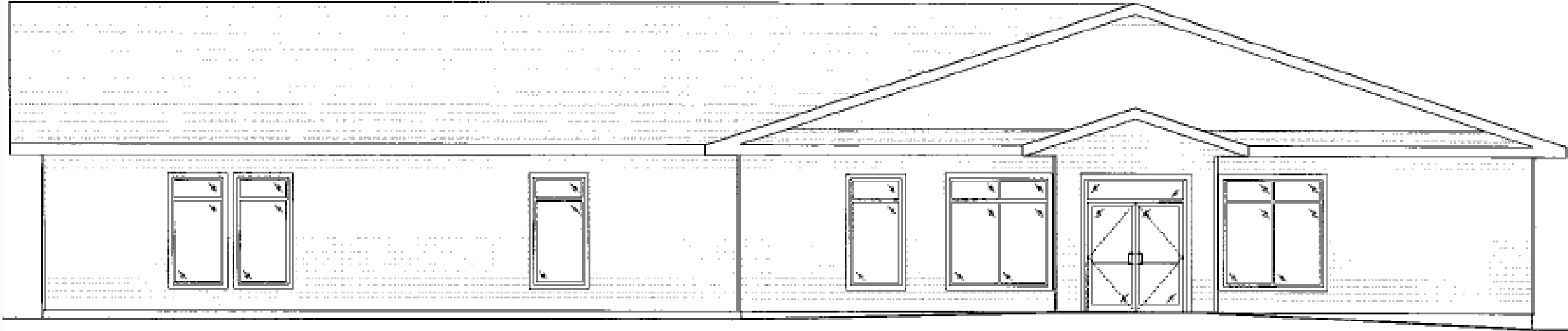
Building Dimensions: The proposed extension is 43 feet x 48 feet

Setbacks: 2.5m from Robie Street

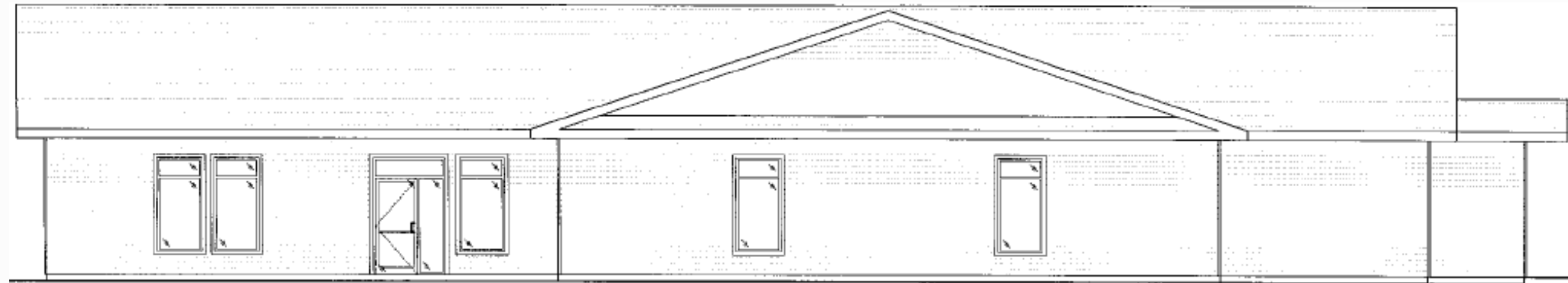
Signage: A new sign will be erected 4m from Robie Street



BUILDING ELEVATIONS

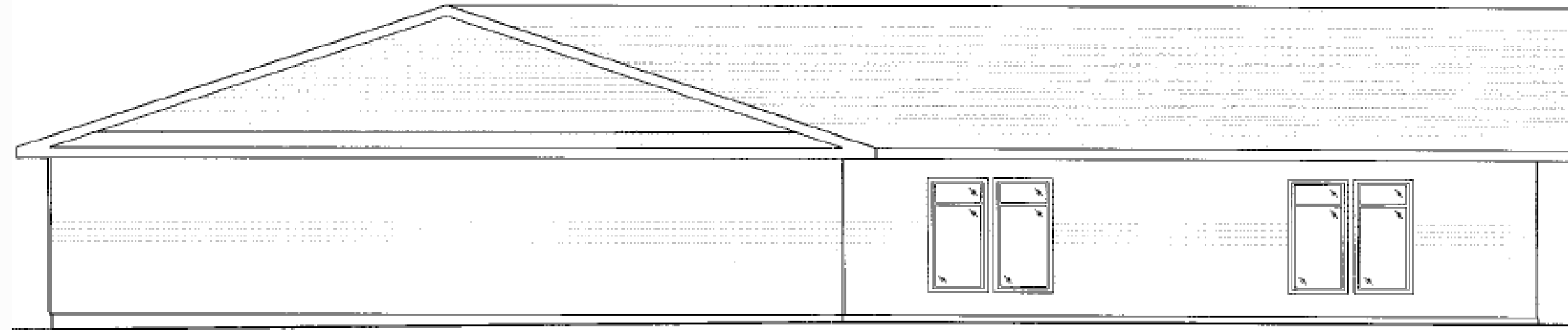


Front Elevation (extending by 93m along Robie Street)

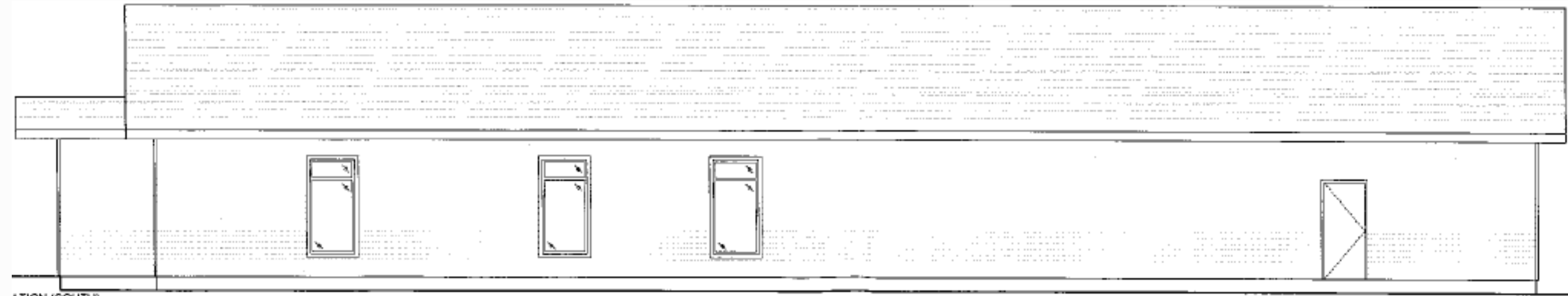


Left Side Elevation (extending by 100m on the side of the parking lot)

BUILDING ELEVATIONS



Rear Elevation



Right Side Elevation

RELEVANT PLANNING BYLAWS AND POLICIES

1. Non-Conforming Use Changed by Development Agreement (Land Use Bylaw Section 4.15)

A development permit may be issued to change a non-conforming use to another use not normally permitted on the property by Development Agreement in accordance with Policy GP-11 of the Municipal Planning Strategy.

2. General Land Use Policy on Non-Conforming Uses (Municipal Planning Strategy, GP-11)

It shall be the intention of Council to permit, in all designations, a non-conforming use to change to another use not normally permitted on the property by way of Development Agreement. In considering such a development agreement, Council shall consider the following:

- (a) that the proposed use exerts a similar or less of an impact on the surrounding neighborhood;
- (b) the use of buffering, landscaping or fencing to reduce possible impacts or otherwise improve the property;
- (c) that adequate parking is provided for the new use; or the existing parking situation is improved by virtue of the development agreement;
- (d) the proposal will not involve any expansion of the use onto a lot not originally occupied by the use except for the provision of parking;
- (e) signage on the property;
- (f) hours of operation;
- (g) the adequacy of the transportation network to accommodate the proposed use.

RELEVANT PLANNING BYLAWS AND POLICIES

3. Implementation Policy on Amendment Criteria (Municipal Planning Strategy, A-5)

It shall be the intention of Council, when [...] entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

- (a) That the proposal conforms to the general intent of this plan and all other municipal bylaws and regulations.
- (b) That the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Town to absorb any costs relating to the development;
 - (ii) the adequacy of municipal water, sanitary sewer and storm sewer services;
 - (iii) the adequacy of road networks, in, adjacent to, or leading to the development;
- (c) That consideration is given to the extent to which the proposed type of development might conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) parking, traffic generation, access to and egress from the site;
 - (iv) any other matter of planning concern outlined in this strategy.

RELEVANT PLANNING BYLAWS AND POLICIES

4. General Land Use Policy on Compatibility (Municipal Planning Strategy GP-7)

It shall be the intention of Council to allow a mix of compatible land uses and to minimize their impacts by:

- (a) requiring adequate buffering and setbacks;
- (b) screening development by the use of visual barriers;
- (c) regulating the location of parking, storage buildings or other accessory uses or facilities.

5. General Land Use Policy on Density (Municipal Planning Strategy GP-8)

It shall be the intention of Council to allow development at a density appropriate to the overall desired character of the town.

6. Signs in Residential Zones (Land Use Bylaw Section 6.6)

Unless otherwise specified in this Bylaw, signage in a Residential Zone shall be subject to the following requirements:

- (a) The maximum sign area shall be 0.6m² per side in the case of a two sided sign.
- (c) The maximum height of the sign shall be 1.5 m.
- (d) Facia signs shall not be located in excess of 3 m above the grade of the wall upon which it is affixed.
- (e) The sign shall be set back a minimum of 1 m from any lot line.
- (f) Offsite signs are not permitted.

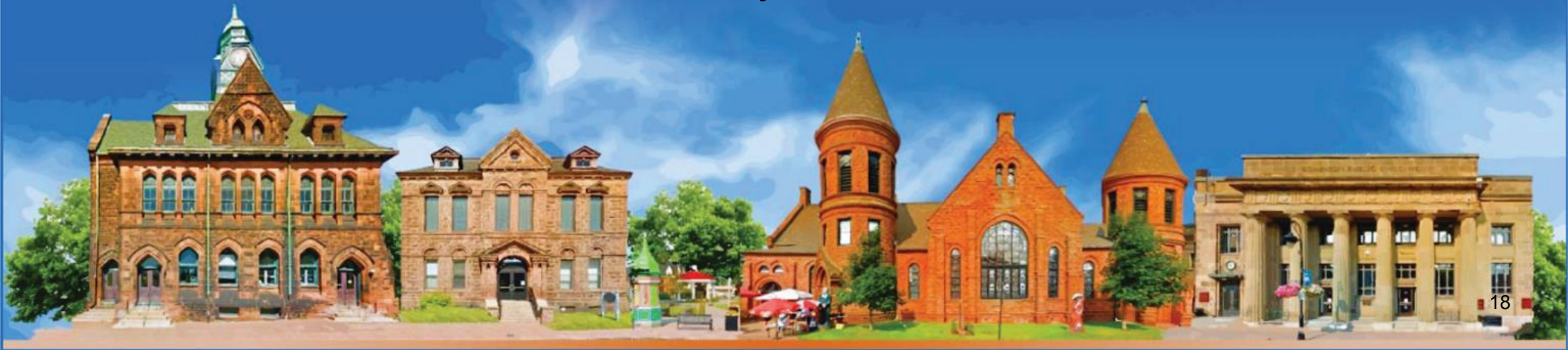
THANK YOU FOR YOUR ATTENTION



Public Participation Opportunity

**Development Agreement Application to Permit a Long term care
facility on 264, Church Street**

January 18, 2023



AGENDA

1. Introduction
2. Development Agreement Process
3. Detail of the proposed development
4. Relevant Planning Policies

Disclaimer

**This is not the Town's proposal. It is a property owner's right to make an application for a development agreement.
No approvals or decisions have been made.**

INTRODUCTION

Aim

The purpose of this session is to give the public an opportunity to be aware of a proposed long term care facility on 246 Church Street, Amherst, and enable them provide input prior to the Council making a final decision.

Objectives

Specifically, the following will be addressed:

- i. Explain the concept of “development agreement” and how it is administered in the Town of Amherst.
- ii. Describe the proposal and why a development agreement is required before it can be permitted within the Town.
- iii. Outline relevant Town of Amherst’s land use bylaws and policies in relation to the proposal.



INTRODUCTION

It is also important to mention that:

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- ❑ Proponent(s) of the development and the public are invited to provide input on the development application.
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DEVELOPMENT AGREEMENT PROCESS

❑ What is a Development Agreement?

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

❑ Aspects of development that may be addressed by an agreement may include:



A development agreement may also influence the use, 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

- A development agreement process is subject to:



- The final decision to enter into a development agreement rests on the town Council and must be reasonable in keeping with the intent of the Municipal Planning Strategy.



DEVELOPMENT AGREEMENT PROCESS



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APPLICATION DETAILS

Applicant: Sunrose Land Use Consulting – Jenifer Tsang.

Owner: Gem Health Care Group

Summary of Proposal: 96-Bed Long term care facility (2-storey)

Location: 264 Church Street.

Property Size: 14,973 m² (3.7 acres).

Street Frontage: 120m on Church Street.

Existing Land Use: Vacant dwelling

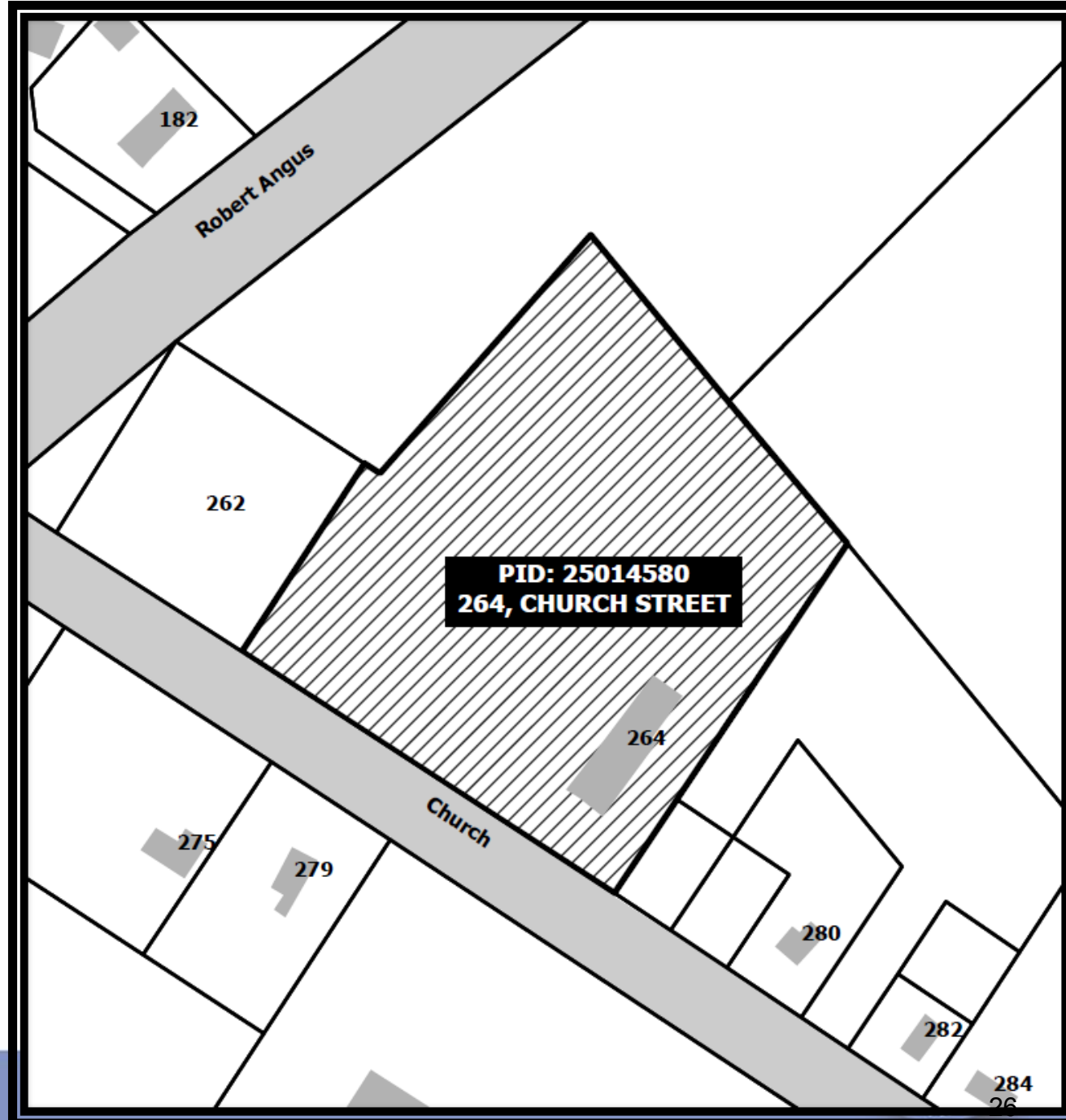
Existing Zoning: General Residential



Amherst's Land Use Bylaw and Municipal Planning Strategy require a development agreement to permit the development of a long term care facility in a residential zone.

Residential Care Facility means a community-based group living arrangement, in a single housekeeping unit, for eight (8) or more individuals, exclusive of staff and/or receiving family, with social, legal, emotional, mental and/or physical handicaps or problems, that is developed for the well being of its residents through self-help, professional care, guidance and supervision unavailable in the resident's own family, an institution or in an independent living situation (Land Use ByLaw, Town of Amherst).

#seewhyweloveit



NEIGHBOURHOOD CONTEXT

- ❑ The Subject property is located on the western end of Town.
- ❑ There is currently an unoccupied detached building on the site, a vast amount of vacant/undeveloped land towards the north and south, and a few detached housing units on the east and south, and a concentration of electricity distribution poles and transformers on the west side.
- ❑ Directly across the site along Church Street is an old industrial building currently used as a storage facility.



NEIGHBOURHOOD CONTEXT



❑ Complementary health and social facilities and services near the proposed development include Beltone Professional Hearing Care Center (BPHCC), Amherst Pharmasave (AP), Cumberland Physiotherapy (CP), and Faith United Pentecostal Church (FUPC).

❑ Also, there is currently two care homes near the site, i.e. Centennial Villa and Gables lodge which the proposed developed is planned to replace.



SITE PLAN

General Description: The applicant is planning to building a 2 storey 96 bed long term care facility.

Total Building Area: 3,807.63 m² (40,985 sqft)

Property Area: 14,973 m² (3.7 acres)

Number of beds: 96

Density: 78 m² (840 sqft) per resident

Parking: 90 spaces (0.94 spaces/bed)

Access: Vehicle access from Church Street.

Area Summary

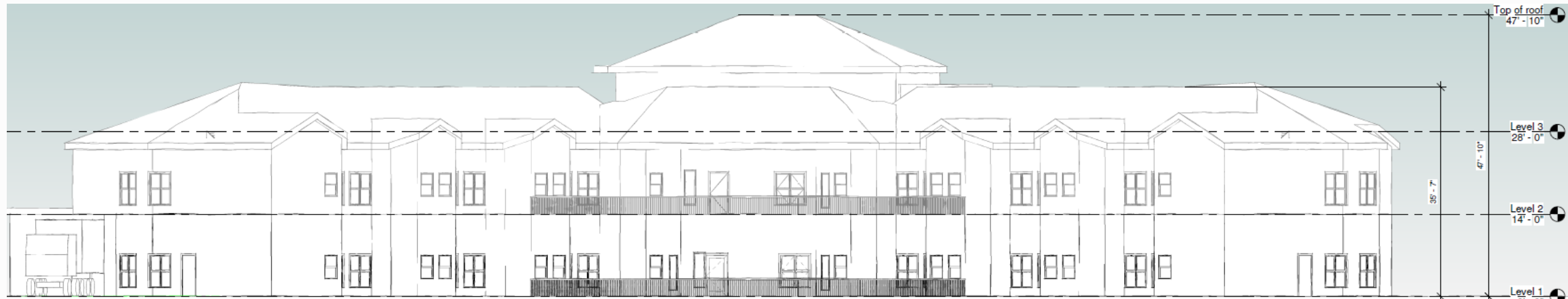
Level 1 - 40,985 Sq/Ft

Level 2 - 33,954 Sq/Ft

Level 3 - 5,700 Sq/Ft



BUILDING ELEVATIONS



Right Side Elevation



Front Elevation (From Church Street)

RELEVANT PLANNING BYLAWS AND POLICIES

1. Permitted Uses by Development Agreement (Land Use Bylaw Section 7.2.2)

In a Residential Zone, an application for the following uses shall be considered by development agreement in accordance with the applicable Municipal Planning Strategy (MPS) Policy:

- (e) Long Term Care Facilities and Homes for Special Care in accordance with Policy RP-19.

2. RP-19 Residential Policy on Long Term Care Facilities (Municipal Planning Strategy)

Within the Residential Designation, it shall be the intention of Council to ensure Long Term Care Facilities and Homes for Special Care occur in a manner compatible with a low density residential neighborhood. Specifically, Council shall require that all Long Term Care Facilities and Homes for Special Care be subject to a Development Agreement. In negotiating such an agreement Council shall:

- (a) ensure that the structure(s) is located on the lot in such a manner as to limit potential impacts on surrounding low density residential developments;
- (b) ensure that the development provides sufficient on-site parking, and appropriate access to, and egress from the street;
- (c) ensure that the location of parking facilities does not dominate the surrounding area, including the utilization of vegetation and fences to mitigate the aesthetic impacts of parking lots;
- (d) ensure that any on site outdoor lighting does not negatively impact the surrounding properties;
- (e) ensure that any signage on the property is sympathetic to the surrounding residential properties;
- (f) require the use of vegetation to improve the aesthetic quality of the development;
- (g) ensure that the architecture of the building is sympathetic to any existing development in the surrounding area.

RELEVANT PLANNING BYLAWS AND POLICIES

3. Implementation Policy on Amendment Criteria (Municipal Planning Strategy, A-5)

It shall be the intention of Council, when [...] entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

- (a) That the proposal conforms to the general intent of this plan and all other municipal bylaws and regulations.
- (b) That the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Town to absorb any costs relating to the development;
 - (ii) the adequacy of municipal water, sanitary sewer and storm sewer services;
 - (iii) the adequacy of road networks, in, adjacent to, or leading to the development;
- (c) That consideration is given to the extent to which the proposed type of development might conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) parking, traffic generation, access to and egress from the site;
 - (iv) any other matter of planning concern outlined in this strategy.

RELEVANT PLANNING BYLAWS AND POLICIES

4. General Land Use Policies on Compatibility (Municipal Planning Strategy, GP-7)

It shall be the intention of Council to allow a mix of compatible land uses and to minimize their impacts by:

- (a) requiring adequate buffering and setbacks;
- (b) screening development by the use of visual barriers;
- (c) regulating the location of parking, storage buildings or other accessory uses or facilities.

5. Municipal Service Policies on In-fill Development (Municipal Planning Strategy, MS-11)

It shall be the intention of Council to encourage and facilitate the development of vacant land located on existing municipal services in order to make more efficient use of such services.

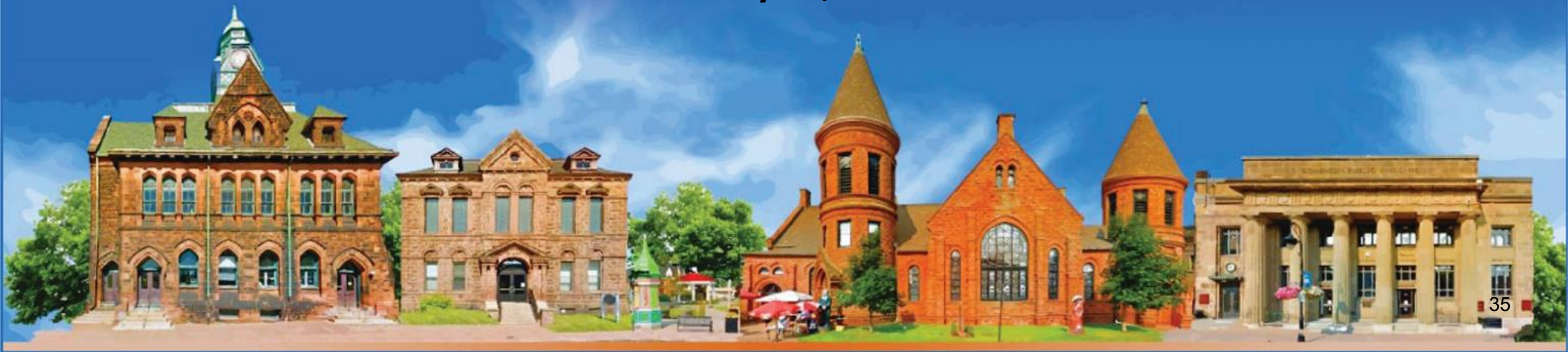
THANK YOU FOR YOUR ATTENTION



Public Participation Opportunity

**Development Agreement Application to Permit a 59-Unit Apartment
Building on 155 East Victoria Street**

January 18, 2023



AGENDA

1. Introduction
2. Development Agreement Process
3. Detail of the proposed development
4. Relevant Planning Policies

Disclaimer

This is not the Town's proposal. It is a property owner's right to make an application for a development agreement.

No approvals or decisions have been made.

INTRODUCTION

Aim

The purpose of this session is to give the public an opportunity to learn about a proposed 59-Unit Apartment Building on 155 East Victoria Street, and provide an opportunity to give feedback and input.

Objectives

Specifically, the following will be addressed:

- i. Explain the concept of “development agreement” and how it is administered in the Town of Amherst.
- ii. Describe the proposal and why a development agreement is required before it can be permitted within the Town.
- iii. Outline the town Planning Strategy policies that will be applied to the proposal.



INTRODUCTION

It is also important to mention that:

- ❑ This Public Participation Opportunity is where a summary of a development proposal and relevant policies to consider in relation to the development are provided.
- ❑ Proponent(s) of the development and the public are invited to provide input on the development application.
- ❑ Notification for this meeting was mailed to owners of properties located within 60metres, and hand-delivered to residents within 30metres of the subject property. In addition, a notice was also placed in the Town's local newspaper.
- ❑ The Planning Advisory Committee and Council will have an opportunity to watch this meeting, as well as, receive a copy of all written comments, and a written summary of the input provided at this meeting.
- ❑ Following the meeting, participants will be provided an electronic copy of this presentation and will have an opportunity to submit additional written comments.
- ❑ Also following the meeting, the applicant will be given the opportunity to make changes to their proposal before it proceeds to the Planning Advisory Committee for consideration.
- ❑ This is an opportunity for the public to learn about what is being proposed and to gather feedback, it is not a question and answer meeting. The current proposal could change significantly based on the input received.

DEVELOPMENT AGREEMENT PROCESS

❑ What is a Development Agreement?

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

❑ Aspects of development that may be addressed in an agreement may include;



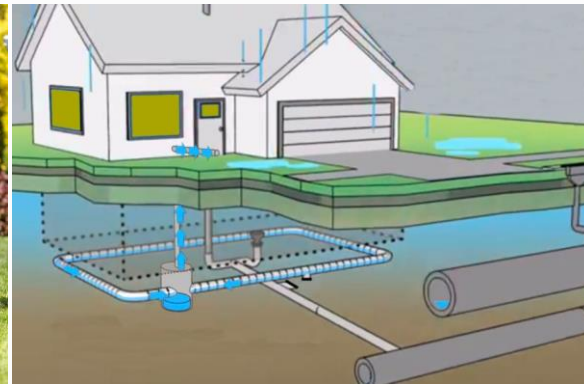
Architectural design



Parking



Landscaping



Drainage



Tree preservation

A development agreement may also influence the use, 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

- A development agreement process is subject to:



- The final decision to enter into a development agreement rests on the town Council and must be reasonably in keeping with the intent of the Municipal Planning Strategy.



DEVELOPMENT AGREEMENT PROCESS



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APPLICATION DETAILS

Applicant: Leslie Carrie

Owner: 3227967 Nova Scotia Limited

Summary of Proposal: A 59-unit, 6-level Apartment Building

Location: 155 Victoria Street (Lot 2005-1A, PID 25034091).

Property Size: 3587 m² (0.9 acres).

Street Frontage: 35m on Victoria Street, 73m on South Adelaide Street.

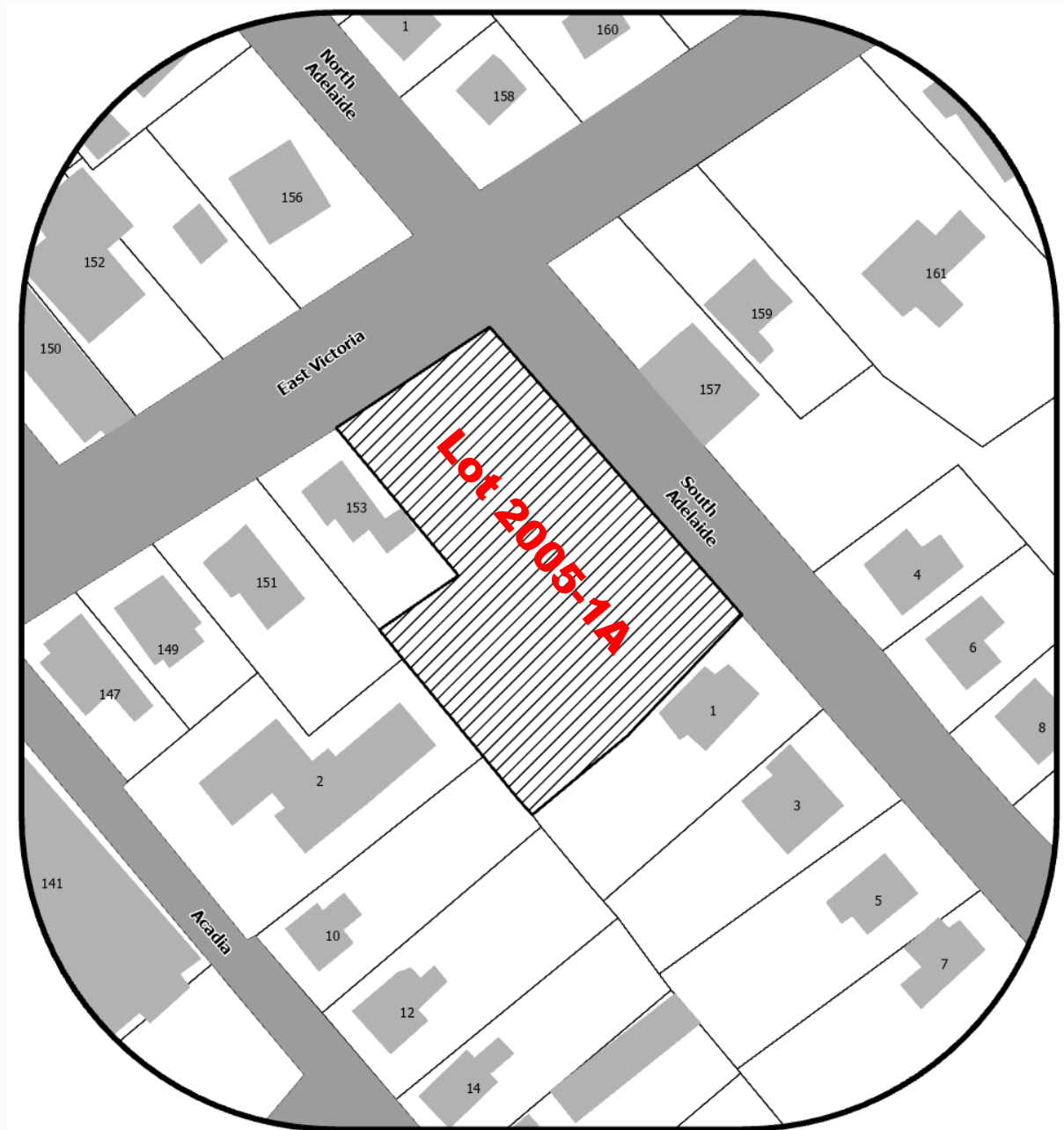
Existing Land Use: Vacant

Existing Zoning: General Residential



The Amherst Land Use Bylaw and Municipal Planning Strategy require a development agreement for any proposed residential use for more than four dwelling units.

An apartment building means a building or part thereof, consisting of three or more dwelling units, excluding town houses (Land Use ByLaw, Town of Amherst).

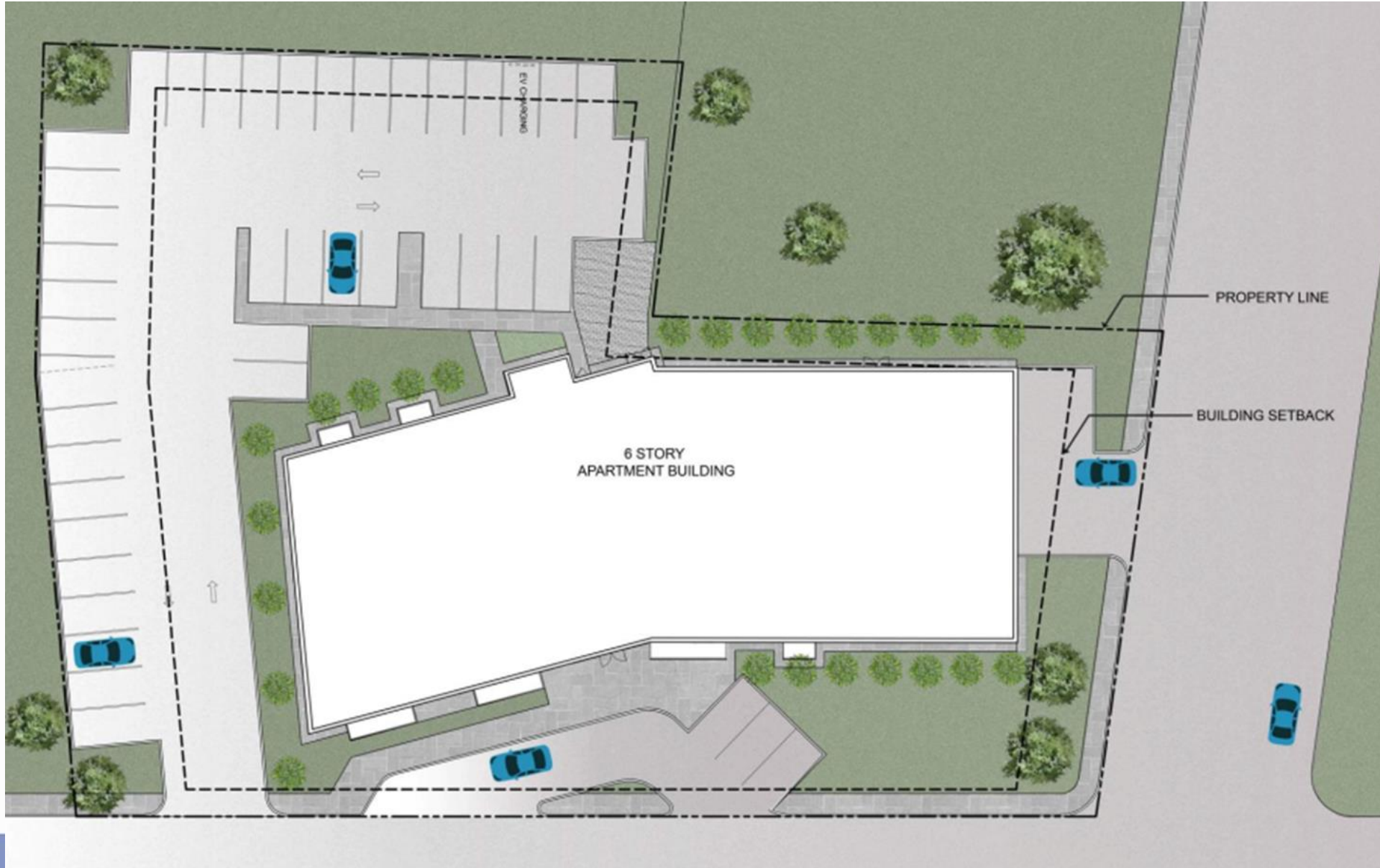


NEIGHBOURHOOD CONTEXT

- ❑ The **subject property** is a corner lot bounded by South Adelaide and Victoria East Street.
- ❑ Immediately surrounded by 1-3 storey single-detached and multi-unit converted dwellings.
- ❑ 2-storey seniors apartment building (Shiretown Manor) is located directly south of the property. A extended stay motel and a 4-storey senior's residence is located approximately 70m away.
- ❑ The subject property exists on the first residential block adjacent to the downtown core. Moving further northeast the neighborhood consists of several historically significant residential properties
- ❑ The downtown core area with a variety commercial uses and services is within a very short walking distance.



SITE PLAN



#seewhyweloveit



BUILDING PERSPECTIVES



Proposed building view from the intersection between on South Adelaide and East Victoria Street



Proposed building view from South Adelaide Street

#seewhyweloveit



BUILDING PERSPECTIVES



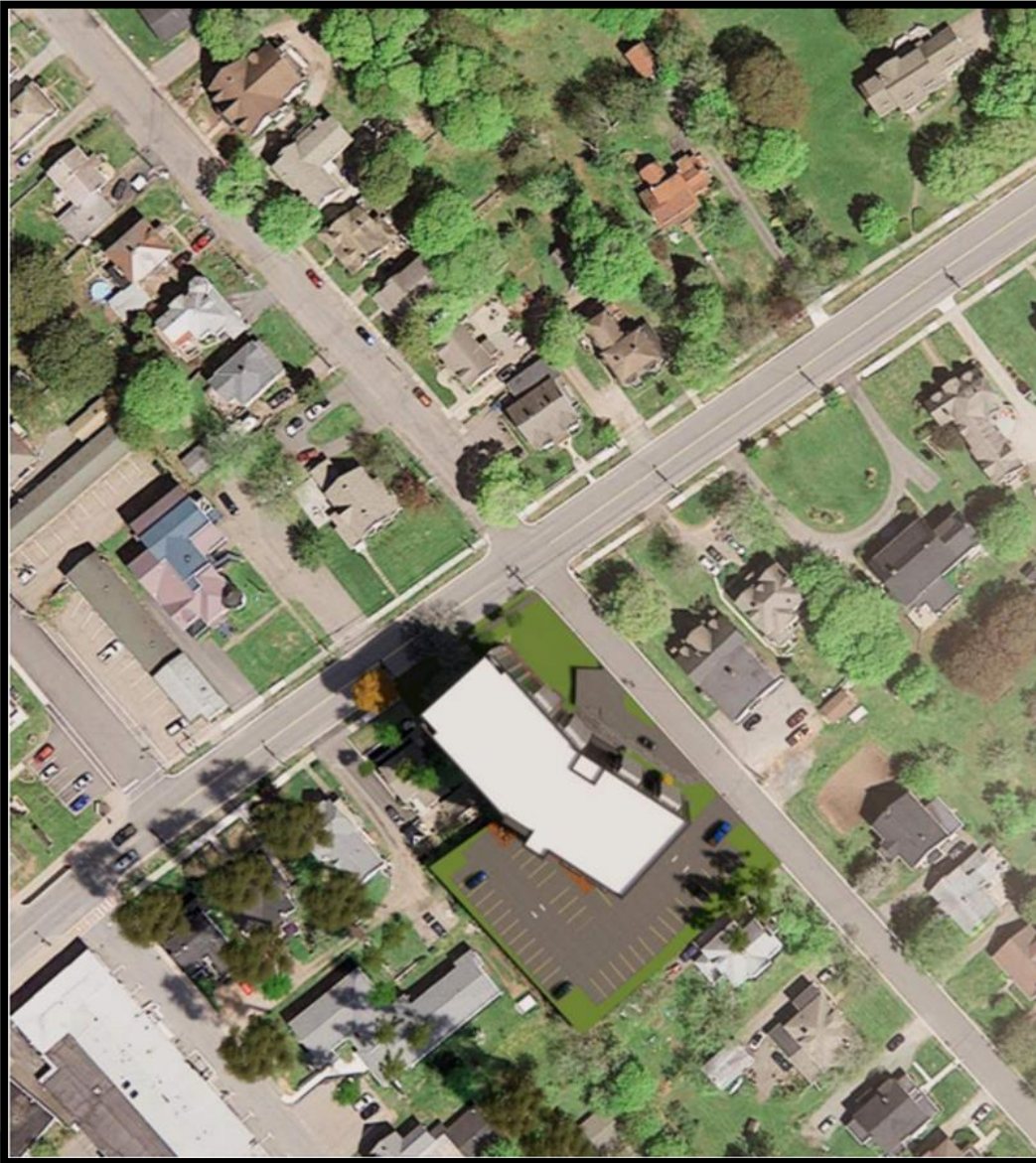
Proposed building view from Victoria Street

#seewhyweloveit

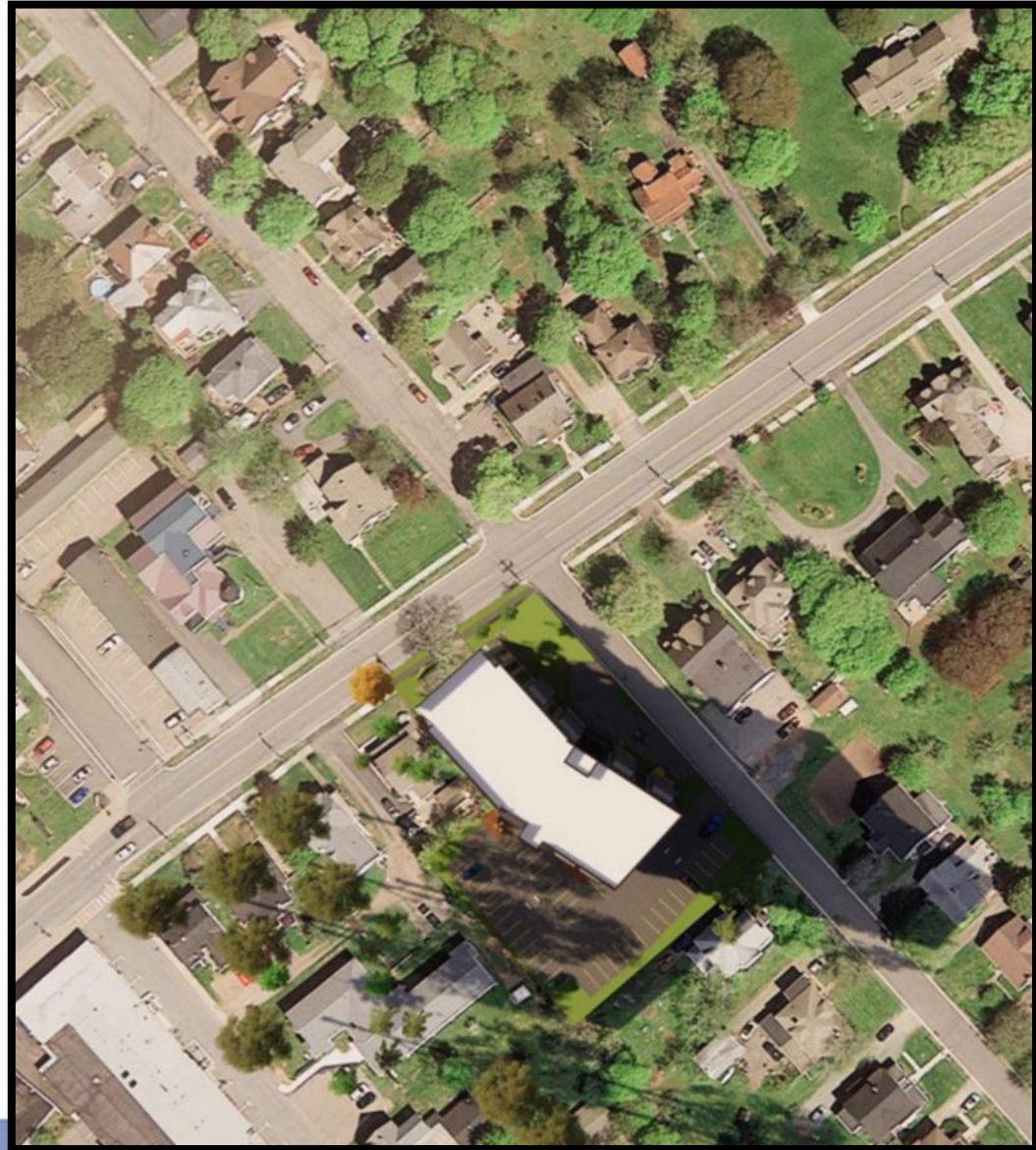


Shade Analysis – Summer Solstice

10 AM



4PM



#seewhyweloveit

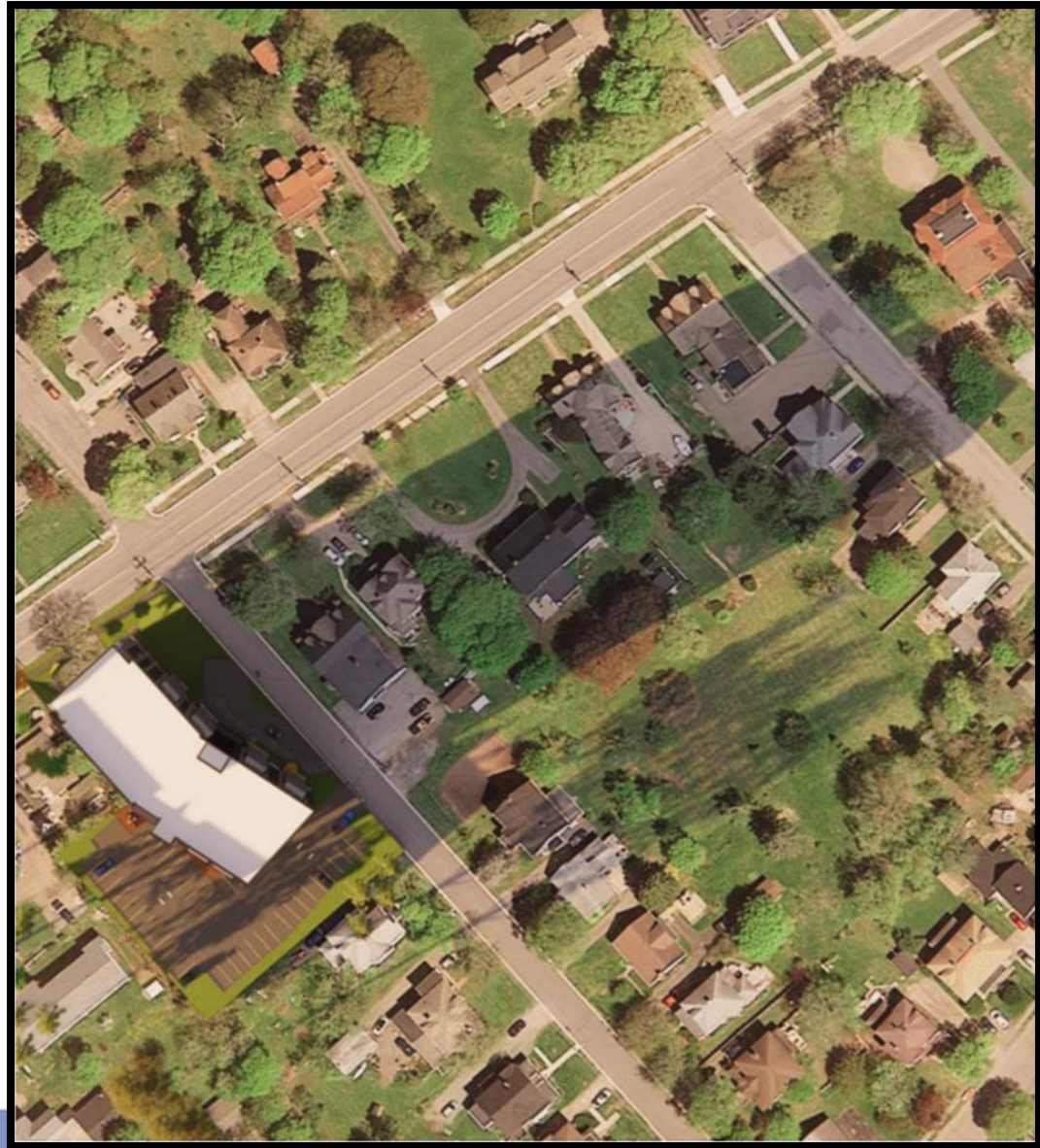


Shade Analysis – Winter Solstice

10 AM



4PM



#seewhyweloveit



RELEVANT PLANNING BYLAWS AND POLICIES

1. Permitted Uses by Development Agreement (Land Use Bylaw Section 7.2.2)

In a Residential Zone, an application for the following uses shall be considered by development agreement in accordance with the applicable Municipal Planning Strategy (MPS) Policy:

- (e) Apartment buildings greater than 4 units in accordance with Policy RP-9 of the MPS.

2. Residential Policy on Medium and High Density by Development Agreement (Municipal Planning Strategy, RP-9)

It shall be the intention of Council to ensure medium and high density residential development occur in a manner compatible with a low density residential neighborhood. Specifically, Council shall require that all residential developments greater than 4 dwelling units per property, be subject to a Development Agreement.

In negotiating such an agreement Council shall ensure that:

- (a) ensure that the structure(s) is located on the lot in such a manner as to limit potential impacts on surrounding low density residential developments;
- (b) ensure that the development provides sufficient on-site parking, and appropriate access to, and egress from the street;
- (c) ensure that the location of parking facilities does not dominate the surrounding area, including the utilization of vegetation and fences to mitigate the aesthetic impacts of parking lots;
- (d) ensure that any on site outdoor lighting does not negatively impact the surrounding properties;
- (e) ensure that any signage on the property is sympathetic to the surrounding residential properties;
- (f) require the use of vegetation to improve the aesthetic quality of the development;
- (g) ensure that the architecture of the building is sympathetic to any existing development in the surrounding area.

RELEVANT PLANNING BYLAWS AND POLICIES

3. Implementation Policy on Amendment Criteria (Municipal Planning Strategy, A-5)

It shall be the intention of Council, when [...] entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

- (a) That the proposal conforms to the general intent of this plan and all other municipal bylaws and regulations.
- (b) That the proposal is not premature or inappropriate by reason of:
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 - (ii) the adequacy of municipal water, sanitary sewer and storm sewer services;
 - (iii) the adequacy of road networks, in, adjacent to, or leading to the development;
- (c) That consideration is given to the extent to which the proposed type of development might conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) parking, traffic generation, access to and egress from the site;
 - (iv) any other matter of planning concern outlined in this strategy.

RELEVANT PLANNING BYLAWS AND POLICIES

4. General Land Use Policies on Compatibility (Municipal Planning Strategy, GP-7)

It shall be the intention of Council to allow a mix of compatible land uses and to minimize their impacts by:

- (a) requiring adequate buffering and setbacks;
- (b) screening development by the use of visual barriers;
- (c) regulating the location of parking, storage buildings or other accessory uses or facilities.

5. General Land Use Policies on Density (Municipal Planning Strategy, GP-8)

It shall be the intention of Council to allow development at a density appropriate to the overall desired character of the town.

6. Residential Policy on Housing Mix (Municipal Planning Strategy, RP-8)

It shall be the intention of Council to encourage a mix of housing densities in all residential areas of town to encourage a mix of housing types and income groups in all residential areas.

7. Residential Policy on Affordable Housing (Municipal Planning Strategy, RP-11)

It shall be the intention of Council to encourage and promote the provision of affordable housing units within all residential area of town by: (a) encouraging a mix of housing types and densities.

8. Municipal Service Policies on In-fill Development (Municipal Planning Strategy, MS-11)

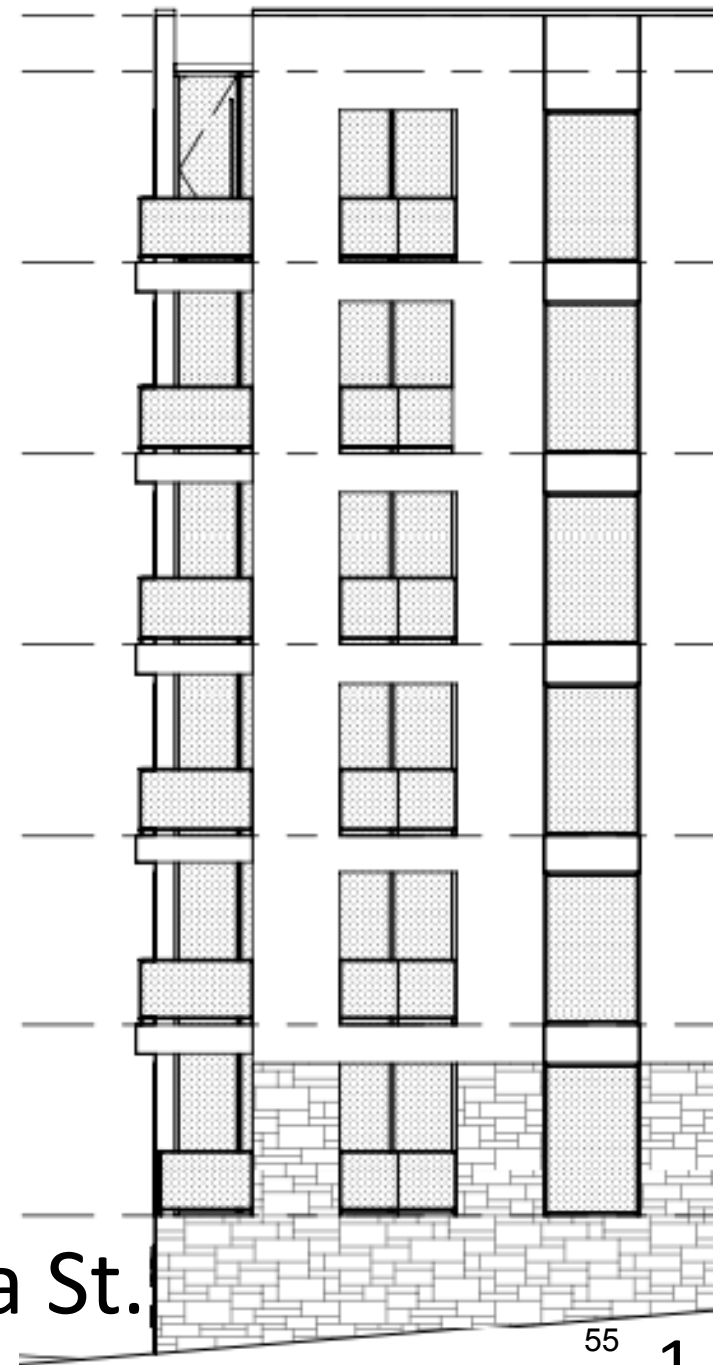
It shall be the intention of Council to encourage and facilitate the development of vacant land located on existing municipal services in order to make more efficient use of such services.

THANK YOU FOR YOUR ATTENTION



WELCOME
To

155 East Victoria St.



The Team

- Les Carrie, Developer & Owner
- Doug Blackmore, Owner
- Bruce Walck, Architect
Powers Brown Architects
- Brian Farrow, General
Maritech Construction Inc.
Amherst
- Casey Concrete, Amherst
Concrete Products



Growth In Amherst

- Amherst Housing Crisis
- 86% of Towns Residents are Renters (Stats Can. 2021)
- Lack of modern rental apartments
- Need modern urban apartments
- RP-9 Medium to High Density by Development Agreement.
- Amherst Municipal Planning Strategy / develop areas with existing Services



Collaborative Partnerships

- National Housing Strategy
- Rental Construction Initiative
- Energy Grant
- Solar Program



South Adelaide side and the Secure Lobby Entry



East Victoria Front Corner with garage driveway and Drop-off at Lobby



View approaching from Downtown



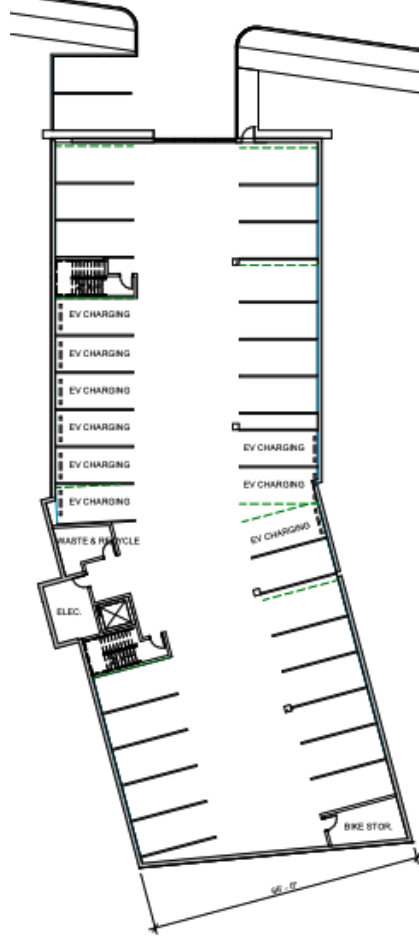
Site Plan with Parking



Floor Plans

UNDERGROUND

SCALE: 1/8" = 1'-0"



LEVEL 01

SCALE: 1/8" = 1'-0"



LEVEL 02-06

SCALE: 1/8" = 1'-0"

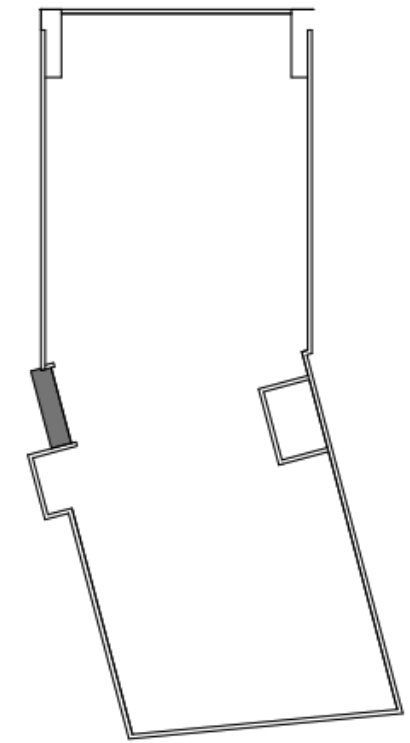


REQUIRED PARKING:	74
SURFACE PARKING:	43
UNDERGROUND PARKING:	31
TOTAL PROVIDED:	74

10 UNITS/ LVL; 59 UNITS TOTAL:
 14 1-BED
 45 2-BED

ROOF PLAN

SCALE: 1/8" = 1'-0"



GARAGE AREA:	11,771 SF.
BLDG. AREA LVLS. 1-6:	67,962 SF.
RENTABLE AREA	52,869 SF.
BUILDING EFFICIENCY	0.66
FACADE AREA	33,905 SF.

Floor Plans

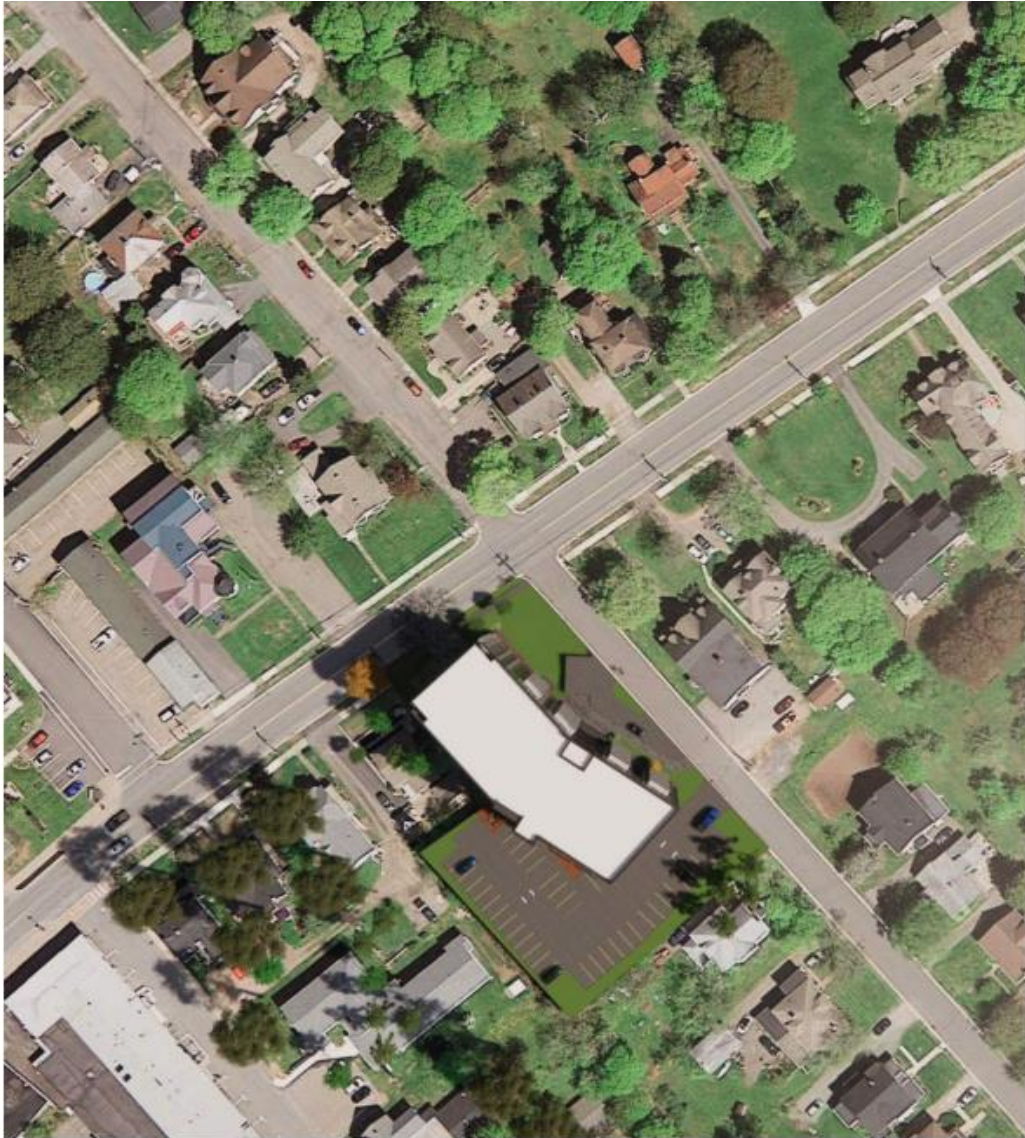


Energy Efficient Design

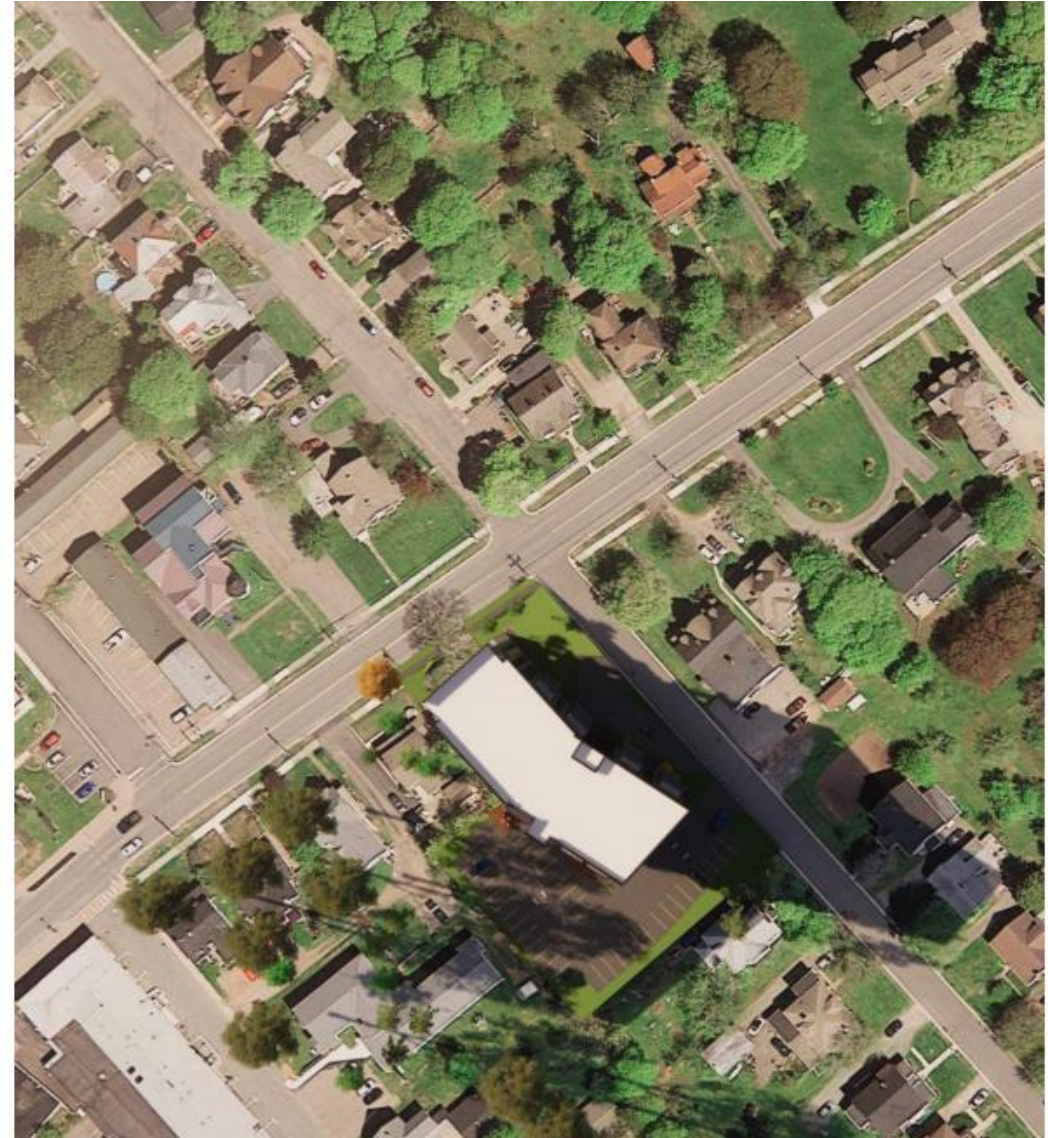
- Tilt-up Concrete Wall Panel Profile
- R32 Insulation
- 40% more efficient



Summer Solstice Study



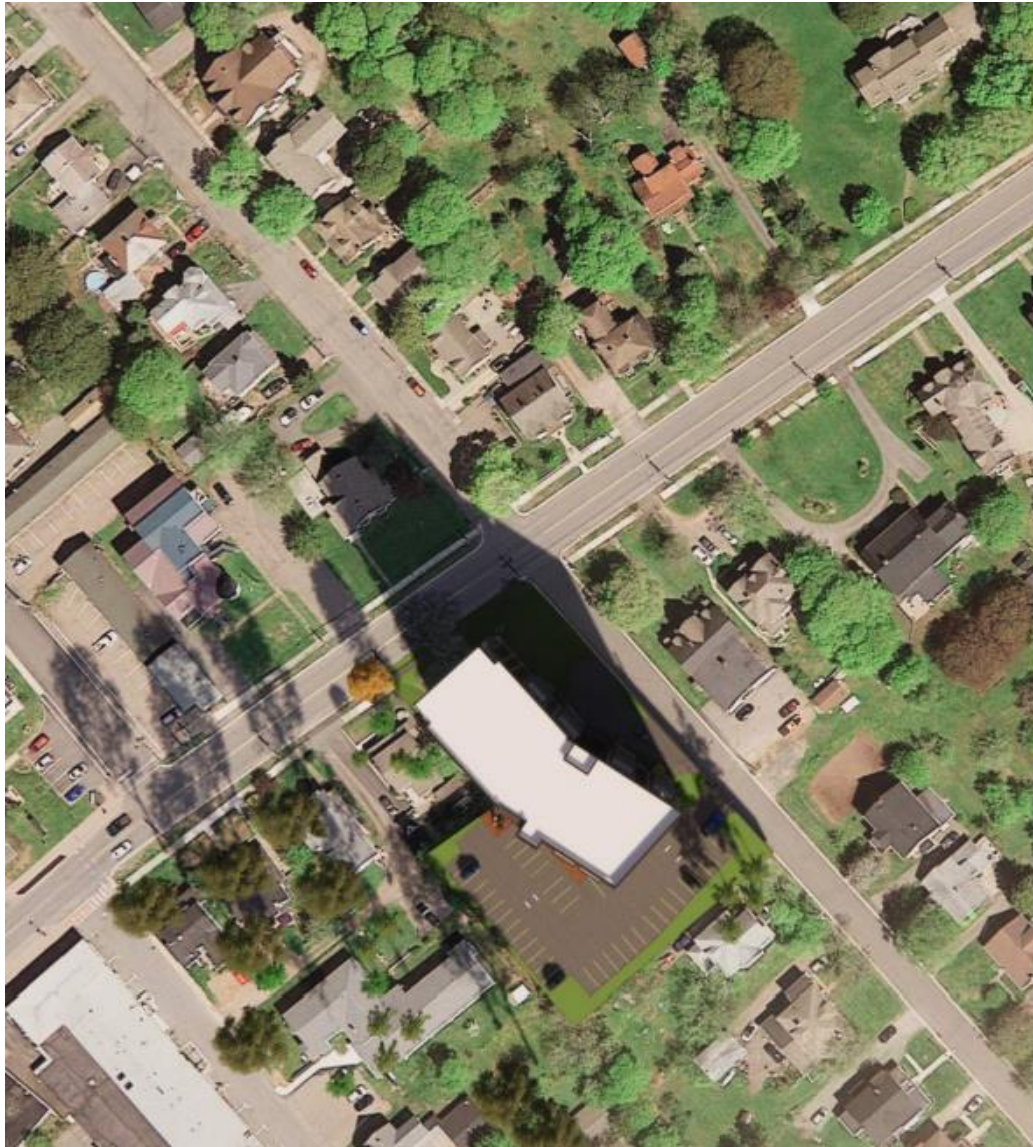
10 AM



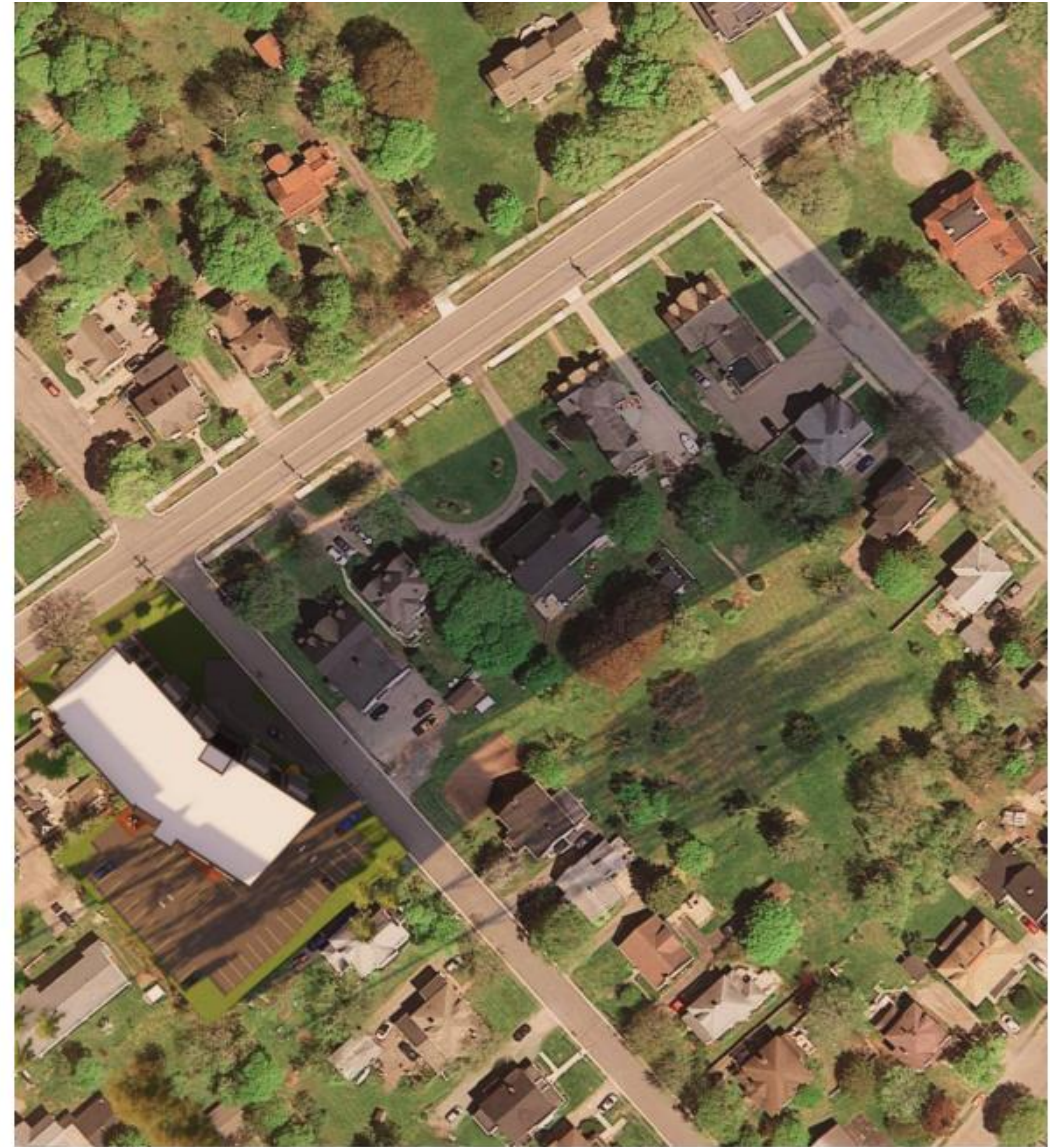
4 PM



Winter Solstice Study



10 AM



4 PM

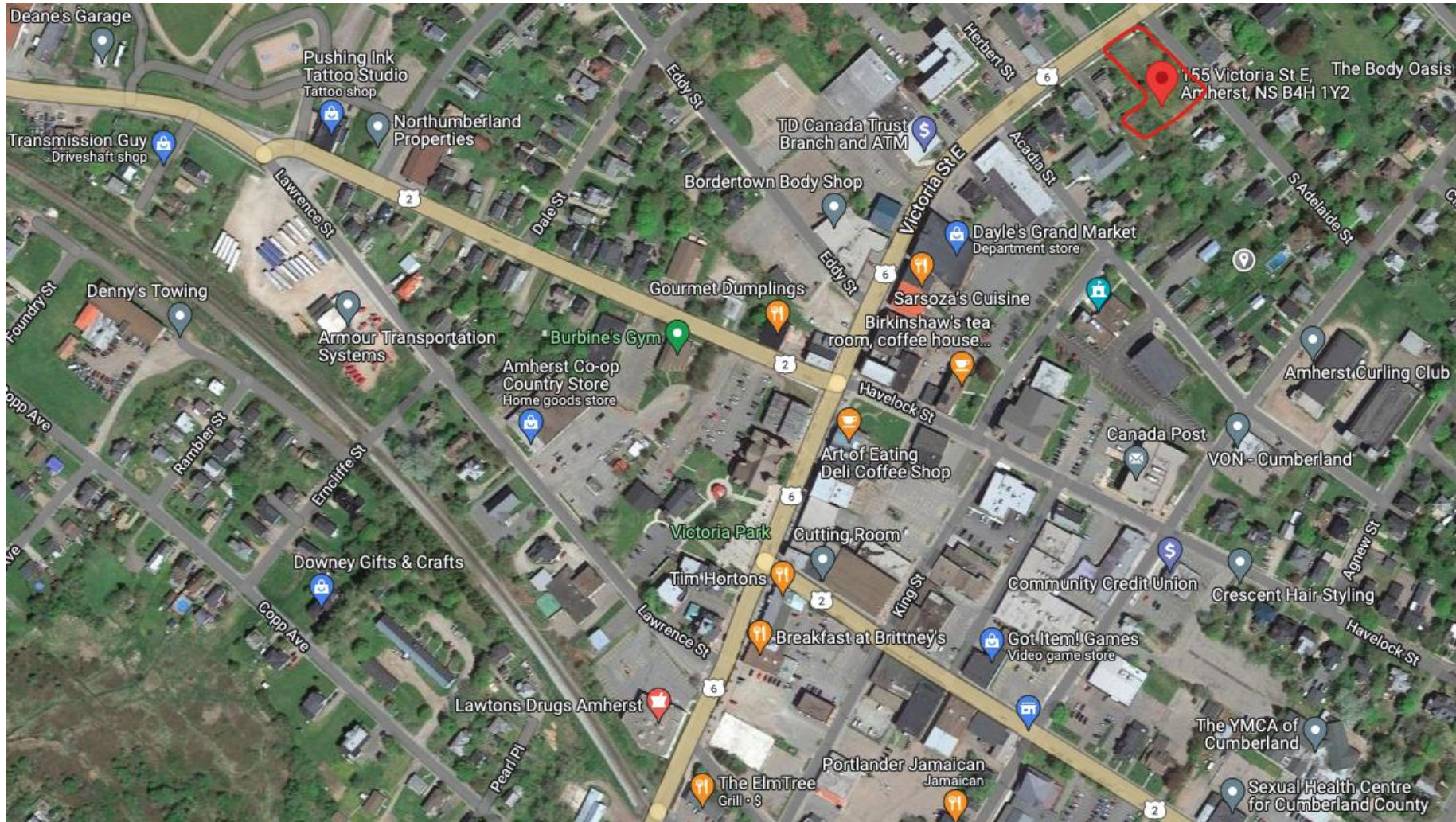


Downtown Amherst Streetscape



Residential Activity to Revitalize Downtown

Location Map of Amherst Downtown



Just 1 block from Downtown

Thank You

Email – 155eastvictoria@gmail.com