



Town of Amherst
Public Participation Opportunity
Agenda

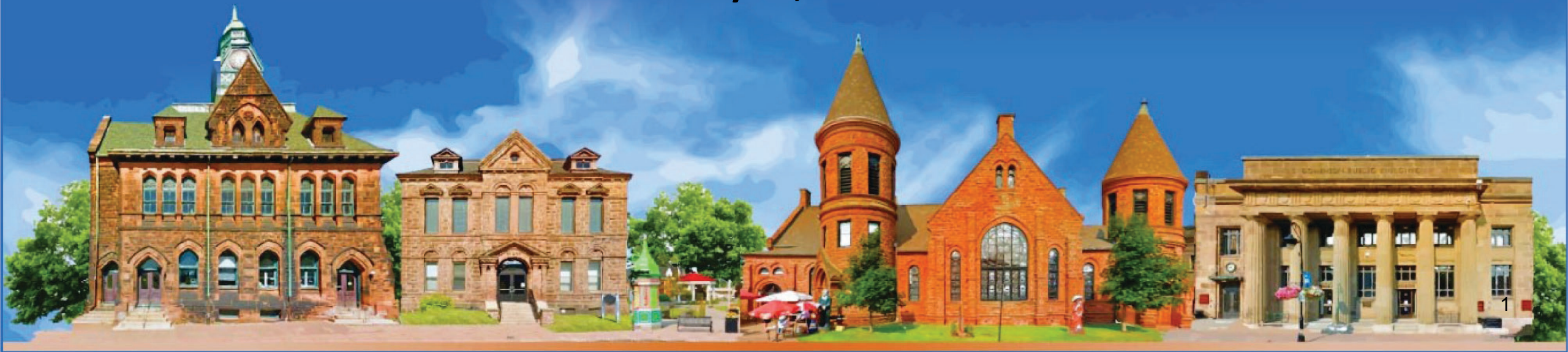
Date: **Wednesday, May 24, 2023**
Time: **5:00 pm**
Location: **Council Chambers, Town Hall**

	Pages
1. Introduction	
2. 106 Church Street	
2.1 Staff Reports / Presentations	1 - 15
2.2 Public Participation Opportunity	
3. 55 Victoria Street East	
3.1 Staff Reports / Presentations	16 - 31
3.2 Public Participation Opportunity	
4. 22-2 Prince Arthur Street	
4.1 Staff Reports / Presentations	32 - 49
4.2 Public Participation Opportunity	
5. Electric Street	
5.1 Staff Reports / Presentations	50 - 67
5.2 Public Participation Opportunity	

Public Participation Opportunity

**Development Agreement application to permit a Clay Studio on 106
Church Street**

May 24, 2023



Disclaimer

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INTRODUCTION

Aim

The aim is to ensure public involvement in the planning process, particularly on development proposals that require a development agreement and/or an amendment to any of the existing planning documents.

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 outline the relevant land use bylaws and policies.

INTRODUCTION

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DEVELOPMENT AGREEMENT PROCESS

❑ 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.

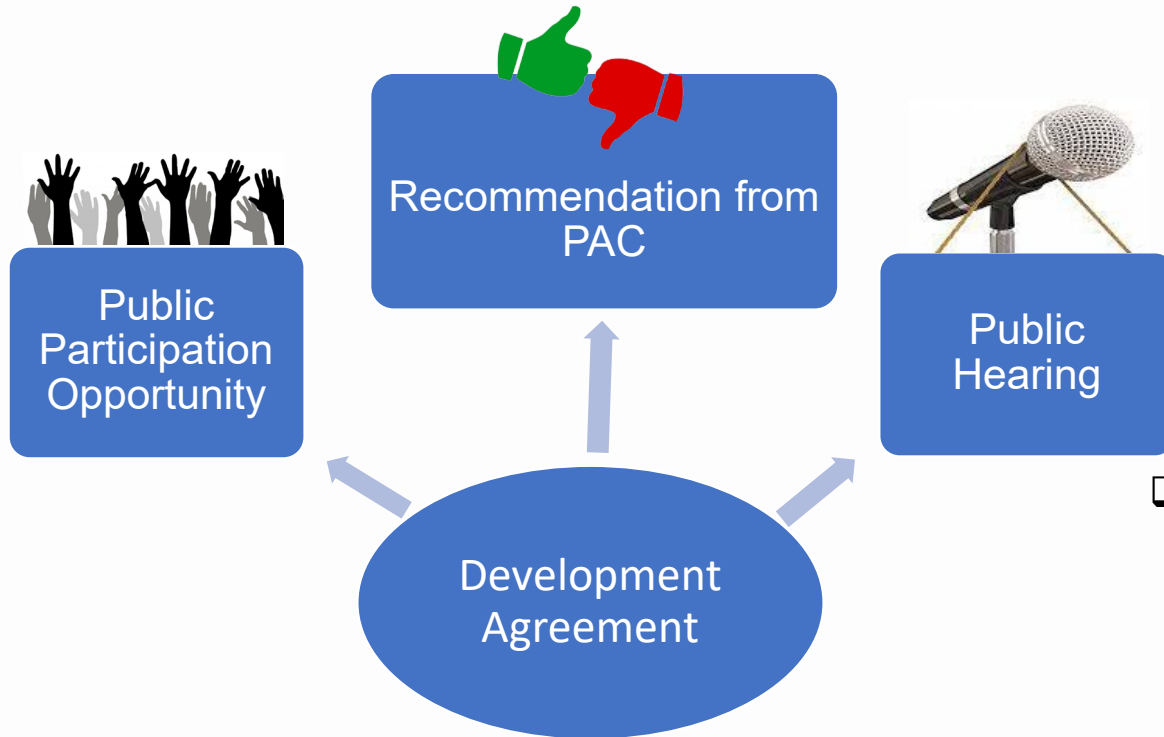
❑ Aspects of a development that may be addressed in this agreement may include:



❑ 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 / AMENDMENT PROCESS

- ❑ A development agreement process OR an amendment to the planning document is subject to:



- ❑ The final decision to enter into a development agreement or amend a planning document 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/ Owner: Willard Leeck & Leslie Sadler

Summary of Proposal: to permit the change of use of the existing building on 106 Church Street from a dance studio to a clay studio.

Location: 106 Church Street (PID: 25013871)

Property Area: 542m² (5834.04 sqft).

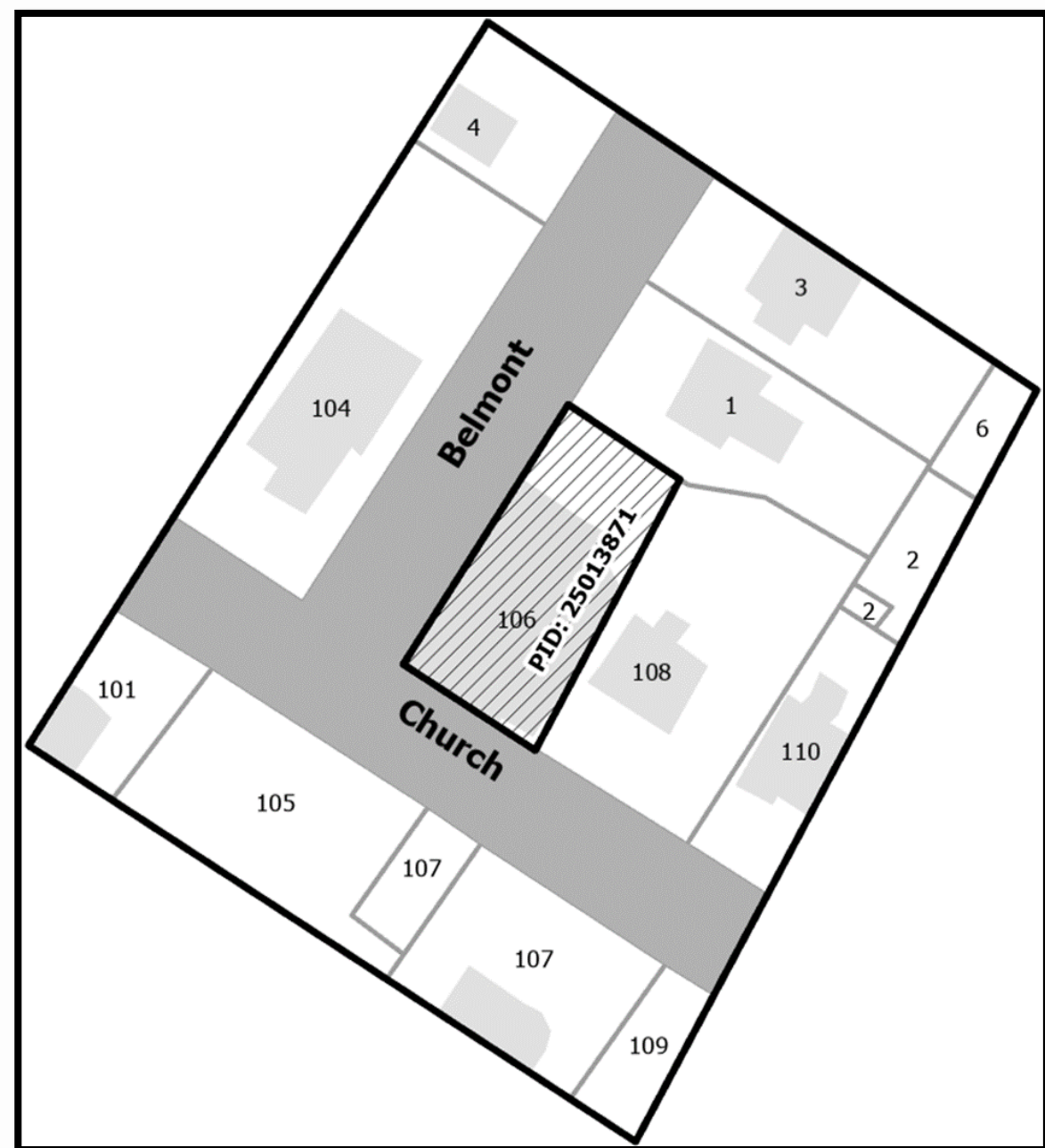
Existing building area: 383m² (4122.58 sqft).

Lot coverage: 71%.

Existing Zoning: General Residential

Existing Land Use: In transition. There is an existing Development Agreement that permits a dance studio on the property.

Street Frontage: The lot is a corner lot with approximately 17m frontage on Church Street and 34m on Belmont Street.



NEIGHBOURHOOD CONTEXT

- ❑ The subject property is located in the General Residential Zone and surrounded by detached residential dwellings.
- ❑ Directly opposite the property along Church Street is the Town's tennis court.
- ❑ The property is also within a close proximity to the Downtown Zone and can be easily accessed from any part of the Town.



GENERAL DESCRIPTION

Operation and Staffing

- ❑ The applicant intends to use the former Atlantic Ballet Studio as a Clay Studio (ceramic, pottery, stoneware and porcelain).
- ❑ Orders can be placed on-line and in-person, while pick-up (wholesale and retail) will be on-site.
- ❑ Items that would be sold include but are not limited to crafts, paints, ceramic slip (liquid clay), kit supplies and artisan hand tools.
- ❑ The space will also be made available for local artisans to teach their design, painting, pottery and clay molding skills.
- ❑ At the initial stage, the business will be operated by two persons. More will be employed as the business expands.
- ❑ The hours of operation will be 12pm till 8pm from Wednesday to Sunday. There is plan to extend this time from 7am till 10pm on Monday through Sunday as the need arises.



GENERAL DESCRIPTION

Parking

- ❑ 3 on-site spaces.
- ❑ There is currently short-term parking across the street on the Town owned tennis court at 106 Church Street.
- ❑ The existing easement on the property to access 108 Church Street, off Belmont Street will be maintained based on a mutual agreement between the property owners.



GENERAL DESCRIPTION

Signage

- A sign (approximately 2 by 6 feet) will be placed on both sides of the building near the front wall and on the rear side. The signs will advertise the business name and contact information.
- An enclosed bulletin billboard (2 by 3 feet) showing information regarding the business hours, class schedules, store sales, special events and shows will be added to the front and back door.
- A hanging sign (3 by 8 feet) showing the business name and/or logo will be placed above the entrance door. This sign will be between 10 to 14 feet higher than the sidewalk so that it does not obstruct pedestrian movement and snow removal.
- Small parking signs (approximately 1' x 1') will be installed at the side and back of the building to indicate the spaces available to store customers.

Lighting and Security

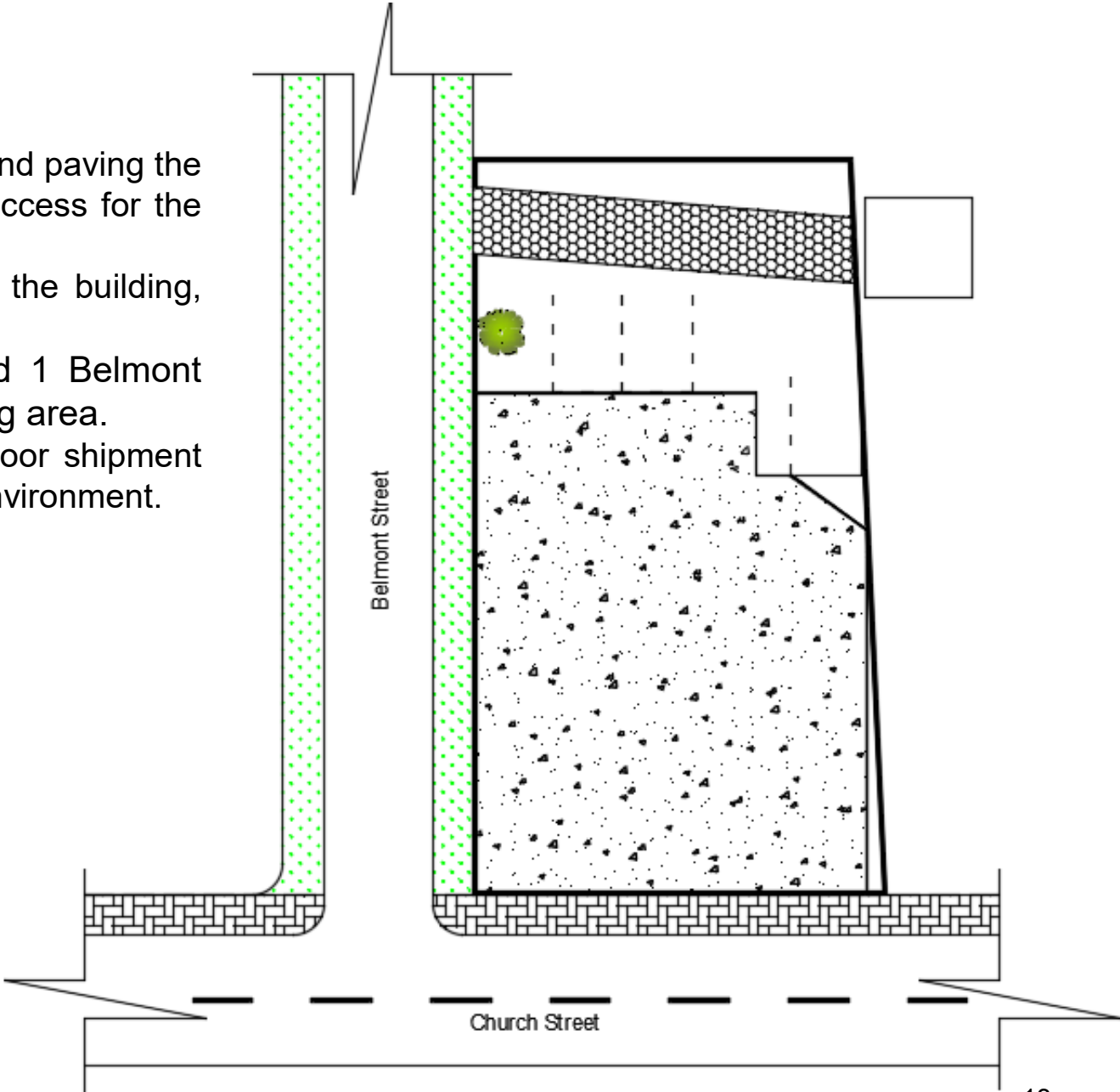
- Motion activated down lighting will be utilized to illuminate the signs and doorways.
- Illuminated OPEN signage at the front window and one at the back window to cater for late afternoons and evenings.
- Extra lighting and security cameras to record activity near the trafficked areas around the exterior.



GENERAL DESCRIPTION

Proposed Site Renovations

- ❑ Replacing the grass clearing along Belmont Street with gravel and paving the rare side of the building to allow for more and safer parking access for the business.
- ❑ Removing all or part of the existing tree to avoid damage to the building, phone/power lines and obstruction to parking.
- ❑ The existing wood fence between 106 Church Street and 1 Belmont Street will be removed to allow easier access into the parking area.
- ❑ Installing a wider entrance in front of the building to ease indoor shipment delivery, improve air circulation and create a more welcoming environment.



RELEVANT PLANNING BYLAWS AND POLICIES

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

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 and Development Policies

GP-7 (Compatibility): 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.

GP-11 (Non-conforming Uses)

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 neighbourhood;
- (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

A-5 (Amendment Criteria)

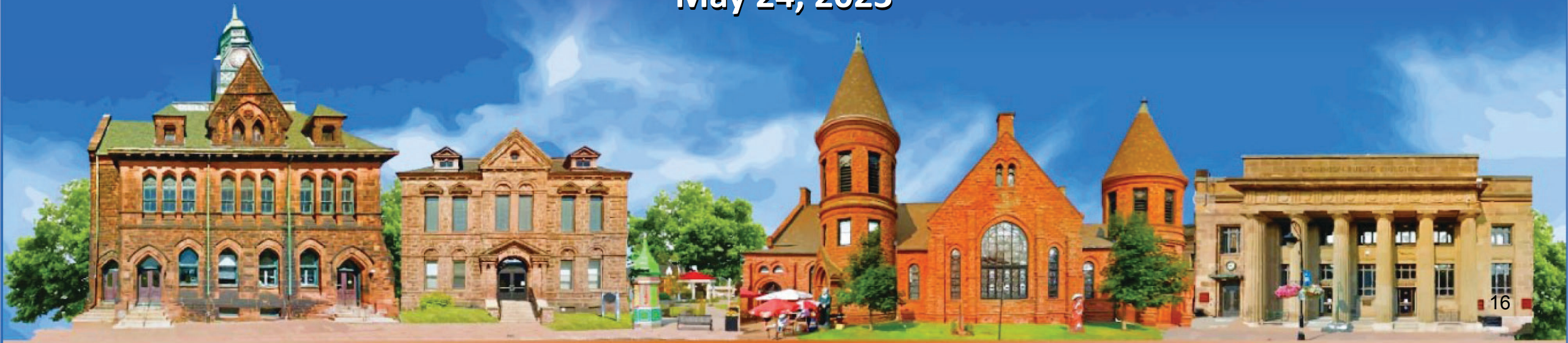
It shall be the intention of Council, when considering an amendment to this or any other planning document, including the entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

- (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.

Public Participation Opportunity

**Application to amend the Municipal Planning Strategy and Land Use
Bylaw to permit a drive-through in the Downtown Zone.**

May 24, 2023



Disclaimer

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INTRODUCTION

Aim

The aim is to ensure public involvement in the planning process, particularly on development proposals that require a development agreement and/or an amendment to any of the existing planning documents.

Objectives

Specifically, the following will be addressed:

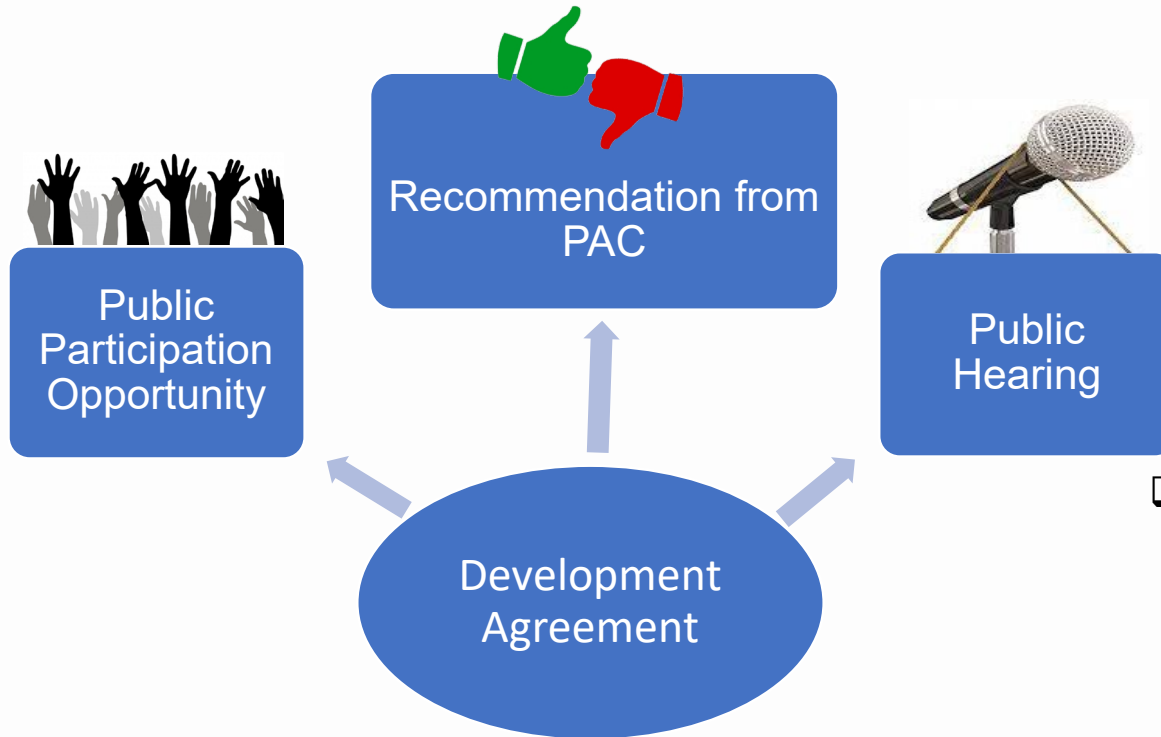
- i. Describe the proposal and outline the relevant land use bylaws and policies.

INTRODUCTION

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LUB AND MPS AMENDMENT PROCESS

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LUB AND MPS AMENDMENT PROCESS



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APPLICATION DETAILS

Applicant/ Owner: Casey Realty Limited

Summary of Proposal: Application to amend the Municipal Planning Strategy and Land Use Bylaw to permit the installation of a drive-through on 55 Victoria Street East.

Location: 55 Victoria Street East (PID: 25005166)

Property Area: 796 m² (8568 sqft).

Other affected parcels:

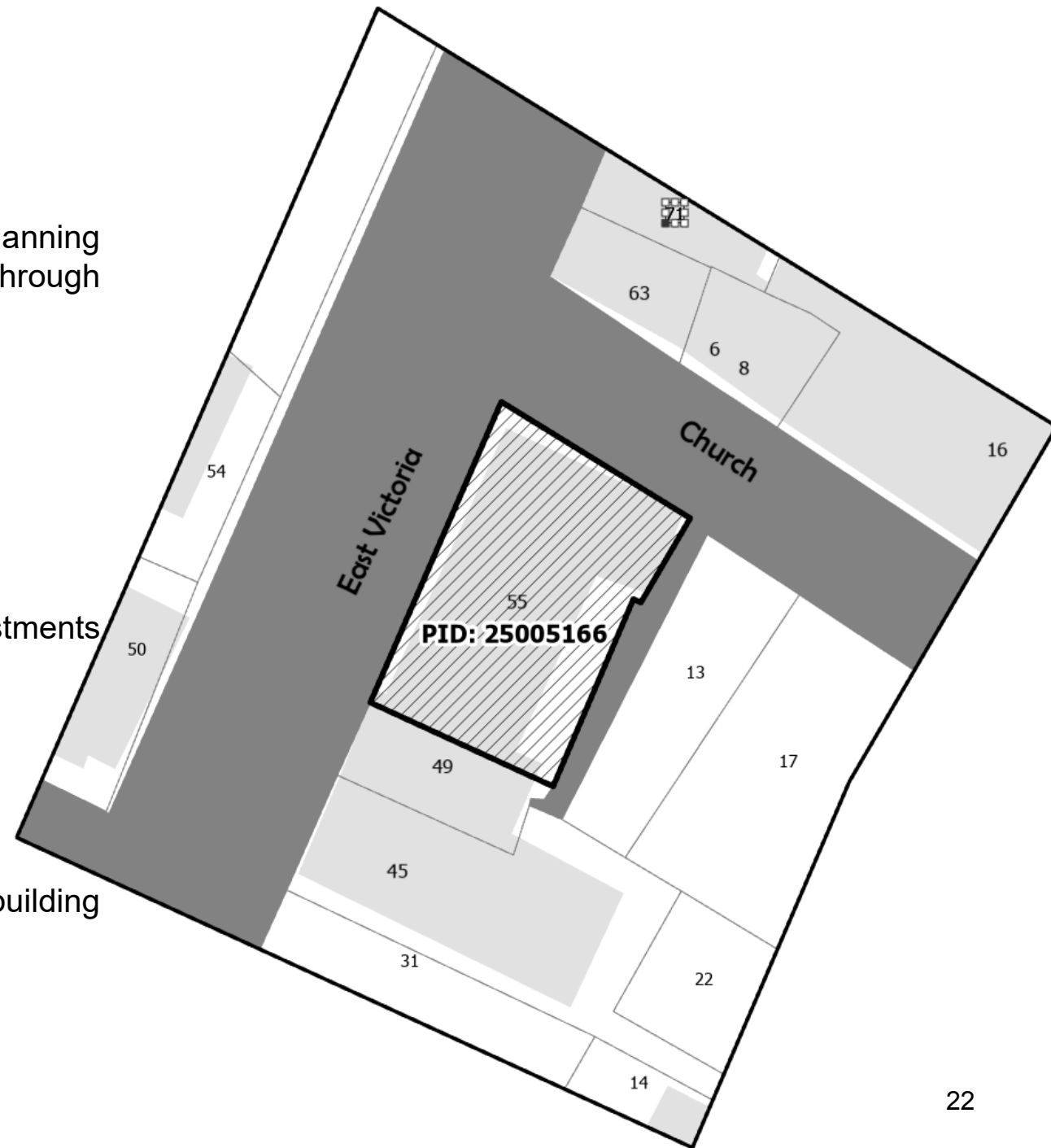
13, Church Street (PID: 25013566) owned by Casey Realty.

17, Church Street (PID: 25013582) owned by Rosedale Investments Limited

Area of the all the affected parcels: 1935m² (20828 sqft).

Existing Zoning: Downtown (Core Area District)

Existing Land Use: 55 Victoria Street is currently has a vacant building and the rest of the affected parcels are used for parking.



NEIGHBOURHOOD CONTEXT

- ❑ The site is strategically located at the intersection between Victoria Street and Church Street which are town prominent Streets in the Town.
- ❑ The downtown area features a mix of commercial activities, and services particularly near this site with would enhance patronage.
- ❑ The site is bordered by historically significant buildings, restaurants, commercial offices and stores, a parking lot and an open garden (Victoria Park)
- ❑ There is an existing sidewalk along Victoria, Church and Electric Street.



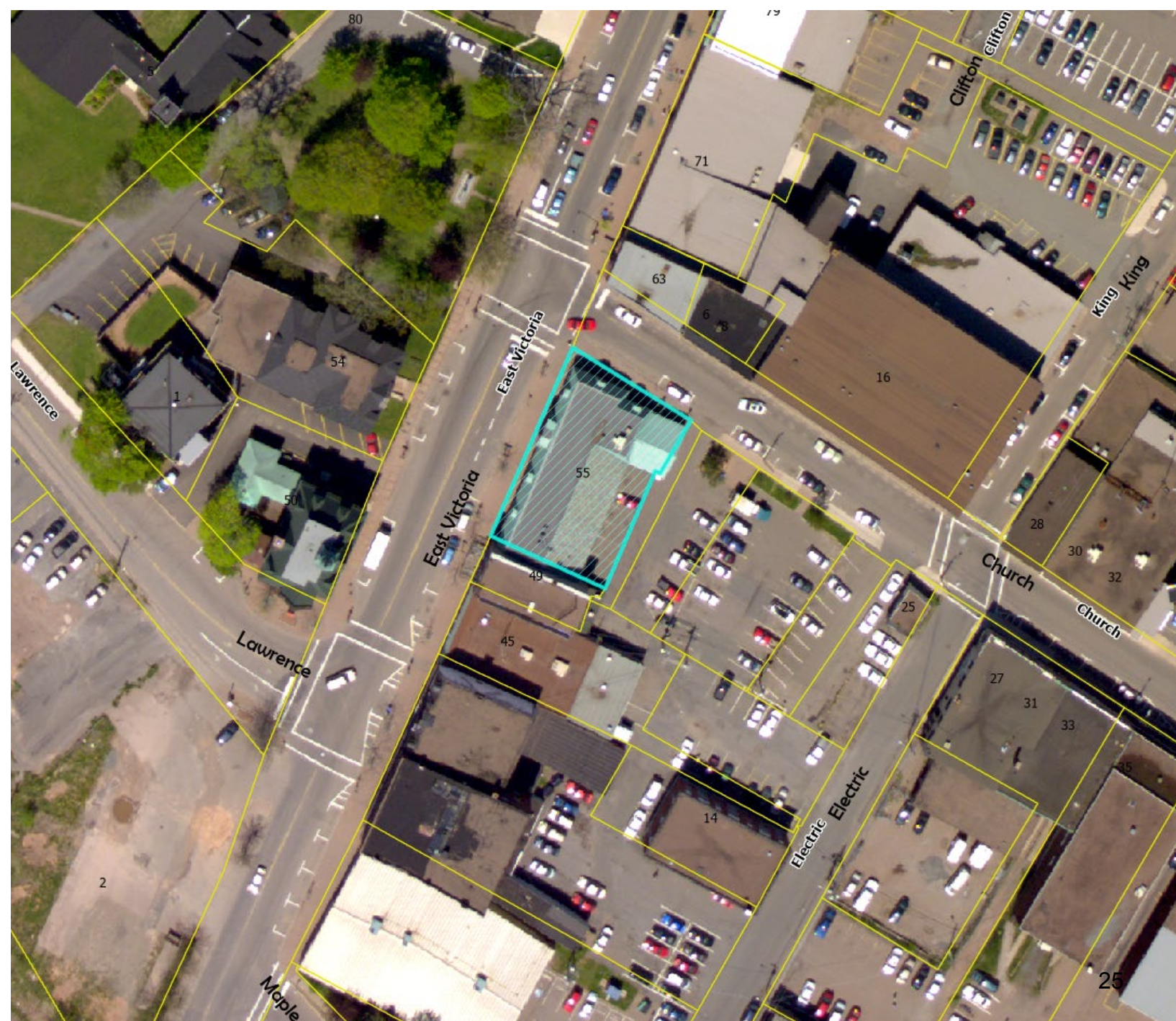
NEIGHBOURHOOD CONTEXT



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GENERAL DESCRIPTION

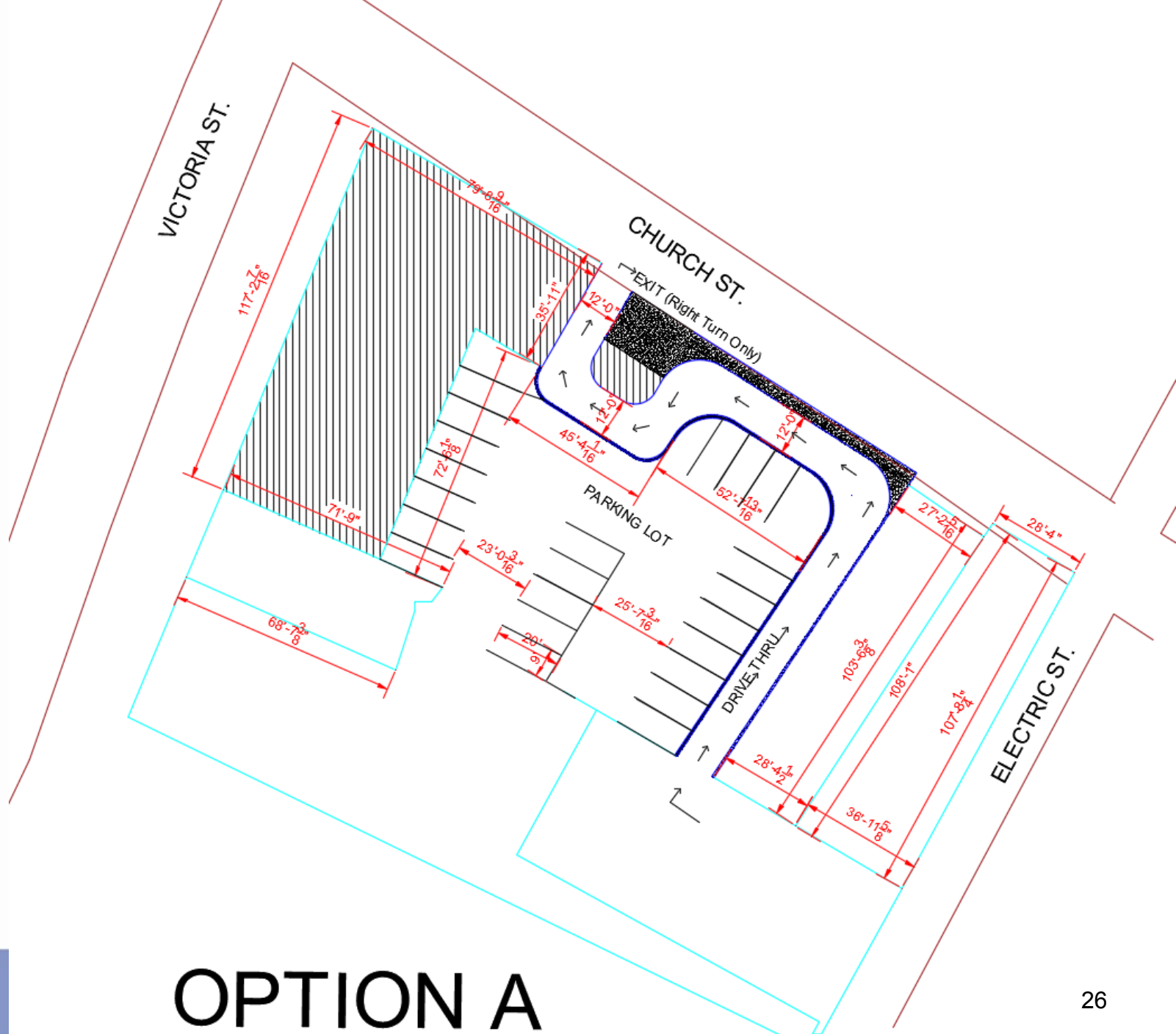
- ❑ The applicant has stated that since the closure of Tim Horton's in the location efforts to re-establish a major food and beverage chain has been limited by the prohibition on drive-throughs under Section 8.4.1. of the Town's LUB.
- ❑ Section 8.4.1 restricts new vehicle oriented uses including drive-throughs in the Core Area of the Downtown Zone.
- ❑ One of the major reasons why a drive through was prohibited in the Downtown Zone is to preserve the historic urban design of this zone. This includes the limited setbacks and entrances directly in front of and connecting to public sidewalks or open spaces.



SITE PLAN

The proponents has put forward three potential options.

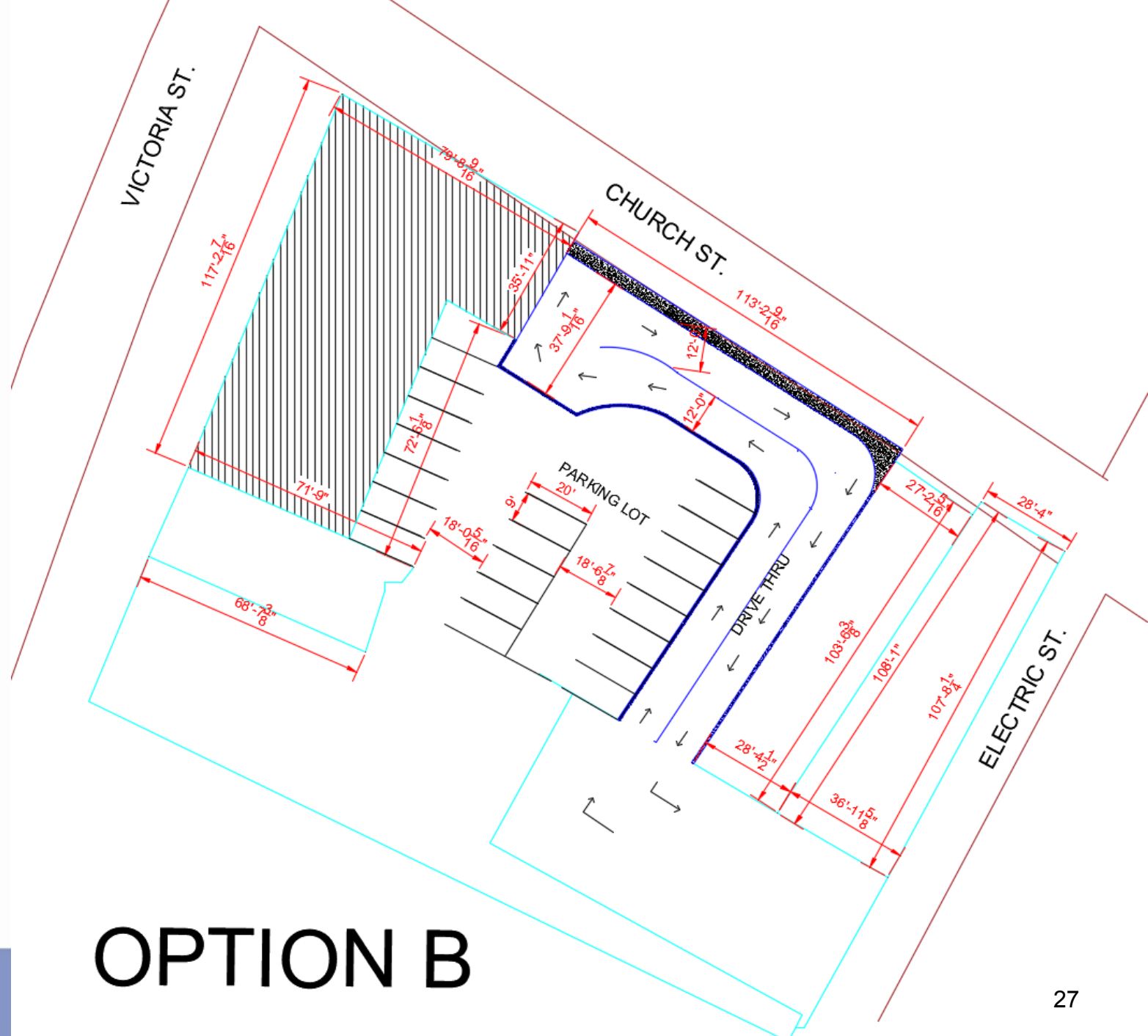
- ❑ The first option has a one-way entry off Electric Street. Users will have to meander through the parking lot and exit in the right direction along church street.
- ❑ This option although has a distant entry point from the building, it gives room for more vehicle stacking (approximately 10 cars) and has a limited impact on the flow of traffic along Church Street.
- ❑ Increased patronage, however, could increase the traffic along Electric Street.
- ❑ This design option will also affect the inflow and outflow of vehicles into the existing parking lot because the entry along Church Street would be lost.



OPTION A

SITE PLAN

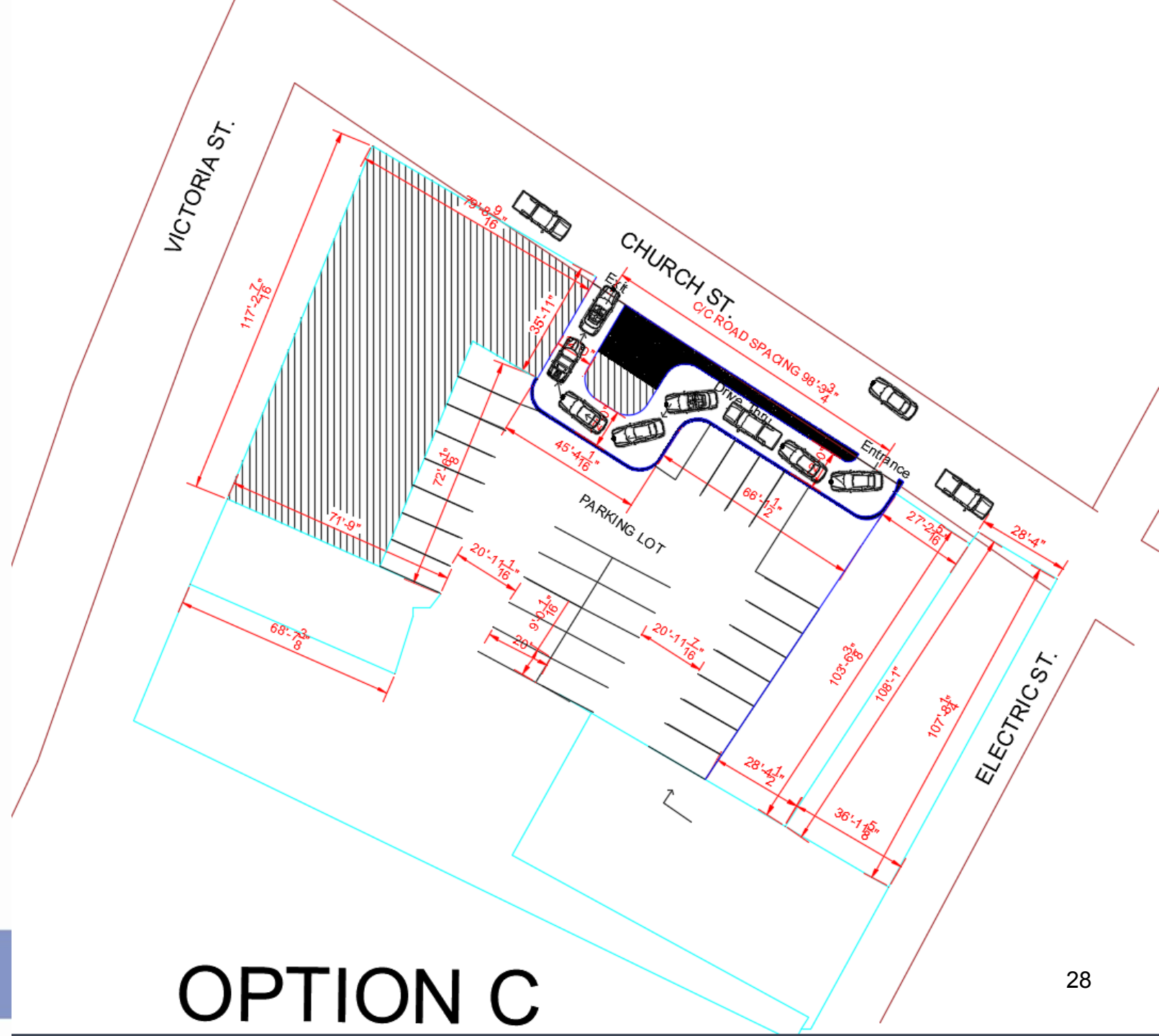
- ❑ The second option is a two-way off Electric Street which serves as the entry and exit.
- ❑ The wider road gives room for more vehicle stacking (approximately 18 cars) with no impact on the flow of traffic along Church Street. However, there will be a significant increase the traffic along Electric Street.
- ❑ Also, the direction of vehicular movement mirrors the norm in Canada. Hence, a high tendency to confuse road users.
- ❑ This design option will also affect the inflow and outflow of vehicles into the existing parking lot because the entry along Church Street would be lost. Some of the existing parking spaces will also be lost.



OPTION B

SITE PLAN

- ❑ The third option is a one-way off Church Street which serves as the entry and exit.
- ❑ This option has the least spatial coverage and has no impact on the traffic on Electric Street.
- ❑ Navigating through this limited spaces with acute curves raises concern.
- ❑ This design is will also impact pedestrian and vehicular movement along Church Street due to possible turning of vehicles in all direction by patrons of the proposed development.

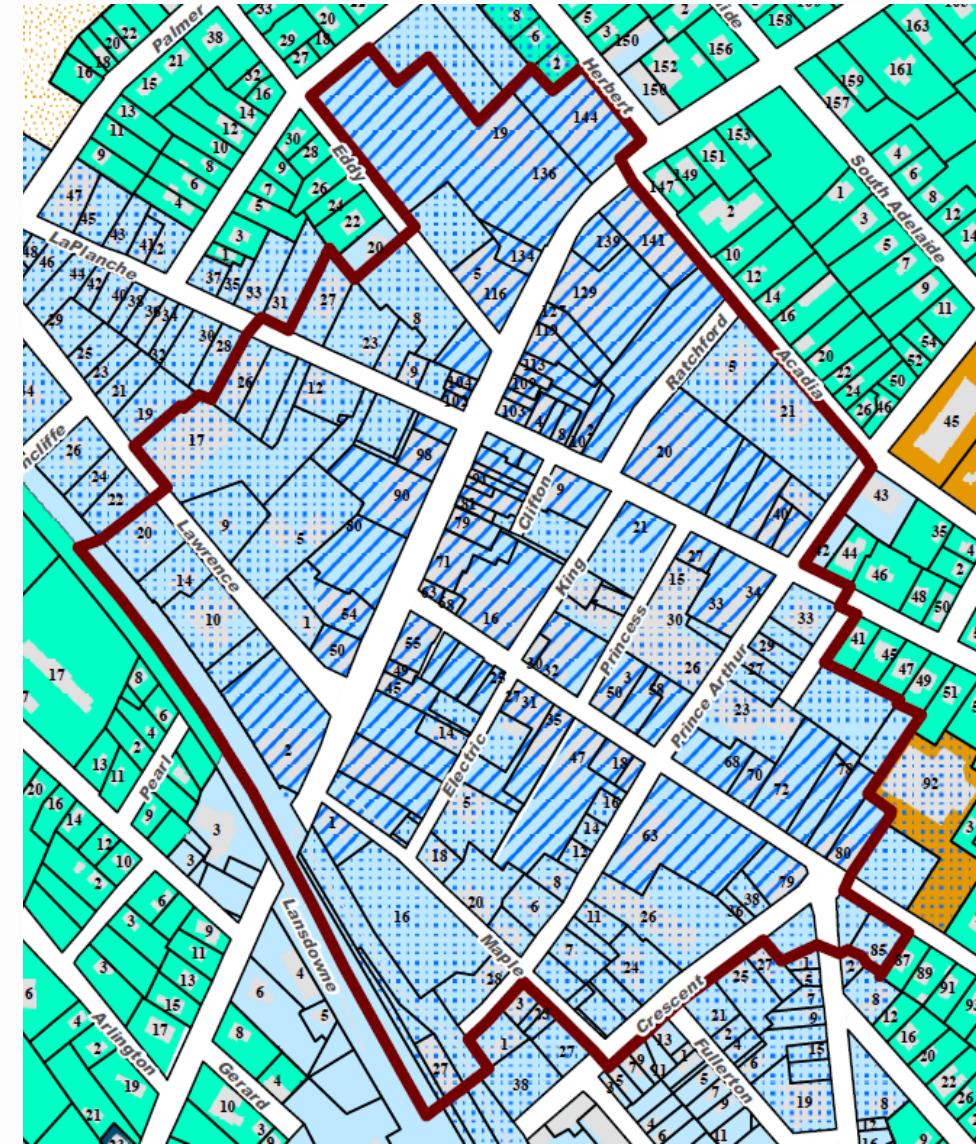


RELEVANT PLANNING BYLAWS AND POLICIES

1. Land Use Bylaw Section 8.4.1 (Vehicular Oriented Uses in a Downtown District)

In the Core Area District, the following shall not be permitted on Victoria Street, Church Street, Havelock Street, King Street, Electric Street, or Ratchford Street, and may be permitted elsewhere in a Downtown District, subject to any other relevant section of this bylaw:

- a) Motor Vehicle Fueling Stations
- b) Motor Vehicle Sales, Rental, or Repair
- c) Car Washes
- d) Drive-thru's
- e) Self Storage Facilities



Core Area District

RELEVANT PLANNING BYLAWS AND POLICIES

2. Commercial Policies

CP-13 (Development Agreement, Automobile Uses in Downtown Zone)

Within the Downtown zone, it shall be the intention of Council, in areas where automobile uses are permitted, to require that all motor vehicle related uses, including but not limited to, motor vehicle repair, sales and fueling stations, as well as any drive thru establishment, be subject to a Development Agreement. In negotiating such an agreement Council shall:

- (a) ensure that the development provides sufficient on-site parking, and appropriate access to, and egress from the street;
- (b) 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;
- (c) ensure that any on site outdoor lighting does not negatively impact the surrounding properties;
- (d) require the use of vegetation to improve the aesthetic quality of the development.

3. Land Use Bylaw Section 5.9 (Vehicle Stacking for Drive-Through Uses)

Businesses providing drive-through services including but not limited to banks, automatic car-wash facilities, and restaurants, shall provide, exclusive of driveways or isles, stacking for vehicle queuing in accordance with the following requirements:

- (i) 5 inbound spaces
- (ii) 2 out-bound spaces

RELEVANT PLANNING BYLAWS AND POLICIES

4. Implementation Policies

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Public Participation Opportunity

**Development Agreement to permit the construction of a 3-story, 24-unit
apartment building on Prince Arthur Street**

May 24, 2023



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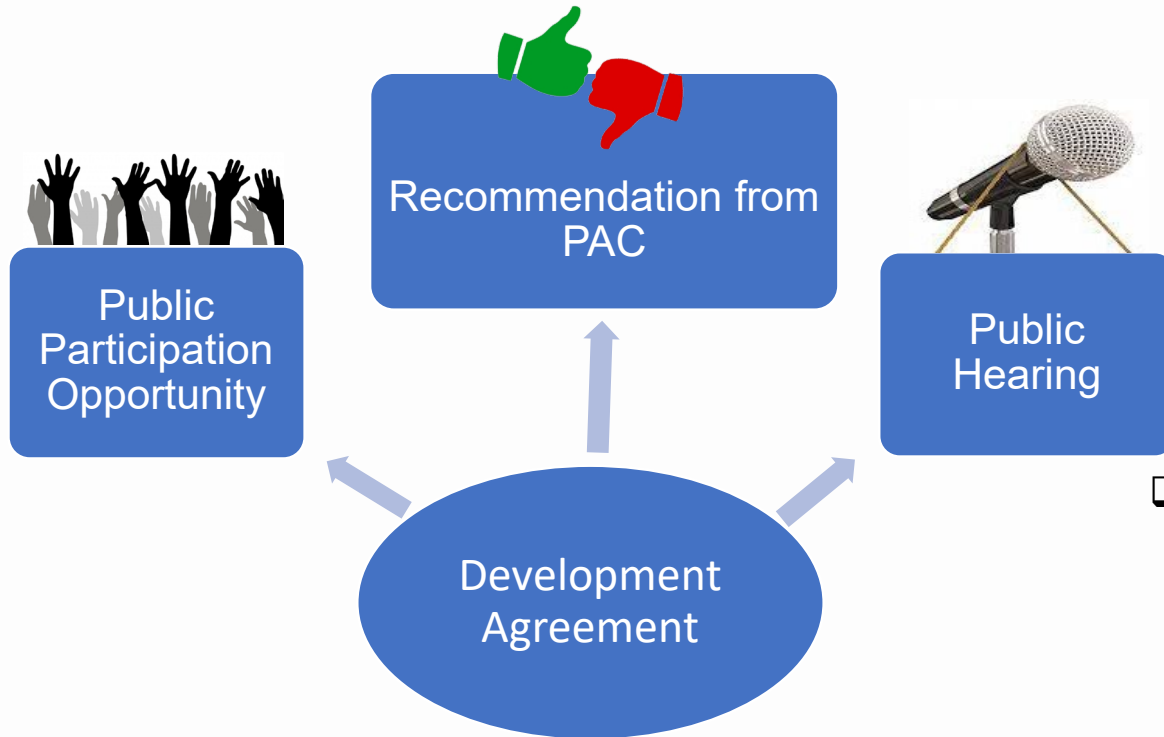
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DEVELOPMENT AGREEMENT PROCESS



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APPLICATION DETAILS

Applicant/ Owner: Casey Realty Limited

Summary of Proposal: Development Agreement to permit the construction of a 3-story, 24-unit apartment building on Prince Arthur Street.

Location: Lot 22-2 Prince Arthur Street (PID: 25514563).

Property Area: 2699m² (0.66 acre).

Existing Zoning: Downtown (Core Area District)

Existing Land Use: Parking

Street Frontage: 5.79m along Prince Arthur Street



NEIGHBOURHOOD CONTEXT

- ❑ The subject property exists in the downtown core.
- ❑ The property is a flag lot bounded by a mix of different uses including the Amherst Lions Club, a dental clinic, restaurants, the Amherst Theatre, and a variety of detach residential units.
- ❑ The downtown core area with a variety commercial uses and services is within a very short walking distance to this site.
- ❑ Directly opposite the driveway to this site is the Holy Family Catholic Church.



NEIGHBOURHOOD CONTEXT



#seewhyweloveit

GENERAL DESCRIPTION

Units: A 3-story, 24-unit apartment building. 14 two-bedroom units and 10 one-bedroom units.

Proposed building area: 737m² (2418 sqft).

Lot coverage: 27%.

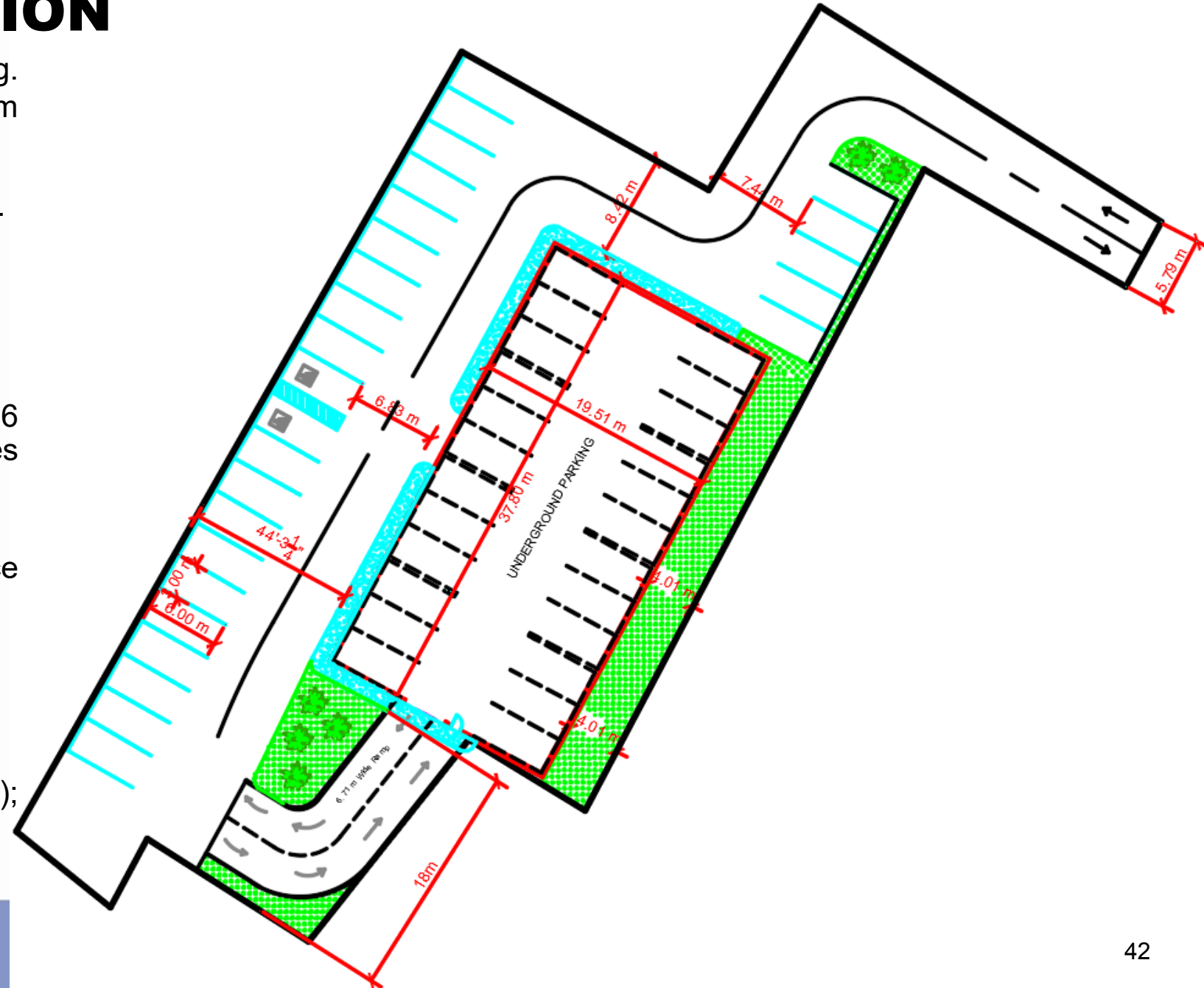
Density: 36 units / acre

Parking: 50 parking spaces including 26 surface and 24 underground parking spaces (i.e. 2 spaces/unit)

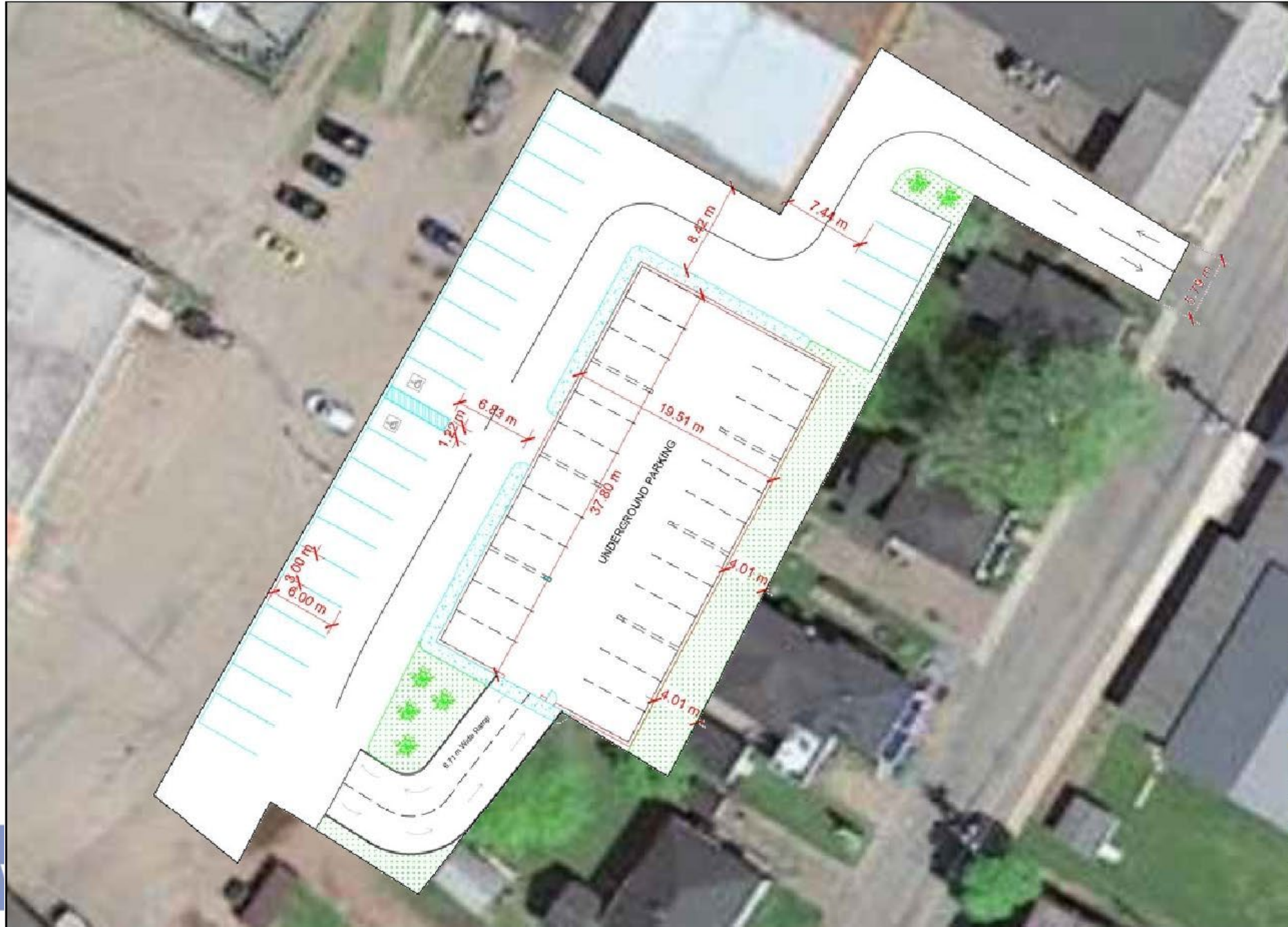
Access: Access to the property is via Prince Arthur Street.

Building Setbacks (approximate):

- Front Yard (west): 13.5m (44 ft)
- Side Yards: 18m (62 ft) and 8.42m (31ft); south and north, respectively.
- Rear Yard (east): 4m (14.2ft)



Site Plan



Notes:
Underground Parking
Spaces= 20

Ground Level Parking
spaces= 26

ORIENTATION



PROJECT
CASEY APARTMENTS 24
UNITS, AMHERST, N.S.

TITLE
LOT 22-2, Prince Arthur St.
Amherst

CLIENT
CASEY REALTY

DRAWN BY : AK

CHECKED BY: JH

DATE: 2023-04-24

Project Id. 23- 525

Scale: NTS

Drawing No. 1 | REV 1

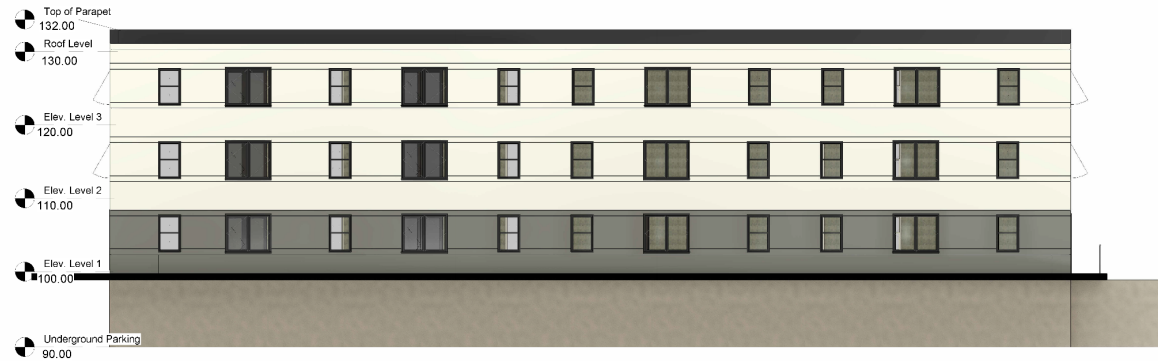
Building Elevation



1 East
1 : 100



4 West
1 : 100



2 North
1 : 100



3 South
1 : 100

Maritech
Construction Inc.

Rev	Description	Date

CODE SUITABILITY DESCRIPTION
STATUS PURPOSE OF ISSUE

PROJECT CASEY
APARTMENTS
24 UNITS

TITLE LOT 21-1 Electric St,
Amherst

CLIENT Casey Realty

DRAWN BY JAK CHECKED BY JH DATE 23/04/26
SCALE (@ A1) 1:100 PROJECT NUMBER 22-539
DRAWING NUMBER 2 REV



Building Elevation (3D)



#sewhywel



RELEVANT PLANNING BYLAWS AND POLICIES

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

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 Policies

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

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

RP-11 (Affordable Housing)

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.

3. General Land Use and Development Policies

GP-7 (Compatibility)

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.

GP-8 (Density)

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

4. Municipal Service Policies

MS-11 (In-fill Development): 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.

5. Sustainability Policies

SP-1 (Residential Development): It shall be the intention of Council to encourage high density residential development in the Downtown Zone.

SP-2 (Residential Development): It shall be the intention of Council to encourage multiunit residential on the upper floors in the Downtown Zone.

RELEVANT PLANNING BYLAWS AND POLICIES

6. Land Use Bylaw Section 8.3.2 (Permitted uses by Development Agreement)

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

(d) Ground floor residential uses subject to MPS Policy CP-15.

7. Commercial Policies

P-15 (Ground Floor Residential)

It shall be the intention of Council to consider applications for ground floor residential uses in the Downtown Zone by Development Agreement excluding that portion of a building that abuts Church, Victoria and Havelock Streets. Outside said streets, applications for new residential buildings or ground floor conversion of existing commercial and institutional buildings will not be considered for residential uses unless it can be shown that such a conversion will not detract from the commercial character of the surrounding streetscape.

In negotiating such a development agreement, Council shall take into account:

- (a) the location, height, bulk of the building;
- (b) the architecture of the building;
- (c) signage;
- (d) parking facilities;
- (e) landscaping;
- (f) pedestrian access;
- (g) the unique characteristics of the property and its relationship to the surrounding streetscape;
- (h) that the ground floor frontage of any building fronting on Church, Havelock or Victoria Streets shall be used for commercial purposes.

RELEVANT PLANNING BYLAWS AND POLICIES

8. Implementation Policy

A-5 (Amendment Criteria)

It shall be the intention of Council, when considering an amendment to this or any other planning document, including the 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.

Public Participation Opportunity

**Development Agreement to permit the construction of a 3-story, 24-unit
apartment building on Electric Street**

May 24, 2023



Disclaimer

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

INTRODUCTION

Aim

The aim is to ensure public involvement in the planning process, particularly on development proposals that require a development agreement and/or an amendment to any of the existing planning documents.

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 outline the relevant land use bylaws and policies.

INTRODUCTION

- ❑ 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.
- ❑ This is an opportunity for the public to learn about what is being proposed and to provide feedback. It is not a question and answer meeting, and the current proposal could change significantly based on the input received.
- ❑ Following the meeting, participants will have access to an electronic copy of this presentation and an opportunity to submit additional written comments.

DEVELOPMENT AGREEMENT PROCESS

❑ 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.

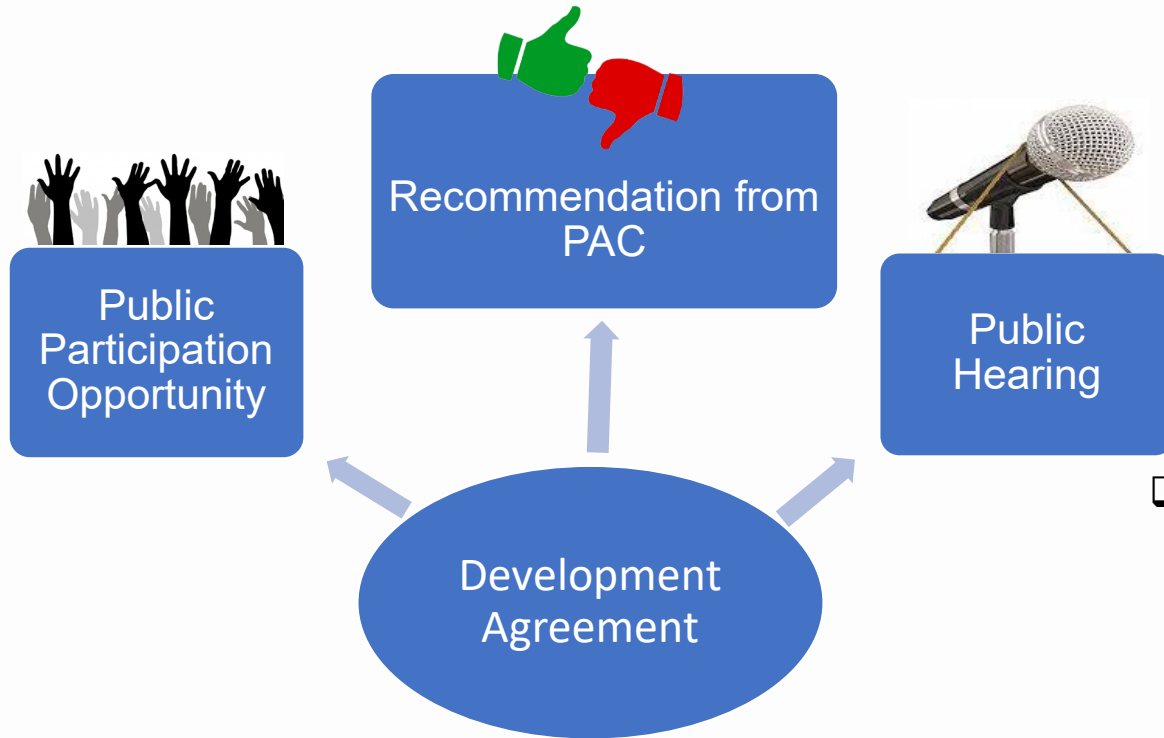
❑ Aspects of a development that may be addressed in this agreement may include:



❑ 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 / AMENDMENT PROCESS

- ❑ A development agreement process OR an amendment to the planning document is subject to:



- ❑ The final decision to enter into a development agreement or amend a planning document 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 Planning Advisory Committee and Council are open to the public.*

APPLICATION DETAILS

Applicant/ Owner: Casey Realty Limited

Summary of Proposal: Development Agreement to permit the construction of a 3-story, 24-unit apartment building on three abutting properties along Electric Street,

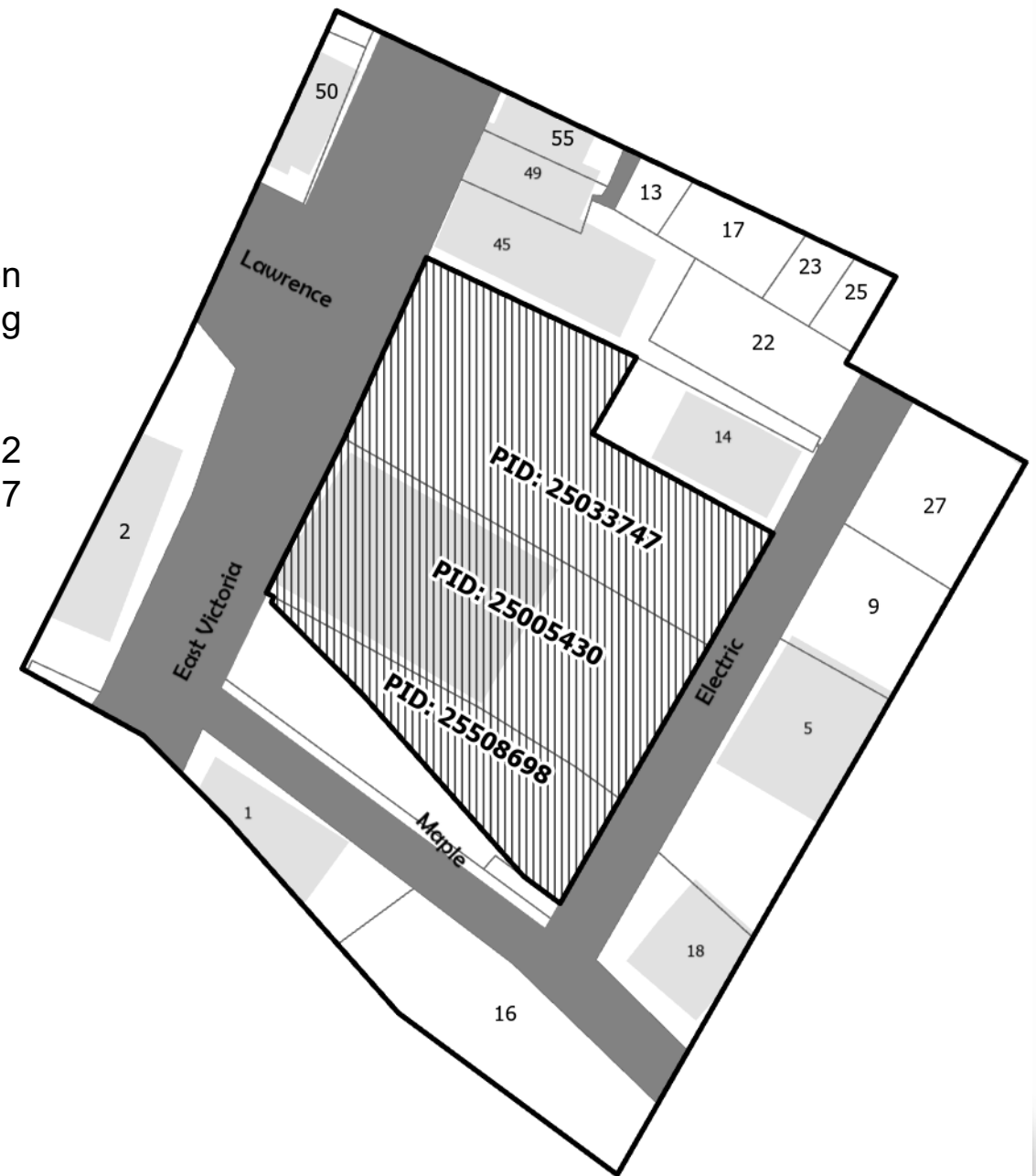
Location: Lots 21-1 Maple Avenue, 92-1 Victoria Street East, and 32 Victoria Street East (PIDs: 25508698, 25005430 and 25033747 respectively).

Property Area: 4586m² (1 acre).

Existing Zoning: Downtown (Core Area District)

Existing Land Use: Parking

Street Frontage: 62m along Maple Avenue and 70m along Electric Street



NEIGHBOURHOOD CONTEXT

- ❑ The subject property exists in the downtown core.
- ❑ The property is a corner lot bounded by Victoria Street, Maple Avenue and Electric Street on the West, South and West respectively.
- ❑ The downtown core area with a variety commercial uses and services is within a very short walking distance to the site. This includes restaurants (Britney, Duncan's Pub, Art of Eating), Commercial Offices (Arthur J. Gallagher, Creighton Shatford), recreational facilities (Victoria Park, Dooly's, Amherst Lions Club), and health facilities (Lawtons Drugs Amherst).
- ❑ Moving further north along Victoria Street, the neighborhood consists of several historically significant building.
- ❑ Further down in the southwest direction is the rail track and blocks of general residential neighborhoods.



NEIGHBOURHOOD CONTEXT



#seewhyweloveit



GENERAL DESCRIPTION

Units: A 3-story, 24-unit apartment building. 14 two-bedroom units and 10 one-bedroom units.

Proposed building area: 737m² (2418 sqft).

Lot coverage: 16%.

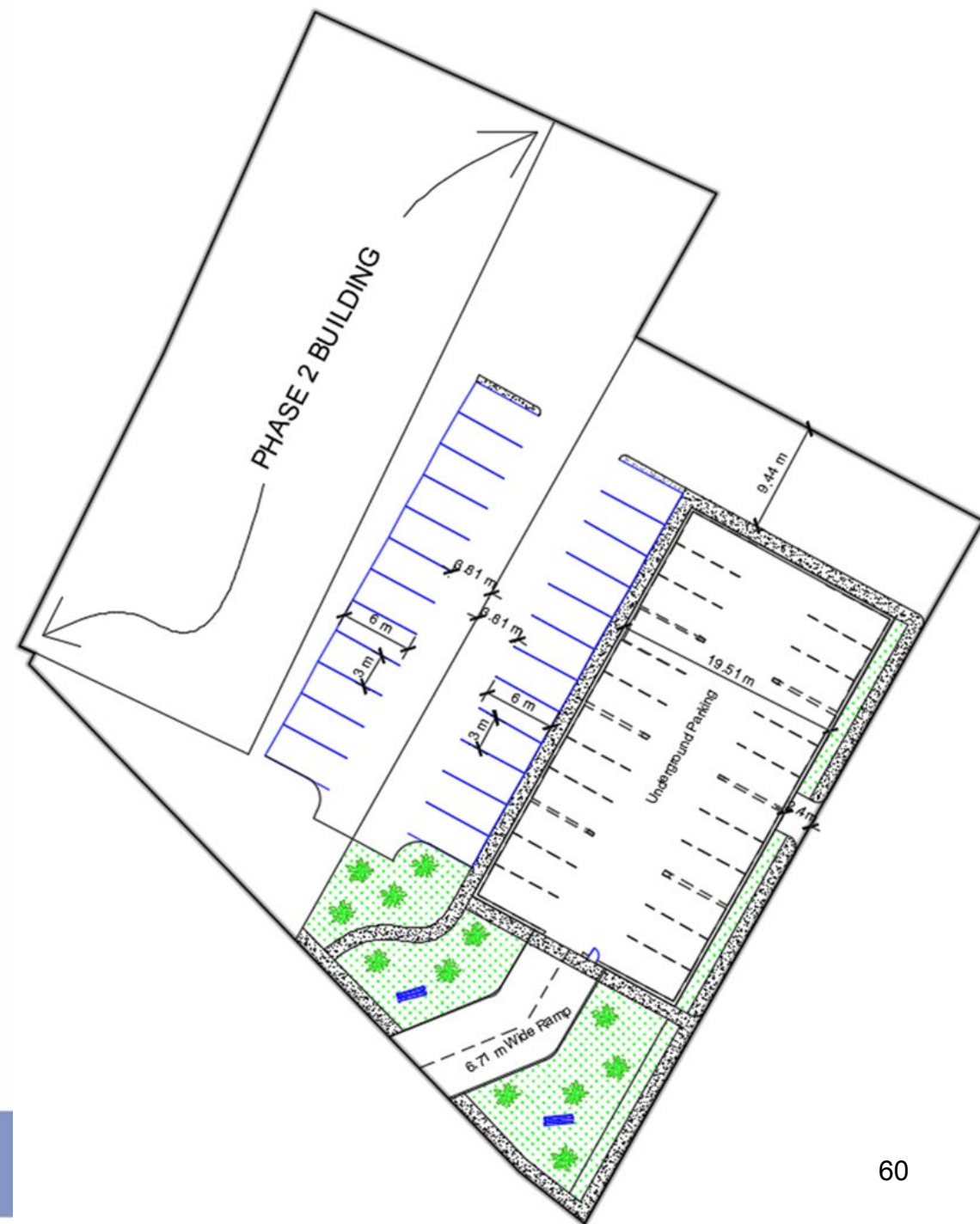
Density: 24 units / acre

Parking: 48 parking spaces including 24 surface and 24 underground parking spaces (i.e. 2 spaces/unit)

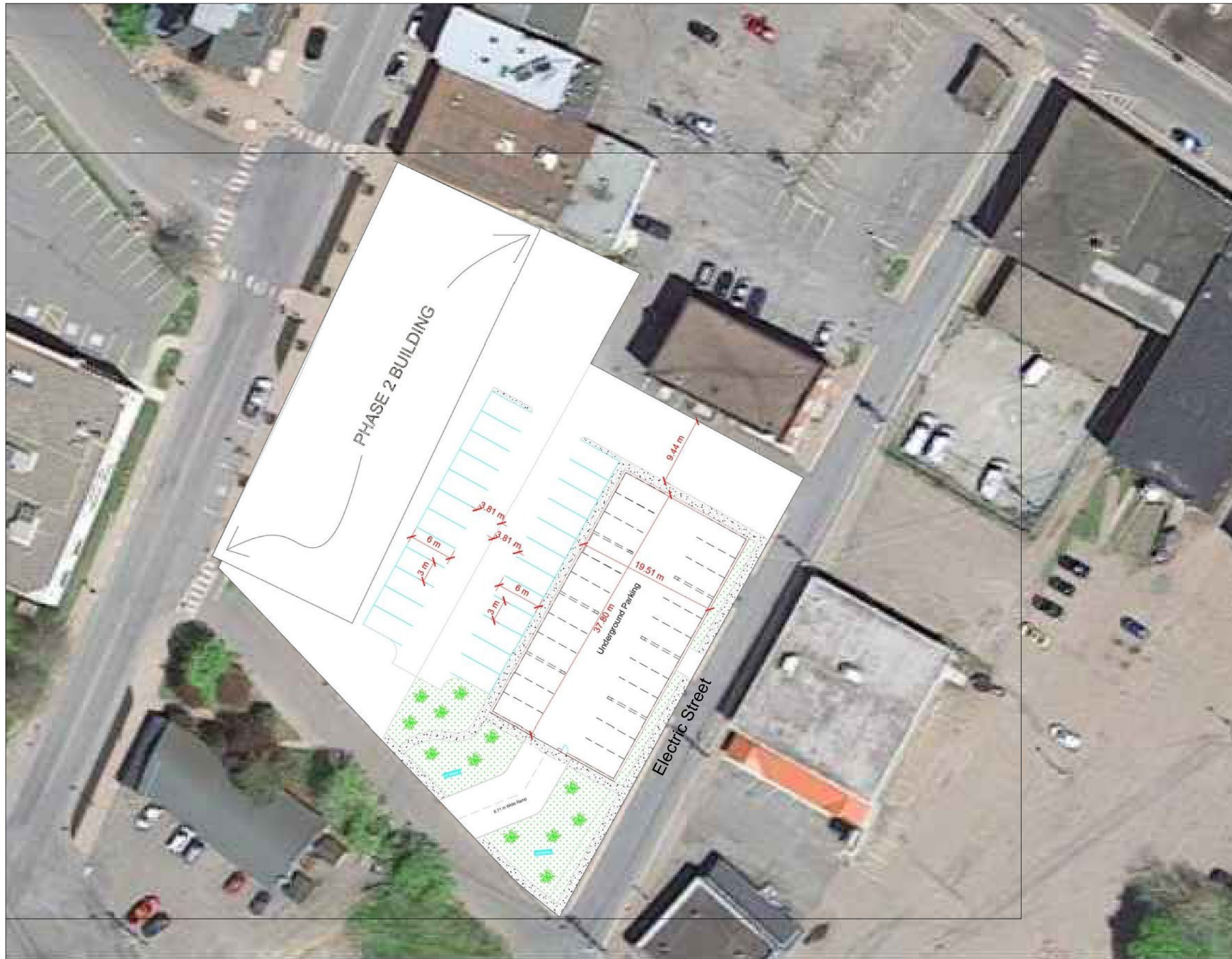
Access: Maple Avenue (underground parking) & Electric Street (Surface parking). The existing side walk along Maple Avenue and Electric Street will be extended around the building to ease pedestrian movement.

Building Setbacks (approximate):

- Front Yard (Electric Street): 2.4m (8ft)
- Flank Yard (Maple Street): 11m (37ft) at the closest point
- Side Yard: 9.44m (31ft)
- Rear Yard: 43m (142ft)



Site Plan



Building Elevation



1 East
1 : 100



4 West
1 : 100



2 North
1 : 100



3 South
1 : 100



Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
CASEY APARTMENTS 24 UNITS

TITLE
LOT 21-1 Electric St, Amherst

CLIENT
Casey Realty

DRAWN BY JK	CHECKED BY JH	DATE 23/04/26
SCALE (@ A1) 1:100	PROJECT NUMBER 22-539	
DRAWING NUMBER 2	REV	



Building Elevation (3D)



#seewhywel



RELEVANT PLANNING BYLAWS AND POLICIES

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

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 Policies

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

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

RP-11 (Affordable Housing)

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.

3. General Land Use and Development Policies

GP-7 (Compatibility)

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.

GP-8 (Density)

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

4. Municipal Service Policies

MS-11 (In-fill Development): 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.

5. Sustainability Policies

SP-1 (Residential Development): It shall be the intention of Council to encourage high density residential development in the Downtown Zone.

SP-2 (Residential Development): It shall be the intention of Council to encourage multiunit residential on the upper floors in the Downtown Zone.

RELEVANT PLANNING BYLAWS AND POLICIES

6. Land Use Bylaw Section 8.3.2 (Permitted uses by Development Agreement)

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