

# 333 King Street Development Agreement for multi- unit residential

Mackenzie Childs, Planner

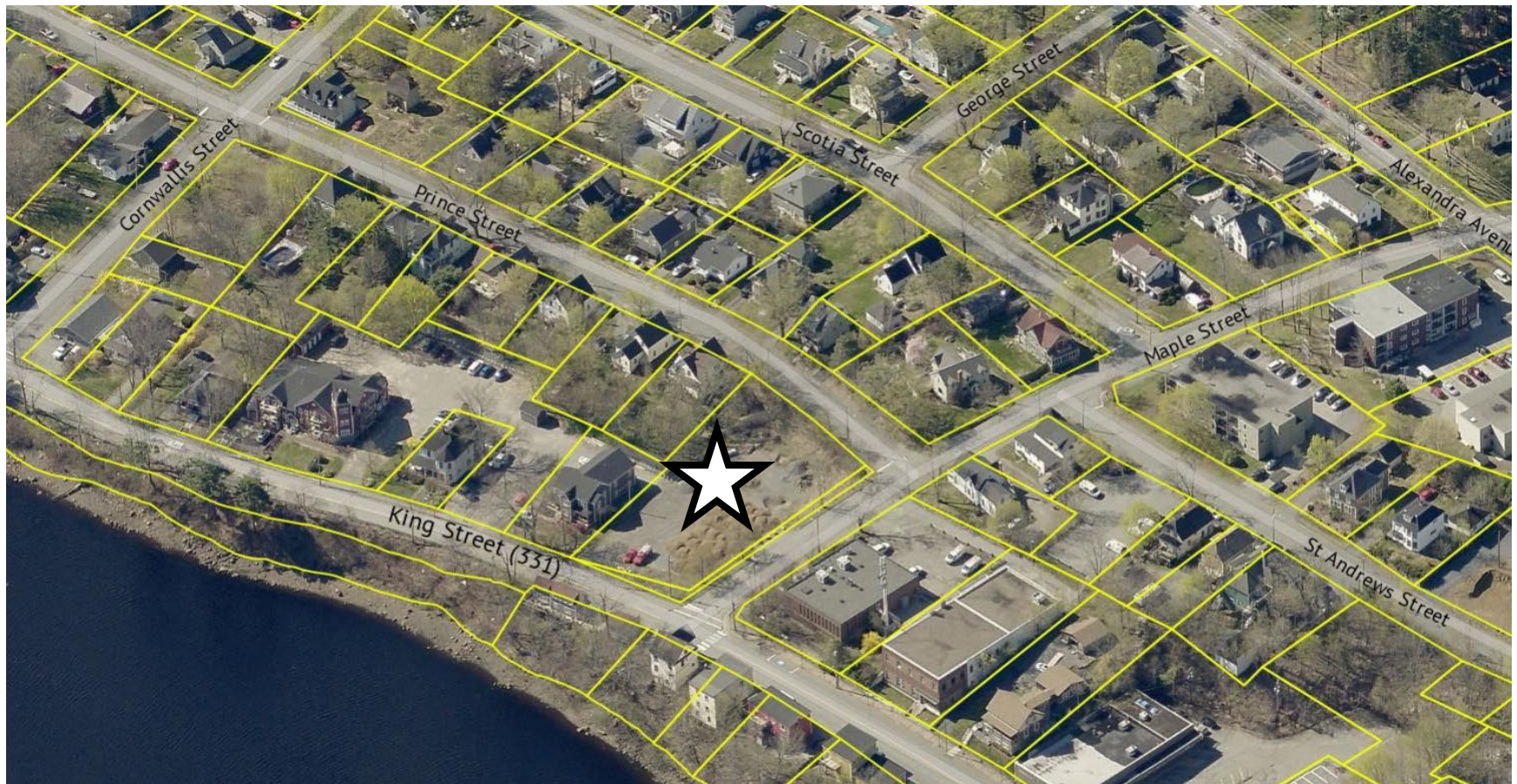
March 24, 2021



- Step 1 – Preliminary report to Council
- Step 2 – **Public participation meeting** 
- Step 3 – Planning analysis report to Council
- Step 4 – First consideration of proposed development agreement
- Step 5 – **Public hearing**
- Step 6 – Final consideration of development agreement
- Step 7 – Publication of development agreement
- Step 8 – Appeal period – 14 days after publication of development agreement

# Application

- Construct five buildings that are 5 residential units each




# Application

- 25 units
  - 5 buildings (approximately 4200sq ft each)
  - 5 units each
- 2.5 stories
- 2 units (2-bedroom) on the bottom two stories and 1 unit (1-bedroom) in the attic
- 1 barrier-free unit in each building
- Intends to have 12-25 units affordable

# Zoning and Land Use

- Zoning: Historic Downtown Commercial (C1)
- Surrounding zoning: Historic Downtown Commercial (C1), Downtown Residential (R4), High Density Residential (R6), Single Unit Residential (R1), and Park
- Surrounding uses: multi-unit residential, single unit residential, commercial (law office, Bell Aliant)


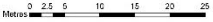
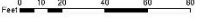
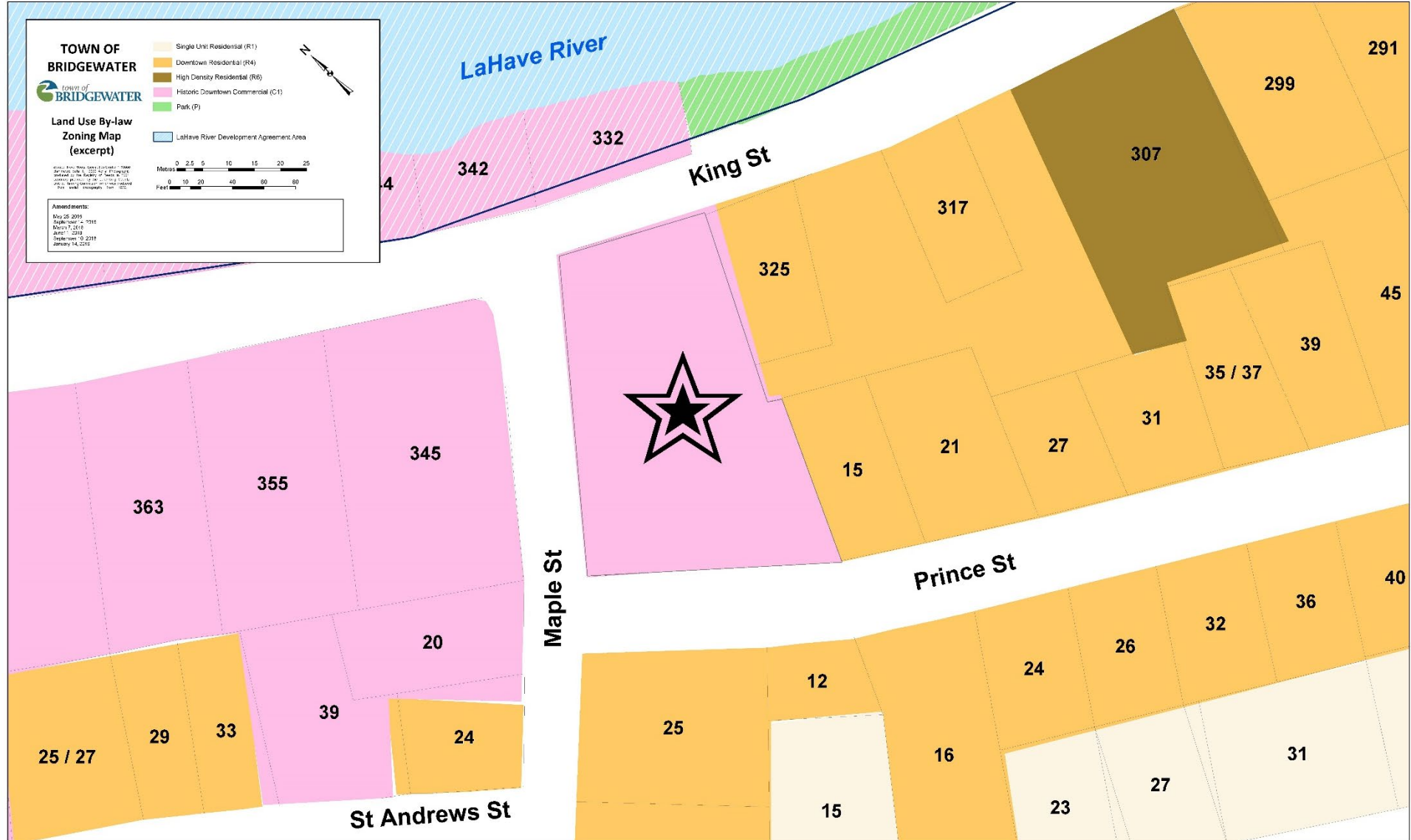
**TOWN OF BRIDGEWATER**



**Land Use By-law Zoning Map (excerpt)**

- Single Unit Residential (R1)
- Downtown Residential (RD)
- High Density Residential (RH)
- Historic Downtown Commercial (C1)
- Park (P)
- LaHave River Development Agreement Area

**Assessments:**  
 May 25 2019  
 August 29<sup>th</sup> 2019  
 November 15 2019  
 January 14 2020

# Development Agreement

- Agreement with Council based on zoning standards in the Land Use By-law
- Landscaping, compatibility, active transportation, servicing, and the environment
- Uses the Land Use By-law as a guideline

# Existing property

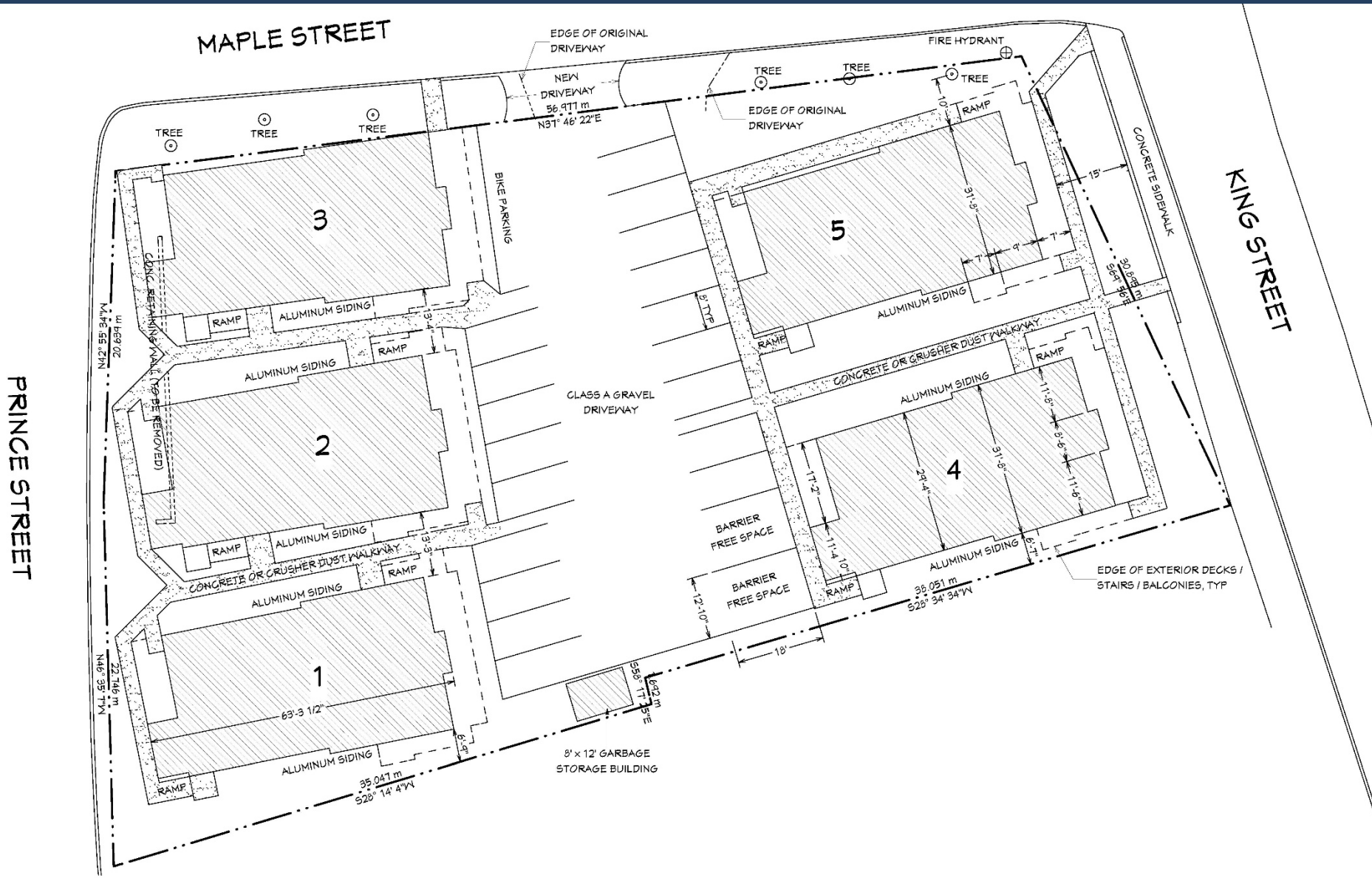




# Proposed development



# Proposed site plan







# Land Use By-law

## Parking

- Minimum requirement in C1 Zone
  - 0.5/unit for residential for vehicular and bicycle
  - Total: 13 vehicular (including 2 accessible) and 13 bicycle
- Proposed parking
  - 20 vehicular parking including 2 accessible spaces
  - Bicycle parking (numbers not yet decided)

## Urban Design Requirements


- Emphasize corner
- 0ft setback from streets is ideal; no more than 8ft
- Building orientation and situation

## Municipal Planning Strategy

- C1 Zone is the traditional commercial centre that offers retail, professional, service-related business, and complementary residential
- MPS encourages mix of land uses, compact development, range of housing options, improved appearance of built form, and improved pedestrian experience

- Policy CDA-6:
  - Buildings between two and five storeys in height
  - Buildings on corner lots should emphasize the importance of the corner
  - Strong consideration to the urban design requirements
  - Minimum amenity space requirements
  - In accordance with Policy IM-6



- Step 1 – Preliminary report to Council
- Step 2 – **Public participation meeting** 
- Step 3 – Planning analysis report to Council
- Step 4 – First consideration of proposed development agreement
- Step 5 – **Public hearing**
- Step 6 – Final consideration of development agreement
- Step 7 – Publication of development agreement
- Step 8 – Appeal period – 14 days after publication of development agreement

**\*\*Red** stages provide opportunity for public comment or comments welcome to [mackenzie.childs@bridgewater.ca](mailto:mackenzie.childs@bridgewater.ca) or 902-541-4386 by April 7<sup>th</sup>