Proposal

• Develop three buildings with 11-townhouse units
  • Municipal Plan Amendment (2734 sq.m.)
    • Park and Natural Areas to Stable Residential
  • Rezoning (4614 sq.m,)
    • Park (P), Two Unit Residential (RL) and unzoned areas to Low-Rise Residential (RL)

• Variances and Subdivision – Development Officer jurisdiction
Site Plan
Elevation Plan
Site Photos
Site Photos
Site Photos
Future Land Use

• Area adjacent to harbor designated as Park and Natural Area - includes areas that will be developed with buildings and the site access

• Steep slope adjacent to water in northeast portion of site – developed areas will be 12 m above water

• Development will be above peak flooding and projected sea rise levels

• Application circulated to NBDEGL – no Watercourse Alteration approval required

• Consistent with Neighbourhood Context

• Meets intent of Stable Residential Designation
Zoning

[Map of Zoning areas]
Zoning and Subdivision

• Rezone site to Low-Rise Residential (RL)
• Proposed development generally meets the standards of the Low-Rise Residential (RL) zone
• Development Officer variances required for:
  • Minimum front yard reduction
  • Minimum side yard reduction
  • Minimum lot depth
• Subdivision – boundary adjustment 7 parcels to 3 parcels
• Townhouse units on individual part-lots
Public Engagement

• Website advertisements
  • Public Presentation Municipal Plan Amendment
    • February 26, 2020
  • Public Hearing Municipal Plan Amendment and Rezoning
    • May 22, 2020

• Letter to area landowners - May 8, 2020

• No Letters Received as of May 14, 2020
Staff Recommendation

• Amend Municipal Plan
  • Re-designate 2734 square meter area from Parks and Natural Area to Stable Residential

• Amend Zoning By-law
  • Rezone 2594 square metre area from Two-Unit Residential (R2) to Low-Rise Residential (RL)
  • Rezone a 675 square metre area from Park (P) to Low-Rise Residential (RL)
  • Rezone a 1345 square metre area from being unzoned to Low-Rise Residential (RL)

• Recommended Section 59 conditions
  • Site and Building Elevation Plans for Development Officer approval
Location