10-36 Arlington Crescent

Presentation to Planning Advisory Committee

May 20, 2020

Growth & Community Planning Team
Growth & Community Development Services
Proposal

- The application is a Section 59 amendment to enable a proposed 5 storey, 89-unit multi-residential building off Arlington Crescent in Millidgeville.
Site Location
Site Photos – Subject Site
Site Photos – Subject Site
Site Photos – Existing Neighbourhood
Policy LU-86 The Stable Residential designation supports a variety of densities and housing forms.
## Future Land Use

### Policy LU-88

<table>
<thead>
<tr>
<th><strong>Land Use</strong></th>
<th>Desirable residential land use and positive contribution to the neighbourhood.</th>
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<tr>
<td><strong>Compatibility</strong></td>
<td>With surrounding land uses and can be accommodated by the Mid-Rise Residential Zone</td>
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<td><strong>Servicing</strong></td>
<td>Necessary wastewater can be provided up to 89 units, development in close proximity to transit, schools, and major employers</td>
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<td><strong>Site Design Features</strong></td>
<td>All landscaping and stormwater management must be incorporated</td>
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<td><strong>High Quality Exterior Design</strong></td>
<td>Building is consistent with urban design principles, features indoor parking and amenity space</td>
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<td><strong>Location</strong></td>
<td>Proposal is located off a Primary Corridor (University Avenue).</td>
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Policy MS-20 - Wastewater collection system capacity is addressed through the conditions imposed on the development and surrounding lands to enable the proposal
Amend the April 28, 2008 Common Council resolution by adding conditions (c) and (d).

New Conditions

(c) i. The subject site at 10-36 Arlington Crescent be developed to a maximum of 89 units unless the developer receives written opinion that servicing capacity can accommodate additional units; ii. The development is in accordance with a detailed site plans; and, iii. The site plans are attached to the permit application.

(d) Prior to development, the remaining undeveloped lands of Phase 1 (currently owned by Timberstone) also receives a written opinion regarding servicing capacity.
Infrastructure Constraints

• Detailed analysis is currently underway on sanitary sewer system and flow capacity availability

• Once results are known, planning may begin on improvements to increase service in the area

• The conditions proposed in this report will enable the proposal to move forward in the interim of any improvements
Staff Recommendation

Pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the proposed conditions contained on Page 3 of the Staff report with this rezoning.