

MEMORANDUM

TO: Mayor and Council
FROM: Will Balsler, Junior Planner, Development Officer
DATE: April 21, 2021
RE: **Second Reading on Development Agreement for PID 25223686, at 14 Chambers Boulevard, Parrsboro**

Background: On December 2, 2020, Planning and Development staff received an application regarding the property at 14 Chambers Boulevard, Parrsboro - PID 25223686 (the "subject property").

The subject property is located on Main St. Parrsboro, between Jacobs Lane and Jenks Avenue. The application is for a development agreement to permit the development of 48 Grouped Dwellings - 12 townhouse dwellings with 4 dwelling units each. From the Land Use Bylaw:

***DWELLING, GROUPED** means three or more dwellings, not including accessory dwellings, located on a single lot.*

◊ : Triassic Park Ball Field

● : Where road access and will need to be moved to



Regulatory and Land Use Context:

Current Zone: Multi-Unit Residential

The subject property is designated as Residential on Schedule A of the Municipal Planning Strategy (MPS). The current Multi-Unit Residential zoning permits more than 16 dwellings on a lot only by Development Agreement (Land Use Bylaw Section 8.2.4[a]).

A majority of the neighboring properties are single-detached dwellings. The Parrsboro RCMP office and an auto dealership border the property to the North. The Triassic Park Ball field is also located in the front of the property.

This Development Agreement is supported by MPS Policy 5-7:

Policy 5-7: Council shall, in the Land Use By-law, establish the Multiunit Residential Zone, intended to permit higher density residential development on serviced and unserviced lots in an urban setting. Zone standards shall provide flexibility for the location of dwellings and promote infill development, particularly on serviced lots.

And enabled by MPS Policy 5-8:

Policy 5-8: Council shall only consider developments with more than 16 dwelling units on a lot by development agreement in the Multi-unit Residential Zone, subject to the development agreement policies of Section 6.3.

A draft of the Development Agreement has been attached to this memo.

There was 1 submission made for the Public Hearing, and no requests to speak received:

Dear Planning Dept., Mayor and Council,

I would like to start with saying this is the third time I have been excited that there is a proposed development on this property. On May 24/16 the Town of Parrsboro approved a development agreement with the same owner. Then on May 17/17 the County of Cumberland approved a development agreement with the same owner. Only this time there was a condition, the Municipality had to run sewer line from King Street to Chambers Blvd. The sewer line was installed but still no Development!

Today, Attempt Three, the project is 3 times larger with 48 living units. Hopefully this is followed through and completed.

Now that there are 48 new units being proposed on the new sewer. With the Local Improvement Charge of \$2,200,000 being absorbed by the 445 residents and businesses at \$4,941 each. I propose that the Developer is charged at the signing of this agreement 48 Local Improvement Charges! In doing so would change the total Local Improvement users to 493 units and should change the unit charge to \$4462.

Again I am in favour of this development, but I am also in favour of being fair to the Residents having to Pay the Local Improvement Change!

Than You / Kind Regards,

As a correction to the presentation made for First Reading on February 17, 2021, the Municipality does not have an easement covering the Triassic Park Ball Field. The owner has been generously allowing the public to use the property for many years. The applicant is not interested in granting an easement or selling the land.

Access for the ball field is currently through the existing road way through the property, and parking is along side this road. With the new development, access and parking will need to be moved to the northern road frontage section, adjacent to the RCMP Station. It is likely that the ballfield will need to be rotated at some point as well, 90° clockwise, so that homeruns are not aimed towards the proposed houses shown on the development agreement site plans.

Council cannot reference any potential changes in the operation of the ballfield when making their decision on the proposed development agreement.

Next Steps: If the Development Agreement passes second reading, staff will prepare advertisements giving notice of the intention to enter into the agreement. Following the appeal period, the applicant and municipality will sign the agreement and it will be registered to the applicant's property.

Recommendation: Give second reading to and approve the proposed development agreement.

Alternative: Council can decide to reject the proposed amendment, or request that further information be provided