



# Public Presentation for MP20-06

June 20<sup>th</sup>, 2022



# Background

- 2 acre vacant lot
- Former site of Blue Moon Motel
- Applicant requesting rezoning (zoned Tourist Commercial) to MR2 – requires MP amendment

- Saint Andrews Zoning Z21
  - Serviced Residential Zone
  - Serviced Residential and Cultural Zone
  - Estate Residential Zone
  - Multiple Residential Zone
  - High Density Multiple Residential Zone
  - Mixed Use Zone
  - Central Commercial Zone
  - Tourist Commercial Zone
  - Institutional Zone
  - Green Space Zone
  - Environmentally Significant Areas Zone
  - Navy Island Zone
- Saint Andrews Secondary Plan
- St George Zoning 25B
- St Stephen Zoning Z2
- Harvey Zoning
- Penn BH Zoning New
- Dufferin Zoning
- Imagery Hybrid





# Municipal Plan Policies

## **2.1.2(2)(8) Environment and Climate Change Policies**

Council shall support efficient and sustainable land use and development patterns and a mix of uses and densities that support pedestrian movement and that improve energy efficiency wherever feasible and appropriate.

- 42 new units in serviced area within walking and cycling distance of amenities

## **2.5.2(1) Economic Policies**

Council shall seek to provide an economic climate conducive to investment and the growth of year-round employment opportunities while protecting and enhancing the quality of life in Saint Andrews.

- Lack of rental housing impacts businesses and institutions in Town

## **2.8.2(1) Housing Policies**

It shall be a policy of Council to understand the need for the development of housing to meet the needs of seniors, students and other special needs populations. Council shall ensure that new or converted housing for these populations is appropriate to the character of the Town.

- New units likely to serve many demographics

# Discussion

- Housing crisis
  - Rental housing is one of the greatest needs in the community
  - significant impact on the Town's low vacancy rate (2.5% in March 2022; only 2 units available)
- 42 units in an already serviced location increases the energy efficiency of service provision
- applicant has a proven track record developing apartments
- applicant has expressed a desire to include larger units (2BR+) for families and to keep rents 'affordable'

# Discussion

- Development Agreement covering at least:
  - Timelines
  - Stormwater management
  - Servicing
  - Landscaping
  - Securities