

June 17, 2020

Re: BYLAW NO. 2020-39
Proposed Zoning Bylaw Amendment – PL202000065
Lots 1-23A, Block 1, Plan No. 102246038 and Lots 1-23A, Block 2, Plan No. 102246038

Good afternoon Your Worship, City Councillors, and City Administration:

My name is Chad Jedlic. I am Vice President of Development for Forster Harvard Development Corp. With me today is Blair Forster, President of Forster Harvard Development Corp. On behalf of Westerra Development Corp., we request your support to re-zone 46 lots from Residential Low Rise to Residential Urban.

The current Residential Low Rise zoning permits townhouse units, whereas the proposed Residential Urban zone permits either single family homes or duplex units.

The density for this area will not change as the number of lots remains the same. This is important as one of the OCP's planning principles is to keep higher density housing close to urban centers.

The proposed rezoning will allow us to build entry level single family homes for which we believe there is strong demand. The new Residential Urban zone permits reduced side yard setbacks which we plan to incorporate in order to reduce lot pricing.

These lots have ample parking. Each lot can accommodate a 2 car garage off the rear lane, and the entirety of West Market Street is available for on-street parking.

The main driver behind this rezoning is the lack of demand for the Live Work units originally contemplated for this street. We tried with multiple builders over the past 4 years to get the Live Work product constructed, but due to the requirement that the basement suite meet commercial building code, the projected selling pricing always exceeded what we felt the market would bear. We think the Live Work units are a great product, but they will likely need to be in a mature neighbourhood to be saleable.

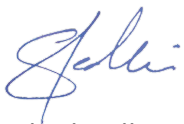
Westerra still has a good inventory of townhouse lots, and duplex lots, but we are essentially sold out of single family homes. This rezoning will allow us to complete another stage in the first phase of development.

We expect to start construction of homes on these lots this year, which will bring more residents to the community, will help attract retailers to the site, and will eventually give the community the number of students required to reopen Dieppe School. The benefits to the City come as homes are built and property taxes increase, as well, the delivery of municipal services becomes more efficient as more areas in the first phase are completed.

Thank you for your time on this matter. We are available to answer questions.

Submitted by:

FORSTER HARVARD DEVELOPMENT CORP.



Chad Jedlic, B.Sc., MBA
Vice President, Development