



Project Background

- Tri-Arm Holdings owns 3.86 acres of land fronting on Walker Avenue & Old Sackville Road
- A 14,618 sq.ft. commercial/warehouse building currently exists on the property
- The lands are currently zoned Large Scale Commercial (LS)





Existing Building



Proposed Development

- Proposing a mixed use multiple unit residential & commercial development on the site
- Requesting site specific amendments to existing policies to allow for development of multiple unit dwellings in the LS Zone
- Proposing that development be enabled through a Development Agreement



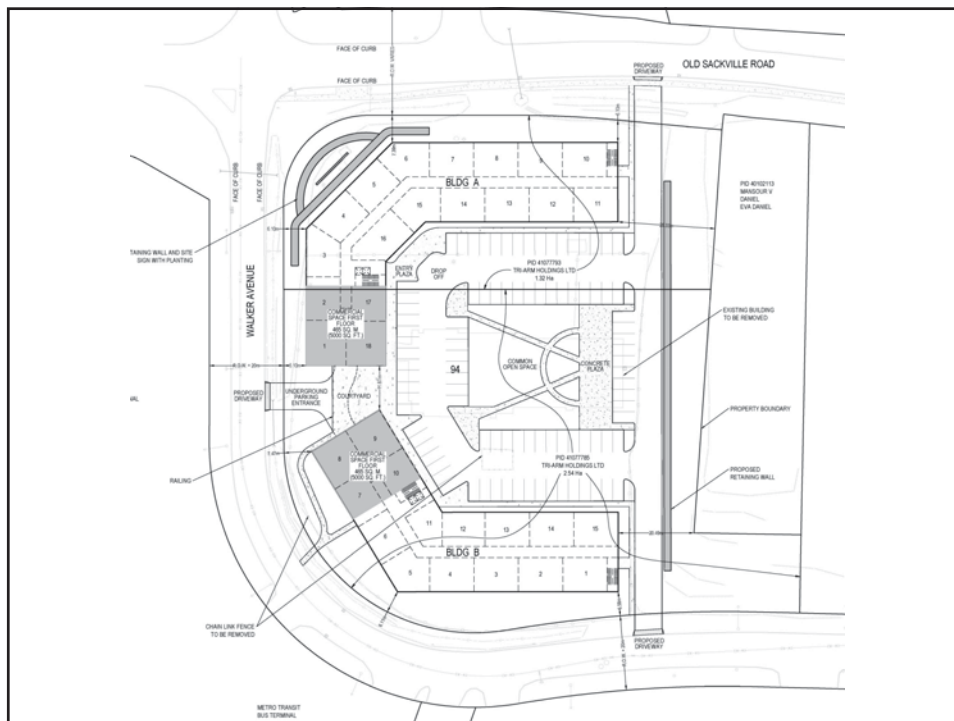
Proposed Development

- Two multiple unit buildings with a combined total of 124 two bedroom residential units
- 10,000 sf of commercial space on the ground floor
- Outdoor green space/tenant common area
- 4 storey wood frame construction
- Above and below ground parking totalling 218 spaces
- No asphalt or parking in front



Proposed Development

- Traffic impact statement has concluded that development will generate 61 two-way vehicle traffic during the AM peak hour and 77 two-way trips during the PM peak hour. Vehicle trips generated by the site are not expected to have any significant impact to the performance of adjacent streets, nearby intersections, or the regional street network.
- Development will be serviced by municipal water and sewer. Wastewater generation calculations determined that potential wastewater flows from the proposed development will not exceed the wastewater that would be generated from an as-of-right commercial

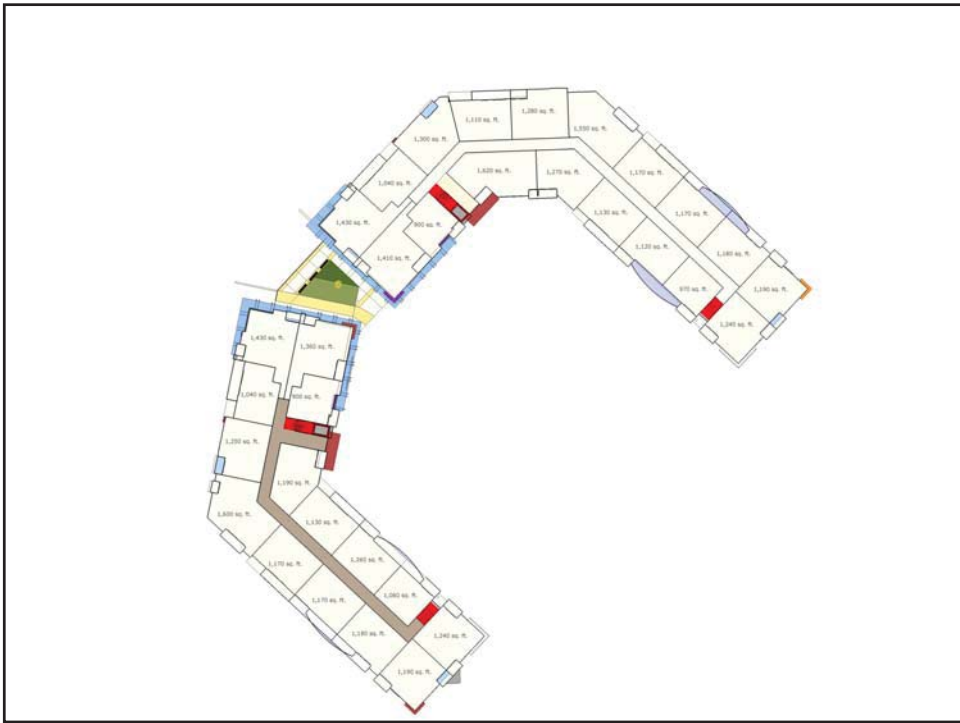


**Perspective from Park & Ride Facility
Walker Avenue**



Perspective from Old Sackville Road





1 A Northwest View



2 A Southeast View




1 B East View




2 B West View



Application Support

- Proximity to Park & Ride facility
 - Creates pedestrian opportunities
 - Adjacent to existing residential development
 - Creates a unique, identifiable & memorable streetscape
 - Change in Commercial Market
 - Stimulate existing retail/commercial business
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Summary

- Property is currently designated and zoned for large scale commercial development
 - Proposing an amendment to allow for residential development by Development Agreement
 - Proposed development consists of 2 buildings with a total of 124 residential units and 10,000 sf of commercial space
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Thank
You

