



Subject: *Arkham Developments Ltd.: Supplementary Report regarding Parking*
To: CAO for Planning Advisory Committee, February 17, 2026
Date Prepared: February 4, 2026
Related Motions: PAC26(03) January and C26(18) January
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Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw to enable the construction of townhouse units on both areas of land Dorey Lane, Enfield. Following a motion at the January 2026 meeting of Council this report deals exclusively with parking for townhouses and not the proposed development.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for the final staff report for the application by Arkham Developments Ltd.

Recommendation

That Planning Advisory Committee recommends that Council direct staff to include the amendments to the townhouse parking requirements into the current Arkham Developments application.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Direct staff to include the amendments to the land use bylaw parking requirements for townhomes, as outlined in the staff report dated February 4, 2026, into the current application submitted by Arkham Developments Ltd.*

Background

An application has been received from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw for portions of PIDs 45235843 and 45235835, located on Dorey Lane, Enfield. The applicant is requesting to change the land use designation from Established Residential Neighbourhood (ER) to Medium Density Residential Neighbourhood (MR), and to rezone the same lands from Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone. The purpose of the application is to enable cluster townhouse development.

Last year the same two areas of land were the subject of an application to redesignate and rezone to Multi-Unit Residential (R3) and at their October 29, 2025 meeting Council refused that application. The reason for the refusal was that Council is not in support of apartment buildings in the low-density residential area that the application properties are located within.

Townhouse Development Parking

At the PAC meeting in January 2026 concerns were raised regarding the minimum required parking for the proposed townhouse development. Through the Plan Review there will be a review of parking, however following the discussion regarding townhouse parking at the January PAC, Council moved the following motion:

Motion C26(18) January

Moved that Council authorize staff to schedule a public information meeting to consider an application from Arkham Developments Ltd. to amend the MPS and LUB by changing the use designation and zone for portions of PIDs 45235843 and 45235835, Dorey Lane, Enfield and the parking standards for townhouses be reviewed before going to the Public Information Meeting.

If the Arkham Developments application is approved, the townhouse development would be subject to the Land Use Bylaw minimum parking standards - see table below.

Residential Land Use	Parking Requirement
A building containing not more than 6 dwelling units	1 parking space for each dwelling unit or rental room
A building containing more than 6 dwelling units	1.5 parking spaces for each dwelling unit & 1 dedicated visitor parking space for each 7 dwelling units

In the Townhouse (R2-T) Zone, both cluster and on-street townhouse developments permit a maximum of 6 joined dwelling units. This means that for these type of townhouse developments a minimum of 1 space will be required per unit. Stacked Townhouse can have up-to a maximum of 8 joined dwelling units and in these cases the greater parking requirements will apply.

Jurisdictional Scan - Minimum Parking Requirements

Town of Truro

Multi-unit residential (3 units or more) = 0.5 spaces/unit + 0.5 spaces/bedroom

Example = if the cluster townhouse units have 2 bedrooms each it would mean 1.5 spaces per unit (rounded up to 2 spaces with individual parking areas).

Colchester County

Dwellings 3+ units on a lot = 1.25 spaces per dwelling unit

This differs from the East Hants regulations as it relates to units on a lot.

Kings County

Dwellings with 5 or fewer residential units - 1 space per unit

Dwellings with 6 or greater residential units - 1.5 spaces per unit

Town of Chester

1 space per dwelling unit (regardless of number of units)

The parking requirements do not increase based on unit numbers.

In all of the above, except the Town of Chester, the parking requirements for a 6 unit townhouse building is greater than the minimum 1 parking space per unit that is required in East Hants.

Minimum Parking Requirements in WCDD Development Agreements

In some instances the parking requirements for the Walkable Comprehensive Development Districts (WCDD), that Council has negotiated development agreements for, differ to the Land Use Bylaw requirements. The Clayton Developments, the Armco Capital and the FH Developments development agreements include the following parking requirements:

Clayton Developments, Armco Capital and FH Development (Elmsdale)

On-Street and Stacked townhomes - Each dwelling unit shall have a driveway that shall accommodate a minimum of two vehicles with each parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line. Or each dwelling unit shall have a garage that shall accommodate a minimum of one vehicle and a driveway that shall accommodate one parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line. Common/shared parking is permitted

Clayton Developments, Armco Capital and FH Development (Elmsdale)

Cluster Townhomes - Each dwelling unit shall have a minimum of two parking spaces, with each parking space being a minimum of 2.8 m by 5.6 m. Or each dwelling unit shall have a garage that shall accommodate a minimum of one vehicle and a parking space being a minimum of 2.8 m by 5.6 m. Common/shared parking is permitted.

Armco Capital

Common parking areas for Cluster Townhomes are required to meet the Land Use Bylaw standards for multi-unit residential.

Recommended Amendments to Minimum Parking Requirements for Townhomes

After reviewing other municipal parking requirements for townhomes and also reviewing the WCDD development agreement parking requirements, staff recommend amending the parking requirements as follows (official draft wording will be included in the next staff report):

Each dwelling unit shall have a driveway that shall accommodate a minimum of two vehicles with each parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line. Or each dwelling unit shall have a garage that shall accommodate a minimum of one vehicle and a driveway that shall accommodate one parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line.

Common/shared parking is permitted with a ratio matching the requirements for multi-unit (1.5 spaces per unit and 1 visitor space per 7 units).

Citizen Engagement

If the Arkham Developments application continues, with the amendments to the townhouse parking requirements included, the Public Information Meeting notice and the Public Hearing notice will both include amendments to the parking requirements in the application description.

Alternatives

Planning Advisory Committee could recommend to Council not to amend the parking requirements for townhouse developments at this time and consider potential changes in the Plan Review discussion on parking.
