



Public Hearing Town Council Meeting
Monday, June 9th, 2014 at 1:00 p.m.
Council Chambers – Civic Building

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A Public Hearing of Truro Town Council was held on Monday, June 9th, 2014 at 1:00 p.m. in the Council Chambers of the Truro Civic Building.

Present: Mayor W. R. (Bill) Mills, Deputy Mayor D. Joseph, Councillors R. Tynes, B. Kinsman, G. MacArthur and T. Chisholm

Regrets: Councillor C. Fritz

In Attendance: Director of Finance A. Currie, Director of Planning J. Fox, Director of Parks, Recreation & Culture D. MacKenzie, Police Chief D. MacNeil, Fire Chief B. Currie, Director of Public Works A. MacKinnon, Town Solicitor J. Rafferty and CAO J. Langille

Public Hearing – 30 Duke Street, Amendment to Development Agreement

The CAO advised that Council had set a public hearing date today to hear an application by a developer to amend a 2006 development agreement to allow 1 additional dwelling unit or, alternatively, an office space in an existing mixed use building at 30 Duke Street. The CAO advised that the hearing had been advertised.

The Director of Planning reviewed his final report for Council. It was staff's recommendation that Council refuse the application to amend a 2006 development agreement affecting the lands and building at 30 Duke Street.

Mr. C. Creelman noted that he only received a copy of the Planning Department's report prior to this meeting and noted that it was difficult to make a presentation to Council when he didn't know what the final report said.

The Director of Planning advised that this was standard practice and the Town does not release any Council reports until the date of the hearing.

Mr. C. Creelman advised that at a previous Town Planning Advisory Committee, it was agreed that the application would be changed to not consider the office option, just the apartment option, but that the draft development agreement still showed both options.

The Director of Planning advised that the draft development agreement does not make reference to one or the other specifically, and he did not recall the office option being official withdrawn.

Mr. C. Creelman noted that he was asking for a change to 1 unit in an already non-conforming building and that the change would not change the exterior of the building.

The Mayor stated that he was in receipt of a letter from Mr. Creelman dated June 6th stating that Mr. Creelman believes that expansion is allowed under the Town's Municipal Planning Strategy and Land Use Bylaw, and that requirements for parking and amenity space are met.

Mr. J. Creelman stated that this addition is just one apartment within an existing structure and that all the infrastructure and roads are already in place. He noted that this apartment would bring another person to the downtown area, and that density would not be doubled as suggested by the Director of Planning's report. Mr. J. Creelman noted that the Director of Planning had concerns about natural light in the apartment, but that it would not be an issue.

Mr. C. Creelman advised that he believed that this proposed addition meets the Town's policies as outlined in the report and that the Director of Planning's comments are overly negative and critical.

Councillor B. Kinsman noted that the report recommends denial of the request, and part of the reason for that is that no additional amenity space or parking would be added and that would be detrimental to the neighbourhood, but in reading the policies and the Director's responses to those policies, it was the conclusion that there was adequate amenity space and parking.

The Director of Planning advised that there is enough parking and amenity space to meet the requirements, however, there are already issues in the neighbourhood and a perception that there is not enough parking or amenity space.

Councillor B. Kinsman stated that he believed the Town should be dealing with the requirements of the Municipal Planning Strategy and Land Use Bylaw, and not with perception of the neighbours.

Councillor T. Chisholm advised that he believed public input should be taken into consideration. He noted that the original development agreement was fought by the local residents and density and parking were a concern.

Deputy Mayor D. Joseph noted that in the June 6th letter from Mr. Creelman, he suggested that Council could tweak the application as necessary in order to received approval and asked what mitigations would serve to get this done.

Mr. C. Creelman advised that he was prepared to apply for the apartment only and if Council felt more amenity space was required, they could look at constructing a patio on the flat roof.

Adjournment

There being no further questions, the Public Hearing was adjourned at approximately 2:10 p.m.

W. R. (Bill) Mills
Mayor

J.K. Langille
CAO