



**Public Hearing Town Council Meeting**  
**Monday, July 6<sup>th</sup>, 2015 at 1:00 p.m.**  
**Council Chambers – Civic Building**

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A Public Hearing of Truro Town Council was held on Monday, July 6<sup>th</sup>, 2015 at 1:00 p.m. in the Council Chambers of the Truro Civic Building.

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

Regrets: Fire Chief B. Currie

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

**a) Public Hearing – 573 Young Street, Development Agreement Application**

The CAO reviewed a letter received from the Town Planning Advisory Committee, recommending that Council establish a public hearing date to consider approving a proposed development agreement application for 573 Young Street, to permit a multiple unit residential development consisting of a single storey building with a total of four townhouse style dwelling units.

The Director of Planning reviewed his staff report with Council and recommended that Council enter into a development agreement to permit the proposal.

Deputy Mayor R. Tynes asked what the buffer would be between the property and the house to the north of it.

The Director of Planning advised that the buffer has to be 11.5 feet wide and would consist of either vegetation that within one growing season would form a barrier that would be 1.5 metres high or the buffer would consist of a fence or a combination of fence and vegetation. He noted that there is a requirement that it not be within 20 feet of the Young Street right of way in order to not obscure the corner.

Councillor B. Kinsman asked if the storm water management plan that was received has been reviewed by Town staff.

The Director of Planning advised that it has been not been reviewed yet, but the plan was prepared by a local engineer.

Councillor B. Kinsman noted from the report that the original intent of the plan was to leave many of the trees currently on the property, but that the storm water management plan now calls for most of them to be removed, and he thought that was counter intuitive to storm water management.

The Director of Public Works advised that he had not reviewed the storm water management plan, but that he agreed that trees aided with storm water management and he would review the document.

Councillor D. Joseph asked how close the driveway for this development would be to the neighbouring property.

The Director of Planning advised that it was under 10 feet, probably approximately 7 feet at its closest point. He did note that the owner of the property next door, or their representative, was present at Town Planning Advisory Committee.

**b) Public Hearing – 215 Queen Street, Development Agreement Application**

The CAO reviewed a letter received from the Heritage Advisory Committee regarding a development agreement application for 215 Queen Street, for a mixed-use development consisting of two 4-storey 30-35 unit residential buildings with a commercial space and the conversion of an existing 2-storey building to include two residential units and a recreation space. The Heritage Advisory Committee agreed not to support the application for the reason that the proposal is not compatible with the abutting heritage properties and is overwhelming in terms of height, bulk and scale, and the Committee was therefore recommending that Council consider refusing the development application.

The CAO also reviewed a letter received from the Town Planning Advisory Committee regarding the proposed development. The Committee was deadlocked on a recommendation for Council as to whether to permit the development or not.

The Director of Planning reviewed his staff report with Council and recommended that Council enter into a development agreement to permit the proposal.

Councillor G. MacArthur stated that the Heritage Advisory Committee voted against the development by a vote of 5 to 1, and that the Town Planning Advisory Committee was deadlocked 3 to 3 on the development. He advised that he had concerns with the size of the development and felt it was overwhelming for the neighbourhood. Councillor G. MacArthur asked when the traffic impact study would be completed.

The Director of Planning advised that Council has the ability to set the deadline. He stated that the traffic impact study is normally a condition of the development agreement.

Councillor G. MacArthur asked for clarification on the timelines for the first and second building.

The Director of Planning advised that a phasing plan was attached to the development agreement that was sent to Council, but that again, it was up to Council. He stated that typically for a development of this size, the developer is given a timeframe of one year from the signing of the development agreement to obtain permits, and another year after obtaining permits to complete construction of the first building, so it could be three years. The Director of Planning noted that a total of six years for a development of this size would be reasonable.

Councillor G. MacArthur stated that he believed the original proposal for this property was a smaller footprint and around 34 units, and now it is two buildings, 67 units and retail.

The Director of Planning advised that the development application has not changed from the outset of the development agreement application process. He noted that the development may have been smaller as part of the Request for Proposals, but that was a separate process from the development application.

Councillor G. MacArthur stated that he had received close to 20 calls from people in that area of Town who expressed concern over the development.

Councillor B. Kinsman asked if some of the large mature trees along the property line would remain if the development was given approval.

The Director of Planning advised that the bulk of the trees were on the neighbouring properties and the development agreement does stipulate the protection of the root zones of those trees to ensure they are not damaged during construction. He noted that there may be some removal of branches that overlap this property.

Councillor T. Chisholm noted that the property is in the commercial area, and asked the Director of Planning to confirm that there are no height restrictions for that area.

The Director of Planning advised that there are no restrictions on height in the commercial zones in the downtown area.

Councillor T. Chisholm requested that a stipulation of the development agreement be that the developer work with the Town's Urban Forestry Coordinator to save the mature trees.

The Director of Planning stated that a clause could be added to the development agreement that states the developer will work with the Coordinator to select species and determine opportunities for new tree planting and also preserve existing tree cover and root zones.

Councillor T. Chisholm advised that as a member of the Town Planning Advisory Committee, one of the concerns of the Committee was the issue of parking, but that was before additional parking space had been added.

Councillor D. Joseph noted that the shadow depictions in the report were very informative, but noted it did not depict shadows from vegetation already on the properties.

The Director of Planning noted that it did not depict shadows of vegetation as the Town did not have access to that type of data. Any shadows from existing vegetation would not be further effected by this development.

Councillor C. Fritz asked how long it would be before a traffic impact study was completed.

The Director of Public Works advised that it would depend on the availability of a qualified traffic engineer, but it could take a month or two.

The Mayor noted that there may be an assumption when it comes to traffic that everyone who would be residing in the building would all be leaving and arriving home at the same time, but that would not actually be the case.

The Director of Public Works agreed, and noted that the traffic engineers would have better information and tables and methods of determining the traffic flow.

Deputy Mayor R. Tynes stated that the Town needs to encourage developments that promotes the downtown and makes it vibrant, and this development was a good mix of commercial and residential.

The developer, Darren Rodgers, addressed Council and advised that he agreed with the Planning Department's report on his proposed development. He stated that he has other developments similar to this and the results are quality buildings with high end finished products. He confirmed that if there are ways to save trees, that he would make every effort to do that.

Councillor D. Joseph asked if the developer would be willing to compromise to some degree on the development if it impacted negatively on a neighbour.

Mr. Rodgers advised that to some degree, he would.

Councillor D. Joseph asked if he would consider making the building three storeys instead of four.

Mr. Rodgers stated that he would not, it would not be feasible for him.

Councillor T. Chisholm asked the developer what types of materials he would be using on the exterior of these buildings.

Mr. Rodgers advised that the exterior would consist of materials such as cedar, stone, wood products, hardy plank siding. He guaranteed that there would be no vinyl siding on this development.

**Adjournment**

There being no further questions, the Public Hearing was adjourned at approximately 2:00 p.m.

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W. R. (Bill) Mills  
Mayor

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M.W. Dolter  
CAO