



Public Hearing Town Council Meeting
Monday, April 4th, 2016 at 7:00 p.m.
Council Chambers – Town Hall

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A Public Hearing of Truro Town Council was held on Monday, April 4th, 2016 at 7:00 p.m. in the Council Chambers of the Truro Town Hall.

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

Regrets: Deputy Mayor C. Fritz

In Attendance: Director of Planning J. Fox and CAO M. Dolter

a) Public Hearing – 140 Dominion Street, Development Agreement Application

The CAO reviewed a letter received from the Town Planning Advisory Committee, recommending that Council not approve the application for a multiple unit residential development consisting of a two-and-a-half to four storey building containing 24 dwelling units at 140 Dominion Street.

The Director of Planning reviewed his final report with Council and was recommending that Council not approve the development agreement application.

The architect, Mr. Ken Dacey addressed council. He stated that the developer endeavoured to satisfy the requirements and the objections that were voiced and reduce the size of the building from 30 units to 24 units. He noted that that developer believes that a building containing less than 24 units would make it impossible to have underground parking because of the financial costs. Mr. Dacey also noted that one of the other concerns of the residents were the size of the units, and the developer therefore removed all of the bachelor and one bedroom units in the design and replaced them with larger two bedroom units. He stated that the building was also lowered, so the height was more in line with the existing building on the site. Mr. Dacey advised that the developer owns approximately 1800 other apartment units in Atlantic Canada and virtually none of his units are 100% full in terms of parking, so they were not concerned with there not being enough parking for this development

The Mayor asked if the developer was targeting a certain age group for tenants in terms of how they were designing the units.

Mr. Dacey stated that the apartments would be quality units, and they hoped to attract professionals or small families. He noted that students who only required a rental for part of a year, or tenants who would not be long term would not be their first choice for tenants, as they wanted tenants who would be long term renters.

Councillor R. Tynes asked if a storm water management plan had been completed and submitted.

Mr. Dacey stated that a plan had not been completed or submitted yet, but would be part of the next step should the development agreement be approved at this meeting.

Councillor R. Tynes asked Mr. Dacey if when going into this process with the Town, did he know of the policies regarding parking.

Mr. Dacey stated that this is his and the developer's first project with the Town, and he was not sure how strict the Town's policies were, or if there was some flexibility.

Councillor G. MacArthur stated that he was concerned about the compatibility with the neighbourhood. He noted that the surveys that were received back from residents were all not in favour of the development.

Mr. Dacey stated that during the redesign of the building, the side yard setbacks from the neighbours were also increased.

Councillor T. Chisholm stated that while he is in favour of development within the Town, he felt that the bulk and scale of this development was not compatible with the neighbourhood. He also noted that he was concerned about the amount of parking. Councillor T. Chisholm advised that he believed a building with a maximum of 12 units would be more suitable for the neighbourhood, and that the neighbours would be more receptive to that.

Mr. Dacey advised that a 12 unit building, with two bedroom units, was discussed, but it would not support underground parking and then there would not be enough parking above ground as required by the Town.

Councillor B. Kinsman stated that the development was a nice building, but that he believed it was proposed for the wrong neighbourhood and would be more suitable elsewhere in Town that already had large apartment buildings. He noted that the Planner's report does allow for some flexibility in the number of parking spaces, but a 30% reduction as proposed is too much of a decrease in what the Town usually requires.

Mr. Millman, a resident of the area, agreed that it was a great building, but in the wrong location. He noted that the underground parking would not work, and there was not enough parking planned. He was also concerned about the size of the hole that would be dug for the underground parking, and what effect that would have on the ground water in the area.

Councillor B. Kinsman asked if the developer and/or architect had had any direct conversations with the neighbours as to what they would like to see for that property.

Mr. Dacey stated that they had not spoken to the neighbours directly, but that after speaking with the Town's Director of Planning, the original design of 40 units in a 5 storey building had been scaled back the current proposed development.

Mr. Jeffcock, a resident of the area, stated that the sheer bulk of the building was an issue for the neighbourhood. He also noted that the underground parking and resulting displacement of the earth would interfere with the two streams that are underground and the residents have not seen a plan as to how this issue will be resolved.

Councillor R. Tynes stated he was concerned about storm water management, the sheer size of the building for the location, the lack of amenity space, and was concerned about the density and the lack of parking.

Adjournment

There being no further questions, the Public Hearing was adjourned at approximately 7:55 p.m.

W. R. (Bill) Mills
Mayor

M.W. Dolter
CAO