



Public Hearing Town Council Meeting
Monday, February 1st, 2016 at 1:00 p.m.
Council Chambers – Town Hall

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A Public Hearing of Truro Town Council was held on Monday, February 1st, 2016 at 1:00 p.m. in the Council Chambers of the Truro Town Hall.

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

Regrets: Councillor D. Joseph

In Attendance: Director of Corporate Services A. Currie, Fire Chief B. Currie, Director of Planning J. Fox, Director of Public Works A. MacKinnon, Director of Parks, Recreation & Culture D. MacKenzie, Police Chief D. MacNeil, and CAO M. Dolter

a) Public Hearing – 98 and 102 Ford Street, Development Agreement Application

The CAO reviewed a letter received from the Town Planning Advisory Committee, advising that the Committee was divided in a motion (3-3) to accept the Staff Report from the Director of Planning to permit the development of two three-storey multiple unit residential buildings at 98 and 102 Ford Street.

The Director of Planning reviewed his staff report with Council. Planning staff is recommending that Council approve the Development Agreement.

The Mayor noted that the Deputy Town Solicitor excused himself from the hearing as there was conflict of interest.

Mr. Om Khanna, the developer, addressed Council. He stated that his intention was to beautify the area with the addition of his architecturally pleasing buildings and to provide the people living there with great amenities such as indoor parking and elevators and close to all amenities.

Councillor R. Tynes asked what was meant in the staff report by that area being “in transition”.

The Director of Planning advised that it means the area used to consist of almost entirely single family dwellings and it seems over time that these dwellings have been torn down or converted or new multiple unit buildings have been built.

Councillor R. Tynes noted that 10 responses were received to the survey and asked how many were sent out.

The Director of Planning advised that 70 letters were sent out to residents tell them how to access the online survey.

Councillor R. Tynes noted that the water on the property should run north west and that there is a ditch in back of the property that runs parallel with Ford Street, and asked if the ditch is maintained.

The Director of Public Works advised that that ditch is one of the main ditches on the marsh and is reviewed annually by the Department of Agriculture. He noted that the last time it was “cleaned out” was in 2009 and would likely be due for a clean this year or next year.

Councillor R. Tynes expressed concern over the condition of Ford Street and its ability to support any more traffic in its current state. He asked if Ford Street would be receiving any upgrades in the near future.

The Director of Public Works stated that street paving priorities for the upcoming fiscal year have not been finalized yet, but repairs on streets that require it are carried out every spring.

Councillor R. Tynes expressed concern over the state of that property over the last number of years and the long grass in the summer and he wanted to assured that the property with the development would be maintained.

Mr. Khanna advised that he only purchased the property last year and it was mowed consistently once he purchased it.

Councillor G. MacArthur asked about the survey process and how and where it’s sent.

The Director of Planning advised that a letter is sent to residents within 150 meters of the subject property, advising them of the application, and instructing them to visit the Town website to access the survey. He also noted that the online survey is available to everyone to fill out, not strictly the residents in that neighbourhood. The Director of Planning stated that of the 10 responses received on this development, three were in favour and seven were opposed.

Councillor B. Kinsman asked for further clarification on the impact this development might have on adjoining properties with regards to storm water.

The Director of Public Works stated that it could be a benefit to the surrounding properties, as the lot would then be groomed and designed for water run off and the building is not going to raise the flood levels or change the flow patterns.

Councillor B. Kinsman stated that with regards to the 60 of the 70 surveys not being returned, it would indicate to him that the residents do not feel strongly one way or another about this development.

Councillor T. Chisholm asked about the cut and fill process, if the cut would create a pond.

The engineer for the development, Mr. Thompson, advised that at there was grading at the back of the property for water run off and a cut in the front would create a small pond to hold water until it can drain.

Deputy Mayor C. Fritz stated that it was a nice looking development and she believed it would be a good addition to the area. She also expressed concern about the condition of the street and sidewalk. Deputy Mayor C. Fritz noted that she was disappointed with only 10 responses and she wished she had heard from more residents about the development.

The Mayor advised that a letter had been received from Philip and Donna Doucett who wished to address Council at today's meeting.

Mr. Doucett expressed concern over the proposed pond out front as that is the school bus stop. He stated that what he's heard about the development is it is a "done deal". Mr. Doucett stated that he believed only one member of the Town Planning Advisory Committee viewed the property and he did not think that was right. He also expressed concern over increased flooding.

Mrs. Doucett also expressed concern over her home becoming flooded if this development goes through and asked if the Town or developer would be giving her a bond for 10 years for \$100,000 if she gets flooded out.

The Mayor stated that if they were to be flooded out, they could come back to the Town with a record showing that they have never been flooded in all the years they have been there and if the development causes flooding, then the Town will have to have a look at it. He also noted that the suggestion of a "done deal" is not the case, as nothing is ever a done deal before it comes to a public Council meeting.

Mrs. Doucett circulated pictures of flooding in front of their home last September.

The Mayor asked how long the water stayed during the period.

Mrs. Doucett stated it was a little over a day and she could not get out of her driveway.

Councillor G. MacArthur advised that he is a member of the Town Planning Advisory Committee and has attended all of the meetings on this development. He stated that all members of the Committee did go and look at the subject property.

Councillor T. Chisholm also stated that it was not a "done deal". He noted that the first proposal was vastly different and larger and no one on the Planning Advisory Committee was in favour and asked the developer to rework the design. He asked if other homes constructed in recent years in the area had any effect on them and the flooding.

Mrs. Doucett advised that the new builds were flooded and Francis Collins was flooded as well.

Mr. Francis Collins stated that he was against the development. His properties currently get flooded out and he does not want any more water. He expressed concern over storm water and the changes regarding zoning to R3 in that area.

Ms. Lynn Jones advised that she owns the property at 30 Cross Street, as well as other properties on Ford Street. She stated that with regards to the low response on the surveys, she believes that can be attributed to the attitude of "you can't fight town hall" and not that people who did not respond are in favour of it. Ms. Jones stated that it is not that the community does not want improvements, it is that the community wants a dialogue and part of the process in terms of what will be going into their neighbourhood. She noted that the developer was told by the Committee to go back to the community and talk to us and that never happened. Ms. Jones stated she believed the process to be flawed in that there was no community representation at the meetings.

Ms. Jones took issue with the use of the word “transition” in the staff report with regards to the Ford Street area. She stated the report does not discuss what that transition means how the transition took place; residents leaving because they do not have the funds to maintain their homes and end up losing them and leaving the community. She noted that the area did not flood years ago like it floods now.

Mr. Don Smithers of 466 Young Street stated that he believed the developer and the Town should work more closely with each particular neighbourhood to find out what those people would like to see in their community. He stated that the value of his property has decreased significantly because of the development of a large apartment building nearby.

Adjournment

There being no further questions, the Public Hearing was adjourned at approximately 2:20 p.m.

W. R. (Bill) Mills
Mayor

M.W. Dolter
CAO