



Public Council Meeting

Town of Truro

Monday, June 7th, 2021 – 1:00 p.m.

Virtual Meeting via Zoom

A regular Public Meeting of Truro Town Council took place virtually on Monday, June 7th, 2021 at 1:00 p.m. via Zoom.

Present: Mayor W.R. (Bill) Mills, Deputy Mayor W. Talbot, Councillors A. Graham, B. Thomas, J. Flemming, C. Hinton and J. Barnard

In Attendance: CAO M. Dolter, Director of Public Works A. MacKinnon, Director of Planning & Development J. Fox, Director of Corporate Services B. Coulter, Director of Parks, Recreation & Culture A. Simms, Police Chief D. MacNeil, Fire Chief B. Currie, and Town Solicitor C. Thompson

Mayor B. Mills called the meeting to order and began with a Land Acknowledgement recognizing that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaw People.

Mayor B. Mills also made a statement regarding the 215 children whose remains were found buried at the former residential school in Kamloops, British Columbia.

1. **APPROVAL OF AGENDA**

On motion of Councillors C. Hinton and J. Barnard, the Agenda was approved as circulated. Motion carried.

2. **APPROVAL OF MINUTES**

On motion of Councillor A. Graham and Deputy Mayor W. Talbot, the Minutes for the Public Council Meeting on May 3rd, 2021, and the Minutes for the Public Hearing on May 3rd, 2021, were approved as circulated. Motion carried.

3. **MOTIONS AND NOTICE OF MOTIONS**

a) **Amend the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) within 60 Days**

Councillor J. Barnard brought forward a motion during the Public Meeting on May 3rd, 2021, whereby staff would be directed to amend the Municipal Planning Strategy and Land Use Bylaw within 60 days. This motion was tabled to be addressed at today's meeting.

Councillor J. Barnard withdrew her motion as a similar motion is coming forward to Council during today's meeting to proceed with a full plan review and would therefore overlap.

4. **PETITIONS AND DELEGATIONS**

a) **Public Hearing – 60 Golf Street, Development Agreement**

Council was presented with a motion to approve the application by Endurance Equities Corporation and Brentwood Development Limited to enter into a Development Agreement to permit a multi-unit residential development consisting of one 8-storey building containing a maximum of 76 dwelling units located at 60 Golf Street.

In making its decision, members of Council identified several issues with the proposed development and referenced policies of concern. Building height and scale were a main concern expressed in which it was suggested the building be reduced by two (2) storeys to make it more compatible with adjacent structures and overall neighborhood integrity and stability. It was further suggested that there be a buffer with abutting properties as well as flexibility with amenity space on the bottom floor with the potential for it to be converted for commercial use. Additional concerns included inadequate parking with street parking potentially causing issues, increased traffic, negative effect on streetscape and street aesthetics, densification, rental rates and affordable housing options, loss of privacy, loss of small-town charm, a negative effect on the quality of life of residents, and public opposition to the development.

In contrary, it was also noted that this would provide much needed residential living opportunities amidst a housing crisis as well as provide units for down-sizing homeowners. It was further noted that apartment living provides a positive impact as it offers a sense of community.

By way of a vote of five (5) to two (2), Council did not approve staff's motion. A letter will be sent to the developers advising of Council's decision in which a 14-day appeal period will commence.

5. **OLD BUSINESS** – N/A

6. **IN-CAMERA SUMMARY REPORT**

CAO M. Dolter advised that an in-camera session of Council took place on May 27th, 2021, in which three (3) items of a land or legal nature were discussed. There are no issues to discuss with Council in-camera following today's meeting.

7. **COMMITTEE REPORTS**

By way of a vote of four (4) to three (3), Council accepted the committee reports as submitted in Council's package as opposed to Directors presenting their reports.

8. **QUESTIONS BY MEMBERS**

Councillor C. Hinton inquired whether additional signage could be placed at select locations to bring more awareness to the Victoria Park Pool donation campaign. Council unanimously supported this, in which CAO M. Dolter indicated that he and Director of Public Works & Engineering A. MacKinnon will identify some potential locations.

Councillor B. Thomas requested a presentation from a representative of CMHC in relation to affordable housing programs. CAO M. Dolter noted he would check into.

Councillor B. Thomas asked about the Town's IT security measures. CAO M. Dolter advised he will see if the Town's Manager of Information Technology can provide a presentation to Council.

On motion of Councillors J. Barnard and B. Thomas, it was unanimously moved that staff provide a report to Council on principles and best practices regarding maximum building height, including the relationship of height to human scale, pedestrian friendly streetscapes, light permeability, densification, neighborhood vitality, sustainability, and other development issues. Motion carried.

Councillor J. Barnard inquired about the Capital Construction Plan in relation to sidewalks (on both sides of the street) and curbing. Director of Public Works & Engineering A. MacKinnon advised he would provide Council with a presentation on the sidewalk policy.

9. **MOTIONS OF RECONSIDERATION** – N/A

10. **NEW BUSINESS**

a) **Request for Decision: Railyard Trail Maintenance and Development**

On motion of Councillors J. Barnard and B. Thomas, it was moved that Council approve trail construction to develop connecting bike routes in the Railyard. Projects are to be funded through donations and operations with a max of \$5,000/project from the operations budget. Motion carried.

b) **Request for Decision: Civic Square Sponsorship**

On motion of Councillors J. Barnard and C. Hinton, it was moved that the Town begin the bidding process to secure a new sponsor for the Civic Square Ice Surface to run for five (5) years, commencing December 2021. Motion carried.

c) **Request for Decision: Membership and Terms of Reference – Accessibility Committee**

On motion of Councillors J. Barnard and B. Thomas, it was moved that Council approve the draft Terms of Reference to establish a new committee to be known as the Regional Accessibility Advisory Committee and appoint seven (7) members of the public plus one (1) member of Council to serve on the committee. Motion carried.

d) **Request for Decision: Plan Review Process**

On motion of Councillors J. Barnard and C. Hinton, it was moved that Council direct Planning staff to begin the process of reviewing the Town's Community Plan (including the Community Sustainability Plan, Municipal Planning Strategy, and Land Use Bylaw) and establish a Plan Review Working Group to include members of Council, the Planning Advisory Committee and Senior Staff to oversee the plan review process. Motion carried.

e) **Request for Decision: Elected Officials Housing Needs Focus Group – June 22nd, 2021**

Consultation will be taking place on June 22, 2021, relating to affordable housing needs. Councillors C. Hinton and J. Barnard expressed interest and indicated they would participate.

f) **Request for Decision: Blunt Bartender Patio Extension**

On motion of Councillor J. Barnard and Deputy Mayor W. Talbot, it was moved that the Town enters into an Agreement with the Blunt Bartender to allow for a patio extension, as per the Sidewalk Café Bylaw and as outlined in Council's package, for a trial period of 30 days. Motion carried.

11. **MUNICIPAL GRANT REQUESTS** – N/A

12. **ACCOUNTS**

On motion of Councillor A. Graham and Deputy Mayor W. Talbot, approval was granted for payment of the accounts for the month of May 2021. Motion carried.

13. **ADJOURNMENT**

On motion of Councillor C. Hinton, it was moved that the meeting be adjourned at approximately 4:50 p.m. Motion carried.

W. R. (Bill) Mills
Mayor

M. Dolter
CAO

DRAFT