

APPLICATION BRIEFING

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	September 26 th , 2019
Subject:	Development Agreement application by Colchester Community Workshops to permit six dwelling units in an existing commercial building at 184 Arthur Street.

Background

On September 23rd, 2019 Colchester Community Workshops made application for a development agreement to permit six dwelling units in an existing commercial building at 184 Arthur Street. The subject property is located in the Downtown Commercial (C1) Zone and Downtown Commercial future land use designation. Council may consider multiple unit residential development in this designation by development agreement.

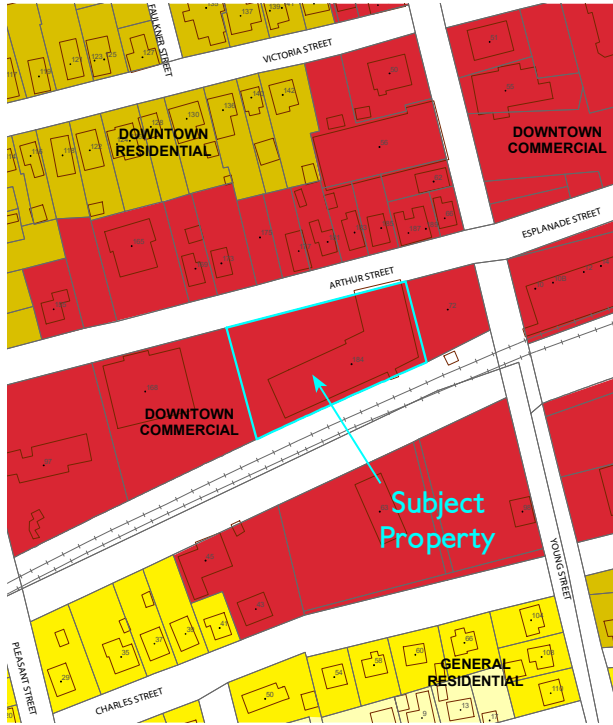
Subject Property

The subject property is 184 Arthur Street. The property, which is also identified as PID no. 20335402, is located on the south side of Arthur Street between Pleasant and Young and immediately north of the CNR tracks. The property is currently developed and contains an existing two storey, mixed use building with approximately 2970 m² (32,000 ft²) of floor area on two levels together with a paved parking area for approximately 30 vehicles. The existing structure, commonly referred to as Halliday Place, was constructed in the early 1960s as a hardware store and warehouse. Until it was purchased by Colchester Community Workshops in 2018, the structure was being used as retail, warehousing and office space. The existing structure and parking area cover most of the property, the only exceptions being a narrow strip of trees along the eastern edge of the property and a small patch of grass near the existing loading dock at the southwestern corner of the site.

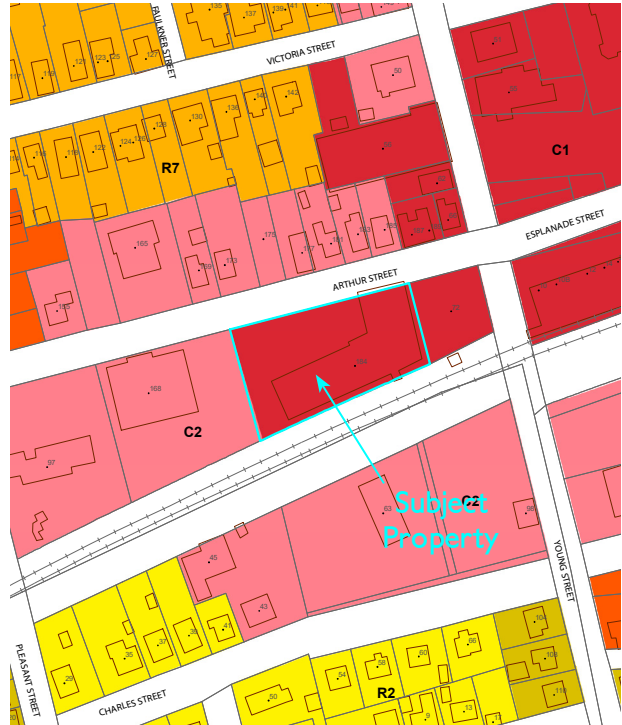
The subject property is 3561 m² (38,329 ft²) in area and has 81.7 metres (268 feet) of frontage on Arthur Street. The property is zoned Downtown Commercial (C1) and the property is located on the edge of Truro's traditional downtown commercial area. Development in this area consists of a mixture of commercial buildings and older homes dating from the early 1900s. Most of these older dwellings have been converted into multiple unit dwellings or commercial uses. Very few single unit dwellings remain along this portion of Arthur Street. Other nearby uses include a veterinary clinic, pizza shop, Colchester Community Workshop's existing facility, the Truro Curling Club, funeral home, and Wilson's Fuels offices.



Air Photo showing the subject property and surrounding area



Excerpt from the Town's Future Land Use Map showing the subject property and surrounding area



Excerpt from the Town's Land Use By-law Zoning Map showing the subject property and surrounding area



Panoramic Photo of Subject property from Arthur Street



View of Subject Property looking southeast from Arthur Street



View of Subject Property looking northeast from CNR tracks



View of Subject Property looking southwest from Arthur Street

Development Proposal

Colchester Community Workshops has submitted proposed floor plans and conceptual renderings of the proposed mixed use development. The proposed redevelopment of the existing Halliday Place building involves improvements to the exterior of the structure including new siding, roofing, doors and windows, as well as the removal of the existing awning and the relocation of some entrances and windows. The proposal does not include any expansion of the existing structure although the applicant is proposing add new awnings over the entrances and over the receiving area. The plans submitted by the applicant show some changes to the parking area including the addition of a new outdoor patio, new landscaping elements, and changes to the layout of parking stalls. The redesigned parking area will have space for 25 vehicles including 4 accessible stalls. Conceptual renderings of the proposed redevelopment are shown on the following page.

Interior changes include the renovation of the entire main floor to create new office space, retail space, a restaurant, and a warehousing/sorting area. Plans for the upper floor include the creation of six one-bedroom dwelling units, meeting space, a lunch room, and approximately 666 m² (7150 ft²) of space for storage, lease or future development. The proposal includes a new elevator to provide access to the upper floor. Conceptual floor plans are shown on page 5 of this report.



Conceptual Rendering of the Proposed Redevelopment Looking Southeast



Conceptual Rendering Showing the Proposed Outdoor Cafe Area in Detail



Conceptual Rendering of the Proposed Redevelopment Looking Southwest

This proposal is currently at Step 1 of the Town's development application review process. Once Colchester Community Workshops has had an opportunity to present their proposal to the Committee and once the Committee has had an opportunity to provide their comments, the applicant is expected to identify what, if any, revisions will be made in response to the Committee's feedback. The proposal will then proceed to a second meeting of the Committee which will be advertised and intended to engage the public in the review process (Step 2). Further revisions to the development proposal may be considered at that time based on public feedback at that meeting. Staff will then prepare a Staff Report and recommendation and Staff will conduct an on-line community survey. The results of this survey, along with the Staff Report, will be presented at a third meeting of the Committee (Step 3). At the third meeting, the Committee will make its recommendation to Council and the application will proceed to a public hearing (Step 4). Staff will present a Final Report and recommendation at that time.

The Committee also has the option of processing this application using the Standard (short) Application Process which would shorten the process by 1 month. If the Committee opts for the Standard Process, the application would proceed to the next Committee meeting with a full analysis and recommendation from Staff. The public participation survey would take place after the Committee has made its recommendation and the results would only be available to Town Council at the public hearing. Given that the proposal involves 6 dwelling units in an existing mixed-use structure at downtown core and it does not include any addition or expansion of the existing building, it is unlikely that there will be much public opposition to the proposal. It is recommended that this application proceed using the short process.

Respectfully Submitted

Jason H. Fox, MCIP, LPP
Director of Planning & Development

Appendix A

RELEVANT POLICY

Policy C-2

It shall be a policy of Council to ensure that Downtown Truro remains the preeminent location in Colchester County for higher order goods and services and uses such as banks, institutions, cultural facilities, law firms, retailing, specialty shops as well as for pedestrian oriented shopping, dining, and nightlife.

Policy C-8

It shall be a policy of Council to permit a controlled mixture of land uses where the potential for land use conflicts is minimal.

Policy C-10

It shall be a policy of Council to forward development agreement proposals within the Downtown Commercial Designation to the Heritage Advisory Committee for review and recommendation.

Policy C-11

It shall be a policy of Council to take into consideration advice from the Heritage Advisory Committee on the following matters when evaluating a development agreement proposal in the Downtown Commercial Designation that involves any new structure, exterior structural alterations, new signage, new parking, lighting, or landscaping:

- a) the proposal's architectural design and its compatibility with heritage architectural styles found in the downtown area;*
- b) the compatibility of the proposal with any abutting heritage properties in terms of its height, bulk, and scale;*
- c) the impact of the proposal on any heritage streetscape;*
- d) the location of any proposed parking areas and how well they are screened from neighbouring properties and from the street; and*
- e) the suitability of any signage, lighting, fencing, or landscaping elements in terms of their impact on any abutting properties or streetscape.*

Policy C-12

It shall be a policy of Council to establish urban design standards for the Downtown Commercial (C1) Zone and the Limited Commercial (C2) Zone and require that all new development and conversions conform to these standards and that these standards be considered as part of any development agreement application process.

Policy C-13

It shall be a policy of Council to require that all conversions and new construction within the Downtown Commercial (C1) Zone and the Limited Commercial (C2) Zone contribute to the development, preservation, and enhancement of pedestrian friendly and aesthetically pleasing downtown streetscapes.

Policy C-19

In the Downtown Commercial Designation, it shall be a policy of Council to consider multiple unit residential developments having more than four units by development agreement.

RELEVANT POLICY

Policy C-20

When considering multiple unit residential development proposals in the Downtown Commercial Designation pursuant to Policy C-19, it shall be a policy of Council to:

- a) review the proposal using the evaluative criteria for development agreements as outlined in Part 11: Implementation of this Strategy;*
- b) require the submission of professionally prepared renderings or graphic representations that illustrate how any proposed new construction or expansion will impact abutting properties and the streetscape;*
- c) require that the proposal be compatible with adjacent uses in terms of height, bulk, scale, and lot coverage;*
- d) require that the proposal does not detract from an established or developing streetscape by significantly varying from the typical height and setback of abutting structures or by having a building that is oriented away from the street;*
- e) require that the proposal be forwarded to the Town's Heritage Advisory Committee (HAC) for review and recommendation;*
- f) require that the parking area be suitably landscaped or fenced and situated where it will not be readily visible from the public right-of-way; and*
- g) require that the proposal include recreational open space suitable for use by residents of the development*

Policy C-21

In the Downtown Commercial Designation, it shall be a policy of Council to only consider proposed multiple unit residential developments that have been designed by an architect licensed to practice in Nova Scotia where the proposal includes new construction, an expansion, or exterior alteration of an existing building.

Policy P-3

It shall be a policy of Council to use the Recreation Plan as a policy statement that will guide Council when evaluating development proposals and negotiating planning approvals where the proposed development may have an impact on the implementation of projects identified on the Future Recreation Map.

Policy P-4

It shall be a policy of Council to only consider those development proposals that are either consistent with or do not hinder the implementation of objectives and projects identified on the Town's Recreation Plan.

Policy P-9

It shall be a policy of Council to take into consideration the recommendations of the Parks & Recreation Strategic Plan, where applicable, when reviewing development proposals.

Policy P-12

It shall be a policy of Council to require that any new multiple unit residential development include provision for recreation and amenity space. The Land Use By-law shall allow for the provision of such space either externally or internally to the building, and that such space may consist of common or individual unit space.

Policy P-13

It shall be a policy of Council to consult the Parks, Recreation, and Culture Committee when considering the suitability of amenity space included in any development proposal.

Policy P-14

It shall be a policy of Council to require that required outdoor amenity space consist of usable space that is dedicated for active or passive recreation use and not include areas that have limited recreational potential.

Policy G-18

It shall be a policy of Council to consider allowing a reduction in the number of required parking spaces where it can be demonstrated the proposed development is intended for residents who are less likely to own an automobile due to factors such as age, income, or mobility issues.

RELEVANT POLICY

Policy G-29

It shall be a policy of Council to permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night.

Policy G-30

It shall be a policy of Council to prohibit outdoor lighting that is misdirected, excessive, or unnecessary.

Policy G-31

It shall be a policy of Council to require that all outdoor lighting fixtures in or abutting a residential zone or designation be full cut-off fixtures approved by the International Dark Sky Association.

Policy G-35

It shall be a policy of Council to require that all development proposals or other proposals that may impact upon vehicle access to a public street be subject to the approval of the Town's Traffic Authority.

Policy IN-34

It shall be a policy of Council to require that all new construction that is subject to a development agreement, to submit a Storm Water Management Plans for the development, either as a condition of approval or for Council's consideration as part of a development agreement application.

Policy IM-19

It shall be a policy of Council to require the submission of a detailed proposal as part of any development agreement application. The proposal shall include any information or materials required by Council in order to effectively evaluate the submission. The submission shall be accompanied by professionally prepared plans that effectively illustrate the proposal and include details such as, but not necessarily limited to, the following:

- a) the location, area, and dimensions of the subject property based on a survey or location certificate prepared by a licensed surveyor;*
- b) elevation drawings of the proposed structure or structures;*
- c) the proposed location, dimensions, height, and proposed use of all buildings;*
- d) the means by which the site is to be serviced by sanitary and storm sewers, water, electrical service and other utilities;*
- e) the proposed location and nature of any outdoor storage or display;*
- f) the proposed location, design, and content of any signage;*
- g) the proposed location and dimensions of any parking stalls, driveways, and walkways;*
- h) the proposed location of any fencing, refuse containers, and snow storage;*
- i) the proposed location and type of any exterior lighting;*
- j) the proposed location of any outdoor amenity space;*
- k) landscaping elements including the type and location of any existing and proposed trees or other vegetation;*
- l) architectural features including type of materials;*
- m) the location of any watercourses on or near the site;*
- n) existing and proposed drainage patterns including any stormwater management measures;*
- o) the delineation of any 1:20 and 1:100 flood elevations and a description of any proposed floodproofing measures; and*
- p) any proposed phasing of the development.*

RELEVANT POLICY

Policy IM-20

It shall be a policy of Council to require the submission of additional information to address issues such traffic impact, stormwater management, landscaping, servicing, heritage preservation, and impact on the streetscape where Council considers this information to be pertinent to the development process. This information may be required prior to Council's approval or as a condition of approval and required prior to issuance of any development permit.

Policy IM-21

Where a structure proposed as part of a development agreement application raises concerns with respect to compliance with the National Building Code, it shall be a policy of Council to require that the applicant submit conceptual building plans for review by the Town's Building Inspector.

Policy IM-22

When considering a development agreement application it shall be a policy of Council to have regard for the following matters:

- a) compatibility of the proposed land use with adjacent land uses;*
- b) compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, and bulk;*
- c) compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic, vehicle headlights, and noise;*
- d) the adequacy of sewer services, water services, waste management services and storm water management services;*
- e) that the proposal contributes to an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services;*
- f) the adequacy and proximity of schools;*
- g) the adequacy and proximity of recreation and community facilities;*
- h) the adequacy of the road network in, and adjacent to, or leading to the development;*
- i) the potential for the contamination or sedimentation of watercourses or for erosion;*
- j) environmental impacts such as air and water pollution and soil contamination;*
- k) previous uses of the site which may have caused soil or groundwater contamination;*
- l) suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps or bogs;*
- m) the application of sustainable and energy efficient design principles;*
- n) that the proposal is in conformance with the intent of this strategy and with the requirements of Town By-laws and regulations other than the Land Use By-law;*
- o) the financial ability of the Town to absorb any costs relating to the amendment.*
- p) the ability of emergency services to respond to an emergency at the location of the proposed development;*
- q) the application of sustainable and energy efficient design principles;*
- r) that the proposal is in conformance with the intent of this strategy and with the requirements of Town By-laws and regulations other than the Land Use By-law;*
- s) the financial ability of the Town to absorb any costs relating to the amendment.*

RELEVANT POLICY

Policy IM-34

It shall be a policy of Council to consider scheduling an evening public hearing and to consider holding an advertised public information meeting where there is a great deal of public opposition or concern regarding a development proposal or amendment application. The cost of advertising these meetings shall be the responsibility of the applicant.