

STAFF REPORT

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| Prepared For: | Planning Advisory Committee |
| Submitted by: | Yanan Gou, Planner |
| Date: | October 24 th , 2019 |
| Subject: | Development Agreement application by Colchester Community Workshops to permit 6 dwelling units in an existing commercial building at 184 Arthur Street. |

Recommendation

Staff recommend that Council enter into a development agreement with Colchester Community Workshops to permit the development of 6 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.

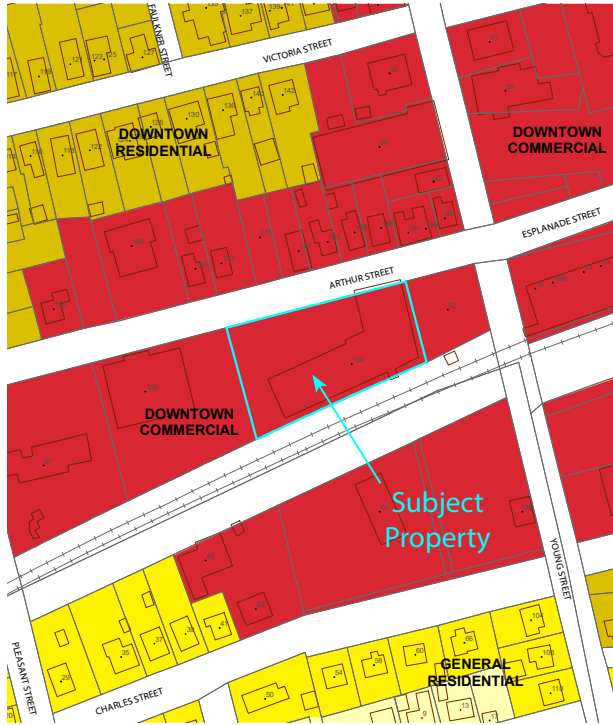
Subject Property

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 2,970 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.

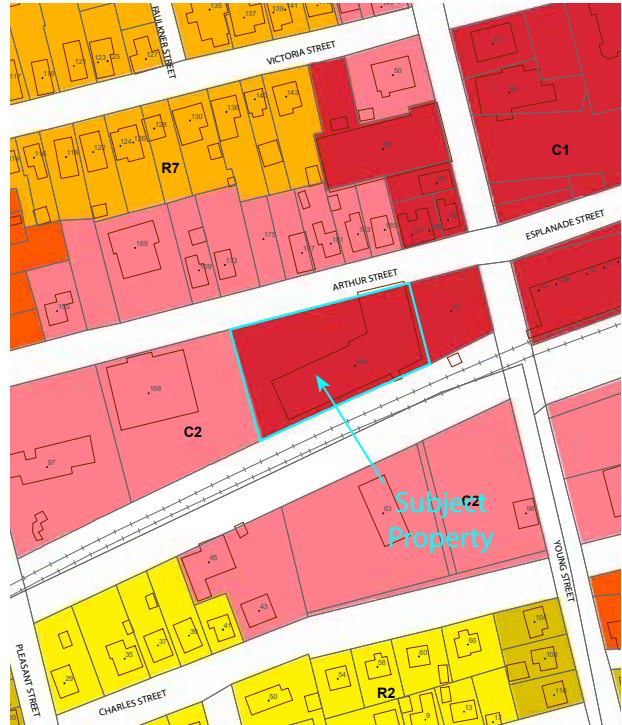
The subject property is 3,561 m² (38,329 ft²) in area and has 81.7 metres (268 feet) of frontage on



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

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.

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



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

Proposed Ground Floor Plan



Proposed Second Floor Plan



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 page 4.

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 (7,150 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 above.

Analysis

The subject property is situated in the Downtown Commercial future land use designation and in accordance with Municipal Planning Strategy Policy C-19, Council may consider multiple unit residential proposals in the Downtown Commercial Designation by development agreement. This application is being processed under the policies and evaluative criteria found in the Town's Municipal Planning Strategy and Land Use By-law. Full details of this review are attached to this report as Appendix A. The following is a description and discussion of the key issues and key considerations identified as part of this review.

Sustainable Residential Development

The proposed development will result in the introduction of new residential units into the downtown area, increasing demand for goods and services in the area and thereby supporting local business and institutions. The proposal, therefore, is expected to have a positive impact on the Downtown. The proposal will also increase residential densities in an existing serviced area, thereby accommodating new residential development without having to expand municipal services and infrastructure.

Land Use Compatibility

The proposed residential use is not expected to create any compatibility issues with surrounding development but there is potential for the residents of the proposed development to raise objections about noise, traffic and lighting associated with commercial uses on neighboring properties. Staff, however, are of the opinion that downtown area is expected to accommodate a mixture of uses and prospective residents of this development should anticipate the possibility that there may be potentially incompatible uses nearby.

Outdoor Amenity/Recreation Space

Staff have identified a potential concern related to the provision of adequate outdoor amenity space for the residents of the proposed development. The applicant has included some amenity space in their proposed development. According to the plans, the proposed amenity space includes green space along the sidewalk. The total area of the amenity space proposed by the applicant is very limited. Planning Staff, however, are of the opinion that the amount of amenity space is sufficient and typical of higher density downtown residential development elsewhere. This is a downtown site and it is reasonable to consider a relaxation of the outdoor amenity space requirement given the number of nearby parks and recreational opportunities. Also, the Director of Parks, Recreation and Culture did not have any concerns about the provision of amenity space and she noted that residents of the proposed development will have easy access to outdoor recreational opportunities such as Civic Square, Victoria Park, Riverfront Park and the Colchester Legion Stadium.

Downtown Urban Design Requirements

The proposed development has been reviewed for compliance with the Town's Urban Design Standards. The Town's Urban Design Standards are intended to ensure that new development complements existing streetscapes and helps create attractive and welcoming pedestrian environments. To achieve this, the Standards encourage development that matches established patterns found on neighbouring buildings such as height, setbacks, size of windows, and floor elevations.

The proposal utilizes an existing structure and while there will be major changes to the interior of the building, exterior changes are limited to the change of shingles, roofs, doors, windows, awnings, some landscaping, and update to the parking. These exterior changes are expected to improve the function of the building but not have any significant impact in terms of the building's relationship with the street or the surrounding properties. The proposal is expected to revitalize the existing building and it will maintain street level retail space which should enhance

the adjacent streetscape, support activity on the street, and help maintain a comfortable pedestrian environment. Planning Staff are satisfied that the proposed development conforms to the urban design standards set out in the Downtown Commercial (C1) Zone.

Review By Others

On October 3, 2019, Planning Staff sent details on the proposed development to the Parks, Recreation and Culture Department, Fire Service, Police Service, Building Inspector, Urban Forestry Coordinator and the Engineering and Public Works Department and asked them to review the proposed development and provide any comments or concerns. At the time this report was written, responses had been received from the Director of Parks, Recreation and Culture, the Police Chief, the Fire Inspector, the Building Inspector and Town Engineer/Traffic Authority.

The Town Engineer/Traffic Authority has indicated that there are no issues anticipated with stormwater management, servicing or with traffic for this development. He also indicated that the addition of new landscaping features will serve to reduce runoff from the site. The reconfiguration of the parking lot, as well as closure of one of the current driveway entrances, will improve access management along this section of Arthur Street.

The Police Chief, Fire Inspector and Director of Parks, Recreation and Culture did not have any concerns about the proposed development. The Fire Inspector indicated that there is plenty of access to the property and consideration should be given to a proper fire lane where the parking lot is quite busy. The Director of Parks, Recreation and Culture suggested that the proposed development would be an ideal location for the Loneliness Program for Seniors to develop a workshop.

The Building Inspector reviewed the proposed development and identified a few potential building code compliance issues. These concerns have been forwarded to the applicant and it is expected that they can be addressed by minor modifications to the building's design. Concerns included the need for a fire lane adjacent to the main entrance and the building's proximity to property boundaries which will require non-combustible cladding as well as limit on unprotected openings.

Public Participation

The proposed development is being handled in accordance with the Town's development review process. The applicant's proposal was presented to the Town's Planning Advisory Committee (PAC) on September 30th, 2019. Following the meeting, details of the application were posted on the Town's website under "Current Development Applications". The development agreement sign has been posted on the property.

Conclusion

Planning Staff have completed a review of Colchester Community Workshops' proposal to develop 6 dwelling units in an commercial building located at 184 Arthur Street. Based on this review, Planning Staff find that this proposal is consistent with the Town's Planning Policies and recommend that Council enter into a development agreement to permit the proposed development as outlined in this report.

Respectfully Submitted

Yanan Gou, Planner

Appendix A

| RELEVANT POLICY | COMMENTS |
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| <p>Policy C-2</p> <p><i>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.</i></p> | <p>This proposal will recognize six dwelling units in the downtown. By supporting this application Council is encouraging increased residential densities in the downtown and thereby increasing demand for goods and services in the area and thereby supporting local businesses and institutions. This proposal is expected to enhance pedestrian friendly environment on Arthur Street by updating the exterior of the existing building and adding outdoor patio and new landscaping elements along the sidewalk.</p> |
| <p>Policy C-8</p> <p><i>It shall be a policy of Council to permit a controlled mixture of land uses where the potential for land use conflicts is minimal.</i></p> | <p>The proposed development is a multiple-unit residential development situated in a commercial area at downtown. Tenants of the proposed development will have chosen to live within a downtown location and a degree of noise and activity normally associated with downtown living is to be expected. The introduction of residential units in this area is not expected to create any land use conflicts.</p> |
| <p>Policy C-10</p> <p><i>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.</i></p> | <p>This proposal has been forwarded to the Heritage Advisory Committee. Given that the proposal involves the reuse of an existing building and does not include any significant structural alteration, staff do not anticipate that Heritage Committee will have any concern regarding the proposal.</p> |
| <p>Policy C-11</p> <p><i>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:</i></p> | |
| <p>a) <i>the proposal's architectural design and its compatibility with heritage architectural styles found in the downtown area;</i></p> | <p>See comments under C-10 above</p> |
| <p>b) <i>the compatibility of the proposal with any abutting heritage properties in terms of its height, bulk, and scale;</i></p> | <p>See comments under C-10 above</p> |
| <p>c) <i>the impact of the proposal on any heritage streetscape;</i></p> | <p>See comments under C-10 above</p> |

| RELEVANT POLICY | COMMENTS |
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| <p>d) <i>the location of any proposed parking areas and how well they are screened from neighbouring properties and from the street; and</i></p> | <p>See comments under C-10 above</p> |
| <p>e) <i>the suitability of any signage, lighting, fencing, or landscaping elements in terms of their impact on any abutting properties or streetscape.</i></p> | <p>See comments under C-10 above</p> |
| <p>Policy C-13</p> | |
| <p><i>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.</i></p> | <p>This proposal will retain the existing street level commercial space that is oriented to the street and will maintain a pedestrian scale streetscape. Improvements to the exterior including new siding, roofing, doors and windows, as well as outdoor patio and new landscaping elements will help improve the overall aesthetics of this area of Arthur Street.</p> |
| <p>Policy C-19</p> | |
| <p><i>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.</i></p> | <p>The proposal consists of 6 residential units and is situated in the Downtown Commercial Designation. This is the enabling policy that allows Council to consider this application by development agreement.</p> |
| <p>Policy C-20</p> | |
| <p><i>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:</i></p> | |
| <p>a) <i>review the proposal using the evaluative criteria for development agreements as outlined in Part 11: Implementation of this Strategy;</i></p> | <p>This proposal has been evaluated using the evaluative criteria found in Part 11. Details of this evaluation are found below.</p> |
| <p>b) <i>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;</i></p> | <p>The applicant has submitted both floor plans and renderings of the proposed development at this time. The proposal utilizes an existing structure and no compatibility issues are anticipated with respect to abutting properties and streetscape.</p> |
| <p>c) <i>require that the proposal be compatible with adjacent uses in terms of height, bulk, scale, and lot coverage;</i></p> | <p>The proposal utilizes an existing structure and no compatibility issues are anticipated with respect to height, lot coverage, scale, or bulk. The density of the proposal is not expected to create any compatibility issues.</p> |

| RELEVANT POLICY | COMMENTS |
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| <p>d) <i>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;</i></p> | <p>The proposal mainly involves the reuse of an existing structure. The street level retail space and orientation of the store-fronts will not change as part of this proposal. The development will not, therefore, change the existing building's relationship with the street.</p> |
| <p>e) <i>require that the proposal be forwarded to the Town's Heritage Advisory Committee (HAC) for review and recommendation;</i></p> | <p>The proposal is to be reviewed by the Heritage Advisory Committee.</p> |
| <p>f) <i>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</i></p> | <p>The developer plans to minimize the visual impact of the existing parking lot, which is situated in the front yard, by adding trees and lawns between the parking area and the public right-of-way. The visual impact of the parking area is expected to be minimized and no greater than its present impact.</p> |
| <p>g) <i>require that the proposal include recreational open space suitable for use by residents of the development</i></p> | <p>A residential development consisting of six 1-bedroom units normally requires a total of 1,194 ft² outdoor amenity space. The plans submitted by the applicant include limited green space. The limited amount of outdoor amenity space is reasonable for a redevelopment project of this nature in a built up area at the downtown given the number of nearby parks and recreational opportunities. Residents of the proposed development are 450 metres (1,476 feet) from Civic Square, 850 metres (2,788 feet) from Victoria Park, 1,000 metres (3,280 feet) from Riverfront Park and 1,300 metres (4,265 feet) from Colchester Legion Stadium. It is recommended that council consider a relaxation of the outdoor amenity space requirement.</p> |

RELEVANT POLICY

COMMENTS

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.

The proposed development has not been designed by a licensed architect. The requirement to have the proposal designed by a licensed architect is intended to ensure that new development in the downtown area is designed in a manner that complements and enhances the existing built environment and existing streetscapes. This proposal does not include substantial exterior changes, additions or expansions except some exterior cosmetic updates. Moreover, all downtown development agreement applications are already reviewed for compliance with the Town's Urban Design Standards and their architectural design details are also reviewed by the Heritage Advisory committee (HAC). Staff, therefore, believe that involvement of a licensed architect will not offer any further benefit to the town nor will it improve the proposal. Staff, therefore, recommend that council waive this requirement.

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.

Details concerning the proposed development were forwarded to the Parks, Recreation and Culture Department on October 3, 2019. The director of Parks, Recreation and Culture Department has indicated that there is no concerns with regard to this development from Parks, Recreation and Culture perspective. She suggested that this development would be an ideal location for the Loneliness Program for Seniors to develop a workshop.

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.

See comments on Policy P-3

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.

See comments on Policy P-3

RELEVANT POLICY

COMMENTS

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.

The plans submitted by the applicant include limited green space. The limited amount of outdoor amenity space is reasonable for a redevelopment project of this nature in a built up area at the downtown core given the number of nearby parks and recreational opportunities. Residents of the proposed development are 450 metres (1476 feet) from Civic Square, 850 metres (2788 feet) from Victoria Park, 1000 metres (3280 feet) from Riverfront Park and 1300 metres (4265 feet) from Colchester Legion Stadium. The Director of Parks, Recreation and Culture Department has indicated that there are no concerns with regard to this development from the Parks, Recreation and Culture perspective. It is recommended that council consider a relaxation of the outdoor amenity space requirement.

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.

Details concerning the proposed development were forwarded to the Parks, Recreation and Culture Department on October 3, 2019. The director of Parks, Recreation and Culture Department has indicated that there is no concerns with regard to this development from Parks, Recreation and Culture perspective. She suggested that this development would be an ideal location for the Loneliness Program for Seniors to develop a workshop.

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.

The proposed development has very limited outdoor amenity space. Amenity space is limited to lawn area situated along the sidewalk. This is a downtown site and it is reasonable to consider a relaxation of the outdoor amenity space requirement given the number of nearby parks and recreational opportunities.

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.

The proposed parking area will have spaces for 25 vehicles including 4 accessible stalls. Based on the Town's parking requirements, the proposal would require 6 parking spaces (0.5 spaces/unit plus 0.5 spaces/bedroom) for the residential component. The C1 zone does not have any requirements for commercial parking. No relaxation of parking requirements is necessary.

| RELEVANT POLICY | COMMENTS |
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| <p>Policy G-29</p> <p><i>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.</i></p> | <p>The draft development agreement will require that outdoor lighting be limited to full cut-off fixtures that illuminate the subject property only and not cause any light trespass. Proposed walkways, parking area, and common area will be required to be illuminated.</p> |
| <p>Policy G-30</p> <p><i>It shall be a policy of Council to prohibit outdoor lighting that is misdirected, excessive, or unnecessary.</i></p> | <p>see comments under Policy G-29</p> |
| <p>Policy G-31</p> <p><i>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.</i></p> | <p>see comments under Policy G-29</p> |
| <p>Policy G-35</p> <p><i>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.</i></p> | <p>On October 3, 2019 the Town's Traffic Authority was forwarded details of the proposal and asked to provide comments. The Traffic Authority has indicated that the proposed development will not generate significant traffic volumes, and there are no concerns with the proposal related to traffic. He also indicated that the reconfiguration of the parking lot, as well as closure of one of the current driveway entrances, will improve access management along this section of Arthur Street.</p> |
| <p>Policy IN-34</p> <p><i>It shall be a policy of Council to require that all new construction that is subject to a development agreement, to submit a Stormwater Management Plans for the development, either as a condition of approval or for Council's consideration as part of a development agreement application.</i></p> | <p>On October 3, 2019 the Town Engineer was forwarded details of the proposal and asked to provide comments. The Town Engineer has indicated that there are no concerns with the proposal related to the provision of municipal water and sewer services. No stormwater management plan is requested at this time.</p> |
| <p>Policy IM-19</p> <p><i>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:</i></p> | |

| RELEVANT POLICY | COMMENTS |
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| a) <i>the location, area, and dimensions of the subject property based on a survey or location certificate prepared by a licensed surveyor;</i> | This proposal consists of 6 residential dwelling units in an existing structure. No site plan was required as part of this application. |
| b) <i>elevation drawings of the proposed structure or structures;</i> | The proposed development does not include any new additions or new exterior construction that would require the submission of design drawings. |
| c) <i>the proposed location, dimensions, height, and proposed use of all buildings</i> | The applicant proposes to convert part of the second floor of the existing building at 184 Arthur Street to 6 dwelling units. The applicant has submitted detailed floor plans for this proposed 2-storey 6-unit mixed-use building. |
| d) <i>the means by which the site is to be serviced by sanitary and storm sewers, water, electrical service and other utilities;</i> | The applicant has not submitted any servicing plans. General details about this proposal were forwarded to the Town's Engineer Office on October 3, 2019. The Town Engineer has indicated that he does not anticipate that this development will have any issues related to servicing. |
| e) <i>the proposed location and nature of any outdoor storage or display;</i> | No outdoor storage or display is proposed as part of this development. |
| f) <i>the proposed location, design, and content of any signage;</i> | The draft development agreement will require that any signage comply with the Land Use By-law signage requirements. |
| g) <i>the proposed location and dimensions of any parking stalls, driveways, and walkways;</i> | The applicant has not submitted any site plans for the proposed parking lot at the time this report was written. They did provide us some renderings delineating the approximate location and dimension of parking stalls, driveways, and walkways. |
| h) <i>the proposed location of any fencing, refuse containers, and snow storage;</i> | No fencing is proposed as part of the proposed development. The proposal has more than adequate parking for the proposed development and if required, a portion of the parking area could be used for snow storage and refuse container. |
| i) <i>the proposed location and type of any exterior lighting.</i> | Information with respect to the location and type of lighting fixtures has not been provided. The draft development agreement will require that all lighting comply with the Land Use By-law lighting regulations and adequate lighting will have to be provided for all parking areas and walkways. |

| RELEVANT POLICY | COMMENTS |
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| j) <i>the proposed location of any outdoor amenity space;</i> | The conceptual drawings delineate areas that are to be lawn. No site plan was provided to show the exact location of the lawn. |
| k) <i>landscaping elements including the type and location of any existing and proposed trees or other vegetation;</i> | The proposed landscaping elements shown on the renderings are not specific and are limited to identifying the location of trees, lawn, parking areas and structure. Details regarding the proposal has been forwarded to the Town's Urban Forestry Coordinator for review on October 3, 2019. |
| l) <i>architectural features including type of materials;</i> | The proposed development of the existing Halliday Place building involves improvements to the exterior of the structure including siding, roofing, door and windows, as well as the removal of the existing awning. Architectural features of the proposed cosmetic updates including materials, have not been specified at the time this report was written. |
| m) <i>the location of any watercourses on or near the site;</i> | Planning Staff are not aware of any watercourse on or near the site. |
| n) <i>existing and proposed drainage patterns including any stormwater management measures;</i> | Details concerning the proposed development were forwarded to the Engineering & Public Works Department on October 3, 2019. The Town Engineer has indicated that there is no need to require a stormwater management plan for this proposed development. He also indicated that the addition of new landscaping features along the sidewalk will serve to reduce runoff from the site. |
| o) <i>the delineation of any 1:20 and 1:100 flood elevations and a description of any proposed floodproofing measures; and</i> | The proposal is not situated in the 1:20 or 1:100 floodplain. |
| p) <i>any proposed phasing of the development.</i> | No phasing has been proposed by the developer. |

RELEVANT POLICY

COMMENTS

Policy IM-20

It shall be a policy of Council to require the submission of additional information to address issues such as 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.

No other information has been requested at this time.

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.

Code compliance will be a condition of any development agreement. The Town's Building Inspector has been forwarded details about the proposed development and asked to comment on October 3, 2019. The Building Inspector conducted a review of the plans and made 5 comments. Based on the review, staff do not anticipate any Building Code issues that cannot be resolved by modifications to the proposed plans.

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;

The proposed development consists of six dwelling units in an existing commercial building in Truro's downtown. The subject property is situated in a mixed-use area that includes many converted multiple unit dwellings, commercial use and industrial use. The proposed residential use is not expected to create any compatibility issues with surrounding development. There is the potential for the residents of the proposed development to raise objections about future commercial developments on neighboring properties. Staff, however, are of the opinion that downtown area is expected to accommodate a mixture of uses and prospective residents of this development should anticipate the possibility that there may be potentially incompatible uses nearby.

b) compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, and bulk;

The proposed development consists of six dwelling units in an existing commercial building in Truro's downtown which features a variety of intensive land uses. Staff therefore, do not anticipate any compatibility issues with respect to height, lot coverage, scale, density or bulk of the proposed development

| RELEVANT POLICY | COMMENTS |
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| c) <i>compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic, vehicle headlights, and noise;</i> | Signage and lighting will be subject to the normal Land Use By-law requirements which are designed to mitigate potential compatibility issues. There is no outdoor storage or display proposed as part of this development. This proposal is located in downtown which features a variety of intensive land uses that generate bright lights, traffic and noise. Staff, therefore, do not anticipate any compatibility issues with respect to lighting, traffic, vehicle headlights, and noise. |
| d) <i>the adequacy of sewer services, water services, waste management services and storm water management services;</i> | Details concerning the proposed development were forwarded to the Engineering & Public Works Department on October 3, 2019. The Town Engineer does not anticipate any issues with respect to water and sanitary sewer services. |
| e) <i>that the proposal contributes to an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services;</i> | The proposed development will increase residential densities while using existing infrastructure. It is situated within a built up area of the downtown and it will contribute to the creation of a more compact urban form. |
| f) <i>the adequacy and proximity of schools;</i> | Staff do not anticipate any issues related to the ability of the school system to accommodate any increase in enrollment as a result of this development. |
| g) <i>the adequacy and proximity of recreation and community facilities;</i> | The Director of Parks, Recreation and Culture Department has indicated that there are no concerns with regard to this development from the Park, Recreation and Culture perspective. The location is an approximate 450 metres (1,476 feet) from Civic Square, 850 metres (2,788 feet) from Victoria Park, 1,000 metres (3,280 feet) from Riverfront Park and 1,300 metres (4,265 feet) from Colchester Legion Stadium. Also, it is not reasonable to expect any redevelopment of an existing site in the Downtown to fully comply with the normal Land Use By-law amenity space requirements. The development agreement process is designed to allow Council the flexibility to consider a relaxation of these requirements where warranted. In order to accommodate this proposal and other downtown redevelopment projects, this flexibility is necessary, reasonable and warranted. |

| RELEVANT POLICY | COMMENTS |
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| h) <i>the adequacy of the road network in, and adjacent to, or leading to the development;</i> | The Town's Traffic Authority has reviewed the proposal and has noted that traffic impacts downtown will be minimal. He also indicated that the reconfiguration of the parking lot, as well as closure of one of the current driveway entrances, will improve access management along this section of Arthur Street. |
| i) <i>the potential for the contamination or sedimentation of watercourses or for erosion;</i> | There are no watercourses in the vicinity of the proposed development. |
| j) <i>environmental impacts such as air and water pollution and soil contamination;</i> | The proposed development is not expected to cause any negative environmental impacts. |
| k) <i>previous uses of the site which may have caused soil or groundwater contamination;</i> | Staff are not aware of any previous uses of the site that may have resulted in soil or groundwater contamination. |
| l) <i>suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps or bogs;</i> | Staff are not aware of any site constraints. |
| m) <i>the application of sustainable and energy efficient design principles;</i> | The applicant has not indicated if their proposal includes any energy efficiency initiatives. |
| n) <i>the ability of emergency services to respond to an emergency at the location of the proposed development;</i> | Details regarding this application were forwarded to the Town's Police and Fire Service for review on October 3, 2019. The Police Chief has responded and did not identify any concerns regarding the Police Service's ability to respond to an emergency at this location. The Fire Inspector indicated that there is plenty of access to the property and consideration should be given to a proper fire lane where the parking lot is quite busy. Post construction, the office will be working closely with the Workshop to develop their inspection and maintenance program along with their required fire safety plan. |
| o) <i>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;</i> | The draft development agreement will require that the proposal conform to all other applicable by-laws and regulations. |
| p) <i>the financial ability of the Town to absorb any costs relating to the amendment.</i> | The Town is not expected to incur any costs as result of this development proposal. |

RELEVANT POLICY

COMMENTS

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.

A development agreement notice sign has been posted on the subject property.

The development proposal was included on the public notice sign advertising PAC's October meetings.

Details of this proposal have been listed under "Current Development Applications" on the town website. Staff will conduct a mail-out to all property owners within 150 m (492 ft) of the subject property informing them of the proposal and inviting them to complete an online survey.

There has been no inquiries regarding the proposal. Staff, therefore, do not see any additional public information meeting or evening hearing is needed at this time.