

APPLICATION BRIEFING

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	December 16, 2015
Subject:	Development Agreement application by Jonathan Creelman to permit the development of a three-storey twelve-unit residential building at 158 Glenwood Drive.

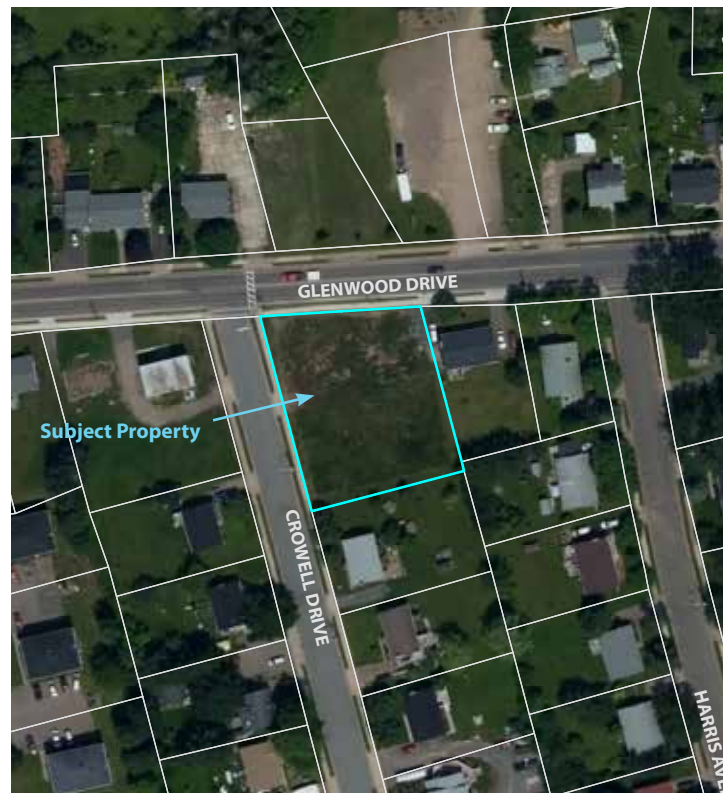
Background

On December 15th, 2015, Jonathan Creelman submitted an application to enter into a development agreement and thereby permit a multiple unit residential development at 158 Glenwood Drive. In 2006 the Town approved a development proposal for 158 Glenwood that included a three-storey, twelve-unit residential building but this building was never constructed and the planning approvals expired. Mr. Creelman has indicated that he intends to reuse the plans that were approved in 2006 and he has included these along with his development agreement application. Mr. Creelman has also submitted a stormwater management plan for the proposed development. This application is being considered concurrently with an amendment to the Town's Municipal Planning Strategy to change the future land use designation of lands along this portion of Glenwood Drive from Limited Residential to General Residential. This amendment is required to permit the proposed development agreement.

Subject Property

The subject property is 158 Glenwood Drive, also identified as PID no. 20164877. This parcel is 2052 m² (22,089 ft²) in area and has 42.5 m (139.5 ft) of frontage on Glenwood Drive and 53.4 m (175.2 ft) of frontage on Crowell Drive. The property is currently vacant and sparsely vegetated although the property was once developed and contained two three-unit residential buildings. Both of these buildings have been demolished, the first in 2005 and the second in 2007.

The subject property is situated in a residential area that consists primarily of single detached dwellings although there are also several multiple unit buildings and two-unit converted dwellings in the area. There is a Church situated across Glenwood Drive from the subject property. The property is zoned General Residential (R3) and is situated in the General Residential Future Land Use Designation.

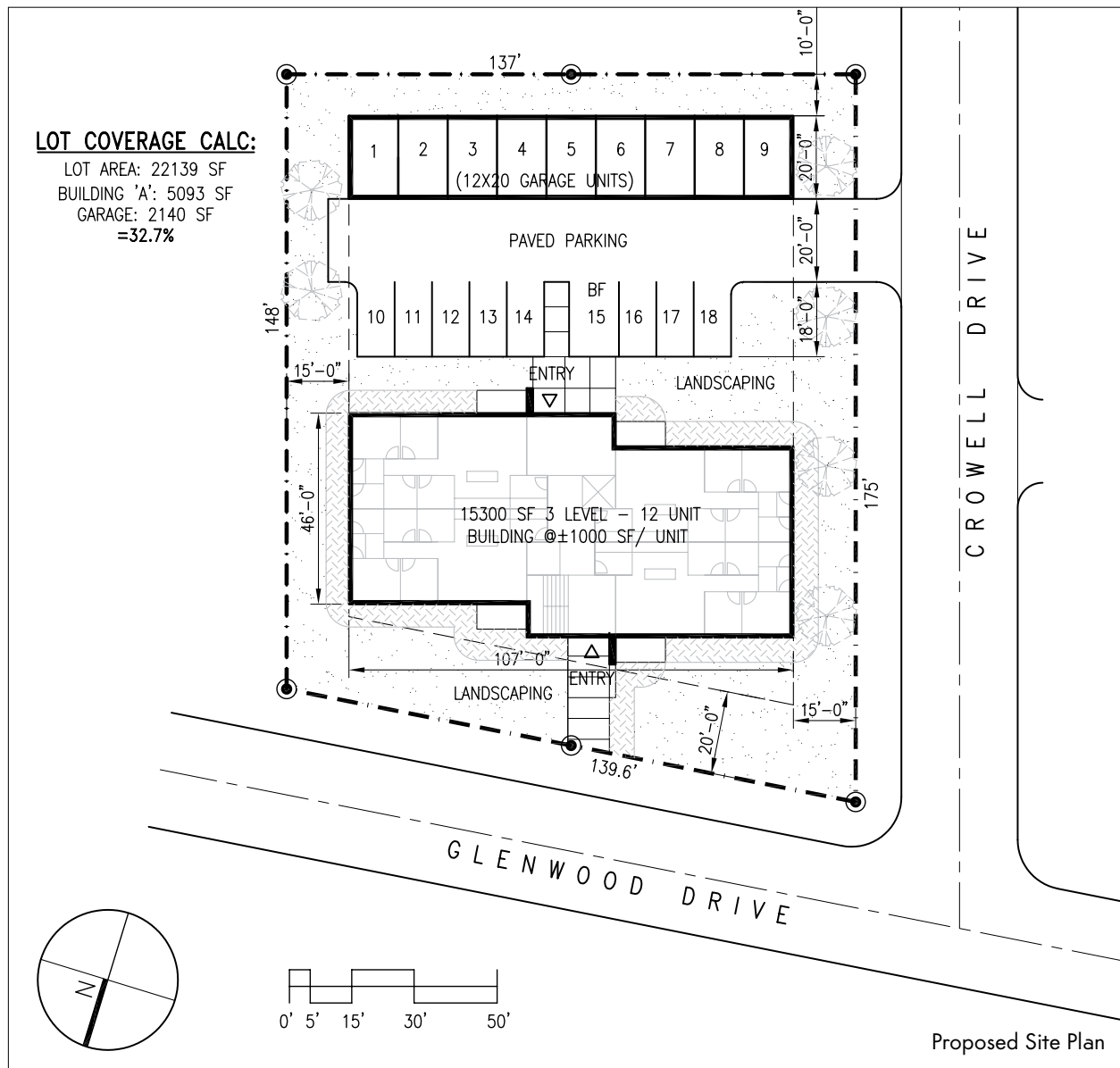


Air Photo showing the subject property and surrounding area

Development Proposal

Mr. Creelman is proposing to develop a three-storey twelve-unit building with a total floor area of 1420 m² (15,300 ft²). Each dwelling unit will be approximately 93 m² (1000 ft²) in area and will contain two bedrooms, two bathrooms, laundry facilities, and will have a balcony. A parking area is to be provided on-site to the rear of the main building that will be accessible from Crowell Drive. The parking area features nine exterior stalls plus an additional nine stalls in 3.6 by 6.1 metre (12 x 20 foot) garage units along the rear property line. There are a total of 18 parking spaces proposed.

The conceptual renderings and elevations drawings of the development submitted by the applicant show a three storey structure with a low pitched roof. As proposed, the exterior cladding of the buildings consists of a mixture of manufactured stone veneer and a cement fibre material designed to resemble wooden clapboard siding. The building's design, materials, window style, and roof pitch are similar to other residential construction in the area and are reminiscent of the period in which many of the dwellings in the area were constructed. The proposed building is setback 6.1 m (20 ft) from Glenwood Drive, 4.6 m (15 ft) from Crowell Drive, and 4.6 m (15 ft) from 170 Glenwood Drive. A site plan of the proposed development is shown below and conceptual renderings are shown on page 3. The separate garage structure to the rear of the building is set back 3.0 m (10 ft) from the rear property line.





Conceptual Rendering Showing North (Glenwood Drive) Side of the Proposed Building



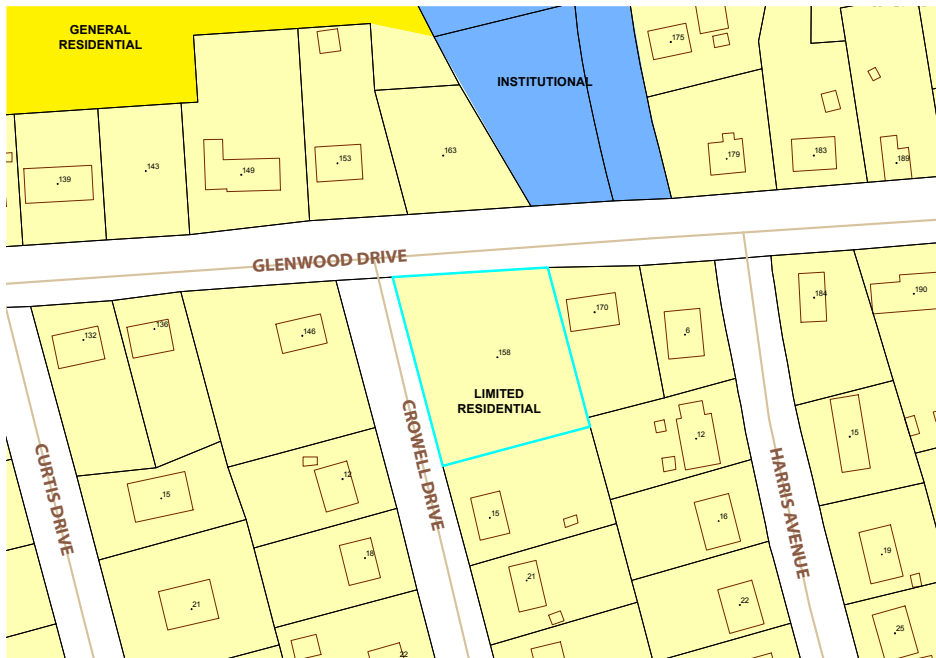
Conceptual Rendering Showing an Overview of the Site with Glenwood Drive in the Foreground



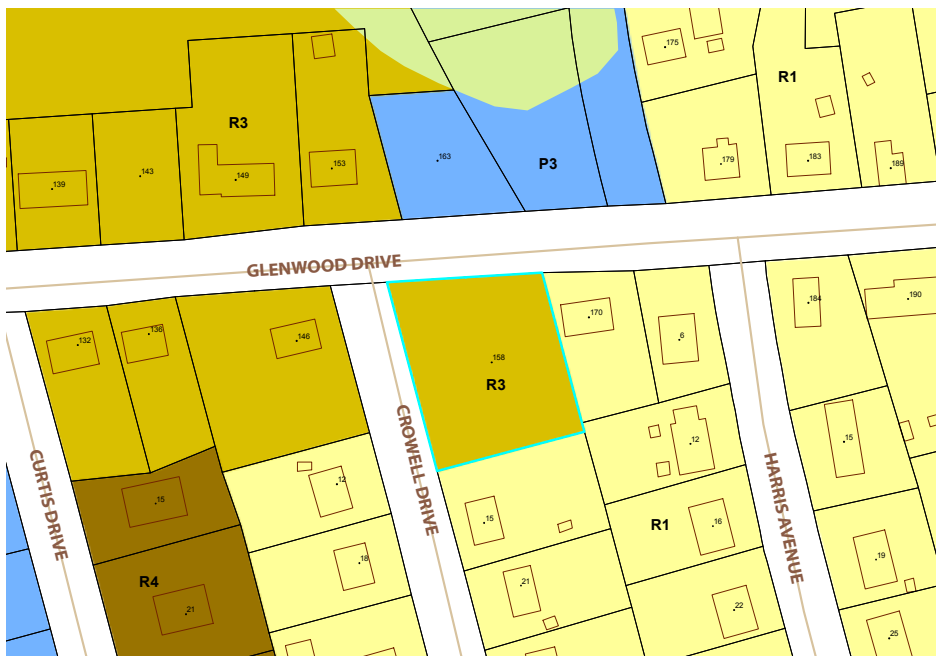
Conceptual Rendering Showing Rear Parking Area at Night

Application Status

The subject property is zoned General Residential (R3) and it is situated in the Limited Residential Future Land Use Designation (see maps below). The Limited Residential Designation does not permit multiple unit residential proposals by development agreement. This proposal, therefore, will require an amendment to the Municipal Planning Strategy (MPS) to change the subject property's future land use designation to General Residential. The required MPS amendment is also before the Planning Advisory Committee as a separate, but concurrent, application. Concurrent MPS amendments and development agreements are permitted in accordance with MPS Policy IM-23. This will permit this application to be processed and evaluated as though the property's future land use designation is General Residential. This is based on the presumption that the proposed MPS amendment will be approved and the property's future land use designation will be changed. If the MPS amendment is not approved, this application will be deemed to be refused.



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



Excerpt from the Town's Zoning Map showing the subject property and surrounding area

This application is at Step 1 of the Town's Development Application Process and Planning Staff have not completed a full analysis of the development application at this time. This report is preliminary and intended to provide the Planning Advisory Committee and members of the public with the necessary background to conduct an initial review of the proposal and provide feedback to the developer. The Committee is expected to review the proposal based on the applicable policies found in the Town's Planning Documents and provide direction to the developer on how the proposal could better conform to the Town's planning policies and objectives. Relevant policies include the General Residential Designation Policies found in Section 4.4 of the Municipal Planning Strategy, specifically Policy R-38. Also, the Committee is expected to evaluate the proposal based on Implementation Policies found in Section 11.6 of the MPS, specifically Policy IM-22. A full list of the applicable Policies is attached to this report as Appendix A.

Following the initial meeting where the proposal is first presented to Planning Advisory Committee, the developer is expected to revise their proposal based on any feedback from Staff and Committee Members. The application then moves on Step 2 of the development application process. A public notice sign will be placed on the subject property and details of the proposal will be made available on the Town's website. The application will then be discussed at an advertised meeting of the Committee which is intended to give the public, Committee members and Staff an opportunity to comment on the revised design. Further revisions to the development proposal may be considered at that time based on public feedback at that meeting. Staff will then conduct an on-line community survey and conduct a detailed analysis of the proposed development. The results of this survey, along with a Staff Report and recommendation, will be presented at a final meeting of the Committee. At that meeting, the Committee will make its recommendation to Council and the application will proceed to a public hearing. Staff will present a Final Report and recommendation at the public hearing.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read 'J. Fox', with a large, sweeping flourish extending to the right.

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

Appendix A

RELEVANT POLICY

Policy R-1

It shall be a policy of Council to encourage new residential development that will promote a high quality of life for Truro's residents and result in the creation of attractive streetscapes, vibrant public open spaces, and welcoming pedestrian environments.

Policy R-2

It shall be a policy of Council to promote sustainable and vibrant neighbourhoods which convey a sense of belonging, neighbourliness, community pride, civic responsibility, safety, and which foster creative expression, entrepreneurialism, recreation, and collective action.

Policy R-3

It shall be a policy of Council to encourage new residential development to emphasize and facilitate bicycling and walking as alternatives to private vehicular travel.

Policy R-4

It shall be a policy of Council to encourage new residential development that facilitates active sustainable lifestyles.

Policy R-5

It shall be a policy of Council to encourage new residential development to make more efficient use of land, infrastructure, and services.

Policy R-6

It shall be a policy of Council to encourage population growth and to accommodate new sustainable residential development in a manner that ensures the best possible quality of life for all residents.

Policy R-7

It shall be a policy of Council to encourage context sensitive intensification and infill residential development that complements surrounding homes and preserves or enhances neighbourhood integrity.

Policy R-8

It shall be a policy of Council to encourage new residential development in the Town that supports a variety of lifestyles and includes a range of housing choices and household types.

Policy R-9

It shall be a policy of Council to encourage new residential development and redevelopment opportunities that enhance and complement established and intact residential neighbourhoods.

Policy R-12

It shall be a policy of Council to support and give preference to residential proposals that either consist of a mixture of dwelling types or will contribute to a mixture of dwelling types in the neighbourhood. This policy shall not apply to lands in the Limited Residential Designation.

RELEVANT POLICY

Policy R-15

It shall be a policy of Council to encourage residential development in Truro that includes affordable housing units.

Policy R-37

It shall be a policy of Council to consider multiple unit residential developments in the General Residential Designation by development agreement.

Policy R-38

When considering multiple unit residential development proposals in the General Residential Designation pursuant to Policy R-37, it shall be a policy of Council to require the following:

- a) that the proposal be reviewed using the evaluative criteria for development agreements as outlined in Part 11: Implementation of this Strategy;*
- b) that the proposal be compatible with adjacent structures in terms of height, bulk, scale, and lot coverage;*
- c) that the proposal be compatible with adjacent uses in terms of architectural design, including roof pitch, roof type, materials, and fenestration;*
- d) 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) that the parking area be suitably landscaped or fenced and situated where it will not be readily visible from neighbouring properties and the public right-of-way;*
- f) that suitable recreational space is available for use by residents of the development; and*
- g) that the proposal contribute to a mixture of dwelling types in the neighbourhood as a whole.*

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.

RELEVANT POLICY

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 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.

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 E-10

It shall be a policy of Council to encourage development that either maintains or enhances the pre-development hydrologic regime through innovative site design and engineering techniques aimed at infiltrating, filtering, evaporating, harvesting and retaining runoff, as well as preventing pollution.

Policy E-11

It shall be a policy of Council to adopt performance standards for each land use zone that specifies a maximum percentage for impervious surface. Development that exceeds the maximum percentage of impervious surface will be permitted, up to a specified limit, where development implements on-site stormwater retention and maximizes infiltration by incorporating design elements such as:

- a) permeable pavement;*
- b) infiltration trenches/chambers and bio-retention;*
- c) rainwater harvesting systems in building design;*
- d) green roofs;*
- e) roof drains directed to permeable areas with stormwater infiltration measures in place; and*
- f) utilizing open drainage such as swales.*

RELEVANT POLICY

Policy E-13

It shall be a policy of Council to encourage the use of existing natural drainage systems where possible.

Policy E-14

It shall be a policy of Council to, where requested by the Town Engineer, require that a grading and stormwater drainage plan be submitted as part of any new multiple lot subdivision or large development.

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.*

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.

RELEVANT POLICY

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 ability of emergency services to respond to an emergency at the location of the proposed development;*
- n) the application of sustainable and energy efficient design principles;*
- o) 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;*
- p) the financial ability of the Town to absorb any costs relating to the amendment.*

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.