



TOWN OF TRURO

PLANNING AND DEVELOPMENT SERVICES

Application Briefing | Update

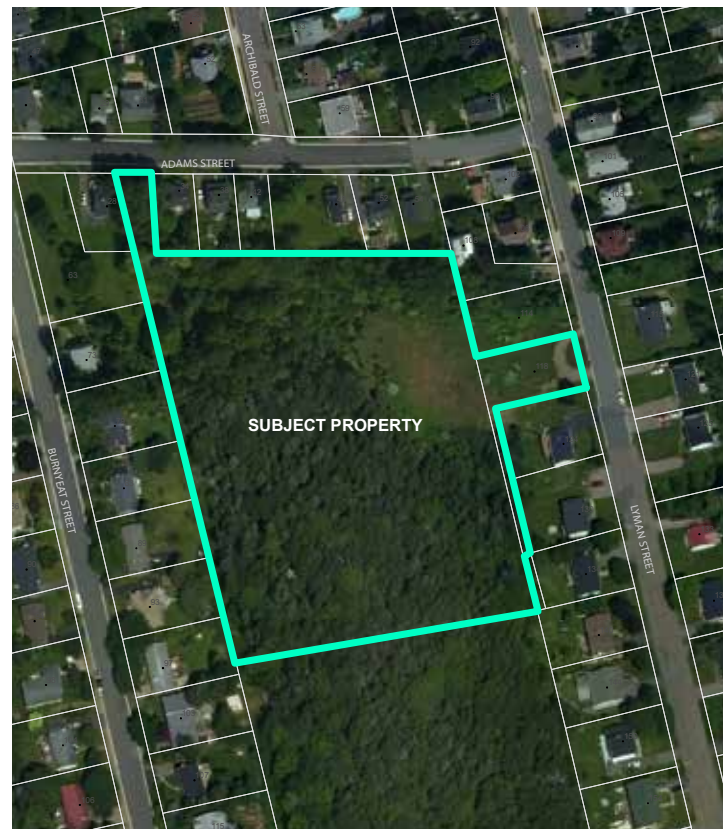
Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	June 26, 2015
Subject:	Development Agreement application by Brentwood Developments Limited to permit a multiple unit residential development at 118 Lyman Street consisting of two four-storey residential buildings.

BACKGROUND

On May 22, 2015, Brentwood Developments Limited made application to enter into a development agreement and thereby permit a multiple unit residential development on lands at 118 Lyman Street (PID nos. 20188645 and 20438784). The proposed development will consist of two 42 unit four-storey residential buildings with below and at-grade parking.

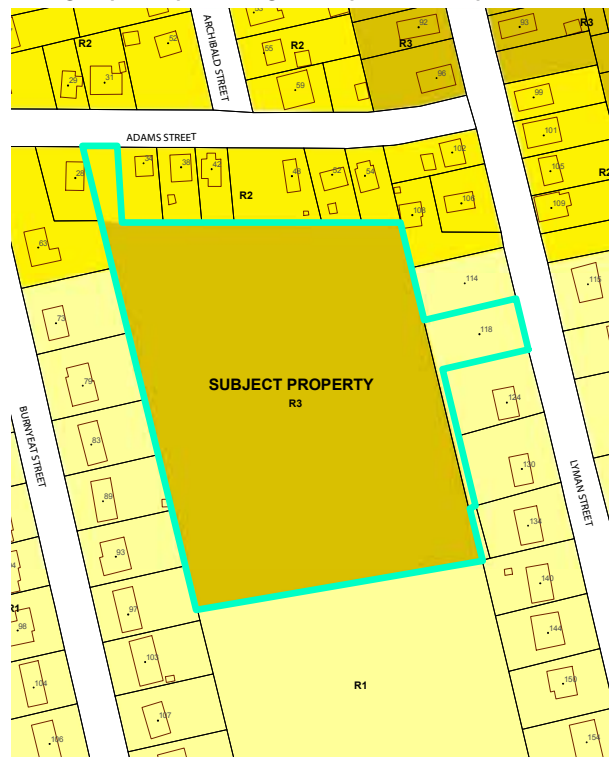
SUBJECT PROPERTIES

This development consists of two properties. The first property is 32 Adam Street, also identified as PID no. 20188645. This property has an area of 32,453 m² (8 acres) though only 17,632 m² (4.4 acres) of this property is to be developed as part of this proposal. This parcel has 13.2 m (43 ft) of frontage on Adam Street. The second parcel is 118 Lyman Street, also identified as PID 20438784. This parcel has an area of 973 m² (0.24 acres) and 21 m (69 ft) of frontage on Lyman Street. The total area of the combined subject properties to be developed is 18,605 m² (4.6 acres). The development is to be accessed from Lyman Street and the subject lands are referred to as 118 Lyman Street for the purposes of this application. The portion of the lands to be developed are zoned General Residential (R3) and are situated within the General Residential Future Land Use Designation. The property is currently undeveloped and mostly forested although the portion fronting on

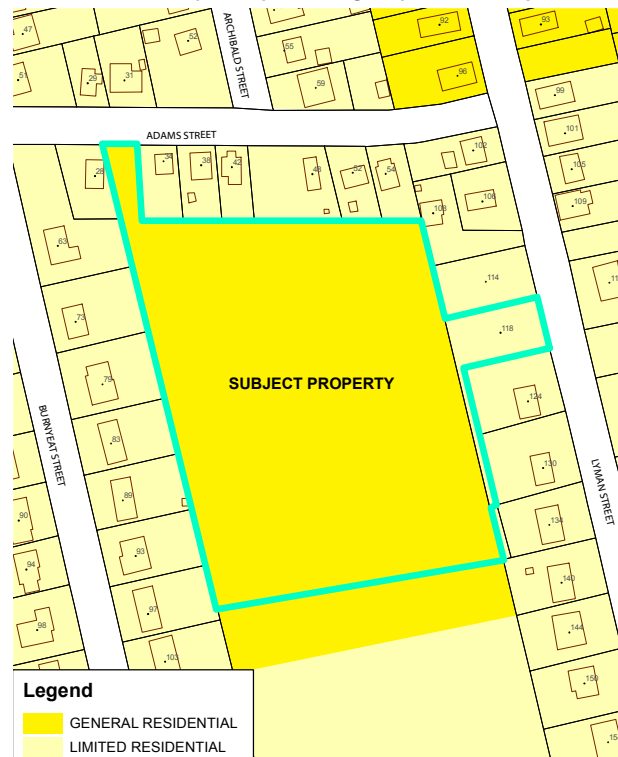


Air Photo Showing the Subject Properties and Surrounding Area

Zoning Map excerpt showing the Proposed Development



Future Land Use Map excerpt showing Proposed Development



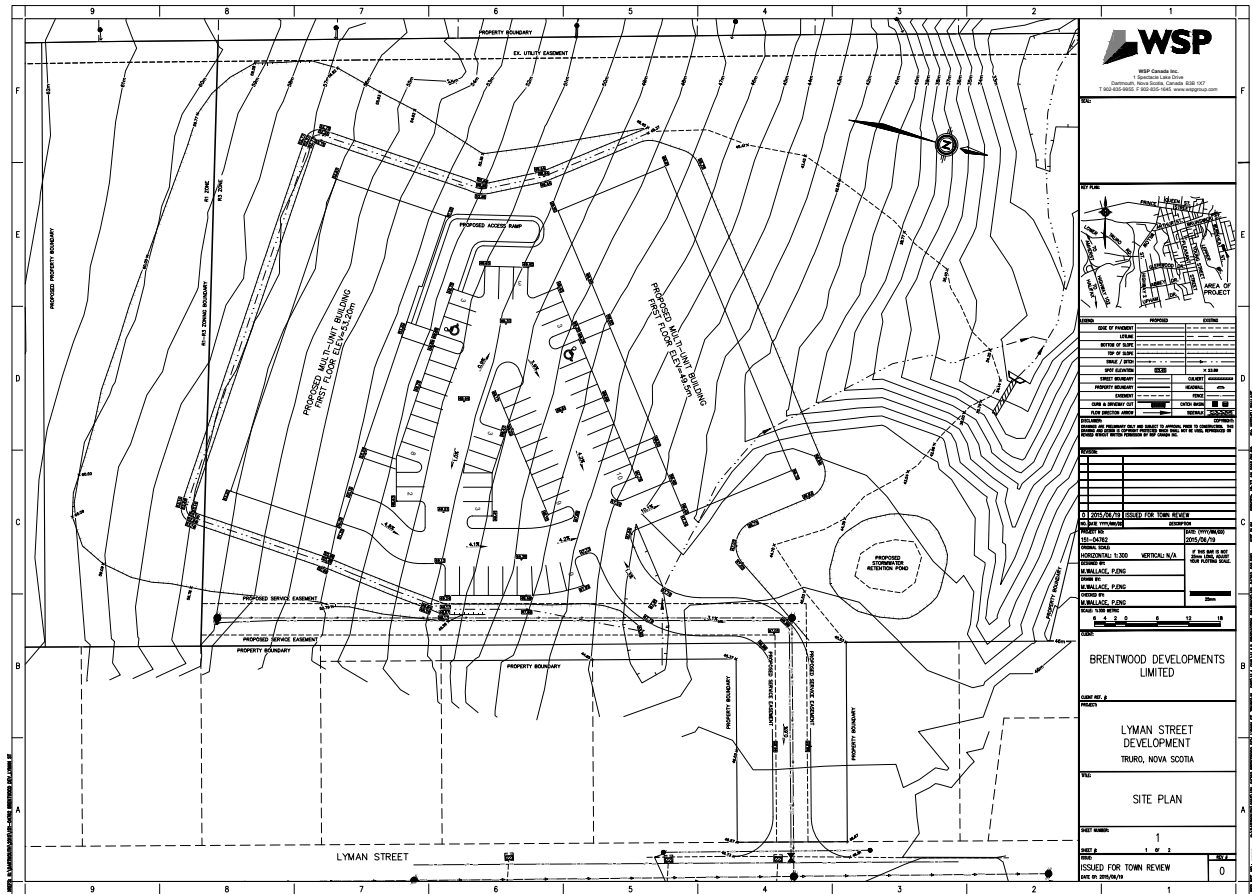
Lyman Street is mostly grass and has been filled in. There is a deep gully at the northern end of the site and overall the property is quite steep, sloping down from an elevation of 56 m (184 feet) at the southern end of the site to 32 m (105 feet) at the Adam Street end. The proposed development will occupy the southern portion of the subject lands where the topography appears to be better suited for development. The subject property is situated in a residential area mostly consisting of 1 to 2 storey single unit dwellings, with some multiple unit dwellings as well.

DEVELOPMENT PROPOSAL

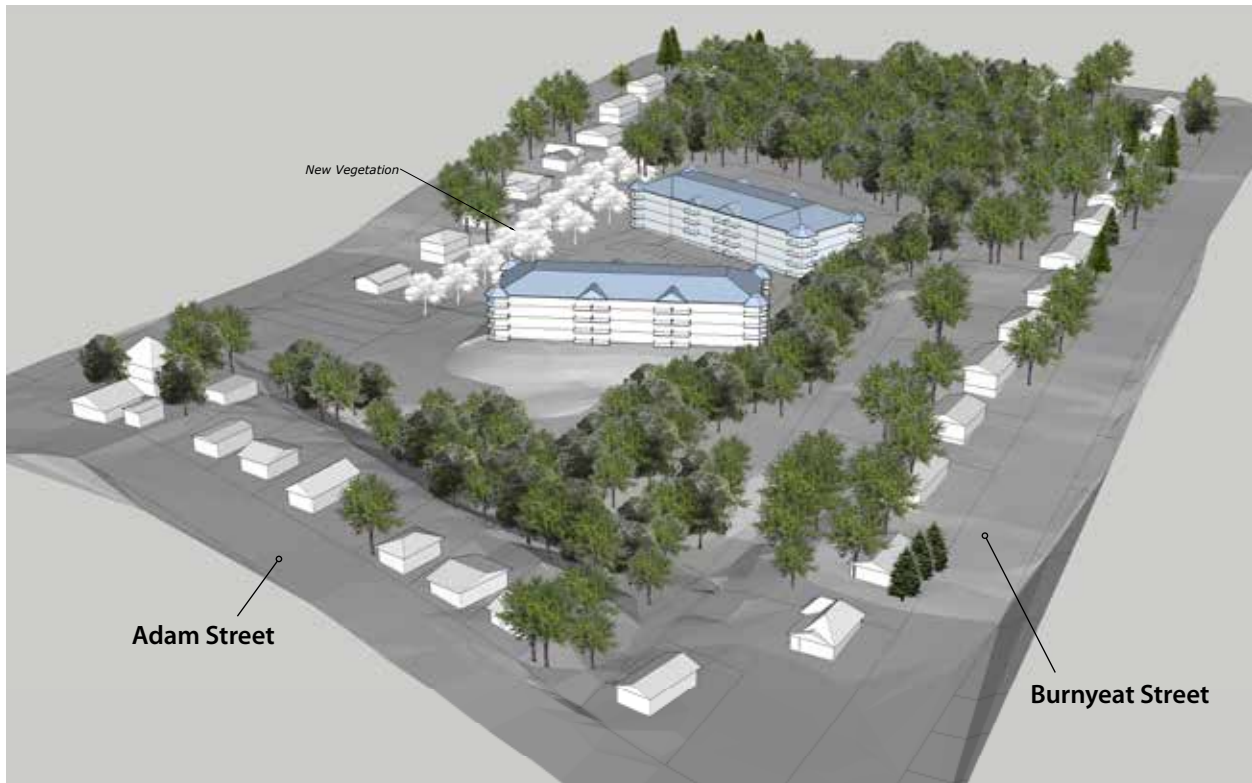
Brentwood Developments has submitted a site plan showing two four-storey, 42 unit residential buildings with underground and at-grade parking. The proposed buildings are situated in an interior lot behind existing development on Lyman, Burnyeat, and Adam Streets. A copy of the site plan submitted by the applicant along with a conceptual rendering is shown on page 3 of this report. A driveway provides access to the buildings from Lyman Street. Exterior parking space is situated between the residential buildings. Fifty-three spaces are available at-grade, of which two are accessible. The lower level of each building provides tenant storage and parking for 36 additional vehicles.

The applicant has indicated that the proposed buildings will be the same design as the two buildings located at 75 and 73 Coburg Crescent. These buildings are four storeys in height and feature a mixture of brick and clapboard siding, a low-pitched roof with accent gables, balconies, and typical residential style windows. The two buildings are configured in a "v" shape with the parking area situated in the central area. The applicant has indicated that the intention is to provide pedestrian access to Adam Street at the northern end of the site. This will provide easy access to Victoria Park and the downtown core. At their closest, the proposed buildings are situated approximately 25 metres (82 feet) from properties on Burnyeat Street, 22 metres (72 feet) from properties on Lyman Street, and 54 metres (177 feet) from the nearest property on Adam Street. Within these setbacks, the applicant has indicated they intend to maintain existing trees along the Adam and Burnyeat Street property lines. The width of this vegetative buffer along Burnyeat Street will range from 4 metres (13 feet) to 24 metres (80 feet).

Conceptual Site Plan of the Proposed Development



Rendering of the Proposed Development looking southeast



APPLICATION STATUS

The subject lands are situated in the General Residential future land use designation and in accordance with Municipal Planning Strategy Policy R-37, Council may consider new multiple unit residential proposals in this designation by development agreement.

This application is currently at Step 2 in the Town's Expanded Development Agreement Application Process. At this stage, the development proposal is still being refined and is subject to change based on feedback from Planning Staff, members of the Town's Planning Advisory Committee (PAC), and the public. Planning Staff and PAC have not completed a full analysis of the development application at this time.

This application was given a preliminary review by PAC at their regular monthly meeting in May. Now that the proposal has proceeded to Step 2, the applicant is expected to have revised their development proposal based on initial feedback from PAC members and Town Staff. Initial feedback from PAC members focussed on the need for more information relating to the size and scale of the proposal and the applicant was asked to provide a conceptual rendering of the proposed development. The importance of stormwater management was also stressed by Town Staff and PAC members. In response, the applicant has completed a stormwater management plan and has also provided a rendering of the development (shown on the previous page). As part of this more detailed design work it became apparent that a greater area of the site would have to be disturbed to accommodate the necessary grading, resulting in a slight change in the site plan from the initial submission. The biggest impact of this change is the reduction in the proposed treed buffer to the rear of abutting properties on Burnyeat Street. The applicant has committed to reinstating trees along the rear lot lines of neighbouring properties.

It is at this stage in the application process that the public are expected to become involved. A sign has been posted on the subject property, this application was included of the PAC agenda notice in the Daily News, and details concerning the application have been made available on the Town's website. It is hoped that the public will take this opportunity to provide feedback to the applicant on the proposed development. PAC members are also expected to 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, PAC is expected to evaluate the proposal based on Implementation Polices 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 2nd PAC meeting, the application will proceed to Step 3 of the Town's Expanded Development Agreement Application Process. Step 3 provides an opportunity for the applicant to address all concerns raised by PAC members, Town Staff and the public. This step includes an on-line public survey and a third PAC meeting where Staff will present a final report and recommendation and PAC will make its recommendation to Council.

Respectfully Submitted

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

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

Appendix A | Relevant Polices

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.

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.

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.

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 too, 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.

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) the ability of emergency services to respond to an emergency at the location of the proposed development;*
- 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.