

APPLICATION BRIEFING

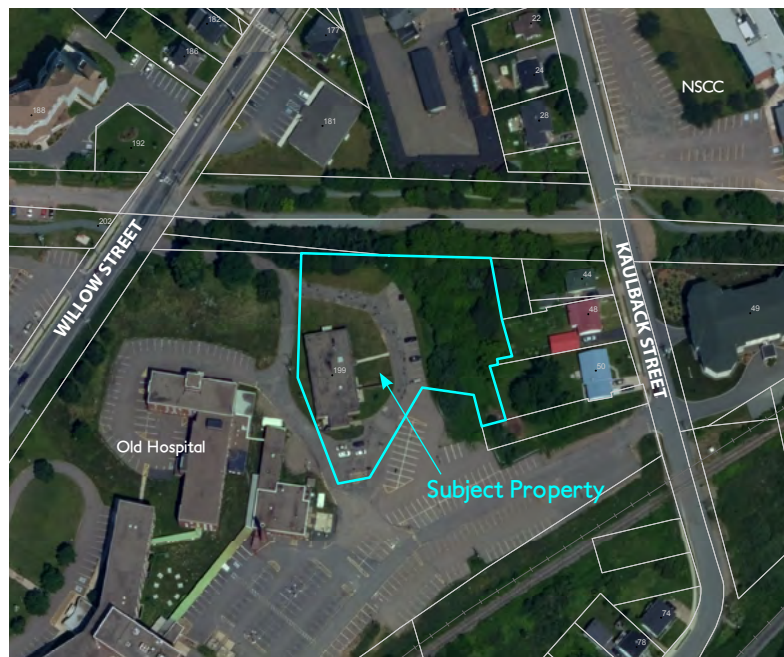
Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	June 21, 2017
Subject:	Application by Meech Holdings Limited to amend a 2008 Development Agreement and thereby permit one new 6 unit residential buildings on lands at 199 Willow Street.

Background

On April 27, 2017 Meech Holdings Limited made application to expand their existing multiple unit residential development at 199 Willow Street (PID no. 20152203) by developing one new 6-unit residential building. The proposed 6-unit building is to be developed just to the east of two 6-unit buildings that were recently constructed on the subject property by the applicant. This proposal, together with those two 6-unit buildings and an existing 14 unit building, will bring the total number of dwelling units on site to 32. The subject property is currently subject to a 2008 Development Agreement that permitted the conversion of the former Colchester Medical Clinic into a 14 unit residential development. That agreement was amended in 2015 to allow the two new 6-unit buildings that were recently constructed. This application will require an amendment to the 2008 development agreement.

Subject Property

The subject property is 199 Willow Street. The 5383 m² (1.3 acre) property is zoned Multiple Unit Residential (R4) and its future land use designation is General Residential. The property does not have direct frontage on a public street but it has access to both Willow Street and Kaulback Street via a right-of-way easement. The property is situated adjacent to the former Colchester Regional Hospital site, just to the northeast of the Annex building. Abutting the subject property to the east are three residential dwellings. These homes are situated approximately 75 metres (246 feet) from the existing 14 unit building and about 64 metres from the nearest of the two new 6-unit buildings. There is currently a wooded area between these homes and the existing development. To the north of the property is the former Dominion Atlantic Railway (DAR) right-of-way, a service station and a motel. There is no physical separation (i.e. curbing, landscaping, fencing) between the former hospital property and 199 Willow Street, making it difficult to differentiate between the parking area of the subject property and the parking area and



Air Photo showing the subject property and surrounding area



Panoramic Photograph of the subject property looking northwest towards Willow Street showing the 14 unit converted medical clinic to the left and the two existing 6-unit buildings at centre. The treed area to the right is the location of the proposed new 6-unit building.



Photo of the subject property looking east from the former DAR right-of-way showing the two new 6-unit buildings on the subject property. The treed area to the left is the location of the proposed new 6-unit building.

driveways for the former hospital. An aerial photograph showing the subject property and surrounding area is shown on the previous page. On this page are two photos showing the existing development at 199 Willow Street and the location of the proposed new 6 unit building. The properties are zoned Multiple Unit Residential (R4) and are situated in the General Residential Future Land Use Designation.

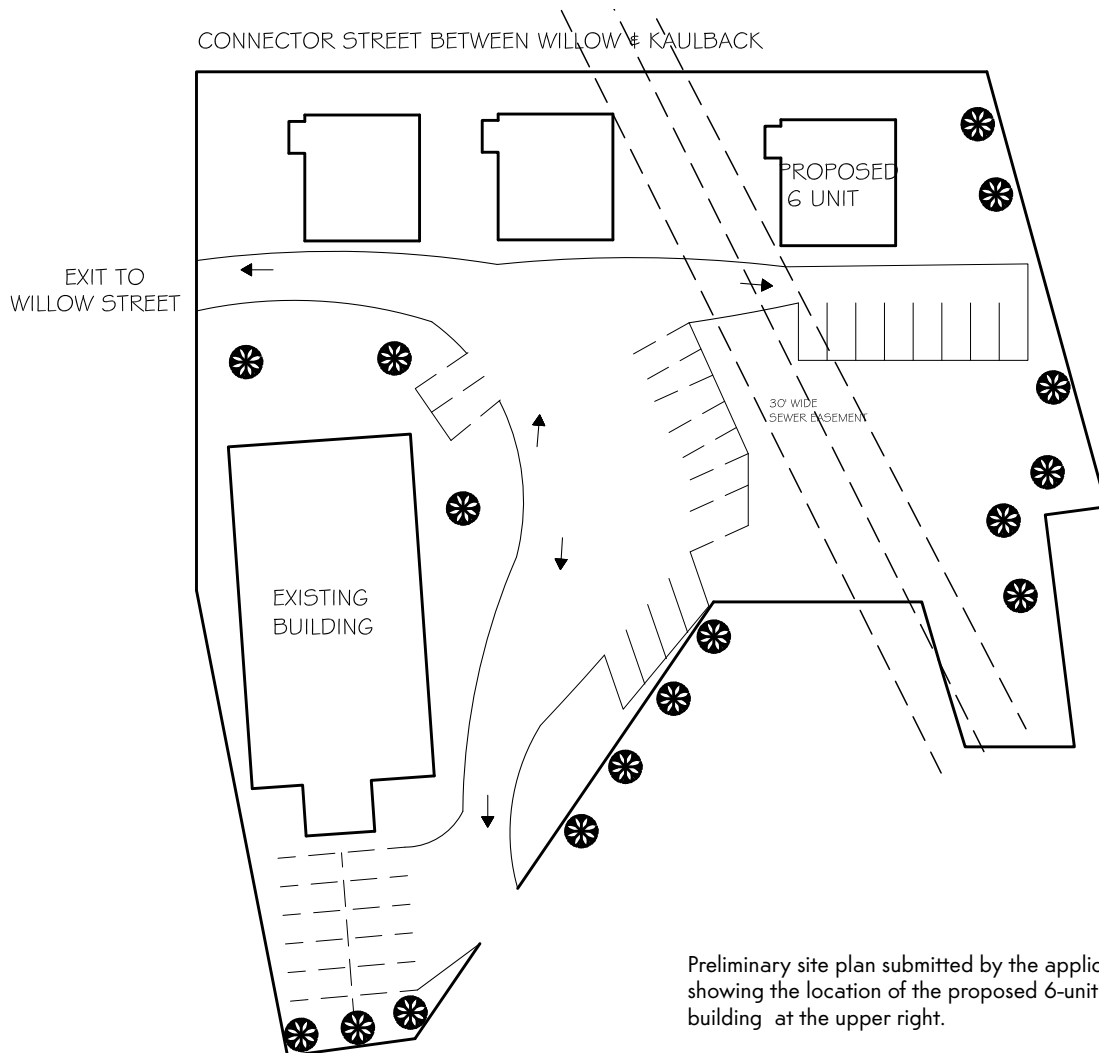
Development Proposal

Meech Holdings Limited has submitted a preliminary site plan showing a new three-storey, six-unit residential building. The new building is located in a wooded area at the northern edge of the subject lands where the property slopes down to the former Dominion Atlantic Railway (DAR) right-of-way. The new building will be situated approximately 15 metres (50 feet) to the east of the existing easternmost 6-unit building, about 2.3 metres (7.4 feet) from the former DAR right-of-way, and about 5.8 metres (19 feet) from the rear property line of the residential

homes on Kaulback Street. The wooded area where the proposed structure is to be located is currently undeveloped and there are several mature trees on the site and along edge of the former DAR right-of-way. The preliminary site plan provided by the applicant shows parking for 33 vehicles. Vehicle access to the site is provided via a right-of-way following the existing driveway access to Willow Street. A second right-of-way also provides access to Kaulback Street over the former hospital parking lot. Although not shown on the site plan, the applicant has also developed access to the site from the former DAR right-of-way. The right-of-way is Town owned land but it is not a public street and cannot be considered public street frontage. The site plan also shows the location of a sewer easement that crosses the property. This area can be landscaped and utilized for parking but it cannot contain any structures.

Staff have noticed a discrepancy between the boundaries of the subject property as depicted on the site plan, the Town's property mapping, and those on a survey plan submitted by the applicant. The discrepancy involves the eastern boundary of the subject lands where the proposal abuts residential dwellings to the east. In order to resolve this issue the applicant will need to submit a survey of the property prepared by a licensed land surveyor.

The proposed building is a three level structure that is two stories in height on the south side and three stories on the north side facing the DAR right-of-way. The building is the same design as the two 6-unit buildings that the applicant recently constructed on the site. The proposed building is 11 x 11 metres (36 x 36 feet) and contains two $\pm 61.5 \text{ m}^2$ (660 ft^2) one-bedroom units on each floor. There are false dormers on the south side giving the building the appearance of a two-and-a-half storey structure although there is no habitable space on the attic level. The first and second floor units each feature a 1.7 x 3.0 metre (5.5 x 9.7 foot) balcony. All units have their own independent covered entrance. Elevation drawings and floor plans are shown on the following page.



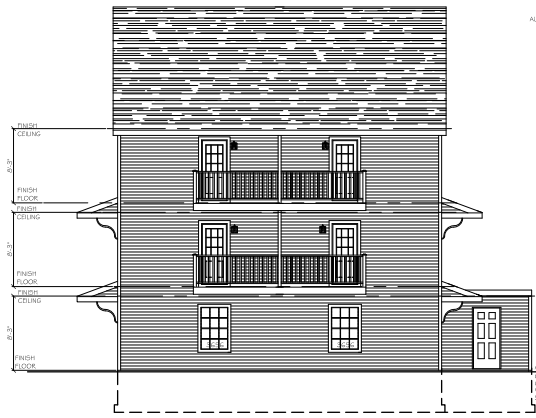
Preliminary site plan submitted by the applicant showing the location of the proposed 6-unit building at the upper right.

Elevation Drawings

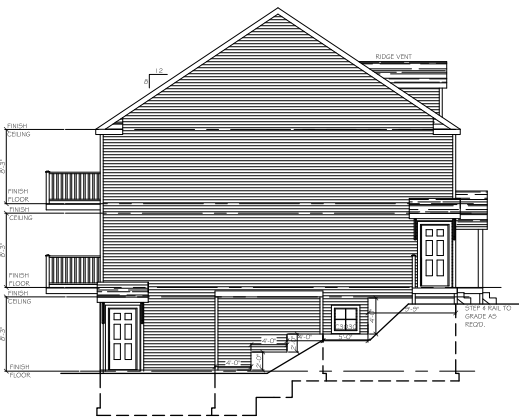
South Elevation



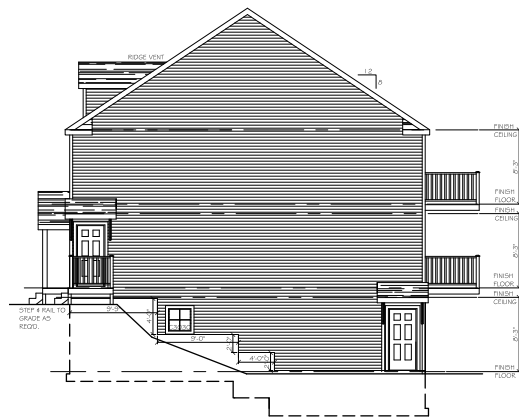
North Elevation



Side Elevation

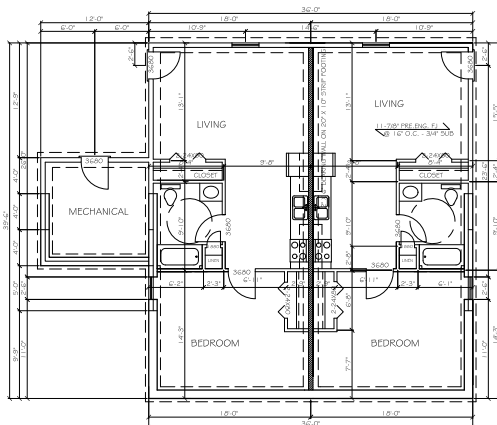


Side Elevation

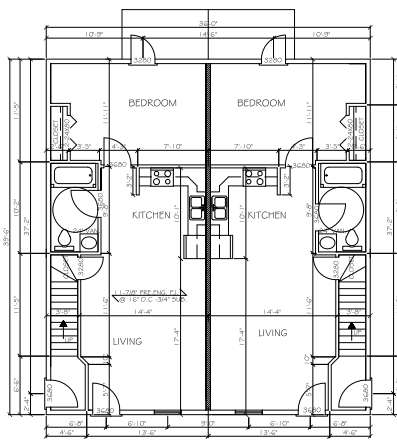


Floor Plans

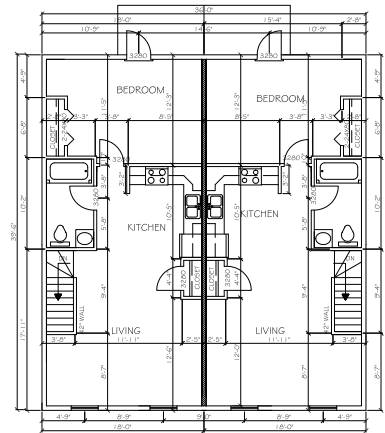
Basement



Ground Floor



Second Floor



Application Status

The subject property is 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 the General Residential designation by development agreement.

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.

The proposed development is to be processed in accordance with the Town's development review process. This proposal is currently at Step 1. Once the Applicant 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 will indicate what, if any, changes or revisions will be made to the proposal. 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. Based on the public response to earlier applications involving this property, Staff do not anticipate a great deal of public interest in this application and feel that the Standard Process may be appropriate. It is, however, possible that neighbouring property owners on Kaulback Street are concerned about this development encroaching on their land, in which case the Committee may want to follow the extended process to ensure their concerns are heard. 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.

Respectfully Submitted



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.