

APPLICATION BRIEFING

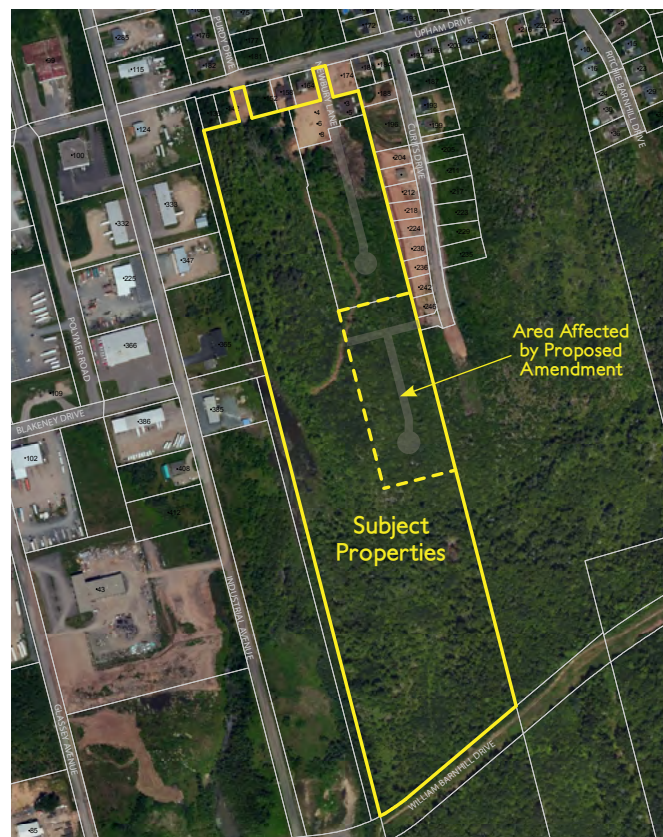
Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	June 22, 2017
Subject:	Application by Meech Holdings Limited to amend a 2012 development agreement affecting lands off Upham Drive by changing the approved site plan, proposed street layout, and altering the number, type and configuration of the dwelling units.

Background

In 2012 Meech Holdings Limited entered into a development agreement with the Town to permit an eighty unit phased development on lands off Upham Drive (PID no. 20232997). This development is to take place in three phases over 12 years. The developer has commenced construction and completed a portion of Phase 1, including a section of the private lane (Newbury Lane) and several of the planned 30 dwelling units that make up this initial phase. Meech Holdings Limited is seeking to add a new phase to their development and since 2015 they have been working on plans for a new development off Curtis Drive. The applicant's most recent proposal, submitted in May 2017 includes plans for a 34 unit residential development with a mixture of dwelling types. This proposal includes units on both a public street and a private lane.

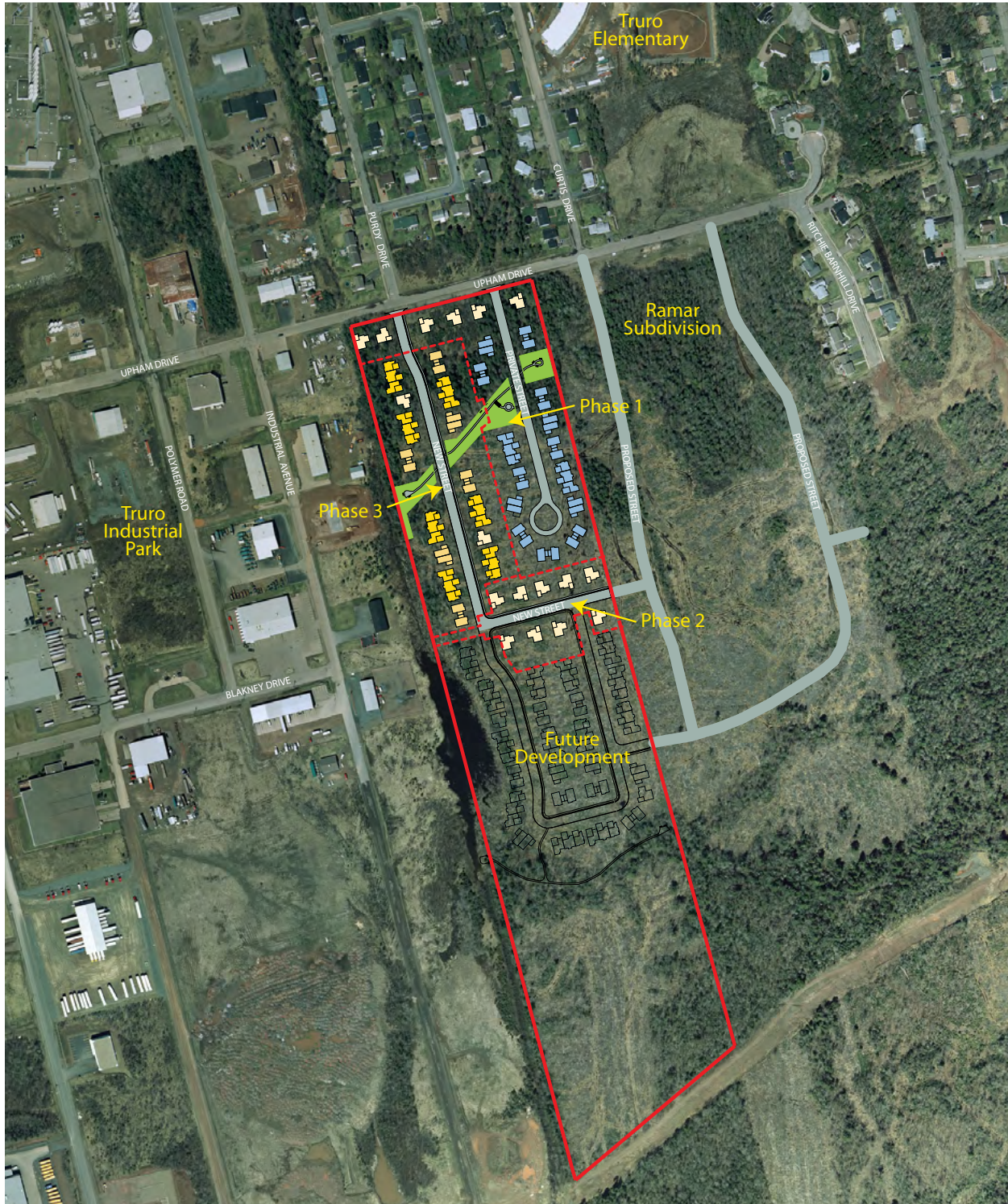
Subject Properties

The subject properties are situated south of Upham Drive and are identified as PID nos. 20232997 and 20469292. The property is roughly 14.65 hectares (36.2 acres) in area, and has 30.5 metres (100 feet) of frontage on Upham Drive consisting of two 15.24 metre (50 foot) street reserves. The property also has 206 metres (676 feet) of frontage on the William Barnhill Drive right-of-way. The property is situated immediately to the east of the Truro Industrial Park, south of Upham Drive, and to the west of lands that were rezoned in 2010 for single unit dwellings and are currently being developed by Ramar Construction. An aerial photograph showing the location of the subject property and surrounding area is shown on the right. The plan also shows the area directly affected by this application and where the development proposal currently before the Planning Advisory Committee is to be located. Aside from the Newbury Lane condominium development, the property is currently undeveloped and consists of a mixture of mature forest cover and scrub vegetation. The southern two-thirds of the subject property are not included in this development proposal and this

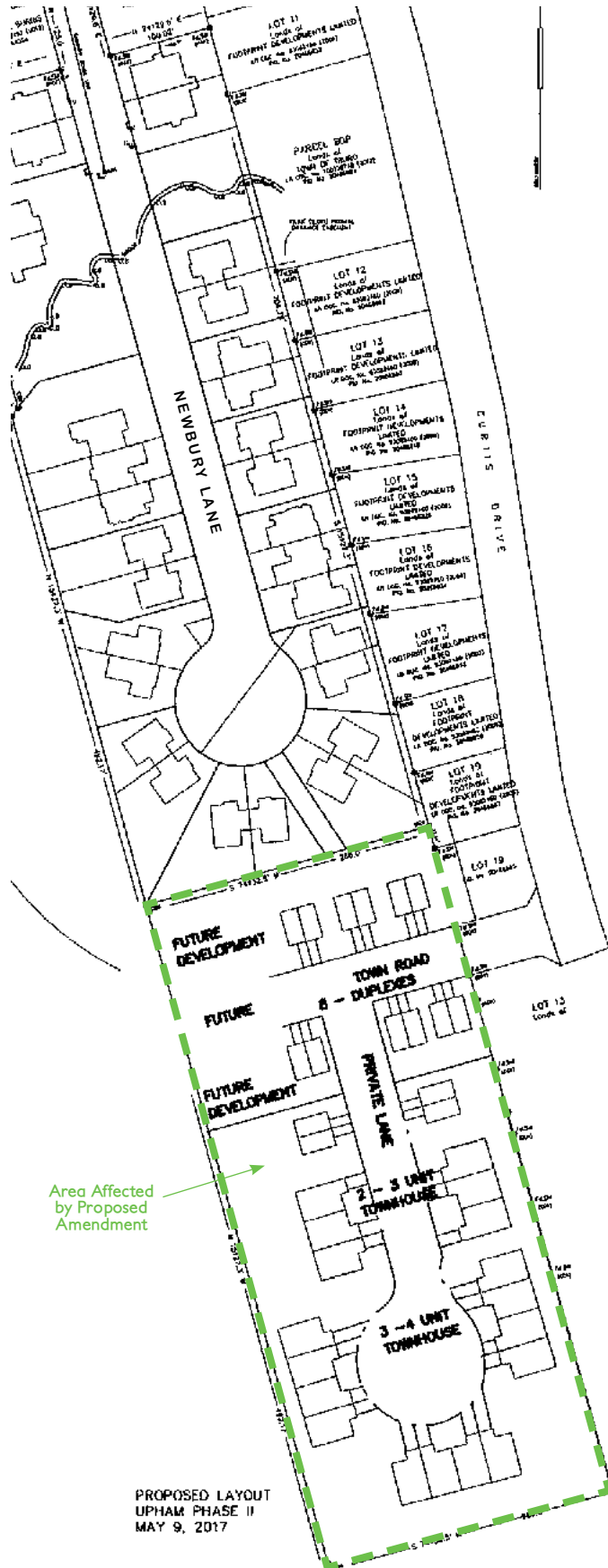


Air Photo showing the subject property and surrounding area

area has been set aside for future development. A gully and watercourse cut across the property about 600 m (1970 ft) back from Upham Drive. The gully is zoned Environmental Reserve (E1) and is off-limits to any residential development. The remainder of the property is zoned Rural Residential (R8) and in the General Residential Future Land Use Designation. Development in the vicinity of the subject property is entirely low density residential, mostly in the form of single detached dwellings, with the exception of industrial development in the Truro Industrial Park and the new school.



Aerial Photo showing the development concept approved as part of the 2012 Development Agreement and showing the street network proposed by Ramar Construction Limited for their lands to the east.



Development Proposal

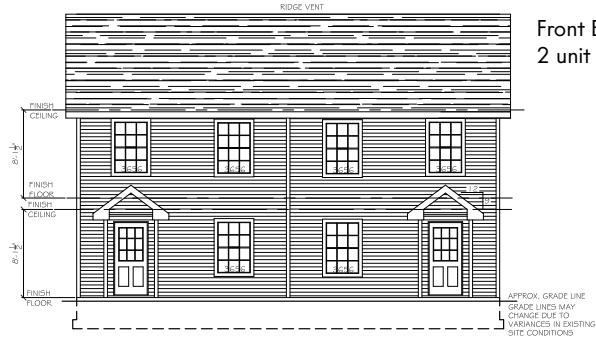
In the original 2012 proposal, the lands included in Meech Holding Limited's current proposal were to be developed as public through-streets connecting Curtis Drive to future phases of the applicant's development and the adjacent Curtis Drive development. The 2012 proposal incorporated a mixture of dwelling types that included single detached, semi-detached and several 3-unit townhouse dwellings. In May 2017, the applicant submitted a new site plan entitled "Upham Phase II". This plan shows the partially completed Newbury Lane development, which was identified as Phase I in the 2012 Agreement. The plan also shows a new public street off Curtis Drive and a new private lane which together form a revised proposal for Phase II. The public street has six two-storey two-unit "duplex" structures while the private cul-de-sac features two two-unit structures, two three-unit townhouse structures, and three four unit townhouse structures. The new Phase II proposal includes a total of 34 dwelling units. A key difference between the new proposal and the version approved in 2012 are the absence of any single detached dwellings. The 2012 proposal had 9 single detached dwellings but these are not in the current proposal. Not shown on the site plan is the extension of Purdy Drive, which was identified as Phase III in the 2012 Agreement.

Detailed plans of the proposed townhouse units and proposed two-unit dwellings are shown on the following pages.

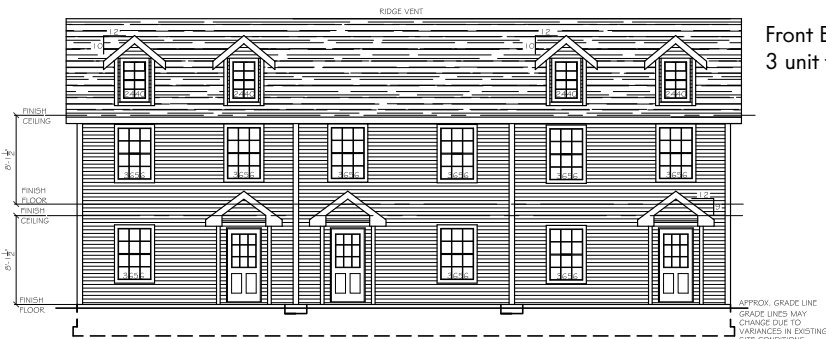
Application Status

This application to amend the 2012 Development Agreement was originally before this committee back in September 2015. Since that time, the unit types and their configuration have changed slightly. Also, the makeup of the Planning Advisory Committee (PAC) has also changed. For these reasons, it is appropriate that this application go back before PAC at step 1 of the application process.

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.



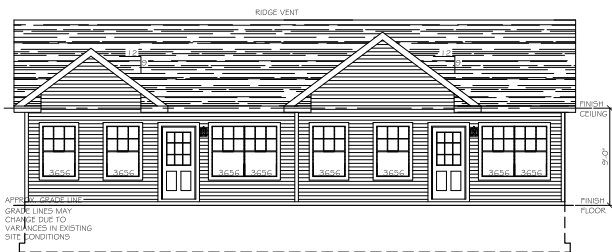
Front Elevation
2 unit dwelling



Front Elevation
3 unit townhouse dwelling



Front Elevation
4 unit townhouse dwelling



Front Elevation
2 unit dwelling



Front Elevation
3 unit townhouse dwelling

Front Elevation
4 unit townhouse dwelling



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. 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.