

## APPLICATION BRIEFING

<b>Prepared For:</b>	Planning Advisory Committee
<b>Submitted by:</b>	Jason Fox, Director of Planning & Development
<b>Date:</b>	August 14, 2017
<b>Subject:</b>	Development Agreement application by Brentwood Developments Limited to permit a multiple unit residential development at 118 Lyman Street.

### Background

On January 20<sup>th</sup>, 2017, Brentwood Developments Limited submitted two preliminary concepts for a multiple unit residential development at 118 Lyman Street and adjoining lands to the rear. At the January 30<sup>th</sup> meeting of the Planning Advisory Committee, Brentwood Developments Limited sought feedback from the Committee on the two concepts. The Committee supported the development concept that included six 10-unit two-storey buildings. The applicant then requested that his application be put on hold while he prepared a more detailed development proposal, including a site plan, elevation drawings, and floor plans. Brentwood has since completed a set of preliminary plans and is now prepared to proceed with a formal application. The new plans were submitted to the planning office on August 8, 2017.

### Subject Properties

This development consists of two properties. The first property is 32 Adams Street, also identified as PID no. 20188645. This property has an area of 32,453 m<sup>2</sup> (8 acres) and 13.2 m (43 ft) of frontage on Adams Street as well as approximately 24 m (80 ft) of frontage on Centennial Drive. The second parcel is 118 Lyman Street, also identified as PID 20438784. This parcel has an area of 973 m<sup>2</sup> (0.24 acres) and 21 m (69 ft) of frontage on Lyman Street. Only a portion of the subject properties, approximately 25,276 m<sup>2</sup> (6.2 acres) in area, is to be developed. Most of the subject properties, including the area of the proposed development, are zoned General Residential (R3) and are situated within the General Residential Future Land Use Designation. The remaining portion of the subject lands are zoned Two-Unit Residential (R2) and are situated in the Limited Residential Future Land Use Designation.

Unlike earlier proposals by Brentwood, this development is to be accessed from Centennial Drive. Connections to municipal water and sewer, however, are provided using the Lyman Street frontage. Even



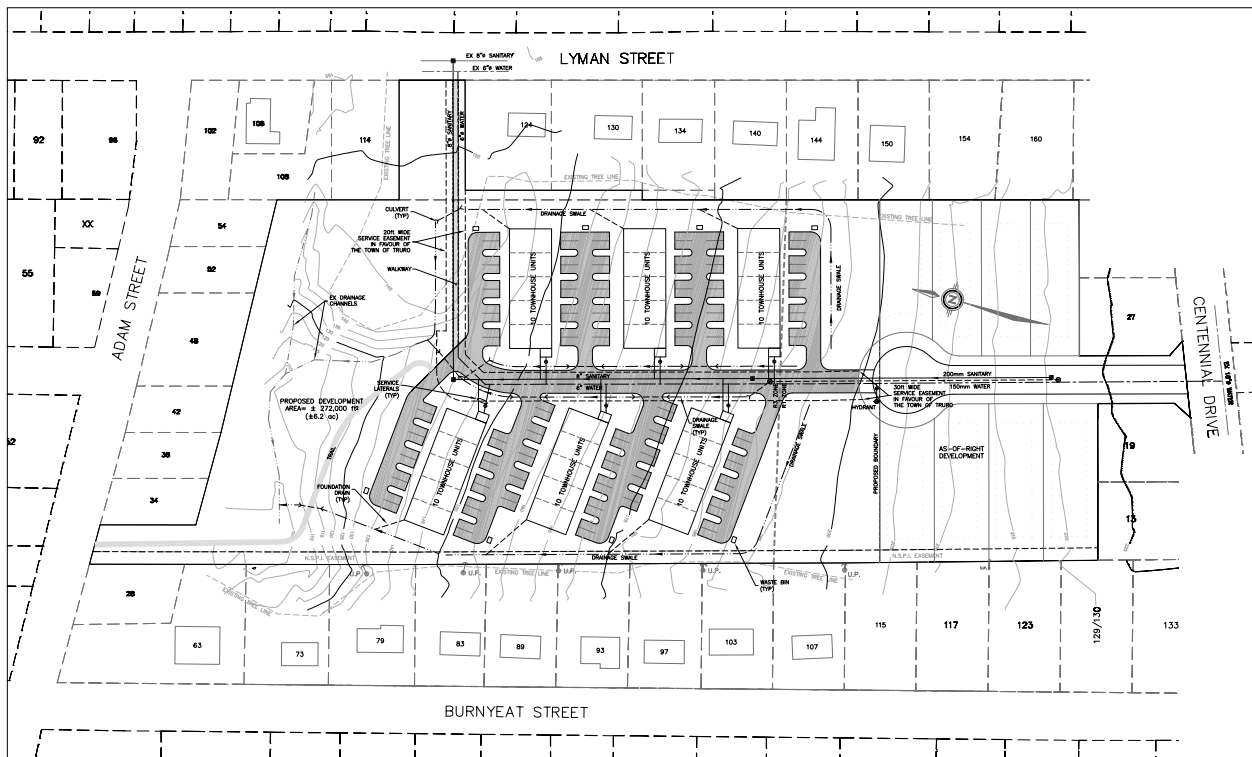
Air Photo showing the subject property and surrounding area

though vehicle access to this development will be via Centennial Drive, in order to avoid confusion and provide some continuity with the earlier applications for these lands, Staff will be referring to this proposal as 118 Lyman Street. This continuity will help to ensure that neighbourhood residents, who have been following Brentwood's earlier applications for these lands, are not confused by an address change.

The subject lands are currently undeveloped and mostly forested although the portion fronting on Lyman Street is a grass area that has been infilled. 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 Adams Street (northern) end. The proposal submitted by Brentwood does not occupy the northern portion of the subject lands where the topography is steep and poorly 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.

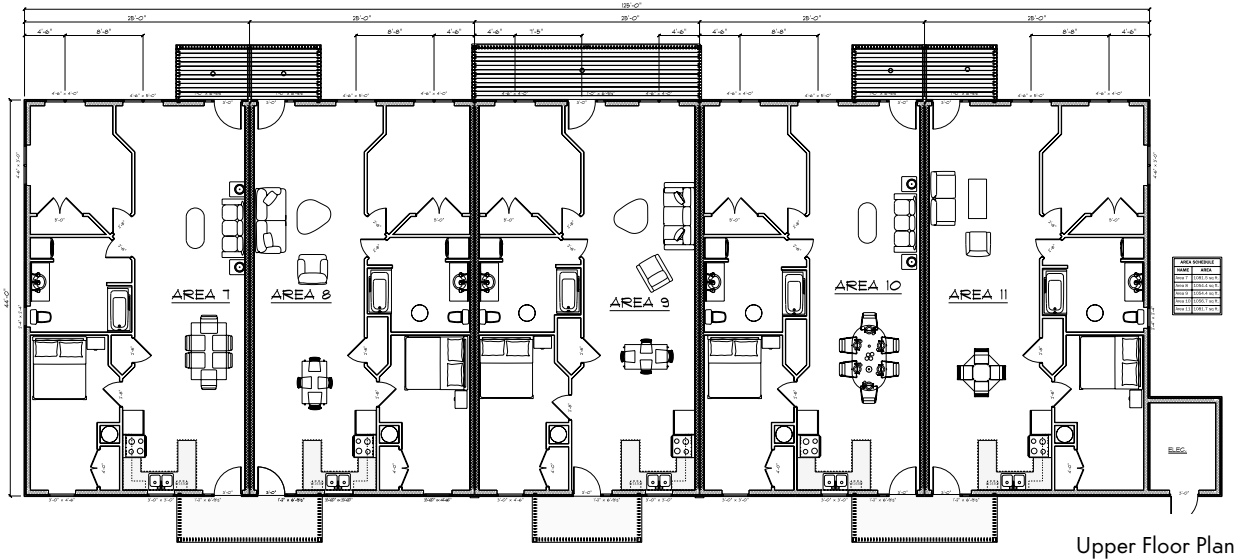
## Development Proposal

Brentwood Developments Limited has submitted preliminary plans showing a development consisting of six two-storey buildings, each containing 10 dwelling units. Each of the buildings features 5 units per floor with the units on the lower floor having access on the north or downhill side while the units on the upper floor have access on the opposite (south or uphill) side. This configuration makes use of the topography of the site which slopes downhill from south to north. Access to the site is to be provided from Centennial Drive via a new 105 m (344 feet) long public street to be constructed by the applicant. In addition to access, this new street will also provide several new residential building lots that would permit single and two unit dwellings. A driveway will extend northward from the new street through the centre of the property with the six buildings and associated parking areas located to either side. The proposal includes parking for 60 vehicles. A walkway will connect the development to Adams Street. Connections to municipal water and sewer service are provided using the Lyman Street frontage. A copy of the site plan submitted by the applicant is shown at the bottom of this page. The applicant has not provided any landscaping details at this time nor is there any information about plans for tree retention or new trees. The site plan does show several drainage swales and indicates that some initial thought has been given to stormwater management. Elevation drawings and floor plans of the proposed development are shown on the following pages.



Site Plan submitted by Brentwood showing proposed configuration of six, two storey, 10 unit residential buildings





The preliminary floor plans submitted by the applicant show each 10 unit building will consist of three 1-bedroom units and seven 2-bedroom units. All units feature their own outdoor patio or deck and each unit also has its own laundry facilities. The units range in size from 74 m<sup>2</sup> (800 ft<sup>2</sup>) for the one-bedroom units to 100 m<sup>2</sup> (1080 ft<sup>2</sup>) for the two bedroom units.

### Application Status

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. A list of relevant policies is attached to this Application Briefing as Appendix A.

Although Brentwood Developments Limited was before the Planning Advisory Committee back in January, that was before the applicant had decided on a specific development option. Now that the applicant has opted for the proposal consisting of six ten-unit buildings, this application can now proceed to Step 1 of the Town's development application review process. 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. 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. At the third 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 that time.

Respectfully Submitted

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

## 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.*

### **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.*

## RELEVANT POLICY

### **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 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.*

## RELEVANT POLICY

### **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.*

### **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.*

## RELEVANT POLICY

### **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.*

## RELEVANT POLICY

### **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.*