

STAFF REPORT

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	August 24, 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.

Recommendation

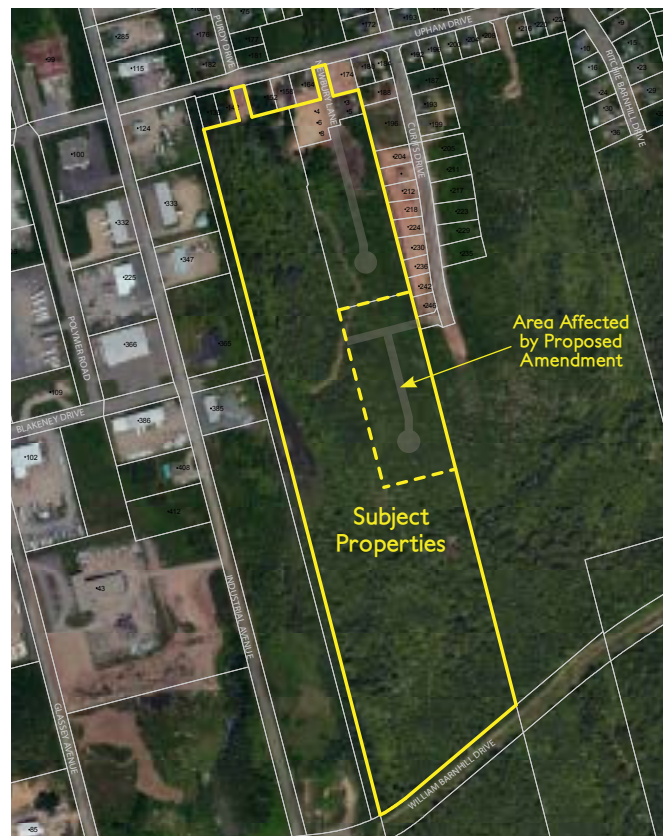
That Council approve an application by Meech Holdings Limited to amend a 2012 development agreement affecting lands off Upham Drive and thereby permit changes to the approved site plan, street layout, timing provisions, and by altering the number, type and configuration of the dwelling units.

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



Air Photo showing the subject property and surrounding area

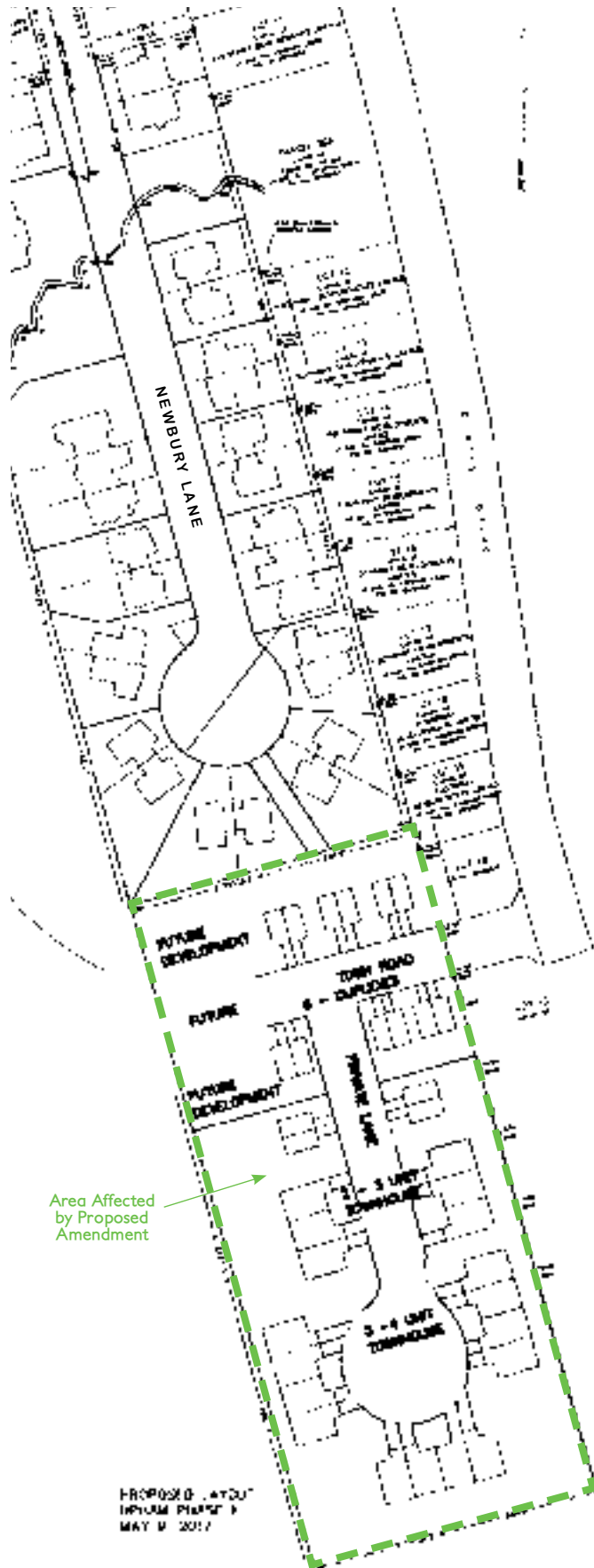


Aerial Photo showing the development concept approved as part of the 2012 Development Agreement and showing the street network proposed by Ramar Construction Limited for their lands to the east.

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 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.

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" which is shown on page 3 of this report. This plan depicts 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. Elevation drawings of the proposed townhouse units and proposed two-unit dwellings are shown on pages 4 and 5 of this report.



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. The makeup of the Planning Advisory Committee (PAC) has also changed. For these reasons, this proposal went back before PAC at Step 1 of the application process at their July 31st, 2017 meeting. At that meeting, PAC reviewed the proposed development and, having agreed that the proposal was fairly straightforward and unlikely to generate much public interest, decided that the application would proceed using the standard (short) application process. Staff were directed to prepare a full report and recommendation for the August PAC meeting.

Analysis

Planning Staff have reviewed the proposal based on the applicable policies found in the Town's Planning Documents. As part of this review, details of the application were forwarded to other Town Departments for their review. This request for feedback was sent out on June 12, 2017. The Director of Parks, Recreation, & Culture, Town Engineer's Office, Fire Inspector, and Police Chief all responded. Comments were generally favourable but there were a few concerns raised related to servicing, fire safety, and roadway design.

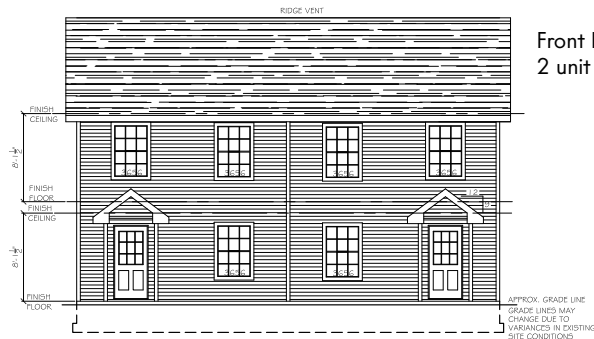
The Town's Senior Engineer has indicated that the proposed site plan be adjusted to allow for the service easement proposed for the end of Newbury Lane in Phase I be continued into Phase II. The Senior Engineer also requested that the proposed public street include a temporary turning area for snow plows and other large vehicles. Both the service easement and turning area will be requirements set out in the amended development agreement. The Town's Fire Inspector has indicated that a fire hydrant be installed on the proposed private lane. Staff are recommending that the draft development agreement amendment include a requirement that the Fire Inspector approve the final servicing and site plan prior to the Town entering into any development agreement.

The proposed development is not expected to create any land use compatibility issues with surrounding development or have any negative

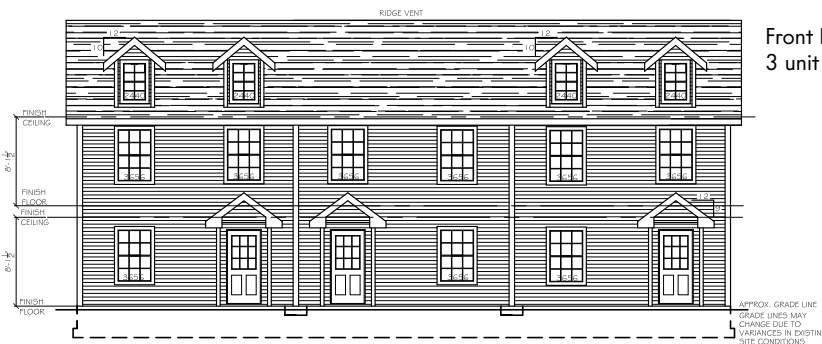
impact on neighbourhood integrity. The proposal is consistent with typical residential construction in terms of scale and materials and it is expected to complement planned residential development in the area. The amended agreement will require that the proposed 3 and 4 unit townhouses and 2-unit dwellings comply with their respective setback and other yard requirements as set out in the Multiple Unit Residential (R4) Zone as found in the Town's Land Use By-law.

Staff are also recommending changes to the timing provisions set out in the 2012 Agreement. The original agreement specified that the development was to take place in three phases over 12 years. Council has previously approved a two-year extension of the completion date for Phase I from 2016 to 2018. This is the Newbury Lane portion of the development that currently under construction. Given the slow pace of development, Staff are recommending that the Agreement be amended to include additional time for all phases of the development. It is recommended that substantial completion dates for Phase I be further extended by 2½ years to October 2020. For Phases II and III, it is recommended that substantial completion dates be extended by 5 years and 3 years respectively (October 2025 for Phase II and October 2027 for Phase III).

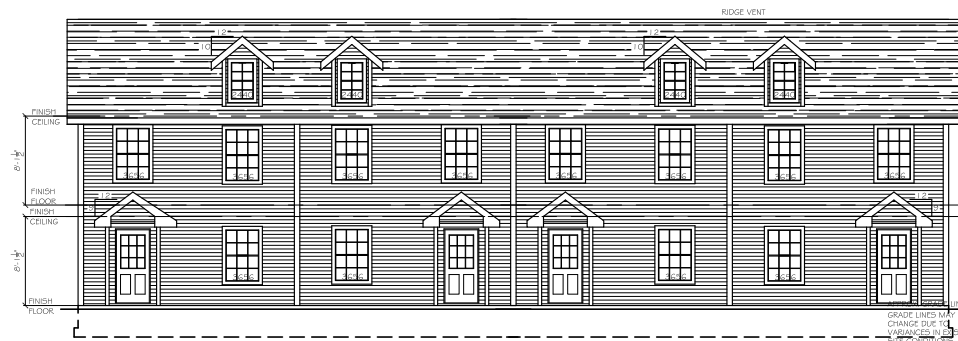
No other significant issues were identified by Staff based on a review of the applicable policies. Full details of this review are attached to this report as Appendix A.



Front Elevation
2 unit dwelling

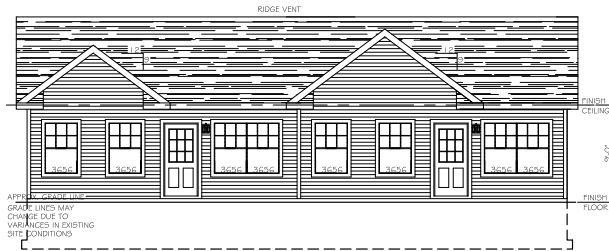


Front Elevation
3 unit townhouse dwelling



Front Elevation
4 unit townhouse dwelling

Front Elevation
2 unit dwelling



Front Elevation
3 unit townhouse dwelling



Front Elevation
4 unit townhouse dwelling



Public Participation

The proposed development is being handled in accordance with the Town's development review process. The applicant appeared before the Town's Planning Advisory Committee (PAC) and presented their initial development concept at the Committee's June meeting. PAC agreed that the proposal is likely to generate little public interest and decided to allow Meech Holdings Limited's application to follow the Standard (Short) Application Process. In early July, details of the application were posted on the Town's website under "current development applications" and a public notice sign will be posted on the subject property before the last week of August. Once Council establishes a public hearing date, Planning Staff will notify neighbourhood residents by mail. A letter will be mailed to all property owners within 150 metres (492 feet) of the subject lands. The letter will direct people to the Town's website where they could obtain more information about the proposed development and complete an on-line survey.

Conclusion

Planning Staff have completed a review of Meech Holdings Limited's application to amend a 2012 Development Agreement and thereby permit changes to the phased residential development approved for the applicant's lands off Upham Drive. Based on this review, Planning Staff find that the proposal is consistent with the Town's Planning Policies. Staff, therefore, support the proposed development and are recommending that Council amend the 2012 development agreement to permit the proposal as outlined in this report.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read 'JH Fox', is written over a faint, circular official stamp or seal.

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

Appendix A

RELEVANT POLICY	STAFF COMMENTS
<p>Policy R-1</p> <p><i>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.</i></p>	<p>The proposed amendment will permit the development of a mixture of one and two storey 2-unit, 3-unit, and 4 unit townhouse style units for a total of 34 new dwelling units. The proposal includes a new section of public street that will be built to municipal standard and include a sidewalk, curb and gutter which will contribute to a welcoming pedestrian environment. The proposal also includes a cul-de-sac that is to be a private lane. Although this private lane will not include a sidewalk, it is a short street which will have minimal traffic and should be welcoming to pedestrians. The proposed configuration of dwellings to the street will create a typical residential streetscape that will appeal to many residents.</p>
<p>Policy R-2</p> <p><i>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.</i></p>	<p>The existing development agreement consists of a mixture of dwelling types and includes both private ownership of land and condominium units. This mix will appeal to a broad range of demographics and income levels, which will contribute to a vibrant and sustainable neighbourhood. This application consists of a variety of unit types that will add to the existing mixture of dwelling types in the area.</p>
<p>Policy R-3</p> <p><i>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.</i></p>	<p>The proposal will include a sidewalk connection to the existing sidewalk network on Curtis Drive. This will provide residents of the proposed development with a connection to the Town's pedestrian network and encourage walking as an alternate mode of transportation.</p>
<p>Policy R-4</p> <p><i>It shall be a policy of Council to encourage new residential development that facilitates active sustainable lifestyles.</i></p>	<p><i>See comments under Policy R-3.</i> The southern portion of the subject property consists of a large wooded area and small ravine that could be developed as a trail and green space connection between the Truro Business Park and Young Street/Victoria Park. If developed, this connection will provide residents of this development with easy access to a large multi-use trail system</p>
<p>Policy R-5</p> <p><i>It shall be a policy of Council to encourage new residential development to make more efficient use of land, infrastructure, and services.</i></p>	<p>The proposed development will create new residential units in a fairly dense development pattern that will maximize the number of units per linear metre of infrastructure. The proposal achieves this higher density while maintaining many of the characteristics of a low density residential subdivision.</p>

RELEVANT POLICY

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.

STAFF COMMENTS

The proposed amendment will introduce 34 new dwelling units and add to the range of residential dwelling types that will accommodate different age groups and allow residents to grow old within their community and maintain a high quality of life.

This proposal is on the edge of the Town's built up area and cannot be classified as "infill" development.

The proposed amendment will permit a condominium development that consists of townhouse style units. The range of housing opportunities will appeal to different age groups and lifestyles.

The subject property is somewhat isolated from surrounding development and this proposal is not expected to have any impact on nearby residential uses or neighbourhoods.

The original development agreement includes a range of dwelling types, including single detached, semi-detached, townhouse style units, and condominium development that consists of semi-detached and townhouse style units. The requested amendment will add new two, three, and four unit dwellings to the existing mix of unit types in the overall development. The proposal removes the single detached dwellings that were included in the original proposal.

This proposal consists of a range of housing types, including townhouses and semi-detached units that offer an affordable alternative to single unit dwellings.

The proposed buildings are situated within the General Residential land use designation. This is the enabling policy that allows Council to consider this application 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*

STAFF COMMENTS

This proposal has been evaluated using the evaluative criteria found in Part 11. Details of this evaluation are found below.

The existing development agreement requires that the proposed development conform to the height and setback requirements prescribed for single detached, semi-detached, and townhouse style dwellings as set out in the Land Use By-law. This application does not include any amendments to these requirements and they will ensure that any development is compatible with adjacent uses.

The proposal's architectural design is consistent with traditional residential construction. There are no nearby residential uses that are expected to be impacted by this development.

This proposal will have negligible impact on any existing streetscape. The Upham Drive frontage is not affected by this amendment and is outside of the original development agreement coverage area.

Not Applicable - This criteria is intended to deal with off-street parking requirements that cannot be handled by a typical residential driveway.

On June 12th the Director of Parks, Recreation, & Culture was forwarded details regarding this development proposal and asked to comment. The proposal was reviewed by the Parks, Recreation and Culture Committee at their meeting on June 13th. The Committee expressed an interest in acquiring the undevelopable southern part of the subject property for the purposes of creating a linear park/green space connection to Victoria Park.

There were no other issues identified by the Committee and Planning Staff do not anticipate any issues with respect to provision of recreational space. All of the proposed units created by the amendment have back yards and front yards which provide ample private open space.

RELEVANT POLICY

STAFF COMMENTS

g) *that the proposal contribute to a mixture of dwelling types in the neighbourhood as a whole.*

The proposed amendment consists of a mixture of dwelling types including eight two-unit structures, two three-unit structures, and three four-unit structures. Unit types include both one and two storey structures. This this proposal will contribute to a mixture of dwelling types in a residential area that consists largely of single detached homes.

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.

see comments under Policy R-38 (f) above

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.

see comments under Policy R-38 (f) above

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.

see comments under Policy R-38 (f) above

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.

All of the units created by the proposed amendment have a back and front yard which provide ample outdoor recreational space for each unit.

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.

see comments under Policy P-3 above

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.

No relaxation of parking requirements is proposed.

RELEVANT POLICY

STAFF COMMENTS

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.

The draft development agreement will require that outdoor lighting be limited to full cut-off fixtures that illuminate the subject property only and not cause any light trespass. Proposed walkways, parking areas, and common area will be required to be illuminated.

Policy G-30

It shall be a policy of Council to prohibit outdoor lighting that is misdirected, excessive, or unnecessary.

See comments on Policy G-29 above.

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.

See comments on Policy G-29 above.

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.

On June 12th the Town's Traffic Authority was forwarded details of the proposal and asked to provide comments. The Town's Senior Engineer has indicated that traffic impact from the proposed development will be minimal. The Town's Senior Engineer has also requested that the developer be required to construct a temporary turning area at the end of the proposed public street that will accommodate turning snow plows.

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.

The applicant will be required to submit a storm water management plan for the proposed expansion to the development plan. The storm water management plan must be prepared by a professional engineer. The draft development agreement will require the submission of a stormwater management plan prior to the issuance of any building permits.

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.

The development will be required to conform to a stormwater management plan that maintains the pre-development hydrologic regime. The Town Engineer's office encourages new development to make an effort to utilize alternative forms of retention (i.e. bio swales, rain gardens, etc.)”

RELEVANT POLICY	STAFF COMMENTS
<p>Policy E-11</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>a) permeable pavement;</i> <i>b) infiltration trenches/chambers and bio-retention;</i> <i>c) rainwater harvesting systems in building design;</i> <i>d) green roofs;</i> <i>e) roof drains directed to permeable areas with stormwater infiltration measures in place; and</i> <i>f) utilizing open drainage such as swales.</i> 	<p><i>see comments on Policy E-10 above</i></p>
<p>Policy E-13</p> <p><i>It shall be a policy of Council to encourage the use of existing natural drainage systems where possible.</i></p>	<p><i>see comments on Policy E-10 above</i></p>
<p>Policy E-14</p> <p><i>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.</i></p>	<p><i>see comments on Policy IN-34 above</i></p>
<p>Policy IM-19</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>a) the location, area, and dimensions of the subject property based on a survey or location certificate prepared by a licensed surveyor.;</i> <i>b) elevation drawings of the proposed structure or structures;</i> <i>c) the proposed location, dimensions, height, and proposed use of all buildings;</i> 	<p>The applicant has submitted a detailed site plan.</p> <p>The applicant has submitted a complete set of design drawings including elevation drawings.</p> <p>The detailed plans submitted by the applicant clearly describe the location and dimensions of the proposed building.</p>

RELEVANT POLICY	STAFF COMMENTS
d) <i>the means by which the site is to be serviced by sanitary and storm sewers, water, electrical service and other utilities;</i>	The applicant has submitted a site plan but servicing details have not been provided at this time. The existing development agreement requires that all servicing connections be approved by the Town Engineer's office.
e) <i>the proposed location and nature of any outdoor storage or display;</i>	No outdoor storage or display is proposed as part of this development.
f) <i>the proposed location, design, and content of any signage;</i>	Any signage will have to comply with the Land Use By-law signage requirements.
g) <i>the proposed location and dimensions of any parking stalls, driveways, and walkways;</i>	The site plan illustrates the locations and dimensions of all parking areas and driveways.
h) <i>the proposed location of any fencing, refuse containers, and snow storage;</i>	There is no fencing proposed as part of the development. Refuse containers and snow storage are expected to be handled in a manner that is consistent with a typical residential subdivision.
i) <i>the proposed location and type of any exterior lighting;</i>	Information with respect to the location and type of lighting fixtures has not been provided. The existing development agreement requires that all lighting comply with the Land Use By-law lighting regulations and adequate lighting will have to be provided for all parking areas and walkways.
j) <i>the proposed location of any outdoor amenity space;</i>	The site plan delineates areas that are to remain undeveloped. These areas would serve as outdoor amenity space. All dwelling units will have access to their own rear and front yards.
k) <i>landscaping elements including the type and location of any existing and proposed trees or other vegetation;</i>	Landscaping elements are not shown on the site plan. The existing agreement does not include any regulations with respect to trees or other vegetation.
l) <i>architectural features including type of materials;</i>	Staff do not anticipate any issues related to architectural design. The existing agreement focuses on land use and site planning and does not attempt to regulate architectural features or materials.
m) <i>the location of any watercourses on or near the site;</i>	Staff are not aware of any watercourses on the portion of the subject property affected by the proposed amendments.
n) <i>existing and proposed drainage patterns including any stormwater management measures;</i>	The amended agreement will require that the applicant submit a storm water management plan for that portion of the development affected by the proposed changes. This plan should be submitted prior to the Town issuing any building or development permits.

RELEVANT POLICY	STAFF COMMENTS
<p>o) <i>the delineation of any 1:20 and 1:100 flood elevations and a description of any proposed floodproofing measures; and</i></p> <p>p) <i>any proposed phasing of the development.</i></p>	<p>The subject property is not situated within the 1:20 or 1:100 floodplains. No floodproofing measures are proposed.</p> <p>The 2012 agreement specified that the development was to take place in three phases over 12 years. Council has previously approved an extension of Phase I from 2016 to 2018. This is the Newbury Lane portion of the development that is ongoing at this time. Given the slow pace of development, Staff are recommending that the Agreement be amended to include additional time for all phases of the development. It is recommended that substantial completion of each phase be completed as follows: October 2020 for Phase I, October 2022 for Phase II, and October 2027 for Phase III.</p>
<p>Policy IM-20</p> <p><i>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.</i></p>	<p>Prior to entering into a development agreement, it is recommended that the applicant be required to provide a stormwater management plan. No other information has been requested at this time.</p>
<p>Policy IM-21</p> <p><i>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.</i></p>	<p>The site plan and building plans submitted by the applicant are very general and insufficient for any meaningful review based on Building Code requirements. All structures will be required to meet the requirements of the National Building Code as part of the building permit process. Staff do not anticipate any code issues based on the level of information provided.</p>
<p>Policy IM-22</p> <p><i>When considering a development agreement application it shall be a policy of Council to have regard for the following matters:</i></p> <p>a) <i>compatibility of the proposed land use with adjacent land uses;</i></p>	<p>The proposed residential use is considered to be compatible with the surrounding residential uses.</p>

RELEVANT POLICY

STAFF COMMENTS

<p>b) <i>compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, and bulk;</i></p>	<p>The proposed structures are typical of low density residential development and will be subject to normal Land Use By-law requirements for townhouses and semi detached structures as set out in the Multiple Unit Residential (R4) Zone. These requirements will ensure that appropriate setbacks are maintained between the proposal and any adjacent development. The subject property is also somewhat isolated from surrounding development and the proposed buildings are not expected to have any impact on nearby residential uses. Staff do not, therefore, anticipate any issues with compatibility in terms of height, bulk, scale, density or lot coverage.</p>
<p>c) <i>compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic, vehicle headlights, and noise;</i></p>	<p>The subject property is isolated from surrounding development and the proposed buildings are not expected to have any impact on nearby residential uses. Signage and lighting will be subject to the normal Land Use By-law requirements which are designed to mitigate potential compatibility issues.</p> <p>The Town's Senior Engineer has reviewed the proposal and indicated that traffic impact should be minimal and he has not requested a traffic impact statement.</p>
<p>d) <i>the adequacy of sewer services, water services, waste management services and storm water management services;</i></p>	<p>On June 12th, the Town Engineer was forwarded details of the proposal and asked to provide comments. No concerns regarding servicing were identified. The draft development agreement will require that all servicing and connections to municipal services will be subject to the approval of the Town Engineer.</p> <p>The Town's Senior engineer has requested that the final site plan incorporate a servicing easement that will act as a continuation of, and connection to, the servicing easement provided at the end of Newbury Lane. This will allow for a service connection between the proposed development and the development to the north.</p>
<p>e) <i>that the proposal contributes to an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services;</i></p>	<p>This proposal is situated on the edge of the Town's existing service area and will require an extension of municipal infrastructure. The proposed development will, however, result in a compact urban form that makes efficient use of land.</p>
<p>f) <i>the adequacy and proximity of schools;</i></p>	<p>Staff do not anticipate any issues related to the ability of the school system to accommodate any increase in enrollment as a result of this development.</p>
<p>g) <i>the adequacy and proximity of recreation and community facilities;</i></p>	<p><i>see comments under Policy P-3 above</i></p>

RELEVANT POLICY	STAFF COMMENTS
<p>h) <i>the adequacy of the road network in, and adjacent to, or leading to the development;</i></p>	<p>On June 12th the Traffic Authority was forwarded details of the proposal and asked to provide comments. The Town's Senior Engineer has reviewed the proposal and indicated that traffic impact should be minimal and he has not requested a traffic impact statement.</p>
<p>i) <i>the potential for the contamination or sedimentation of watercourses or for erosion;</i></p>	<p>Standard sedimentation controls during construction will be a requirement of any development agreement.</p>
<p>j) <i>environmental impacts such as air and water pollution and soil contamination;</i></p>	<p>This proposal is not expected to cause any negative environmental impacts.</p>
<p>k) <i>previous uses of the site which may have caused soil or groundwater contamination;</i></p>	<p>Staff are not aware of any soil or groundwater contamination.</p>
<p>l) <i>suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps or bogs;</i></p>	<p>Staff are not aware of any site constraints.</p>
<p>m) <i>the ability of emergency services to respond to an emergency at the location of the proposed development;</i></p>	<p>On June 12th the Police Service and Fire Inspector were forwarded details of the proposed development and invited to comment. The Police Chief does not have any concerns about the Police Service's ability to respond to an emergency at this location. The Fire Inspector is concerned about site access for emergency vehicles and access to a fire hydrant. The draft development agreement will require that the driveway meet minimum requirements under the National Building Code and that the final site plan, including the location of a fire hydrant, be approved by the Fire Inspector .</p>
<p>n) <i>the application of sustainable and energy efficient design principles;</i></p>	<p>The applicant has not indicated if the proposal includes any energy efficiency initiatives.</p>
<p>o) <i>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;</i></p>	<p>The draft development agreement will require that the proposal conform to all other applicable by-laws and regulations.</p>
<p>p) <i>the financial ability of the Town to absorb any costs relating to the amendment.</i></p>	<p>The Town is not expected to incur any costs as a result of this development proposal.</p>
<p>Policy IM-34 <i>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.</i></p>	<p>The public seem well informed and engaged in the process. Staff do not believe any additional public information meeting or evening hearing is required.</p>