

APPLICATION BRIEFING

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	February 20, 2018
Subject:	Development Agreement application by Meech Holdings Limited to permit a multiple unit residential development at 29-37 Philip Street.

Background

On January 12th, 2018, Meech Holdings Limited submitted preliminary plans for a multiple unit residential development proposal at 29 & 37 Philip Street on lands formerly occupied by the Truro Alliance Church. The proposal consists of the reuse and residential conversion of the existing church building and the construction of a new four-unit, one-storey building to the rear. At this initial stage of the development application process, Meech Holdings Limited is seeking feedback from the Planning Advisory Committee on their proposal.

Subject Properties

The proposed development involves two parcels of land situated on the east side of Philip Street, approximately mid-block between Robie and Churchill Streets. An aerial photograph showing the location of the subject properties can be found below. The properties, identified as 29 and 37 Philip Street and by PID nos. 20147328 & 20147310 respectively, have a combined area of approximately 3586 m² (38,599 ft²) and together have 43 metres (141 feet) of frontage on Philip Street. The subject properties are situated in an established residential neighbourhood that consists of a mixture of single detached, converted, and multiple unit dwellings. 29 Philip Street is currently developed and contains a 353 m² (3800 ft²) one storey building formerly occupied by the Truro Alliance Church. 37 Philip is undeveloped and consists of a gravel parking area and a large field. There are a number of mature trees along the edges of 37 Philip where the property abuts the rear yards of properties on George Street and Robie Street. The subject properties are zoned Neighbourhood Institutional (P4) and they are located in the General Residential future land use designation.

Development Proposal

Meech Holdings Limited has submitted preliminary floor plans, elevation drawings, and a site plan of the proposed multiple unit residential development. The plans include the renovation and conversion of the former Truro Alliance Church building into 7 dwelling units.



The plans also include the construction of a new one-storey, four unit building in the vacant area to the rear of the former church building. A copy of the site plan is shown below. The proposal does not include any additions or substantial alterations to the exterior of the former church building. A parking area for 14 vehicles is to be located in the same general area as the existing parking area and accessible from Philip Street using the current driveway access.

Preliminary floor plans submitted by the applicant show the proposed conversion of the existing church building. The converted structure will include four two-bedroom units ranging in size from 87.4 to 96.0 m² to (941 to 1034 ft²) and three one-bedroom units ranging in size from 51.1 to 77.3 m² to (550 to 832 ft²). Two of the proposed units feature balconies and all appear to include laundry facilities. Preliminary elevation drawings and floor plans of the proposed conversion are shown on page 3 of this report.

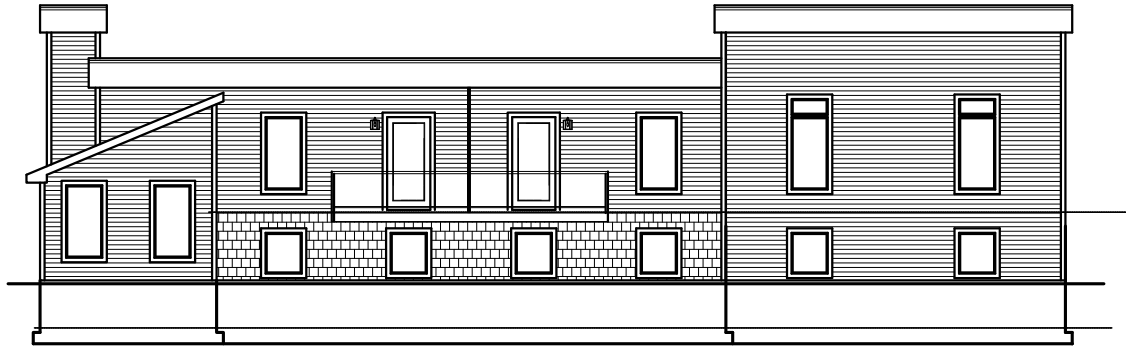
The proposed development also includes a new single storey 36.2 x 14.6 metre (119 x 48 foot) residential structure containing four townhouse style dwelling units. Each unit is 125.6 m² (1352 ft²) in area and features two-bedrooms, a garage, and laundry facilities. The proposed four-unit structure is situated approximately 4.5 metres (15 feet) from the rear lot lines of abutting properties to the north and south. It is situated 13.3 metres (43.5 feet) and 14.5 metres (47.5 feet) from the rear lot lines of abutting properties to the east and west respectively. Preliminary elevation drawings and floor plans of the proposed four-unit building are shown on page 4 of this report.

Plans showing landscaping details, lighting, stormwater management plans, or proposed floodproofing measures have not been submitted by the applicant at this time.



Site Plan submitted by Meech Holdings Limited showing existing building, proposed new construction and parking configuration

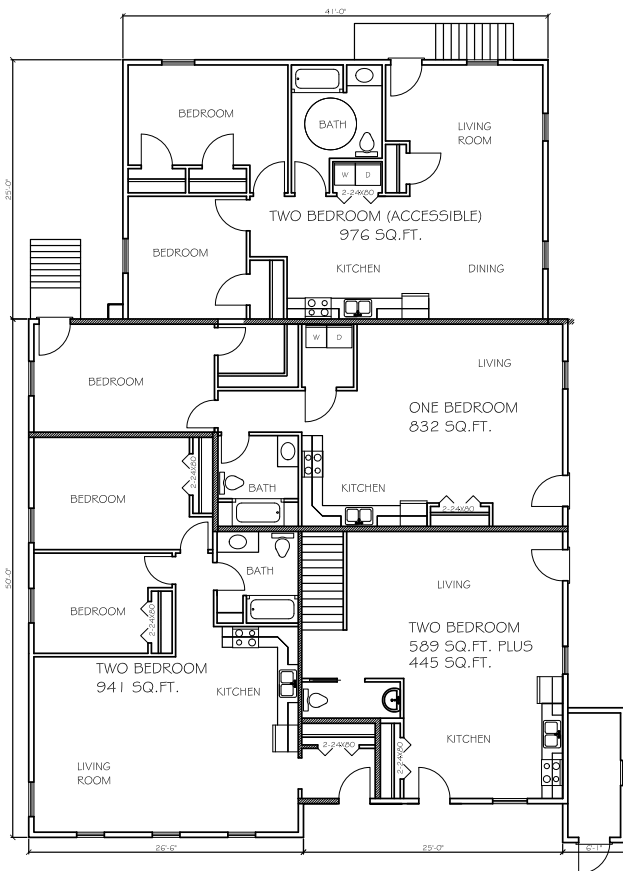
South Elevation of Existing Building Showing Proposed Changes



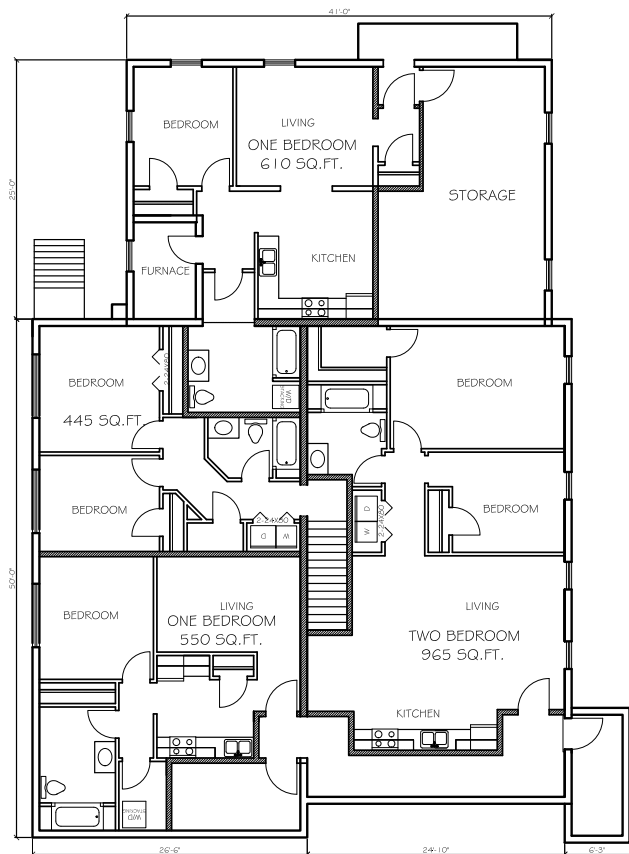
Front (Philip Street) Elevation of Existing Building Showing Proposed Changes



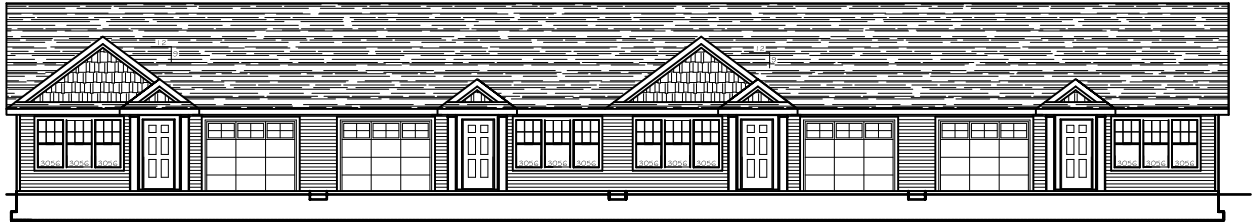
Main (Upper) Floor Plan



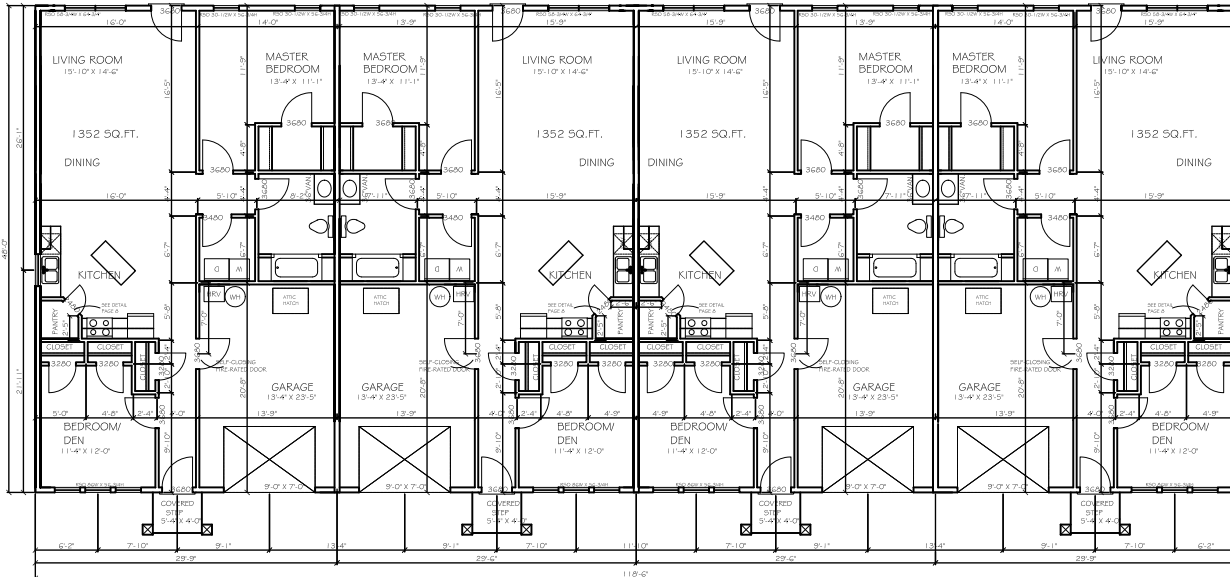
Basement Floor Plan



Front (West) Elevation of Proposed New Four-Unit Townhouse Structure



Floor Plan of Proposed New Four-Unit Townhouse Structure



Application Status

Meech Holdings Limited has submitted a preliminary set of plans for the development of 29-34 Philip Street. Although the plans are more refined than the Planning Advisory Committee (PAC) would typically see at this stage of the application process, these plans are still conceptual and subject to change based on feedback from PAC, Staff and the public. Once the plans have been finalized based on any feedback through the application process, Staff will request that the applicant submit more detailed and updated plans to address landscaping, floodproofing, and stormwater management.

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 proposed concept 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 their development 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.

This proposal is currently at Step 1 of the Town's development application review process. Once Meech Holdings Limited has had an opportunity to present its development plans to the Committee and once the Committee has had an opportunity to provide their comments, the developer is expected to identify what, if any, revisions will be made in response to the Committee's feedback. 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 planning applications in the Philip Street neighbourhood, Staff expect that area residents will want to be involved in the development process and it is recommended that PAC 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.

Policy R-15

It shall be a policy of Council to encourage residential development in Truro that includes affordable housing units.

Policy I-17

It shall be a policy of Council to permit a limited range of more intensive institutional uses and Multiple Unit Residential proposals by development agreement in the Neighbourhood Institutional (P4) Zone.

RELEVANT POLICY

Policy I-18

When considering development agreement applications pursuant to Policy I-17, 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 uses 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; and*
- 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.*

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.

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.

RELEVANT POLICY

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.