

STAFF REPORT

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	April 27, 2018
Subject:	Development Agreement application by Meech Holdings Limited to permit a multiple unit residential development at 29-37 Philip Street.

Recommendation

Staff recommend that Council enter into a development agreement with 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.

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. A 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.

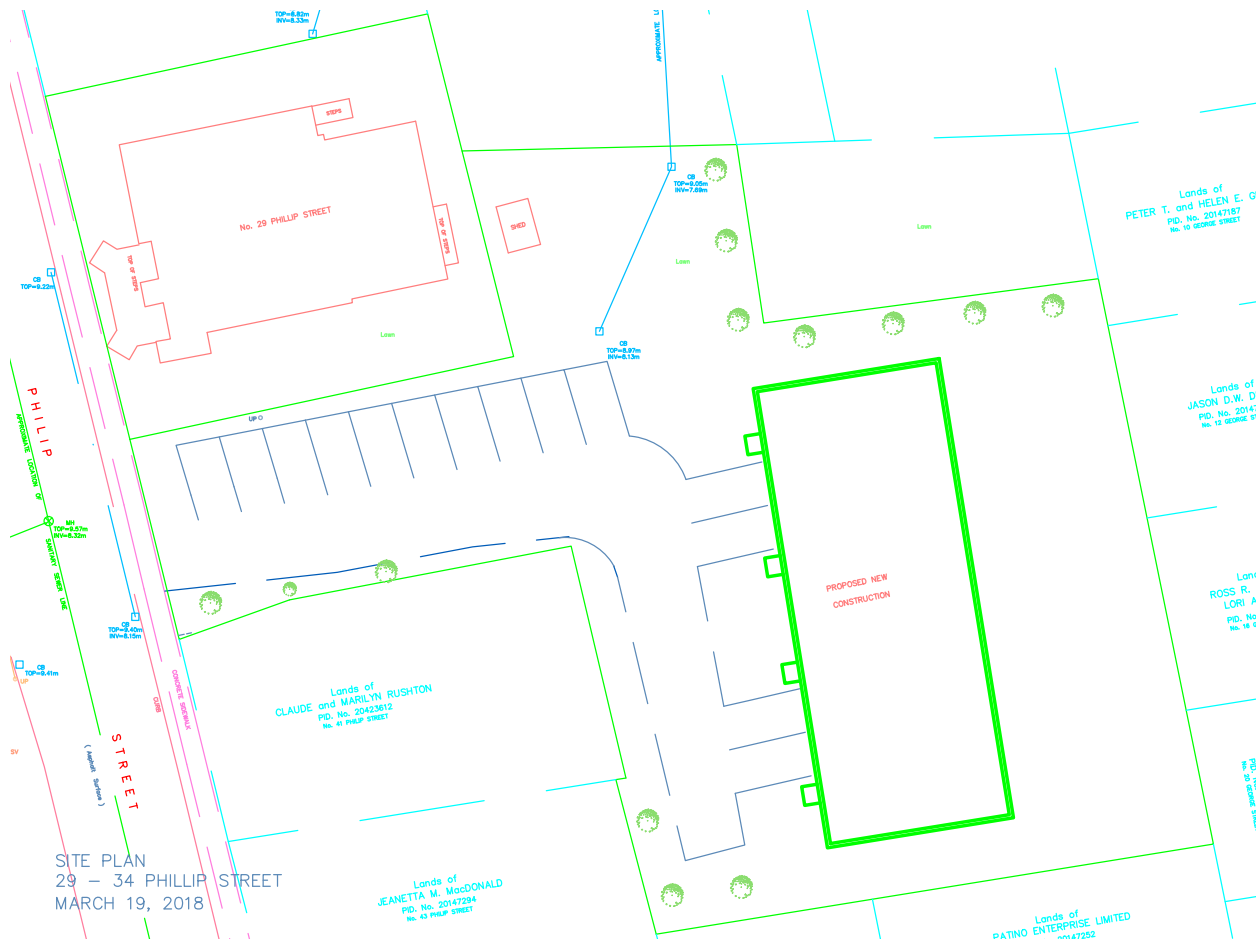


Development Proposal

Meech Holdings Limited has submitted floor plans, elevation drawings, renderings, 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 structural 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.

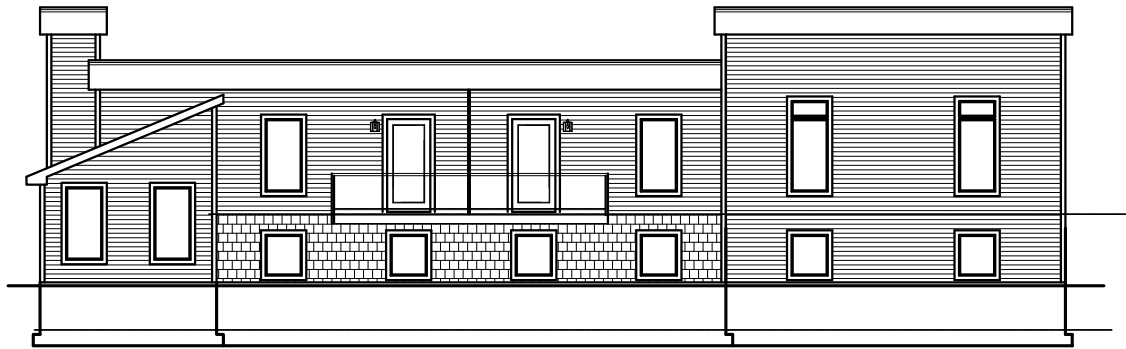
Floor plans submitted by the applicant show the proposed conversion of the existing church building. The converted structure will include four two-bedroom units ranging in size from 87.4 to 96.0 m² to (941 to 1034 ft²) and three one-bedroom units ranging in size from 51.1 to 77.3 m² to (550 to 832 ft²). Two of the proposed units feature balconies and all appear to include laundry facilities. Elevation drawings and floor plans of the proposed conversion are shown on page 3 of this report and a rendering is shown on page 4. 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. Elevation drawings and floor plans of the proposed four-unit building are shown on page 4 of this report and a photo of a similar style 3-unit building is shown on page 5.

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

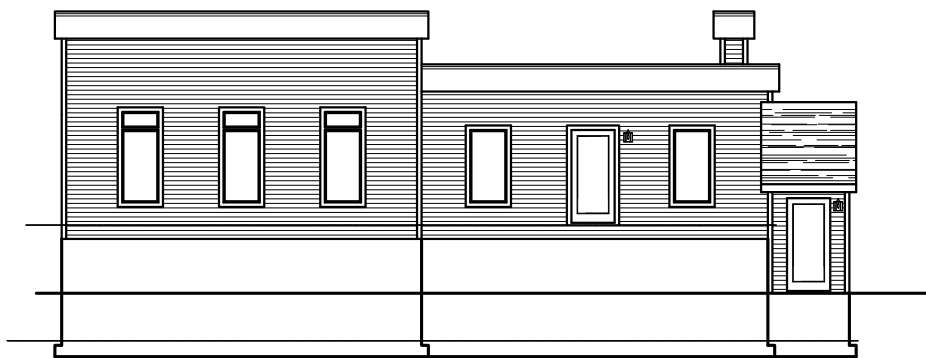


Site plan submitted by Meech Holdings Limited showing the location of proposed trees along the abutting property lines. The parking layout and location of the proposed 4-unit structure have not changed from the original submission by the applicant.

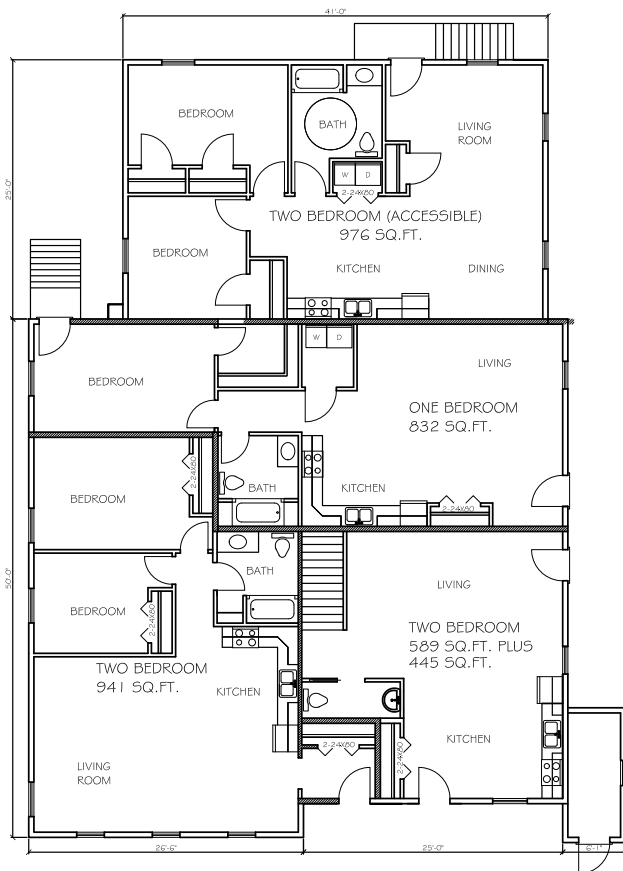
South Elevation of Existing Building Showing Proposed Changes



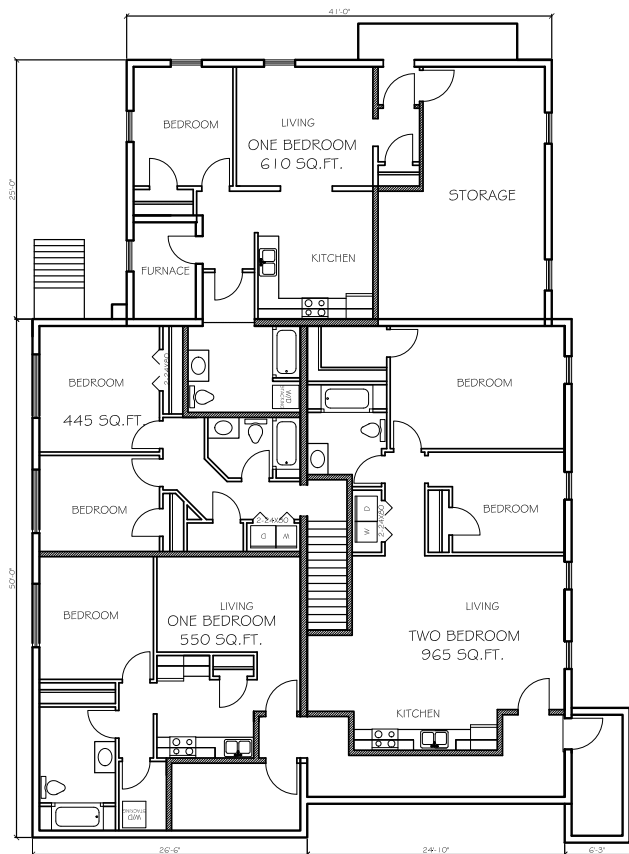
Front (Philip Street) Elevation of Existing Building Showing Proposed Changes



Main (Upper) Floor Plan

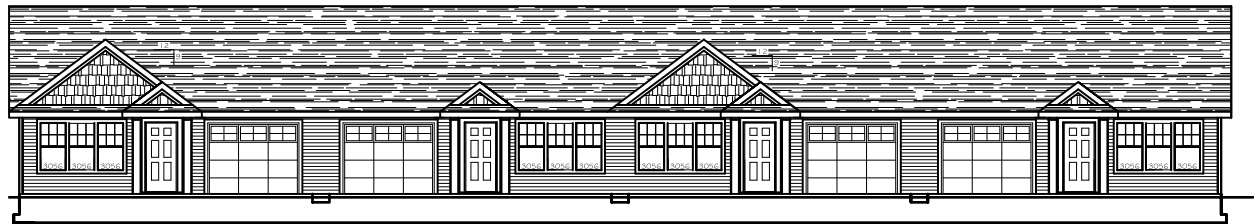


Basement Floor Plan

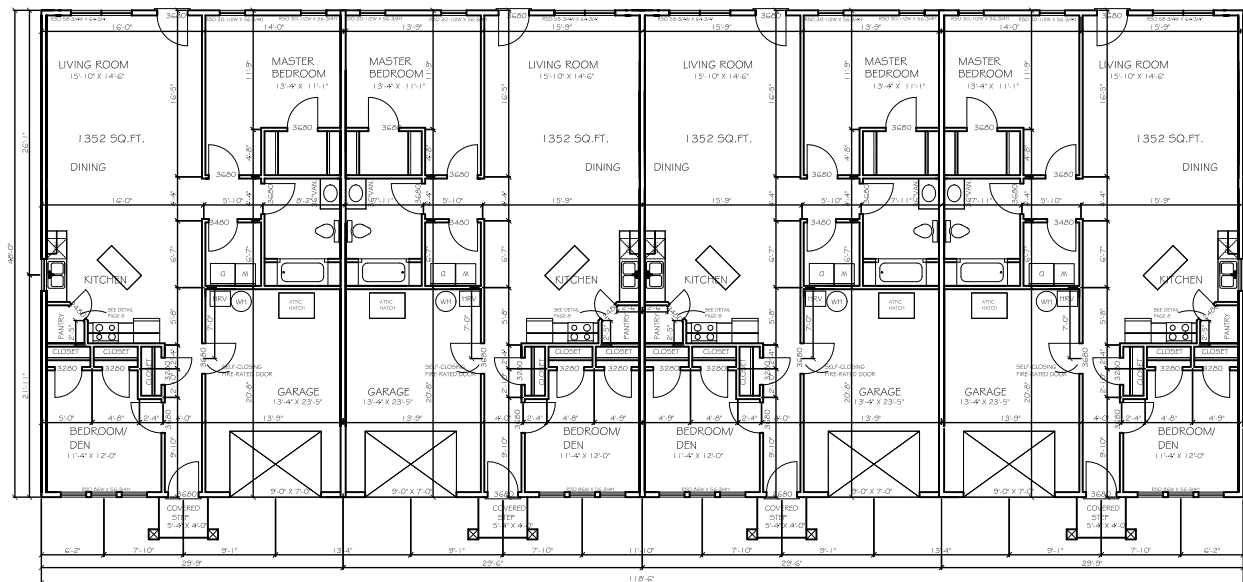




Rendering submitted by Meech Holdings Limited showing the exterior renovations of the former Truro Alliance Church building.



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



Floor Plan of Proposed New Four-Unit Townhouse Structure



Photograph submitted by Meech Holdings Limited showing a three-unit one-storey townhouse style building. The four-unit structure proposed as part of the Philip Street development will use this same design and feature a similar exterior finish.

Analysis

The subject property is zoned Neighbourhood Institutional (P4) and its future land use designation is General Residential. Multiple unit residential developments are permitted in the General Residential Future Land Use Designation by development agreement in accordance with Municipal Planning Strategy Policy R-37. Multiple unit residential developments are also permitted in the Neighbourhood Institutional (P4) Zone by development agreement in accordance with Municipal Planning Strategy Policy I-17. The amendments to the Town's Planning Documents to create the Neighbourhood Institutional (P4) Zone and to introduce Policy I-17 were approved by the Town just this past October. Local residents were very engaged in the amendment process and are familiar with Policy I-17 and the provision permitting multiple unit residential by development agreement. Staff have chosen to process this application in accordance with this Policy as opposed to Policy R-37 because most neighbourhood residents are already familiar with the new P4 Zone and Policy I-7. The review and evaluation process would be the same regardless of which of these policies are used.

Planning Staff have reviewed the proposal based on the applicable policies found in the Town's Planning Documents. Full details of this review are attached to this report as Appendix A. The proposed new 4-unit structure is located within the 1:100 flood plain and the applicant will be required to submit an engineered plan setting out details of proposed flood-proofing measures. There were no other issues identified by Planning Staff during a review of the proposed development.

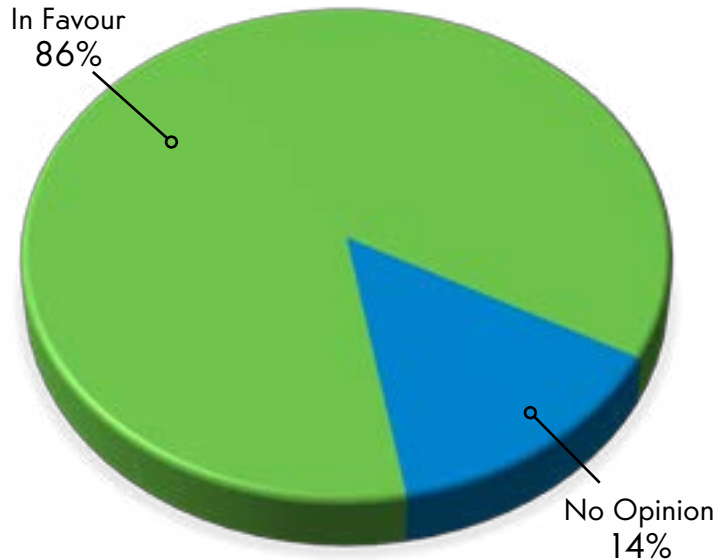
The proposed development is a good example of an infill development that is appropriately scaled and designed and fits into the existing fabric of the surrounding neighbourhood. The proposal is compatible with adjacent residential uses in terms of its use, height, lot coverage, density and architectural design. The former church building, which is being repurposed as part of this development, and the proposed 4-unit structure have larger footprints than neighbouring properties but the height and architectural design of the proposals helps to minimize any negative impact associated with the scale or bulk of the proposal. Overall, the proposal is consistent with the Town's development policies and it is expected to have a positive impact on the integrity and stability of the surrounding neighbourhood. The proposal is also expected to increase the variety of dwelling types in the Philip Street area and allow more housing options for residents looking to downsize and remain in their neighbourhood.

At the time this report was prepared, Planning Staff had not sent out details of the proposal for other departments and Staff to review and provide comments. The Town Engineer has commented verbally regarding servicing, traffic and storm-water and he has requested the applicant submit a storm-water management plan and a servicing plan but he did not identify any other issues. Staff will be working to obtain feedback from the Fire Inspector,

Police Service, Director of Parks, Recreation & Culture, Tree Technician and the Building Inspector prior to this application proceeding to a public hearing. Planning Staff do not anticipate any issues will arise from this external review that cannot be addressed by minor modifications to the plans.

Public Participation

The proposed development has been handled in accordance with the Town's development review process. Details of the application were posted on the Town's website under "current development applications" on March 23, 2018 and a public notice sign was posted on the subject property in March as well. On April 11th a letter was sent out to 107 property owners within 150 metres (492 feet) of the subject property. The letter directed people to the Town's website where they could obtain more information about the proposed development and complete an on-line survey. At the time this report was written there were seven responses to the on-line survey. Six or 86% of the responses were in favour to the proposed development and one or 14% had no opinion.



Conclusion

Planning Staff have completed a review of Meech Holdings Limited's application to enter into a development agreement with the Town and thereby permit a multiple unit residential development at 29-37 Philip Street. There were no issues with the proposed development identified. Staff are recommending that Council enter into a development agreement to permit the proposal as outlined in this report.

Respectfully Submitted

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>This proposal will create 11 dwelling units in an established residential area. The proposal is designed to have minimal impact on surrounding homes and will not detract from the quality of life of neighbours while at the same time offer a peaceful neighbourhood setting for residents of the proposed development. The proposed units are also within walking distance of many amenities within the Town.</p> <p>The proposed development is oriented towards Philip Street and will contribute to the development of a welcoming streetscape. The parking area is located to the side of the former church building but near to the street. The parking area, which features a single row of stalls and a driveway, does not dominate the site and will not have a significant visual impact on the adjacent streetscape.</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 proposed development will improve the appearance of this area by redeveloping a former church building as well as a vacant and unimproved lot. The scale of the proposed development is consistent with the neighbourhood and the proposal is oriented to Philip Street as opposed to being oriented internally to a central parking area or private amenity space. This should help the development and its tenants integrate into the existing neighbourhood.</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 is situated in a built up area of town where sidewalks have been developed and provide pedestrian connections through-out Town. The development is within easy walking distance to Kiwanis Park and the Truro Mall.</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>See comments under Policy R-3.</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>Municipal services are available for this proposal and it will not require any extension of municipal services or infrastructure.</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 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.

STAFF COMMENTS

The proposal is expected to bring new residents and encourage population growth within the Town. The development is sustainable in that it will utilize existing infrastructure and create new housing where many amenities are accessible by walking and cycling.

The proposal is considered an infill residential development because it will occupy an undeveloped area of land in an existing developed area. The proposed building's scale, design, materials, window style, and roof pitch are consistent with that of nearby residential development. This development is expected to reaffirm that this area is residential and it is expected to contribute to neighbourhood stability and integrity.

This proposal building offers a variety of apartment units including 7 units in the converted building as well as 4 one-storey townhouse style units. This proposal will offer quality housing suitable for older residents looking to downsize and remain in their neighbourhood.

The proposed development will see the redevelopment of a former place of worship and the development of a vacant parcel of land. The proposal is expected to reinforce the residential character of this area and complement the surrounding neighbourhood.

This proposal consists of a variety of unit types including one and two-bedroom units in the converted church building and two-bedroom units in a new one-storey townhouse style building. These units will contribute to the mixture of dwelling types in the predominantly single unit dwelling neighbourhood.

The proposal includes smaller one-bedroom units with average rents.

This is the enabling policy that allows Council to consider the Meech Holding Limited's multiple unit residential proposal by development agreement.

RELEVANT POLICY	STAFF COMMENTS
<p>Policy I-18</p> <p><i>When considering development agreement applications pursuant to Policy I-17, it shall be a policy of Council to require the following:</i></p> <ul style="list-style-type: none"> a) <i>that the proposal be reviewed using the evaluative criteria for development agreements as outlined in Part 11: Implementation of this Strategy;</i> b) <i>that the proposal be compatible with adjacent uses in terms of height, bulk, scale, and lot coverage;</i> c) <i>that the proposal be compatible with adjacent uses in terms of architectural design, including roof pitch, roof type, materials, and fenestration;</i> d) <i>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</i> e) <i>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.</i> 	<p>This proposal has been evaluated using the evaluative criteria found in Part 11. Details of this evaluation are found below.</p> <p>The proposed development is compatible with surrounding properties in terms of height and lot coverage. The proposed new 4-unit building and the existing church building have a larger footprint than adjacent homes but the design of the structures incorporates enough architectural detailing (varied rooflines, accent gables, and projecting sections of wall) to reduce the apparent size of the structures and mitigate any issues related to the building's scale or bulk.</p> <p>The proposed new 4-unit building features architectural detailing consistent with typical residential construction found in the neighbourhood. The redevelopment of the former church building incorporates more contemporary detailing but not to the extent that it could be considered incompatible with neighbouring homes.</p> <p>The proposal includes the reuse of an existing structure and it will continue to be oriented to the street. The proposal also includes a new 4-unit building located away from the street but the repurposed church building will ensure that, overall, the development maintains a positive relationship with the streetscape.</p> <p>The proposal will reuse the existing parking area utilized by the former church. It is located adjacent to the street, but it consists of a driveway and single row of stalls oriented perpendicular to the street so the visual impact of the parking area is expected to be minimal and no greater than it's present impact.</p>
<p>Policy P-3</p> <p><i>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.</i></p>	<p>Planning Staff have not yet forwarded details of the proposal to the Director of Parks, Recreation, & Culture for their review and comment. No comments, therefore, have been received at this time. It is expected that the availability of outdoor amenity/ recreation space on site will not be a concern of the Parks, Recreation and Culture Department. There is green space on site that is available for passive outdoor recreation and Kiwanis Park is located nearby.</p>

RELEVANT POLICY	STAFF COMMENTS
<p>Policy P-4</p> <p><i>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.</i></p>	<p>See comments under Policy P-3 above</p>
<p>Policy P-9</p> <p><i>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.</i></p>	<p>See comments under Policy P-3 above</p>
<p>Policy P-12</p> <p><i>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.</i></p>	<p>All of units in the new 4-unit building as well as two of the units in the former church building feature outdoor amenity space accessed directly from their units. There is also ample green space on site to serve as common outdoor amenity space for the other units.</p>
<p>Policy P-13</p> <p><i>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.</i></p>	<p>See comments under Policy P-3 above</p>
<p>Policy G-18</p> <p><i>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.</i></p>	<p>The proposal includes exterior parking for 14 vehicles plus 4 additional stalls in private garages. Based on the Town's parking requirements, the proposal would require 15 parking spaces (0.5 spaces/unit plus 0.5 spaces/bedroom). No relaxation of parking requirements is necessary. The proposal will require that one of the proposed spaces be an accessible stall.</p>
<p>Policy G-29</p> <p><i>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.</i></p>	<p>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.</p>
<p>Policy G-30</p> <p><i>It shall be a policy of Council to prohibit outdoor lighting that is misdirected, excessive, or unnecessary.</i></p>	<p>See comments on Policy G-29 above.</p>

RELEVANT POLICY

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.*

STAFF COMMENTS

See comments on Policy G-29 above.

Planning Staff have not yet forwarded details of the proposal to the Town's Traffic Authority for their review and comment. No formal comments, therefore, have been received at this time. The Traffic Authority has verbally indicated he has no concerns with traffic related to the proposed development.

Meech Holdings Limited are currently preparing a stormwater management plan for the proposed development. This will be submitted for review prior to this application going to a public hearing.

The development will be required to conform to the stormwater management plan submitted by the applicant which maintains the pre-development hydrologic regime.

see comments on Policy E-10 above

RELEVANT POLICY	STAFF COMMENTS
<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>see comments on Policy E-10 above</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>see comments on Policy E-10 above</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> <i>d) the means by which the site is to be serviced by sanitary and storm sewers, water, electrical service and other utilities;</i> <i>e) the proposed location and nature of any outdoor storage or display;</i> <i>f) the proposed location, design, and content of any signage;</i> <i>g) the proposed location and dimensions of any parking stalls, driveways, and walkways;</i> <i>h) the proposed location of any fencing, refuse containers, and snow storage;</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 the proposed building.</p> <p>The applicant has not submitted a detailed servicing plan at this time. The Town Engineer's Office is requesting that the developer submit a servicing plan for approval.</p> <p>No outdoor storage or display is proposed as part of this development.</p> <p>Any signage will have to comply with the Land Use By-law signage requirements.</p> <p>The site plan illustrates the locations and dimensions of all parking areas and driveways.</p> <p>There is no fencing proposed as part of the development. Refuse will be stored in bins outside or in the existing shed. The draft agreement will require that any bins be enclosed by a opaque fence or structure. There is sufficient room for snow storage on site.</p>

RELEVANT POLICY	STAFF COMMENTS
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 draft development agreement will require 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 be landscaped open space. There is no dedicated outdoor amenity space proposed as part of the development.
k) <i>landscaping elements including the type and location of any existing and proposed trees or other vegetation;</i>	The landscaping elements shown on the site plan are not specific and are limited to identifying the location of trees, lawn, open spaces, parking areas, and structures.
l) <i>architectural features including type of materials,</i>	The applicant has submitted detailed elevations drawings. The draft agreement will require that all units adhere to the basic architectural details illustrated in these drawings.
m) <i>the location of any watercourses on or near the site;</i>	Staff are not aware of any defined watercourses on or near the subject property.
n) <i>existing and proposed drainage patterns including any stormwater management measures;</i>	The applicant will be submitting a storm water management plan prepared by a professional engineer. This plan will be submitted for approval prior to any public hearing.
o) <i>the delineation of any 1:20 and 1:100 flood elevations and a description of any proposed floodproofing measures; and</i>	A large portion of the subject property is situated within the 1:100 floodplain. The applicant will be required to floodproof the proposed 4-unit structure and submit a plan showing proposed conditions on site following development which accurately delineates the boundary of the 1:100 flood elevation as well as provides a detailed description of proposed flood-proofing measures. This plan must be prepared by a Professional Engineer and has been reviewed and accepted by the Town Engineer's Office.
p) <i>any proposed phasing of the development.</i>	No phasing has been proposed by the developer.
<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>	No additional information, other than that identified in this report, has been requested at this time

RELEVANT POLICY	STAFF COMMENTS
<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>Planning Staff have not yet forwarded details of the proposal to the Town's Building Inspector for their review and comment. No formal comments, therefore, have been received at this time. Staff do not anticipate any building code issues that cannot be addressed by minor modifications to the plan.</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> <ul style="list-style-type: none"> <i>a) compatibility of the proposed land use with adjacent land uses;</i> <i>b) compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, and bulk;</i> <i>c) compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic, vehicle headlights, and noise;</i> <i>d) the adequacy of sewer services, water services, waste management services and storm water management services;</i> <i>e) that the proposal contributes to an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services;</i> <i>f) the adequacy and proximity of schools;</i> <i>g) the adequacy and proximity of recreation and community facilities;</i> <i>h) the adequacy of the road network in, and adjacent to, or leading to the development;</i> 	<p>The proposed residential use is considered to be compatible with the surrounding residential uses. Planning Staff are satisfied that the proposed setbacks from neighbouring properties are sufficient to deal with any minor incompatibility issues that may be attributed to a more intensive residential use such as traffic or noise.</p> <p><i>See comments for Policy I-18(b) above.</i></p> <p>Signage and lighting will be subject to the normal Land Use By-law requirements which are designed to mitigate potential compatibility issues. Outdoor storage will be limited to refuse containers and the draft agreement will require that these be fenced and screened from view.</p> <p>The Town Engineer has requested a servicing plan and a storm-water management plan. These are to be submitted for approval prior to any public hearing.</p> <p>This development is an infill development that will make use of existing infrastructure. The proposal will increase residential densities while utilizing existing infrastructure.</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><i>see comments under Policy P-3 above</i></p> <p>The Traffic Authority has verbally indicated that the proposed development will not generate significant traffic volumes and there are no concerns related to traffic.</p>

RELEVANT POLICY	STAFF COMMENTS
<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>Aside from the 1:100 flood risk area that covers much of the property, 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>Planning Staff have not yet forwarded details of the proposal to the Town's Fire Inspector or Police Service for their review and comment. No formal comments, therefore, have been received at this time.</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>There has been minimal public interest in the proposed development and Staff do not believe any additional public information meeting or evening hearing is warranted.</p>