

APPLICATION BRIEFING

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	May 25, 2018
Subject:	Application by Meech Holdings Limited to amend a 2012 development agreement to include a new two-phase residential development consisting of 38 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. In 2017, Meech Holdings Limited amended the agreement to include a new development off of Curtis Drive that involved changes to the proposed street layout, the addition of a private lane, and a change in the mixture of dwelling types. The applicant's most recent proposal, submitted in on May 24, 2018 includes plans for a 38 unit residential development at the southern end of the subject lands with access off of William Barnhill Drive. This proposal includes a mixture of dwelling types on a private lane.

Subject Lands

The lands encompassed by the 2012 development agreement include 14.65 hectares (36.2 acres) situated south of Upham Drive. The lands extend to William Barnhill Drive in the south, the Truro Business Park in the west, and to the rear of lots on Curtis Drive to the east. These lands were subdivided following the approval of the 2012 agreement and now include three separate parcels identified as PID nos. 20232997, 20469292, and 20472304.

The lands affected by the current proposal (subject lands) are situated adjacent to William Barnhill Drive at the southern end of the original property (parent parcel) and are part of PID no. 20232997. The subject

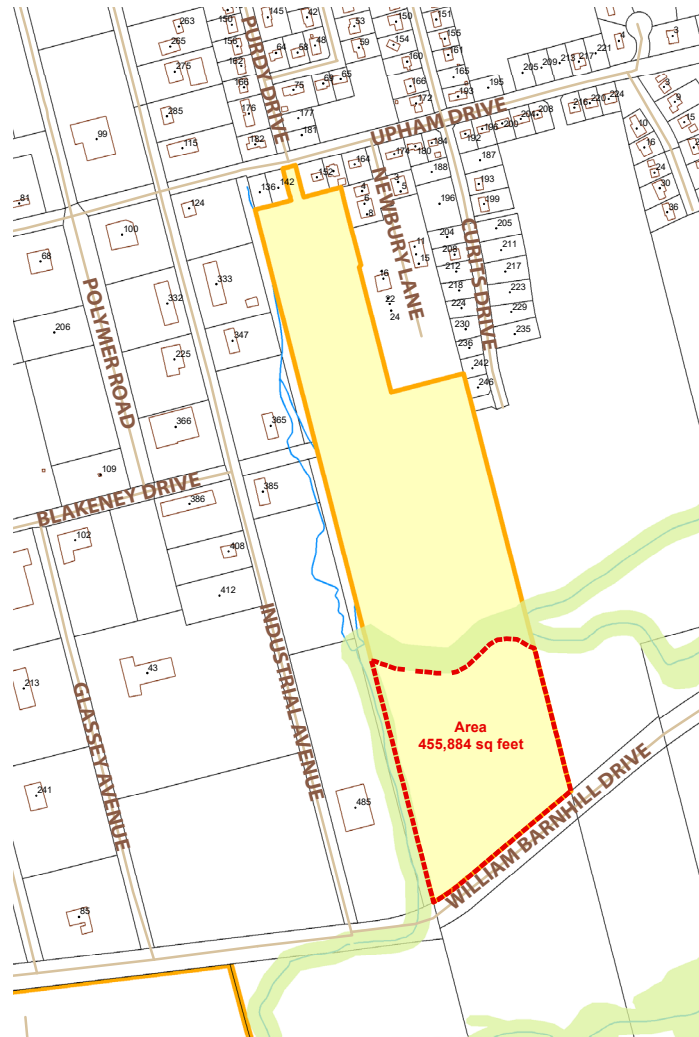


Air Photo showing the subject lands and surrounding area

lands have 205 metres (673 feet) of frontage on William Barnhill Drive and extend back from the street approximately 310 metres (1017 feet) to a watercourse that runs east-west across the applicant's property. The subject lands consist of approximately 42,353 m² (455,884 ft²) of undeveloped and forested land. The subject lands are zoned Rural Residential (R8) while lands within 15 metres (50 feet) of the aforementioned watercourse are zoned Environmental Reserve (E1). The subject lands are in the General Residential Future Land Use Designation. There is no development in the vicinity of the subject lands aside from industrial development in the Truro Business Park to the west.

Development Proposal

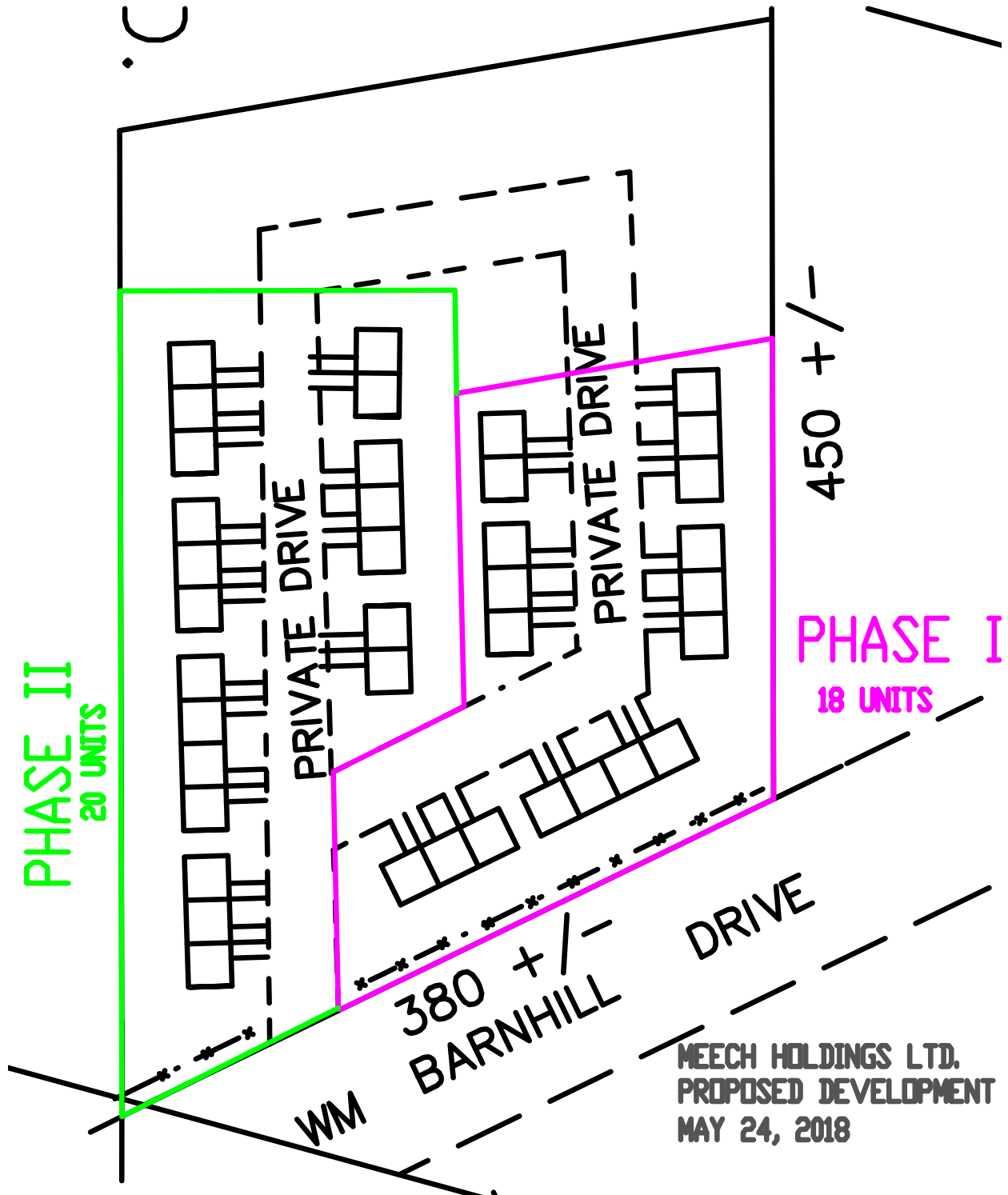
The original 2012 proposal did not include any development concept for the subject lands. That agreement dealt specifically with the area to the north of the watercourse. This area is accessible from Upham Drive and Curtis Drive and cut off from the subject lands by the watercourse. William Barnhill Drive was completed in 2017 and made vehicle access to the subject lands possible without having to develop a roadway over the watercourse. This portion of the applicant's lands is also the relatively easy to service when compared to the lands off Curtis Drive. These factors led to the applicant's decision to proceed with the development of the subject lands next to William Barnhill Drive before the rest of the site.



Map showing the subject lands. The watercourse and associated Environmental Reserve (E1) Zone area depicted as light green.

Meech Holdings Limited is proposing to develop the subject lands as a two phase residential development on a private laneway with access to William Barnhill Drive. The proposal consists of a laneway which will eventually form a "p" shape with a single access to William Barnhill. All units will face the internal private laneway and no units will front directly on the public street. A conceptual site plan showing the proposed development is shown on Page 3 of this report. The applicant is proposing to develop the site in two phases although it appears that the development of this site will also involve a third phase which at this point is undefined. Phase 1 of the proposal consists of 18 one-storey, one-bedroom units. These units will be configured as one two-unit building, four three-unit buildings, and one four-unit building. These units are all arranged in townhouse (row-house) style structures. Phase 2 will consist of 20 two-bedroom units in one and two-storey structures. These units are to be configured as two two-unit buildings, four three-unit buildings, and one four-unit building.

The applicant has not yet completed any detailed design work for the proposed development and at this point has submitted a conceptual plan only. The applicant has submitted photos showing the types of units that they are proposing to construct. These are shown on page 4 of this report. The proposed units are consistent with the units that the applicant is planning to develop on their lands off Curtis Drive. Planning Staff have also included elevation drawings submitted by the applicant as part of that earlier proposal. These elevations are shown on page 5 of this report.



Conceptual Site Plan Submitted by the Applicant



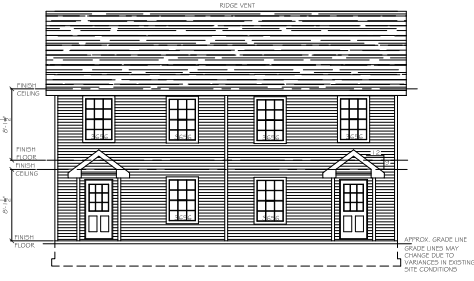
One-Storey Townhouse-Style Units



One-Storey Two-Unit Dwelling



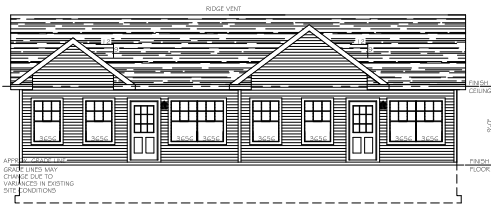
Two-Storey Three-Unit Dwelling



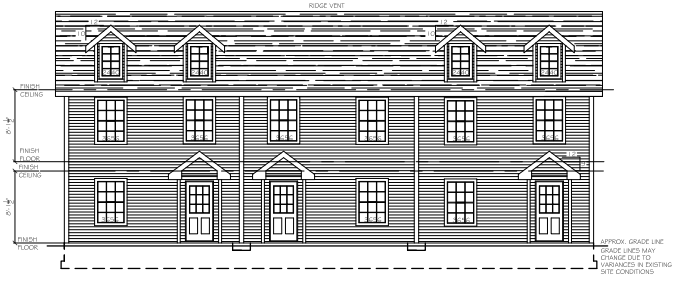
Front Elevation | two-storey 2-unit dwelling



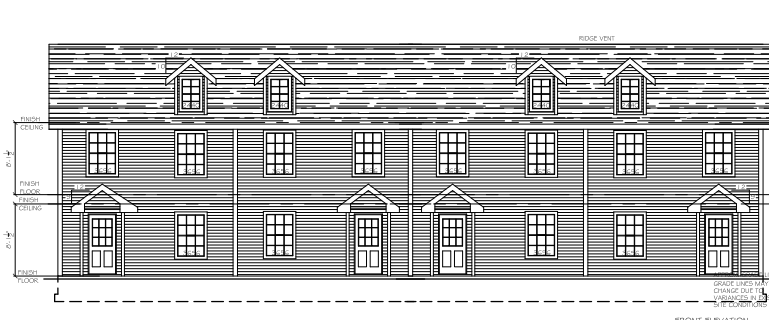
Front Elevation | one-storey 3-unit dwelling



Front Elevation | one-storey 2-unit dwelling



Front Elevation | two-storey 3-unit dwelling



Front Elevation | two-storey 4-unit dwelling



Front Elevation | one-storey 4-unit dwelling

Application Status

This application to amend the 2012 Development Agreement is currently at the initial step of the development agreement application review process. At this time the applicant has submitted a conceptual site plan along with some photos of proposed unit types. At this stage of the application process, plans are expected to be conceptual as they are still subject to change based on feedback from the Planning Advisory Committee (PAC), Staff and the public. The plans submitted by Meech Holdings Limited are sufficient for the initial meeting with PAC. More detailed plans will be required as this application progresses through the application process. Specifically, the applicant will be required to submit a site plan drawn to scale that shows the location of the proposed structures along with any

landscaping details, driveway locations, and walkways. A stormwater management plan will also be a requirement of the application process. Additional plans may be required to address other issues identified during the course of the review process.

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 their proposal to the Committee and once the Committee has had an opportunity to provide their comments, the applicant 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. 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. Given that there is very little development in the vicinity of the proposal, Staff believe that there will be little public interest in the proposal. If the developer is able to provide more detailed plans and other information required to address concerns raised by the Committee in advance of the next meeting, it is recommended that this application proceed using the short process.

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 R-37

It shall be a policy of Council to consider multiple unit residential developments in the General Residential Designation by development agreement.

RELEVANT POLICY

Policy R-38

When considering multiple unit residential development proposals in the General Residential Designation pursuant to Policy R-37, it shall be a policy of Council to require the following:

- a) that the proposal be reviewed using the evaluative criteria for development agreements as outlined in Part 11: Implementation of this Strategy;*
- b) that the proposal be compatible with adjacent structures in terms of height, bulk, scale, and lot coverage;*
- c) that the proposal be compatible with adjacent uses in terms of architectural design, including roof pitch, roof type, materials, and fenestration;*
- d) that the proposal does not detract from an established or developing streetscape by significantly varying from the typical height and setback of abutting structures or by having a building that is oriented away from the street;*
- e) that the parking area be suitably landscaped or fenced and situated where it will not be readily visible from neighbouring properties and the public right-of-way;*
- f) that suitable recreational space is available for use by residents of the development; and*
- g) that the proposal contribute to a mixture of dwelling types in the neighbourhood as a whole.*

Policy P-3

It shall be a policy of Council to use the Recreation Plan as a policy statement that will guide Council when evaluating development proposals and negotiating planning approvals where the proposed development may have an impact on the implementation of projects identified on the Future Recreation Map.

Policy P-4

It shall be a policy of Council to only consider those development proposals that are either consistent with or do not hinder the implementation of objectives and projects identified on the Town's Recreation Plan.

Policy P-9

It shall be a policy of Council to take into consideration the recommendations of the Parks & Recreation Strategic Plan, where applicable, when reviewing development proposals.

Policy P-12

It shall be a policy of Council to require that any new multiple unit residential development include provision for recreation and amenity space. The Land Use By-law shall allow for the provision of such space either externally or internally to the building, and that such space may consist of common or individual unit space.

Policy P-13

It shall be a policy of Council to consult the Parks, Recreation, and Culture Committee when considering the suitability of amenity space included in any development proposal.

Policy G-18

It shall be a policy of Council to consider allowing a reduction in the number of required parking spaces where it can be demonstrated the proposed development is intended for residents who are less likely to own an automobile due to factors such as age, income, or mobility issues.

RELEVANT POLICY

Policy G-29

It shall be a policy of Council to permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night.

Policy G-30

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

Policy G-31

It shall be a policy of Council to require that all outdoor lighting fixtures in or abutting a residential zone or designation be full cut-off fixtures approved by the International Dark Sky Association.

Policy G-35

It shall be a policy of Council to require that all development proposals or other proposals that may impact upon vehicle access to a public street be subject to the approval of the Town's Traffic Authority.

Policy IN-34

It shall be a policy of Council to require that all new construction that is subject to a development agreement, to submit a Storm Water Management Plans for the development, either as a condition of approval or for Council's consideration as part of a development agreement application.

Policy E-10

It shall be a policy of Council to encourage development that either maintains or enhances the pre-development hydrologic regime through innovative site design and engineering techniques aimed at infiltrating, filtering, evaporating, harvesting and retaining runoff, as well as preventing pollution.

Policy E-11

It shall be a policy of Council to adopt performance standards for each land use zone that specifies a maximum percentage for impervious surface. Development that exceeds the maximum percentage of impervious surface will be permitted, up to a specified limit, where development implements on-site stormwater retention and maximizes infiltration by incorporating design elements such as:

- a) permeable pavement;*
- b) infiltration trenches/chambers and bio-retention;*
- c) rainwater harvesting systems in building design;*
- d) green roofs;*
- e) roof drains directed to permeable areas with stormwater infiltration measures in place; and*
- f) utilizing open drainage such as swales.*

Policy E-13

It shall be a policy of Council to encourage the use of existing natural drainage systems where possible.

Policy E-14

It shall be a policy of Council to, where requested by the Town Engineer, require that a grading and stormwater drainage plan be submitted as part of any new multiple lot subdivision or large development.

RELEVANT POLICY

Policy IM-19

It shall be a policy of Council to require the submission of a detailed proposal as part of any development agreement application. The proposal shall include any information or materials required by Council in order to effectively evaluate the submission. The submission shall be accompanied by professionally prepared plans that effectively illustrate the proposal and include details such as, but not necessarily limited too, the following:

- a) the location, area, and dimensions of the subject property based on a survey or location certificate prepared by a licensed surveyor;*
- b) elevation drawings of the proposed structure or structures;*
- c) the proposed location, dimensions, height, and proposed use of all buildings;*
- d) the means by which the site is to be serviced by sanitary and storm sewers, water, electrical service and other utilities;*
- e) the proposed location and nature of any outdoor storage or display;*
- f) the proposed location, design, and content of any signage;*
- g) the proposed location and dimensions of any parking stalls, driveways, and walkways;*
- h) the proposed location of any fencing, refuse containers, and snow storage;*
- i) the proposed location and type of any exterior lighting;*
- j) the proposed location of any outdoor amenity space;*
- k) landscaping elements including the type and location of any existing and proposed trees or other vegetation;*
- l) architectural features including type of materials,*
- m) the location of any watercourses on or near the site;*
- n) existing and proposed drainage patterns including any stormwater management measures;*
- o) the delineation of any 1:20 and 1:100 flood elevations and a description of any proposed floodproofing measures; and*
- p) any proposed phasing of the development.*

Policy IM-20

It shall be a policy of Council to require the submission of additional information to address issues such traffic impact, stormwater management, landscaping, servicing, heritage preservation, and impact on the streetscape where Council considers this information to be pertinent to the development process. This information may be required prior to Council's approval or as a condition of approval and required prior to issuance of any development permit.

Policy IM-21

Where a structure proposed as part of a development agreement application raises concerns with respect to compliance with the National Building Code, it shall be a policy of Council to require that the applicant submit conceptual building plans for review by the Town's Building Inspector.

RELEVANT POLICY

Policy IM-22

When considering a development agreement application it shall be a policy of Council to have regard for the following matters:

- a) compatibility of the proposed land use with adjacent land uses;*
- b) compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, and bulk;*
- c) compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic, vehicle headlights, and noise;*
- d) the adequacy of sewer services, water services, waste management services and storm water management services;*
- e) that the proposal contributes to an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services;*
- f) the adequacy and proximity of schools;*
- g) the adequacy and proximity of recreation and community facilities;*
- h) the adequacy of the road network in, and adjacent to, or leading to the development;*
- i) the potential for the contamination or sedimentation of watercourses or for erosion;*
- j) environmental impacts such as air and water pollution and soil contamination;*
- k) previous uses of the site which may have caused soil or groundwater contamination;*
- l) suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps or bogs;*
- m) the ability of emergency services to respond to an emergency at the location of the proposed development;*
- n) the application of sustainable and energy efficient design principles;*
- o) that the proposal is in conformance with the intent of this strategy and with the requirements of Town By-laws and regulations other than the Land Use By-law;*
- p) the financial ability of the Town to absorb any costs relating to the amendment.*

Policy IM-34

It shall be a policy of Council to consider scheduling an evening public hearing and to consider holding an advertised public information meeting where there is a great deal of public opposition or concern regarding a development proposal or amendment application. The cost of advertising these meetings shall be the responsibility of the applicant.