

APPLICATION BRIEFING

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	June 21, 2018
Subject:	Development Agreement Application by Jon Keddy to permit the conversion of an existing 2-unit dwelling at 80 Brunswick Street to 3 dwelling units.

Background

On May 4, 2018, Jon Keddy applied for a development agreement to permit the conversion of an existing 2-unit dwelling at 80 Brunswick Street to three dwelling units. The property is zoned Mixed Use Residential (R6) and a residential development with 3 or more units requires a development agreement in the R6 Zone.

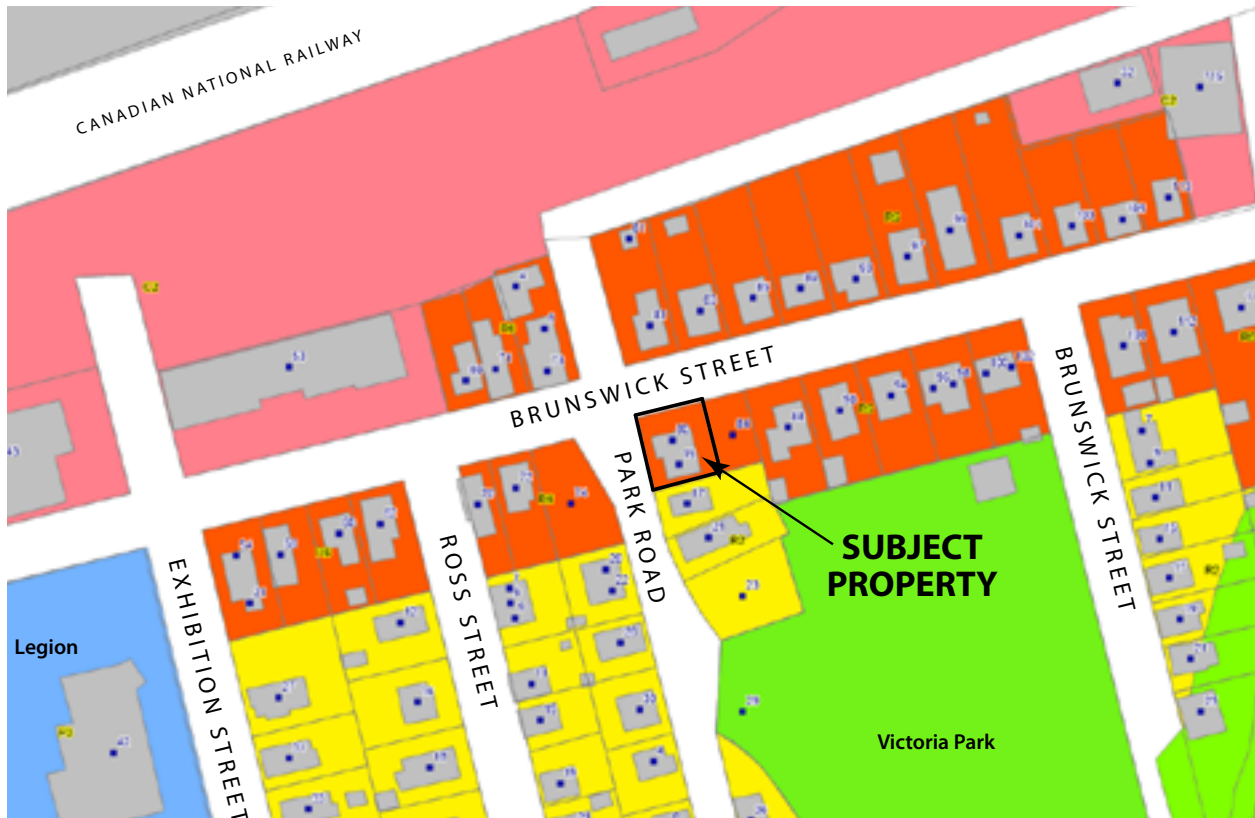
Subject Property

The subject property is 80 Brunswick Street. The property is located at the corner of Brunswick Street and Park Road and is identified as PID no. 20190146. The 362 m² (3900 ft²) property has 18.3 metres (60 feet) of frontage on Brunswick Street and 19.8 metres (65 feet) of frontage on Park Road. The property is currently developed and contains an existing 1.5 storey, 2-unit converted dwelling. There are two driveways on the property, one on Park Road with enough space for one vehicle and a second driveway on Brunswick Street that has enough space for an additional two vehicles. It is, however, unclear if one of these spaces is on the neighbouring property. The existing structure and parking areas occupy most of the property with the only green space located in the yards facing Brunswick and Park Street. The only trees on the property are located in the front or flanking yard.

This area of Brunswick Street and Park Road are primarily residential and consists mainly of single unit dwellings and dwellings that have been converted to commercial uses or to two or more dwelling units. A grain elevator is located just to the west of the property. Victoria Park is situated to the south of the development and the small parkette at the intersection of Park Road and Brunswick Street is across the street from the development to the west. A photo of the subject property and an excerpt from the Town's Zoning Map are shown on the following page.



Air Photo showing the subject lands and surrounding area



Excerpt from the Town's Land Use By-law Zoning Map showing the zoning of the subject property and surrounding area



View of the existing converted dwelling at 80 Brunswick looking southeast from the intersection of Park Road and Brunswick Street

Development Proposal

The proposed development does not include any exterior additions and simply involves the addition of one dwelling unit inside the existing structure. No plans have been submitted as part of this development application. The developer will be required to submit a site plan showing the location of parking and landscaping elements.

Application Status

This application is currently at the initial step of the development agreement application review process. The applicant has not submitted any detailed plans at this time but the proposal will utilize the existing structure and there are no planned changes to the site. At this stage of the application process, the applicant has indicated they wish to add an additional dwelling unit and this is sufficient for the initial meeting with PAC. More detailed plans may be required as this application progresses through the application process.

This report is preliminary and intended to provide the Planning Advisory Committee and members of the public with some background information to allow for an initial review and feedback on the proposal. 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 Jon Keddy has had an opportunity to present his 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 the proposal involves the addition of a single dwelling unit in an existing structure and it does not include any changes to the site, it is unlikely that there will be much, if any, 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-50

It shall be a policy of Council to establish Architectural Design Requirements for the Downtown Residential Designation and require that all new development and conversions conform to these standards and that these standards be considered as part of any development agreement application process.

RELEVANT POLICY

Policy R-51

It shall be a policy of Council to require that all conversions and new construction within the Downtown Residential Designation maintain the integrity of the surrounding residential neighbourhoods and that any new structures complement the architectural style of nearby heritage properties and contribute to the development, preservation, and enhancement of downtown heritage streetscapes.

Policy R-52

It shall be a policy of Council to forward development agreement proposals within the Downtown Residential Designation to the Heritage Advisory Committee for review and recommendation.

Policy R-53

It shall be a policy of Council to take into consideration advice from the Heritage Advisory Committee on the following matters when evaluating a development agreement proposal in the Downtown Residential Designation that involves any exterior structural alterations, new signage, new parking, lighting, or landscaping:

- a) the proposal's architectural design and its compatibility with heritage architectural styles found in the neighbourhood;*
- b) the compatibility of the proposal with any abutting heritage properties in terms of its height, bulk, and scale;*
- c) the impact of the proposal on any heritage streetscape;*
- d) the location of any proposed parking areas and how well they are screened from neighbouring properties and from the street; and*
- e) the suitability of any signage, lighting, fencing, or landscaping elements in terms of their impact on any abutting heritage properties or any heritage streetscape.*

Policy R-57

Within the R6 Zone, it shall be a policy of Council to consider multiple unit residential proposals with three or more units by development agreement.

Policy R-58

When considering multiple unit residential proposals in accordance with Policy R-57, it shall be a policy of Council to:

- a) review the proposal using the evaluative criteria for development agreements as outlined in Part 11: Implementation of this Strategy;*
- b) require that all new construction or expansions to existing structures be designed by an architect licensed to practice in the Province of Nova Scotia;*
- c) require the submission of professionally prepared renderings or graphic representations that illustrate how any proposed new construction or expansion will impact abutting properties and the streetscape; and*
- d) require that the proposal be forwarded to the Town's Heritage Advisory Committee (HAC) for review and recommendation.*

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.

RELEVANT POLICY

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 P-14

It shall be a policy of Council to require that required outdoor amenity space consist of usable space that is dedicated for active or passive recreation use and not include areas that have limited recreational potential.

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.

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 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 to, 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;*

RELEVANT POLICY

- 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.

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;*

RELEVANT POLICY

- 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 application of sustainable and energy efficient design principles;*
- n) 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;*
- o) 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.