

## APPLICATION BRIEFING

<b>Prepared For:</b>	Planning Advisory Committee
<b>Submitted by:</b>	Jason Fox, Director of Planning & Development
<b>Date:</b>	June 20, 2018
<b>Subject:</b>	Development Agreement Application by Brentwood Developments Limited to permit three 50-unit 4-storey residential buildings at 185 Kaulback Street.

### Background

On June 7, 2018, Brentwood Developments Limited applied for a development agreement to permit a multiple unit residential development on lands at 185 Kaulback Street. The proposed development will consist of three 50 unit four-storey residential buildings with underground and surface parking.

### Subject Lands

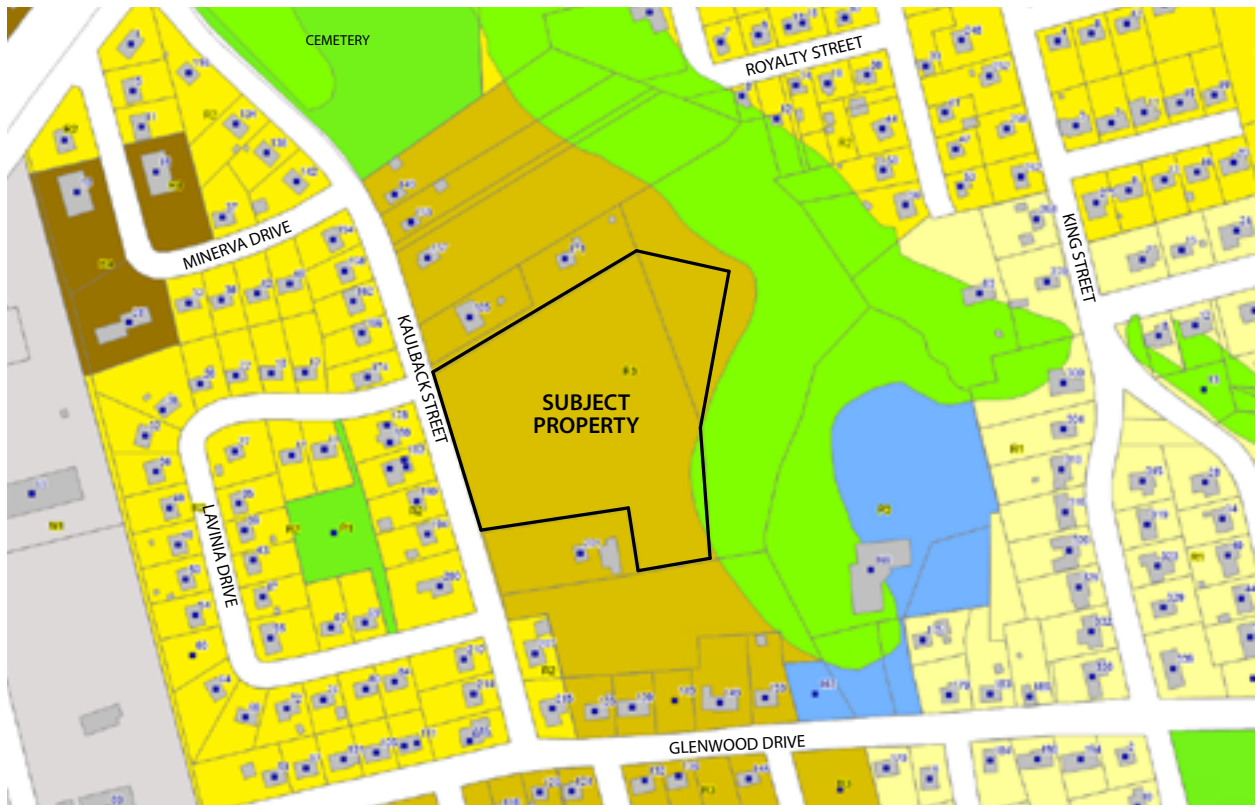
The subject lands are currently made up of two separate properties that are in the process of being consolidated. The first property has frontage on Kaulback Street and is identified as PID no. 20166518. The second is a portion of PID no. 20445771. The subject lands, once consolidated, will be 2.03 hectares (5.005 acres) in area and have approximately 94.2 metres (309 feet) of frontage on Kaulback Street. The lands are currently undeveloped and mostly forested including a few stands of mature trees as well as some areas of scrub vegetation. Grades on the subject lands are quite steep, dropping from an elevation of 51 metres (167 feet) along the southern edge of the property to 40 metres (131 feet) along the northern edge. Doggett Brook flows in a gully along the eastern edge of the lands.

The brook and the gully are zoned Environmental Reserve (E1) and these lands are owned by the Town. The subject lands are zoned General Residential (R3) and are situated in the General Residential Future Land Use Designation.

This section of Kaulback Street is primarily residential and consists mostly of single detached dwellings. There are two and three unit residential conversions nearby as well as several multiple unit buildings in the vicinity, including a 6-unit building situated immediately to the north of the property on Kaulback Street. A church property lies opposite Doggett Brook to the east.



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 lands and surrounding area

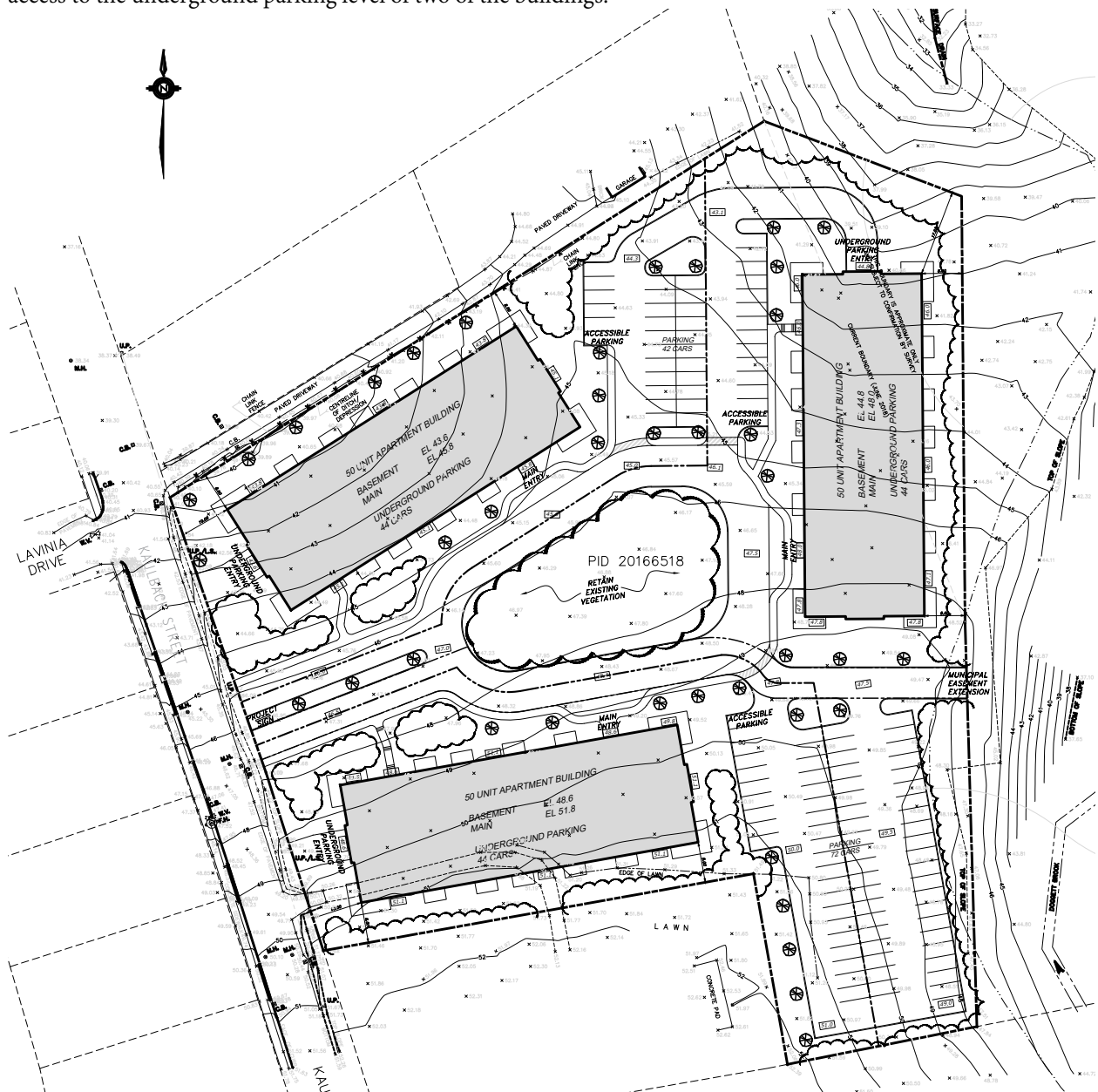


View of the Subject Lands looking southeast from Kaulback Street, taken opposite the 6-unit residential building located at 165 Kaulback

## Development Proposal

Brentwood Developments has submitted a site plan showing three four-storey, 50-unit residential buildings. The proposed buildings are situated in a “U” configuration with a common central driveway and central green space. Each 23.5 x 67.4 metre (77 x 221 foot) building features four levels of dwelling units plus one underground parking level. A copy of the preliminary site plan submitted by the applicant is shown at the bottom of this page. The three buildings and surface parking areas are situated around the periphery of the site and will cover much of the property. An 1220 m<sup>2</sup> (13,132 ft<sup>2</sup>) area of existing trees will be retained at the centre of the site and will serve as common green space for the development.

The above-ground parking lots will have spaces for 114 vehicles. These lots are located to the rear of the property away from Kaulback Street behind two of the buildings. Each of the buildings include an additional 44 below grade parking spaces for a total of 246 spaces for the entire 150 unit development. The site plan shows a central driveway providing access to the site from Kaulback Street along with two additional driveways onto Kaulback that provide access to the underground parking level of two of the buildings.



Preliminary Site Plan Submitted by Brentwood Developments Limited



Photos of a development in Elmsdale submitted by Brentwood Developments Limited to illustrate the exterior appearance of the proposed buildings

The proposed buildings are situated approximately 8 metres (26 feet) from neighbouring properties to the north, south and east. The buildings are situated 10 metres (33 feet) from Kaulback Street. The site plan shows a treed buffer, approximately 2 metres (6.6 feet) wide along the property lines where the development abuts neighbouring residential uses at 171 and 201 Kaulback.

The applicant has indicated that the exterior appearance of the proposed buildings will be similar to those constructed as part of a development in Elmsdale and he has submitted photos of those buildings. These photos are shown on page 4 of this report. These buildings are four storeys in height and feature a mixture of brick and clapboard siding, a low-pitched roof with accent gables, balconies, and typical residential style windows.

The applicant has not yet completed any detailed design work for the proposed development and at this point has submitted preliminary plans only. Elevation drawings and details regarding stormwater management, landscaping, and servicing will be required as this development application proceeds.

## Application Status

This application is currently at the initial step of the development agreement application review process. 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 Brentwood Developments Limited are sufficient for the initial meeting with PAC. More detailed plans will 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 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 Brentwood Developments 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 the proposal is a more intensive use than surrounding low density residential development it is likely that property owners in the vicinity of the subject lands may have questions about the proposal and wish to be engaged in the application process. It is, therefore, recommended that the Expanded Application Process be followed to ensure that the community's questions and any concerns are addressed.

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.*