

APPLICATION BRIEFING

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	August 22, 2018
Subject:	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

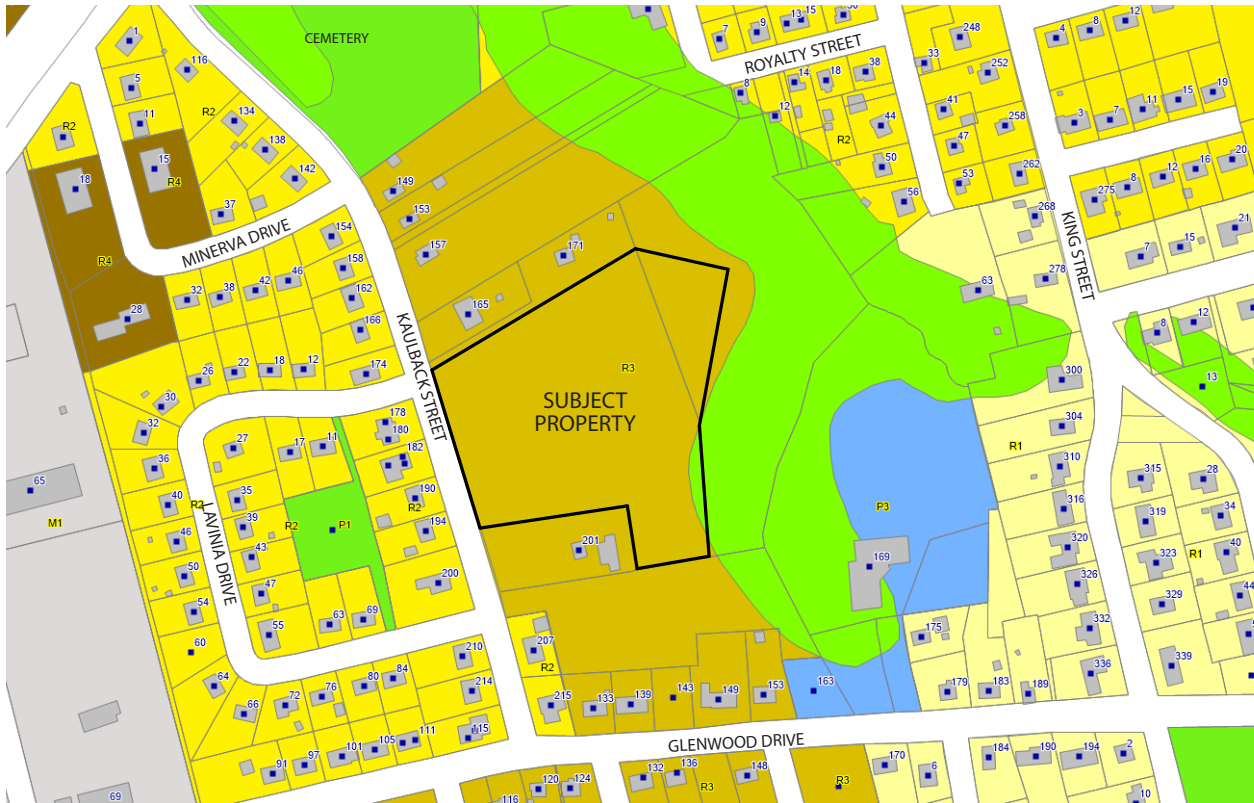
The subject lands are currently made up of two separate properties that are in the process of being consolidated. The first property has frontage on Kaulback Street and is identified as PID no. 20166518. The second is a portion of PID no. 20445771. The subject lands, once consolidated, will be 2.03 hectares (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

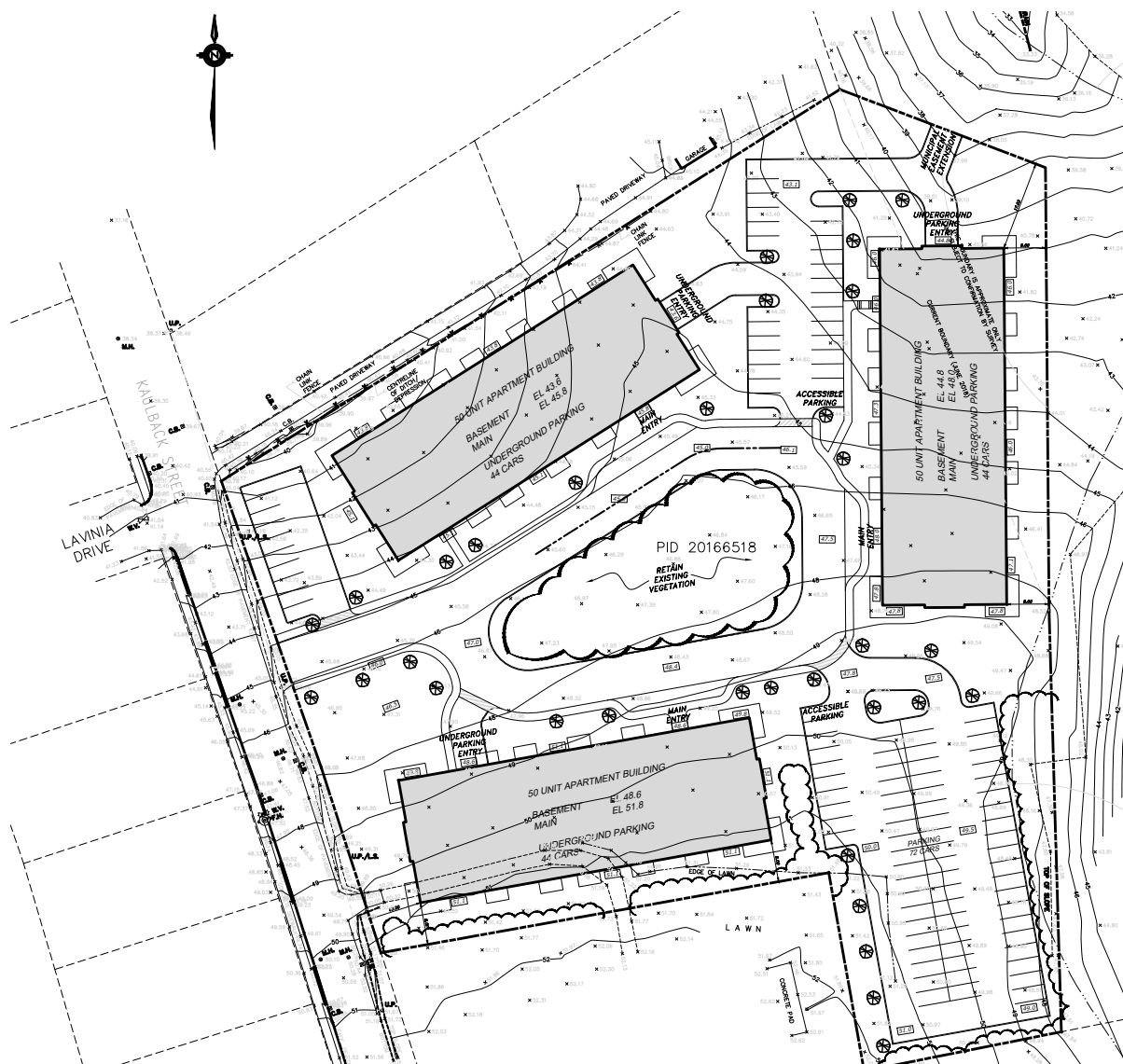
Development Proposal

Brentwood Developments has submitted a revised site plan showing three, 4-storey, 50-unit residential buildings. Most of the plan remained the same from the last version; the proposed buildings remain situated in a “U” configuration with a common central driveway and central green space. Each 23.5 x 67.4 metre (77 x 221 feet) building still features four levels of dwelling units plus one underground parking level. The applicant has made a few modifications in this revised version, including:

1. A new parking lot (10 spaces) is placed in front of the proposed north building
2. The north building is pushed towards the neighbouring residential use at 171 Kaulback Street by 1 metre (3 feet)
3. The distance between the north building and Kaulback street has increased to 21 metres (69 feet)
4. The development will be accessed via one driveway instead of three
5. The total number of parking spaces has been reduced by 5

The full details of the revised plan are described in the following paragraphs.

The revised site plan includes above-ground parking spaces for 109 vehicles, which is 5 less than the number of spaces shown on the applicant’s June 7th submission. A new parking lot for 10 vehicles is incorporated in this revised

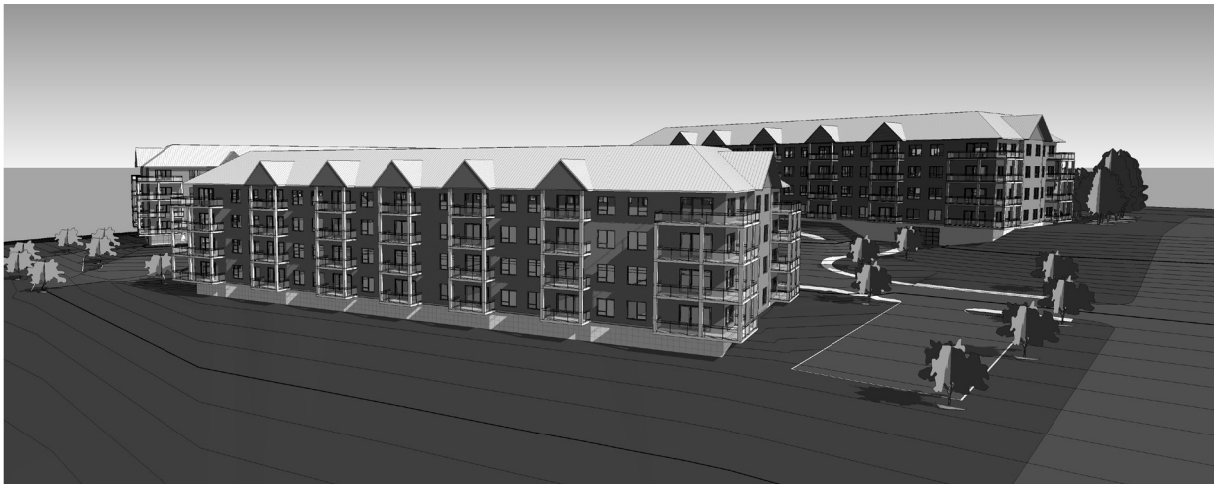


Revised Site Plan Submitted by Brentwood Developments Limited

plan, facing Kaulback street. This parking lot replaces landscaped areas that were shown on the preliminary plan. The rest of the parking spaces (99) are located to the rear of the property away from Kaulback Street behind the north and south buildings. Each of the buildings includes an additional 44 below grade parking spaces for a total of 241 spaces for the entire 150 unit development (about 1.6 spaces per unit).

Instead of three driveways providing access to the site from Kaulback street, the revised site plan shows that this development will feature a single two-way driveway, providing access to the surface parking areas and on-site access to underground parking for each of the buildings. In response to the PAC's concern about the traffic volume, the applicant has submitted a Traffic Impact Statement. This statement concludes that the estimated trips generated by the development are not expected to have any significant impact on levels of performance on adjacent streets and intersections or to the regional street system.

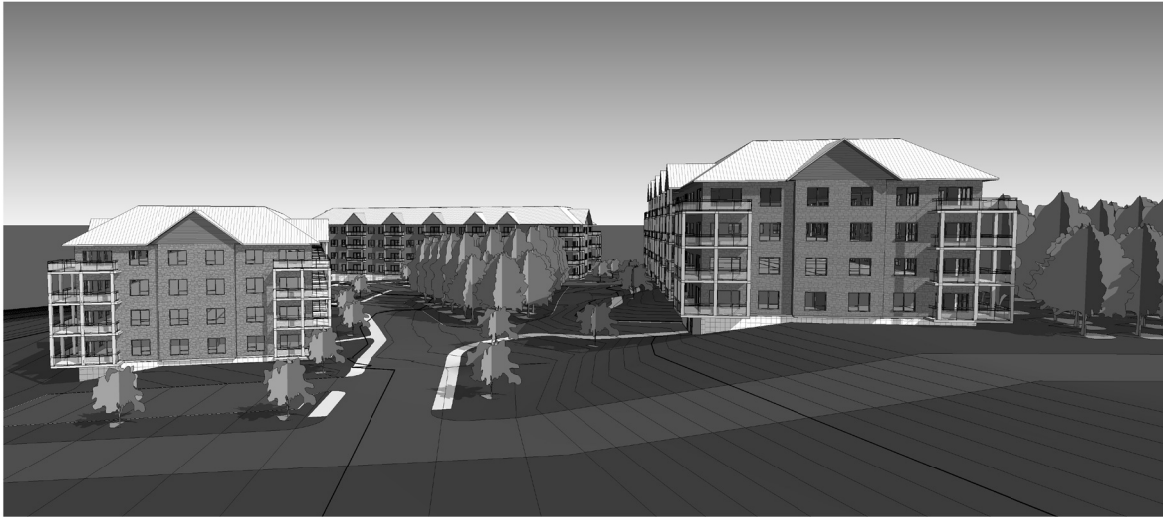
According to the revised plan, the proposed east and south buildings remain situated approximately 8 metres (26 feet) from neighbouring properties. The proposed north building was, however, pushed towards neighbouring properties by 1 meter (3 feet), which leaves approximately 7 meters (23 feet) between the north building and neighbouring properties. The revised site plan also indicates that the distance between the proposed north building and Kaulback street is now about 21 metres (69 feet), increased by 11 metres (36 feet) from the previous plan. The relocation of the north building results in a shorter distance between the north building and neighbouring residential use at 171 Kaulback street. The revised site plan retains the landscaped area close to the south building found on the previous plan. The landscaped area is approximately 2 metres (6.6 feet) wide along the property lines where the development abuts neighbouring residential uses at 201 Kaulback.



Rendering: view of the proposed buildings, looking southeast from Kaulback Street



Rendering: view of the proposed buildings, looking northeast from Kaulback Street

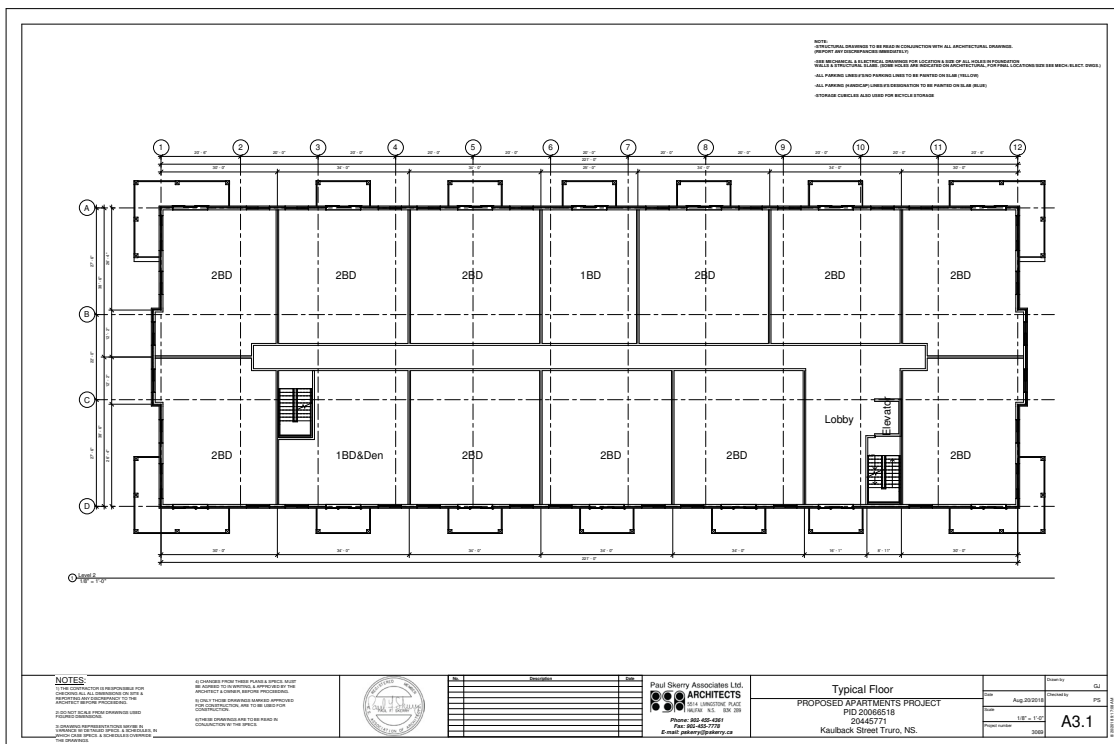


Rendering: view of the proposed buildings, looking east from Kaulback Street

Renderings of the proposed three, 4-storey, 50-unit residential buildings are shown on page 4 and 5. They indicate that these buildings feature a mixture of brick and clapboard siding, a low-pitched roof with accent gables, balconies, and typical residential style windows.

The floor plan submitted by the applicant shown at the bottom of this page shows a typical floor layout for each 50-unit building. Each building will consist of eleven 2-bedroom units, one 1-bedroom unit and one 1 bedroom & Den unit. Each floor has its own lobby, and all units feature an outdoor balcony. The applicant has indicated that the final configuration of units and unit type is still subject to change.

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



Floor plan submitted by Brentwood Developments Limited

Application Status

This application is currently at the second step of the development agreement application review process. The applicant has submitted a revised conceptual site plan along with renderings of proposed three 4-storey, 50-unit residential buildings and a floor plan. 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 second meeting with PAC. More detailed plans will be required as this application progresses through the application process.

Planning staff have not completed a full analysis of the development application at this time. 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 2 of the Town's development application review process. A preliminary review of this application was conducted by the Planning Advisory Committee on June 25, 2018. Comments by Committee members were generally positive. The proposal will now 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 online 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.

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 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;
- 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.