

STAFF REPORT

Prepared For:	Planning Advisory Committee
Submitted by:	Jason Fox, Director of Planning & Development
Date:	September 21, 2018
Subject:	Development Agreement Application by Brentwood Developments Limited to permit three 50-unit residential buildings at 185 Kaulback Street.

Recommendation

That Council approve Brentwood Developments Limited's application for a development agreement to permit a multiple unit residential development on lands at 185 Kaulback Street consisting of three 50 unit residential buildings.

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 Property

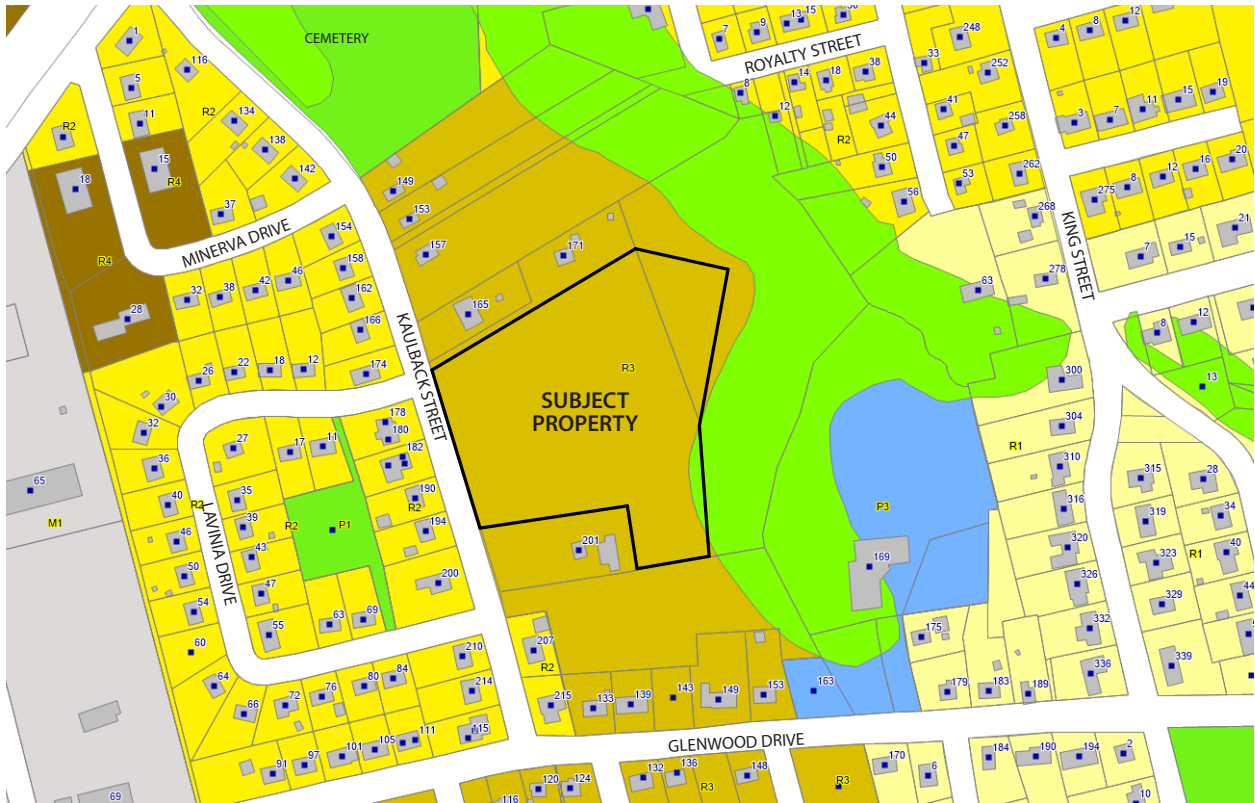
The subject property is 185 Kaulback Street, also identified as PID no. 20166518. The subject property is 1.8 hectares (4.45 acres) in area and has approximately 94.2 metres (309 feet) of frontage on Kaulback Street. The parcel is currently undeveloped and mostly forested including a few stands of mature trees as well as some areas of scrub vegetation. Grades on the subject property 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 parcel.

The subject lands are zoned General Residential (R3) and are situated in the General Residential Future Land Use Designation. The brook and the gully to the east of 185 Kaulback are owned by the Town and zoned Environmental Reserve (E1).

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 property and surrounding area



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

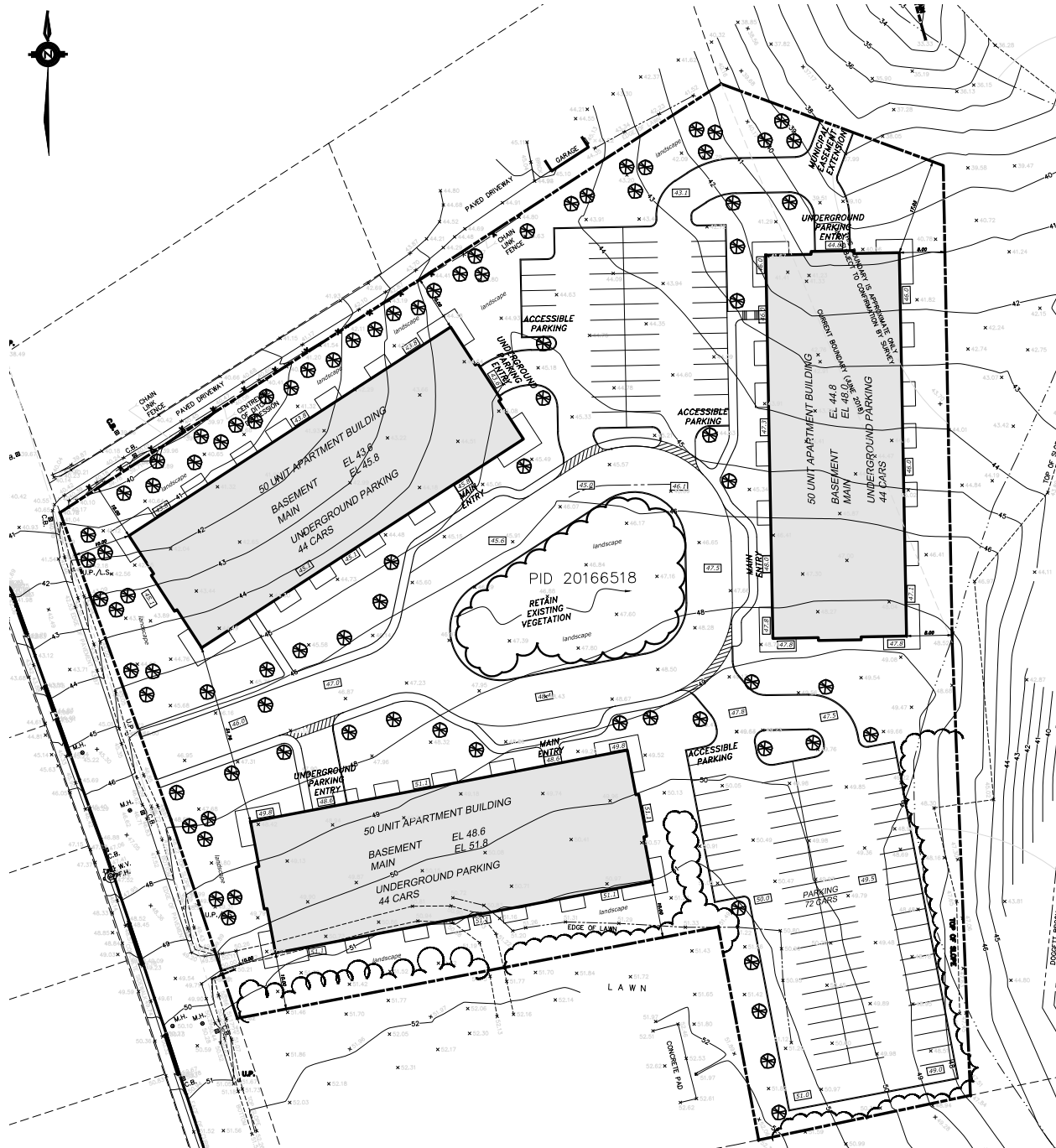


View of the Subject Property looking southeast from Kaulback Street, taken opposite the 6-unit residential building located at 165 Kaulback

Development Proposal

Brentwood Developments has submitted a site plan showing three, 4 to 5 storey, 50-unit residential buildings. The proposed buildings are situated in a “U” configuration with a common central driveway and central green space. Two large surface parking lots are situated to the rear of the property away from Kaulback Street.

The three buildings are situated along the periphery of the site parallel with either the northern, eastern and southern boundaries of the subject property. For the purposes of this report and analysis, these buildings will be referred to as the north, east and south buildings respectively. The applicant has made several changes to the design throughout the development application process in response to concerns raised by Planning Advisory Committee (PAC) members, the public and Planning Staff. The most recent site plan is shown below.



Site Plan Submitted by Brentwood Developments Limited

The applicant has modified their original submission based on feedback from PAC Members, Staff, and the public during the earlier stages of the development application process. To provide a wider landscaped buffer from neighbouring residential uses, the applicant has moved the buildings an additional 2.0 metres (6.6 feet) from abutting properties to the north and south of the proposal. The north and south buildings are now situated 10 metres (32.8 feet) from 171 Kaulback and 201 Kaulback. The applicant has eliminated a proposed parking lot adjacent to Kaulback Street and moved the north building closer to the street and away from the neighbouring dwelling at 171 Kaulback. The applicant has also reconfigured the northern parking lot to create a larger landscaped buffer where it abuts 171 Kaulback. PAC members requested that the site plan also show the location of structures on neighbouring properties. In response, Planning Staff have superimposed a copy of the most recent site plan over a Spring 2018 aerial photograph showing the subject property and surrounding neighbourhood (see below). Using this plan, Staff calculated the approximate distance between the proposed buildings and adjacent structures. The north building is situated 19 metres (62 feet) from the 6-unit building at 165 Kaulback and 28 metres (92 feet) from the dwelling at 171 Kaulback. The south building is situated 26 metres (85 feet) from the dwelling at 201 Kaulback. These distances are measured from the main wall of the buildings and do not include balconies which encroach an additional 2 metres (6.6 feet) into this setback distance.

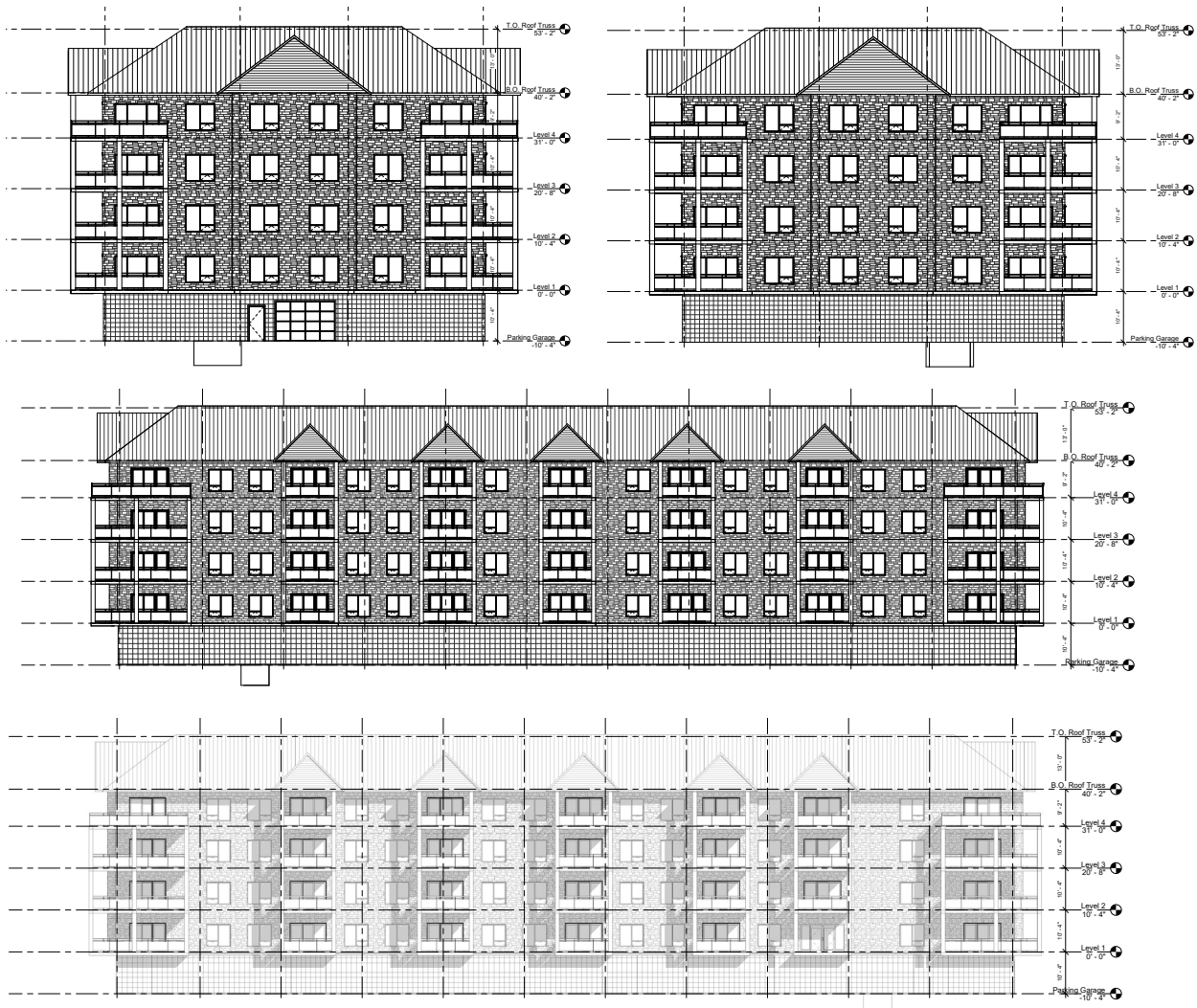


Site Plan Submitted by Brentwood Developments Limited Superimposed Over Aerial Photograph dated Spring 2018

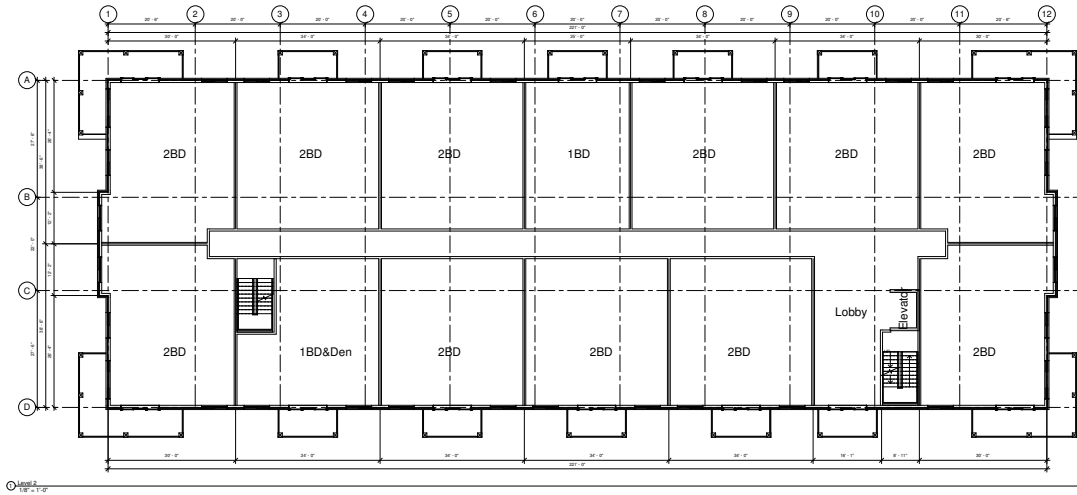
A single two-way driveway provides vehicle access to the site from Kaulback Street. Vehicle circulation is mostly internal to the site and focused around the central driveway although the two surface parking areas do abut neighbouring residential uses. The proposed site plan shows above-ground parking spaces for 116 vehicles plus an additional 44 spaces located on the lower level of each building. The total number of parking spaces on site is 248 spaces or about 1.65 spaces per dwelling unit. The proposal includes sidewalks and walkways providing pedestrian access to each of the buildings and connecting them to Kaulback Street.

The applicant has submitted elevation drawings for one of the proposed buildings and a typical floor plan. Each 23.5 x 67.4 metre (77 x 221 feet) building features four levels of dwelling units plus one parking level. From certain vantage points the building will appear to be four storeys but, due to the steep grades of the property, from other vantage points the lower parking level will be mostly or entirely above grade and the building will appear to be five storeys. The elevation drawings indicate the building is between 16.2 and 19.2 metres in height (53 and 63 feet) depending on grade. The architectural design, roof style, windows and materials are consistent with contemporary residential construction. The typical floor plan submitted by the applicant shows the buildings will consist primarily of 2 bedroom units with a small number of 1 bedroom and 1 bedroom + den units. A copy of the elevation drawings are shown below while the floor plan is shown on the following page. Also included in this report are conceptual renderings of the proposed development submitted by the applicant. These are shown on the pages 6 and 7 of this report. Note that these have not been updated to reflect recent changes to the site plan.

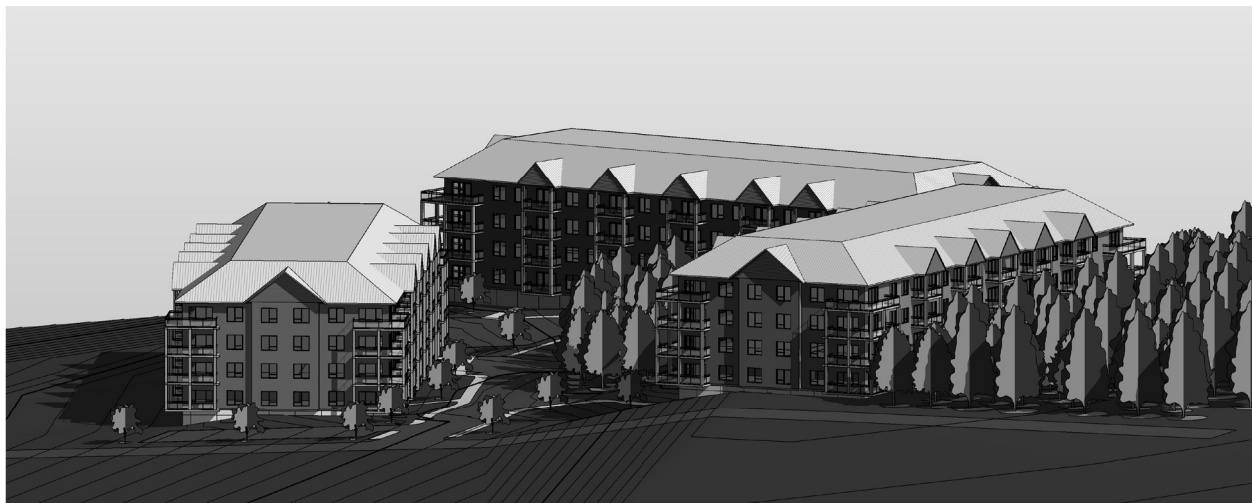
Typical Elevations of Proposed 50-unit Building



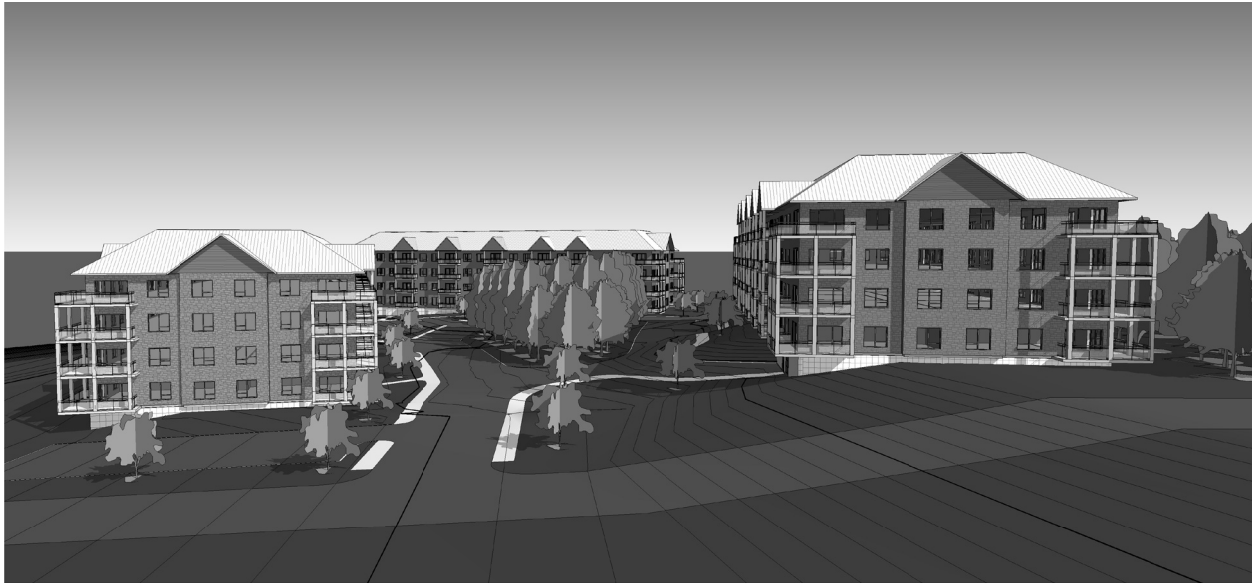
Typical Floor Plan of Proposed 50-unit Building



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

The proposal includes outdoor amenity space for use by residents of the development. Each dwelling unit features a balcony ranging in size from 8.4 m² to 22.3 m² (90 ft² to 240 ft²). At the centre of the development is a common green area providing an additional 940 m² (10,118 ft²) of amenity space. The total amount of outdoor amenity space on site, including lawns, is approximately 10,243 m² (110,260 ft²).

The applicant has not yet completed all detailed design work for the proposed development. Details regarding stormwater management, landscaping, and servicing have not been submitted at this time but will be required as this development application proceeds. The applicant has submitted a Traffic Impact Statement in response to concerns about the traffic volume. A copy of the traffic impact statement has been attached to this report as Appendix B.

Analysis

185 Kaulback Street is situated in the General Residential future land use designation. In accordance with Municipal Planning Strategy Policy R-37, Council may consider new multiple unit residential proposals in this designation by development agreement. This application is being processed under the policies and evaluative criteria found in the Town's Municipal Planning Strategy. Full details of this review are attached to this report as Appendix A. The following is a description and discussion of the key issues and policy considerations identified as part of this review.

Encourage New Residential Development

This proposal will create 150 dwelling units in three 50 unit buildings. The proposed units will be well suited to empty-nesters, seniors looking to downsize, and young professionals who are not ready to purchase a home. Each building features an elevator and indoor parking. All of the units feature an exterior patio or balcony and the development includes a common green space for use by residents. These units will provide an excellent quality of life for residents who are seeking an apartment style home in a central location near downtown and other amenities. The proposal will also contribute to an increased variety of housing types in the neighbourhood around Lavinia Drive and allow people to stay in their neighbourhood as their housing needs change. This proposal will increase residential densities near the downtown core and will provide increased demand for goods and services in the community.

Complementary and Compatible Development (Height, Bulk, Scale, Density and Lot Coverage)

The intensity of the proposed 150 unit residential development presents a potential compatibility issue with the comparatively low density residential development in the Lavinia Drive/Kaulback Street neighbourhood. The intensity of a residential use can be gauged by looking at factors such as residential density, lot coverage, and height.

The proposed development consists of three 4-5 storey 50-unit buildings while the surrounding neighbourhood primarily consists of 1 to 1.5 storey buildings, most of which are single unit dwellings although several have been converted into 2 or more units and there are also several small multiple unit buildings with 4 to 6 units. Each of the proposed 23.5 x 67.4 metre (77 x 221 feet) buildings have a ground floor area (footprint) of 1584 m² (17,050 ft²). This is about 12 times greater than the average building footprint in the neighbourhood. The proposed buildings cover about 26.4 percent of the subject property while the average lot coverage in the neighbourhood is 13.4 percent. The density of the proposal is 83 units/hectare (33.71 units/acre) which is 5 times higher than the neighbourhood average of 15.2 units/hectare (6.13 units/acre).

The proposed buildings are clearly higher, larger, and cover more of the lot than other development in the surrounding neighbourhood. The proposal also has a much higher density than the surrounding neighbourhood. This does not in itself mean that the proposal is incompatible with the surrounding neighbourhood. To be “compatible” the proposed development does not have to be the same density, size, and height, but the density should not be so high or the buildings so large that they have a negative impact on the surrounding neighbourhood.

The negative impacts associated with the intensity of a proposed use typically relate to traffic and noise. This proposal has three buildings arranged in a “U” configuration with the main entrances and traffic oriented to a central driveway and common green space. The intensity of the proposed use is, therefore, largely internalized to the development and will have little or no impact on homes fronting directly on Kaulback Street and on Lavinia Drive. The proposed surface parking areas are situated to the rear of the property away from Kaulback Street. The parking areas will not be readily visible from the street but they are situated adjacent to neighbouring properties at 171 and 201 Kaulback. Fencing and landscaping will be required to create an effective visual barrier between the parking areas and these neighbouring homes.

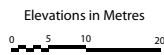
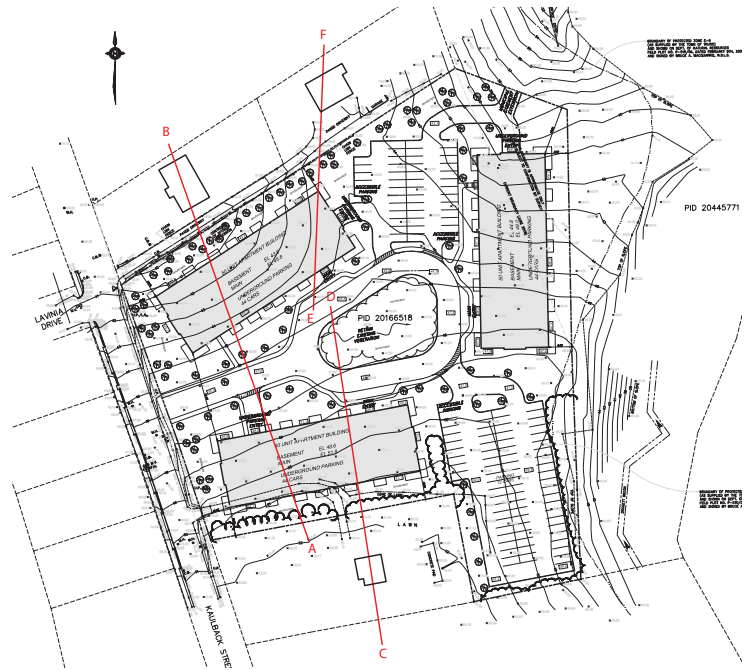
The layout of the proposal also helps to address some of the impacts associated with the scale of the proposed buildings. The north and south buildings are oriented perpendicular to the street and the third building is situated at the rear of the property. This configuration helps to minimize the buildings’ apparent size when viewed from Kaulback Street. This configuration also places the bulk of the development towards the eastern edge of the property away from the existing residential development along Kaulback Street and Lavinia Drive and towards the undeveloped Town owned lands and Doggett Brook to the east.

Compatibility of the proposed development with the single unit dwellings at 171 and 201 Kaulback remains an issue. The north building is situated 28 metres (92 feet) from the dwelling at 171 Kaulback and 10 metres (32.8 feet) from the property line. The south building is situated 26 metres (85 feet) from the dwelling at 185 Kaulback and 10 metres (32.8 feet) from the property line. Balconies will encroach an additional 2 metres (6.6 feet) into this setback distance. The proposed buildings will be readily visible from these homes and the privacy these property owners currently enjoy will be impacted. The applicant has modified his original submission to increase the separation between the proposed buildings and these dwellings and he has indicated that fencing and landscaping will be used to mitigate potential negative impacts associated with traffic and vehicle headlights. Despite these measures, the proposal is unlikely to complement these neighbouring properties and the impact on these two parcels will have to be weighed against the overall merits of the proposal. Cross sections illustrating the size of the proposed development in relation to surrounding properties are shown on the following page.

Neighbourhood Integrity

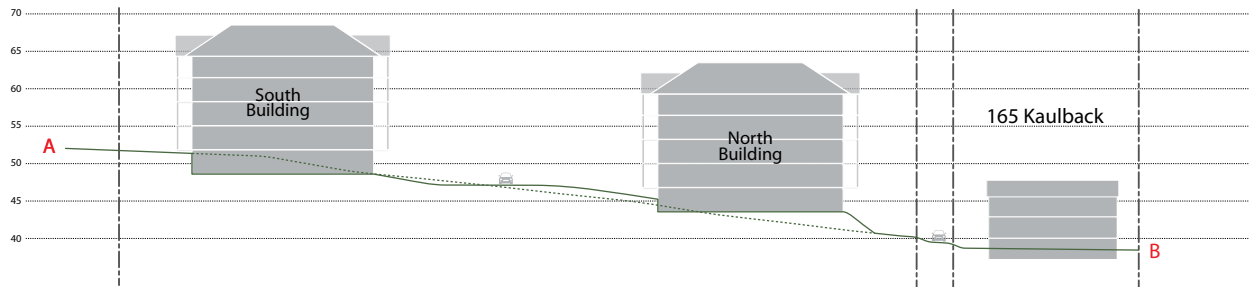
New development can have a negative impact on the integrity of an existing residential area by affecting the stability, uniformity, and identity of a neighbourhood. The proposed development is focussed around a central driveway and common green space and much of the activity and noise associated with the land use will be internalized and have limited impact on existing development along Kaulback Street and Lavinia Drive. This neighbourhood already includes a variety of housing types including several smaller multiple unit buildings so this proposal will simply add to the existing mixture of housing types. There is, therefore, little risk that this proposal will change the character of the neighbourhood or result in a loss of the sense of uniformity and stability that make it attractive to current residents. This proposal is not expected to make the population more transitory or result in a loss of neighbourhood integrity.

Cross Sections of the Proposed Development

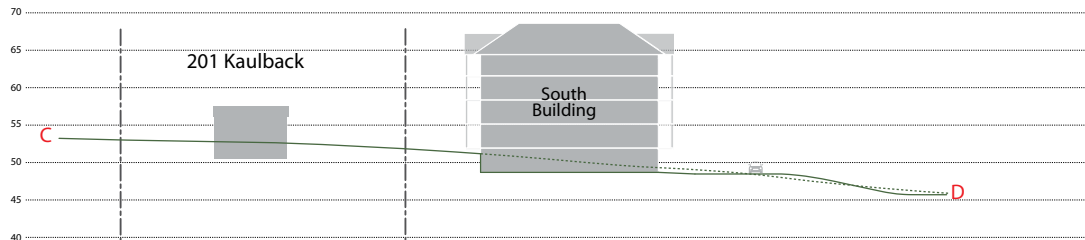


- Existing Grade
- Finished Grade
- - - - - Property Line

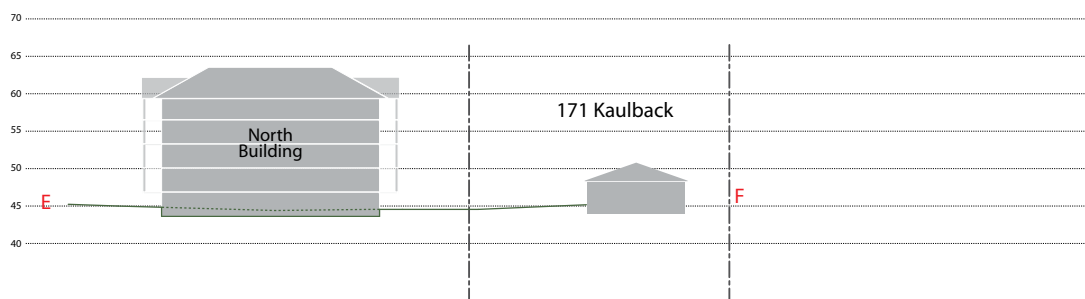
CROSS SECTION A-B



CROSS SECTION C-D



CROSS SECTION E-F



Sustainable Residential Development

This proposal will accommodate new residential development without requiring any new services, roads or other infrastructure. By creating new housing within walking distance of many amenities, shops, and services, the proposal has the potential to encourage alternative modes of transportation such as walking or cycling.

Impact on the Streetscape

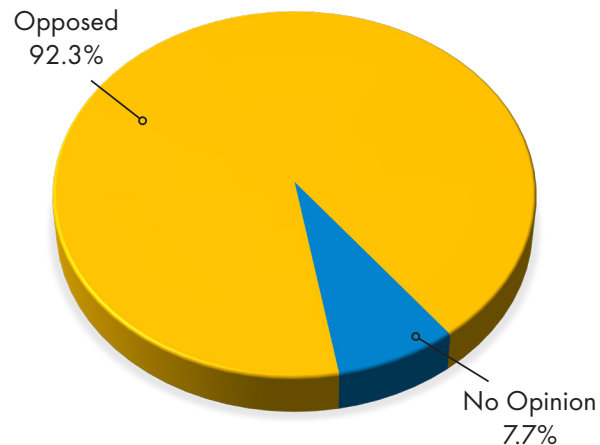
Building height and setbacks vary along this portion of Kaulback Street, particularly along the east side of the street where the subject property is located. There is no established pattern of building heights or setbacks that would help to define a streetscape. While each of the three buildings are oriented towards the central greenspace and not towards the street, the development as a whole is oriented towards Kaulback Street. The “U” shaped configuration of the development with a central green space that opens up to the street will help create a welcoming pedestrian environment and will add to the vitality and visual appeal of this portion of Kaulback Street.

External Review

On September 13, 2018 Planning Staff sent details on the proposed development to the Parks, Recreation & Culture Department, Building Inspector, Fire Service, Police Service, and the Engineering and Public Works Department and asked them to review the proposed development and provide any comments or concerns. The Town Engineer has requested that the applicant submit a stormwater management plan for review prior to the Town entering into any development agreement. No significant concerns, other than those already discussed in this report, were identified as part of this review.

Public Participation

The proposed development is being handled in accordance with the Town’s development review process. The applicant appeared before the Town’s Planning Advisory Committee (PAC) and presented their initial development concept on June 25th, 2018. Following the initial meeting, a public notice sign was posted on the subject property and details of the application were posted on the Town’s website under “current development applications”. The proposal was before PAC again on August 27th and the Committee heard from area residents concerning the development. On September 11th, 2018 a letter was sent out to 90 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 13 valid on-line survey responses. Of those 13 responses, 12 or 92.3% were opposed and 1 or 7.7% had no opinion. The graph to the right shows the survey results. A summary of responses and a copy of individual comments has been circulated to committee members for consideration.



Application Status

This application is currently at step 3 of the development agreement application review process. This application has been before the Planning Advisory Committee (PAC) twice and the applicant has made revisions to their proposal in response to concerns raised at the PAC meeting. The applicant has submitted a revised site plan along with elevation drawings and renderings of proposed three 4-storey, 50-unit residential buildings. At this stage of the application process, plans are expected to be largely finalized but they are still intended to be subject to change based on feedback from the PAC, Staff and the public. The developer has submitted a Traffic Impact Statement, a copy of which is attached to this report as Appendix B. The developer will be required to submit an approved stormwater management plan prior to the Town entering into a development agreement.

PAC is now expected to review the proposal based on the applicable policies found in the Town's Planning Documents and make a recommendation to Town Council. PAC has the option of requesting further revisions to the proposal in order to address concerns raised as part of the review process. Once the Committee has made its recommendation to Council the application will proceed to a public hearing (Step 4). Staff will present a Final Report and recommendation at that time.

Conclusion

Planning Staff have completed a review of Brentwood Development's application to enter into a development agreement with the Town and thereby permit a multiple unit residential development at 185 Kaulback Street. Staff acknowledge that the intensity of the proposed residential use and the scale of the development are a concern, particularly the proposal's impact on dwellings at 171 and 185 Kaulback Street. These issues are not, however, so significant that this proposal can be considered to be wholly inconsistent with the Town's Residential Development Policies.

In making its recommendation, Staff noted that the subject lands and this section of Kaulback Street are one of the few remaining undeveloped parcels of land in the urbanized area of Truro. Road infrastructure and municipal services are in place to accommodate the development of these lands. The Town's Municipal Planning Strategy stresses the need to increase residential densities in serviced areas and the need to provide more housing opportunities in our community. The proposed development will satisfy many of the Town's Residential Development Policies, and despite the scale and intensity of the proposed use, the development is expected to have a positive impact on the surrounding neighbourhood and community as a whole. 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	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 includes 3 buildings, each with 50 dwelling units. Each building features an elevator and indoor parking. All of the units feature an exterior patio or balcony and the development includes a common green space for use by residents. These units will provide an excellent quality of life for residents who are seeking an apartment style home in a central location near downtown and other amenities.</p> <p>The proposed development is situated on Kaulback Street and will be readily visible from the public right-of-way. The north and south buildings are four to five storeys in height and are situated 10.0 metres (32.8 feet) front the street.</p> <p>The "U" shaped configuration of the development with a central green space that opens up to the street will help create a welcoming pedestrian environment and will add to the vitality and visual appeal of this portion of Kaulback Street. Although there are no entrances facing the street the buildings do not present a blank unwelcoming facade to the street. There a number of balconies and windows will be oriented to the street and the buildings will contribute to the creation of an attractive and welcoming 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 development has a "U" shaped configuration that creates a common green space for the residents of the proposal. This space also opens up to the street. This configuration is ideal for creating a sense of community among the development's residents and with the local 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 proposed development is situated within walking distance to downtown Truro and the Truro Business Park. Walking and biking will be a reasonable alternative to the private car for residents of the development to travel to employment opportunities, services, and community amenities.</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>Victoria Park and the Cobequid Trail are situated 1.3 kilometres (0.8 miles) and 650 metres (0.4 miles) respectively from the proposal. These amenities are located close enough to provide active recreational opportunities for residents. Also, see comments under Policy R-3.</p>

RELEVANT POLICY

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.

COMMENTS

The proposal will result in the development of a vacant parcel of land that is currently surrounded by existing streets and municipal services. The proposal will increase residential densities on existing services and accommodate new residential development without requiring any expansion of municipal services.

The proposed development will create a housing option for seniors looking to downsize from detached homes or younger professionals who are not ready to purchase a home.

The proposal is expected to bring new residents into the central area of Truro and encourage population growth within the Town. The development is sustainable in that it will utilize existing infrastructure and create new housing where residents are within walking distance of many amenities.

This proposal will introduce new housing opportunities in the area and allow residents to remain in their neighbourhood as they grow older and their housing needs change. This can have a positive impact on quality of life for these individuals.

The proposal will have an impact on neighbouring low density residential uses, specifically those at 171 and 201 Kaulback Street. Although these properties are fully serviced and located in the central area of Truro, they are currently surrounded by trees and these residents enjoy a great deal of privacy. The proposed development will introduce new 4-5 storey buildings into the neighbourhood. The north building is situated 28 metres (92 feet) from the dwelling at 171 Kaulback and 10 metres (32.8 feet) from the property line. The south building is situated 26 metres (85 feet) from the dwelling at 201 Kaulback and 10 metres (32.8 feet) from the property line. Balconies will encroach an additional 2 metres (6.6 feet) into this setback distance. The new buildings will be readily visible from the neighbouring dwellings but the proposed 10 metre (32.8 foot) setback does provide room for the provision of a landscaped buffer that will help minimize the visual impact of the new structures. The owners of 171 and 201 Kaulback also have the opportunity to plant additional trees on their properties to help establish a visual buffer between their properties and the proposed development. The provision of a landscaped buffer, both on and off the subject property, will help preserve a high quality of life for neighbouring property owners.

RELEVANT POLICY

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.

COMMENTS

The proposal is considered an infill residential development in that it will occupy an undeveloped parcel of land surrounded by established residential development.

In order to be context sensitive, the development must be compatible with and complement surrounding development in terms of its height, massing, scale, use, intensity of the land use and architectural design.

By any measure, the proposed buildings are much larger and the proposed development much more intensive than the surrounding residential development. It is noted, however, that the proposal's design helps minimize some of the negative impacts attributed to the intensity of the proposed residential use.

Most of the traffic and activity associated with the development is directed away from surrounding development and towards a central green space and driveway. The north and south buildings are oriented perpendicular to the street and the third building is situated at the rear of the property. This configuration helps to minimize the buildings' apparent size when viewed from Kaulback Street. This configuration also has the bulk of the development at the eastern edge of the property away from homes fronting directly on Kaulback Street and Lavinia Drive. These design features will help to ensure that the proposal complements these homes and has minimal impact on neighbourhood integrity.

Compatibility of the proposed development with the single unit dwellings at 171 and 201 Kaulback remains an issue. The proposed buildings will be readily visible from these homes and the privacy these property owners currently enjoy will be impacted. The applicant has modified his original submission to increase the separation between the proposed buildings and these dwellings and he has indicated that fencing and landscaping will be used to mitigate potential negative impacts associated with traffic and vehicle headlights. Despite these measures, the proposal is unlikely to complement these neighbouring properties. The proposal does not, therefore, fully satisfy this policy and this should be taken into consideration when weighing the proposal's overall conformance with the Town's Planning Policies.

RELEVANT POLICY

COMMENTS

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.

The proposed development will create a housing option for seniors looking to downsize from detached homes or younger professionals who are not ready to purchase a home. The proposal consists of security buildings featuring indoor parking, an elevator, and balconies for each unit. Rents are expected to be above average. This development will add to the existing mix of housing options in the community.

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.

This area of Kaulback Street features a variety of housing types including several smaller multiple unit developments and single unit dwellings that have been converted to multiple unit developments. This proposal will simply add to the existing mixture of dwelling types in the neighbourhood and is expected to simply add new residents and vitality to the neighbourhood.

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.

The proposal will introduce new and well appointed rental units into the existing mixture of dwellings in the Kaulback Street area. These units are expected to command higher rents than existing apartment units in the area. This development, together with the existing mixture of dwellings in the area will ensure that the neighbourhood includes a variety of unit types and units which will have higher rents when compared to the existing housing stock. A neighbourhood with a variety of unit types that command a range of rent levels helps minimize the risk that the neighbourhood will only attract tenants from one socioeconomic class. This can lead to disparity amongst different areas of Town with neighbourhoods defined based on income levels. This in turn can lead to a whole range of social issues in the future.

Policy R-15

It shall be a policy of Council to encourage residential development in Truro that includes affordable housing units.

This development does not include any affordable housing units. There is to be a range of unit types in the building, some of which will have lower rents, but it is not expected that these would be classified as "affordable" housing units.

RELEVANT POLICY

Policy R-37

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

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;*

COMMENTS

The proposed development is situated within the General Residential land use designation. This is the enabling policy that allows Council to consider this application by development agreement.

This proposal has been evaluated using the evaluative criteria found in Part 11. Details of this evaluation are found below.

Existing development in the vicinity of the proposed development consists primarily of 1 to 1.5 storey dwellings with an average building footprint (ground floor area) of around 133 m² (1432 ft²). The average lot coverage in the neighbourhood is 13.4 percent.

The proposed 150 unit development consists of three 4-5 storey 50-unit buildings. Each 23.5 x 67.4 metre (77 x 221 feet) building has a ground floor area (footprint) of 1584 m² (17,050 ft²) which is about 12 times greater than the neighbourhood average. The proposed buildings cover about 26.4 percent of the subject property.

The proposed buildings are clearly higher, larger, and cover more of the lot than other development in the surrounding neighbourhood. This does not in itself mean that the proposal is incompatible with adjacent structures. To be "compatible" the proposed buildings do not have to be the same size and height, but they should not be so large as to have a negative impact on adjacent homes.

The proposed 4-5 storey buildings are higher than neighbouring structures which consist mostly of 1 to 1.5 storey dwellings. This difference in height does pose a potential compatibility issue, but it is noted that appropriate setbacks can address this issue. In this instance, the proposed buildings are setback 10 metres (32.8 feet) from the Kaulback Street right-of-way and from abutting properties at 165, 171 and 201 Kaulback. Balconies will encroach an additional 2 metres (6.6 feet) into this setback distance. These setbacks will help minimize the impact of the buildings' height on these neighbouring properties and on development along Kaulback Street.

continued...

RELEVANT POLICY

COMMENTS

The issues of scale and bulk are partly addressed by the architectural design of the proposed structures which incorporates detailing such as balconies and accent gables that help break up the facade of the structures and minimize the appearance of scale. The layout of the site is also important. By turning the north and south buildings perpendicular to the street and placing the third building at the back of the property, the impression of the buildings' size is minimized when viewed from Kaulback Street.

This configuration also has the bulk of the development at the eastern edge of the property away from homes fronting directly on Kaulback Street and Lavinia Drive. The bulk of the proposal is primarily oriented to the vacant Town owned lands to the east of the subject lands. This effectively addresses issues related to the proposed buildings' bulk and scale and their impact on dwellings along the western side of Kaulback Street and on Lavinia Drive.

The lot coverage of the proposed development is about two times that of the surrounding neighbourhood. While this is high relative to surrounding properties, buildings that include structured (indoor) parking typically cover a higher percentage of the property. With less area needed for surface parking, the percentage of landscaped open space on the property would be comparable to other properties in the neighbourhood. Lot coverage is not, therefore, expected to create any compatibility issues with neighbouring properties.

Compatibility of the proposed 4-5 storey buildings with the neighbouring 1 to 2.5 storey structures at 165, 171 and 201 Kaulback remains an issue. The proposed 10 metre (32.8 foot) setback will not be sufficient to fully address the visual impact and loss of privacy that will be directly attributable to the height and proximity of the proposed development. It is noted that this compatibility issue relates to these properties alone. The proposal, therefore, does not fully satisfy this policy and this will have to be taken into consideration when weighing the proposal's overall conformance with of the Town's Planning Policies.

- c) *that the proposal be compatible with adjacent uses in terms of architectural design, including roof pitch, roof type, materials, and fenestration;*

The proposal's architectural design is consistent with traditional residential construction found in the area. The developer has not provided finish material specifications at this time.

RELEVANT POLICY

COMMENTS

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;*

Building height and setbacks vary along this portion of Kaulback Street, particularly along the east side of the street where the subject property is located. There is no established pattern of building heights or setbacks that would help to define a streetscape. While each of the three buildings are oriented towards the central greenspace and not towards the street, the development as a whole is oriented towards Kaulback Street. The “U” shaped configuration of the development with a central green space that opens up to the street will help create a welcoming pedestrian environment and will add to the vitality and visual appeal of this portion of Kaulback Street.

The proposal will not, therefore, detract from any established or developing streetscape.

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;*

The proposed parking areas are situated to the rear of the property away from Kaulback Street. The parking areas will not be readily visible from the street. The parking areas are adjacent to neighbouring properties at 171 and 201 Kaulback. The applicant will be required to incorporate fencing and landscaping to create an effective visual barrier between the parking areas and these neighbouring homes.

f) *that suitable recreational space is available for use by residents of the development; and*

The proposal was reviewed by Parks, Recreation, & Culture Staff. It was agreed that although there are limited recreational facilities in the immediate vicinity of the development, Victoria Park was reasonably close and overall there were no concerns with the proposal.

g) *that the proposal contribute to a mixture of dwelling types in the neighbourhood as a whole.*

This proposal, consisting of larger apartment buildings with amenities such as elevators, underground parking, and balconies, will add to the existing mix of dwelling types in the surrounding area which consists of smaller apartment dwellings, converted dwellings, and single detached dwellings.

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.

The proposal was reviewed by Parks, Recreation, & Culture Staff. It was agreed that although there are limited recreational facilities in the immediate vicinity of the development, Victoria Park was reasonably close and overall there were no concerns with the proposal.

RELEVANT POLICY	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>Each dwelling unit features a balcony ranging in size from 8.4 m² to 22.3 m² (90 ft² to 240 ft²) providing approximately 1811 m² (19,493 ft²) of amenity space. At the centre of the development is a common green space providing an additional 940 m² (10,118 ft²) of amenity space. The total amount of outdoor amenity space on site, including lawns, is approximately 10,243 m² (110,260 ft²). This exceeds the land use by-law amenity space requirement for this development which is 3480 m² (37,458 ft²).</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 parking for a total of 116 spaces in 2 surface parking lots. An additional 44 spaces are provided on the lower level of each building bringing the total number of parking spaces provided to 248 spaces. Based on the Town's parking requirements, this development would require 222 parking spaces (0.5 spaces/unit plus 0.5 spaces/bedroom). The proposal does not require a relaxation of normal parking requirements.</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>

RELEVANT POLICY	COMMENTS
<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>
<p>Policy G-31</p> <p><i>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.</i></p>	<p>See comments on Policy G-29 above.</p>
<p>Policy G-35</p> <p><i>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.</i></p>	<p>On September 13, 2018 the Town's Traffic Authority was forwarded details of the proposal and asked to provide comments. The Traffic Authority has verbally indicated there are no concerns with the proposal related to traffic.</p> <p>The applicant has submitted a traffic impact statement which concludes that the proposal is not expected to have any significant impact on the levels of service of adjacent streets or intersections. A copy of the statement has been attached to this report as Appendix B.</p>
<p>Policy IN-34</p> <p><i>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.</i></p>	<p>On September 13, 2018 the Town Engineer's Office was forwarded details of the proposal and asked to provide comments. The Town Engineer has verbally indicated there are no concerns with the proposal related to the provision of municipal water and sewer services. The Town Engineer will require that the developer submit a storm water management plan prepared by a professional engineer. This will need to be submitted for approval prior to the Town entering into any development agreement with the applicant.</p>
<p>Policy E-10</p> <p><i>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.</i></p>	<p>The development will be required to conform to a stormwater management plan that maintains the pre-development hydrologic regime.</p>

RELEVANT POLICY	COMMENTS
<p>Policy E-11</p> <p><i>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:</i></p> <ul style="list-style-type: none"><i>a) permeable pavement;</i><i>b) infiltration trenches/chambers and bio-retention;</i><i>c) rainwater harvesting systems in building design;</i><i>d) green roofs;</i><i>e) roof drains directed to permeable areas with stormwater infiltration measures in place; and</i><i>f) utilizing open drainage such as swales.</i>	<p>see comments on Policy E-10 above</p>
<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>The developer will be required to submit a storm water management plan prepared by a professional engineer prior to the Town entering into any development agreement.</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 to, 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>	<p>The applicant has submitted a detailed site plan with dimensions based on a survey plan prepared by a licensed surveyor.</p> <p>The applicant has submitted a set of design drawings including elevation drawings.</p>

RELEVANT POLICY	COMMENTS
c) <i>the proposed location, dimensions, height, and proposed use of all buildings;</i>	The detailed plans submitted by the applicant clearly describe the location, dimensions and height of the proposed buildings. The use of the buildings is to be residential.
d) <i>the means by which the site is to be serviced by sanitary and storm sewers, water, electrical service and other utilities;</i>	The applicant has submitted a detailed site plan. Servicing details have not been provided at this time but Staff, in consultation with the Town Engineer's Office, do not anticipate any issues related to servicing.
e) <i>the proposed location and nature of any outdoor storage or display;</i>	No outdoor storage or display is proposed as part of this development.
f) <i>the proposed location, design, and content of any signage;</i>	Any signage will have to comply with the Land Use By-law signage requirements.
g) <i>the proposed location and dimensions of any parking stalls, driveways, and walkways;</i>	The site plan illustrates the locations and dimensions of all parking areas and driveways. The site plan shows the location of 3 accessible stalls. According to the Land Use By-law parking requirements, this development will require a minimum of 8 accessible stalls which will need to be shown on the final plans.
h) <i>the proposed location of any fencing, refuse containers, and snow storage;</i>	The current site plan does not show fencing nor does it indicate where refuse storage will be located. There is sufficient room for snow storage and refuse storage on site. All refuse storage will have to be wholly enclosed within a structure. Fencing or landscaping will be required to provide an opaque buffer of a sufficient height to prevent vehicle headlights in the parking areas and driveways from shining onto neighbouring properties at 171 and 201 Kaulback Street.
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 including a 940 m ² (10,118 ft ²) common green space at the centre of the development.

RELEVANT POLICY	COMMENTS
<p>k) <i>landscaping elements including the type and location of any existing and proposed trees or other vegetation;</i></p>	<p>Most of the landscaping elements shown on the site plan are not specific and are limited to identifying the location of landscaped areas, walkways, driveways, parking areas, and the general location of existing and proposed trees.</p> <p>The applicant will be required to submit a detailed landscaping plan for review and approval prior to entering into a development agreement with the Town.</p>
<p>l) <i>architectural features including type of materials,</i></p>	<p>The applicant has submitted design drawings showing what the proposed buildings will look like. The draft agreement will require that all units adhere to the basic architectural details illustrated in these drawings.</p>
<p>m) <i>the location of any watercourses on or near the site;</i></p>	<p>Doggett Brook flows in a gully on a Town owned parcel at the eastern edge of the subject property. Staff are not aware of any defined watercourses on the subject property itself.</p>
<p>n) <i>existing and proposed drainage patterns including any stormwater management measures;</i></p>	<p>The applicant will be required to submit a stormwater management plan for review and approval prior to entering into a development agreement with the Town.</p>
<p>o) <i>the delineation of any 1:20 and 1:100 flood elevations and a description of any proposed floodproofing measures; and</i></p>	<p>The subject property is not situated within the 1:20 or 1:100 floodplains. No floodproofing measures are proposed.</p>
<p>p) <i>any proposed phasing of the development.</i></p>	<p>The developer has indicated that the buildings will be constructed in three phases, one building per phase, over a 10 year period.</p>
<p>Policy IM-20 <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>	<p>The Town Engineer's Office has requested a stormwater management plan. Planning Staff have requested an updated site plan showing the location of all required accessible parking stalls, the location of any proposed fencing, any refuse storage, and landscaping details. No other information has been requested at this time. Approved versions of plans showing these details must be submitted for approval prior to the Town entering into a development agreement.</p>
<p>Policy IM-21 <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>Staff do not anticipate any code issues that cannot be overcome with minor modifications to the plans. Code compliance will be a condition of any development agreement.</p>

RELEVANT POLICY	COMMENTS
<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> <p>a) <i>compatibility of the proposed land use with adjacent land uses;</i></p>	<p>While the proposed use is residential and the adjacent development is residential, it is the intensity of the proposed use that creates a potential compatibility issue. The intensity of a residential use can be gauged by looking at factors such as residential density, lot coverage, and height.</p> <p>The density of the proposal is 83 units/hectare (33.71 units/acre) which is 5 times higher than the neighbourhood average of 15.2 units/hectare (6.13 units/acre). The proposed buildings cover about 26.4 percent of the subject property while the average lot coverage in the neighbourhood is 13.4 percent. The proposed buildings are 4-5 storeys while homes in the area are typically 1 storey. The proposed buildings have a ground floor area 12 times greater than the average home in the area.</p> <p>While the proposed use is demonstrably more intensive than the surrounding neighbourhood, it is noted that the intensity of the proposed use is largely internalized to the development. The design directs most of the traffic and activity away from surrounding development and towards a central green space and driveway. Surface parking areas are located to the rear of the property and the buildings themselves are oriented in such a way that the bulk of the development is situated away from nearby homes along Kaulback Street and Lavinia Drive.</p> <p>Compatibility of the proposed development with the single unit dwellings at 171 and 201 Kaulback remains an issue. The applicant has modified the site plan to increase the separation between the proposed buildings and these dwellings and he has indicated that fencing and landscaping will be used to mitigate potential negative impacts associated with traffic and vehicle headlights. Planning Staff are satisfied that the proposed setback together with fencing and an appropriate landscaped buffer, will be sufficient to address potential incompatibility issues associated with a more intensive residential use such as traffic and vehicle headlights.</p>
<p>b) <i>compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, and bulk;</i></p>	<p><i>See comments for Policy IM-22(a) and Policy R-38(b) above.</i></p>

RELEVANT POLICY	COMMENTS
c) <i>compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic, vehicle headlights, and noise;</i>	Signage and lighting will be subject to the normal Land Use By-law requirements which are designed to mitigate potential compatibility issues. There is no outdoor storage or display proposed as part of this development. The applicant has submitted a traffic impact statement that concludes that the number of vehicle trips generated by the proposed 150 unit residential development is not expected to create any issues with the surrounding street network. Vehicle circulation is focused at the centre of the site away from neighbouring properties except where the surface parking areas abut 171 and 201 Kaulback Street. Fencing and landscaping elements will be required in the yard abutting these parking areas to ensure that vehicle movements and headlights do not create compatibility issues.
d) <i>the adequacy of sewer services, water services, waste management services and storm water management services;</i>	On September 13, 2018 the Town Engineer was forwarded details of the proposal and asked to provide comments. The Town Engineer has indicated he has no concerns regarding servicing. The draft development agreement will require that all servicing and connections to municipal services will be subject to the approval of the Town Engineer. The applicant will be required to submit a stormwater management plan for approval by the Town Engineer's Office.
e) <i>that the proposal contributes to an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services;</i>	This development is an infill development that will make use of existing infrastructure. The proposal will increase residential densities while utilizing existing infrastructure.
f) <i>the adequacy and proximity of schools;</i>	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.
g) <i>the adequacy and proximity of recreation and community facilities;</i>	see comments under Policy P-3 above
h) <i>the adequacy of the road network in, and adjacent to, or leading to the development;</i>	On September 13, 2018 the Traffic Authority was forwarded details of the proposal and asked to provide comments. Written comments have not been received at this time but the Traffic Authority has verbally indicated that he does not anticipate any issues regarding traffic. The applicant has submitted a traffic impact statement (TIS) that concludes that the proposal will have no significant impact on the performance of the surrounding street network or intersections. A copy of the TIS is attached to this report as Appendix B.

RELEVANT POLICY	COMMENTS
i) <i>the potential for the contamination or sedimentation of watercourses or for erosion;</i>	Standard sedimentation controls during construction will be a requirement of any development agreement.
j) <i>environmental impacts such as air and water pollution and soil contamination;</i>	This proposal is not expected to cause any negative environmental impacts.
k) <i>previous uses of the site which may have caused soil or groundwater contamination;</i>	Staff are not aware of any soil or groundwater contamination.
l) <i>suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps or bogs;</i>	Staff are not aware of any site constraints other than the steep grade of the site. The grades have been accounted for as part of the development's design.
m) <i>the ability of emergency services to respond to an emergency at the location of the proposed development;</i>	The Police Service and Fire Inspector have reviewed the proposal and did not have any concerns about their ability to respond to an emergency at this location. The draft development agreement will require that the driveway meet minimum requirements under the national building code to ensure adequate access for emergency vehicles.
n) <i>the application of sustainable and energy efficient design principles;</i>	The applicant has not indicated if the proposal includes any energy efficiency initiatives.
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>	The draft development agreement will require that the proposal conform to all other applicable by-laws and regulations.
p) <i>the financial ability of the Town to absorb any costs relating to the amendment.</i>	The Town is not expected to incur any costs as a result of this development proposal.
<p>Policy IM-34</p> <p><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>Neighbourhood residents have been in attendance at Planning Advisory Committee meetings concerning this application and there have been 16 responses to the on-line survey (including 3 incomplete responses). Staff consider this to be representative of the neighbourhood given the small number of homes in the immediate area. The public seem well informed and engaged in the application process and there is no indication that an additional public information meeting will be required for this application.</p>

Appendix B Traffic Impact Statement



181-09441

August 15, 2018

Mr. Blair Wallace
Brentwood Developments Ltd.
5537 Kane Place
Halifax, NS, B3K 2B2

[Via Email: bdwallace@eastlink.ca]

**RE: Traffic Impact Statement – Multi-Family Residential Development
185 Kaulback Street, Truro, NS**

Dear Mr. Wallace:

Plans are being prepared for the development of three apartment buildings (up to 150 units total) with underground and surface parking. The subject land for the development is in the process of being consolidated. The properties (PID 20166518 and 20445571) once consolidated will be 5.005 acres and have approximately 94.2m of frontage on Kaulback Street. This development will be accessed from Kaulback Street via a single two-way driveway leading to a centralized parking area with onsite access to underground parking for each of the buildings (See Figure 1). This is the Traffic Impact Statement (TIS) required to accompany the development application.

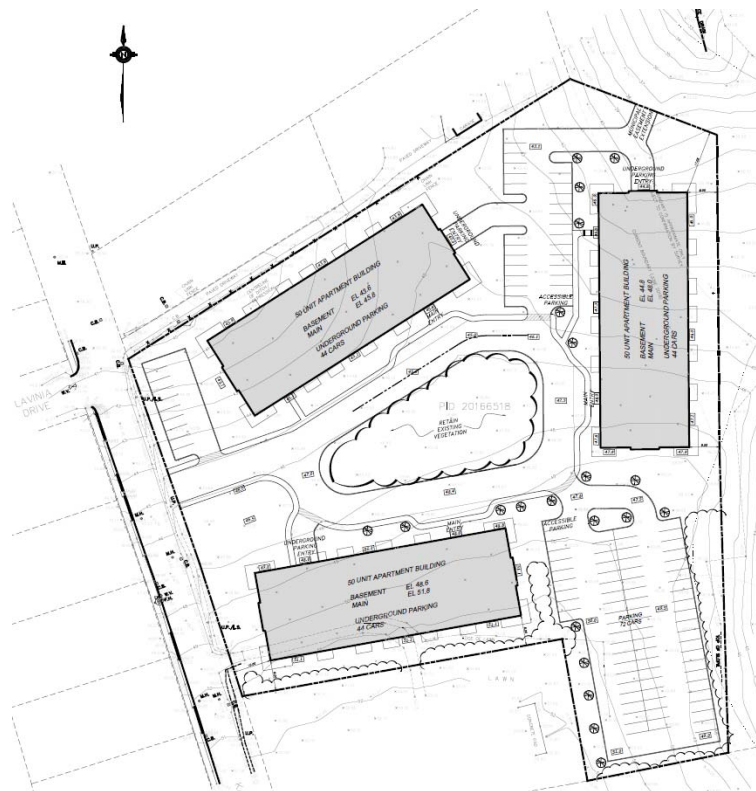


Figure 1 – Site Plan

1 Spectacle Lake Drive
Dartmouth, NS, Canada B5B 1X7
Tel.: +1 902-835-9955
Fax: +1 902-835-1645
www.wsp.com



**Traffic Impact Statement – Multi-Family Residential Development
185 Kaulback Street, Truro, NS**

SITE DESCRIPTION –

The unoccupied site is bounded by Kaulback Street in the west and future development areas to the east and south. Development is expected to be three apartment buildings (up to 150 apartment units total) with connection to Kaulback Street via a single driveway.

Observations of Stopping Sight Distance (SSD) at the site access found that there is over 100 metres of available stopping sight distance for southbound traffic on Kaulback Street and 73 metres of available stopping sight distance for northbound traffic (See Photos 1 and 2). This northbound SSD is more than the 70 metres required for a vehicle traveling 50 km/h on a -8% grade.



**Photo 1 – Looking Left (to the south) on
Kaulback Street from the proposed Access**



**Photo 2 – Looking right (to the north) on
Kaulback Street from the proposed Access**

DESCRIPTION OF EXISTING STREETS AND INTERSECTIONS

Kaulback Street (See Photos 1-4) is a local street that runs north-south between Willow Street and Glenwood Drive. It is approximately one kilometer in length. Kaulback Street has a two-lane cross section and a 50 km/h speed limit.



**Photo 3 – Looking South on
Kaulback Street toward the site**



**Photo 4 – Looking North on
Kaulback Street toward the site**

The T-intersection of Kaulback Street at Glenwood Drive is STOP controlled on Kaulback Street and free flow on Glenwood Drive.



**Traffic Impact Statement – Multi-Family Residential Development
185 Kaulback Street, Truro, NS**

TRIP GENERATION

Trip generation estimates for the site, prepared using published rates from *Trip Generation, 10th Edition* (Institute of Transportation Engineers, Washington, 2017) are included in Table 1. It is estimated that the developed site will generate:

- 54 two-way trips (14 entering and 40 exiting) during the AM peak hour; and,
- 66 two-way trips (40 entering and 26 exiting) during the PM peak hour.

Table 1 – Trip Generation Estimates

Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ³			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out	In	Out
Trip Generation Estimates for Proposed Development									
Multifamily Housing (ITE Land Use 221)	150	0.09	0.27	0.27	0.17	14	40	40	26
Notes: 1. Land use codes and rates are from <i>Trip Generation, 10th Edition</i> , (Institute of Transportation Engineers, Washington, 2017). 2. 'Number of residential units'. 3. Trip generation rates are 'vehicles per hour per unit'. Trips Generated are the number of trips during the associated peak hour.									

SUMMARY

1. Plans are being prepared for the development of three apartment buildings (up to 150 apartment units total) on the east side of Kaulback Street.
2. Vehicular access to the site will be from one new two-way driveway onto Kaulback Street.
3. It is estimated that the developed site will generate a total of 54 two-way trips (14 entering and 40 exiting) during the AM peak hour and 66 two-way trips (40 entering and 26 exiting) during the PM peak hour.

CONCLUSION

4. The estimated trips generated by the development of up to 150 apartment units on this site is not expected to have any significant impact on levels of performance on adjacent streets and intersections or to the regional street system.

If you have any questions or comments, please contact me by email at patrick.hatton@wsp.com or by telephone at 902-536-0954.

Sincerely,

Patrick Hatton

Patrick Hatton, P.Eng.
Traffic & Transportation Engineer
WSP Canada Inc.

