

**TOWN PLANNING ADVISORY COMMITTEE  
MINUTES  
September 28, 2020 – 6:00 PM  
Zoom Meeting**

<b>PRESENT:</b>	<b>IN ATTENDANCE:</b>
Don Taylor, Member Danny Joseph, Councillor Ted Fitzgerald, Member Stephen Johnston, Chair Jenn Mantin, Member  <b>REGRETS:</b> Wayne Talbot, Councillor	A. Redmond Secretary M. Dolter, CAO A. MacKinnon, Engineer A. Grant, Economic Dev Officer C. Connolly, Planner K. Marchand, Developer C. Markides, ZZap G. Zwicker ZZap D. Zareski

**CALL TO ORDER**

The meeting was called to order by the Chair, S. Johnston

**AGENDA**

On motion of T. Fitzgerald 2<sup>nd</sup> D. Joseph, the agenda was approved as circulated.

**MINUTES**

On motion of J. Mantin 2<sup>nd</sup> T. Fitzgerald, the minutes from August 31, 2020 were approved as circulated.

**245 ROBIE STREET  
DEV AGREE**

C. Connolly, Planner presented an Application Briefing dated September 15, 2020 regarding an application by Strathallen to demolish the old Sears retail space at the Truro Mall and construct four (4) stand alone mixed-residential apartment buildings of varying height in the western section of the existing parking lot with a proposed 166 residential units.

Committee members questioned the setback from the stacked townhouses and the entrances off Marshland Drive. A. Mackinnon indicated that they do not want the entrances off Marshland Drive and the only safest entrance would be the current sears entrance. A. MacKinnon indicated that a Traffic Impact Study would be required for this development.

S. Johnston questioned the architect on the timeline to start construction. The architect advised that this would be a phased development depending on the market analysis. Intention is to construct Townhouses in Phase 1, then proceed with remaining proposed buildings.

D. Taylor questioned the architects on a landscaping plan and how they intend to separate the buildings from the parking lots. The architect indicated there will be raised beds and trees for buffering.

S. Johnston questioned if there were any flood plain issues with the development. C. Connolly stated that the Town of Truro has flood proofing

requirements that are set out in the Land Use By-law that would be required to be met.

The Architect indicated that a study and grading plan would be provided for this development.

S. Johnston advised the developer that more information regarding flood plain issues, timelines and finishes of the exterior of the buildings should be available to the committee for the next meeting.

## **536 YOUNG STREET**

C. Connolly, Planner presented an Application Briefing dated September 24, 2020 regarding an application by Marchand Developments Limited to permit three 4-storey, 50-unit residential buildings and 17 townhouse units on lands at 536 Young Street.

D. Joseph questioned the Director of Public Works, A. MacKinnon if there was infrastructure currently in place to support this development and was concerned that some people are confused with the new T intersection at William Barnhill Drive and Young Street.

A. MacKinnon stated that there is infrastructure in place and he does not foresee any problems with that intersection.

C. Connolly stated that the developer has not indicated the amenity space or the size of the units or balconies and this information should be provided prior to the next meeting.

Applicant K. Marchand mentioned they would be open to placing amenity space within the E1 zone that buffers the watercourse, if the Town is open to it.

S. Johnston raised concern over the number of driveways to the development off Young Street and asked if this could be re-worked. G. Zwicker confirmed that it could be.

S. Johnston advised the developer that more information regarding finishes of the exterior of the buildings and driveway location should be available to the committee for the next meeting.

## **557-573 PRINCE STREET DEV AGREE**

C. Connolly, Planner presented an Amended Application Briefing dated September 24, 2020 regarding an application by 3086385 Nova Scotia Ltd. to construct a multistorey, mixed-use development containing 76 residential units, as well as an underground parkade for tenant parking and street level commercial spaces on Prince Street.

C. Connolly stated the original proposed development did not encompass the building located on the corner of Prince and Revere Street (557 Prince). The amended proposal would create an additional twelve residential dwelling units with 855 square meters of commercial space fronting on Prince Street.

C. Connolly stated that the Heritage Advisory Committee reviewed the previously presented development and raised concern over the lack of heritage elements in the original proposal. The developer revised the plans and added architectural detailing as a result of these comments.

D. Taylor raised concern over the volume of traffic and the congestion that could be created on a one-way Street with people turning left on Queen St., which is sometimes difficult.

A. MacKinnon stated their information shows apartments don't have a significant impact on traffic and that a Traffic Impact Statement be provided.

D. Taylor raised concern regarding a buffer for the properties that face Queen Street – 5-storeys are not easily concealed.

M. Dolter stated it would be great to see more affordable units available within the downtown and indicated that there is currently no regulation to enforce the creation of affordable units but would like to encourage developers to consider.

C. Connolly suggested that the developer hire an architect prior to next meeting.

**ADJOURNMENT**

On motion of T. Fitzgerald the meeting adjourned at 6:51 p.m.

**NEXT MEETING**

October 26, 2020 at 6:00 p.m.

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**Secretary**

**APPROVED**

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**Chairperson**