

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
February 22, 2021 – 6:00 PM
Zoom Meeting**

PRESENT:	IN ATTENDANCE:
Juliana Barnard, Councillor Bill Thomas, Councillor Ted Fitzgerald, Member Rochelle Roberts, Member Stephen Johnston, Chair Wayne Talbot, Councillor REGRETS: Don Taylor, Member	A. Redmond Secretary J. Fox, Director of Planning M. Dolter, CAO A. MacKinnon, Engineer A. Grant, Economic Dev Officer C. Connolly, Planner W. Thomas, Developer Z. Williams, ZZAP Consulting Ltd C. Wallace, ZZAP Consulting Ltd Natalia Chudaeva, ZZAP Consulting Ltd S. Khanna, Developer

CALL TO ORDER

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

AGENDA

On motion of T. Fitzgerald 2nd B. Thomas, the agenda was approved as amended – additional agenda items added – 215 Queen Street, Development Agreement Amendment and Truro Active Transportation

MINUTES

On motion of J. Barnard T. 2nd Fitzgerald, the minutes from January 25, 2021, were approved as circulated.

**34-38 CURTIS DRIVE
DEVELOPMENT
AGREEMENT**

J. Fox, Director of Planning presented a Staff Report (Step 3) dated February 16, 2021, regarding an application by 34-38 Curtis Drive Inc to construct a Multi-unit residential development consisting of one 3-storey building containing 18 dwelling units. J Fox, provided the committee with an update on revisions that were in response to feedback from the committee and staff that included the addition of privacy fencing along the rear property line; increased green space along abutting property lines; less paved surface; and upgrades to the exterior finish of the building. Mr. Khanna was in attendance for the meeting.

B. Thomas asked about the height requirements for the fencing that runs along the west abutting property line.

J. Fox indicated that a six foot opaque fence along the property line will be required as part of the development agreement.

J. Bernard asked if there was a plan to plant trees along the rear property line to add additional privacy to the residents to the west of the property and if the Tree Committee has reviewed the proposed development.

J. Fox advised that the tree committee has reviewed the proposal and they have requested that it be referred to the Urban Forestry Coordinator to work with the developer to identify how to preserve the trees on the southern boundary and also identify new areas where trees could be planted and the species of those trees that the developer could incorporate into the site plan and become part of the development agreement. J. Fox indicated that he is not suggesting that the developer prepare a full landscaping plan for the scale and size of this development and is confident that with the cooperation of the Urban Forestry Coordinator one could be developed.

On a motion of B. Thomas and 2nd by W. Talbot recommend that Council establish a public hearing date and approve the proposed development agreement subject to surface parking area for 23-25 vehicles, submission of a landscaping plan, stormwater management plan, and the inclusion of a 3.0 metre landscaped buffer between the parking area and Curtis Drive.

Motion Carried.

*64 FORD STREET
DEVELOPMENT
AGREEMENT*

C. Connolly, Planner presented an Application Briefing (Step 2) dated February 18, 2021, regarding an application by Wendell Thomas to construct a Multi-unit residential development consisting of one 4 - storey building containing up to seventeen dwelling units. Mr. Thomas was in attendance at the meeting

Z. Williams with ZZAP Consulting Ltd provided the committee with an overview of the proposed development and addressed the floodplain requirements as well as stormwater design for this proposal.

B. Thomas raised concern regarding the lack of proposed parking spaces for the size of the development.

C. Connolly agreed that the proposed parking is a concern and is less than the one-to-one ratio that is required but has yet to complete a full policy analysis of the proposed development and was looking for feedback from the committee.

B. Thomas asked about the potential to use the Marshland Extension for additional parking for the proposed development.

C. Connolly advised that they are in the process of determining the status of that parcel and what options would be available for the developer to obtain additional land to meet the parking requirement.

Members of the Committee complimented the developer on the proposal, however did raise concern regarding the lack of parking for residents and visitors.

60 GOLF STREET
DEVELOPMENT
AGREEMENT

A. Mackinnon indicated that a Traffic Impact Statement will be required for this development.

J. Fox, Director of Planning presented a Staff Report (Step 2) dated February 18, 2021, regarding an application by Endurance Equities Corporation and Brentwood Developments Limited to construct a Multi-unit residential development consisting of one 8-storey building containing 76 dwelling units.

C. Wallace with ZZAP Consulting Ltd provided the Committee with a presentation of the proposed development that included a revised conceptual site plan, floor plans, and preliminary renderings and made a few changes to the proposal based on feedback from the November 2020 Planning Advisory Committee meeting including removal of much of the surface parking area, more landscaped area at grade, increased setback from Golf Street, a stepped-back “penthouse level”, and the introduction of a three-storey podium on the Golf Street facade.

J. Fox provided the Committee with comments that were received from the public during the live meeting. The Committee had received numerous correspondence from area residents regarding the proposed development and expressed concern over the number of storeys being proposed and that the development does not meet Policy R-38(b) of the *Municipal Planning Strategy* and as well as traffic concerns along Smith Ave.

W. Talbot expressed concern regarding an eight-storey structure meeting the requirements of the Town’s Policies.

C. Wallace responded that all feedback received from the Committee will be looked at closer and will be reporting back at next month's meeting.

A. MacKinnon addressed the traffic concerns for the proposed development and indicated that based on the submitted Traffic Impact Statement, he feels that this development will not increase the traffic flow in this area.

J. Bernard asked the developer to address shade impact over the TACC Grounds and what implications this development would have on the surrounding area.

C. Wallace indicated that they are working on a shade analysis and will provide the committee with an update at the next meeting.

J. Bernard asked the developer to address parking for this development.

C. Wallace advised that there is an adequate amount of parking within the interior of the structure with a one-to-one parking ratio that would allow each unit one parking stall as well as surface parking that will allow for visitor parking.

*209, 215, 219 QUEEN
STREET and 24 BAYVIEW
STREET DEVELOPMENT
AGREEMENT AMENDMENT*

J. Fox, Director of Planning presented an application briefing (Step 1) dated February 18, 2021, regarding an application by Arkham Developments Limited to amend a March 2016 Development Agreement to permit one additional dwelling unit, add additional lands, revise timing provisions, and update plans.

J. Fox indicated that the developer has purchased additional lands on Bayview Street and is proposing to add three additional units to the former jail building, reduce the number of units in Building B from 30 to 28, add 10 additional parking spaces to the development, add driveway access to Bayview Street, add 24 Bayview Street to the development agreement, and update the 2016 site plan to reflect changes to the parking layout and driveway configuration. The 2016 agreement does not permit the requested changes and must be amended.

B. Thomas complimented the developer on the addition of a playground on-site for the tenants as well as the siding that has been used.

B. Thomas raised concern regarding the location of the storage area for waste and rubbish and suggested that a location to the east and south of the site be a better option.

B. Thomas suggested that the driveway entrance and exit be looked at to ensure the best traffic flow.

A. MacKinnon confirmed that they will be working with the developer on the site plan to reconfigure the traffic flow now that a third entrance is being proposed for the site.

J. Fox suggested that the standard process be followed that will shorten the process by one month and does not foresee any opposition with the application.

On a motion of W. Talbot and 2nd R. Roberts, it was agreed that the standard (short) process be followed for this application. Motion carried.

NEW BUSINESS

J. Fox welcomed a new member of the Planning Advisory Committee Executive Director of the Downtown Truro Partnership Rochelle Roberts.

**ACTIVE
TRANSPORTATION PLAN**

J. Bernard read a correspondence addressed to the Town Planning Advisory Committee about the need for an Active Transportation Plan and agreed that it is a priority of Council and that more work is to be done.

ADJOURNMENT

On a motion of B. Thomas, the meeting adjourned at 8:00 p.m.

NEXT MEETING

March 29, 2021, at 6:00 p.m.

.....
Secretary

APPROVED

.....
Chairperson

*Town Planning Advisory Committee Minutes
February 22, 2021*