

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
January 7, 2021 – 6:00 PM
Zoom Meeting**

PRESENT:	IN ATTENDANCE:
<p>Don Taylor, Member Juliana Barnard, Councillor Bill Thomas, Councillor Ted Fitzgerald, Member Jenn Mantin, Member</p>	<p>A. Redmond Secretary J. Fox, Director of Planning M. Dolter, CAO A. MacKinnon, Engineer A. Grant, Economic Dev Officer C. Connolly, Planner K. Marchand, Marchand Homes, Developer C. Markides, ZZap Consulting Ltd G. Zwicker, ZZap Consulting Ltd Z. Williams ZZap Consulting Ltd W. Thomas</p>
<p>REGRETS:</p> <p>Stephen Johnston, Chair Wayne Talbot, Councillor</p>	

CALL TO ORDER

The meeting was called to order by the Acting Chair, B. Thomas

AGENDA

On motion of D. Taylor 2nd T. Fitzgerald, the agenda was approved as circulated.

MINUTES

On motion of T. Fitzgerald 2nd J. Barnard, the minutes from November 30, 2020, were approved as circulated.

**64 FORD STREET
DEV AGREE**

J. Fox, Director of Planning presented an Application Briefing (Step 1) dated December 3, 2020, regarding an application by Wendell Thomas to construct a Multi-unit residential development consisting of one 4 - storey building containing eighteen (18) dwelling units and recommended that the standard process be followed for this development. Mr. Thomas was in attendance at the meeting

PAC member asked about possible Cross St. congestion and asked if the street was standard width.

A. MacKinnon, Town Engineer stated that the street is narrow compared to other streets within the Town and indicated a Traffic Impact Statement will be required for this development.

A. Mackinnon indicated that the driveway entrance may need to be relocated more north of the development away from the intersection.

W. Thomas provided an overview of his vision of the development and looks forward to developing the property.

536 YOUNG STREET

C. Connolly, Planner presented a Staff Report (Step 3) dated January 4, 2021, regarding an application by Marchand Developments Limited to permit the construction of three four-story, fifty (50) unit residential buildings and 17 townhouse units on lands at 536 Young Street for a total of 167 dwelling units.

C. Connolly stated that the outdoor amenity/recreation space has been proposed adjacent to the intermittent watercourse within the Environmental (E1) Reserve. Planning staff are in favour of this provision and are requesting that the environmental (E1) reserve buffer (15m on both sides of the brook) be subdivided from the parent parcel and deeded to the Town since uses within this E1 buffer are restricted to trails and other passive green space uses.

G. Zwicker with ZZAP Consulting Ltd provided the committee with an updated presentation on the vision of the development and materials that will be used.

G. Zwicker addressed concerns from the last meeting regarding affordable housing and building efficiency of the project and indicated that they are in discussions with outside agencies regarding affordable housing as well as discussions with Efficiency Nova Scotia and are receiving recommendations for improvements throughout the build.

PAC member was concerned about curb appeal the proposed ditch in the front yard of the development.

A MacKinnon provided an overview of the proposed swale and how that will be beneficial for stormwater management is to maintain pre-development flow.

PAC member expressed concern regarding the absence of a landscaping plan as per Policy IM-19K of the Municipal Planning Strategy (MPS).

J. Fox stated that there is a requirement as part of the Development Agreement that the developer has a close working relationship with the Town's Urban Forestry Co-ordinator to ensure ~~that~~ a landscaping plan is developed after the development agreement has been approved by Council. Although a landscaping plan is a requirement of the MPS (Policy IM-19K) it's not a requirement and is deferred until later in the design process as there is a potential that the development may not be approved.

Members discussed the parking requirements and traffic on Young Street. Concerns were raised over safety and the lack of sidewalks along Young Street, which were address by the Town's Engineer.

On a motion of D. Taylor, 2nd T. Fitzgerald the Committee concurred with the Staff Report and recommended that Council establish a public hearing date and consider approving this application subject to:

- *The developer submitting a stormwater management plan prepared by a professional engineer that is acceptable to the Town*

Engineer's Office prior to the Town entering into a development agreement.

- *The developer submitting a Traffic Impact Statement prepared by a professional engineer that is acceptable to the Town Engineer's Office prior to the Town entering into a development agreement.*

Motion carried.

245 ROBIE STREET

C. Connolly, Planner presented a Staff Report (Step 3) dated January 4, 2021, regarding an application by Strathallen and ZZap Consulting Ltd to demolish the 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 178 residential units.

C. Markides with ZZAP Consulting Ltd provided the committee with an updated presentation on the vision of the development and materials that will be used.

A PAC member requested clarification for the phrase 'passive recreation'.

C. Markides explained they see passive recreation as space for people to spend time in, such as playing informal sports, walking, yoga and do not see the space being used for programmed recreation.

PAC member raised concern over staff's recommendation and observation that this area would be accessible for pedestrians and cyclists and disagrees with that statement. He would not feel safe cycling in that area and asked if there were any future plans to install bike lanes in that area.

A. MacKinnon indicated that there is no active transportation plan for any cycling routes around Town and the four-lane cross-section on Robie Street would not be a good location for that.

M. Dolter indicated that there have been preliminary discussions regarding bike lanes along Marshland Drive that could be accessed and connect to other trails.

Members discussed the entrance to the development and the safety for pedestrians accessing the mall.

C. Markides indicated that concerns would be addressed through the Traffic Impact Statement.

Members discussed the view plane from Wood Street and if this development would impact the view.

J. Fox provided an overview of the intention of the view plane at Wood Street and confirmed that this development would not negatively affect the view plane from that area.

On a motion of T. Fitzgerald, 2nd J. Mantin the Committee concurred with the Staff Report and recommended that Council establish a public hearing date and consider approving this application subject to:

- The developer submitting a stormwater management plan prepared by a professional engineer that is acceptable to the Town Engineer's Office prior to the Town entering into a development agreement.*
- The developer submitting a Traffic Impact Statement prepared by a professional engineer that is acceptable to the Town Engineer's Office prior to the Town entering into a development agreement.*

Motion carried 4 in favor 1 abstained (T. Fitzgerald)

NEW BUSINESS

No New Business

ADJOURNMENT

On motion of D. Taylor, the meeting adjourned at 8:30 p.m.

NEXT MEETING

January 25, 2021, at 6:00 p.m.

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Secretary

APPROVED

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Chairperson