

## APPLICATION BRIEFING

<b>Prepared For:</b>	Planning Advisory Committee
<b>Submitted by:</b>	Jason Fox, Director of Planning & Development
<b>Date:</b>	May 24, 2019
<b>Subject:</b>	Development Agreement Application by Shawn and Heidi Nicholson to permit the development of a 51-unit five-storey residential building at 56/66 Golf Street.

### Background

On April 29<sup>th</sup>, 2019, Shawn and Heidi Nicholson applied for a development agreement to permit a multiple unit residential development on lands at 56/66 Golf Street. The proposed development will consist of one 51-unit six-storey residential building with indoor parking spaces for 66 vehicles. The property is zoned General Commercial (C4). In the C4 Zone, multiple unit residential development with five or more units require a development agreement.

### Subject Lands

The subject property is situated on Golf Street across from the TAAC Field House and directly behind the Chow Family Restaurant on Prince Street. The property is zoned General Commercial (C4) and it is situated in the General Residential Future Land Use Designation. The subject property has an area of 3393 m<sup>2</sup> (36,520 ft<sup>2</sup>) and has 73 m (240 ft) of frontage on Golf Street. The lands are undeveloped and about 80% tree-covered except for a gravel area along the northern edge of the property where it abuts the lands of the Chow Family Restaurant. The subject property is located in an area which is characterized by large open space uses, specifically the TAAC Grounds sports field and the Truro Golf Club. The property is also on the edge of the Juniper/Robie Street commercial area but it is removed from the commercial activity that is oriented to Prince and Juniper Streets. The property is also near the established residential neighbourhood around Smith Avenue; although the golf course and TAAC grounds effectively separate this area from the subject property. The property is bordered by



Air Photo Showing the subject land and the surrounding area

the aforementioned restaurant to the north, Golf Street and the TAAC Field House to the east, and an institutional/ office use to the south. To the west of the property is the Clyke Street right-of-way, a vacant treed lot, a single unit dwelling, and just beyond that is an automobile dealership.

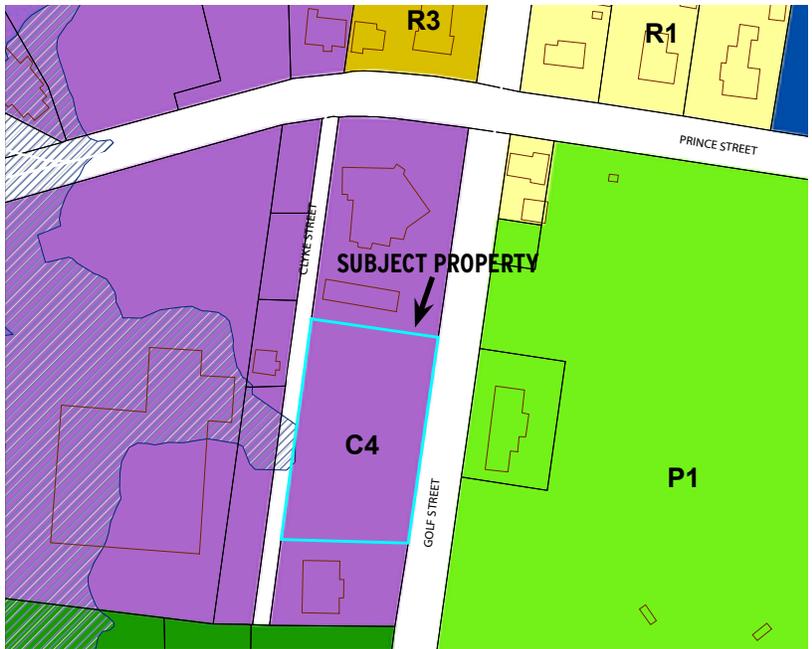
The Smith Avenue/Broad Street residential area to the southeast of the subject property is an established and intact residential neighbourhood that consists almost entirely of single detached dwellings. A notable exception includes the apartment building at 8 Dufferin Street. Development along Prince Street in the vicinity of the subject properties consists of a mixture of uses, including an apartment building, single unit dwellings and a used car dealership. Two photos of the subject property and an excerpt from the Town's zoning map are showing below.



View of the subject property looking southwest from Golf Street



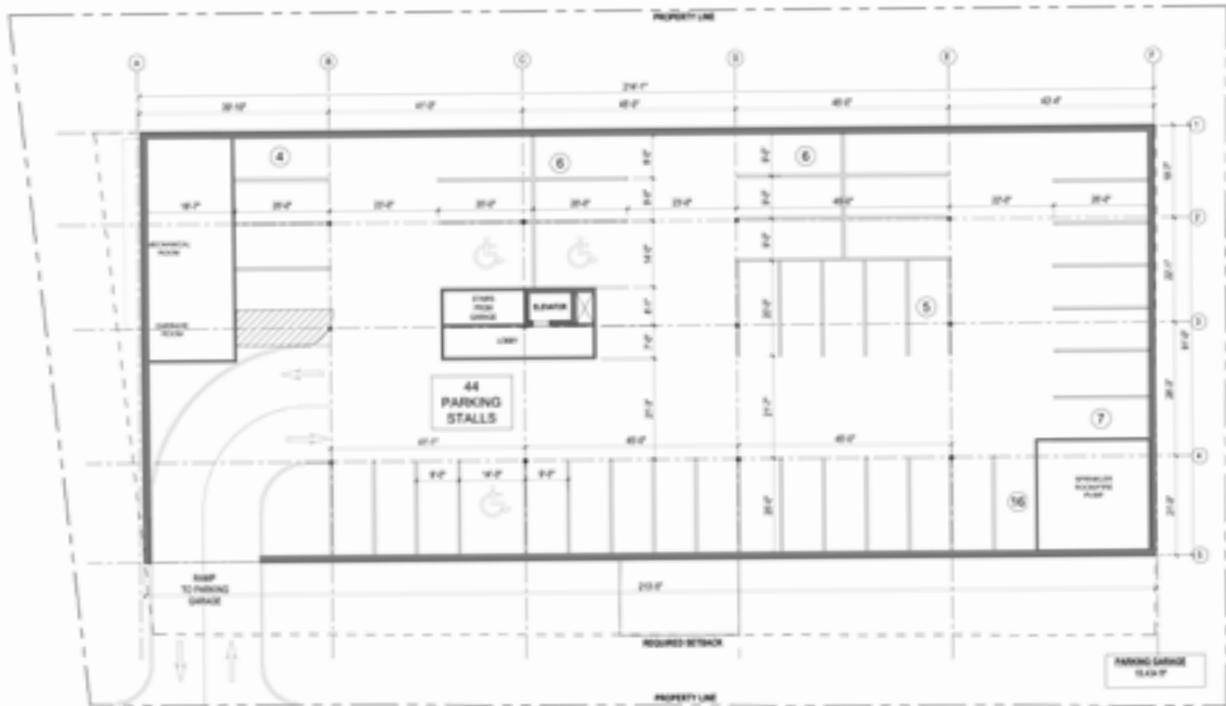
View of the subject property looking north from Golf Street



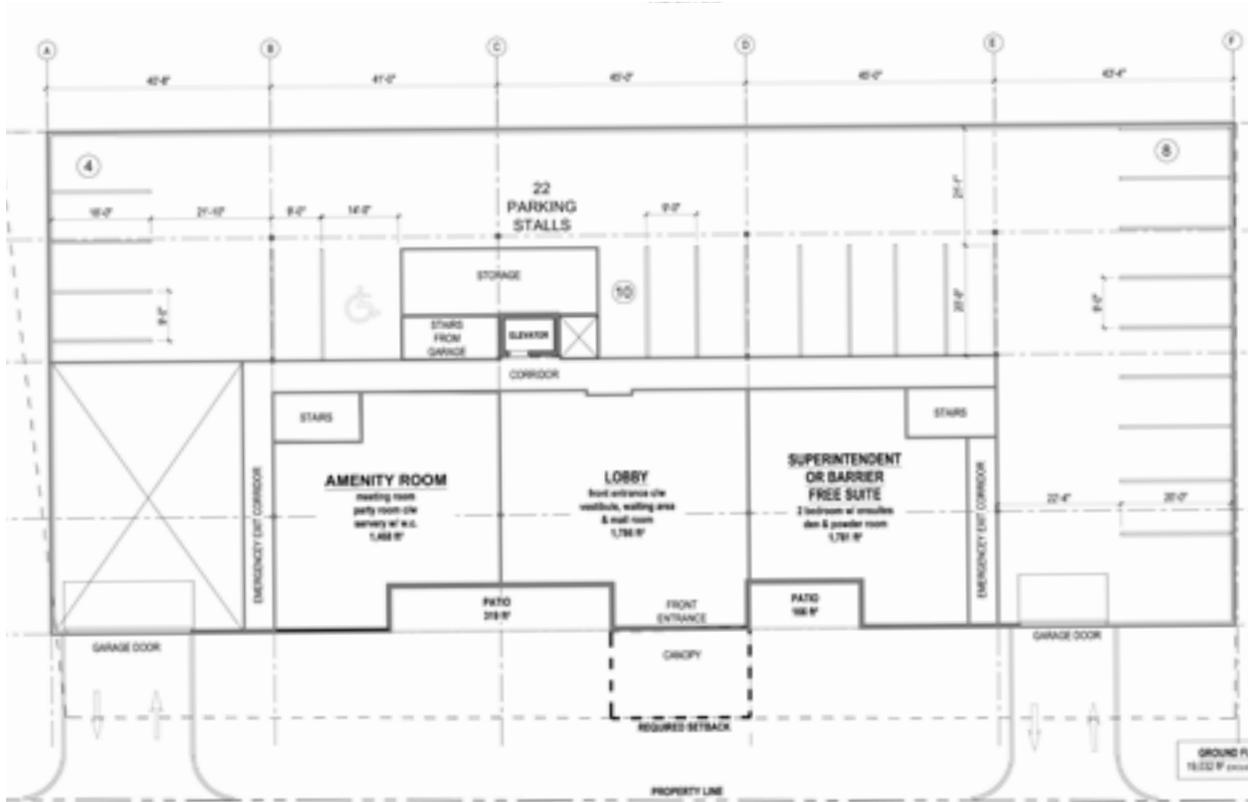
Excerpt from the Town's Land Use by-law showing the zoning of the subject land and surrounding area

### Development Proposal

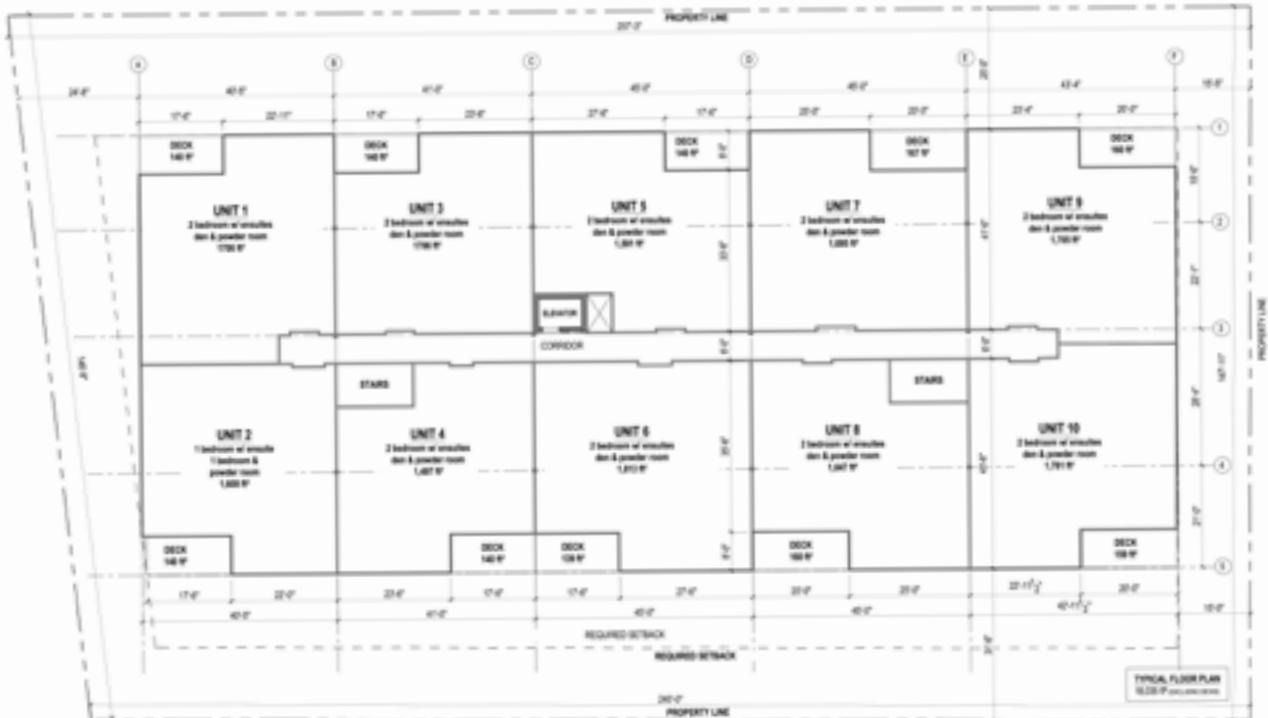
The applicant has submitted floor plans and volume scale of the proposed 51-unit five-storey residential development (show below).



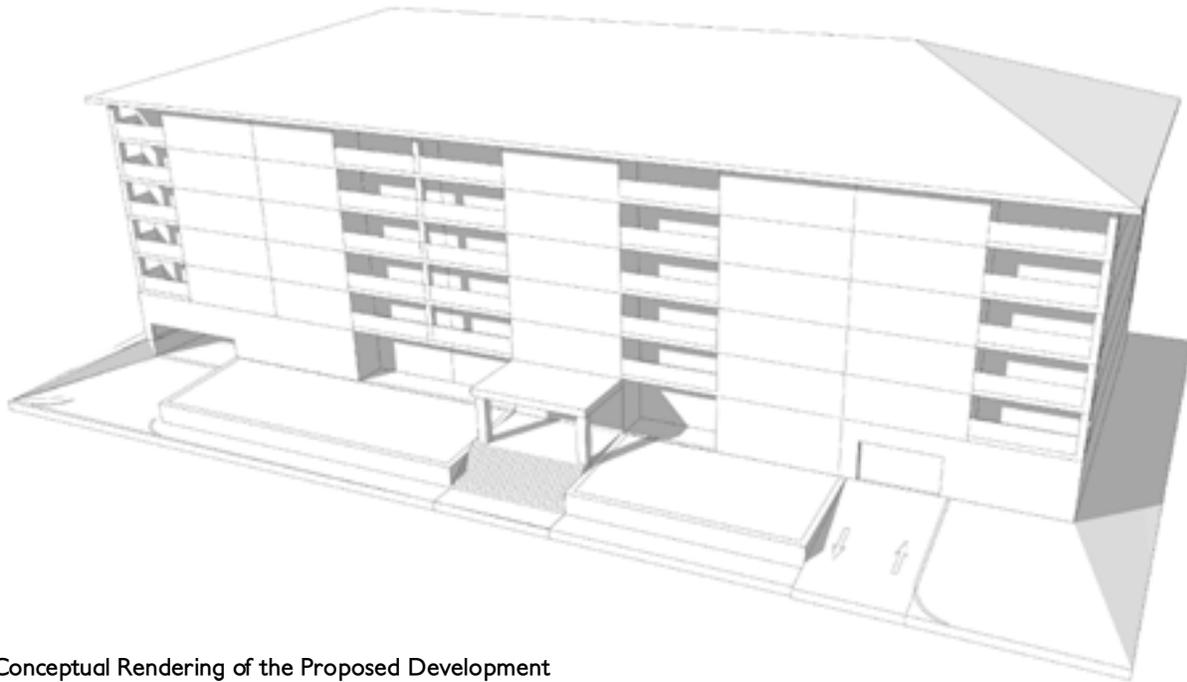
Proposed parking garage



Proposed ground floor plan



Proposed typical floor plan



### Conceptual Rendering of the Proposed Development

The proposed development features 51 units and 66 indoor parking spaces. The proposal features parking on the first two levels of the building. The lower level, which is partially below-grade has 44 parking stalls, including 3 accessible stalls. There are an additional 22 parking stalls, including 1 accessible stall, on the ground floor. The ground floor also features a large lobby, storage room, amenity room with a patio and a superintendent or barrier free suite, with a patio. Both parking garages will be accessed from Golf Street. The upper floors are all dwelling units with ten units per floor on levels two to six. All units are two bedroom with the majority of units having ensuites attached to the bedrooms. Each apartment has a den, powder room and a 13 m<sup>2</sup> (140 ft<sup>2</sup>) patio. The units range from 139.1 m<sup>2</sup> (1497 ft<sup>2</sup>) to 168.4 m<sup>2</sup> (1813 ft<sup>2</sup>) in area.

At this time, the applicant has not submitted exterior renderings of the development. Detailed design drawings regarding stormwater management, landscaping, and servicing may be required as the development proceeds.

### Application Status

This proposal is currently at the initial step of the development agreement application review process. The applicant has submitted floor plans of the proposed five-storey residential building. At this stage of the application process, plans are expected to be conceptual as they are subject to change based on feedback from Planning Advisory (PAC), staff and the public. More detailed plans may be required as this application progresses through the application process.

This report is preliminary and intended to provide the Planning Advisory Committee and members of the public with some background information to allow for an initial review and feedback on the proposal. 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 1 of the Town's development application review process. Once the Nicholson's have had an opportunity to present their proposal to the Committee and once the Committee has had an opportunity to provide their comments, the applicant is expected to identify what, if any, revisions will be made in response to the Committee's feedback. The proposal will then 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 on-line 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.

The Committee also has the option of processing this application using the Standard (short) Application Process which would shorten the process by 1 month. If the Committee opts for the Standard Process, the application would proceed to the next Committee meeting with a full analysis and recommendation from Staff. The public participation survey would take place after the Committee has made its recommendation and the results would only be available to Town Council at the public hearing. Given that the proposal is a more intensive use than surrounding low intensity development it is likely that property owners in the vicinity of the subject lands may have questions about the proposal and wish to be engaged in the application process. It is, therefore, recommended that the Expanded Application Process be followed to ensure that the community's questions and any concerns are addressed.

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.*

## RELEVANT POLICY

### *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.*

### *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.*

## RELEVANT POLICY

### *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 P-14*

*It shall be a policy of Council to require that required outdoor amenity space consist of usable space that is dedicated for active or passive recreation use and not include areas that have limited recreational potential.*

### *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.*

### *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 E-10*

*It shall be a policy of Council to encourage development that either maintains or enhances the pre-development hydrologic regime through site design and engineering techniques aimed at infiltrating, filtering, evaporating, harvesting and retaining runoff, as well as preventing pollution.*

### *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 In-34*

*It shall be a policy of Council to require all new construction that is subject to a development agreement, to submit a Stormwater Management plan for the development, either as a condition of approval or for council's consideration as part of a development agreement application.*

### *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.*

## RELEVANT POLICY

### *Policy IM-20*

*It shall be a policy of Council to require the submission of additional information to address issues such as 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.*

### *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 stormwater 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;*
- 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; and*
- m) the application of sustainable and energy efficient design principles;*
- n) the ability of emergency services to respond to an emergency at the location of the proposed development;*
- 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; and*
- p) the financial ability of the Town to absorb any costs relating to the amendment.*

## RELEVANT POLICY

### *Policy IM-34*

*It shall be a policy of Council hold an advertised public information meeting to discuss a development proposal or amendment application where there is a great deal of public opposition or concern. The cost of advertising this meeting shall be the responsibility of the applicant.*