

APPLICATION BRIEFING

Prepared For:	Planning Advisory Committee
Submitted by:	Yanan Gou, Planner
Date:	June 20, 2019
Subject:	Development Agreement Application by Walker Lofts Inc. to permit the development of 6-9 dwelling units in an existing mixed-use building located at 880 Prince Street.

Background

On June 18, 2019, Walker Lofts Inc. applied for a development agreement to permit the development of 6-9 dwelling units in an existing mixed-use building located at 880 Prince Street. The first and second floors of this converted building at 880 Prince Street are currently being used as a tea room and retail stores with a 4-bedroom residential apartment on the third floor. The fourth floor is vacant and unfinished. The proposed development will not change the square footage of the building nor modify the exterior of the building. The property is zoned Downtown Commercial (C1) and, in C1 zone, multiple residential development proposals with five or more units require a development agreement.

Subject Lands

The subject lands consist of two separate properties. An aerial photograph showing the location of the subject lands is shown to the right. The first property is located at the intersection of Prince Street and Outram Street and is identified as PID no. 20195368. The 464.5 m² (5,000 sq²) property has 15.24 metres (50 ft) of frontage on Prince Street, and 23.16 metres (76 ft) of frontage on Outram Street. The second property on Havelock Street is situated immediately to the west of the first property and is identified as PID no. 20195269. The second property is 371.61 m² (4,000 ft²) in area and has 23.16 metres (50 ft) of frontage on Havelock Street. Both of the properties are zoned Downtown Commercial (C1) and are situated in the Downtown Commercial Future Land Use Designation.

880 Prince street is currently developed and contains a 4-storey mixed-use building. This 4-storey building is one of the last and best preserved of what was



Air Photo showing the subject lands and surrounding area

once a typical building type in Truro. It contains a tea room and retail stores on the first and second floors, and a 4-bedroom apartment on the third floor. The fourth floor is vacant and unfinished. There is no green space on this property. 11 Havelock Street is currently undeveloped and used as a parking lot. It features fencing along the north, west and south property lines. It is mostly flat and cleared with a few trees also along the south property line.

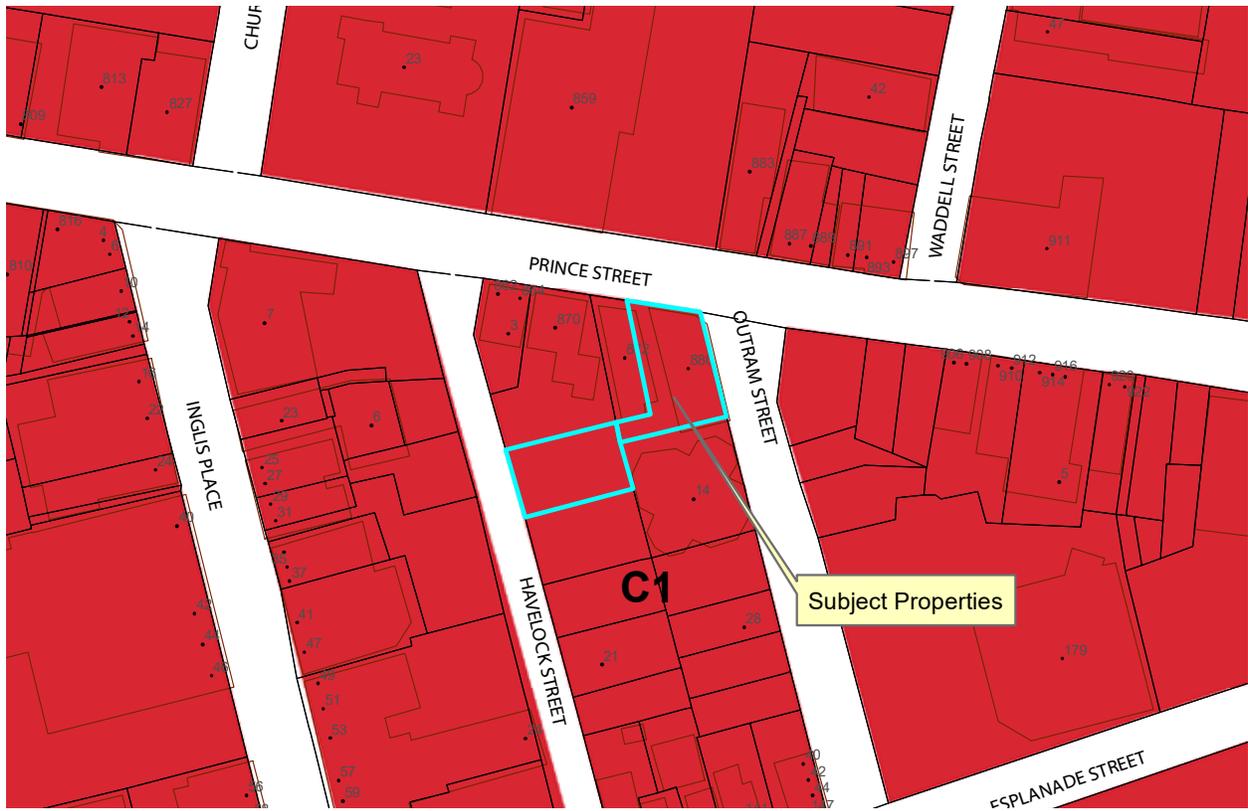
Located in Truro's downtown core commercial area, the land use of this area on Prince street is mostly a mixture of restaurant, retail and offices. Lands in the vicinity of the subject properties are all zoned Downtown Commercial (C1). To the west of the property is a mixed-use building with a hair salon on the first floor, and an artist studio on the second floor and an apartment on the third floor. The Salvation Army building is situated immediately to the south of the building. Other surrounding business and points of interest include the China Rose Café, St. John's Anglican Church, Chase's Color Centre, Slate, Archway Counselling, the Truro Homeless Centre, as well as other retail stores, restaurants, etc. A Town owned parking lot is located on the same block and is within close proximity of the development. Two photos of the subject property and excerpt from the Town's zoning map was showing below.



880 Prince Street looking northwest from Outram Street



880 Prince Street looking southwest from Prince Street



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

Development Proposal

Walker Lofts Inc. is proposing to maintain the first floor as commercial use and create 2-3 dwelling units on each of the upper floors. They also plan to update and utilize the existing parking lot at 11 Havelock street, which will provide parking for 16 vehicles and service the residents of the proposed development. This proposed development does not include any modifications to the exterior of the building nor any changes to the square footage of the building. The applicant has not submitted any floor plans or a site plan at this point.

Application Status

This application is currently at the initial step of the development agreement application review process. The applicant has not submitted any proposed floor plans nor site plan at this time but the proposal will utilize the existing structure and there are no planned changes to the site. At this stage of the application process, the applicant has indicated they wish to create 6-9 dwelling units and this is sufficient for the initial meeting with PAC. 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 Walker Lofts Inc. has 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 involves 6-9 dwelling units in an existing mixed-use structure at downtown core and it does not include any changes to the site plan, new square footage, or exterior alteration to the building, it is unlikely that there will be much public interest in the proposal. If the developer is able to provide more detailed plans and other information required to address any concerns raised by the Committee in advance of the next meeting, it is recommended that this application proceed using the short process.

Respectfully Submitted

Yanan Gou, Planner

Appendix A

RELEVANT POLICY

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 C-8

It shall be a policy of council to permit a controlled mixture of land uses where the potential for land use conflicts is minimal.

Policy C-10

It shall be a policy of Council to forward development proposals within the Downtown Commercial Designation to the Heritage Advisory Committee for review and recommendation.

Policy C-11

It shall be a policy of Council to take into consideration advice from the Heritage Advisory Committee on the following matters when evaluating a development agreement proposal in the Downtown Commercial Designation that involves any new structure, exterior structural alterations, new signage, new parking, lighting, or landscaping:

- a) the proposal's architectural design and its compatibility with heritage architectural styles found in the neighbourhood;*
- b) the compatibility of the proposal with any abutting heritage properties in terms of its height, bulk, and scale;*
- c) the impact of the proposal on any heritage streetscape;*
- d) the location of any proposed parking area and how well they are screened from neighbouring properties and from the street; and*
- e) the suitability of any signage, lighting, fencing, or landscaping elements in terms of their impact on any abutting heritage properties or any heritage streetscape.*

RELEVANT POLICY

Policy C-13

It shall be a policy of Council to require that all conversions and new construction within the Downtown Commercial (C1) Zone and the Limited Commercial (C2) Zone contribute to the development, preservation, and enhancement of pedestrian friendly and aesthetically pleasing downtown streetscapes.

Policy C-19

In the Downtown Commercial Designation, it shall be a policy of Council to consider multiple unit residential developments having more than four units by development agreement.

Policy C-20

When considering multiple unit residential development proposals in the Downtown Commercial Designation pursuant to Policy C-19, it shall be a policy of Council to:

- a) review the proposal using the evaluative criteria for development agreements as outlined in Part 11: Implementation of this Strategy;*
- b) require the submission of professionally prepared renderings or graphic representations that illustrate how any proposed proposed new construction or expansion will impact abutting properties and streetscape;*
- c) require that the proposal be compatible with adjacent uses in terms of height, bulk, scale, and lot coverage;*
- d) require 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) require that the proposal be forwarded to the Town's Heritage Advisory Committee (HAC) for review and recommendation;*
- f) require that the parking area be suitably landscaped or fenced and situated where it will not be readily visible from the public right-of-way; and*
- g) require that the proposal include recreational open space suitable for use by residents of the development.*

Policy C-21

In the Downtown Commercial Designation, it shall be a policy of Council to only consider proposed multiple residential development that have been designed by an architect licensed to practice in Nova Scotia where the proposal includes new construction, an expansion, or exterior alteration of an existing building.

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.

RELEVANT POLICY

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 Recreational 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.

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 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-11

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:

- a) permeable pavement;*
- b) infiltration trenches/chambers and bio-retention;*
- c) rainwater harvesting systems in building design;*
- d) green roofs;*
- e) roof drains directed to permeable areas with stormwater infiltration measures in place; and*
- f) utilizing open drainage such as swales.*

Policy E-13

It shall be a policy of Council to encourage the use of existing natural drainage systems where possible.

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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.

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;*

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- 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.*

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 office 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;*

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- 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;*
- 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.*

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.