



July 19, 2021

Mayor Bill Mills
Truro Town Council
695 Prince Street
Truro, NS
B2N 1G5

RE: Development Proposal for 54-58 Walker Street

Dear Mayor Bill Mills and Truro Town Council,

The Truro & Colchester Chamber of Commerce remains pleased with the interest in development the area has experienced over the past year. These developments create direct economic impact through their construction and further increase the inventory of housing in the area. This enhanced inventory is welcome, providing options for individuals wishing to move to the region to fill much-needed vacancies for our members or relocate to enjoy the beauty and services that are offered here.

With the upcoming public hearing for the development proposed for 54-58 Walker St, the Truro and Colchester Chamber of Commerce wishes to express to Town Council through this submission, the importance of this, and other developments, to our region.

We have observed with great interest as Council has wrestled with balancing the interests of their neighbour's and those of developers. With proposals pushing the envelope on height, pushback has been intense. The application for a development at 54-58 Walker, a six-storey building with 56 units, would fall into this category of pushing the envelope.

A number of factors should be considered as Council weighs out the merits of this application. First, the land mass within the boundaries of the Town of Truro is defined and is finite. There is very limited opportunity for the development of subdivisions for new single and multi-dwelling homes. As witnessed, the applications before council are for large multi-unit buildings or town houses.

Secondly, the town does not have a public transit service. The lack of transit service reinforces the merits of densification in the downtown core, which allows residents to walk freely to work while further supporting the downtown merchants. This also contributes to the town's goal of promoting active living and will be a catalyst for new businesses to serve a growing population.

Thirdly, the recent news of the purchase of the Truro Mall, and the likelihood that the approved development agreement for 178 units may not proceed, will put greater pressure on an already heated real estate market.



The need for housing in our region is evident. We also recognize the importance of proceeding in a responsible and methodical manner. The interests of all groups can be balanced through meaningful and respectful dialogue. We appreciate the opportunity to express our views.

Very sincerely yours,

A handwritten signature in blue ink, appearing to read "Matthew Mossman". The signature is fluid and cursive, extending across the width of the page.

Matthew Mossman
President
Truro & Colchester Chamber of Commerce