
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Tuesday, April 3, 2018
Council Chambers

PRESENT: Chair: Councillor B. Fallot
Mayor S. Price and Councillors: E. Bremner-Mitchell, T. Chad, M. Lougher-Goodey,
C. McLennan and P. Wainwright

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
T. Tanton, Director of Development Services, Engineering, Parks & Public Works
B. Mikkelsen, Fire Chief
A. Verhagen, Manager of Planning
S. Nelson, Corporate Officer

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF THE AGENDA

Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. Development Permit Application No. DP100749 & Development Variance Permit Application No. DV100255 (9762 Third Street & 9763 Fourth Street)

(To relax the number of storeys, setbacks for the upper storey decks, the percent of the lot devoted to parking, the location of the required 3 bedroom units and to allow residential to front on to the street (live/work units) in order to construct a 5 storey mixed use development with a total of 29 multi-family residential dwelling units).

Mr. Charles Kierulf, de Hoog & Kierulf Architects, Applicant, gave a PowerPoint presentation on the proposed 5 storey, mixed-use development, highlighting on the following:

- Site is very narrow and has two frontages, on Third Street and Fourth Street;
- Building is broken into modules, views are out to the street and others out to the courtyard;
- 27 units on 4 storeys, all 3-bedroom and 1-bedroom units are stacked for ease of design;
- 2 live/work units on ground floor, one on both Third Street and Fourth Street;
- Private walkway terrace and courtyard are heavily landscaped;
- Hallways have viewing platforms out to the courtyard;
- Main entrance to building is on Third Street; and
- Semi-underground parking (half a storey below ground level) with ramps off Third and Fourth Streets.

Mr. Kierulf noted that the partial underground parking garage is technically being considered as the first storey, but that the building would appear to only be 4 storeys from the exterior on both Third Street and Fourth Street.

Committee members acknowledged the difficulties of the narrow site and discussed the color scheme, access to the walkway and courtyard, and how to reduce the visual impact along Third Street (i.e. softening-up the blank walls and stepping back the upper storeys).

Moved by Councillor M. Lougher-Goodey, seconded by Mayor S. Price, that the Committee recommend to Council that Development Variance Permit Application No. DV100255 and Development Permit Application No. DP100749 for 9762 Third Street and 9763 Fourth Street (to relax the number of storeys, setbacks for the upper storey decks, the percent of the lot devoted to parking, the location of the required 3 bedroom units and to allow residential to front on to the street (live/work units) in order to construct a 5 storey mixed use development with a total of 29 multi-family residential dwelling units) be forwarded to the Advisory Planning Commission for further review and comment subject to the condition that, prior to review by the Advisory Planning Commission, the applicant provide a three-dimensional context model/rendering of the proposed development.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Councillor E. Bremner-Mitchell, that the Committee recommend to Council that the Advisory Planning Commission be requested:

1. *To consider a redesign of the vertical blank walls on the north and south sides of the building along Third Street; and*
2. *To consider the stepping back of the upper storeys on Third Street, to conform to the objectives of the Local Area Plan.*

OPPOSED: Mayor S. Price & Councillors: T. Chad, M. Lougher-Goodey & C. McLennan
MOTION DEFEATED 4:3

- b. Development Variance Permit Application No. DV100256 (2031 Courser Drive)**
(To relax the maximum height of an accessory building in order to allow for the construction of an accessory building on the subject property.

Mr. Rob & Linda Watson, Applicants, advised that they have received a permit for the construction of the garage and that the foundation works have been completed. Mr. Watson requested approval to increase the allowable height from 16 ft to 18.6 ft in order to provide additional storage in the attic of the garage. He advised that written approvals from the neighbours have been received and provided to the Town.

Moved by Councillor M. Lougher-Goodey, seconded by Mayor S. Price, that the Committee recommend to Council that owners and tenants in occupation of property within 75m of 2031 Courser Drive be notified regarding Development Variance Permit Application No. DV100256 (to increase the maximum accessory building height requirement from 5m to 5.7m in order to allow for the construction of an accessory building in the rear yard) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

MOTION CARRIED UNANIMOUSLY

- c. Notification of Significant Development Applications**

Moved by Councillor M. Lougher-Goodey, seconded by Mayor S. Price, that the Committee recommend to Council:

1. *That staff be directed to prepare an amendment to Land Use Procedures Bylaw No. 1380 to:*
 - a. *Increase the mail out notification radius from 75 metres to 100 metres for Zoning Amendments and Official Community Plan Bylaw amendments;*

- b. *Add a Notice of New Development Application step at the start of the process for Development Permit (Major) applications in the area designated as Downtown Commercial in the Official Community Plan Bylaw; and*
- c. *Increase fees associated with public hearings, Notices of New Development Application, and requirements for newspaper advertisements.*
- 2. *That staff be directed to post Notices of New Development Application on the Town webpage for Public Notices; and*
- 3. *That staff be directed to add to the Guide to Development Permits document, a recommendation for applicants to hold a public meeting prior to submitting a Development Permit (Major) application.*

MOTION CARRIED UNANIMOUSLY

8. OTHER BUSINESS

9. NEW BUSINESS

10. MOTION TO GO "IN-CAMERA" (closed meeting) - Not required.

11. ADJOURNMENT

Moved by Councillor T. Chad, seconded by Councillor C. McLennan, that the meeting be adjourned at 6:40 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER