

# TOWN OF SIDNEY



## ADVISORY PLANNING COMMISSION MEETING MINUTES

June 1, 2021

Meeting held via Zoom Videoconferencing

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### **PRESENT:**

Chairperson: Kelly Bull-Tomer

Members: Bernadine van der Meer, Douglas Watt, Lucina Baryluk, Richard Novek, Andrew Tidman, Clarence Bolt, Denny Gelinis, John Crowhurst

Council Liaison: Councillor Chad Rintoul

Staff: Alison Verhagen, Senior Manager of Current Planning  
Corey Newcomb, Senior Manager of Long Range Planning  
Richard Roy, Municipal Planner  
Kelly Albucz, Development & Administrative Coordinator

Absent:

### 1. **CALL TO ORDER**

The Chair called the meeting to order at 3:00 p.m.

### 2. **ADOPTION OF AGENDA**

Moved by: D. Watts, seconded by L. Baryluk that the Agenda be adopted as circulated.

**CARRIED**

### 3. **ADOPTION OF MINUTES**

Moved by: B. van der Meer, seconded by R. Novek that the Minutes of April 6, 2021 be adopted as circulated.

**CARRIED**

### 4. **BYLAW NO. 2140 OFF-STREET PARKING AND LOADING BYLAW AMENDMENT**

Chair requested members to limit discussion to items contained in the staff report only, not on the existing bylaw itself.

**PROPOSAL:**

Corey Newcomb gave a brief overview on the proposed Bylaw No. 2177 and the amendments it suggests for Off-Street Parking and Loading Bylaw No. 2140:

- Add specific standards for the provision of accessible parking
- Set a new limitation on the 'pay in lieu' provision
- Add a comprehensive Electric Vehicle charging equipment requirement
- Amend bicycle parking requirements

Councilor C. Rintoul requested staff to review Council's direction regarding Section 4, Vehicle Off-Street Parking and Loading Requirements. C. Newcomb read the second motion from October 26, 2020 regular Council meeting:

*That staff review Section 4 of Bylaw No. 2140 regarding Vehicle Off-Street Parking and Loading Requirements, and include in the proposed amending Bylaw, to make it a requirement in commercial and mixed use developments with commercial space of a certain minimum size, that the calculated requirements for commercial parking spaces, and loading zone must be allocated and available to those public uses in the development.*

Staff are considering ways that this be incorporated into the bylaw, but are concerned that it would have negative impacts on urban design. Feedback gathered through the OCP review will be taken into account in addressing this issue, and staff will make future recommendations to Council.

**Moved by R. Novek, seconded by D. Watt That payment in lieu be limited to 10% and the fees payable by developers be increased to \$20,000 per space.**

**MOTION DEFEATED 5:4**

Opposed: K. Bull-Tomer, J. Crowhurst, A. Tidman, L. Baryuk, C. Bolt

**Moved by C. Bolt, seconded by D. Gelinat that the Advisory Planning Commission supports the proposed bylaw amendments for Electric Vehicle charging equipment provisions and be passed by Council.**

**MOTION CARRIED UNANIMOUSLY**

**Moved by J. Crowhurst, seconded by C. Bolt that the Advisory Planning Commission recommends that the staff report be received for information and that Bylaw No. 2177 (a bylaw to amend Off-Street Parking and Loading Bylaw No. 2140) be brought forward for Council's consideration.**

**MOTION CARRIED UNANIMOUSLY**

**6. RECORD OF DECISION**

- Members requested clarification regarding difference between type A and B accessible parking spaces and the exemption for single-family, two-family and small lot residential uses
- Discussion around correlation between requirement for adaptable units and requirement for accessible parking spaces
- Support for idea of increasing accessible spaces in buildings with fewer than 10 units
- Concern raised around sizes of spaces and that they should be based on Canada-wide accessibility guide

**6. RECORD OF DECISION cont.**

- Some members had concerns in principle with payment in lieu due to lack of parking in Sidney and felt that developers should need to show undue hardship in order to make payment in lieu
- Members in general consensus that the percentage for payment in lieu could be lower and fees per space could be higher, but specific numbers and percentages were not agreed upon
- Discussion regarding viability of car-sharing and interest in post-occupancy surveys
- Issues around buildings providing adequate parking for residents but not for visitors
- Discussion around Town needing a multi-level parkade in future
- All in favour of proposed EV amendments in bylaw
- All in favour of removing bike parking requirements to design guidelines instead

**7. ITEMS DISPOSITION BY COUNCIL:**

Councilor Rintoul requested an update from staff regarding the OCP Review. C. Newcomb advised the following:

- Design Charrette event was well attended, produced good feedback, which was a good segue to the design survey
- Over 700 design survey responses have been received to date
- Currently working on meeting with community groups such as child care groups, businesses, and schools
- Mail out of OCP “pizza night” workbook just sent, due June 15, 2021. Requires four (4) or more members to complete the workbook in order to qualify for the \$40.00 gift card to any Sidney restaurant. There will also be a draw for four (4) restaurant gift cards for those workbooks completed by couples only.
- Phase II - Community feedback will be wrapping up soon, and will culminate in a “Key Directions” report to Council that will contain key decision for Council to address.

Councilor Rintoul gave an update on recent decisions of Council.

Chair thanked staff for their hard work.

**8. ADJOURNMENT:**

**Moved by D. Watt, seconded by B. van der Meer that the meeting be adjourned.**

**CARRIED**

Meeting adjourned at 5:21 p.m.

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CHAIRPERSON  
Kelly Bull-Tomer