

TOWN OF SIDNEY

ADVISORY PLANNING COMMISSION MEETING MINUTES

July 19, 2016

PRESENT:

Vice Chairperson: Jane Hall

Members: Art Finlayson, Don Carscadden, Greg Flanagan, Jack Gallop, Jason Rodd, and Terry Johnston

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Alison Verhagen, Manager of Planning
Alissa McCrea, Administrative Assistant

Absent: Kelly Bull-Tomer, Debbie Gray, Denny Gelinis and Tara Cumming

1. **ADOPTION OF AGENDA:**

Moved by Art Finlayson, seconded by Terry Johnston, that the Agenda be adopted as circulated.

MOTION CARRIED

2. **ADOPTION OF MINUTES:**

Moved by Don Carscadden, seconded by Jack Gallop, that the Minutes of June 21, 2016 be adopted as circulated.

MOTION CARRIED

3. **ZONING AMENDMENT APPLICATION NO. RZ100092:**

10215 Resthaven Drive

PROPOSAL:

The proposal is to subdivide the subject property into two lots and amend the zoning of the northern lot (proposed Lot 2) from Single-Family Residential (R1.1) to Single- and Two-Family Residential (R2) in order to allow for the construction of a two-family dwelling (duplex) on that lot. The southern lot (proposed Lot 1) would retain the current Single-Family Residential (R1.1) zoning and be developed with a single-family dwelling.

Alison Verhagen gave a brief overview on the proposed development.

Presenter: Fraser McColl, Applicant Representative

Mr. Fraser McColl gave a verbal presentation on the proposed subdivision of 10215 Resthaven Drive. Mr. McColl advised the committee that the existing home on the property is not salvageable and that the design of the proposed homes would be complementary to others in the neighbourhood. Mr. McColl mentioned that they are building other homes in the area and are looking forward to working on this development.

There was mention by a committee member that they believe the proposed development will be an improvement in that area.

Moved by Art Finlayson, seconded by Terry Johnston, that the Advisory Planning Commission recommends to Council that staff prepare a Zoning amendment bylaw in relation to Zoning Amendment Application No. RZ100092, and that the bylaw be brought before Council for consideration of first and second readings and whether to schedule a public hearing on the bylaw.

MOTION CARRIED

4. DEVELOPMENT PERMIT APPLICATION NO. DP100662 & DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV10019:

10364 Resthaven Drive

PROPOSAL:

- The proposal is to develop the subject property with 16 lots, 15 of which would accommodate “small lot” single family dwellings and two-family dwellings, and 1 of which would be dedicated to the Town as parkland.
- Variances are requested to reduce the width of the road right-of-way from the 15 metres required by bylaw to 14 metres, as well as to reduce the paved surface width of the road from 8.5 metres to 6.1 metres.

Alison Verhagen gave a brief overview on the proposed development.

Presenter: Deane Strongitharm, Applicant

Mr. Deane Strongitharm gave a PowerPoint presentation on the proposed development at 10364 Resthaven Drive. He began by outlining the location and neighborhood. He then gave a detailed overview of the proposed development, describing the site and building design details. Use of different pavers are proposed to separate the beginning and end of the road as well as walkways from driveways. Different designs are proposed for homes of varying lot sizes to allow for individuality while still remaining cohesive. It was also noted that the large Gary Oak tree on the property would be retained and made the focus of a small park which would include a raingarden.

There was some discussion by the committee regarding parking and whether the proposed width of the street would cause issues for fire trucks. Mr. Strongitharm advised that street parking would only be permitted in the ‘bump-out’ portions of the street which would allow both lanes of traffic to travel unimpeded. Ms. Verhagen shared with the committee that the proposal has been reviewed by the Fire Chief who saw no issue with a fire truck accessing the street as the proposed road is larger than some other streets currently in Sidney. Ms. Verhagen also spoke regarding the water, sewer and storm servicing for the development, advising that servicing was reviewed by the engineering department and that the width of the proposed roadway would be sufficient to contain all of the services for the development. It was noted by the committee that the master bedrooms are proposed on the main floor of the homes and found this feature favorable given the local demographic.

Moved by Don Carscadden, seconded by Terry Johnston, that the Advisory Planning Commission recommends to Council:

- 1. That owners and tenants in occupation of property within 75m (246ft) of the property that is the subject of Development Variance Permit Application No. DV100198 (to relax minimum width of road right of way and paved road surface) be notified regarding the proposed variances and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance;**
- 2. That Development Permit Application No. DP100662 (to permit the construction of single- and two-family dwellings on the subject property) be approved, subject to the following condition:**

- a. **Prior to issuance of Building Permit, a Development Permit (Minor) be approved for each individual building lot to ensure full conformance with the applicable Development Permit Guidelines.**

MOTION CARRIED

Art Finlayson excused himself from the next presentation and voting due to a conflict of interest.

5. OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OP100028, ZONING AMENDMENT APPLICATION NO. RZ100089, DEVELOPMENT PERMIT APPLICATION NO. DP100657 & DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100193:

9716 Third Street

PROPOSAL:

- The proposal is for a 4-storey mixed-use development consisting of ground floor commercial space and 3 upper floors containing 10 multi-family dwelling units.
- The proposal requires a Zoning Amendment and an amendment to the Official Community Plan in order to allow for 6 additional residential units over the currently permitted 4 units.
- A variance is requested to reduce the required number of parking spaces and to relax the minimum side setback for a parking area.

Alison Verhagen gave a brief overview on the proposed development.

Presenter: Silvia Bonet, Finlayson Bonet Architecture (Architect)

Silvia Bonet gave a PowerPoint presentation on the proposed development. She began by outlining the location and neighborhood. She then gave a detailed overview of the proposed development, describing the site and building design details. It was noted that the building was designed with varying angles and recesses for balconies to create interest, provide light to residents and to make the building pedestrian friendly.

There was discussion by the committee in regards to the existing hydro pole in front of the property; the fence in the back parking area; storage for individual units; and the proposed car share option. Comments were made that the proposed bike room may be better used as storage space, and Ms. Verhagen advised that the development would not meet parking requirements should the bike room be removed. The committee approved of the general look and feel of the building. There was discussion on whether the building could be a rental building and Ms. Verhagen confirmed that it would be a permitted use.

Moved by Jack Gallop, seconded by Terry Johnston, that the Advisory Planning Commission recommends to Council:

1. **That staff prepare Official Community Plan and Zoning amendment bylaws in relation to Official Community Plan Amendment Application No. OP100028 and Zoning Amendment Application No. RZ100089, and that the bylaws be brought before Council for consideration of first and second readings and whether to schedule a public hearing on the bylaws;**
2. **That owners and tenants in occupation of property within 75m (246ft) of the property that is the subject of Development Variance Permit Application No. DV100193 (to relax the required number of parking spaces and the minimum side setback for parking areas) be notified regarding the proposed variance and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance;**
3. **That as a condition of approval of Development Variance Permit No. DV100193, the property owner pay to the Town an amount of \$20,000 to go towards the purchase of a**

vehicle to be operated by a car share co-operative and based within the Town of Sidney, prior to issuance of Building Permit;

- 4. That Development Permit Application No. DP100657 (to permit the construction of a 4 storey mixed use commercial/residential development with ground floor commercial space and 10 multi-family dwelling units) be brought before Council for consideration of approval if Council authorizes the issuance of the development variance permit;**
- 5. That as a condition of approval of Development Permit Application No. DP100657, the property owner:**
 - a. Address Design Guidelines No. 21.3.45 (street trees) to the satisfaction of the Director of Development Services, Engineering, Parks and Works.**
 - b. Pay to the Town a deposit in the amount of 115% of the estimated cost to complete the hard and soft landscaping for the development prior to the issuance of Building Permit; and**
- 6. That as a condition of Zoning Amendment Application No. RZ100089, the property owner register a restrictive covenant on the title of the property prior to the issuance of Building Permit, prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age.**

MOTION CARRIED 5:1

6. ITEMS DISPOSITION BY COUNCIL:

Councillor Lougher-Goodey gave an update on Council's decisions with regard to recent Development Applications.

ADJOURNMENT:

Moved by Don Carscadden, seconded by Jack Gallop, that the meeting be adjourned.

MOTION CARRIED

Meeting adjourned at 4:28 p.m.

CHAIRPERSON