

TOWN OF SIDNEY

ADVISORY PLANNING COMMISSION MEETING MINUTES

April 17, 2018

PRESENT:

Chairperson: Denny Gelinis

Members: Art Finlayson, Debbie Gray, Graden Sol, Jane Hall, Jason Rodd, Jordan Templeman and Terry Johnston

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Alison Verhagen, Manager of Planning
Corey Newcomb, Municipal Planner
Alissa McCrea, Administrative Assistant

Absent: Brian Losie and Don Carscadden

1. **ADOPTION OF AGENDA:**

Moved by Graden Sol, seconded by Terry Johnston, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

2. **ADOPTION OF MINUTES:**

Moved by Graden Sol, seconded by Jordan Templeman, that the Minutes of March 20, 2018 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

3. **DEVELOPMENT PERMIT APPLICATION NO. DP100749 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100255:**

9762 Third Street & 9763 Fourth Street

PROPOSAL:

- The proposal is for the construction of a 5-storey mixed-use development consisting of two ground floor live/work units and 27 multi-family dwelling units.
- Variances are requested to relax the number of storeys in the proposed development, the setbacks for the upper storey decks, the percentage of the lot devoted to parking, and the location of the required 3 bedroom units. A fifth variance is also requested to allow residential live/work units to front on to the street.

Corey Newcomb gave a brief overview on the proposed development.

Presenter: Charles Kierulf, de Hoog & Kierulf Architects (Applicant)

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

- Site is narrow and has two frontages, on Third Street and Fourth Street;
- Building is divided 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 terraces 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. One-way drive aisle with entry on Third Street and exit on Fourth Street.

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

Members of the Commission had discussion regarding the proposed elevator location, staircases, windows, sidewalk canopies, internal courtyards and parking. One member of the Commission commented that there should be parking for each unit while another member commented that each of the live/work units should have at least one parking spot for any future employees. Mr. Kierulf commented that they are looking at offering car share options, similar to the neighbouring Quartet development, with the car share being tied to the unit.

Additional discussion was had by the Commission in regards to side massing and step backs. Members of the Commission agreed that having the building step back at upper floors on both Third and Fourth Street would create a more cohesive streetscape. There was discussion on reducing the size of the courtyard areas to achieve this. Commission members were also in favour of reducing the side massing at the street frontages to only what is required for fire separation and adding design elements to improve views for neighbouring developments. Several members of the commission commented that they were in favour of the overall design and colour of the building and look forward to seeing the revised plans.

Moved by Graden Sol, seconded by Jordan Templeman, that the Advisory Planning Commission recommends to Council that the applicant redesign portions of the building to address Development Permit Design Guidelines No. 21.3.1 (building massing), No. 21.3.2 (visual interest), No. 21.3.3 (integration with adjacent buildings), No. 21.3.16 (upper storey setbacks), No. 21.3.17 (cladding materials), No. 21.3.21 (side elevations) and No. 21.3.40 (utility kiosk screening) and present the revised design at a future Advisory Planning Commission meeting.

MOTION CARRIED 8:1
Opposed: T. Johnston:

4. ITEMS DISPOSITION BY COUNCIL:

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

ADJOURNMENT:

Moved by Debbie Gray, seconded by Graden Sol, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 4:12 p.m.

CHAIRPERSON