

TOWN OF SIDNEY

ADVISORY PLANNING COMMISSION MEETING MINUTES

February 6, 2018

PRESENT:

Chairperson: Don Carscadden

Members: Debbie Gray, Denny Gelinias, 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
Tara Mason, Administrative Assistant

Absent: Art Finlayson, Brian Losie

1. **ADOPTION OF AGENDA:**

Moved by Denny Gelinias, seconded by Jason Rodd, that the Agenda be adopted as circulated.

MOTION CARRIED:

2. **ADOPTION OF MINUTES:**

Moved by Jane Hall, seconded by Terry Johnston, that the Minutes of January 16, 2018, be adopted as circulated.

MOTION CARRIED:

3. **DEVELOPMENT PERMIT APPLICATION NO. DP100733 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100246:**

2348 Beacon Avenue

PROPOSAL:

- The proposal is for a 4-storey mixed-use development consisting of ground floor commercial space divided into 2 units and 3 upper floors containing a total of 9 multi-family dwelling units. The proposal is consistent with density regulations and is within the range of “bonus density” for the C1 zone.
- A variance is requested to allow for a fourth storey and additional height over that permitted for properties abutting Beacon Avenue in the C1 zone.

Corey Newcomb gave a brief overview on the proposed development.

Presenter: Silvia Bonet, Finlayson Bonet Architecture (Applicant)

Silvia Bonet, Architect, presented the development proposal for 2348 Beacon Avenue, giving an overview of the area in which it is located and stating that the proposed 4 storey building is surrounded by 1 and 2 storey buildings so it would be noticeable at this point in time but as the surrounding properties redevelop it will blend in with the neighbourhood. Ms. Bonet explained that the existing 1 storey building on the site was constructed with the intent to add additional floors above and the property owner's intent is to retain the existing ground floor, although some retrofitting may be necessary to meet current Building Codes. Ms. Bonet gave an overview of the floorplans, parking, balcony layout, and exterior materials and colours as well as an explanation of how the upper storeys step back from the Beacon Avenue frontage.

The Commission had extensive discussion regarding reuse of the original façade, balcony alignment and projection from building faces, storage for residential units, lane access to and past the building, and the heights of the upper floors of the building. Some members voiced concerns with parking availability on-site and in the surrounding neighbourhood for residents and customers, and visitors to the proposed development. There was agreement among the members that the developer should purchase car share memberships for the residential units as well as the commercial units in order to provide an alternative to private vehicle ownership for the occupants of the building. There was also discussion on whether smaller residential units in the building would result in less demand for parking on the site by residents, and members voiced mixed opinions on this issue.

There was discussion regarding the canopy on the front of the building and whether it could be extended to provide more protection for pedestrians, to which Ms. Bonet replied that the canopy already extended close to the property line and some alterations may be possible. Staff provided clarification that approval from the Town in the form of an Encroachment Agreement would be required in order for a canopy to project out beyond the property line. There was discussion on the changes that had been made to the 4th storey of the building since it was presented to Committee of the Whole, as well as on potential impacts of the Telus building, adjacent to the west, on the proposed development. Comments were made by some members regarding sight lines and views between buildings and separation between residential units on upper floors of adjacent buildings, as highlighted in the new Downtown Streetscape Standards document. Comments were made by members that the proposed development has an attractive, warm appearance, and the retention of the ground floor and extension of its design elements into the upper storeys were beneficial to the development.

Moved by Jason Rodd, seconded by Jane Hall, that the Advisory Planning Commission recommends to Council:

- 1. That owners and tenants in occupation of property within 75m (246ft) of 2348 Beacon Avenue be notified regarding Development Variance Permit Application No. DV100246 (to relax the number of storeys and height requirements), and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variances;**
- 2. That Development Permit Application No. DP100733 (to permit the construction of a 4-storey, mixed-use development consisting of ground floor commercial and 9 multi-family dwelling units) be brought before Council for consideration of approval if Council authorizes the issuance of the Development Variance Permit; and**
- 3. That as conditions of approval of Development Permit Application No. DP100733 and Development Variance Permit Application No. DV100246, and prior to the issuance of Building Permit, the property owner shall:**
 - a. Register a restrictive covenant on the subject property which would ensure that the future strata council may not restrict occupancy in the building based on age;**

- b. **Address Development Permit Guideline No. 21.3.27 (canopies and awnings) and 21.3.40 (utility kiosks) to the satisfaction of the Director of Development Services, Engineering, Parks and Works; and**
- c. **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.**
- d. **Utilize a portion of the Payment in Lieu of Parking funds toward the purchase of 11 permanent car-share memberships registered to the residential and commercial units in the proposed development and provide proof of purchase from the car share operator.**

OPPOSED: Denny Gelinas, Terry Johnston
MOTION CARRIED 6:2

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100734 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100247:**

2420-2432 Beacon Avenue and 9812-9816 Fourth Street

PROPOSAL:

- The proposal is for a 5-storey mixed-use development consisting of ground floor commercial space in one unit and 4 upper floors containing a total of 35 multi-family dwelling units.
- Variances are requested to relax the maximum height and number of storeys, and also to reduce the number of parking spaces for the proposed development.

Alison Verhagen gave a brief overview on the proposed development.

Presenter: Silvia Bonet, Finlayson Bonet Architecture (Applicant)

Silvia Bonet, Applicant, presented the proposed redevelopment of 2420-2432 Beacon Avenue and 9812-9816 Fourth Street, giving the context of the surrounding neighbourhood and 5 storey building under construction directly adjacent to the north. Ms. Bonet gave an overview of the proposed parking, floorplans, exterior materials, and accent lighting proposed for the building, describing how building elements address the street corner at Beacon and Fourth and how additional details in the use of materials and colours were added to the ground floor to enhance the building from a pedestrian perspective. She explained the changes that had been made to the building since it was presented to the Committee of the Whole, including upper storey step-backs at the 4th and 5th floor levels as well as changes to the materials and colours. Ms. Bonet explained the request for a parking variance was due to an early design change to increase the size of the commercial space to improve the appearance of the ground floor, which resulted in a decrease in the amount of space available for surface parking.

Positive comments were made by several Commission members regarding the building's design elements, upper storey setbacks, sightlines, colours, and materials, with some commenting that it was improved from the original proposal. There was support for the proposed "upswept", slanted wood-clad soffit style, especially at the south-east corner of the building closest to the Beacon and Fourth St intersection, with some comments that it worked with the proposed colours and materials to give a subtle nautical feel to the building. Comments were made regarding how the proposed upper storey setbacks from Beacon Avenue would provide a good transition to the 5 storey building under construction directly to the north of the building. There was also discussion regarding sight lines and views between buildings and separation between residential units on upper floors of adjacent buildings, as highlighted in the new Downtown Streetscape Standards document.

There was discussion on the parking and loading areas and the location of gates providing screening and security for parked vehicles, to which Ms. Bonet clarified that there may be a second security gate inside the parking area. Members were in agreement that the applicant should pay in

lieu for the 4 parking spaces not provided rather than request a variance, and there was some discussion around how additional parking spaces could be created if changes were made to bicycle parking areas. There was discussion around options for bicycle parking including the use of individual wall-mounted racks at the end of parking spaces instead of a separate bike room.

There was discussion about how new developments can reflect the history of Sidney and its waterfront setting, and a discussion ensued regarding different styles of architecture responding to the present time, as well as street level design elements and pedestrian experience on the sidewalks. Members commented on the canopy overhang proposed for the building along its Beacon Avenue frontage, and Ms. Bonet provided feedback on the changes made to the canopy size since presentation to Committee of the Whole. There was consensus among the group that the applicant should work with staff to see if the canopy overhang can be increased along Beacon Avenue.

Comments were made regarding the impact that an increased downtown population caused by this and other nearby developments would likely have on businesses in the area and on the vibrancy of the sidewalks and public spaces, particularly in the evenings. A member also commented that the proposed development may attract a different, more mixed demographic than is typical for Sidney.

Moved by Graden Sol, seconded by Jordan Templeman, that the Advisory Planning Commission recommends to Council:

- 1. That the request for a variance to the Parking Bylaw to reduce the required number of parking spaces from 44 spaces to 40 spaces be denied;**
- 2. That owners and tenants in occupation of property within 75m (246ft) of the properties at 2420-2432 Beacon Avenue and 9812-9816 Fourth Street be notified of Development Variance Permit Application No. DV100247 (to relax the maximum height and number of storeys), and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variances;**
- 3. That Development Permit Application No. DP100734 (to permit the construction of a 5-storey, mixed-use development consisting of ground floor commercial space and 35 multi-family dwelling units) be brought before Council for consideration of approval if Council authorizes the issuance of the Development Variance Permit;**
- 4. That as a condition of approval of Development Permit Application No. DP100734, the property owner shall:**
 - a. Prior to the issuance of Building Permit, address Development Permit Guidelines No. 21.3.21 (side elevations), 21.3.27 (canopies and awnings), 21.3.39 (landscaping details), and 21.3.40 (utility kiosk screening) to the satisfaction of the Director of Development Services, Engineering, Parks and Works; and**
 - b. Prior to the issuance of Building Permit, 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; and**
- 5. That as a condition of approval of Development Variance Permit Application No. DV100247, the property owner shall, prior to the issuance of Building Permit, register a restrictive covenant on the subject property which would ensure that the future strata council may not restrict occupancy in the building based on age.**

MOTION CARRIED UNANIMOUSLY

5. ITEMS DISPOSITION BY COUNCIL:

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

ADJOURNMENT:

Moved by Denny Gelinis, seconded by Terry Johnston, that the meeting be adjourned.

MOTION CARRIED

Meeting adjourned at 5:57 p.m.

CHAIRPERSON