

TOWN OF SIDNEY

ADVISORY PLANNING COMMISSION MEETING MINUTES

January 16, 2018

PRESENT:

Chairperson: Don Carscadden

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

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Tim Tanton, Director of Development Services, Engineering, Parks & Works
Corey Newcomb, Municipal Planner
Alissa McCrea, Administrative Assistant

Absent:

Councillor Lougher-Goodey chaired the meeting until the election of a Chairperson.

1. INTRODUCTIONS AND ELECTION OF THE CHAIRPERSON AND VICE CHAIRPERSON:

Don Carscadden was elected, by majority vote, Chairperson of the Advisory Planning Commission.

Councillor Lougher-Goodey turned the meeting over to the Chairperson.

Denny Gelinas was elected, by acclamation, Vice Chairperson of the Advisory Planning Commission.

MOTION CARRIED:

2. ADOPTION OF AGENDA:

Moved by Brian Losie, seconded by Art Finlayson, that the Agenda be adopted as circulated.

MOTION CARRIED:

3. ADOPTION OF MINUTES:

Moved by Jane Hall, seconded by Brian Losie, that the Minutes of December 5, 2017 be adopted as circulated.

MOTION CARRIED:

4. REVIEW OF APC BINDER:

Staff gave a brief overview of what should be contained in the member's APC binders. Members can contact Alissa if they have any questions.

5. REVIEW OF APC MANDATE:

Staff provided a PowerPoint overview of the APC meeting format, the types of applications that can be referred by Council and the overall Commission mandate. Members can contact staff if they have any questions.

6. DEVELOPMENT PERMIT APPLICATION NO. DP100724 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100234:

2471 Orchard Avenue

PROPOSAL:

- The proposal is for the construction of two single-family small lot dwellings, each on a new fee simple lot resulting from the subdivision of the subject property.
- A variance is requested to relax the lot coverage requirement for both proposed dwellings.

Corey Newcomb gave a brief overview on the proposed development.

Presenters: Bernie Struck and Ross Elliot (Applicants)

Mr. Bernie Struck, Applicant, presented the proposed redevelopment of 2471 Orchard Avenue, explaining that the existing single-family dwelling will be demolished in order to subdivide the subject property into 2 new fee simple lots. They propose to construct a new 2 storey single family dwelling with modern exteriors that will feature cedar shingles, metal cladding, etc. on each lot. Mr. Struck advised that he and Mr. Elliot intend to live in the homes on their respective lots and have designed the homes according to their needs so that they may age in place. The homes have been designed to suit the individual tastes of Mr. Struck and Mr. Elliot but are complementary to each other. Mr. Struck advised that a variance is being requested for each lot i.e. to increase lot coverage from 35% to 39.5% and to 39.8% to allow for more function on the main ground floor.

The Commission had extensive discussion regarding the north elevation of the proposed single-family dwelling on the corner lot; the primary concern of members of the Commission being the lack of character facing onto Orchard Avenue and the detrimental visual effects that it would have on the neighbourhood. Suggestions for improvements to the elevation include pergolas, making use of landscaping, and the creation of bump outs where the fireplace is located on the main floor as well as on the second floor. Several members commented that they liked the design and concept for the two dwellings and feel they will fit in well with the neighbourhood, with the exception of the north elevation on the corner dwelling. Both Mr. Struck and Mr. Elliot advised that they were willing to look into alternatives to improve the elevation facing onto Orchard Avenue.

An amended motion was made, to include a condition that Development Permit Guideline No. 19.3.26 (corner lot elevations) be addressed to the satisfaction of the Director of Development Services, Engineering, Parks and Works prior to the issuance of Building Permit. The motion was carried.

Brief discussion was also had by members regarding whether the dwellings would have gas, hot water on-demand, crawl spaces and electrical conduits for future installation of electrical car charges.

Moved by Graden Sol, 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 2471 Orchard Avenue be notified regarding Development Variance Permit Application No. DV100234 (to relax the maximum allowable lot coverage) 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. DP100724 (to permit the construction of two small lot single-family dwellings) be brought before Council for consideration of approval if Council authorizes the issuance of the development variance permit; and,
3. That as a condition of approval of Development Permit Application No. DP100724, the property owner:
 - a. 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
 - b. Provide further information on the design of the retaining walls and fencing to be used at the perimeter of the subject properties prior to the issuance of Development Permit; and
 - c. Address Development Permit Guideline No. 19.3.26 (corner lot elevations) to the satisfaction of the Director of Development Services, Engineering, Parks and Works prior to the issuance of Building Permit.

MOTION CARRIED:

7. ITEMS DISPOSITION BY COUNCIL:

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

ADJOURNMENT:

Moved by Brian Losie, seconded by Jane Hall, that the meeting be adjourned.

MOTION CARRIED:

Meeting adjourned at 4:26 p.m.

CHAIRPERSON