

TOWN OF SIDNEY
ADVISORY PLANNING COMMISSION MEETING MINUTES

July 3, 2018

PRESENT:

Chairperson: Don Carscadden

Members: Art Finlayson, Brian Losie, Debbie Gray, Denny Gelinias, Graden Sol, Jane Hall and Jason Rodd

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Andrew Hicik, Director of Corporate Services
Corey Newcomb, Acting Manager of Planning
Yazmin Hernandez Banuelas, Municipal Planner
Kevin Webber, Planning Technician
Alissa McCrea, Administrative Assistant

Absent: Jordan Templeman and Terry Johnston

1. **ADOPTION OF AGENDA:**

Moved by Brian Losie, seconded by Graden Sol, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

2. **ADOPTION OF MINUTES:**

Moved by Brian Losie, seconded by Denny Gelinias, that the Minutes of June 5, 2018 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

3. **DEVELOPMENT PERMIT APPLICATION NO. DP100753, AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100258**

9633 Eighth Street

PROPOSAL:

- The proposal is to subdivide the existing property and construct a couplet house dwelling on the resulting new lots.
- The applicant is requesting two variances: (1) to increase the maximum allowable lot coverage and (2) to increase the allowable gross floor area of the second storey as a percentage of the first storey.

Corey Newcomb gave an overview of the proposed development.

Presenter: Tim Rodier, Outlook Home Design, Designer

Mr. Tim Rodier gave an overview of the proposal to subdivide the property at 9633 Eighth Street into two lots and to construct a couplet house, highlighting the following:

- Demolish the existing single-family dwelling and subdivide lot into two lots;
- Construct a two-storey couplet house (a non-stratified duplex that shares a party wall);
- Designed for families and for aging in place, with living space at the rear of the dwellings;
- Contemporary finishes – aluminum and cement boards;
- Durable exterior finishes;
- Frontage off Eighth Street with garages and surface parking accessible off of the rear access aisle;
- Accessible elevator; and
- Roof-top patios;

Mr. Rodier advised variances are being requested to increase the maximum allowable lot coverage (Lot A from 35% to 42.7% and Lot B from 35% to 42.9%) and to increase gross floor area of the second storey from 70% to 100% of the first storey.

Jason Rodd recused himself from this agenda item due to a conflict.

Members of the Commission had discussions regarding the roof line, storage, the garages, windows, the elevator towers and the roof patios. Suggestions were made by the Commission that the applicant consider combining the garages and lofting the roofs to provide for more storage as well as creating privacy for the surface parking. Several members were concerned with the flat roofline and how it would fit in to the surrounding neighbourhood as well as the appearance and visibility of the elevator towers. Several members also commented that, with the exception of the roofline, they liked the overall design.

Moved by Brian Losie, 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 the property that is the subject of Development Variance Permit Application No. DV100258 (to relax the maximum allowable lot coverage and gross floor area of the second storey) 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;**
- 2. That Development Permit Application No. DP100753 (to permit the construction of a couplet dwelling) 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. DP100753, the property owner shall:**
 - a. Address Design Guidelines No. 19.3.9 (window adjacencies), 19.3.2 (roof structures) and No. 19.3.32 (tree retention and placement) to the satisfaction of the Director of Development Services, Engineering, Parks and Works; and**
 - 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.**

MOTION CARRIED UNANIMOUSLY

4. DEVELOPMENT PERMIT APPLICATION NO. DP100736

9965 & 9981 Fourth Street

PROPOSAL:

- The proposal is for a 4-storey residential development consisting of a total of 31 multi-family (condominium) dwelling units. The development includes a range of unit sizes from 1-bedroom to 3-bedroom units.

Yazmin Hernandez Banuelas gave an overview of the proposed development.

Presenter: Duane Ensing, Villamar Design

Mr. Duane Ensing, Designer, presented the proposal for a 4-storey residential building on Fourth Street, between Henry and Mt. Baker Avenues, highlighting on the following:

- 8 units on each of the 3 upper storeys and 7 units on main floor (31 units);
- Main entrance to building off Fourth Street;
- Underground parking entrance off Fourth Street with 32 vehicle parking spaces and 34 bicycle spaces;
- Additional 6 bicycle spaces will be located in an exterior rack for visitors;
- Garbage and recycling facility will be located on the north side;
- Landscaping – lawn, patio and walkway areas with fencing; and
- Durable exterior materials – long lasting & easy maintenance.

Mr. Ensing advised the project meets all setback requirements and there are no variances being requested. He noted the purpose of the design was to construct something a little more unique and to create diversity of design in the neighborhood.

Discussion was had by the Commission regarding the location of the upper floor balconies, location of accessible units, tree retention, trades parking and overall design of the building. Several members liked the articulation and variation in rooflines but disliked the ‘tunnel-like’ appearance of the front entrance. One member commented that they would prefer the upper floors to step back and requested interest be added to the south elevation. Several Members commented they would like the patios of the ground level units to have access to Fourth Street and possibly be enlarged. Members discussed the location of the garbage and recycling enclosure at length, preferring they be relocated to the underground parking garage.

Several members also commented that they appreciated the lack of variance and the parking being provided in an underground garage.

Moved by Graden Sol, seconded by Brian Losie, that the Advisory Planning Commission recommends to Council:

That Development Permit Application No. DP100736 (for the form and character of a 4 storey residential development with 31 multi-family dwelling units) be approved, subject to the following condition:

1. **That prior to the issuance of Building Permit the property owner shall:**
 - a. **Address Design Guidelines No. 20.3.9 (Location of garbage containers), No. 20.3.23 (hard-surfaced driveway materials), 20.3.28 (Ground floor units access to Fourth Street), 20.3.29 (utility kiosk screening) and 20.3.31 (hard landscaping elements) to the satisfaction of the Director of Development Services, Engineering, Parks and Works.**

- b. **Address Off-Street Parking & Loading Bylaw No. 2140, Section 5.5.7 (rack protection against weather conditions) to the satisfaction of the Director of Development Services, Engineering, Parks and Works;**
- c. **Register a restrictive covenant on the title of the property with the Town as a signatory, prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age; and**
- d. **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.**

MOTION CARRIED UNANIMOUSLY

Kevin Webber and Yazmin Hernandez-Banuelas left the meeting at 4:30 pm

5. DEVELOPMENT PERMIT APPLICATION NO. DP100765, AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100267

9821 & 9837 Third Street

PROPOSAL:

- The proposal is for a 6-storey mixed-use building consisting of ground floor commercial and five upper floors containing a total of 85 multi-family dwelling units as well as a separate 3-storey commercial office building.
- Parking for the two buildings (both residential and commercial) is proposed to be located in an underground parking garage with 86 spaces, accessed from Sidney Avenue. In addition, the applicant is proposing to dedicate 35 public parking spaces to the Town in a surface parking lot located behind the buildings.
- The applicant is requesting variances for the height, number of storeys and the number and location of the required 3-bedroom units in the mixed-use building. A parking variance has also been requested to reduce the overall parking for the development from 125 down to 91.

Corey Newcomb gave an overview of the proposed development.

Presenter: Heather Spinney, Praxis Architecture

Ms. Heather Spinney, Architect, presented the proposal for a 6-storey mixed-use building and a separate 3-storey office building (both buildings on top of shared underground parking), highlighting on the following:

- 6-storey mixed-use building; residential main entrance off Sidney Avenue;
- 3-storey office/commercial building; main entrance off Second Street;
- Focus on animation and activity at street level and significant setback at the corner of Third Street and Sidney Avenue;
- Underground parking access off Sidney Avenue (86 spaces - 20 commercial and 66 residential);
- Garbage and recycling for both commercial and residents to be located in underground parkade;
- Surface parking access off Second Street and Third Street (35 spaces);

- Plenty of bicycle parking spaces;
- Commercial loading spaces – 1 underground and 1 surface;
- Pedestrian walkways from the surface parking courtyard to both Sidney Avenue and Second Street;
- Pedestrian connection between Second Street and Third Street;
- Large clearance area from Stone's Throw building, with landscaping;
- Adaptable units on each floor and range of unit sizes;
- Storeys step-back along Third Street; not along Sidney Avenue;
- Lots of balconies and hangovers to create modulation;
- Durable exterior materials – metal cladding with wood effect and another tile-like cladding; and
- Landscaping – decorative paving, trees and metal benches, broom finish concrete, long grasses and trees in planters along Third Street.

Ms. Spinney noted the overall design reflects the seaside vernacular – plenty of terraces and balconies for access to outdoors, significant glazing to highlight views and allow natural light, lots of glass and aluminum railings reflecting a nautical aesthetic and the use of durable and high quality materials.

Mr. Jim Partlow spoke to the landscape plan for the development. He advised that they will be freshening up the sidewalk along Third Street and that while they would like to keep the existing trees along Third Street and Sidney Avenue they would most likely need to be replaced due to the excavation for the underground parkade. Similarly, they will be attempting to preserve the existing hedge currently dividing parking lot B from the existing Stone's Throw building. Should the hedge be damaged they would replace it with plantings shown on the landscape plan. He also advised that they would be making use of trellises, both in the courtyard parking lot and on the elevator shaft to add additional greenery and to soften the façade. He also advised that they intended to use interlocking pavers on the parking courtyard as opposed to a non-permeable surface material to lessen the heat generated during warmer months.

Members of the Commission had extensive discussion regarding the height, massing and setbacks of the development. Several members commented that the building was very large with substantial horizontal massing. Members were concerned regarding the lack of upper storey setbacks on Sidney Avenue and believed there should be a setback on the 5th storey level as well as a substantially increased set back on the 6th storey level. Members suggested pulling the building overhang slightly forward on Third Street and Sidney Avenue and incorporating a canopy to provide increased weather protection above the sidewalk as well as to reduce the apparent massing of the upper storeys. Several members also recommended bringing the centre portion of the building which faces Third Street forward starting at the 2nd storey level, stepping back at appropriate intervals, and carrying over another colour to increase interest and break up the building's horizontal massing. Additional conversation was had in regards to balconies, lack of articulation in the roofline, lack of interest along the south elevation and the location of the elevator shaft.

Conversation was had by the Commission in regards to the commercial units including whether a unit would be plumbed for a restaurant or café. There was also discussion regarding commercial loading, garbage and recycling locations, employee parking, and potential exterior seating.

Jane Hall left the meeting at 6:00pm

Additional questions were raised by commission members regarding the length of the interior hallways, management of the surface parking by the Town, secure access to the parkade,

stratification options, vacation rentals, the possibility of Modo car share memberships and how parking will be allocated.

Moved by Brian Losie, seconded by Graden Sol, that the Advisory Planning Commission recommends to Council that the applicant address the following design guidelines and present the revised proposal at a future Advisory Planning Commission meeting:

- 1. Design Guideline No. 21.3.16 (upper storey setbacks) specifically for the north side of the building facing Sidney Avenue by adding a setback at the fifth storey level and another more substantial setback at the sixth storey level; and**
- 2. Design Guidelines No. 21.3.1 (massing), No. 21.3.7 (retail frontages), No. 21.3.21 (side elevations), No. 21.3.22 (roof treatment), No. 21.3.24 (commercial facades), No. 21.3.26 (restaurant venting), No. 21.3.27 (canopies), No. 21.3.28 (avoiding large facades), No. 21.3.32 (hard surface materials), No. 21.3.39 (landscaping), No. 21.3.40 (utility kiosk location and screening), No. 21.3.45 (tree locations), No. 21.3.46 (site lighting), and No. 21.3.57 (signage).**

MOTION CARRIED UNANIMOUSLY

6. ITEMS DISPOSITION BY COUNCIL:

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

ADJOURNMENT:

Moved by Debbie Gray, seconded by Brian Losie, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 6:27 p.m.

CHAIRPERSON