

TOWN OF SIDNEY

ADVISORY PLANNING COMMISSION MEETING MINUTES

June 5, 2018

PRESENT:

- Chairperson: Don Carscadden
- Members: Debbie Gray, Denny Gelinias, Graden Sol, Jason Rodd, Terry Johnston , Brian Losie, and Jane Hall
- Council Liaison: Councillor Erin Bremner-Mitchell
- Staff: Alison Verhagen, Manager of Planning
Corey Newcomb, Municipal Planner
Kelly Albucz, Administrative Assistant
- Absent: Art Finlayson, Jordan Templeman, Councillor Mervyn Lougher-Goodey

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 Denny Gelinias, seconded by Graden Sol that the Minutes of May 1, 2018 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

3. **OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OP100034, ZONING AMENDMENT APPLICATION NO. RZ100100, DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100262, AND DEVELOPMENT PERMIT APPLICATION NO. DP100757**

2325 Harbour Road

PROPOSAL:

- The proposal is for a 2 storey residential development consisting of 3 townhouse dwelling units. Vehicle access and parking for the development would be via Harbour Road.
- The proposal requires an amendment to the Official Community Plan (OCP) to amend the land use designation from Neighbourhood Residential (RES-1) to Multi-Family Residential (RES-3) as well as a Zoning Bylaw amendment from R1 (Single-Family Low Density Residential) to RM5 (Multi-Family Low Density Residential).

- The applicant is also requesting variances to the proposed zoning, to relax the front, rear and side exterior setback requirements and to waive the adaptable dwelling unit requirement.

Corey Newcomb gave an overview of the proposed development.

Presenter: Jeff Causton, Blackline Home Design, Designer

Mr. Jeff Causton gave an overview of the proposed two (2) storey residential development consisting of three (3) townhouse dwelling units with vehicle access and parking for the development via Harbour Road. The following points were highlighted:

- Proposed tree removal at edge of property to be replaced by fence with planter feature allowing shrubs to grow along property line. Trees on the East side of property belong to adjacent property. Tree removal will be assessed as development progresses.
- Building elevations will be in step with property elevations.
- Rock wall to remain with screening added.
- Design proposes a level frontage to allow for comfortable slope of driveway.
- The wider boulevard on Bowden Road softens impact of requested setback reduction on western boundary of property.

The Commission discussed at length impacts to adjacent properties should setback variances be allowed. It was noted that an adjacent property to the south of the development is situated very close to property line. Staff stated it was due to different zoning requirements for interior lot line setbacks. The Commission suggested adding an elevator to the design in order to meet adaptable dwelling unit requirements. Mr. Causton stated this would impact elevations and interior design of the units. Staff added that the addition of an elevator would not satisfy all of the requirements for adaptable dwelling units. Mr. Causton suggested that stair lifts could be installed, as stair wells were wide enough to accommodate this. The Commission noted that the area is a mixed neighbourhood of industrial, multi-family, and residential and the proposed development mirrors what already exists in the neighbourhood and felt they could support the application.

Moved by Graden Sol, seconded by Terry Johnston that the Advisory Planning Commission recommends to Council:

- 1. That staff prepare Official Community Plan Bylaw and Zoning Bylaw amendments in relation to Official Community Plan Amendment Application No. OP100034 and Zoning Amendment Application No. RZ100100, and that the bylaws be brought before Council for consideration of first and second readings and whether to schedule public hearings 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. DV100262 (to relax the front, rear and side exterior setbacks and adaptable dwelling unit requirement) 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 variances;**
- 3. That Development Permit Application No. DP100757 (to permit the construction of a two storey townhouse development with 3 dwelling units) be brought before Council for consideration of approval if Council authorizes the issuance of the Development Variance Permit;**
- 4. That as conditions of approval of Zoning Amendment Application No. RZ100100, the property owner shall, prior to the issuance of Building Permit:**
 - a. Construct, or provide surety for the construction of, a concrete sidewalk along the entire frontage of the property and extending to Allbay Road.**
 - b. That a construction management plan be provided committing the property owner to: (1) ensuring that demolition and construction activities not commence until after the**

current Great Blue Heron nesting cycle is complete on or about September 15, 2018, (2) completing the shell of the eastern townhome as quickly as practical before the commencement of the next nesting cycle on or about January 15, 2019 so as to provide a noise barrier between construction activities and the nesting area, and ensuring that activities which create significant noise occur to the extent practical at the western end of the property, and (3) protection of trees along the southern and eastern property lines.

- c. Register a restrictive covenant on the title of the property with the Town as a signatory, committing the property owner to a construction timeline in order to protect the Great Blue Heron nests on the adjacent property, advising future residents of the existence of adjacent marine industrial and commercial uses and their potential impacts, and prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age.
5. That as conditions of approval of Development Permit Application No. DP100757 the property owner shall, prior to the issuance of Building Permit:
 - a. Address Design Guidelines No. 20.3.23 (hard surfaced areas), No. 20.3.29 (utility kiosk screening) and 20.3.34 (tree canopy over public sidewalks) 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.

MOTION CARRIED UNANIMOUSLY

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100756, DEVELOPMENT VARIANCE APPLICATION NO. DV100261**

9850, 9858-9862, and 9866-68 Fourth Street

PROPOSAL:

- The proposal is for a 4-storey multi-family residential development containing a total of 37 multi-family dwelling units.
- Variances are requested to extend the payment in lieu boundary for required parking spaces; to allow balconies to project into required setbacks, and to allow parking spaces in the exterior side setback.
- The proposal is consistent with key objectives and policies contained within the official community plan that support higher densities of residential development in the areas near Sidney's downtown.

Alison Verhagen gave brief overview of the proposed development.

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

Mr. Kierulf gave an overview of the proposed four (4) storey multi-family residential development containing a total of 37 multi-family dwelling units. The following highlights were presented:

- Plan in place for tree removal.
- Main level parking.
- Lobby situated on Fourth Street in centre of building.
- Ground floor units to have small patio area.

- Exterior finishes and colour palettes along with varying use of wood, stucco and cement fibre panels will mitigate street views of storeys that have not been stepped back.
- Landscaping and slat fencing to screen off-street parking area.

The Commission commended the project for affordability and adaptable units included in the plans.

The Commission expressed concern regarding the following:

- Parking for bicycles in basement storage area would not be utilized by cyclists.
- Building finishes sub-par for highly visible town location and not in keeping with other buildings in area.
- Scooter “plug-ins” should be part of the design.
- Addition of gate/garage door would ensure better security for building residents.
- Decrease in parking would be an issue for surrounding residents and in the downtown core area.

Denny Gelinis left the meeting at 4:15 p.m.

The Commission recommended the applicant consider amending design elements of concern and re-submit the application to the Commission for consideration.

Moved by Grade Sol, seconded by Terry Johnston that the Advisory Planning Commission recommends to Council that the applicant redesign the proposed development, addressing elements related to exterior design and materials, upper storey setbacks, roofline, and vehicle, bicycle, and scooter parking, and present the revised design to the Advisory Planning Commission.

MOTION CARRIED 6:1
OPPOSED: J. HALL

5. DEVELOPMENT PERMIT APPLICATION NO. DP100751

2060 White Birch Road

PROPOSAL:

- The development proposal is for two 4-storey residential buildings consisting of a total of 33 multi-family dwelling units, commercial space and surface parking.
- The existing marina office building on the property would be replaced in one of the new buildings, which would also contain residential dwelling units and commercial space.
- The proposal is consistent with the majority of the key objectives and policies contained within the Official Community Plan.

Alison Verhagen gave brief overview of the proposed development.

Presenter: Peter Hardcastle – Hillel Architecture Inc. (Architect)

Mr. Peter Hardcastle gave an overview of the proposed development of two 4-storey buildings with a total of thirty-three (33) multi-family dwelling units and commercial space and highlighted the following:

- A Development Permit had been approved, however, had expired causing a new Development Permit application to be required.
- Changes to Off-Street Parking Bylaw generated changes to original parking plans. A second bicycle parking area has been added to entrance way to parking level, which could also accommodate scooter parking.
- Storage for units located across hallway rather than in basement which also could be utilized for scooter storage.
- Installation of improved access turn around on White Birch Road.
- Main storey of one of the buildings has space to accommodate marina operations with ample parking for patrons and residents alike.
- Other minor adjustments for sea level rise were also included in the new permit application.

Jane Hall left the meeting at 4:40 p.m.

The Commission appreciated the exterior finishes of the design along with the details to parking and access to the complex, as well as the proposed landscaping and site finishing. The Commission felt the development would be an improvement to the neighbourhood and could support the application.

Moved by; Brian Losie, seconded by Graden Sol, that the Advisory Planning Commission recommends to Council that Development Permit Application No. DP100751 (to permit the construction of two 4-storey buildings with a total of 33 multi-family dwelling units and commercial space) be approved, subject to the following condition:

1. That prior to the issuance of Building Permit, the applicant pays 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

6. ITEMS DISPOSITION BY COUNCIL:

Councillor Erin Bremner-Mitchell gave an update on Council's decisions with regard to recent Development Applications.

ADJOURNMENT:

Moved by Debbie Gray, seconded by Terry Johnston that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 5.27 p.m.

CHAIRPERSON