

TOWN OF SIDNEY

ADVISORY PLANNING COMMISSION MEETING MINUTES

March 20, 2018

PRESENT:

Chairperson: Don Carscadden

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

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Alison Verhagen, Manager of Planning
Matt Blakely, Planning Technician
Alissa McCrea, Administrative Assistant

Absent: Debbie Gray and Jordan Templeman

1. **ADOPTION OF AGENDA:**

Moved by Brian Losie, seconded by Denny Gelinias, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

2. **ADOPTION OF MINUTES:**

Moved by Jane Hall, seconded by Terry Johnston, that the Minutes of March 6, 2018 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100746:**

2413 Orchard Avenue & 9647 Fifth Street

PROPOSAL:

- The proposal is for the construction of a 2 storey development consisting of 6 townhouse dwelling units.
- Each unit has main living facilities (including a den) on the first floor with two or three bedrooms above on the second floor. The building also includes optional private elevators for each unit as well as a rooftop terraces, which are accessible via an exterior stairwell. Vehicle access is from the rear lane to individual single-car garages located on the basement level.

Alison Verhagen gave a brief overview on the proposed development.

Presenter: Sylvia Bonet, Finlayson Bonet Architecture (Project Architect)

Silvia Bonet, Architect, gave a PowerPoint presentation of the proposal for a 2 storey, 6 unit multi-family townhouse development at the corner of Orchard Avenue and Fifth Street, highlighting that the two existing lots would be consolidated in order to construct a single U-shaped building surrounding a central vehicle access area. The proposed development will front onto Orchard

Avenue with the drive aisle accessed off of the existing laneway leading down into the individual garages on the lower floor. Ms. Bonet advised that there are three Willow Trees on the property that they are hoping to retain but due to the proximity of the drive aisle they may need to be replaced. She continued to advise that for each unit the kitchen, living room and den would be located on the main floor, bedrooms on the upper floor and would also include a rooftop terrace, with appropriate screening between units. Ms. Bonet described the design as traditional (peaked roof, wood, etc.) mixed with contemporary (flat roof, corrugated metal, etc.).

Ms. Bonet explained that, as per the Town's Flood Construction Level policy, the habitable floor area will be built at an elevation of 4.25 metres, with the garage and unfinished area below.

Members of the Commission had discussion regarding the flood construction level, the adaptability of the units, the laneway, the proposed finishes and the potential affordability for families. Several members commented that the design fit well into the neighbourhood.

Moved by Brian Losie, seconded by Graden Sol, that the Advisory Planning Commission recommends to Council that: Development Permit Application No. DP100746 (to permit the construction of a 2 storey townhouse development with 6 dwelling units) be approved, subject to the following conditions:

- a) That the applicant address Design Guidelines No. 20.3.23 (hard surfacing), 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 prior to the issuance of Building Permit;
- b) The property owner shall register a restrictive covenant on the title of the property prior to the issuance of Building Permit, prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age; 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 prior to the issuance of Building Permit.

MOTION CARRIED UNANIMOUSLY:

Art Finlayson arrived at 3:33 p.m.

5. **DEVELOPMENT PERMIT APPLICATION NO. DP100747 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100254:**

10490 Resthaven Drive

PROPOSAL:

- The proposal is to construct a new 2 storey development consisting of 8 townhouse dwelling units split between two buildings. Vehicle access is via a centre two-way access aisle and parking is accommodated in 8 single car garages and two surface parking spaces.
- Variances are requested to relax the front and rear yard setback requirements as well as the setback requirement for the location of the surface parking spaces.

Matt Blakely gave a brief overview on the proposed development.

Presenter: Ron McNeil (Designer)

Ron McNeil, Designer, gave a PowerPoint presentation of the proposed development. He advised that this is a revised design to ensure the project's financial viability and address current market conditions, as well as to create a design more complimentary to the neighborhood.

Mr. McNeil noted the design has been scaled back to 2 storeys (rather than 2.5) and ground-level parking (rather than sloped down). He advised the footprint has increased in order to

include the master bedroom and ensuite on the main floor. The two adaptable units have been relocated to the two rear units, and the main floor oriented to eliminate the need to rough-in a personal elevator shaft. It was noted 10 parking spaces would be provided (i.e. 8 single-car garages and 2 visitor spaces at rear of the property). Mr. McNeil advised that they are proposing to pave the drive aisle using asphalt in order to save costs but are looking into using stamped asphalt to relieve the monotonous appearance.

Several members of the Commission commented that the redesign was more attractive and that it suits the neighbourhood. Further discussion was had by the Commission regarding hot water tanks, finishes, electrical vehicle conduits, and surface water for the driveway.

Moved by Denny Gelinis, seconded by Graden Sol, that the Advisory Planning Commission recommends to Council that:

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. DV100254 (to relax the front yard, rear yard, and parking setback requirements) 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. DP100747 (to permit the construction of a 2 storey townhouse development with 8 dwelling units) 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. DP100747, the property owner:
 - a. Address Design Guidelines No. 20.3.23 (driveway materials) to the satisfaction of the Director of Development Services, Engineering, Parks and Works.
 - b. Register a restrictive covenant on the title of the property prior to the issuance of Building Permit, prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age.
 - 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 prior to the issuance of Building Permit.

MOTION CARRIED UNANIMOUSLY:

6. 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 Graden Sol, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 4:05 p.m.

CHAIRPERSON