

TOWN OF SIDNEY

ADVISORY PLANNING COMMISSION MEETING MINUTES

May 1, 2018

PRESENT:

Chairperson: Don Carscadden

Members: Art Finlayson, Debbie Gray, Denny Gelinias, Graden Sol, Jason Rodd, Jordan Templeman and Terry Johnston

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Alison Verhagen, Manager of Planning
Corey Newcomb, Municipal Planner
Alissa McCrea, Administrative Assistant

Absent: Brian Losie and Jane Hall

1. **ADOPTION OF AGENDA:**

Moved by Denny Gelinias, seconded by Terry Johnston, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

2. **ADOPTION OF MINUTES:**

Moved by Art Finlayson, seconded by Graden Sol, that the Minutes of April 17, 2018 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

3. **DEVELOPMENT PERMIT APPLICATION NO. DP100749 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100255:**

9762 Third Street & 9763 Fourth Street

PROPOSAL:

- The proposal is for the construction of a 5-storey mixed-use development consisting of two ground floor live/work units and 27 multi-family dwelling units.
- 17 parking spaces would be contained under the building in a partially underground parking garage, with 4 storeys of residential above, making the building 5 storeys in the centre of the block. Only 4 storeys would be visible from the street and the building is under its maximum height requirement.
- The proposal is consistent with the Town's density regulations and is within the range of "base density" for the C1 zone (i.e. no bonus density is required).
- Variances are requested to relax the number of storeys in the proposed development, the percentage of the lot devoted to parking, and the location of the required 3 bedroom units. A fourth variance is also requested to allow residential live/work units to front on to the street.

Corey Newcomb gave a brief overview on the proposed development.

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

Mr. Charles Kierulf, de Hoog & Kierulf Architects, Applicant, gave a PowerPoint presentation on the proposed 5 storey mixed-use development, highlighting the following:

- Site is narrow and has two frontages, on Third Street and Fourth Street;
- Building is divided into modules, views are out to the street and others out to the courtyard;
- 27 units on 4 storeys, all 3-bedroom and 1-bedroom units are stacked for ease of design;
- 2 live/work units on ground floor, one on both Third Street and Fourth Street;
- Private walkway terraces and courtyard are heavily landscaped;
- Privacy screens between decks;
- Main entrance to building is on Third Street; and
- Semi-underground parking (half a storey below ground level) with ramps off Third and Fourth Streets. One-way drive aisle with entry on Third Street and exit on Fourth Street.

Mr. Kierulf noted that they have incorporated the design revisions recommended by APC, from the discussion on this application at the meeting of April 17, 2018. Mr. Kierulf described how the walls at either end of the development (Third and Fourth St frontages) have been modified and stepped back. On the Fourth Street side of the building, this has allowed them to incorporate some hard and soft landscaping in front of the live/work unit further lending to a more pedestrian friendly frontage. Mr. Kierulf also noted that in order to accommodate the step backs the viewing platforms that overlooked the larger internal courtyard have been removed.

Members of the Commission had discussion regarding the Fourth Street stairwell, the exterior corridors, potential placement and combination of smooth and split face concrete block materials, and the glass overhangs on the upper storey balconies. Extensive conversation was had by Commission members in regards to parking for the development including the traffic flow, vehicle site lines on exiting the underground parking, the lack of parking for some units, the requirements for bicycle parking and the potential for scooter parking.

Moved by Graden Sol, seconded by Debbie Gray, that the Advisory Planning Commission recommends to Council:

- 1. That owners and tenants in occupation of property within 75m (246ft) of 9762 Third Street and 9763 Fourth Street be notified of Development Variance Permit Application No. DV100255 (to relax the number of storeys, ground floor parking area, location of 3 bedroom units and the location of residential units), 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. DP100749 (to permit the construction of a 5 storey mixed-use development consisting of two ground floor live/work units and 27 dwelling units) be brought before Council for consideration of approval if Council authorizes the issuance of the Development Variance Permit;**
- 3. That as conditions of approval of Development Permit Application No. DP100749, the property owner shall, prior to the issuance of Building Permit:**
 - a) Address Development Permit Design Guideline No. 21.3.40 (utility kiosk screening) and 21.3.27 (canopies) 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; and
4. That as conditions of approval of Development Variance Permit Application No. DV100255, the property owner shall, prior to the issuance of Building Permit:
- a) Register a restrictive covenant on the subject property which would ensure that the future strata council may not restrict commercial uses in the two live/work units and also not restrict occupancy in the building based on age; and
 - b) Enter into an agreement with Modo Cooperative to provide, at the property owner's expense, permanent car share memberships for all units in the building and provide proof of an executed agreement and payment.

MOTION CARRIED UNANIMOUSLY

4. **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 Jordan Templeman, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 3:54 p.m.

CHAIRPERSON