

TOWN OF SIDNEY
ADVISORY PLANNING COMMISSION MEETING MINUTES
OCTOBER 2, 2018

PRESENT:

Chairperson: Don Carscadden

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

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Corey Newcomb, Acting Manager of Planning
Yazmin Hernandez Banuelas, 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 Graden Sol, seconded by Jordan Templeman, that the Minutes of September 18, 2018 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100773:**

9989 & 9991 Fifth Street

PROPOSAL:

- The proposal is for a 4-storey multi-family development containing a total of 19 residential dwelling units.

Yazmin Hernandez Banuelas gave an overview of the proposed development.

Presenters: Peter de Hoog, Principal & Architect from de Hoog & Kierulf architects (Applicant)

Peter de Hoog, Applicant & Architect, presented the proposal for a 4-storey, 19-unit multi-family building at 9989 & 9991 Fifth Street (corner of Fifth Street and Henry Avenue) and discussed the following aspects of the proposed development:

- The removal of the boat and existing single-family dwelling;
- Construction of a 4-storey condominium with a variety of unit sizes, including adaptable units;
- Ground floor units will have direct access from the street;
- 19 underground parking stalls proposed with driveway access off of Fifth Street;
- A blend of contemporary and traditional architecture, with west coast flavor; and

- A landscape plan that includes private patios and new boulevard trees.

Mr. de Hoog noted that the development meets the existing Zoning Bylaw requirements and that no variances are being requested.

Members of the Commission had a number of comments and questions regarding bicycle storage, balconies, storage, and parking. Members commented that they liked the design, and appreciated that the building meets the design guidelines. Several members commented that it would fit well into the neighbourhood. They also commended the applicant on the lack of variances on a relatively small site.

Moved by Art Finlayson, seconded by Graden Sol, that the Advisory Planning Commission recommends to Council:

That Development Permit Application No. DP100773 for 9989 & 9991 Fifth Street (to regulate the form and character of a 19-unit multi-family residential building) be approved, provided the property owner shall, prior to the issuance of Building Permit, meet the following conditions:

- a. **Address Design Guidelines No. 20.3.23 (hard-surfaced driveway materials/design) and No. 20.3.31 (hard landscaping elements: fence/retaining wall height and pergola design) to the satisfaction of the Director of Development Services, Engineering, Parks and Works;**
- b. **Install tree protection fencing to the satisfaction of the Director of Development Services, Engineering, Parks and Works. Fencing must be kept in place until such time that all construction on the property is complete, and have all work inside the tree protection fencing to be undertaken under the direct supervision of a certified Consulting Arborist;**
- c. **Adhere to the Tree Preservation Plan for the development, including all recommended measures to protect the Cherry and Douglas Fir trees;**
- d. **Pay to the Town a deposit of \$2,000 for the costs associated with removing the two protected trees located at 9975 Fifth Street, were said trees to die or suffer significant damage during construction. The deposit will be held by the Town for two years following occupancy of the building to ensure the survival of the protected trees;**
- e. **Pay to the Town a deposit of \$3,000 for four (4) potential replacement trees, to be held by the Town for two years following occupancy of the building to ensure the survival of the protected trees located at 9975 Fifth Street;**
- f. **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**
- g. **Register a restrictive covenant on the title of the property prohibiting the future strata council from passing any bylaws that may restrict occupancy of the building based on age.**

MOTION CARRIED UNANIMOUSLY

5. ITEMS DISPOSITION BY COUNCIL:

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

Councillor Lougher-Goodey also noted that this would be his final APC meeting after 10 years as Council liaison. He thanked the Advisory Planning Commission members for their thorough, serious and conscientious consideration of development applications over the course of their terms.

Commission Chairperson Don Carscadden thanked Councillor Lougher-Goodey for his 14 years of service with the Advisory Planning Commission, which started in 2004 when he was first appointed to sit on the Commission as a community member. In 2008, Councillor Lougher-Goodey was elected as a Council member and has since served as the Council Liaison to the Commission.

Moved by Terry Johnston, seconded by Denny Gelinas:

That the Advisory Planning Commission wishes to express its sincere gratitude to Councillor Mervyn Lougher-Goodey for his guidance and dedication over the past decade of service as Council liaison to the Commission.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT:

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

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 3:35 p.m.

CHAIRPERSON