

TOWN OF SIDNEY
ADVISORY PLANNING COMMISSION MEETING MINUTES
NOVEMBER 19, 2019

PRESENT:

Chairperson: Kelly Bull-Tomer

Members: Bernardine van der Meer, Don Carscadden, Clarence Bolt, Denny Gelinias, Donald Macnamara, Douglas Watt, John Crowhurst, Patrick Killeen

Council Liaison: Councillor Barbara Fallot

Staff: Alison Verhagen, Senior Manager of Current Planning
Kevin Weber, Planning Technician
Alissa McCrea, Administrative Assistant

Absent: Graden Sol, Jason Rodd

1. CALL TO ORDER:

The Chair called the meeting to order at 2.58 p.m.

2. ADOPTION OF AGENDA:

Moved by Bernadette van der Meer, seconded by John Crowhurst, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

3. ADOPTION OF MINUTES:

Moved by Donald Macnamara, seconded by Patrick Killeen, that the Minutes of November 5, 2019 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

4. DEVELOPMENT PERMIT APPLICATION NO. DP100806:

2315 Mills Rd

PROPOSAL:

- The proposal is for a renovation, partial demolition, and addition to an existing 3-storey multi-family residential assisted living development.
- A total of 79 residential units are to be retained within the existing building. The proposed addition is to house 69 additional units, bringing the total number of residential units to 148.

- No variances are being requested as part of this proposal.

Alison Verhagen gave a brief overview on the proposed development.

Presenters: Christine Lintott & Laurie Aves, Christine Lintott Architects Inc. (Project Architects)

Christine Lintott, Christine Lintott Architects Inc., gave a PowerPoint presentation of the proposed renovation, highlighting on the following:

- Existing building will retain 79 units;
- Addition will create 69 new units (1st floor for memory care; and 2 floors for assisted living);
- A combination of both underground parking (40 spaces) and surface parking (32 spaces);
- New addition and underground parking will be accessed off of Henry Avenue. Main entrance to the building as a whole will remain on Mills Avenue.
- Air handling units should not be visible from the street due to the inset on the roof and the slope of the parapet portions of the roof line.
- Landscaping provides meaningful outdoor space that will including a memory care courtyard area. This will be a sensory garden with plantings that are all edible.

Ms. Lintott advised that no variances have been requested as the proposal meets with Town requirements. She advised the purpose of the renovation is to create a continuum of care and to allow people to age in place.

Don Carscadden arrived at 3:14 pm

Record of Decision:

- Members felt that the project is well designed, fits well into the neighborhood and meets the needs of the community.
- Concern was raised by a Commission member regarding the limited size of individual assisted and long-term care units in general.
- Discussion by Commission regarding the pros and cons of deliberate clustering of senior care facilities in the same area.
- Discussion regarding whether the exterior façade on the existing portion of the building could be more harmonious with the materials that will be used on the new addition.
- Members applauded the applicant for proposing non-combustible construction.

Moved by Douglas Watt, seconded by Donald Macnamara, that the Advisory Planning Commission recommends to Council that Development Permit Application No. DP100806 (for the form and character of a 3-storey addition to an existing 3-storey multi-family residential assisted living development) be approved, subject to the following conditions:

- 1. That the applicant submit additional information on the height, location, and screening of rooftop mechanical equipment addressing Design Guideline No. 20.3.17 to the satisfaction of the Senior Manager of Current Planning, and;**
- 2. That prior to the issuance of Building Permit the property owner shall:**
 - a. 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;**

- b. Register a flood hazard covenant on the title of the property referencing the submitted Engineer's report.**

MOTION CARRIED UNANIMOUSLY:

6. ITEMS DISPOSITION BY COUNCIL:

Councillor Barbara Fallot gave an update on Council's decisions with regard to recent Development Applications.

7. ADJOURNMENT:

Moved by Douglas Watt, seconded by Donald Macnamara, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 3:48 p.m.

CHAIRPERSON