

TOWN OF SIDNEY
ADVISORY PLANNING COMMISSION MEETING MINUTES
NOVEMBER 5, 2019

PRESENT:

Chairperson: Don Carscadden

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

Council Liaison: Councillor Peter Wainwright

Staff: Alison Verhagen, Senior Manager of Current Planning
Yazmin Hernandez, Municipal Planner
Alissa McCrea, Administrative Assistant

Absent: Jason Rodd, Kelly Bull-Tomer

1. CALL TO ORDER:

The Chair called the meeting to order at 3:00 p.m.

2. ADOPTION OF AGENDA:

Moved by Douglas Watt, seconded by Denny Gelinias, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

3. ADOPTION OF MINUTES:

Moved by John Crowhurst, seconded by Donald Macnamara, that the Minutes of October 1, 2019 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

4. DEVELOPMENT PERMIT APPLICATION NO. DP100786:

10129 Fifth Street

PROPOSAL:

- The proposal is for a 3-storey multi-family residential development containing 71 apartment dwelling units with underground parking.
- No variances are being requested as part of this proposal.

Yazmin Hernandez gave a brief overview on the proposed development.

Presenters: Michael Nygren, President & CEO of District Group (Owner's representative)
Renante Solivar, MCM Partnership Architects (Project Architect)

Michael Nygren gave a brief introduction of the project. Renante Solivar gave a PowerPoint presentation of the development, highlighting on the following:

- Underground parkade access will be off Malaview, building main entrance will be off of Fifth street
- Increased accessible parking spaces from 1 to 3 based on comments from Council
- Seaside village aesthetic – Simple forms and windows
- Reduction in massing by use of different colours and materials
- Buildings were adjusted in order to retain 3 large trees
- Modest landscaping – mostly used as privacy screening
- Appear as townhomes from the Malaview street view

Record of Decision:

- Concern raised about the implications of the additional traffic on Resthaven Drive, Malaview Avenue and Fifth Street.
- Commission appreciated the presentation of a physical model of the development showing its relationship to surrounding buildings.
- Members felt strongly that the north and south roof lines were too monotonous and needed to be broken up.
- Commission members felt that the streetscape was well designed and felt welcoming, particularly due to the lack of driveway.
- Commission also commented that the rental units are a welcome addition to the housing stock.

Moved by Donald Macnamara, seconded by Clarence Bolt, that the Advisory Planning Commission recommends to Council:

- 1. The property owner submits a revised landscape plan and planting list, prior to this application being presented back to Council, addressing Design Guideline No. 20.3.35 (incorporate additional indigenous and drought resistant species) to the satisfaction of the Senior Manager of Current Planning;**
- 2. That the property owner address Design Guideline No. 20.3.3 (rooflines along the south and north elevations) to the satisfaction of the Senior Manager of Current Planning, and;**
- 3. 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;**
 - b. Register a flood hazard covenant on the title of the property referencing the submitted Engineer's report;**
 - c. Register a private sub-terrain access agreement between the property owners of 10129 Fifth Street and 2433 Malaview Avenue to permit the proposed encroachment of the development's parkade;**

- d. Register a private easement allowing the driveway of 2433 Malaview Avenue to serve as a shared driveway between the properties at 10129 Fifth Street and 2433 Malaview Avenue, and;
- e. Register a private easement to permit the proposed encroachment of a pedestrian walkway and landscaping along the northwest interior side yard of 2433 Malaview Avenue.

MOTION CARRIED UNANIMOUSLY:

6. PROPOSED AMENDMENT TO APC BYLAW NO. 2181:

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

Record of Decision:

- Diversity of opinion in regards to flexibility of requirements to provide council with discretion versus being more prescriptive in regards to membership.
- Considerable discussion about the requirement of a member under the age of 35, the Commission was unanimous in its removal.
- Commission was ambivalent about 9 versus 10 members.

Moved by Clarence Bolt, seconded by Graden Sol, that the Advisory Planning Commission recommends to Council:

That the Advisory Planning Commission supports draft bylaw no. 2181 item 5.1 with the recommendation that point IV be eliminated and point V be increased from 4 members to 5 members.

MOTION CARRIED UNANIMOUSLY:

Denny Gelinis left the meeting at 4:50 pm.

Donald Macnamara left the meeting at 4:58 pm.

7. ITEMS DISPOSITION BY COUNCIL:

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

8. ADJOURNMENT:

Moved by Clarence Bolt, seconded by Douglas Watt, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 5:00 p.m.

CHAIRPERSON