

TOWN OF SIDNEY
ADVISORY PLANNING COMMISSION MEETING MINUTES
OCTOBER 1, 2019

PRESENT:

Chairperson: Kelly Bull-Tomer

Members: Bernardine van der Meer, Denny Gelinias, Donald Macnamara, Jason Rodd, 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: Clarence Bolt, Don Carscadden, Graden Sol, Douglas Watt

1. CALL TO ORDER:

The Chair called the meeting to order at 3:03 p.m.

2. ADOPTION OF AGENDA:

Moved by Denny Gelinias, seconded by Don Macnamara, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

3. ADOPTION OF MINUTES:

Moved by John Crowhurst, seconded by Bernadine van der Meer, that the Minutes of September 3, 2019 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

4. DEVELOPMENT PERMIT APPLICATION NO. DP100796 & DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100286:

9570 & 9574 Fifth Street

PROPOSAL:

- The proposal is for a 4-storey multi-family residential development containing a total of 16 dwelling units.

- Two variances are requested to reduce the rear yard setback from 5.5m to 0.8m and to reduce the interior side yard setback from 4.5m to 0.0m to allow a retaining wall between 1.2m and 1.96m in height to be constructed along the perimeter of the site.

Yazmin Hernandez gave a brief overview on the proposed development.

Presenters: Greg Gillespie, Development Manager, Mike Geric Construction
Tony James, Project Architect, KPL James Architecture
Keith Grant, Landscape Architect

Mr. James gave a presentation on the proposed development highlighting the following:

- Construction of a 4-storey multi-family dwelling with 16 condo units
- Ground level (new grade) parking accessed off of Fifth Street
- Difficulty of Flood Construction Level and having to raise grade
- Tiered floors along west elevation to give additional privacy to units and existing single-family homes
- Front façade is primarily glazed glass to maximize on view with ground floor having the addition of stone features
- Stone accent is carried up through the center of the building and down through the terraces
- Terraced landscaping
- Planting on the wall of the rooftop structure of the west elevation
- Planting theme to be complementary to the modern building design, complement view, hardy plantings, easily maintainable
- Wanted to plant additional boulevard trees but are unable due to location of utilities
- Have stepped retaining wall back as per Council resolution
- Additional siding materials utilized on the west elevations to break up monotony to address concerns raised by Council
- Size of rooftop structures has been reduced as per Council resolution

Record of Decision:

- Generally thought the building was a good introduction to the Town and liked the contemporary west coast design and the consistent use of stone and glass on the east elevation
- Unanimous support for the proposed redesign and appearance of the west elevation
- General support for height of the building and discussion regarding options for reducing the height such as:
 - Eliminating roof structures
 - Dropping the building below FCL
 - Removing a storey
 - Significant constraint on reducing height is the BC Building Code accessibility requirement
- Unanimous support for proposed design of tiered retaining walls
- Members discussed the merits of a consistent approach to flood construction levels and adaptation of sea level rise
- Members didn't see merit in reducing the rooftop structure further

- One member remained concerned about the overall height in conjunction with the raised podium for the FCL and rooftop structures
- General happiness with the efforts towards futureproofing in terms of environmental sustainability

Moved by Denny Gelinas, seconded by John Crowhurst, that the Advisory Planning Commission recommends to Council:

1. That the applicant for Development Permit Application No. DP100796 and Development Variance Application No. DV100286 (9570 and 9574 Fifth Street) submit revised architectural and landscape plans addressing Development Permit Guidelines 20.3.23 (avoid monotonous appearance of hard surfaced areas), and 20.3.25 (reduce the maximum height of any fence on top of a retaining wall to 1.1 m), to the satisfaction of the Senior Manager of Current Planning; and
2. That following the receipt of revised plans, they be presented to the Committee of the Whole.

MOTION CARRIED UNANIMOUSLY:

Patrick Killeen and Donald Macnamara left the meeting at 5:15 pm.

5. ITEMS DISPOSITION BY COUNCIL:

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

6. ADJOURNMENT:

Meeting adjourned due to absence of quorum.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 5:15 p.m.

CHAIRPERSON