

**TOWN OF SIDNEY**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**  
**SEPTEMBER 3, 2019**

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**PRESENT:**

Acting Chairperson: Denny Gelinis

Members: Bernardine van der Meer, Clarence Bolt, Donald Macnamara, Douglas Watt, Graden Sol, 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: Don Carscadden, Kelly Bull-Tomer

*Councillor Wainwright chaired the meeting until the election of an Acting Chairperson.*

**1. CALL TO ORDER:**

The Chair called the meeting to order at 2:59 p.m.

**2. ADOPTION OF AGENDA:**

**Moved by Donald Macnamara seconded by Clarence Bolt, that the Agenda be adopted as circulated.**

**MOTION CARRIED UNANIMOUSLY:**

**3. ADOPTION OF MINUTES:**

**Moved by Bernadine van der Meer, seconded by John Crowhurst, that the Minutes of June 4, 2019 be adopted as circulated.**

**MOTION CARRIED UNANIMOUSLY:**

**4. DEVELOPMENT PERMIT APPLICATION NO. DP100790:**

2369 & 2373 Malaview Avenue

**PROPOSAL:**

- The proposal is to construct two residential buildings each containing 4 townhouse dwelling units.
- On-site vehicle parking with 8 stalls would be located at the rear and would be accessed through a shared drive aisle located between the two buildings.

Yazmin Hernandez gave a brief overview on the proposed development.

Presenter: Dallas Ruud (Applicant)

The Developer gave a PowerPoint presentation on the proposed development highlighting the following:

- The construction of two buildings, each with 4 units.
- The proposed development was designed with a coastal theme using 2 different color schemes to provide interest.
- Landscaping will include greenspace and interlocking brick.
- The Developer intends to market the development in such a way as to provide affordable housing options for a variety of demographics.

Record of Decision:

- General disconnect between parking needs and Bylaw requirements
- Side elevations of the development should be better articulated using varied materials and forms
- More definition with entryways into all units
- Questioned suitability for families and young children – not enough play space
- Lack of bicycle parking/outside storage
- Appreciated efforts by Developer to reach price point of around \$550,000.

**Moved by Graden Sol, seconded by Bernadine van der Meer, that the Advisory Planning Commission recommends to Council:**

**That Development Permit Application No. DP100790 for 2369 & 2373 Malaview Ave (to regulate the form and character of two multi-family residential buildings) be approved, provided the property owner shall, prior to the issuance of Building Permit, meet the following conditions:**

- 1. Address Design Guidelines No. 20.3.3 (avoid monotonous streetscapes and building vistas by employing a more varied exterior finishing), No. 20.3.10 (incorporate additional primary building materials for exterior cladding), No. 20.3.35 (landscape plan to incorporate indigenous, drought-resistant tree species), to the satisfaction of the Senior Manager of Current Planning;**
- 2. Install tree protection fencing around the protected Garry Oak tree to the satisfaction of the Director of 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;**
- 3. 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.**

**OPPOSED: J. CROWHURST  
MOTION CARRIED 8:1**

*Patrick Killeen left the meeting at 4:26pm*

**5. ITEMS DISPOSITION BY COUNCIL:**

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

**6. ADJOURNMENT:**

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

**MOTION CARRIED UNANIMOUSLY**

Meeting adjourned at 4:33 p.m.

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CHAIRPERSON