

# TOWN OF SIDNEY



## ADVISORY PLANNING COMMISSION MEETING MINUTES

August 18, 2020

Meeting held via Zoom Videoconferencing

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### **PRESENT:**

Chairperson: Kelly Bull-Tomer

Members: Bernardine van der Meer, Clarence Bolt, Denny Gelinas, Don Carscadden, Donald Macnamara, Douglas Watt, John Crowhurst, Jan Doug, Will Peereboom of Victoria Design Group

Council Liaison: Councillor Peter Wainwright

Staff: Alison Verhagen, Senior Manager of Current Planning  
Kevin Webber, Planning Technician

Recording Secretary Kelly Albucz

Absent: Graden Sol, Patrick Killeen

### 1. **CALL TO ORDER:**

The Chair called the meeting to order at 3:02 p.m.

### 2. **ADOPTION OF AGENDA:**

**Moved by: D. Carscadden**

**Seconded: D. Macnamara**

*That the Agenda be adopted as circulated.*

**MOTION CARRIED UNANIMOUSLY:**

### 3. **ADOPTION OF MINUTES:**

**Moved by: D. Macnamara**

**Seconded: B. van der Meer**

*That the Minutes of February 18, 2020 be adopted as circulated.*

**MOTION CARRIED UNANIMOUSLY:**

**4. DEVELOPMENT PERMIT APPLICATION NO. DP100817**

10478 Resthaven Drive

**PROPOSAL:**

The proposal is to construct two multi-family buildings, containing a total of 7 townhouse dwelling units.

No variances are being requested as part of this proposal.

Kevin Webber gave a brief overview on the proposed development.

Presenter: Will Peereboom, of Victoria Design Group made a brief presentation listing the following items:

- All plantings will be irrigated.
- Grass areas or artificial turf planned to allow easy access around building.
- Requested suggestions for drought resistant plantings to be considered.
- Garage spaces wider in order to accommodate additional storage areas for owners.
- All units will be three (3) bedrooms.
- Block B (facing Melville Park) will have sprinklers installed in order to meet BC Building Code requirements for fire response times.

**Record of Decision:**

- Consensus that development is attractive, fits the neighbourhood and is forward-thinking in many aspects.
- Variety of unit appearance is aesthetically pleasing when viewed from the street.
- Sunken garages hidden from street view improves appearance of buildings from street and neighbouring properties.
- APC appreciates wider garages for storage and vehicle maneuvering.
- Committee appreciated density that was achieved on the site with this quality of design.

**Moved by: J. Crowhurst**

**Seconded: D. Macnamara**

**That Development Permit Application No. DP100817 (to permit the construction of a 2.5 storey multi-family residential townhouse development) be approved, subject to the following conditions:**

- 1. That the property owner address Design Guidelines No. 20.3.25 (fencing and retaining walls), 20.3.35 (landscape plan to incorporate indigenous, drought-resistant species and changes to grass areas), and No. 20.3.36 (irrigation), to the satisfaction of the Senior Manager of Current Planning;**
- 2. That the property owner follow all recommendations contained within the arborist report prepared by Dunster & Associates, dated May 13, 2020, including the installation of tree protection fencing;**
- 3. That prior to issuance of building permit, the property owner shall:**
  - a. 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; and**
  - b. 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.**

**MOTION CARRIED UNANIMOUSLY**

W. Peereboom left meeting at 3:43 p.m.

**5. ITEMS DISPOSITION BY COUNCIL:**

Councillor Peter Wainwright gave an update on Council's decisions with regard to Development Applications from APC meeting of February 18, 2020 which were approved by Council with recommendations by APC.

**6. ADJOURNMENT:**

**Moved by: D. Gelinas**

**Seconded: G. van der Meer**

That the meeting be adjourned.

**MOTION CARRIED UNANIMOUSLY**

Meeting adjourned at 3:57 p.m.

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Kelly Bull-Tomer  
CHAIRPERSON