

TOWN OF SIDNEY



ADVISORY PLANNING COMMISSION MEETING MINUTES

April 6, 2021

Meeting held via Zoom Videoconferencing

PRESENT:

- Chairperson: Kelly Bull-Tomer
- Members: Bernandine van der Meer, Douglas Watt, Lucina Baryluk, Richard Novek, Andrew Tidman
- Council Liaison: Councillor Chad Rintoul
- Applicant: Don Pedde, William Peereboom, Dallas Rudd
- Staff: Alison Verhagen, Senior Manager of Current Planning
Richard Roy, Municipal Planner
Kelly Albucz, Development & Administrative Coordinator
- Absent: Clarence Bolt, John Crowhurst, Denny Gelinis

1. **CALL TO ORDER:**

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

Chair welcomed, and Commission members made introductions to new member Andrew Tidman.

Chair congratulated new Vice-Chair Clarence Bolt.

2. **ADOPTION OF AGENDA:**

Moved by: D. Watt, seconded by: B. van der Meer that the Agenda be adopted as circulated.

MOTION CARRIED

3. **ADOPTION OF MINUTES:**

Moved by: B. van der Meer, seconded by: D. Watt that the Minutes of January 19, 2021 be adopted as circulated.

MOTION CARRIED

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100819**

10478 & 10482 Resthaven Drive

PROPOSAL:

The proposal is to construct two new 2.5 storey multi-family residential buildings on the property at 10482 Resthaven Drive property that will become part of the recently approved multi-family residential development on the adjacent property at 10478 Resthaven Drive (approved by Development Permit No. DP100817).

Alison Verhagen gave a brief overview on the proposed development.

Presenter: Wil Peereboom, Victoria Design Group

- Phase II of project 10478 Resthaven Drive
- Main pedestrian access to Unit 15 in block C is through the statutory right of way along the west side of the property. . Removing exterior stair on unit 15 resolved issues that had been experienced in the driveway area related to Block A
- Garbage area/storage: oversized garages with oversized doors are proposed for all units. Garbage and recycling collection are not on same day, so owners will need to place items according to pick-up schedule. The applicant's plan is to keep garbage and recycling contained by not having them permanently situated outside
- The floor plan of the designated adaptable unit also has enough room in the garage to allow for garbage storage
- Flex room in basement for optional bedroom or rec room
- No variances are requested
- Permeable pavers are used to allow for drainage on lot
- Second floor overhang will keep containers in a dryer area for pick-up

Record of Decision:

- Generally APC thought it was an attractive development fitting into the neighbourhood however there were concerns related to livability, including balconies and backyard areas.
- Concerns regarding density of project as it affects parking in this neighbourhood and ability to handle garbage and recycling pickup.
- While meeting requirements for accessibility, concerns were expressed regarding access to patios and stairs.
- Garbage and recycling pickup formed a significant part of the discussion, and were recognized as a challenge to be resolved by Council and the proponent with no apparent solutions found during discussion.
- Some APC members felt the density is too much for this site while others felt that the bylaws related to densification need to be revisited (such as rules relating to parking, garbage, accessibility, etc.)

Moved by: B. van der Meer, seconded: A. Tidman that the Advisory Planning Commission recommends to Council that Development Permit Application No. DP100819 (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 Guideline 20.3.9 (garbage and recycling areas) to the satisfaction of the Senior Manager of Current Planning; and**

2. 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.

Opposed: D. Watt
MOTION CARRIED 5:1

5. **ITEMS DISPOSITION BY COUNCIL:**

Councillor Chad Rintoul gave an update on recent Council meetings.

6. **ADJOURNMENT:**

Moved by: D. Watt, seconded by: R. Novek that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 4:31 p.m.

CHAIRPERSON
Kelly Bull-Tomer