

TOWN OF SIDNEY



ADVISORY PLANNING COMMISSION MEETING MINUTES

December 07, 2021 @ 2:00 pm

Meeting held via Zoom

PRESENT:

Chair:	Kelly Bull-Tomer
Vice Chair:	Clarence Bolt
Members:	Lucina Baryluk, Bernardine van der Meer, Richard Novek, Andrew Tidman, Douglas Watt
Council Liaison:	Councillor Chad Rintoul
Guests:	Tim Rodier, Outline Home Design Silvia Bonet, Finlayson Bonet Architecture
Staff:	Alison Verhagen, Senior Manager of Current Planning Richard Roy, Municipal Planner Ruth Howell, Administrative Assistant
Absent:	Denny Gelinias, John Crowhurst

1. **CALL TO ORDER:**

The Chair called the meeting to order at 2:01 pm.

2. **ADOPTION OF AGENDA:**

Moved by D. Watt, seconded by R. Novek, that the Agenda be adopted as circulated.

MOTION CARRIED

3. **ADOPTION OF MINUTES:**

Item 4, under Record of Decision: "Overall, the commission thought the **design** and layout ..."

MOVED by R. Novek, seconded by B. van de Meer, that the minutes of November 16, 2021 be adopted as amended.

MOTION CARRIED

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100826**

9675 Eighth Street

Proposal:

- The proposed development would see the construction of two single-family small-lot dwellings, each on a new fee-simple lot resulting from the subdivision of the subject property.
- There are no variances requested for this development as proposed.

Richard Roy gave a brief overview of the proposed development.

Tim Rodier, Outline Home Design, gave a brief overview of the project:

- Proposed is two single-family homes with suites on an existing R3 lot on Eighth Street.
- The proposed two-lot development is similar to others in neighbourhood in terms of scale and style.
- The front yard is pedestrian-oriented, with all vehicle/bicycle parking/storage in the rear yards off the lane for residents and for the suite.
- There are dedicated garden and patio spaces for residents and for the suite.
- Each house has a two-bedroom suite on the lower level, accessed from the rear, with ample living spaces and reasonable-sized bedrooms.
- The main and upper floors are the primary residences with the master bedroom on the main floor, and two secondary bedrooms on the upper floor.
- To lower and reduce the massing facing the street, the upper floors are integrated with the roofline, the upper bedrooms are incorporated with the gable, and the suites are slightly lowered.
- The rooflines, window placements, materials, and colours are designed to add interest and variety between the homes.

Record of Decision:

- Members generally liked the look of the exterior finishes that vary between the two buildings, and the basement suite.
- There was concern regarding natural light for the basement suite, and a suggestion that the upper floor plan be flip-flopped so dormers face outwards.
- There was some concern regarding new trees crowding boulevard trees, and concern regarding too much hardscaping/paving in the back yards. One suggestion was to consider more paving blocks/gravel, and realignment of fences and gates to make patios more private.
- There was continued concern regarding building below the Flood Construction Level (FCL).
- Several members expressed concern over lack of consistency in engineering opinion to support habitable space below FCL.
- An additional concern is that the covenant on title is not specific enough regarding the exact risk being assumed by the purchaser.

MOVED by D. Watt, seconded by A. Tidman, that Development Permit Application No. DP100826 (to permit the construction of two small-lot single-family dwellings) be approved, subject to the following conditions:

1. **That the property owner shall, prior to the issuance of the Building Permit:**
 - a) **Register a flood hazard covenant on the title of the property referencing the submitted Engineer's report.**
 - 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: C. Bolt, B. van der Meer
MOTION CARRIED 5:2

4. REZONING APPLICATION NO. RZ100103

10228 Almond Street

Proposal:

- The proposal is for a text amendment to the R2 – Single- and Two-Family Residential Zone, Zoning Bylaw No. 2015, which would permit the use of Detached Secondary Dwelling specifically on the subject property.
- If approved, the applicant would convert an existing garage into a Detached Secondary Dwelling Unit.

Richard Roy gave a brief overview of the proposed development.

Silvia Bonet, Finlayson Bonet Architecture, was present to respond to questions.

Record of Decision:

- There was unanimous support to allow secondary dwellings and increased density in this area, acknowledging housing shortage, high residential prices, and a need for expanding housing options.
- The majority of APC felt strongly that the amendment to allow the use of a detached second dwelling was not appropriate as the area is not zoned for this use, and it would be more appropriate to follow the process and have good planning with design guidelines etc. in place rather than a spot zone.
- All members recognized that the OCP process in redefining uses for secondary suites and infill development is well underway, and that projects of this nature would benefit from design guidelines resulting from the OCP process.
- Some members felt that the amendment for this use was appropriate and waiting for the OCP guidance would be burdensome on homeowners.
- There were concerns regarding the parking configuration as it would be unlikely that the spaces would be used as designed.

MOVED that staff prepare a zoning amendment bylaw in relation to Zoning Amendment Application No. RZ100103 (10228 Almond Street), and that the bylaw be brought before Council for consideration for first and second readings and whether to schedule a public hearing on the bylaws.

Opposed: K. Bull-Tomer, C. Bolt, A. Tidman, L. Baryluk
MOTION DEFEATED 4:3

6. ITEMS DISPOSITION BY COUNCIL:

Councillor Rintoul gave an update on recent Council meetings.

7. ADJOURNMENT:

Moved by L. Baryluk, seconded by R. Novek, that the meeting be adjourned.

MOTION CARRIED

Meeting adjourned at 3:48 pm.

CHAIRPERSON
Kelly Bull-Tomer