

TOWN OF SIDNEY



ADVISORY PLANNING COMMISSION MEETING MINUTES

July 6, 2021

Meeting held via Zoom Videoconferencing

PRESENT:

Chairperson: Clarence Bolt

Members: Douglas Watt, Richard Novek, Andrew Tidman, Denny Gelinias, John Crowhurst

Council Liaison: Councillor Chad Rintoul

Guests: Dallas Ruud , Miroslaw Paprotny, William Peereboom

Staff: Alison Verhagen, Senior Manager of Current Planning
Richard Roy, Municipal Planner
Celina Fletcher, Planning Technician
Kelly Albucz, Development & Administrative Coordinator

Absent: Kelly Bull-Tomer, Bernadine van der Meer, Lucina Baryluk

1. CALL TO ORDER:

The Chair called the meeting to order at 3:04 p.m.

2. ADOPTION OF AGENDA:

Moved by: D. Watt, seconded by J. Crowhurst that the Agenda be adopted as circulated.

CARRIED

3. ADOPTION OF MINUTES:

Moved by: R. Novek, seconded by J. Crowhurst that the Minutes of June 1, 2021 be adopted as circulated.

CARRIED

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100821 & DEVELOPMENT VARIANCE APPLICATION NO. DV100300**

2071 Malaview Avenue West

PROPOSAL:

- The proposal includes the renovation of a unit on the subject property, including 132m² (1,420 ft²) of floor space added to the upper level mezzanine area.
- Addition of a new two storey 62 m² (667 ft²) workshop and storage building.
- Placement of a prefabricated storage building, and instrumentation house within the eastern side yard setback 1.58m, for which the applicant requires a Development Variance Permit.
- Addition of two new fenced compound areas on the property, making additional space for the storage of equipment.

Richard Roy gave a brief overview of the application.

Presenter Miroslaw Paprotny of Zeidler Architecture gave a presentation on the proposed development.

- Commented on the challenges around uniqueness of tenant operations, and the importance of safe storage of chemicals on site.
- Would like to provide parking spaces with electrical car charging stations and the addition of bicycle storage area.

Moved by A. Tidman, seconded by D. Watts that owners and tenants in occupation of property within 75 metres (246 feet) of 2071 Malaview Avenue West be notified regarding Development Variance Permit Application No. DV100300 (to relax the eastern exterior side yard setback to 1.58m for a prefabricated storage building) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

CARRIED UNANIMOUSLY

Moved by A. Tidman, seconded by R. Novek that Development Permit Application DP100821 (to add outdoor storage compounds and accessory buildings and to make exterior modifications to the existing building) for the property at 2071 Malaview Avenue West be approved subject to the following conditions:

1. That the applicant provide a landscape plan for the screening of the proposed storage compounds on the subject property, to the satisfaction of the Senior Manager of Current Planning; and
2. That, prior to issuance of Building Permit, the property owner 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.

Moved by D. Watt, seconded by R. Novek to amend the existing motion by changing the wording of item 1) to include “eastern side” before the words “of the proposed storage compound”.

CARRIED UNANIMOUSLY

Moved by A. Tidman, seconded by R. Novek that Development Permit Application DP100821 (to add outdoor storage compounds and accessory buildings and to make exterior modifications to the existing building) for the property at 2071 Malaview Avenue West be approved subject to the following conditions:

- 1. That the applicant provide a landscape plan for the screening of the eastern side of the proposed storage compounds on the subject property, to the satisfaction of the Senior Manager of Current Planning; and**
- 2. That, prior to issuance of Building Permit, the property owner 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 5:1**

Record of Decision:

- Support for this type of development in the WSLAP area and the direction for the industrial area
- Discussion on requirement for landscape screening around the outside storage compound, and consensus that screening would not be suitable for the south side of the compound area
- Comments on the appearance of the existing building and how the proposed infill structures would blend with the rest of the building
- Recognition of the need for security on the site due to nature of materials and instrumentation

5. DEVELOPMENT PERMIT APPLICATION NO. DP100822

10474 Resthaven Drive

PROPOSAL:

- **The proposal is to construct two new multi-family residential buildings on the subject property that will become part of the recently approved townhouse development on the adjacent properties at 10478 & 10482 Resthaven Drive (DP100817 & DP100819).**
- **The proposal will add eight new 2.5 storey townhouse dwelling units to the previously approved fifteen townhouse dwelling units on the neighbouring properties.**

Richard Roy gave a brief overview of the application.

Presenter Wil Peereboom of Victoria Design Group, gave a presentation on the proposed development.

- Units 1 and 4 will be adaptable units.
- Identical to Phase 1 and 2.

- Garages will be 15 feet wide to allow for additional storage.
- Garbage pick-up by private contractor to be arranged by future strata.
- Internal driveway created by this development creates a “T” shaped driveway on-site which allows for ease of vehicles turning around.
- Two protected trees on property would be removed, with an additional ten to twelve (10 - 12) planted on property. Adding a total of eight (8) boulevard trees across the three property frontages on Resthaven Drive.

Moved by: D. Watt, seconded by A. Tidman that Development Permit Application No. DP100822 (to permit the construction of a 2.5 storey multi-family residential townhouse development) be approved, subject to the following condition:

1. **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;**
 - 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; and**
 - c. **Register an access easement on title to secure vehicle and pedestrian access over the driveway access aisle at 10478 Resthaven Drive.**

**Opposed: D. Gelinas
MOTION CARRIED 5:1**

Record of Decision:

- Some members saw merit in the proposed development and its use of the interface between the park and Resthaven Drive.
- Some members had concerns about proposed tree removal, the location of the development in the context of the town, the lack of amenities nearby, and the lack of visitor parking.
- Potential volume of traffic with 23 units using one driveway for access and egress to the site, and potential for trades access to site
- Discussion on planning issues around increasing number of units in this neighbourhood and related impacts on the surrounding area
- Town Parking Bylaw should be reviewed in terms of visitor parking requirements
- Broad consensus on the massive up-zoning this development creates
- Concern about the phased approach of the development coming in three different applications and not as a comprehensive proposal for all three lots
- Concerns about the removal of the two trees protected by the Town’s Tree Preservation Bylaw
- Suggestion for the developer to make improvements to the adjacent pathway entering into Melville Park

6. ITEMS DISPOSITION BY COUNCIL:

Councilor Rintoul gave an update on Council’s decisions with regard to recent Council decisions.

- Signage at Mermaid Creek pathways as part of restoration efforts.
- Beacon Wharf Select Committee Report to be at Council July 12, 2021.
- Parking and Loading Bylaw Amendments; passed amendment to increase pay in lieu of from \$15,000.00 to \$20,000.00 only and will be at Council July 19, 2021 for final adoption.

7. **ADJOURNMENT:**

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

CARRIED

Meeting adjourned at 4:45 p.m.

CHAIRPERSON