

TOWN OF SIDNEY



ADVISORY PLANNING COMMISSION MEETING MINUTES

Sept 7, 2021

Meeting held via Zoom Videoconferencing

PRESENT:

Chairperson: Kelly Bull-Tomer

Members: Clarence Bolt, John Crowhurst, Bernadine van der Meer, Lucina Baryluk, Douglas Watt

Council Liaison: Councillor Chad Rintoul

Staff: Alison Verhagen, Senior Manager of Current Planning
Richard Roy, Municipal Planner

Absent: Andrew Tidman, Richard Novek, Denny Gelinias

1. CALL TO ORDER:

The Chair called the meeting to order at 3:03 p.m.

2. ADOPTION OF AGENDA:

Moved by B. van der Meer, seconded by J. Crowhurst that the Agenda be adopted as circulated.

CARRIED

3. ADOPTION OF MINUTES:

Moved by C. Bolt, seconded by D. Watt that the Minutes of August 3, 2021 be adopted as circulated.

CARRIED

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100820**

9566, 9570 and 9574 Fifth Street

PROPOSAL:

- **The proposal is for a 4-storey multi-family residential development containing a total of 36 dwellings.**

Richard Roy gave a brief overview on the proposed development.

Presenters Greg Gillespie of Mike Geric Construction, Tony James of Continuum Architecture, and Keith Grant of Keith Grant Landscape Architecture gave an overview of the proposed development, highlighting the following elements:

- The adjacent third lot at 9566 Fifth Street has been acquired and incorporated into the previously approved building design.
- Patio issue identified in the staff report has been addressed: the patios on the west/rear of building have been reduced in width to no longer project into the setback area. Patios on north and south side of building have been redesigned to recess into the building rather than projecting out into required setbacks.
- A variety of materials is proposed for the building exterior. The wood-look product will be an aluminum panel for longevity given site's location near the ocean.
- Windows and doors on the west side of building were designed to minimize overlook into neighbouring residential properties.
- Building design incorporates variation in massing to add interest and to step back portions of each storey.
- Landscaping for the site incorporates hardy, drought-resistant, indigenous species. The existing public walkway on south side of site will be upgraded with new paving and trees as part of the proposed development.

Record of Decision:

- Significant discussion regarding flood construction level (FCL), mitigation measures, whether storm retention system adequate to absorb during flooding events, and a general concern about the Town approving habitable space below FCL.
- Some members felt this was a good design overall and commended the quality of materials, articulation, landscaping, and innovative parking solution with a surplus of spaces.
- Some members felt the building did not have a contextually appropriate design, did not have visual harmony, should step back on upper floors in compliance with design guidelines, and could provide a more aesthetically pleasing and/or varied west elevation.
- Would be helpful to have shadow studies for new development applications.
- The APC recognized that the disparity in zoning designations in the immediate neighbourhood has complicated the ability to comply with some of the design guidelines.

Moved by D. Watt, seconded by J. Crowhurst, that Development Permit Application No. DP100820 (for the form and character of a 4-storey multi-family residential development) be approved, subject to the following conditions:

- 1. That the applicant submit revised plans showing ground level decks in conformance to Zoning Bylaw requirements pertaining to projections into required setback areas, and showing Class II bicycle parking stalls in conformance with Off Street Parking and Loading Bylaw requirements for siting.**
- 2. That prior to issuance of Building Permit, the property owner:**
 - a. 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;**
 - b. Register a flood hazard covenant on the title of the property referencing the submitted Engineer's report; and**
 - c. 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.**

**Opposed: B. van der Meer, C. Bolt
MOTION CARRIED: 4:2**

6. ITEMS DISPOSITION BY COUNCIL:

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

7. ADJOURNMENT:

Moved by C. Bolt, seconded by J. Crowhurst that the meeting be adjourned.

CARRIED

Meeting adjourned at 4:56 p.m.

CHAIRPERSON