
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Tuesday, April 18, 2017
Council Chambers

PRESENT: Chair: Councillor B. Fallot
Mayor S. Price & Councillors: E. Bremner-Mitchell, T. Chad, M. Lougher-Goodey, C. McLennan and P. Wainwright

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
T. Tanton, Director of Development Services, Engineering, Parks & Works
B. Mikkelsen, Fire Chief
A. Verhagen, Manager of Planning
S. Nelson, Corporate Officer

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF THE AGENDA

Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. 2016 Statistical Crime Report & 2017 Policing Priorities

S/Sgt. W. Conley, Sidney/North Saanich RCMP, advised of some of the staffing/resource changes (including the promotion and departure of Corporal Erin Fraser) and provided the following crime statistics for 2016:

- Residential Break & Enters: reduction from 46 to 20
- Crime Against Persons: 22% increase
- Property Crime: 8% decrease
- Traffic Safety: 0 fatalities; 67 impaired drivers; 2,579 tickets issued (not just Sidney)
- Controlled Drug/Substance: 31% decrease; 8 investigations (12 arrests and charges)
- Calls for Service: 3,406 out of 7,132 calls attended; 96 incarceration.

He advised the 2016 policing priorities focused around traffic enforcement, drug trafficking and reduction in property crime and that the 2017 priorities are similar with a change of focus from Residential Break & Enters to Theft from Vehicles (as per recent quarter - 31% increase) and added foot patrols in the core area to address panhandling. He noted the 2016 RCMP contract costs came well below budget (due to having 13 officer positions as opposed to 15) and was pleased to advise that the new Crime Analyst position has received approval.

b. Strategic Planning & Re-Branding of the Arts Council

Diane Thorpe, President of ArtSea (Community Arts Council of Saanich Peninsula) thanked Council for the increased funding to support the arts on the Peninsula. She advised that the funding will ensure they can continue to provide support and assistance to various artists and groups in the community and to hire a new part-time Event Coordinator. She stated the new position will allow the Board members more time to focus on governance and obtaining sustainable funding for the organization.

Susan Lane, Treasurer of ArtSea, advised of their difficulty receiving grant funding and that their \$100,000 cash flow retention is in consideration for future relocation/space needs as the facility at Tulista Park has only another 10 year lifespan.

Lesley Turner, Vice President of ArtSea, advised of their success at being at Tulista Park that is averaging 50+ visitors a day. She advised of their need for more storage and meeting space and was pleased that the Town was able to offer them use of the Iroquois Park Clubhouse as an interim solution.

c. Business Vacancy Report

David Calveley, Chair of Economic Development Commission, advised that members were tasked with conducting their own research with respect to the SBIA's 2016 Business Vacancy Report and that they have subsequently developed a Business Registry providing information (i.e. owner, folio number, year built, etc.) on the business located within the SBIA. He advised that on February 24, 2017, the commercial vacancy rate based on commercial square footage = 5.71%, and 4.3% if properties slated for redevelopment were not included. He advised 405 businesses (36 vacant) are within the SBIA and that 2/3 of businesses are not retail. Mr. Calveley advised that the EDC will be looking at hiring a professional to complete a gap analysis and that the Business Registry will be expanded to Phase 2 – covering West Sidney and Phase 3 – covering the Harbour Road area.

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

a. Ocean Spray Park Sign Options

Committee members expressed support for the Orca sign. Councillor B. Fallot suggested that the design be amended slightly as follows: change the arrow to the style in the first drawing, change the blue color at the bottom to green, and add white coloring on the Orca.

Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council that staff be directed to proceed with the installation of the Orca sign in Ocean Spray Park as amended (i.e. change arrow style, change color at the bottom to green and add white coloring on the Orca).

MOTION CARRIED UNANIMOUSLY

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. Development Variance Application No. DV100221 (2349 Amherst Avenue)
(To relax rear setback in order to construct a two-family dwelling).

Aaron Mills, project designer, presented the proposed plans for a duplex at 2349 Amherst Avenue, noting the irregular shaped lot and its location at the end of a cul-de-sac. He advised the request to relax the rear yard setback requirement from 13.0 metres to 10.0 metres is to ensure that each side of the duplex provides sufficient outdoor space, as well as proper parking and landscaping at the front of the lot. Mr. Mills noted that narrow front yard pushes the dwelling to the rear, however is in line with the neighbouring dwellings.

Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council that owners and tenants in occupation of property within 75 metres (246 feet) of 2349 Amherst Avenue be notified regarding Development Variance Permit Application No. DV100221 (to vary the rear setback requirement from 13.0 metres to 10.0 metres to allow for the construction of a two-family dwelling on the subject property) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

MOTION CARRIED UNANIMOUSLY

b. Development Variance Application No. DV100219 (10481 Allbay Road)

(To increase percentage of front yard occupied by parking and driveway area in order to construct a single family dwelling).

Dallas Ruud, applicant/property owner, advised of the proposed plans for a single-family dwelling at 10481 Allbay Road and the request to relax the driveway requirement from 30% to 69.4% to allow a greater parking area in the front yard. He noted Allbay Road has very limited street parking and that most of the residents have converted the boulevard areas into parking spots. He advised the proposed driveway would allow the minimum required access to the 3-vehicle garage and 1 guest parking spot, and also allow for a large greenspace at the front of the lot.

Councillor E. Bremner-Mitchell expressed concerns regarding the increased number of applications for driveway variances. She noted this particular variance request is significant, however understands the rationale.

Moved by Mayor S. Price, seconded by Councillor C. McLennan, that the Committee recommend to Council that owners and tenants in occupation of property within 75 m (246 ft) of 10481 Allbay Road be notified regarding Development Variance Permit Application No. DV100219 (to increase the percentage of vehicle parking area in the front yard from 30% to 69.4%) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance; with the following condition:

1. *That the driveway be finished entirely in permeable paving stones.*

MOTION CARRIED UNANIMOUSLY

c. Development Permit Application No. DP100694 (9600 Second Street)

(To construct a two-storey three unit multi-family townhouse development).

Martine Kiliwnik, project designer, provided details on the revised plans for a two-storey, 3-unit townhouse development at 9600 Second Street, highlighting on the following:

- reduced to 2 storeys and 3 units
- similar west coast contemporary design
- access from the current driveway off Ocean Avenue (permission received from MOTI)
- 2 dwellings on main floor and are single-storey (north unit is adaptable)
- 1 dwelling on second floor
- underground parking with 3 double car garages; 6 parking spaces and 1 visitor parking
- side yards and patios facing the ocean view

She advised that the revised proposal meet all of the Town's bylaws.

Councillor P. Wainwright noted the importance for the Town to look at building at a higher Flood Construction Level in order to address potential future flooding due to sea level rise.

Committee members expressed thanks for submission of the revised plans and being in conformance with Town bylaws.

Moved by Councillor E. Bremner-Mitchell, seconded by Councillor B. Fallot, that the Committee recommend to Council that Development Permit Application No. DP100694 (to permit the construction of a two-storey three unit multi-family townhouse development at 9600 Second Street) be forwarded to the Advisory Planning Commission for further review and comment, but prior to review by the Advisory Planning Commission:

1. *The applicant submit a report from an Engineer which analyzes the risk of flooding, considers potential climate change and sea level rise predictions, and recommends steps to mitigate the hazard for the proposed development; and*
2. *That owners and tenants in occupation of property within 75 m (246 ft) of 9600 Second Street be notified regarding the updated Development Permit Application.*

**OPPOSED: Mayor S. Price & Councillors: B. Fallot, T. Chad, M. Lougher-Goodey,
C. McLennan & P. Wainwright
MOTION DEFEATED 6:1**

Moved by Mayor S. Price, seconded by Councillor T. Chad, that the Committee recommend to Council that Development Permit Application No. DP100694 (to permit the construction of a two-storey three unit multi-family townhouse development at 9600 Second Street) be forwarded to the Advisory Planning Commission for further review and comment, subject to the following condition:

1. *That prior to review by the Advisory Planning Commission, the applicant submit a report from an Engineer which analyzes the risk of flooding, considers potential climate change and sea level rise predictions, and recommends steps to mitigate the hazard for the proposed development.*

OPPOSED: Councillor E. Bremner-Mitchell
MOTION CARRIED 6:1

8. **OTHER BUSINESS**
9. **NEW BUSINESS**
10. **MOTION TO GO "IN-CAMERA" (closed meeting) - Not required.**
11. **ADJOURNMENT**

Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey, that the meeting be adjourned at 7:25 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER