
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, December 11, 2017
Council Chambers

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

ABSENT: Councillor M. Lougher-Goodey

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
T. Tanton, Director of Development Services, Engineering, Parks & Public 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 B. Fallot, seconded by Councillor C. McLennan, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. Economic Development Commission's 2017 Report

David Calveley, Chair of Economic Development Commission, gave a PowerPoint presentation providing an update on the EDC's 2016-2018 Action Plan, noting the following completed projects:

- Business Registry Phase 1 (Downtown) which concluded a majority being of independent ownership; 4.12% vacancy rate; and Phase 2 (West Side) which calculated 142 businesses (45 being in manufacturing).
- EcoCounters: 4 installed to calculate pedestrian foot traffic; 3,000 people daily average.

Mr. Calveley advised that the Gap Analysis report is being reviewed by the EDC and will be presented to Council in January. He advised that the EDC have further initiatives (i.e. expanding the Business Registry to Phase 3 to include the Harbour Road area, developing a communications plan, etc.) and presented the following recommendations for Council's consideration:

1. Maintain financial continuity for the long term:
 - restore \$100,000 annual budget and supplement with remaining funds from 2017;
 - to make a dedicated part-time Assistant to the EDC available; and
 - to allow for the use of specialists as needed.
2. Add to the scope of the EDC collaboration with neighboring municipals on economic development on the Saanich Peninsula.

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. **Development Permit Application No. DP100734 & Development Variance Permit Application No. DV100247 (2420-2432 Beacon Avenue and 9816 Fourth Street)**

(To construct a 5 storey mixed use commercial/residential development containing ground floor commercial and 35 multi-family residential units).

Silvia Bonet, Finlayson Bonet Architecture, Applicant, gave a PowerPoint presentation on the proposal to redevelop the 3 properties located at the corner of Beacon Avenue and Fourth Street to a 5 storey, mixed use building, which includes ground floor commercial, 4 upper floors containing 35 multi-family residential units and both an at-grade covered parking area and underground parking area. She advised that the 4th storey stepsback along Beacon Avenue and the 5th storey stepsback along Fourth Street; that it meets the requirements for adaptable and 3 bedroom units; and that it is compatible with the 5 storey building currently being constructed along Fourth Street.

Ms. Bonet requested the following variances: 1. to increase height and number of storeys from 3 to 4 on Beacon Avenue and from 4 to 5 on Fourth Street; and 2. to reduce number of required parking spaces from 44 to 40. She advised that the ground floor has an increased height to allow for necessary mechanicals for potential commercial opportunities and that the reduction in parking spaces was to allow for a larger commercial area. Ms. Bonet noted the prominent location of this building and the importance of ensuring a high quality development for the community.

Councillor B. Fallot expressed concerns regarding the 5th storey.

Councillor P. Wainwright suggested that the pedestrian overhang be made wider and that the 4th and 5th storeys be setback further from Fourth Street.

Mayor S. Price expressed support for the proposal with perhaps more natural elements being considered for the exterior façade of the building.

Councillor C. McLennan expressed support for the 5th storey as it meets with the Town's objective to create more density in the downtown.

Councillor E. Bremner-Mitchell had questions regarding access to at-grade parking, visitor spaces and the commercial loading zone. She expressed concerns regarding the balconies on the west side of the building with the potential redevelopment of the neighboring property and questioned whether a pedestrian walkway could be incorporated between the two buildings. Staff advised that it could be considered as part of the redevelopment of the neighboring building and that setbacks from balconies would be as required by the BC Building Code.

Moved by Councillor P. Wainwright, seconded by Councillor E. Bremner-Mitchell, that the Committee recommend to Council that Development Variance Permit Application No. DV100247 and Development Permit Application No. DP100734 (2420-2432 Beacon Avenue & 9816 Fourth Street) be forwarded to the Advisory Planning Commission for further review and comment, subject to the following conditions:

1. *That prior to proceeding to the Advisory Planning Commission, the applicant provide a report from a qualified Professional Engineer regarding flood construction level as per Interim Flood Construction Level Policy No. DV-014;*
2. *That prior to proceeding to the Advisory Planning Commission, that the applicant revise the design drawings as follows:*
 - a. *to provide a greater width for the pedestrian overhang;*
 - b. *to setback the entire 4th floor from Fourth Street; and*
 - c. *to further setback the 5th floor from Fourth Street.*

OPPOSED: Mayor S. Price & Councillor B. Fallot
MOTION CARRIED 4:2

Moved by Councillor P. Wainwright, seconded by Councillor B. Fallo, that the Committee recommend to Council that Development Variance Permit Application No. DV100247 (2420-2432 Beacon Avenue & 9816 Fourth Street) be advertised in 2 consecutive issues of the Peninsula News Review, and that this notification be added to the process for whenever the Town receives an application for a multi-family development that involves a variance in the number of storeys.

**OPPOSED: Mayor S. Price
MOTION CARRIED 5:1**

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

Moved by Councillor P. Wainwright, seconded by Councillor C. McLennan, that the meeting be adjourned at 7:10 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER