
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, February 20, 2017
Council Chambers

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

Staff: R. Humble, Chief Administrative Officer
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 Mayor S. Price, seconded by Councillor B. Fallot, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATION

a. VAA 2016 Report to Nominators

Wendy Everson, Sidney's Nominee, provided information regarding the Victoria Airport Authority and its role in operating, managing and developing the Victoria Airport as the best airport anywhere. She advised the purpose of the airport is to act as an economic catalyst for the region and that all profits are reinvested in the business of the airport. Ms. Everson noted that 2016 was a record year for the airport, serving over 1.8 million passengers.

Mr. Geoff Dickson, President & CEO, provided information regarding the airport's revenue and expenditures, noting 2016 capital expenditures = \$23.7 million. He provided information on new flights/services and the various expansions and improvements to the facility (baggage screening, on-site parking, etc.). Mr. Dickson advised a response from the Federal Government respecting the use of airport lands for the Town's Community Safety Building is expected by early March, and that Omicron's Gateway development would take up to two years to complete, by Spring 2019.

Councillor M. Lougher-Goodey requested feedback on the concept of selling off airport lands. Mr. Dickson stated that he does not see the benefits, particularly in that you would see a lot less in community investments and initiatives for the airports.

4. ADMINISTRATION & FINANCE

a. Council Resolutions – Follow Up System

Moved by Councillor T. Chad, seconded by Councillor B. Fallot, that the Committee recommend to Council that the staff report dated January 31, 2017, providing an overview of the current follow-up system for Council resolutions that is utilized by staff, be received for information.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Councillor B. Falot, that the Committee recommend to Council that after staff has compiled the list of resolutions and directives following a Council Meeting that it be circulated to Council by email for comment.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Councillor B. Falot, that the Committee recommend to Council that every 6 months staff prepare a status report to Council on the items that are outstanding on the list.

MOTION CARRIED UNANIMOUSLY

5. PARKS & INFRASTRUCTURE
6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

- a. Zoning Amendment Application No. RZ100095; Development Variance Permit Application No. DV100216; and Development Permit Application No. DP100694 (9600 Second Street)**
(To construct a 3 storey, residential townhouse building containing 4 units).

i. Presentation from Applicant

Ms. Martine Kiliwnik, project Designer, gave a PowerPoint presentation on the proposal to construct a 3 storey townhouse development consisting of 4 units, highlighting on the following:

- demolition of existing single-family dwelling;
- construction of 4 townhouse units (1 is a penthouse unit);
- 2 storey, with the one-storey penthouse unit on the third storey;
- 5 parking spaces (single and double-car garages) and 1 visitor parking space; and
- access off laneway at the rear of the property;

Ms. Kiliwnik, advised that a zoning amendment is being requested to increase the number of storeys from 2.5 to 3 and the number of units from 3 to 4. She also advised four variances are being requested to reduce building setbacks (for front, rear, interior side and exterior side lot lines). Ms. Kiliwnik noted that the property has a unique shape with frontage onto Second Street and Ocean Avenue and is located across from the Anacortes Ferry Terminal.

ii. Public Participation Period (*maximum 10 minutes*)

- 1. J. Jenkins, 9628 Second Street** – stated that the current zoning must remain as is (3 units and 2 storeys) with no variances and expressed the following concerns: too many units on the lot – get rid of penthouse unit; loss of ocean views; not enough parking; and encroaches on all neighbouring properties; and stated that the developer purchased the property knowing the rules.
- 2. Henderson & Jenkins, 2478 Ocean Avenue** – stated that they relied on the current bylaws before they purchased their home and expressed the following concerns: loss of ocean views; reduce resale value of their property; loss of greenspace; too high with too many people; and increased traffic on laneway; and stated that it would impact their life.
- 3. J. Plint, 9616 Second Street** – not opposed to townhouse development as such, however objects to 3 storeys for the following reasons; property is located in a 2-storey area; too many variances are being requested; building is too big and too high and will block sunlight; loss of greenspace and general ambiance of area; and that the building would dominate the neighborhood rather than blend in.

4. **M. Schmidt & T. Brewer, 9625 Third Street** – expressed concerns regarding parking and the increased traffic on the laneway, and stated they are opposed to the 3 units on the bottom, however the penthouse unit will block views.
5. **C. Bolt, 9659 Second Street** – noted the property is located at the entry into Sidney and that it should not be rezoned.

Moved by Councillor T. Chad, seconded by Councillor B. Fallot, that the Committee recommend to Council that the proponent of Zoning Amendment Application No. RZ100095, Development Variance Permit Application No. DV100216 and Development Permit Application No. DP100694 (to permit the construction of a 3 storey multi-family development with 4 townhouse dwelling units on the property at 9600 Second Street) come back with a proposal that complies with the existing zoning and setback requirements.

MOTION CARRIED UNANIMOUSLY

- b. **Development Variance Permit Application No. DV100218; and Development Permit Application No. DP100695 (10529 McDonald Park Road)**
(To demolish the existing single family dwelling and construct a 2 storey development consisting of 3 townhouse dwelling units.)

Mr. Ryan Hoyt, project Designer, gave a PowerPoint presentation on the proposal to construct a 2 storey townhouse development consisting of 3 units, highlighting on the following:

- demolition of existing single-family dwelling;
- construction of 3 townhouse dwelling units;
- 2 storey with level entries facing to the south;
- 3 parking spaces (single-car garages) and 1 visitor parking space along the driveway;
- Unit #1 would be fully adaptable (all units may possibility be adaptable); and
- access off of McDoanld Park Road with a two-way driveway.

He advised that a variance is being requested to relax the minimum driveway width from 5.5 metres to 4 metres, noting that the majority of the driveway is conforming to the Parking Bylaw, except for a small area near the front of the property. It was noted that this is a concern for the Fire Department and that some design changes are required to ensure access for emergency vehicles.

Moved by Mayor S. Price, seconded by Councillor C. McLennan, that the Committee recommend to Council that Development Variance Permit Application No. DV100218 and Development Permit Application No. DP100695 (to permit the construction of a 2 storey townhouse development with 3 dwelling units on the property at 10529 McDonald Park Road) be forwarded to the Advisory Planning Commission for further review and comment.

MOTION CARRIED UNANIMOUSLY

- c. **Development Variance Permit Application No. DV100217 (10166 Fifth Street)**
(To vary the Off-Street Parking and Loading Bylaw No. 1661 requirement)

Moved by Councillor E. Bremner-Mitchell, seconded by Councillor B. Fallot, that the Committee recommend to Council that owners and tenants in occupation of property within 75 metres (246 feet) of 10166 Fifth Street be notified regarding Development Variance Permit Application No. DV100217 (to increase the percentage of vehicle parking area in the front yard to 58.6%) 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 interlocking paving stones.*

MOTION CARRIED UNANIMOUSLY

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

Moved by Councillor B. Fallot, seconded by Councillor T. Chad, that the meeting be adjourned at 7:35 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER