



TOWN OF SIDNEY

MINUTES OF REGULAR COUNCIL MEETING
Monday, February 27, 2017
Council Chambers
7:00 p.m.

PRESENT: Mayor S. Price
Councillors: E. Bremner-Mitchell, T. Chad, B. Fallot, 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
A. Verhagen, Manager of Planning
S. Nelson, Corporate Officer

**1. CALL TO ORDER / PUBLIC PARTICIPATION PERIOD (maximum 20 minutes) /
INTRODUCTIONS / PRESENTATIONS / PUBLIC HEARINGS**

Mayor S. Price called the meeting to order at 7:00 p.m.

A. PUBLIC PARTICIPATION PERIOD

1. **J. Gifford, 10448 Allbay Road** – regarding item 16.2., expressed disappointment that taxpayers would be funding the pedestrian overpass on Beacon Avenue and not the developer of the Gateway project.
2. **D. Gelinis, 9635 Second Street** – requested clarification regarding the location of the pedestrian overpass on Beacon Avenue. The Mayor advised that only one pedestrian overpass, which will be located on the north side of Beacon Avenue, would be constructed.

Public Participation Period closed at 7:07 p.m.

B. PUBLIC HEARINGS

Mayor S. Price noted the rules of the procedure for public hearing. The Chief Administrative Officer read the notice for the public hearing.

**i. Bylaw No. 2134 - Official Community Plan, Amendment No. 17
(2447 Henry Ave)**

(To increase the maximum density to allow for 15 additional units).

(See Bylaw – item 14a)

Bylaw No. 2135 - Zoning, Amendment No. 31 (2447 Henry Avenue)

(To designate area from Multi-Family High Density Residential (RM7) to RM7 Bonus Density (RM7-B)).

(To construct a 4 storey residential development consisting of 24 strata dwelling units).

(see Bylaw – item 14b)

The following written submission(s) were received:

1. S. Page, 9993 Fourth Street, dated February 17, 2017.
2. M. & S. Lawrance, 9993 Fourth Street, dated February 21, 2017.
3. B. van der Meer, 9851 Second Street, received February 27, 2017.

The following verbal submission(s) were received:

1. **S. Garnett, 9583 Christine Place – OPPOSED**; expressed support for a 3 storey development on the site, not a 4 storey; and questioned Council's process and lack of transparency regarding the road dedication used to accommodate this development.

Mayor S. Price asked three times if there were any other submissions. There being none, the Public Hearing for Bylaw No. 2134 & No. 2135 was official closed at 7:14 p.m.

2. APPROVAL OF AGENDA

2017.06.087 Moved by Councillor B. Fallot, seconded by Councillor C. McLennan, that the agenda be approved with the following additions:

1. item 1bi – letter from B. van der Meer, 9851 Second Street.
2. item 10aR.4 - letter from K. Andrews, dated February 27, 2017.
3. item 14b – receipt of approval from MOTI, dated February 24, 2017.

MOTION CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

a. **Regular Council Meeting – February 14, 2017**

b. **Special Council (Budget) Meeting – February 21, 2017**

2017.06.088 Moved by Councillor C. McLennan, seconded by Councillor B. Fallot, that Minutes of the Regular Council Meeting of February 14, 2017, and the Special Council (Budget) Meeting of February 21, 2017, be adopted as presented.

MOTION CARRIED UNANIMOUSLY

4. BUSINESS NOT COMPLETED AT A PREVIOUS REGULAR MEETING

5. BUSINESS ARISING FROM MINUTES

6. DELEGATIONS

7. PETITIONS

8. MAYOR'S REPORT

9. COUNCILLORS' REPORTS

10. COMMITTEE REPORTS

a. **Committee of the Whole – February 20, 2017**

2017.06.089 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the Minutes of the Committee of the Whole Meeting of February 20, 2017, be received for information.

MOTION CARRIED UNANIMOUSLY

Minutes contain recommendation(s) regarding:

R.1 Council Resolutions – Follow Up System

2017.06.090 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, 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

- 2017.06.091 **R.2** Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, 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
- 2017.06.092 **R.3** Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that every 6 months staff prepare a status report to Council on the items that are outstanding on the list.
MOTION CARRIED UNANIMOUSLY
- 2017.06.093 **R.4 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).
Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, 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
- 2017.06.094 **R.5 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).
Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, 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
- 2017.06.095 **R.6 Development Variance Permit Application No. DV100217 (10166 Fifth St)**
(To vary the Off-Street Parking and Loading Bylaw No. 1661 requirement).
Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, 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

11. STAFF REPORTS

a. Inter-Island Passenger-Only Work Plan Proposal

- 2017.06.096 Moved by Councillor E. Bremner-Mitchell, seconded by Councillor B. Fallot, that \$3,800, from the Economic Development fund, be approved as the Town's 1/3 share for the preparation of a comprehensive implementation work plan for a passenger-only ferry service pilot project for the Southern Gulf Islands, Salt Spring Island and the Town of Sidney.
MOTION CARRIED UNANIMOUSLY

12. OTHER REPORTS

13. CORRESPONDENCE

14. BYLAWS / DEVELOPMENT PERMITS / VARIANCES / SUBDIVISION

a. Bylaw No. 2134 – Official Community Plan, Amendment No. 17 (2447 Henry Ave)

(To increase the maximum density to allow for 15 additional units in order to construct a 4 storey residential development consisting of 24 strata dwelling units).

2017.06.097 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that, pursuant to public hearing, Bylaw No. 2134 – Official Community Plan, Amendment No. 17 (2447 Henry Avenue) be given third reading.

MOTION CARRIED UNANIMOUSLY

2017.06.098 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2134 – Official Community Plan, Amendment No. 17 (2447 Henry Avenue) be adopted.

MOTION CARRIED UNANIMOUSLY

b. Bylaw No. 2135 – Zoning, Amendment No. 31 (2447 Henry Avenue)

(To designate area from Multi-Family High Density Residential (RM7) to RM7 Bonus Density (RM7-B) in order to construct a 4 storey residential development consisting of 24 strata dwelling units).

2017.06.099 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that, pursuant to public hearing and receipt of approval from Ministry of Transportation & Infrastructure, Bylaw No. 2135 – Zoning, Amendment No. 31 (2447 Henry Avenue) be given third reading.

MOTION CARRIED UNANIMOUSLY

2017.06.100 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2135 – Zoning, Amendment No. 31 (2447 Henry Avenue) be adopted.

MOTION CARRIED UNANIMOUSLY

2017.06.101 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Development Permit Application No. DP100689 and Development Variance Permit Application No. DV100212 (2447 Henry Avenue - to construct a 4 storey residential development consisting of 24 strata dwelling units) be approved, subject to conditions as per Council resolution No. 2017.03.038.

MOTION CARRIED UNANIMOUSLY

15. NEW BUSINESS

16. CORRESPONDENCE FOR INFORMATION

2017.06.102 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that he following correspondence be received for information:

1. Letter from District of Metchosin, regarding 2017 AVICC Resolution for national designation of Aboriginal Day, dated February 2, 2017.
2. Letter from Ministry of Transportation & Infrastructure, regarding provincial funding commitment for the Gateway Pedestrian Overpass, dated February 8, 2017.

MOTION CARRIED UNANIMOUSLY

17. NOTICES OF MOTION

18. MOTION TO GO "IN-CAMERA" (CLOSED MEETING)

19. ADJOURNMENT

2017.06.103 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the meeting be adjourned at 7:35 p.m.

MOTION CARRIED UNANIMOUSLY

MAYOR

CORPORATE OFFICER