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**TOWN OF SIDNEY**  
**MINUTES OF COMMITTEE OF THE WHOLE MEETING**  
**Monday, January 16, 2017**  
**Council Chambers**

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

**ABSENT:** Councillor E. Bremner-Mitchell

**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  
M. Harman, Deputy Fire Chief  
B. Robinson, Manager of Public Works & Parks  
A. Verhagen, Manager of Planning  
T. Restell, Manager of Finance  
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 M. Lougher-Goodey, that the agenda be approved as presented.*

**MOTION CARRIED UNANIMOUSLY**

**3. PRESENTATION**

**4. ADMINISTRATION & FINANCE**

**a. Draft 2017-2021 Financial Plan**

Mr. Andrew Hicik, Director of Corporate Services, presented the draft 2017-2021 Financial Plan which includes a general tax increase of 1.5% for 2017. He noted that the increase started at 0.95% and that 0.56% was added to increase the funding for infrastructure reserves. He noted the budget was prepared to support the Town's Strategic Plan and Council's key priorities. Mr. Hicik advised the draft budget, along with a copy of this evening's PowerPoint presentation, will be made available on the Town's website tomorrow.

**5. PARKS & INFRASTRUCTURE**

**6. PROTECTIVE SERVICES**

**7. DEVELOPMENT & PLANNING**

**a. Density Review – Downtown Mixed Use & Multi-Family**

Mr. Evan Peterson, Barefoot Planning, gave a PowerPoint presentation noting that Council has reconsidered its original direction of establishing a single FAR with no Bonus Density and are now considering Bonus Density and Community Amenity Contributions. Subsequently, he provided the following recommendations for bonus density and amenity contributions:

1. Adopt an Amenity Program that addresses increase in density in 3 key scenarios:
  - a. Bonus Density (no rezoning);
  - b. Rezoning (type I - beyond Bonus FAR); and
  - c. Rezoning (type II - different zone).

2. Adopt a fixed-rate amenity contribution (cash-in-lieu or in-kind of equal/greater value) and consider negotiated amenity (for long-term or large-scale redevelopment).
3. Employ a fixed-rate contribution rate of \$150/m<sup>2</sup>.
4. Adopt a separate Amenity Policy.
5. Use amenity funds directed towards housing to fund programs that facilitate and incentivize affordable/attainable housing (not to build units).
6. Establish a second amenity fund with a focus on facilitating attainable and affordable housing.
7. Direct cash-in-lieu contributions to both a general Amenity Fund and a Housing Fund – balance between social benefit and community amenities.
8. Undertake an annual reporting and monitoring of the Amenity Program.

Mr. Peterson recommended FAR maximums for RM5, RM6, RM7 and C1 on Beacon Avenue and C1 off Beacon Avenue; and that the Zoning Bylaw contain the base and Bonus Density FAR for each zone and the Amenity Policy contain details of contributions and calculations.

Councillor P. Wainwright expressed concerns regarding the proposed FAR numbers and requested clarification on how they were determined. Mr. Peterson advised that the FARs reflect the current Zoning Bylaw regulations (i.e. setbacks, height, parking, etc.) and that the base FARs are set at what is viable and what has been built in Sidney to-date and the maximum FARs are set to maximize what can be built within the current regulations.

Councillor Wainwright also expressed concerns regarding the Town's public consultation process as the new direction of establishing bonus density was not part of that original Density Review consultation process.

Mayor S. Price noted that Council is reconsidering their original direction responsibly and upon further review by the consultant and staff, and that establishing bonus density and an amenity program would in fact be a great benefit to the Town.

*Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey:*

1. *That staff be directed to create an overarching Amenity Program that includes a bonus density structure within the Zoning Bylaw, as well as an Amenity Policy that addresses the calculations and contributions for Bonus Density and Community Amenity Contributions;*

**OPPOSED: Councillor P. Wainwright  
MOTION CARRIED 5:1**

*Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey:*

2. *That base and bonus Floor Area Ratios be included in each of the subject zones with reference to an Amenity policy, as recommended in the Phase 4: Amenity Program report from Barefoot Planning, as follows:*
  - a. *RM5: base FAR maximum of .75, bonus FAR maximum of 1.30;*
  - b. *RM6: base FAR maximum of .90, bonus FAR maximum of 1.75;*
  - c. *RM7: base FAR maximum of 1.30, bonus FAR maximum of 2.00;*
  
  - d. *C1 on Beacon: base FAR maximum of 2.30, bonus FAR maximum of 2.70;*
  - e. *C1 off Beacon: base FAR maximum of 2.40, bonus FAR maximum of 3.00;**as part of the Zoning Bylaw amendment including recommendations from the Phase II Final Report on the Density Review, for consideration by Council;*

**OPPOSED: Councillor P. Wainwright  
MOTION CARRIED 5:1**

*Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey:*

3. *That another category be added to the existing General Amenity Reserve Fund to separately track amenity contributions towards facilitating the creation of attainable and affordable housing;*

**MOTION CARRIED UNANIMOUSLY**

*Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey:*

4. *That amenity funds directed toward housing should be used to fund programs that facilitate and incentivize affordable and attainable housing, rather than to directly produce a limited number of actual units;*

**MOTION CARRIED UNANIMOUSLY**

*Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey:*

5. *That staff draft an Amenity Policy for consideration by Council that includes the details (e.g. calculations and contributions) of the bonus density and rezoning-based CACs, including the following:*
- a. *A fixed-rate amenity contribution of \$150 per square metre of additional floor area above the base FAR maximum;*
  - b. *Allowance for the provision of Council-approved in-kind amenities of equal or greater value allowing in-kind contributions of an equal or greater value to the fixed rate amount;*
  - c. *1/3 of cash in lieu contributions be directed towards general amenities and 2/3 towards housing; and*
  - d. *That Council give future consideration to a negotiated amenity approach for large scale redevelopment sites.*

**OPPOSED: Councillor P. Wainwright  
MOTION CARRIED 5:1**

*Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey:*

6. *That staff monitor the Amenity Program and report annually to Council on its outcomes.*

**MOTION CARRIED UNANIMOUSLY**

**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 7:35 p.m.*

**MOTION CARRIED UNANIMOUSLY**

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CHAIR

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CORPORATE OFFICER