
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, June 19, 2017
Council Chambers

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

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 M. Lougher-Goodey, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

4. ADMINISTRATION & FINANCE

a. Council Participation - Future of the McPherson Theatre

It was noted that Council was not interested in providing financial support for the McPherson Theatre, but that being a participant in the discussions would be of benefit.

Moved by Councillor B. Fallot, seconded by Councillor E. Bremner-Mitchell, that the Committee recommend to Council that the Town participate in discussions regarding the future of the McPherson Playhouse Theatre and that Councillor B. Fallot be appointed as the Town's representative.

OPPOSED: Councillors: T. Chad & M. Lougher-Goodey
MOTION CARRIED 5:2

5. PARKS & INFRASTRUCTURE

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. Development Permit Application No. DP100715 and Development Variance Permit Application No. DP100225 (2471 Bevan Avenue)
(To construct a 3 storey development containing 4 dwelling units, 2 of which could be live/work units).

Ms. Roya Darvish, Low Hammond Rowe Architects, gave a PowerPoint presentation on the proposed 3 storey, 4 unit development, highlighting on the following:

- removal of existing vacant dwelling (very small infill lot 1,750 sf)
- 2 loft units (side-by-side) on ground floor with mezzanine; access off Bevan Avenue
- 2 units on upper floor - 2 storey with 2 bedrooms and roof top deck; access off Third Street

- very limited landscaping - around property and on roof top
- white and grey colored materials inspired by nearby beaches

Ms. Darvish advised of the challenges in designing a building with such limitations and constraints, particularly with respect to incorporating the commercial, residential and parking requirements. Noting the difficulties, she advised of the following variances being requested:

1. North setback at Bevan Avenue – reduced from 1m requirement to 0m;
2. West setback at Third Street – reduce from 1m requirement to 0m;
3. Corner setback at Bevan Avenue – reduce from 4.5m requirement to 1m;
4. Setback for roof enclosure – reduce from 25% distance requirement to 20%;
5. Conditions of use – amend commercial requirement on ground floor to residential or live-work;
6. Unit type – reduce 3-bedroom unit requirement to loft and 2-bedroom units; and
7. Parking – reduce 4-stall requirement to 0, but with modo car share membership.

She stated the proposal is a suitable response for the site and its surrounding context.

Committee members noted the history of this site and acknowledged the challenges with respect to coming up with an appropriate proposal.

Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that the Committee recommend to Council that Development Permit Application No. DP100715 and Development Variance Permit Application No. DV100225 (2471 Bevan Avenue - to permit the construction of a 3-storey residential development consisting of 2 live/work units and 2 multi-family dwelling units) be forwarded to the Advisory Planning Commission for review and comment.

**OPPOSED: Councillor B. Fallot
MOTION CARRIED 6:1**

b. New Off-Street Parking & Loading Bylaw

Committee members had several questions regarding the proposed bylaw and it was suggested that the bylaw be presented to the public for feedback through the Town's website.

It was also noted that setting the appropriate parking requirements is difficult (i.e. to accommodate everyone's needs) and that a considerable amount of time has been given in an effort to improve the current outdated bylaw.

Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council that the proposed new Off-Street Parking & Loading Bylaw No. 2140 be amended by revising the parking requirement for Townhouse Dwelling to 1 per dwelling unit (i.e. remove 0.25 per unit for visitor parking) in section 4.11.3.

**OPPOSED: Councillors: E. Bremner-Mitchell & B. Fallot
MOTION CARRIED 5:2**

Moved by Councillor P. Wainwright, seconded by Councillor T. Chad, that the Committee recommend to Council that the proposed new Off-Street Parking & Loading Bylaw No. 2140 be amended by deleting the reference to "Fire Station" in section 4.11.3.

MOTION CARRIED UNANIMOUSLY

Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council that the staff report dated June 13, 2017 be received and that Bylaw No. 2140 – Off-Street Parking and Loading be brought forward for Council's consideration with the two amendments.

**OPPOSED: Councillors: E. Bremner-Mitchell, T. Chad & B. Fallot
MOTION CARRIED 4:3**

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

Moved by Councillor T. Chad, seconded by Councillor B. Fallot, that the meeting be adjourned at 7:25 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER