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**TOWN OF SIDNEY**  
**MINUTES OF COMMITTEE OF THE WHOLE MEETING**  
**Monday, June 5, 2017**  
**Council Chambers**

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

**ABSENT:** Mayor S. Price and Councillor M. Lougher-Goodey

**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 Acting Mayor called the meeting to order at 6:00 pm.

**2. APPROVAL OF THE AGENDA**

*Moved by Councillor T. Chad, seconded Councillor B. Fallot, that the agenda be approved as presented.*

**MOTION CARRIED UNANIMOUSLY**

**3. PRESENTATIONS**

**a. Future of the McPherson Playhouse**

Councillor M. Alto, City of Victoria, explained the purpose of the presentation is to provide information and statistics regarding the McPhearson Playhouse and the Royal Theatre and to see if Sidney would like to continue with further conversations on the future of these two theatres.

Mr. R. Joynt, of the Royal and McPherson Theatres Society (RMTS), advised of the following:  
McPhearson Playhouse – serves not for profit local arts organizations throughout the region

- 772 seats, owned and supported by City of Victoria

- 5.4% Sidney residents attended in 2016

Royal Theater – is the region's largest theatre

- 1,416 seats, owned by the CRD, supported by Oak Bay, Saanich & Victoria

- 20.1% Sidney residents attended in 2016

He advised that both theatres are managed by the Society and that public investment has been static since 1998. He noted an alignment of ownership and funding would allow for improved governance and a more efficient funding structure and allow the region to realize the benefits of an integrated performing arts centre.

Councillor Alto requested whether the Town would be interested in joining the conversation on how to bring more efficiencies to these two theatres for the benefit of the entire region. She advised all of the municipal feedback received will be provided to the Town in an interim report.

Committee members stated support for a conversation on how all of the facilities in the region can work together for the benefit of all, and not just the Royal and McPhearson theatres.

4. **ADMINISTRATION & FINANCE**  
5. **PARKS & INFRASTRUCTURE**  
6. **PROTECTIVE SERVICES**

7. **DEVELOPMENT & PLANNING**

a. **Official Community Plan Amendment Application No. OP100033, Zoning Amendment Application No. RZ100097, Development Variance Permit Application No. DV100224, and Development Permit Application No. DP100712 (2268 - 2270 Henry Avenue)**

(To construct a three-storey 8 unit multi-family apartment development).

i. **Presentation from Applicant**

Ms. Silvia Bonet, Architect, gave a PowerPoint presentation on the proposed development for a 3-storey, 8 unit multi-family building for 2268-2270 Henry Avenue, consisting of the following:

- removal of existing 3-storey, two-family dwelling;
- 8 units total; 2 of which are townhouse units with entry off Henry Avenue (1 to 4 bedrooms);
- townhouse units will have front yard patio; other 6 units will each have a balcony;
- 8 on-site vehicle parking spaces and bicycle parking at the back of the property; and
- two-way driveway access off of Henry Avenue.

Ms. Bonet advised that 3 variances are being requested: to reduce the interior side and rear setbacks to accommodate the fire-rated concrete canopy element above the vehicle parking area and to reduce the front setback to allow more articulation of the front façade.

Ms. Bonet advised that the applicant received positive feedback from the neighborhood Open House held in January and that, as per a specific request from the neighbors, the driveway was relocated to the east side of the property to address potential noise concerns. Ms. Bonet stated the property, being located close to a school and the downtown core, is suitable for multi-family residential and that the proposed development will provide housing for a mixed demographic.

Councillor P. Wainwright suggested that the applicant consider obtaining an access easement to share the neighbor's driveway, noting it would also allow more green space for the development.

It was noted that two public notices were mailed out to the neighborhood respecting this proposal (once by the applicant for the Open House and once by the Town upon receipt of the application) and that a sign has been posted on the property advising the public of the application.

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

1. **S. Garnett, 9583 Christine Place** – stated the building is old and in need of an update, but that 4 units would be a better fit in the neighborhood; expressed concerns regarding the number of amendments being made to the Town's OCP; and questioned the security for property owners who purchased their property based on the Town's OCP and Zoning bylaws.
2. **J. Forseille, 2268 Henry Avenue (tenant)** – stated was opposed to the development; that the building is old, but that it is a home; and is concerned will not be able to find another affordable place to live.
3. **J. Gifford, 10448 Allbay Road;** 1. expressed the need for a housing strategy and providing assistance to those with less resources in finding another place to live; 2. stated the public consultation was limited and not a transparent process; and 3. did not understand how 2 bedroom units would accommodate families.

*Moved by Councillor T. Chad, seconded by Councillor P. Wainwright, that the Committee recommend to Council that Official Community Plan Amendment Application No. OP100033, Zoning Amendment Application No. RZ100097, Development Variance Permit No. DV100224 and Development Permit Application No. DP100712 (2268-2270 Henry Avenue - to relax requirements pertaining to front setback, interior side setback, rear setback and depth of parking spaces in order to permit the construction of a 3 storey multi-family residential development containing 8 apartment dwellings) be forwarded to the Advisory Planning Commission for review and comment.*

**MOTION CARRIED UNANIMOUSLY**

- 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 6:55 p.m.

**MOTION CARRIED UNANIMOUSLY**

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CHAIR

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CORPORATE OFFICER