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TOWN OF SIDNEY

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

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**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  
M. Harman, Deputy Fire Chief  
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. **Property Owner, 2004 White Birch Road** – regarding item 14c, expressed concerns regarding the impact the proposed neighboring development would have, i.e. loss of privacy, increased noise, potential damage to trees along the property and potential decrease in property value.
2. **J. Treleven, 10134 Third Street** – expressed concerns regarding the impact the CRD's tax levy increase will have on a number of communities in order to fund the new sewage treatment plant; and commended the Town on continuing efforts to keep taxes low.
3. **C. Wood, 9691 Third Street** – expressed the importance of public participation, in particular that the developers' short-term interests do not waiver over the community's long-term interests; that it is valuable for Council to understand what citizens think about issues; and that intelligent decision making will help to avoid unintended consequences.

Public Participation Period closed at 7:15 p.m.

**B. PUBLIC HEARING**

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. 2131 - Official Community Plan, Amendment No. 16**  
(To amend policies relating to residential density in order to be consistent with the proposed changes to the Zoning Bylaw, as a result of the Density Review).  
*(See Bylaw – item 14a)*

**Bylaw No. 2132 - Zoning, Amendment No. 30**  
(To incorporate a base and bonus density into each relevant zone and to replace references to UPH limits with FAR limits, as a result of the Density Review).  
*(See Bylaw – item 14b)*

The following written submission(s) were received:

1. Email from B. Mathews, 2409 Bevan Avenue, dated March 23, 2017.
2. Letter from Alan Jones Construction, dated March 23, 2017.

3. Email from B. Losie, 10051 Third Street, dated March 24, 2017.
4. Email from D. Child, dated March 26, 2017.
5. Email from Sidney Community Association, dated March 27, 2017.

The following verbal submission(s) were received:

1. **B. Losie, 10051 Third Street: SUPPORT**; stated it supports growth as per the report from the Mayor's Downtown Revitalization Taskforce; encourages development for small affordable residences while still meeting with the height, setbacks, etc. requirements; and allows for funding for other community initiatives.
2. **J. Gifford, 10448 Allbay Road (President of Sidney Community Association)** - thanked Council for discussing their correspondence at the March 13<sup>th</sup> meeting and for producing the special edition of Town Talk; summarized the responses of their survey respecting the bylaws, noting 58 members answered the survey: 75%+ wanted to be informed and understand the proposed changes; 39% said "no" to bonus density; 65% said \$150 was too little to pay for bonus density; would like amenity funding to be used for streetscape improvements, housing and environmental programs; there was strong support for annual review of the amenity program to be presented to residents; and suggested that Council consider opening this up for further consultation at the annual review.
3. **J. Biggs, 9870 Second Street** – thanked Council for the special edition of Town Talk and stated amenity contributions is a fair way to improve the appearance of the Town, however suggested the distribution of funds be revisited, suggesting 50% - general fund and 50% - affordable housing fund (noting housing as being a charitable contribution).
4. **S. Garnett, 9583 Christine Place** – thanked the Town's Manager of Planning for information regarding the proposed amendments; thanked Councillor P. Wainwright for requesting the special edition of Town Talk; stated this is a difficult issue and residents are looking for political leadership; stated was not for nor opposed; questioned some of the rationale, noting expensive rents are forcing businesses to close and that families want some greenspace and an income helper rather than a condo, which is more desirable to retirees; and concerned about what is being developed now may affect the community in the future.
5. **D. Gelinas, 9635 Second Street – SUPPORT**; thanked Council for the special edition of Town Talk (very well drafted and clear); 1. pleased that staff will monitor the amenity program; 2. requested clarification regarding tangible in-kind contributions in lieu of cash at a rate of equal or greater value; 3. expressed support for the creation of a clear policy for the affordable housing fund; 4. questioned whether the \$150 payment was enough; and requested Council to consider having staff prepare a comprehensive review (in 2-3 years) of the amenity policy to determine whether it is achieving the desired outcome.
6. **J. Treleaven, 10134 Third Street** – congratulated past Council in capping the amenity contribution to \$5,000 per unit, noting that the amenity fees are ultimately paid by the homeowner; and stated that amenity fees are to pay for infrastructure costs for the increased density created by new development and did not support the fees being used to purchase sculptures.
7. **T. Ball, 10510 Lyme Grove Crescent** – stated that the proposed bylaw amendments will have long term effects on the community and that residents are confused; and requested Council to not make a decision this evening, but rather to give more time for public consultation.
8. **D. Pedde, 10502 Resthaven Drive – SUPPORT**; stated that there is a tremendous demand for secondary suites for small families and that with the new FAR will provide opportunities for more affordable housing.

9. **C. Bolt, 9659 Second Street** – stated that FAR is absolutely necessary, however struggles with the numbers for base and bonus density and suggested a review in a couple of years; and that the Town will not be able to generate enough income in the housing fund and suggested that the amenity contributions be put into a general fund and then be applied as needed by the community.
10. **H. Brouillette, 10391 McDonald Park Road: SUPPORT.**
11. **B. Brooks, 9906 Resthaven Drive: SUPPORT;** expressed support for increased density and FAR, however was concerned that the amenity calculation of \$150 is low, particularly in the current market, and suggested it be based on the percentage of the bonus density (eg. 25%); and questioned why the parking study was not being considered in conjunction with the bylaws.
12. **J. Gifford, 10448 Allbay Road** – expressed support for FAR, however is having difficulty seeing what development would look like; expressed concerns regarding bonus density and if it will in fact achieve the overall objectives; and stated that the results should be monitored.

Mayor S. Price asked three times if there were any other submissions. There being none, the Public Hearing for Bylaw No. 1931 was official closed at 8:06 p.m.

## 2. APPROVAL OF AGENDA

- 2017.09.135 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the agenda be approved with the following amendments:
1. correction to item 10a - to read "Sidney / North Saanich Baseball Facility Joint Liaison Committee – March 9, 2017";
  2. addition to item 1bi - email from B. Mathews, 2409 Bevan Avenue, dated March 23, 2017;
  3. addition to item 1bi - letter from Alan Jones Construction, dated March 23, 2017;
  4. addition to item 1bi - email from B. Losie, 10051 Third Street, dated March 24, 2017;
  5. addition to item 14c - letter from E. & S. Rypstra, 2008 White Birch Road, received March 24, 2017;
  6. addition to item 1bi - email from D. Child, dated March 26, 2017;
  7. addition to item 1bi - email from Sidney Community Association, dated March 27, 2017; and
  8. addition to item 14b – email from Ministry of Transportation & Infrastructure, dated March 27, 2017.

**MOTION CARRIED UNANIMOUSLY**

## 3. ADOPTION OF MINUTES

### a. Regular Council Meeting – March 13, 2017

- 2017.09.136 Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that Minutes of the Regular Council Meeting of March 13, 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. Sidney / North Saanich Baseball Facility Joint Liaison Committee – March 9, 2017

2017.09.137 Moved by Councillor T. Chad, seconded by Councillor C. McLennan, that the Minutes of the Sidney / North Saanich Baseball Facility Joint Liaison Committee Meeting of March 9, 2017, be received for information.

**MOTION CARRIED UNANIMOUSLY**

Minutes contain recommendation(s) regarding:

#### R.1 Rotary Park Baseball Facility - Joint Operating Agreement

2017.09.138 Moved by Councillor T. Chad, seconded by Councillor C. McLennan, that the Baseball Facility Joint Operating Agreement between the Town of Sidney and the District of North Saanich, for the operation and maintenance of Rotary Park, be approved for a further 5-year term (May 1, 2017 to April 30, 2022) as presented.

**MOTION CARRIED UNANIMOUSLY**

#### R.2 Rotary Park Baseball Facility – Licence Agreement

2017.09.139 Moved by Councillor T. Chad, seconded by Councillor C. McLennan, that the Baseball Facility Licence Agreement between the Town of Sidney, District of North Saanich and the Peninsula Baseball & Softball Association, for use of Rotary Park, be approved for a further 5-year term (January 22, 2017 to April 30, 2022) as presented, subject to a notice being published in the newspaper.

**MOTION CARRIED UNANIMOUSLY**

### b. Audit & Finance Committee – March 14, 2017

2017.09.140 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the Minutes of the Audit & Finance Committee Meeting of March 14, 2017, be received for information.

**MOTION CARRIED UNANIMOUSLY**

Minutes contain recommendation(s) regarding:

#### R.1 2017 Grant-in-Aid Requests

2017.09.141 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the following 2017 grant-in-aid requests be approved:

1.	Peninsula Figure Skating Club	\$ 500
2.	Saanich Peninsula Piranha Swim Club	500
3.	Saanich Peninsula Pipe Band	500
4.	Sidney Concert Society	500
5.	Crisis Intervention & Public Information Society	600
6.	ORCCA (Oral Care for Children & Adolescents)	1,500
7.	Saanich Marine Rescue Society	1,500
8.	The Victoria Human Exchange Society	1,500
9.	Greater Victoria Bike to Work Society	500
10.	676 Kittyhawk Sponsoring Committee Society	500
11.	Navy League of Canada	500
12.	Peninsula Dry Grade Society	1,500
13.	Sidney Guide & Scout Hall Society	500

**Total** \$10,600

**MOTION CARRIED UNANIMOUSLY**

- R.2**  
2017.09.142 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the following 2017 grant-in-aid requests be approved through funding from the Economic Development Fund:
- |    |  |                |
|----|--|----------------|
| 1. | ArtSea (Community Arts Council of Saanich Peninsula) | \$ 5,500       |
| 2. | Sidney & Peninsula Literary Society                  | 1,500          |
| 3. | BC Aviation Museum                                   | 500            |
|    | <b>Total</b>   | <u>\$7,500</u> |

**MOTION CARRIED UNANIMOUSLY**

- R.3**  
2017.09.143 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan,
1. That funding in the amount of \$500 to the Peace Lutheran Church, \$500 to the St. Andrew's Anglican Church and \$500 to the St. Elizabeth's Church, for operation of their soup kitchens, be approved and added as line items in the annual budget; and
  2. That the funding to the churches be reviewed in two years.

**MOTION CARRIED UNANIMOUSLY**

- R.4**  
2017.09.144 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the additional \$5,500 in funding to ArtSea (new total of \$10,000) as a line item in the annual budget be referred to the 2018 budget deliberations.

**MOTION CARRIED UNANIMOUSLY**

- R.5**  
2017.09.145 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the budget for the Grant-in-Aid Fund be reviewed prior to the 2018 budget deliberations.

**MOTION CARRIED UNANIMOUSLY**

- R.6 Taxation Policy**  
2017.09.146 Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that staff be directed to initiate a review of the property tax distribution policy with the next Council, at the earliest opportunity.

**OPPOSED: Councillor E. Bremner-Mitchell**  
**MOTION CARRIED 6:1**

## **11. STAFF REPORTS**

### **a. Agreement – Janitorial Services for RCMP Facility**

- 2017.09.147 Moved by Councillor T. Chad, seconded by Councillor B. Fallot, that the three-year agreement (April 1, 2017 – March 31, 2020) between the Town and Sweeping Success, for providing janitorial services to the Sidney/North Saanich RCMP detachment, be approved and that the agreement be executed by the Mayor and the Corporate Officer.

**MOTION CARRIED UNANIMOUSLY**

### **b. Sidney 5K & 10K Road Race**

- 2017.09.148 Moved by Councillor B. Fallot, seconded by Councillor E. Bremner-Mitchell, that the proposed Sidney 5k and 10k Running Race event on Sunday, September 24, 2017 (as outlined in the staff report dated March 16, 2017) be approved, subject to the following conditions:

1. That the public be notified of the event and related road closures through social media and an ad placed in the Peninsula News Review;

2. That staff work with Frontrunners to minimize road closures as much as safety permits;
3. That the link to the event page be linked to the Sidney website and that the Town's Facebook and Twitter accounts be updated to promote this event;
4. That staff continue to work with Frontrunners to make this inaugural event as much of a success as possible; and
5. That the schools be notified of the event.

**OPPOSED: Councillor T. Chad**  
**MOTION CARRIED 6:1**

**c. Peninsula Celebrations Society Events for 2017**

2017.09.149 Moved by Councillor C. McLennan, seconded by Councillor B. Fallot, that the requested road closures (as outlined in the staff report dated March 20, 2017) from the Peninsula Celebration Society for the Sidney/Canada Day Parade on Saturday, July 1, 2017, be approved, subject to the following conditions:

1. That PCS obtain approval from the RCMP to ensure traffic control is in place for public safety;
2. That PCS obtain approval and a parks use permit for the use of Beacon Park for all Sidney/Canada Days events and Summer Sounds events;
3. That PCS conform to all Town Bylaws;
4. That PCS arrange a meeting with Town staff and the RCMP to review safety requirements (at least 3 weeks prior to each event); and
5. That PCS send out notices to affected residents advising of the events schedule for July 1 and provide a contact number should there be any concerns/questions (at least 2 weeks prior to the event).

**MOTION CARRIED UNANIMOUSLY**

**d. Subdivision Application No. SA100182 - 2030 Hornby Place**

(To waive frontage requirement for a two-lot subdivision).

2017.09.150 Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that Section 4.1 of Subdivision and Development Bylaw No. 1390 (that no parcel of land has less than 10% of its perimeter fronting on a street) be waived for Subdivision Application No. SA100182 for 2030 Hornby Place.

**MOTION CARRIED UNANIMOUSLY**

**12. OTHER REPORTS**

**13. CORRESPONDENCE**

**14. BYLAWS / DEVELOPMENT PERMITS / VARIANCES / SUBDIVISION**

**a. Bylaw No. 2131 - Official Community Plan, Amendment No. 16**

(To amend policies relating to residential density in order to be consistent with the proposed changes to the Zoning Bylaw, as a result of the Density Review).

2017.09.151 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that, pursuant to public hearing, Bylaw No. 2131 – Official Community Plan, Amendment No. 16 be read a third time.

**MOTION CARRIED UNANIMOUSLY**

2017.09.152 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2131 – Official Community Plan, Amendment No. 16, be adopted.

**MOTION CARRIED UNANIMOUSLY**

**b. Bylaw No. 2132 - Zoning, Amendment No. 30**

(To incorporate a base and bonus density into each relevant zone and to replace references to UPH limits with FAR limits, as a result of the Density Review).

2017.09.153 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that, pursuant to public hearing and receipt of approval from the Ministry of Transportation & Infrastructure, Bylaw No. 2132 – Zoning, Amendment No. 30, be read a third time.

**MOTION CARRIED UNANIMOUSLY**

2017.09.154 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2132 – Zoning, Amendment No. 30, be adopted.

**MOTION CARRIED UNANIMOUSLY**

**c. Development Variance Permit Application No. DV100218 (10529 McDonald Park)**

(To relax the minimum width of the access aisle in order to permit the construction of a 2 storey townhouse development consisting of 3 dwelling units).

Written Public Submission(s):

1. Email from J. Golding & K. Kelley, 2004 White Birch Road, dated March 19, 2017.
2. Letter from E. & S. Rypstra, 2008 White Birch Road, received March 24, 2017.

2017.09.155 Moved by Councillor M. Lougher-Goodey, seconded by Councillor P. Wainwright, that Development Variance Permit Application No. DV100218 (10529 McDonald Park Road - to relax the minimum width of the access aisle on the property to 5 metres) be approved and that Development Permit Application No. DP100695 be approved, subject to conditions as per Council Resolution No. 2017.07.114.

**MOTION CARRIED UNANIMOUSLY**

**15. NEW BUSINESS**

**16. CORRESPONDENCE FOR INFORMATION**

2017.09.156 Moved by Councillor C. McLennan, seconded by Councillor B. Fallot, that the following correspondence be received for information:

1. Letter from Saanich Peninsula Literacy, expressing thanks for the Town's support for their Open Air Library, dated March 7, 2017.
2. Letter from N. Ryder, regarding electromagnetic radiation and hypersensitivity, dated March 9, 2017. Reply dated March 10, 2017.
3. Letters from S. Harrison, North Saanich, and from N. Currie, Third Street, expressing concerns regarding the TetraTech Report and the Community Safety Building, received March 13, 2017. Replies dated March 15, 2017.
4. Letter from the CRD, expressing appreciation for their presentation on the CRD Arts Development Service, dated March 15, 2017.
5. Letter from G. Mead, regarding additional spaces for her home daycare, dated February 14, 2017. Reply dated February 23, 2017.

**MOTION CARRIED UNANIMOUSLY**

**17. NOTICES OF MOTION**

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

**19. ADJOURNMENT**

2017.09.157 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the meeting be adjourned at 8:53 p.m.

**MOTION CARRIED UNANIMOUSLY**

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MAYOR

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CORPORATE OFFICER