
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, May 1, 2017
Council Chambers

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

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
A. Verhagen, Manager of Planning
B. Robinson, Manager of Public Works & Parks
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 M. Lougher-Goodey, seconded by Mayor S. Price, that the agenda be approved with the following amendments:

1. *removal of item 3a; and*
2. *addition to item 7a – email from S.P. Chamber of Commerce, dated April 28, 2017.*

MOTION CARRIED UNANIMOUSLY

3. PRESENTATION(S)

a. Update on the Shaw Centre for the Salish Sea

(Presentation has been postponed).

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

a. Proposal for Revitalization of Sculpture Walk

Ms. Susan Simosko, President of Sidney BIA Society, presented a proposal to revitalize the Sidney Sculpture Walk and emphasized the importance of synchronizing all of Sidney's assets (arts, wildlife, heritage, culture, etc.). She advised of "The Sidney Experience" proposal which would include walking tours, interactive map (print and online), special events, enhance visitor services, chat room and marketing. Ms. Simosko stated this would attract visitors, enhance businesses and celebrate arts and culture in the community while significantly enhancing the economic vitality in Sidney. She advised that a grant application has been submitted to the CRD (through the Mary Winspear Centre); that the BIA would contribute \$10,000 to the project for the interactive map; and is requesting Council's financial support through the Town's Economic Development Fund.

Moved by Councillor M. Lougher-Goodey, seconded by Mayor S. Price, that the committee recommend to Council:

1. *That the SBIA's proposal for the Revitalization of Sidney's Sculpture Walk, along with its link to other community cultural, historical and wildlife assets be approved;*
2. *That a formal agreement between the Town and the SBIA, based upon their proposal, be developed and brought back to Council for review and consideration; and*
3. *Upon execution of the agreement, that, for the years 2017 and 2018, annual funding in the amount of \$10,000 be approved.*

MOTION CARRIED UNANIMOUSLY

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. Downtown Waterfront Vision Plan

Mr. Evan Peterson, Barefoot Consulting, gave a PowerPoint presentation regarding the process held for the development of the Downtown Waterfront Vision plan, noting wide public consultation (i.e. ideas fair, surveys, stakeholder workshop, ideas gallery and open houses) and the goal of creating a lively destination with thriving local businesses that can withstand change while continuing to flourish. Through the public process, he advised of the following key planning and design directions that were established for the Downtown Waterfront:

1. Regard the study area as a destination rather than thoroughfare;
2. Preserve and enhance Beacon Wharf as a key public space;
3. Restore and enhance Glass Beach as a central component of the area;
4. Create a well-defined network of places for “staying” activities;
5. Use a cohesive design approach to create an authentic sense of place;
6. Integrate form and function to bring elements of play and discovery;
7. Allow select commercial activities that enhance the area;
8. Create adaptable and multi-use spaces and structures;
9. Recognize and celebrate the area’s culture and heritage; and
10. Welcome people of all ages and abilities.

Mr. Peterson advised three options have been presented in the plan for consideration, noting Option 3 as the preferred option, which includes 15 key changes, some of which include: redesigning Eastview Park with a kids play area and more seating; retaining Bevan Fishing Pier; redesigning Diver’s Point to include seating and steps to beach area; rebuilding Glass Beach; rebuilding Beacon Wharf on a rock base with a refurbished Fish Market and floating breakwater with docks; creating the end of Beacon Avenue pedestrian-priority with pedestrian plaza; and expanding Port Sidney Marina breakwater with pedestrian pathway. With respect to implementation and the next steps, Mr. Peterson recommended a phased approach: 1. utilizing pilot projects; 2. exploring the feasibility of major capital investments; 3. conducting detailed designs and constructing capital projects; and 3. continually assessing the needs of the waterfront and look for strategic funding opportunities.

Councillor B. Falot stated the importance of providing more parking and the need for a parking facility in the community.

Moved by Mayor S. Price, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council:

1. *That the Downtown Waterfront Vision plan by Barefoot Consulting, April 24, 2017, be adopted;*
2. *That staff be directed to commence implementation of the plan starting with a short term pilot project seasonal closure of the road portion of Beacon Park for a portion of the summer of 2017 and that staff report back with details on the proposed pilot project;*
3. *That a Street Vending Bylaw be brought to Council for consideration; and*
4. *That staff bring forward items recommended in the Implementation section of the Downtown Waterfront Vision plan for consideration as part of the annual fall strategic planning and subsequent budget processes.*

**OPPOSED: Councillor T. Chad
MOTION CARRIED 5:1**

b. Development Permit Application No. DP100705 & Development Variance Permit Application No. DV100222 (9775 Fourth Street)

(To increase number of storeys, allow live/work units on the ground floor, to reduce the number and location of required 3-bedroom units and parking in order to construct a 5-storey, mixed-use development consisting of 3 live/work units and 19 multi-family dwelling units).

Mr. Grant Rogers, Marker Group, gave a PowerPoint presentation on the proposal for a 5-storey, mixed-use development consisting of 3 live/work units (on ground floor) and 19 multi-family dwellings units. He noted that the proposed development is focused on today's market of retirees and millennials - small and more affordable properties. He noted the older commercial units in the downtown are too large, too expensive, not energy efficient, etc. and that live/work units provide a much more affordable and flexible option for new business owners, and most importantly a location in the downtown core. He requested the following variances for consideration:

1. to allow dwelling units on ground floor;
2. to increase number of storeys from 4 to 5 storeys;
3. to reduce requirement for 3 bedroom units on first and second storeys;
4. to reduce payment in lieu for parking;
5. to reduce the parking spaces set back from lot line from 1m to 0.25 m.;
6. to increase the % of gross floor area of the first storey for parking from 50% to 57.7%; and
7. to reduce width of access aisle from 5.5 m to 3.6 m.

Mr. Marker stressed the importance of this type of commercial and residential development in the community.

Moved by Councillor M. Lougher-Goodey, seconded by Mayor S. Price, that the Committee recommend to Council that Development Permit Application No. DP100705 and Development Variance Permit Application No. DV100222 (to permit the construction of a 5-storey, mixed-use development consisting of 3 live/work units and 19 multi-family dwelling units at 9775 Fourth Street) be forwarded to the Advisory Planning Commission for review and comment, subject to the following condition:

1. *That the applicant provide additional information prepared by a Professional Engineer confirming the functionality of the reduced drive aisle width prior to the application proceeding to the Advisory Planning Commission.*

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 M. Lougher-Goodey, that the meeting be adjourned at 7:15 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER