

---

**TOWN OF SIDNEY**  
**MINUTES OF COMMITTEE OF THE WHOLE MEETING**  
**Monday, May 15, 2017**  
**Council Chambers**

---

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

**Staff:** R. Humble, Chief Administrative Officer  
T. Tanton, Director of Development Services, Engineering, Parks & Works  
B. Mikkelsen, Fire Chief  
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 M. Lougher-Goodey, seconded by Councillor C. McLennan, that the agenda be approved with the following additions:

1. item 7a – letter from A. Czap, 2245 James White Boulevard, received May 10, 2017; and
2. item 7a - letter from G. Dopson & G. McLean, Bessredge Place, dated May 15, 2017.

**MOTION CARRIED UNANIMOUSLY**

**3. PRESENTATION(S)**

**a. Access Awareness Day – June 3, 2017**

Ms. Glenys Cavers, Director of Beacon Community Services at the SHOAL Centre, advised of the upcoming Access Awareness Day on Sunday, June 3, 2017, from 10:00 am to 2:00 pm. She advised of the various events being held and the presentation of the 2017 Jeannette Hughes Award. Ms. Cavers invited everyone to attend the free event, which is to help raise awareness about disability, accessibility and inclusion in our community.

**4. ADMINISTRATION & FINANCE**

**5. PARKS & INFRASTRUCTURE**

**6. PROTECTIVE SERVICES**

**7. DEVELOPMENT & PLANNING**

**a. Official Community Plan Amendment Application No. OP100032; Zoning Amendment Application No. RZ100096; Development Variance Permit Application No. DV100223; and Development Permit Application No. DP100708 (2211, 2213 & 2215 James White Boulevard)**

(To construct 3 multi-family buildings, each being 3 storeys with 8 dwelling units – 24 total units).

**i. Presentation from Applicant**

Mr. Paul Thiessen, applicant, gave a PowerPoint presentation on the proposal for 3 multi-family residential buildings at 2211, 2213 & 2215 James White Boulevard, highlighting on the following:

- removal of 3 existing single-family dwellings
- 3 new multi-family buildings; 3 storeys each with 8 units (24 total)
- 1 bedroom units on ground floor; second and third floors with two, 2 bedroom units

- 12 ground level units with consideration for those with mobility issues
- uniquely painted boutique Victorian style structures
- storage lockers in basement and indoor and outdoor bicycle storage
- terraces or balconies for each unit
- surface parking at the rear of the buildings; 9 spaces per building (23 total) – short 4 spaces.
- new curb and sidewalk along James White Boulevard

Mr. Thiessen stated the proposal utilizes space, efficiently and productively, while providing much needed rental housing and is consistent with the Town's OCP, which supports increased residential uses in and around the downtown core. He noted some of the neighbors' concerns regarding impacts on traffic and indicated there would be minimum impact as there would only be two driveways (i.e. one-way entry and one-way exit for all three buildings).

Mr. Stefan Schulson, VDA Architecture, explained the purpose for the following variances being requested:

1. increase height – to accommodate steep roof pitches;
2. reduce south setback – to allow for additional separation and parking between buildings;
3. reduce front setback – to accommodate the staircase; and
4. relax parking pay-in-lieu amount – to \$10,000/space (short 4 spaces).

Councillor P. Wainwright and Councillor B. Fallot had questions regarding the storage units in the basement and the need to make them accessible. Councillor B. Fallot also questioned the access for emergency vehicles and the location of the garbage containers.

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

1. **T. Pitcher, 9943 Swiftsure Place** – expressed concerns regarding inadequate parking for the development, the current lack of street parking in the area and questioned how all of the parking will be accommodated.
2. **A. Mackelson, Bessredge Place** – expressed concerns regarding inadequate parking for the development, the current lack of street parking in the area and requested assurance of 24-hour access for emergency vehicles.
3. **R. Bongers, Avalon Spa** - stated that she is the owner of the green space area to the south of the development and supports construction of rental housing, but doesn't see how this type of development will work in that location.
4. **G. Rodger, 2236 James White Boulevard** – questioned the following: 1. why are only condos being built, what about housing for families; 2. there is inadequate parking for the development, why not build parking for realistic expectations; and 3. why not develop one of the properties into a 2 storey duplex to provide variety housing for a mixed demographic, which would also allow for adequate parking.
5. **R. Moorby, 9891 Bessredge Place** – expressed concerns regarding inadequate parking for the development and access for emergency vehicles, as well as inadequate provisions for the accessible units.
6. **S. Garnett, 9583 Christine Place** – stated the following: does not see 3 bedroom family units in the development; perhaps car share program could be considered in lieu of parking; and expressed concerns of future applications for OCP amendments.
7. **D. Keanie, 9930 Bessredge Place** - expressed concerns regarding traffic and parking and questioned whether underground parking could be provided for the development.
8. **B. Ripley, 9891 Bessredge Place** – stated the following: that there is not enough street parking in the area and is concerned about access for access for emergency vehicles; that their back yard view will be of the development's parking lot; that the green space area being considered as a "buffer" for the development is owned by R. Bongers and can be changed; and that it is not the right neighborhood for the development.

Written Submission(s) Received:

1. A. Czap, 2245 James White Boulevard, received May 10, 2017.
2. G. Dopson & G. McLean, Bessredge Place, dated May 15, 2017.

*Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the Committee recommend to Council that Official Community Plan Amendment Application No. OP100032, Zoning Amendment Application No. RZ100096, Development Variance Permit No. DV100223 and Development Permit Application No. DP100708 (2211, 2213 & 2215 James White Boulevard - to permit the construction of a 3 storey residential development with three 8 unit townhouse 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 6:50 p.m.

**MOTION CARRIED UNANIMOUSLY**

---

CHAIR

---

CORPORATE OFFICER