
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, November 20, 2017
Council Chambers

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

Absent: Councillor T. Chad

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
T. Tanton, Director of Development Services, Engineering, Parks & Public 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 C. McLennan, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. Port Sidney Boat Show 2018

Steven Threadkell, BC Boat Show Manager (BC Yacht Brokers Association), provided a presentation advising that the BC Boat Show is returning (after 12 years) to Sidney in 2018 (May 3 – 6) at the Port Sidney Marina, and that Mill Bay Marine Group will be the presenting sponsor. He advised that the event has grown to be the biggest on-water event in the West Coast and will bring with it a great economic benefit to the community. Mr. Threadkell advised that event is planned to go beyond the confines of the marina and include other businesses in Sidney, to make the event more of a 4 day community festival.

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. Development Permit Application No. DP100721 and Development Variance Permit Application No. DV100232 (10106 & 10108 Rethaven Drive)

(To relax visitor parking spaces and the number of adaptable units in order to construct a 2-storey residential development consisting of 8 multi-family dwelling units).

Brian Rados, Applicant, stated that the proposed redesign of the development is better and meets the intent of the guidelines (i.e. building elevations visible from the street).

Councillor E. Bremner-Mitchell expressed concerns regarding parking, particularly in relation to the number of bedroom units. Councillor B. Fallot noted the adaptable units not being provided, and suggested increasing the doorway widths.

Moved by Mayor S. Price, seconded by Councillor C. McLennan, that the Committee recommend to Council that Development Permit Application No. DP100721 and Development Variance Permit Application No. DV100232 (10106 & 10108 Rethaven Drive - to relax visitor parking spaces and the number of adaptable units in order to construct a 2-storey residential development consisting of 8 multi-family dwelling units) be forwarded to the Advisory Planning Commission for review and comment.

MOTION CARRIED UNANIMOUSLY

b. Development Permit Application No. DP100730 and Development Variance Permit Application No. DV100243 (2526 Bevan Avenue)

(To relax maximum lot area occupied by parking, the location for the required 3-bedroom units and setbacks for the upper storey balconies in order to construct a 4-storey, mixed-use building with ground floor commercial and 21 multi-family dwelling units).

Alan Lowe, Architect, gave a presentation on the development proposal for a new 4-storey, mixed-use building with ground floor commercial and 21 multi-family units at the corner of Bevan Avenue and First Street. He advised 3 variances are being requested for consideration:

- to relax maximum percentage of lot area occupied by parking on the ground floor (is not to exceed 50%); the parking area proposed would utilize 60%;
- to relax location requirements for 3 bedroom units (are to be located on 1st and 2nd storeys); the units are proposed to be located on the 2nd, 3rd and 4th storeys; and
- to relax setbacks from upper storey balconies; decks on the upper storeys are proposed to project into the front and side-exterior setbacks.

Mr. Lowe advised that on-site vehicle parking will be provided at-grade at the rear of the building, which will be covered entirely by the building above. He advised that 21 parking spaces will be provided and payment in lieu will be provided for the 5 spaces not provided, as well as Modo car share memberships. Mr. Lowe stated there are no concerns with registering a restrictive covenant on title to prevent the restriction of occupancy based on age.

Councillor E. Bremner-Mitchell encouraged the proponent to consider providing some parking for employees for the commercial units.

Moved by Mayor S. Price, seconded by Councillor B. Fallot, that the Committee recommend to Council that Development Variance Permit Application No. DV100243 and Development Permit Application No. DP100730 (2526 Bevan Avenue - to relax maximum lot area occupied by parking, the location for the required 3-bedroom units and setbacks for the upper storey balconies in order to construct a 4-storey, mixed-use building with ground floor commercial and 21 multi-family dwelling units) be forwarded to the Advisory Planning Commission for further review and comment.

MOTION CARRIED UNANIMOUSLY

c. Development Permit Application No. DP100731 and Development Variance Permit Application No. DV100244 (2255 Henry Avenue)

(To relax side yard setbacks, lot coverage and the front yard width in order to construct 2 small-lot single family dwellings).

Ron McNeil, Designer, gave a presentation on the proposal to construct 2 small-lot single-family dwellings at 2255 Henry Avenue. He advised 3 variances are being requested: 1. to reduce side yard setbacks; 2. to increase lot coverage for both ground and second storey; and 3. to reduce front yard width. Mr. McNeil noted the property is located across from Sidney Elementary School and that the homes have been designed for families (i.e. 2 storeys, patio, backyard, etc.).

Councillor M. Lougher-Goodey requested the proponent to consider the possibility of including the property directly behind (2259 Henry Avenue) as part of the development proposal.

Moved by Mayor S. Price, seconded by Councillor C. McLennan, that the Committee recommend to Council that Development Permit Application No. DP100731 and Development Variance Permit Application No. DV100244 (2255 Henry Avenue - to relax side yard setbacks, lot coverage and the front yard width in order to construct 2 small-lot single family dwellings) be forwarded to the Advisory Planning Commission for review and comment.

MOTION CARRIED UNANIMOUSLY

d. Development Variance Permit Application No. DV100245 (9519 Maryland Drive)
(To relax building envelope width to permit subdivision into two lot single-family dwellings).

Jorge De Melo, Applicant, advised of the proposal to subdivide the existing property into 2 lots to construct 2 single-family dwellings. He advised a variance is being requested to reduce the required building envelope setback from 9 metres to 8.43 metres in order to proceed with the subdivision application.

Moved by Councillor B. Fallot, seconded by Councillor C. McLennan, that the Committee recommend to Council:

1. *That owners and tenants in occupation of property within 75 m (246 ft) of 9519 Maryland Drive be notified regarding Development Variance Permit Application No. DV100245 (to permit a building area width of 8.43 m) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance; and*
2. *That if Council authorizes the issuance of Development Variance Permit No. DV100245, the following be made conditions of approval:*
 - a. *For Lot A, that portion of driveway located on the municipal boulevard shall be limited to a maximum width of 3.63 m (11.9 ft) and be located directly abutting a line extending out parallel with the south lot line of the property, and;*
 - b. *For Lot B, that portion of driveway located on the municipal boulevard shall be limited to a maximum width of 3.63 m (11.9 ft) and be located directly abutting a line extending out parallel with the north lot line of the property.*

MOTION CARRIED UNANIMOUSLY

e. Development Permit Application No. DP100733 and Development Variance Permit Application No. DV100246 (2348 Beacon Avenue)

(To allow fourth storey and additional height in order to construct a 4-storey, mixed-use building with ground floor commercial and 9 multi-family dwelling units).

Silvia Bonet, Architect, gave a presentation on the proposal to add 3 storeys of residential above the existing commercial building, noting the proponent's intention of retaining and incorporating the existing façade. She advised 9 multi-family dwelling units are being proposed with each of the upper storeys stepped-back to reduce its visual impact. She advised 2 variances are being requested to allow for a fourth storey and additional height, as the existing ground floor height is currently at 14ft. Ms. Bonet noted the proposal is supported by the Town's OCP for increased residential uses in the downtown as well as by the Downtown Local Area Plan's policy that suggests a 4 storey building may be possible on the north side of Beacon Avenue where the fourth storey is set well back from the street.

Councillor E. Bremner-Mitchell and Councillor B. Fallot expressed concerns regarding the lack of parking.

Mayor S. Price noted that, with the building located right in the downtown core and close to amenities, there is less of a need for parking, and also with the increased availability of car share programs.

Councillor P. Wainwright expressed concerns regarding the fourth storey and its visual impact.

Councillor E. Bremner-Mitchell supported the proponent's potential proposal for a rooftop garden.

Moved by Councillor P. Wainwright, seconded by Councillor B. Fallot, that the Committee recommend to Council that Development Variance Permit Application No. DV100246 and Development Permit Application No. DP100733 (2348 Beacon Avenue - to allow fourth storey and additional height in order to construct a 4-storey, mixed-use building with ground floor commercial and 9 multi-family dwelling units) be forwarded to the Advisory Planning Commission for further review and comment, subject to the following condition:

1. *That the applicant redesign the building so that the fourth storey is either eliminated or significantly reduced in area and visibility from the street.*

MOTION CARRIED UNANIMOUSLY

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

- 11. **ADJOURNMENT**

Moved by Mayor S. Price, seconded by Councillor B. Falot, that the meeting be adjourned at 6:55 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER