
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Tuesday, September 5, 2017
Council Chambers

PRESENT: Chair: Councillor T. Chad
Mayor S. Price and Councillors: E. Bremner-Mitchell, 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
A. Verhagen, Manager of Planning
M. van der Linden, Manager of Engineering & Environmental Services
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 B. Fallot, that item 3a – BC Coastal Pilots be removed from the agenda and that the agenda be approved as amended.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. BC Coastal Pilots

(Received cancellation notice and therefore item was removed from the agenda).

b. Quarterly Policing Report – April to June 2017

S/Sgt. Wayne Conley, Sidney/North Saanich RCMP, provided an update on staffing/resources noting the arrival of 4 new members, including a new Operations Commander, and provided the following crime statistics:

- Crime Against Persons: 45% increase (harassment/threats opposed to assaults)
- Property Crime: 37% increase (left from vehicles, working on analyzing hot spots, transient issues, problem residences and offenders)
- Armed Robbery: 1 incident – Panago Pizza on Bevan Avenue
- Traffic Safety: 0 fatalities; 37 down to 22 impaired drivers; 1,156 down to 608 tickets issued (as no dedicated traffic officer)
- Controlled Drug/Substance: 43% decrease
- Calls for Service: 1,644 up to 1,696 calls attended

He advised the detachment, to-date, has deployed 9 members to assist with the wildfire situation in BC's interior, of which costs will be recovered from the Province.

S/Sgt. Conley advised policing priorities continue to focus on impaired and distracted driving, reduction on property crime, identifying active drug traffickers, and also providing increased police presence in the core to address panhandlers, cycling issues, etc. He also noted the support provided to the detachment from the regional integrated policing units and to expect some slight increases in costs.

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

- 7. **DEVELOPMENT & PLANNING**

- a. **West Side Local Area Plan**

Mr. Evan Peterson, Barefoot Planning, presented the West Side Local Area Plan noting it is a future oriented plan for the neighborhood spanning over several decades. He advised of the extended site analysis and public consultation process (e.g. ideas fair, surveys, workshops, etc.) which primarily focused on future transportation infrastructure and land use in the area. He stated the plan contains detailed policies and recommendations to guide the vision for the West Side.

Mr. Peterson advised of the planning goals (i.e. functional streets, people spaces and land use direction) to the various planning principles and directions that assisted in developing the following priorities for Council's consideration:

Transportation Priorities (7)

1. Galaran Road; 2. Truck Routes; 3 Truck Mobility at Mills Road and McDonald Park Road; 4. Highway Path; 5 Industrial Streets; 6. Transit Spots and Times; and 7. Shared Streets and Greenways.

Land Use Improvement Priorities (5) (Industrial, West Side Mixed-Use & West Side Residential)

1. Policies and Regulations for the Village; 2. Master Plan for the Village; 3. Industrial Parklet Program; 4. Move the Mailbox; and 5. Boulder Park.

Mr. Peterson advised of the implementation strategy, consisting of various on-going, short-term, medium-term and long-term action items and recommended funding considerations.

There was lengthy discussion among Committee members respecting the recommended building height along Highway 17 and Beacon Avenue to be 5-6 storeys, with some members expressing concerns of impact on area residents and overall visual impact of the area.

Councillor P. Wainwright stated he would consider 5-6 storey buildings for affordable/attainable workforce housing, however not for standard-market housing. He suggested amending the OCP to allow 4 storeys for residential areas, and up to 6 storeys only if at least 50% of units are for affordable housing. He also suggested the rezoning of properties occur when the properties are ready to be redeveloped.

Mr. Peterson noted the benefits with 5-6 storey buildings is to achieve economic vitality, future redevelopment of the area and opportunities for affordable housing. He stated that 6 storeys buildings are not unusual and in fact would be of minimum impact to Sidney's west side due to its proximity to the highway. Mr. Peterson did indicate that a phased-in approach to increasing storeys could be included within the OCP, however that it could hinder future development opportunities.

Councillor E. Bremner-Mitchell stated the need for single-family dwellings in the community, and advised of EDC's work in collecting information on the business on the West Side, which could also be useful for the plan.

Mayor S. Price noted that the community has expressed concerns regarding the lack of affordable housing and the displacement of tenants; and that allowing for 6 storey buildings would in fact assist in providing more affordable housing. He noted, unfortunately, affordable housing cannot be achieved with low level, density buildings.

Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council that the West Side Local Area Plan by Barefoot Consulting be approved.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Councillor C. McLennan, that the Committee recommend to Council that staff be directed to prepare a bylaw amendment to Official Community Plan Bylaw 1920 to add the West Side Local Area Plan as a schedule with a provision that 6 storey buildings only be permitted in the residential area if at least 50% of the dwelling units are secured as affordable/attainable housing, otherwise the maximum height for residential shall be 4 storeys

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council that staff commence the development of Zoning regulations (creating pre-determined zones but no map amendments that pre-zone land to new regulations) and Official Community Plan policies and guidelines for the redevelopment of the residential area to a Mixed Use Village as described in the West Side Local Area Plan for future consideration by Council.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Councillor C. McLennan, that the Committee recommend to Council that staff bring forward items recommended in the implementation section of the West Side Local Area Plan for consideration as part of annual fall strategic planning and subsequent budget processes, including:

1. *pedestrian improvements along Galaran Road;*
2. *relocation of the Canada Post mailboxes on Galaran Road; and*
3. *development of a Master Plan for the Mixed Use Village;*

And that staff explore options for expediting the movement of the Canada Post mailboxes.

MOTION CARRIED UNANIMOUSLY

b. Development Variance Permit Application No. DV234 & Development Permit Application No. DP724 (2471 Orchard Avenue)

(To relax lot coverage in order to construct 2 single-family dwellings on 2 new lots to be created by subdivision).

Mr. Bernie Struck, Applicant, presented the proposed redevelopment for 2471 Orchard Avenue, highlighting on the following:

- demolish existing dwelling
- subdivide lot into 2, with 1 new dwelling on each lot
- 2 storey, single-family dwellings
- modern exterior - cedar shingles, metal cladding, etc.
- design aspects to minimize the size of the garage door

He advised a variance is being requested for each lot i.e. to increase lot coverage from 35% to 39.5% and to 39.8% to allow for more function on the main ground floor.

Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the Committee recommend to Council that Development Permit Application No. DP100724 (to permit the construction of two small lot single-family dwellings) and Development Variance Permit Application No. DV100234 (to relax lot coverage) for 2471 Orchard Avenue be forwarded to the Advisory Planning Commission for review and comment, subject to the following condition:

1. *That prior to proceeding to the Advisory Planning Commission, the applicant provide a report from a qualified Professional Engineer regarding flood construction level as per Interim Flood Construction Level Policy No. DV-014.*

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 C. McLennan, that the meeting be adjourned at 7:20 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER