



TOWN OF SIDNEY

MINUTES OF REGULAR COUNCIL MEETING
Monday, April 9, 2018
Council Chambers
7:00 p.m.

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 & Public Works
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. **S. Garnett, 9583 Christine Place** – requested a moment of silence for the Saskatchewan Humboldt Broncos hockey team.
2. **C. Ozawa, 10488 Resthaven Drive** – referring to item 14a, expressed concerns regarding the number of variances being approved by Council and that it will eventually become the new normal and alter the Town's guidelines and community plan.
3. **S. Duck, 9805 Second Street** – stated was pleased with the proposed development at the corner of Third Street and Sidney Avenue (the Cameo) and that the developers (Casma Properties) have done their homework, particularly with including the Star Cinema in the development, however expressed concerns regarding insufficient parking, particularly with the increasing densification of the downtown, and questioned the Town's business case for the new employee parking lot.
4. **J. Treleven, 10134 Third Street** – advised of the Sidney-by-the-Sea Rotary Club's Monte Carlo Night on April 21, which is an event to help raise funds for the Youth Health Clinic; and congratulated Council on their recent debate and decision respecting the BC Speculation Tax.
5. **D. Calveley, 9655 First Street** – stated that the BC Speculation Tax does need re-thinking, however stressed the lack of affordable housing available to working residents of BC; and supports the inclusion of electric vehicle infrastructure in new construction.
6. **R. Botterell, 2324 Brethour Avenue** – expressed concerns regarding the development occurring in the downtown, mainly with respect to the lack of a cohesive vision for design elements, which is taking away from the ambiance of Sidney, and stated that the Town should have a consistent vision.

Public Participation Period closed at 7:14 p.m.

2. APPROVAL OF AGENDA

2018.14.169 Moved by Councillor C. McLennan, seconded by Councillor B. Fallot, that the agenda be approved with the following amendments:

1. addition to item 14a – letter from S. & P. Wilkins, dated April 4, 2018; and
2. revision to item 18 – additional In-Camera item pursuant to section 90.1(e).

MOTION CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

a. Special Council Meeting – March 19, 2018

2018.14.170 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that Minutes of the Special Council Meeting of March 19, 2018, be adopted as presented.

MOTION CARRIED UNANIMOUSLY

b. Regular Council Meeting – March 26, 2018

2018.14.171 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that Minutes of the Regular Council Meeting of March 26, 2018, 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

a. Councillor E. Bremner-Mitchell – Award of CRD Arts Project Grants – advised that the first round of grants have been awarded and that three Sidney based organizations received a total of \$8,000, out of a total funding pool of \$127,000.

10. COMMITTEE REPORTS

a. Committee of the Whole Meeting – April 3, 2018

2018.14.172 Moved by Councillor B. Fallot, seconded by Councillor C. McLennan, that the Minutes of the Committee of the Whole Meeting of April 3, 2018, be received for information.

MOTION CARRIED UNANIMOUSLY

Minutes contain recommendation(s) regarding:

R.1 Development Permit Application No. DP100749 & Development Variance Permit Application No. DV100255 (9762 Third Street & 9763 Fourth Street)

(To relax the number of storeys, setbacks for the upper storey decks, the percent of the lot devoted to parking, the location of the required 3 bedroom units and to allow residential to front on to the street (live/work units) in order to construct a 5 storey mixed use development with a total of 29 multi-family residential dwelling units).

2018.14.173 Moved by Councillor B. Fallot, seconded by Councillor M. Lougher-Goodey, that Development Variance Permit Application No. DV100255 and Development Permit Application No. DP100749 for 9762 Third Street and 9763 Fourth Street (to relax the number of storeys, setbacks for the upper storey decks, the percent of the lot devoted to parking, the location of the required 3 bedroom units and to allow residential to front on to the street (live/work units) in order to construct a 5 storey mixed use development with a total of 29 multi-family residential dwelling units) be forwarded to the Advisory Planning Commission for further review and comment subject to the condition that, prior to review by the Advisory Planning Commission, the applicant provide a three-dimensional context model/rendering of the proposed development.

MOTION CARRIED UNANIMOUSLY

- 2018.14.174 **R.2 Development Variance Permit Application No. DV100256 (2031 Courser Drive)**
(To relax the maximum height of an accessory building in order to allow for the construction of an accessory building on the subject property).
Moved by Councillor B. Fallot, seconded by Councillor M. Lougher-Goodey, that owners and tenants in occupation of property within 75m of 2031 Courser Drive be notified regarding Development Variance Permit Application No. DV100256 (to increase the maximum accessory building height requirement from 5m to 5.7m in order to allow for the construction of an accessory building in the rear yard) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

MOTION CARRIED UNANIMOUSLY

- 2018.14.175 **R.3 Notification of Significant Development Applications**
Moved by Councillor B. Fallot, seconded by Councillor C. McLennan:
1. That staff be directed to prepare an amendment to Land Use Procedures Bylaw No. 1380 to:
 - a. Increase the mail out notification radius from 75 metres to 100 metres for Zoning Amendments and Official Community Plan Bylaw amendments;
 - b. Add a Notice of New Development Application step at the start of the process for Development Permit (Major) applications in the area designated as Downtown Commercial in the Official Community Plan Bylaw; and
 - c. Increase fees associated with public hearings, Notices of New Development Application, and requirements for newspaper advertisements.
 2. That staff be directed to post Notices of New Development Application on the Town webpage for Public Notices; and
 3. That staff be directed to add to the Guide to Development Permits document, a recommendation for applicants to hold a public meeting prior to submitting a Development Permit (Major) application.

MOTION CARRIED UNANIMOUSLY

11. REPORTS

a. Kids Don't Float Program

- 2018.14.176 Moved by Councillor T. Chad, seconded by Councillor C. McLennan:
1. That Council approve the installation of two Kid's Don't Float PFD Stations, to be located at the Tulista Park Boat Ramp and Beacon Wharf Causeway; and
 2. That Council authorize staff to determine exact locations and assist with the installation.

MOTION CARRIED UNANIMOUSLY

12. OTHER REPORTS

13. CORRESPONDENCE

a. Request for Funding the Saanich Peninsula Chamber of Commerce

- 2018.14.177 Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that the letter from District of North Saanich, dated March 22, 2018, requesting the Town to participate in funding the Saanich Peninsula Chamber of Commerce, be referred to the Audit & Finance Committee for review and comment.

MOTION CARRIED UNANIMOUSLY

b. Electric Vehicle Infrastructure in New Construction

2018.14.178 Moved by Councillor P. Wainwright, seconded by Councillor E. Bremner-Mitchell, that the letter from the Victoria Electric Vehicle Association, dated March 27, 2018, requesting the Town to include in its bylaws the requirement for electric vehicle infrastructure in new construction, be received for information.

MOTION CARRIED UNANIMOUSLY

14. BYLAWS / DEVELOPMENT PERMITS / VARIANCES / SUBDIVISION

a. Development Permit Application No. DP100747 and Development Variance Permit Application No. DV100254 (10490 Resthaven Drive)

(To relax front and rear yard setbacks and the setback for the location of parking spaces in order to construct a 2 storey, 8 unit multi-family townhouse development).

Written Submission(s):

1. S. & P. Wilkins, 10495 Resthaven Drive, dated April 4, 2018.

2018.14.179 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Development Variance Permit Application No. DV1000254 and Development Permit Application No. DP100747 (10490 Resthaven Drive - to relax front and rear yard setbacks and the setback for the location of parking spaces in order to construct a 2 storey, 8 unit multi-family townhouse development) be approved, subject to conditions as per Council Resolution No. 2018.12.153.

MOTION CARRIED UNANIMOUSLY

15. NEW BUSINESS

16. CORRESPONDENCE FOR INFORMATION

2018.14.180 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the following correspondence be received for information:

1. Various Letters regarding parking in Sidney.
2. Various letters regarding the new BC Speculation Tax.
3. Letter from Pacifica Real Estate Inc., regarding a complaint about the EDC's Promotional Video, dated March 12, 2018. Reply dated March 14, 2018.
4. Letter from District of Peachland, regarding Cannabis Sales Revenue sharing, dated March 16, 2018.
5. Email from J. Wolfe, regarding homelessness in Sidney, dated Mach 21, 2018. Reply dated March 28, 2018.
6. Letter from City of Vancouver, regarding modernizing the Motor Vehicle Act to improve safety, dated February 7, 2018.
7. Letter from UBCM Local Government Program Services, advising the Town was approved \$25,000 grant funding for EOC Emergency Management Training, dated March 22, 2018.
8. Email from C. Atkinson, regarding the Sidney Community Association's meeting on Affordable Housing, dated March 23, 2018. Reply dated March 28, 2018.
9. Letter from CRD, regarding District of North Saanich - Library at Panorama, dated March 28, 2018.
10. Letter from Victoria Residential Builders Association, providing an update on the BC Step Code, dated March 29, 2018.
11. Letter from J. Anderson & C. Nielsen, regarding Regional Fire Dispatch Services, dated April 1, 2018.

MOTION CARRIED UNANIMOUSLY

17. NOTICES OF MOTION

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

2018.14.181 Moved by Councillor B. Falot, seconded by Councillor C. McLennan, that it is in the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential matters relating to personal and land issues, pursuant to section 90.1 (a) and (e) of the *Community Charter* and that Council continue the meeting in closed session.

MOTION CARRIED UNANIMOUSLY

19. ADJOURNMENT

2018.14.182 Moved by Councillor C. McLennan, seconded by Councillor T. Chad, that the meeting be adjourned at 7:29 p.m.

MOTION CARRIED UNANIMOUSLY

MAYOR

CORPORATE OFFICER