



TOWN OF SIDNEY

MINUTES OF REGULAR COUNCIL MEETING
Monday, January 22, 2018
Council Chambers
7:00 p.m.

PRESENT: Mayor S. Price
Councillors: T. Chad, B. Fallot, M. Lougher-Goodey, C. McLennan & 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 & Public Works
B. Mikkelsen, Fire Chief
A. Verhagen, Manager of Planning
B. Robinson, Manager of Parks & Public Works
C. Halliday, Parks Foreman
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

1. **B. Collins (Residents of Reay Creek)** – stress the importance of the provisions within the OCP regarding environmentally sensitive areas and was disappointed in the lack progress with respect to the remediation of Reay Creek and urged Council to take a stronger leadership role.
2. **D. Calveley, 9655 First Street** – advised was pleased to see the completion of the Downtown Streetscape study and encouraged Council to move quickly with the plan, particularly with the increased development activity in the community.

Public Participation Period closed at 7:07 p.m.

B. PRESENTATIONS

i. Saanich Peninsula Health Care Society *(see staff report – item 11a)*

Shawna Walker, Executive Director of the Society, thanked Council for approving a loan to support them in establishing a Primary Medical Care Centre on Beavan Avenue, until they were able to receive charitable status. She advised that due to the Town's assistance the following accomplishments have been made since their opening in July 2016:

- attracted 4 new young family physicians (to service almost 4,000 patients);
- enhanced patient experience with improved services and easy access to physicians (including an in-house pharmacist and walk-in clinic);
- serving as a UBC training center for medical students; and
- strengthened the support at the Saanich Peninsula Hospital with physicians committed to supporting the hospital.

Ms. Walker advised of the next steps for the Society: 1. recruit more physicians; 2. integrate a nurse into the practice; 3. expand walk-in clinic hours; 4. open a second satellite clinic; and 5. a hub centre. She noted one of the key difficulties in retaining doctors is the high cost of housing in Victoria and looks to work with the Town on possible options.

ii. Parks Master Plan

(see staff report – item 11b)

Mr. Evan Peterson, Barefoot Consulting, gave a PowerPoint presentation regarding the process held for the development of the Parks Master Plan, noting the consultation process (i.e. ideas fair, public survey, stakeholder and staff workshop, open house, etc.) and the goal of creating a high-level plan to guide the future of public parks and beach accesses. He noted the purpose of the plan is to identify park improvements, identify access and mobility improvements and guide future operations and management (including addressing staff resources, Town practices and the natural areas and urban forest management). Mr. Peterson advised the plan contains a review of each of the Town's parks (i.e. existing uses, needs, and new ideas) and recommended short-term and long-term implementation action plans for Council's consideration.

iii. Development Variance Permit Application No. DV100251 (2069 Piercy Place)
(To relax rear setback in order to construct a two-family dwelling).

(see staff report – item 11c)

Jim Town, Applicant, presented the proposal to remove the existing family dwelling and to construct a duplex at 2069 Piercy Place. He requested relaxation of the rear yard setback from 33% to 32% in order to accommodate the curvature of the front yard area.

2. APPROVAL OF AGENDA

2018.02.014 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the agenda be approved with the amendment that item 11a - Loan Repayment - Saanich Peninsula Health Care Society be moved to after item 9a.

MOTION CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

a. Regular Council Meeting – January 8, 2018

2018.02.015 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that Minutes of the Regular Council Meeting of January 8, 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 P. Wainwright – Significant Development Applications

2018.02.016 Moved by Councillor P. Wainwright, seconded by Councillor C. McLennan, that the recommendations presented by the Sidney Community Association in their email of January 15, 2018 and this Councillor's report dated January 15, 2018, be referred to staff for review and recommendations.

MOTION CARRIED UNANIMOUSLY

11. STAFF REPORTS

a. Loan Repayment - Saanich Peninsula Health Care Society

2018.02.017 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the terms of repayment of a loan to the Saanich Peninsula Primary Health Care Society, as presented in their correspondence dated December 11, 2017, be approved.

MOTION CARRIED UNANIMOUSLY

10. COMMITTEE REPORTS

a. Audit & Finance Committee – January 9, 2018

2018.02.018 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the Minutes of the Audit & Finance Committee Meeting of January 9, 2018, be received for information.

MOTION CARRIED UNANIMOUSLY

Minutes contain recommendation(s) regarding:

2018.02.019 **R.1 Underground Wiring Projects in Upcoming Financial Plan**
Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that staff be authorized to negotiate with developers to fund underground electrical lines when opportunities arise.

OPPOSED: Councillor T. Chad
MOTION CARRIED 5:1

2018.02.020 **R.2**
Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that staff prepare a letter to Mr. B. Mathews (2409 Bevan Avenue) advising that the Town is not prepared to fund the removal of the hydro pole at the corner of Fifth Street and Bevan Avenue at this time.

OPPOSED: Councillor P. Wainwright
MOTION CARRIED 5:1

2018.02.021 **R.3 2018 Trucking & Excavator Services**
Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the Trucking & Excavator Services contracts for 2018 be maintained with the current provider, W.A. Jones, at the same unit prices as in 2017.

MOTION CARRIED UNANIMOUSLY

2018.02.022 **R.4 Community Grants Budget**
Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the annual budget for Grants-in-Aid be increased to \$15,000.

MOTION CARRIED UNANIMOUSLY

2018.02.023 **R.5 Council Remuneration & Tax Free Allowance**
Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that adjustments be made to Mayor and Council remuneration to offset the elimination of the one-third tax allowance.

MOTION CARRIED UNANIMOUSLY

2018.02.024 **R.6 Town Crier Honorarium**
Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the annual budget for the Official Town Crier position be increased to \$3,600.

OPPOSED: Councillors: B. Fallot & P. Wainwright
MOTION CARRIED 4:2

b. Economic Development Commission – January 12, 2018

2018.02.025 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that the Minutes of the Economic Development Commission Meeting of January 12, 2018, be received for information.

MOTION CARRIED UNANIMOUSLY

c. Committee of the Whole – January 15, 2018

2018.02.026 Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that the Minutes of the Committee of the Whole Meeting of January 15, 2018, be received for information.

MOTION CARRIED UNANIMOUSLY

Minutes contain recommendation(s) regarding:

R.1 2018 World Coastal Rowing Championships

2018.02.027 Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that Council sees merit in the World Coastal Rowing Championships occurring in Tulista Park in October of 2018 and that staff be authorized to:

1. Provide written confirmation that Tulista Park including the boat launch and parking lot are available for this event;
2. Provide a letter of support to the bid committee from the Town of Sidney;
3. Provide a staff liaison person to work out the details with the bid committee if their application is successful;
4. Provide confirmation that the unleased portions of the Iroquois Park Clubhouse are available for this event, and;
5. Prepare a budget item for this event in the amount of \$5,000 for consideration by Council during the 2018 Budget deliberations.

MOTION CARRIED UNANIMOUSLY

R.2 Zoning Amendment Application No. RZ100098 and Development Variance Permit Application No. DV100249 (2225 Malaview Avenue)

(To rezone property from Single- and Two-Family Residential (R2) zone to the Comprehensive Development 42 (CD42) and subdivide the property in order to construct 3 single-family dwellings).

2018.02.028 Moved by Councillor P. Wainwright, seconded by Councillor B. Fallot, that Zoning Amendment Application No. RZ100098 and Development Variance Application No. DV100249 (2225 Malaview Avenue – to construct 3 single-family dwellings, each with a secondary suite) be denied.

OPPOSED: Councillors: M. Lougher-Goodey & C. McLennan
MOTION CARRIED 4:2

R.3 Zoning Amendment Application No. RZ100099, Development Permit Application No. DP100735; and Development Variance Permit Application No. DV100248 (9830, 9832, 9838, 9842 & 9844 Third Street)

(To amend the Downtown Commercial (C1) zone to add a site specific floor area exemption to allow for movie theatre use, to increase the height and number of storeys and relax parking requirements in order to develop the properties with a 6-storey mixed-use development consisting of ground floor commercial, including a theatre and 2 commercial units, as well as 5 upper floors containing a total of 45 multi-family dwelling units).

2018.02.029 Moved by Councillor P. Wainwright, seconded by Councillor C. McLennan, that Zoning Amendment Application No. RZ100099, Development Variance Permit Application No. DV100248 and Development Permit Application No. DP100735 (9830, 9832, 9838, 9842 & 9844 Third Street – to construct a 6-storey mixed-use development) be forwarded to the Advisory Planning Commission for further review and comment, subject to the condition 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

d. Advisory Planning Commission – January 16, 2018

2018.020.30 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the Minutes of the Advisory Planning Commission Meeting of January 16, 2018, be received for information.

MOTION CARRIED UNANIMOUSLY

Minutes contain recommendation(s) regarding:

R.1 Development Permit Application No. DP100724 and Development Variance Permit Application No. DV100234 (2471 Orchard Avenue)

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

2018.02.031 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot:

1. That owners and tenants in occupation of property within 75m (246ft) of 2471 Orchard Avenue be notified regarding Development Variance Permit Application No. DV100234 (to relax the maximum allowable lot coverage) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance;
2. That Development Permit Application No. DP100724 (to permit the construction of two small lot single-family dwellings) be brought before Council for consideration of approval if Council authorizes the issuance of the development variance permit; and,
3. That as a condition of approval of Development Permit Application No. DP100724, the property owner:
 - a. Pay to the Town a deposit in the amount of 115% of the estimated cost to complete the hard and soft landscaping for the development prior to the issuance of Building Permit;
 - b. Provide further information on the design of the retaining walls and fencing to be used at the perimeter of the subject properties prior to the issuance of Development Permit; and
 - c. Address Development Permit Guideline No. 19.3.26 (corner lot elevations) to the satisfaction of the Director of Development Services, Engineering, Parks and Works prior to the issuance of Building Permit.

MOTION CARRIED UNANIMOUSLY

11. STAFF REPORTS

a. Loan Repayment - Saanich Peninsula Health Care Society

(Already dealt with – after item 9a).

b. Parks Master Plan

2018.02.032 Moved by Councillor P. Wainwright, seconded by Councillor T. Chad, that the words “sell for small lot housing” under item #1-Ashby Court be removed from the Parks Master Plan document.

MOTION CARRIED UNANIMOUSLY

2018.02.033 Moved by Councillor P. Wainwright, seconded by Councillor B. Fallot, that Council endorse the Final Copy of the Parks Master Plan as amended and direct staff to bring forward recommended park capital improvements in future budget years.

MOTION CARRIED UNANIMOUSLY

2018.02.034 Moved by Councillor P. Wainwright, seconded by Councillor T. Chad, that Council direct staff to report back on detailed planning processes for Rathdown Park, Brethour Park, Resthaven Park and Reay Creek Park in 2018.

MOTION CARRIED UNANIMOUSLY

c. Development Variance Permit Application No. DV100251 (2069 Piercy Place)
(To relax rear setback in order to construct a two-family dwelling).

2018.02.035 Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that owners and tenants in occupation of property within 75m (246ft) of 2069 Piercy Avenue be notified regarding Development Variance Permit Application No. DV100251 (to relax the rear setback requirement from 11.1 m to 10.7 m in order to allow for the construction of a two-family dwelling on the subject property) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

MOTION CARRIED UNANIMOUSLY

d. Subdivision Application No. SA100191 (10216 Robinia Place)
(To waive frontage requirement to allow subdivision of the property into two fee simple lots).

2018.02.036 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Section 4.1 of Subdivision and Development Bylaw No. 1390 (that no parcel of land has less than 10% of its perimeter fronting on a street) be waived for proposed Lot A of the subdivision of 10216 Robinia Place.

MOTION CARRIED UNANIMOUSLY

e. Project Update – Downtown Streetscape & Urban Design Standards

2018.02.037 Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that the Downtown Streetscape & Urban Design Standards draft of October 3, 2017 be accepted by Council as the final version of the document.

MOTION CARRIED UNANIMOUSLY

2018.02.038 Moved by Councillor P. Wainwright, seconded by Councillor B. Fallot, that the Downtown Streetscape & Urban Design Standards plan be referred to a future Committee of the Whole Meeting for further discussion regarding implementation.

MOTION CARRIED UNANIMOUSLY

f. 2017 Bazan Bay 5km Running Road Race

2018.02.039 Moved by Councillor B. Fallot, seconded by Councillor C. McLennan, that Team West Coast Running and Triathlon Society be granted permission to close roads (as per approved traffic plan) between the hours of 11:00 a.m. to 12:00 noon, on Sunday, April 8th, 2018, for the purpose of hosting the 2018 Synergy Health Management Ltd. Bazan Bay 5KM Road Race in Sidney, subject to the following conditions:

1. That the Society provides the Town with proof of \$3,000,000 minimum liability insurance indemnifying the Town of Sidney of any liability;
2. That the Society receives written permission from the Ministry of Transportation and Infrastructure to use the routes within the Ministry's jurisdiction, and provides a copy of the approval to the Town;
3. That the Society notifies two weeks in advance all residents and businesses situated along the race route, and provides a copy of the notification and confirmation of delivery one week prior to the event to the Town;
4. That BC Transit, the Fire Department and the Ambulance Service be made aware of the event and the Society comply with any requirements they may have;
5. That the Society receives written permission from the RCMP including approval of the traffic management plan (a copy of approval to be submitted to the Town) and the Society to pay any fees/costs levied by the RCMP; and

6. That no costs are to be incurred, either directly or indirectly, by the Town for this event.

MOTION CARRIED UNANIMOUSLY

g. Monthly Building Permit Report – December 2017

- 2018.02.040 Moved by Councillor C. McLennan, seconded by Councillor B. Fallot, that the Monthly Building Permit Report for December 2017, be received for information.

MOTION CARRIED UNANIMOUSLY

h. Grant Application for PEMO Communications

- 2018.02.041 Moved by Councillor T. Chad, seconded by Councillor C. McLennan, that staff be authorized to proceed with the Community Emergency Services Grant Application for Emergency Operations Centres & Training (i.e. \$25,000 for PEMO Communications equipment replacement).

MOTION CARRIED UNANIMOUSLY

i. Grant Application for EOC Training

- 2018.02.042 Moved by Councillor T. Chad, seconded by Councillor C. McLennan, that staff be authorized to proceed with the Community Emergency Services Grant Application for Emergency Operations Centres & Training (i.e. \$25,000 for Town staff EOC training).

MOTION CARRIED UNANIMOUSLY

12. OTHER REPORTS

13. CORRESPONDENCE

a. CRD Bylaw No. 4093 – Transportation Service Establishment

- 2018.02.043 Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that the letter from CRD dated January 12, 2018, be received and that Council respond indicating support of CRD Bylaw No. 4093 – Transportation Services and proceeding to a formal approval process.

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

b. Request for Funding – Shaw Centre for the Salish Sea

- 2018.02.044 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that the letter from Shaw Centre for the Salish Sea, dated January 5, 2018, requesting \$60,000 interim funding, be referred to the 2018 budget deliberations.

MOTION CARRIED UNANIMOUSLY

14. BYLAWS / DEVELOPMENT PERMITS / VARIANCES / SUBDIVISION

15. NEW BUSINESS

16. CORRESPONDENCE FOR INFORMATION

- 2018.02.045 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that the following correspondence be received for information:

1. Email from M. Wood, Third Street, regarding development in Sidney, dated January 2, 2018. Email reply dated January 15, 2018.
2. Email from V. & B. Lawrence, Swiftsure Place, regarding new development and concerns of the lack of vehicle parking, dated January 2, 2018. Email reply dated January 4, 2018.

3. Letter from City of Victoria, requesting the province to modernizing the *BC Motor Vehicle Act* to increase safety for all road users and achieve the “vision zero” objective, dated January 4, 2018.
4. Email from L. Comer, expressing concerns of 5 storey development on Beacon Avenue, dated January 5, 2018. Email reply dated January 8, 2018.
5. Notice from AVICC calling for 2018 Resolution Submissions.
6. Letter from H. Butler, Fifth Street, expressing concerns with roads and boulevards in the area, dated January 10, 2018. Letter reply dated January 12, 2018.

MOTION CARRIED UNANIMOUSLY

17. NOTICES OF MOTION

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

- 2018.02.046 Moved by Councillor B. Fallot, 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 land issues, pursuant to section 90.1 (e) of the *Community Charter* and that Council continue the meeting in closed session.

MOTION CARRIED UNANIMOUSLY

19. ADJOURNMENT

- 2018.02.047 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that the meeting be adjourned at 8:26 p.m.

MOTION CARRIED UNANIMOUSLY

MAYOR

CORPORATE OFFICER