



TOWN OF SIDNEY

MINUTES OF REGULAR COUNCIL MEETING Monday, June 25, 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
C. Newcomb, Acting Manager of Planning
M. Harman, Deputy Fire Chief
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. **D. Gough, 9690 Fifth Street** – stated would like to see a passenger train service going up island again, and encouraged Council to think about that when discussing transportation.
2. **D. Calveley, 9655 First Street** – stated that there is a clear need for a part-time Economic Development Officer; that the EDC needs more resources; that Council has a budget for this under the Economic Development Fund; that the Executive Director of SIBA would be an excellent choice; however expressed concerns that the proposal does not go beyond the BIA area (i.e. what about the West Side and Harbour Road areas); questioned the need for an Advisory Group with the existence of the EDC; stated a lot more input is needed from stakeholders; and encouraged Council to refer it to the EDC for review and that it be brought forward for next year's budget.
3. **S. Garnett, 9583 Christine Place** – stated that it seems the Zoning Bylaw, which contains rules/regulations for development, has become more of a guiding document with variances being relatively easy for developers to obtain and that the public is concerned that they seem to have less and less of a say in how the Town is being shaped.
4. **D. Gelinas, 2545 Oakville Avenue** – expressed support for an Economic Development Officer, however expressed concerns that the BIA's proposal does not go beyond the BIA area and stated that there needs to be in-depth consultation with all stakeholders, a plan with clear objectives and measuring outcomes, and connections with other groups across the Peninsula.

Public Participation Period closed at 7:12 p.m.

B. PRESENTATION

i. Update on The SHOAL Centre

Ms. Glenys Cavers, Beacon Community Services, provided an update on the new programs and services being offered to seniors in the community at the SHOAL Centre. She advised that membership has increased from 241 to 1,000 over the past 10 years and that drop-in activities have increased from 30 to over 60. She noted the new sign in

front of the Centre is working well, and highlighted on their new programming and increase in volunteer services. Ms. Cavers was pleased to advise that they have been successful in obtaining grant funding to help make their facility more accessible and looks forward to continued improvements and expanding their programming.

ii. Partnership to Establish Economic Development Officer Function

(see report – item 11c)

Ms. Susan Simosko, President of SBIA, noted that there has been a need for an Economic Development Officer in Sidney for many years, however for a variety of reasons has not been feasible. She advised that the SBIA, since its establishment, has somewhat already been carrying out marketing, promotional and coordination activities in the Town and therefore suggested a partnership with the Town (through the Town's existing Economic Development Fund). She advise the proposal for a Pilot Project is based on mutually established priorities of which 2 initiatives are somewhat urgently needed. She noted that the West Side and Harbour Road areas and all other stakeholders will be considered in the future with the new Council, but that at this time this initiative is designed to bring people into Sidney as a whole.

Ms. Simosko advised that the Economic Development Advisory Group will run much like the Sidney Event Advisory Group (SEAG), i.e. provide support to the economic development function. She advised that the SBIA's Executive Director (Ms. Donna Petrie) will assume the role of Economic Development Officer and allocate duties as follows: 40% as Economic Development Officer; 50% as SBIA's Executive Director; and 10% to SEAG. In conclusion, Ms. Simosko stated this is a win, win opportunity and a step in the right direction to a thriving downtown core and economically flourishing community.

iii. Development Permit Application No. DP100736 (9965 & 9981 Fourth Street)

(To construct a 4-storey residential development consisting of a total of 32 units).

(see report – item 11a)

Mr. Duane Ensing, Designer, presented the proposal for a 4-storey residential building on Fourth Street, between Henry and Mt. Baker Avenues, highlighting on the following:

- 8 units on each of 3 storeys and 7 units on main floor (31 units);
- main entrance to building off Fourth Street;
- underground parking entrance off Fourth Street (33 - vehicles; 4 - bicycles);
- garbage and recycling facility on north side;
- landscaping – lawn, patio and walkway areas with fencing; and
- durable exterior materials – rock and wood-look long board.

Mr. Ensing advised the project meets all setback requirements and there are no variances being requested. He noted the purpose of the design was to construct something a little more unique and to create a little diversity in the neighborhood.

iv. Development Permit Application No. DP100765 & Development Variance Permit Application No. DV100267 (9821 & 9837 Third Street)

(To relax height, number of storeys, number, size and location of 3-bedroom units, and parking requirements in order to construct a 6 storey, mixed-used building consisting of ground floor commercial and five upper floors (85 units) and a 3 storey office building, with both buildings to be constructed on top of a shared underground parking garage).

(see report – item 11b)

Mr. Fraser McColl, Developing Partner, stated that the Town has a wonderful and unique downtown core, that they are excited about the Star Cinema project across the street, and they would like this project to build and attract other, better projects in the future.

Ms. Heather Spinney, Architect, presented the proposal for a 6-storey mixed-use building and a 3-storey office building (both buildings on top of shared underground parking), highlighting on the following:

- 6-storey mixed-use building; residential main entrance off Sidney Avenue
- 3-storey office/commercial building; main entrance off Second Street
- lots of animation and activity on street level and significant setback at the corner of Third Street and Sidney Avenue
- underground parking access off Sidney Avenue (86 spaces - 20 commercial and 66 residential)
- surface parking access of Second Street and Third Street (35 spaces – 30 public parking)
- lots of bicycle parking spaces
- commercial loading spaces – 1 underground and 1 surface
- pedestrian connection between Second Street and Third Street
- large clearance area from Stones Throw building, with landscaping
- adaptable units on each floor and range of unit sizes
- storeys step-back along Third Street; not along Sidney Avenue
- lots of balconies and hangovers to create modulation
- durable exterior materials – metal cladding with wood effect and another tile-like cladding
- landscaping – decorative paving, trees and metal benches, broom finish concrete, long grasses and trees in planters along Third Street

Ms. Spinney noted the overall design reflects the seaside vernacular – plenty of terraces and balconies for access to outdoors, significant glazing to highlight views and allow natural light, lots of glass and aluminum railings reflecting a nautical aesthetic and the use of durable and high quality materials.

Some members of Council expressed concerns regarding the proposal and had several questions regarding the public parking spaces, the commercial loading spaces, the location of the garbage/recycling facility, the lack of building step-backs along Sidney Avenue, the small size of the 3-bedroom units, street level landscaping, etc.

2. APPROVAL OF AGENDA

2018.24.335 Moved by Councillor C. McLennan, seconded by Councillor B. Fallot, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

a. Regular Council Meeting – June 11, 2018

2018.24.336 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Minutes of the Regular Council Meeting of June 11, 2018 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

b. Special Council Meeting – June 18, 2018

2018.24.337 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Minutes of the Special Council Meeting of June 18, 2018, be adopted as presented.

MOTION CARRIED UNANIMOUSLY

- 4. BUSINESS NOT COMPLETED AT A PREVIOUS REGULAR MEETING**
- 5. BUSINESS ARISING FROM MINUTES**

6. DELEGATIONS

a. New Community Radio Station

Mr. Bill Collins, Sidney Arts & Media Society, advised of their proposal to start a local radio station called "Radio Sidney" and to have a store front location in downtown Sidney. He advised the purpose of the station is to provide the community with a variety of programs, training and mentorship for youth, give a voice to the local arts community, and to give a voice to those in the community who are underrepresented by public discourse. He noted they are a not-for-profit society with revenue coming from donations, advertising and grants. Mr. Collins advised they will begin with a website and internet streaming and hope to begin live programming in mid-August, upon receipt of their broadcasting license.

7. PETITIONS

8. MAYOR'S REPORT

9. COUNCILLORS' REPORTS

10. COMMITTEE REPORTS

a. Emergency Planning Committee – May 23, 2018

2018.24.338 Moved by Councillor T. Chad, seconded by Councillor B. Fallot, that the Minutes of the Emergency Planning Committee Meeting of May 23, 2018, be received for information.

MOTION CARRIED UNANIMOUSLY

b. Economic Development Commission – June 14, 2018

2018.24.339 Moved by Councillor E. Bremner-Mitchell, seconded by Councillor C. McLennan, that the Minutes of the Economic Development Commission Meeting of June 14, 2018, be received for information.

MOTION CARRIED UNANIMOUSLY

11. STAFF REPORTS

a. Development Permit Application No. DP100736 (9965 & 9981 Fourth Street)
(To construct a 4-storey residential development consisting of a total of 32 units).

2018.24.340 Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that Development Permit Application No. DP100736 (9965 & 9981 Fourth Street) be forwarded to the Advisory Planning Commission for further review and comment, subject to the following conditions:

1. That the applicant redesign the floor plans to meet the 3-bedroom and adaptable unit requirements in the Zoning Bylaw.
2. That the applicant redesign the parking area to accommodate the required number of Class I bicycle parking spaces.

MOTION CARRIED UNANIMOUSLY

b. Development Permit Application No. DP100765 & Development Variance Permit Application No. DV100267 (9821 & 9837 Third Street)

(To relax height, number of storeys, number, size and location of 3-bedroom units, and parking requirements in order to construct a 6 storey, mixed-used building consisting of ground floor commercial and five upper floors (85 units) and a 3 storey office building, with both buildings to be constructed on top of a shared underground parking garage).

2018.24.341 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Development Variance Permit Application No. DV100267 and Development Permit Application No. DP100765 (9821 & 9837 Third Street) be forwarded to the Advisory Planning Commission for further review and comment.

OPPOSED: Councillors: E. Bremner-Mitchell, B. Fallot & P. Wainwright
MOTION CARRIED 4:3

c. Partnership to Establish Economic Development Officer Function

- 2018.24.342 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey:
1. That Council sees merit in the proposed partnership with the BIA on a jointly-funded Economic Development Officer function;
 2. That \$45,000 be allocated from the Economic Development Fund toward the establishment of an interim pilot project involving the establishment of the EDO function under the auspices of the BIA, and that the pilot project be initiated as soon as practicable and extend through to the 2019 Budget process.
 3. That consideration of a proposed 4-year term for the EDO function, and associated incremental budget request, as outlined in the BIA proposal, dated June 7, 2018, and accompanying Staff Report, dated June 18, 2018, be forwarded to the 2019 budget deliberations.

MOTION CARRIED UNANIMOUSLY

- 2018.24.343 Moved Councillor P. Wainwright, seconded by Councillor B. Fallot, that the proposal to establish a partnership with the SBIA for an Economic Development Officer function be tabled.

**OPPOSED: Mayor S. Price & Councillors: E. Bremner-Mitchell,
T. Chad, M. Lougher-Goodey & C. McLennan
MOTION DEFEATED 5:2**

The question was asked on the original motion and was carried.

d. Community Safety Building Budget Update

- 2018.24.344 Moved by Councillor C. McLennan, seconded by Councillor T. Chad, that the staff report, dated June 19, 2018, be received for information and that \$7 million of the proceeds from the sale of the fire hall and parking lot sites, should it proceed, be dedicated to funding the Community Safety Building.

MOTION CARRIED UNANIMOUSLY

e. Downtown Employee Parking Lot Project

- 2018.24.345 Moved by Councillor E. Bremner-Mitchell, seconded by Councillor C. McLennan, that the staff report, dated June 20, 2018, providing an update on the Employee Parking Lot Project, be received for information.

MOTION CARRIED UNANIMOUSLY

- 2018.24.346 Moved by Councillor E. Bremner-Mitchell, seconded by Councillor C. McLennan, that the Financial Plan be amended by advancing the third phase of the Downtown Employee Parking Lot Project to 2018, and supplementing the budget with an additional \$100,000 of Gas Tax funding.

MOTION CARRIED UNANIMOUSLY

f. 2017 Statement of Financial Information

- 2018.24.347 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the Statement of Financial Information for the Town of Sidney for the year ended December 31, 2017, be approved.

MOTION CARRIED UNANIMOUSLY

Councillor C. McLennan left the meeting room at 9:22 p.m., citing a potential conflict of interest as he is a member of the Torque Masters Car Club.

g. Torque Masters Car Show

2018.24.348 Moved by Councillor P. Wainwright, seconded by Councillor T. Chad, that the Torque Masters Car Club be authorized to close the following streets and public parking lots:

- Beacon Avenue (from Fifth St to First St);
- Fourth Street (Sidney Ave to Bevan Ave);
- Third Street (South of Fire Hall driveway to Bevan Ave); and
- Second Street (Beacon Ave to Bevan Ave, if needed).
- Lot C (Fourth St at Sidney Ave); and
- Lot F (Third St at Bevan Ave).

from 5:00 a.m. to 4:00 p.m. on Sunday, August 12, 2018 to accommodate vehicles for their Car Show event, subject to the following conditions:

1. That the Club provide the Town with proof of \$2,000,000 minimum liability insurance indemnifying the Town of any liability;
2. That certified traffic control persons be utilized where identified by the Town;
3. That the event be undertaken in compliance with all Town bylaws;
4. That the Club provide all Emergency Services (including BC ambulance) with written notification of the event and meet with them four weeks prior to the event to address any concerns;
5. That the Club provide BC Transit with written notification of the event;
6. That the Club send out notices to all businesses/residents fronting on streets to be closed advising of the event and that access to their properties will be maintained if so required and provide them with a contact number should there be any concerns/questions (at least 4 weeks prior to the event); and,
7. That no costs are to be incurred by the Town except for the estimated \$2,500.00 requested assistance.

**OPPOSED: Councillor E. Bremner-Mitchell
MOTION CARRIED 5:1**

Councillor C. McLennan returned to the meeting at 9:25 p.m.

h. Coastal Rowing World Championships - Beer Garden

2018.24.349 Moved by Councillor P. Wainwright, seconded by Councillor T. Chad, that the beer garden and the serving of alcohol be permitted for the Coastal Rowing World Championships on October 12 and 13, 2018, subject to the following conditions:

1. That the OARCA hold a meeting with all Emergency Services and the Town's Public Works to coordinate at least 4 weeks prior to the event;
2. That the OARCA provide the Town with \$5,000,000 proof of liability insurance coverage that also names the Town as an additional insured;
3. That OARCA acquire a Special Occasion Liquor License for the consumption of beer, wine and cider in Tulista Park; and
4. That no costs are to be incurred by the Town.

MOTION CARRIED UNANIMOUSLY

i. Monthly Building Permit Report – May 2018

2018.24.350 Moved by Councillor C. McLennan, seconded by Councillor M. Lougher-Goodey, that the Monthly Building Permit Report for May 2018 be received for information.

MOTION CARRIED UNANIMOUSLY

- 12. OTHER REPORTS**
- 13. CORRESPONDENCE**

14. BYLAWS / DEVELOPMENT PERMITS / VARIANCES / SUBDIVISION

- a. Bylaw No. 2156 – Off-Street Parking & Loading, Amendment No. 2**
(To extend boundary for which payment in lieu of providing parking spaces is permitted).
- 2018.24.351 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2156 – Off-Street Parking & Loading, Amendment No. 2 be adopted.
MOTION CARRIED UNANIMOUSLY
- b. Bylaw No. 2158 – Service Connection Fees & Charges**
(To update the service connection fees and charges).
- 2018.24.352 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2158 – Service Connection Fees & Charges be adopted.
MOTION CARRIED UNANIMOUSLY
- c. Bylaw No. 2159 - Election Procedure Bylaw, Amendment No. 3**
(To update legislative section number references and other minor housekeeping items).
- 2018.24.353 Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that Bylaw No. 2159 – Election Procedure Bylaw, Amendment No. 3 be introduced and given first reading.
MOTION CARRIED UNANIMOUSLY
- 2018.24.354 Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that Bylaw No. 2159 – Election Procedure, Amendment No. 3 be given second reading.
MOTION CARRIED UNANIMOUSLY
- 2018.24.355 Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that Bylaw No. 2159 – Election Procedure, Amendment No. 3 be given third reading.
MOTION CARRIED UNANIMOUSLY
- d. Bylaw No. 2161 - Zoning, Amendment No. 36**
(To add broadcasting studio as a permitted use).
- 2018.24.356 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the staff report dated June 19, 2018, providing information on allowing Broadcasting Studio as a permitted use in certain areas of Sidney, be received for information.
MOTION CARRIED UNANIMOUSLY
- 2018.24.357 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2161 – Zoning, Amendment No. 36 be introduced and given first reading.
MOTION CARRIED UNANIMOUSLY
- 2018.24.358 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that Bylaw No. 2161 – Zoning, Amendment No. 36 be given second reading and that staff be instructed to advertise for a public hearing.
MOTION CARRIED UNANIMOUSLY

15. NEW BUSINESS

- a. Cancellation of Council Meeting - September 10, 2018**
(Note: Conflicts with UBCM Convention Sep. 10-14, 2018).
- 2018.24.359 Moved by Councillor C. McLennan, seconded by Councillor E. Bremner-Mitchell, that the Regular Council Meeting on September 10, 2018 be cancelled.
MOTION CARRIED UNANIMOUSLY

16. CORRESPONDENCE FOR INFORMATION

2018.24.360 Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the following correspondence be received for information:

1. Email from S. Murray (small business owner), regarding BC's new Speculation Tax, dated June 6, 2018.
2. Letter from City of New Westminster, regarding changes to the Strata Property Act, dated June 7, 2018.
3. Letter from Minister of Municipal Affairs & Housing, regarding how to request a meeting at the upcoming UBCM Convention, dated June 11, 2018.
4. Letter from LGMA, advising of their 2017 Annual Report, dated June 13, 2018.
5. Email from BC Transit, regarding upcoming enhancement to Peninsula Transit Service, dated June 13, 2018.
6. Email from A. Currie, expressing parking concerns, dated June 13, 2018. Reply dated June 21, 2018.
7. Letter from the Friends of SHOAL Harbour Bird Sanctuary, regarding the redevelopment of 10383 Allbay Road, the Heron Tree and creative opportunities lost, dated June 13, 2018. Reply dated June 15, 2018.
8. Letter to Mr. J. Blair, responding to questions (at Special Council Meeting – June 18, 2019) regarding the sale of the Fire Hall lands and adjacent parking lot, dated June 20, 2018.

MOTION CARRIED UNANIMOUSLY

17. NOTICES OF MOTION

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

19. ADJOURNMENT

2018.24.361 Moved by Councillor T. Chad, seconded by Councillor M. Lougher-Goodey, that the meeting be adjourned at 9:28 p.m.

MOTION CARRIED UNANIMOUSLY

MAYOR

CORPORATE OFFICER