
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, June 4, 2018
Council Chambers

PRESENT: Chair: Councillor C. McLennan
Councillors: E. Bremner-Mitchell, T. Chad, B. Fallot and P. Wainwright

Absent: Mayor S. Price and Councillor M. Lougher-Goodey

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
B. Mikkelsen, Fire Chief
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 P. Wainwright, that item 7b be removed from the agenda and that the agenda be approved as amended.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. Banning Single Use Plastic Bags

Alyssa Jensen, student at Stelly's Secondary School, advised of her Marine Biology course that got her passionate about the topic "garbage in the ocean" – how did it get there and why it's still there. She advised that plastic bags are the most common pieces of plastic found in the ocean and that they are recyclable. She advised the community is not seeing the problem because people are simply unaware of it, and presented her 3 E's plan:

1. **Educate** – bring awareness of the problem and advise of the alternatives;
2. **Engage** – meet with youth and small businesses to find simpler ways to transition into eco-friendly alternatives or completely ban its use; and
3. **Enact** – is not easy and will take time, but that the community needs to work together for a greener future.

She asked "As the community changes towards a greener future, which side of history would you like to be on – the side that moves towards a greener alternative or the side that gets left in the past?"

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

- a. Development Variance Permit Application No. DV100264 and Development Permit Application No. DP1000760 (10387-10389 & 10391 McDonald Park Road)**
(To relax rear setback and requirements for adaptable dwelling units to allow a 2-storey, 12-unit townhouse development).

Ryan Hoyt, Designer, presented the development proposal for constructing four, 2-storey townhouse buildings (total of 12 units) on McDonald Park Road, highlighting on the following:

- existing single-family dwelling and duplex to be removed;
- 4 buildings – 2 storeys, 3 units each (total of 12 units - all 3 bedrooms, 1.5 bath);
- 2 buildings fronting McDonald Park Road;

- 2 buildings on either side of the central driveway aisle;
- two-way driveway access aisle off McDonald Park Road;
- 12 surface parking spaces;
- family-oriented, as close to school and transit routes; and
- landscaping plan includes new mature trees, shrubs and fencing.

Mr. Hoyt advised two variance are being requested: 1. to reduce rear yard setback from 4.5 m to 3.3 m; and 2. to waive the requirement for providing 3 adaptable units. He noted there are no windows on the rear wall of the 2 central buildings and therefore will not affect the neighbors; and, with respect to the adoptable units, noted the dwellings already have a compact foot-print, and that 3 bedrooms are more suitable for families.

Some Committee members expressed concerns regarding the lack of adoptable units and that the development is too large for the site.

Moved by Councillor E. Bremner-Mitchell, seconded by Councillor B. Fallot, that the Committee recommend to Council that Development Variance Permit Application No. DV100264 and Development Permit Application No. DP100760 (10387-10389 & 10391 McDonald Park Road - to relax rear setback and requirements for adaptable dwelling units to allow a 2 storey, 12-unit townhouse development) be forwarded to the Advisory Planning Commission for further review and comment; subject to the following conditions:

1. *That the applicant submit a detailed landscape plan and a tree retention plan prior to review by the APC; and*
2. *That the applicant present a design option to the APC that meets the bylaw requirements for adaptable units.*

MOTION CARRIED UNANIMOUSLY

b. Development Variance Permit Application No. DV100265 and Development Permit Application No. DP100762 (9861 Third Street)

(To relax width of vehicle access ramp, setbacks for balconies and roof overhang, and requirements for adaptable dwelling units to allow a 4 –storey, 34-unit multi-family residential development).

(This item removed from agenda, as requested by the applicant).

8. OTHER BUSINESS

9. NEW BUSINESS

10. MOTION TO GO “IN-CAMERA” (closed meeting) - Not required.

11. ADJOURNMENT

Moved by Councillor T. Chad, seconded by Councillor B. Fallot, that the meeting be adjourned at 6:32 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER