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**TOWN OF SIDNEY**  
**MINUTES OF COMMITTEE OF THE WHOLE MEETING**  
**Monday, March 5, 2018**  
**Council Chambers**

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**PRESENT:** Chair: Councillor C. McLennan  
Mayor S. Price and Councillors: E. Bremner-Mitchell, T. Chad, B. Fallot, M. Lougher-Goodey,  
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  
C. Newcomb, Municipal Planner  
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 the agenda be approved as presented.*

**MOTION CARRIED UNANIMOUSLY**

**3. PRESENTATIONS**

**a. State of the Child Report – Inspiring Action on the Saanich Peninsula**

Marlene Dergousoff and Daphne Macnaughton, of Peninsula Connections for Early Childhood (PCEC), advised they are an advocacy group for young children and families on the Peninsula. Ms. Dergousoff was pleased to now be able to provide a valid, researched *State of the Child Report* that presents a snapshot of the life of children on the Peninsula.

Ms. Macnaughton advised the report identifies 3 key stressors for families: 1. lack of affordable housing; 2. lack of affordable daycare; and 3. lack of transportation. She provided further details on the findings and made note of the handout prepared by the Province that focuses on the top 13 actions municipalities can do to help support the creation of child care in their communities.

Ms. Dergousoff advised PCEC will be introducing the report to various organizations in order to inspire continued action (noting a special forum will be held on Tuesday, March 13, from 10am–2pm at the Shoal Centre).

Councillor M. Lougher-Goodey stated that, as a grandparent, he understands the difficulties of finding affordable child care, and was pleased the Town approved a new affordable rental housing development on Fourth Street that will provide a child care facility on the entire ground floor.

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

## 7. DEVELOPMENT & PLANNING

### a. **Development Permit Application No. DP100746 (2413 Orchard Ave & 9647 Fifth St)** (To construct a 2 storey, 6 unit multi-family townhouse development).

Silvia Bonet, Architect, presented the proposal for a 2 storey, 6 unit multi-family townhouse development at the corner of Orchard Avenue and Fifth Street, highlighting on the following:

- consolidation of two lots;
- single U-shaped building surrounding a central vehicle access area;
- frontage is off Orchard Avenue;
- living on main floor with bedrooms upstairs;
- the access is from the center of the laneway, which will lead down to the individual garages on the lower floor (6 parking spaces);
- rooftop terrace, with appropriate screening between units;
- 3 Willow Trees will be retained; and
- design is traditional (peaked roof, wood, etc.) mixed with contemporary (flat roof, corrugated metal, etc.).

Ms. Bonet explained that, as per the Town's Flood Construction Level policy, the habitable floor area will be built at an elevation of 4.25 meres, with the garage and unfinished area below.

*Moved by Councillor M. Lougher-Goodey, seconded by Councillor B. Fallot, that Development Permit Application No. DP100746 (to permit the construction of a 2 storey townhouse development with 6 dwelling units at 2413 Orchard Avenue and 9647 Fifth Street) be forwarded to the Advisory Planning Commission for review and comment.*

**MOTION CARRIED UNANIMOUSLY**

### b. **Approach Report - Short Term Vacation Rentals**

Mr. Corey Newcomb, Municipal Planner, provided a summary of the staff report regarding developing an established legal framework for regulating Short Term Vacation Rentals (STVR) in Sidney. He advised the Town's Zoning Bylaw permits Bed and Breakfast and Boarding in single-family properties, but there is no explicit mention of vacation rental/short-term rental as permitted uses. He advised there are approximately 50 active STVR listings in Sidney and that there have been very few complaints.

Upon research, Mr. Newcomb noted some prominent issues with STVR:

1. maintaining a level playing field with tourism accommodation sector;
2. may lead to issues when located in single-family residential areas or multi-family buildings;
3. may impact the availability of long-term rental accommodations;
4. capping the number or location of STVR rentals; and
5. taxes and transaction fees.

He provided examples of approaches in other communities from a restrictive to a more relaxed approach, and recommended a more restrictive approach for Sidney, i.e. to allow STVR in all residences where a "principal occupant" currently resides and to not be permitted in secondary dwelling units. He stated the key rationale being the extremely low long-term rental vacancy rate in Sidney, there are other licensed accommodation options, and the potential increase in negative impacts on residential neighborhoods. Mr. Newcomb noted various bylaw amendments would be required and suggested the Town take a soft enforcement approach with a focus on educating the public about the new regulations.

Councillor P. Wainwright suggested that, as staff have confirmed STVR are currently illegal and that enforcement is acted upon by complaint, no further action be taken at this time.

Councillor E. Bremner-Mitchell stated that STVR provide as a mortgage helper thereby making housing more affordable.

*Moved by Councillor E. Bremner-Mitchell, seconded by Councillor M. Lougher-Goodey;*

1. *That Council see merit in an approach for regulating Short Term Vacation Rentals (STVR) in Sidney, that permit STVR in residential zones considering a principal occupant reside on the property and that staff be directed to bring forward the necessary bylaw amendments for consideration, and*
2. *That the public outreach process be undertaken to inform the public that Council intends to take action on this issue.*

**MOTION CARRIED UNANIMOUSLY**

**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 M. Lougher-Goodey, that the meeting be adjourned at 7:27 p.m.*

**MOTION CARRIED UNANIMOUSLY**

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CHAIR

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CORPORATE OFFICER