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**TOWN OF SIDNEY**  
**MINUTES OF COMMITTEE OF THE WHOLE MEETING**  
**Monday, May 7, 2018**  
**Council Chambers**

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**PRESENT:** Chair: Councillor E. Bremner-Mitchell  
Mayor S. Price and Councillors: 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  
B. Mikkelsen, Fire Chief  
A. Verhagen, Manager of Planning  
S. Nelson, Corporate Officer

**1. CALL TO ORDER**

The Chair called the meeting to order 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**

**4. ADMINISTRATION & FINANCE**

**5. PARKS & INFRASTRUCTURE**

**6. PROTECTIVE SERVICES**

**7. DEVELOPMENT & PLANNING**

**a. Development Permit Application No. DP100753 and Development Variance Permit Application No. 100258 (9633 Eighth Street)**

(To relax requirements for lot coverage and size of the second storey in order to allow the construction of a couplet house).

Tim Rodier, Designer, presented a proposal to subdivide the property at 9633 Eighth Street into two lots and to construct a couplet house, and highlighted the following:

- demolish existing single-family dwelling and subdivide lot into two lots;
- construct a two-storey couplet house (a non-stratified duplex);
- "living area" at the rear, designed for families or for aging in place;
- contemporary finishes – aluminum and cement boards;
- frontage off Eighth Street;
- elevator to roof-top patio;
- access off laneway at the rear of the property; and
- detached single-car garage with surface parking;

Mr. Rodier advised variances are being requested to increase the maximum allowable lot coverage (Lot A from 35% to 42.7% and Lot B from 35% to 42.9%) and to increase gross floor area of the second storey from 70% to 100% of the first storey.

*Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the Committee recommend to Council that Development Permit Application No. DP100753 (9633 Eighth Street - to permit the development of a couplet dwelling) and Development*

*Variance Permit No. DV100258 (to relax the maximum allowable lot coverage and gross floor area of the second storey as a percentage of the first storey) be forwarded to the Advisory Planning Commission for further review and comment, subject to the following condition:*

1. *That prior to proceeding to the Advisory Planning Commission, the applicant provide a detailed landscape plan for the proposed development.*

**MOTION CARRIED UNANIMOUSLY**

- b. Development Variance Permit Application No. DV100259 (105-2537 Beacon Ave)**  
(To relax Sign Bylaw requirements in order to allow one portable sign to be placed on private property in front of business).

Michael Child, Applicant, is requesting approval to place a portable sign, on private property, in front of their business (Sidney Whale Watching). Mr. Child advised the sign is on an easel holding a nautical chart of the surrounding Salish Sea and has been an interest piece and a fixture in front of the office for over 14 years.

*Moved by Councillor P. Wainwright, seconded by Councillor C. McLennan, that the Committee recommend to Council that owners and tenants in occupation of property within 75m (246ft) of 105 - 2537 Beacon Avenue be notified regarding Development Variance Permit Application No. DV100259 (to allow for a portable sign to be placed 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**

- c. Development Variance Permit Application No. DV100260 (2526 Bevan Avenue)**  
(To relax height requirements to allow the construction of a previously approved mixed use commercial/residential development with ground floor commercial space and 21 multi-family dwelling units).

Alan Lowe Architect/Applicant, noted that Council approved the Development Permit and Development Variance Permit for the 4 storey mixed-use development, however would like to make a change in the building design. He requested an increase in height of each floor in order to provide 9 foot ceilings on the second, third and fourth storeys, which would increase the height of the east side of building to 15.95 metres (0.95 over the bylaw requirements).

*Moved by Councillor M. Lougher-Goodey, seconded by Mayor S. Price, that the Committee recommend to Council that owners and tenants in occupation of property within 75m (246ft) of 2526 Bevan Avenue be notified of Development Variance Permit Application No. DV100260 (to relax the height of an approved development by 0.95 metres (3.1 ft)), and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.*

**MOTION CARRIED UNANIMOUSLY**

- d. Development Permit Application No. DP100756 and Development Variance Permit Application No. DV100261 (9850, 9858-62 & 9866-68 Fourth Street)**  
(To relax requirements for location of parking spaces, boundary for payment in lieu of parking spaces, and front, interior side, and exterior side setbacks for upper storey balconies in order to construct a 4 storey, 37 unit multi-family residential development).

Charles Kierulf, de Hoog & Kierulf Architects, Applicant, presented the proposal to construct a 4 storey multi-family residential development at the corner of Fourth Street and Sidney Avenue, highlighting on the following:

- demolish existing dwellings on the 3 properties;

- construct a 4 storey residential development (37 units);
- contemporary finishes - sand-float stucco and cement boards
- frontage / lobby area off Fourth Street;
- vehicle access off Sidney Avenue;
- surface parking area (28 spaces), partially covered by upper floors; and
- 7 trees to be removed (3-4 are protected species), and to be replaced.

Mr. Kierulf advised the following variances are being requested: 1. to extend the payment in lieu boundary for required parking spaces (to pay \$10,000 per 9 spaces not provided); 2. to allow balconies to project into required setbacks; and 3. to allow parking spaces in the exterior side setback.

It was noted that an independent parking study was provided with the application, which contained a valid argument as to why it is reasonable to provide less parking for a condominium at this location and for the Town to consider extending its payment-in-lieu for parking boundary.

*Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the Committee recommend to Council that Development Variance Permit Application No. DV100261 and Development Permit Application No. DP100756 (9850, 9858-62, and 9866-68 Fourth Street - to relax requirements for location of parking spaces, boundary for payment in lieu of parking spaces, and front, interior side, and exterior side setbacks for upper storey balconies in order to construct a 4 storey, 37 unit multi-family residential development) be forwarded to the Advisory Planning Commission for further review and comment.*

**MOTION CARRIED UNANIMOUSLY**

*Moved by Councillor P. Wainwright, seconded by Councillor C. McLennan, that the Committee recommend to Council that staff bring forward a report looking at extending the payment-in-lieu for parking boundary approximately one-half block to the north from Sidney Avenue to James White Boulevard.*

**MOTION CARRIED UNANIMOUSLY**

*Moved by Councillor P. Wainwright, seconded by Councillor M. Lougher-Goodey, that the Committee recommend to Council that staff bring forward to the next Budget deliberations a recommendation to obtain a parking study of parking requirements for condominiums.*

**MOTION CARRIED UNANIMOUSLY**

- e. Development Permit Application No. DP100751 (2060 White Birch Road)**  
(To construct two 4 storey multi-family residential buildings with a combined total of 34 residential units).

It was noted that the permit issued for this development in 2016 has expired and that this is essential a renewal application for the exact same development proposal. The Committee determined a presentation was not necessary.

*Moved by Councillor M. Lougher-Goodey, seconded by Councillor C. McLennan, that the Committee recommend to Council that Development Permit Application No. DP100751 (2060 White Birch Road - to permit the construction of two 4-storey buildings with a total of 33 multi-family dwelling units and commercial space) be forwarded to the Advisory Planning Commission for review and comment.*

**MOTION CARRIED UNANIMOUSLY**

- 8. OTHER BUSINESS**  
**9. NEW BUSINESS**

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

11. **ADJOURNMENT**

*Moved by Councillor M. Lougher-Goodey, seconded by Councillor T. Chad, that the meeting be adjourned at 6:41 p.m.*

**MOTION CARRIED UNANIMOUSLY**

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CHAIR

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CORPORATE OFFICER