
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, April 1, 2019
Council Chambers
6:00 p.m.

PRESENT: Chair: Councillor B. Fallot
Mayor C. McNeil-Smith & Councillors: S. Duncan, S. Garnett, T. O’Keeffe and P. Wainwright

ABSENT: Councillor C. Rintoul

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
A. Verhagen, Senior Manager of Current Planning
C. Newcomb, Senior Manager of Long-Range Planning
M. van der Linden, Acting Director of Engineering
B. Robinson, Manager of Public Works & Parks
S. Nelson, Corporate Officer

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

Councillor S. Garnett thanked all of the volunteers who came out and assisted with the clean-up at Robert’s Bay Park as part of the Green Team stewardship project on Sunday March 31st, including the Town’s Parks Foreman.

2. APPROVAL OF THE AGENDA

Moved by Mayor C. McNeil-Smith, seconded by Councillor T. O’Keeffe, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

a. Concept Plans for Resthaven, Rathdown & Brethour Parks

Evan Peterson, Barefoot Planning, provided an overview of the scope project and consultation process (i.e. pop-up events, surveys, open house, etc.) that was undertaken for the development of these plans for Resthaven, Rathdown and Brethour Parks. He noted the Parks Master Plan recommended these parks as priorities and that the purpose of these plans is to provide for dedicated park lands and strong planning/design recommendations that could be considered over time.

1. Rathdown Park:

- a. Issues Identified:** lack of drainage; lack of all-ages playground; aging pathways; and off-leash dog concerns.
- b. Concept Plan:** at the south-west corner - new all-ages playground; sport court; bike path around playground; further east - open green space; high quality landscaping; tree plantings; and improved pathways and drainage; and at that north east corner – “effective control” off-leash dog area.

2. Resthaven Park and Resthaven Island:

- a. Issues Identified:** live-a-boards; washroom hours; lack of response to bird sanctuary; aging paths; and lack of amenities.

- b.** **Concept Plan:** clear signage for parking lot; bank improvements; native plantings and habitat improvements; new seating area; open green space; creation of low berm to shelter the perception from street; and improve gateway area.
Resthaven Island – replace gazebo and improve seating; interpretive signage; pathway improvements; and assessment for replacement of trees.
- 3. Brethour Park:**
 - a. Issues Identified:** non-functioning irrigation; underutilized ball fields; invasive plants in forested area; and lack of play equipment.
 - b. Concept Plan:** pickleball courts; improve drainage; new tree plantings to provide buffer from road; maintain large open green space; managing invasive plants; and bike path around forested area.

Mr. Peterson noted that the optional elements were not costed and that the finer details could be determined later in the process. He advised of the proposed overall implementation plan and the five identified high priority items for Council's consideration.

Council members had several questions and the following comments were made:

- off-leash dog park – support for “effective control”, not designated areas, at this time
- pickleball courts – better suited for Greenglade Community Centre, already use indoor courts, washroom facilities and parking
- greenspace – more emphasis on open space for kids play
- drainage - considered to be more of a priority to address
- playground equipment – provide elements for children with disabilities
- irrigation – more emphasis on water conservation and less need for “green” lawns”
- pathways – more to be established for pedestrian use than bicycles
- tree replacement at Resthaven Island – is a priority for neighbors, assessment required along with review of the Urban Forestry Strategy

Moved by Councillor S. Garnett, seconded by Councillor T. O'Keeffe, that the Committee recommend to Council:

1. *That the Rathdown, Resthaven and Brethour Park Concept Plans report by Barefoot Consulting, dated April 1, 2019, be received; and*
2. *That staff analyze potential action items from the concept plans and bring forward potential projects for consideration as part of annual fall strategic planning and subsequent budget processes.*

MOTION CARRIED UNANIMOUSLY

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

- a. Development at Fire Hall/Parking Lot Lands – Request to Consider Affordable Housing Proposal (9837 Third Street, 2477 Sidney Avenue & 9821 Third Street)**

Fraser McColl, Fire Hall Developments Ltd., advised of the special opportunity with CMHC to provide for affordable rental housing units (45 units for a 10-year term) within the development. He advise this is a good site for such a proposal, as there are not many similar sites available in Sidney, and there is a good chance they could be approved. He advised the units being targeted for discount are the larger units for working families, and noted that receiving a reduction on taxes and development costs upfront would benefit their application with CMHC. Mr. McColl noted the importance of this site to the Town and the need to do a good job.

Council members had several questions and the following items were discussed:

- need to provide details on the eligibility criteria for applicants and who would be overseeing the eligibility of applicants

- workforce housing is needed and prefer tenants be those who work in Sidney
- what are the expected rental rates once the discount is implemented
- concerned after 10 years the units would be sold at market-rate condos
- possibility of rezoning the units to ensure they remain as rental units

Moved by Councillor P. Wainwright, seconded by Mayor C. McNeil-Smith, that the Committee recommend to Council that Council support, in principle, the affordable rental housing as a component of the project.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Mayor C. McNeil-Smith, that the Committee recommend to Council that the developer confirm in writing that the affordable rental housing proposal in no way impacts the timing of the August 1, 2019 closing date as noted in the Contract of Purchase and Sale.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Mayor C. McNeil-Smith, that the Committee recommend to Council that prior to consideration of the requests for Town support (10-year tax exemption for the residential component and waiving of all remaining development related fees), the developer provide staff with a detailed development pro-forma that includes the potential CMHC financing component and 10-year rental term and provide details of the criteria for eligibility for the non-market rental units and details of who would be overseeing the eligibility of applicants.

MOTION CARRIED UNANIMOUSLY

Moved by Councillor P. Wainwright, seconded by Councillor S. Garnett, that the Committee recommend to Council that once staff have received sufficient detailed information from the developer, they report back to Council with recommendations regarding the developer's request for Town support.

MOTION CARRIED UNANIMOUSLY

b. Development Variance Permit Application No. DV100281 (2344 Orchard Avenue)

(To increase lot coverage and reduce interior side setback to retroactively legalize accessory structure).

Michael Gresham, property owner, advised that while the small single-family home is sufficient it does not allow for adequate storage, noting the garage is used for vehicle parking. He advised that he did speak with the neighbors in advance and was under the impression that a permit would not be required for such a small-sized shed. He stated he did not agree with staff's comments as the shed allows items to be kept safe and dry and is in fact beneficial. Mr. Gresham also stated that the Maple tree is doing fine.

Council members expressed concerns with this request, particularly after the previous application was denied and the property owner refused, and continues to refuse, to comply with the Town's bylaws.

Moved by Councillor P. Wainwright, seconded by Councillor S. Garnett, that the Committee recommend to Council that Development Variance Permit No. DV100281 (2344 Orchard Avenue - to increase the maximum allowable lot coverage and reduced accessory building setback) be denied.

MOTION CARRIED UNANIMOUSLY

c. Sign Proposal for ArtSea Gallery - Development Variance Permit Application No. DV1000271 (Tulista Park)

(To install new signage and request a variance to allow for a non-permitted sign type to be installed).

Council members had concerns respecting the number of signs being proposed, including the light pole banners, particularly as the ArtSea Gallery is located within a public park.

Staff noted an error in that not all of the signs are complainant with the Town's Sign Bylaw and therefore suggested that the proposal be referred back to staff for further review.

Moved by Councillor P. Wainwright, seconded by Councillor S. Garnett, that the Committee recommend to Council that the sign proposal for the ArtSea Gallery at Tulista Park (9565 Fifth Street) be referred back to staff for further review.

MOTION CARRIED UNANIMOUSLY

8. OTHER BUSINESS

9. NEW BUSINESS

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

11. ADJOURNMENT

Moved by Councillor S. Garnett, seconded by Councillor T. O'Keefe, that the meeting be adjourned at 8:09 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER