
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, January 21, 2019
Council Chambers

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

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
B. Mikkelsen, Fire Chief
C. Newcomb, Acting Manager of Planning
M. van der Linden, Acting Director of Engineering
T. Restell, Manager of Finance
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.

2. APPROVAL OF THE AGENDA

Moved by Mayor C. McNeil-Smith, seconded by Councillor B. Fallot, that the agenda be approved with the amendment that item 4a be moved to after item 7a.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. 2019 BC Boat Show at Port Sidney

Steven Threadkell, Manager of BC Boat Show (BC Yacht Brokers Association), advised Council of the highly successful 2018 BC Boat Show and how wonderful it was to have the show back in Sidney, at the Port Sidney Marina. He advised the event attracted over 5,000 attendees and 200 exhibitors, and was thankful for the support received from the local businesses and the community.

For the 2019 Boat Show (May 2, - 5), Mr. Threadkell advised that they wish to utilize a portion of the parking lot at Seaport Place for dry-land exhibits (under a large tent) and outdoor displays. He noted working with the businesses at Seaport Place and ensuring the following: installation of secured fencing around the Show area; parking access for Seaport Place business patrons only; traffic control at the roundabout; and unobstructed access for emergency vehicles. He advised parking for the Show would be accommodated at the Mary Winspear Centre with shuttle services provided directly to the Marina.

4. ADMINISTRATION & FINANCE

a. Draft 2019-2023 Financial Plan

(Moved to after item 7a).

5. PARKS & INFRASTRUCTURE
6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. **Development Permit Application No. DP100782 and Development Variance Permit Application No. DV100276 (2319 & 2325 Brethour Avenue & 9927 Seventh Street)**

(To construct a 4-storey, 34-unit multi-family development with variance requests for entrance canopy, rooftop access and rooftop patio railing).

Odete Pinho, Planning Consultant, presented the plan for a 34-unit multi-family, co-housing development (Ravens Crossing Co-housing), highlighting on the following:

- demolition of existing 3 single-family dwellings and a 6 unit rental apartment building.
- 34 units (4 three-bedrooms, 23 two-bedroom and 7 one-bedroom)
- common/shared facilities - kitchen, dining, lounge, rooftop deck, etc.
- 4 storeys with rooftop deck
- underground parking – 34 vehicles spaces and bicycle storage
- access off Brethour Avenue
- natural landscaping – edible fruit trees, vegetable gardens, etc.

She advised the following variances are being requested: 1. to extend entrance canopy from 1.0m to 3.8m; 2. to reduce the setback for rooftop access structure from 25% to 13% of the horizontal dimensions; and 3. to increase the height of the rooftop patio handrails from 1.1m to 1.5m. Ms. Pinho noted that while co-housing developments are unique in that owners are more active in the design of the building and invested in providing more amenities, once constructed it is legally as per any other strata development.

Council had some questions and discussion ensued with the following comments:

- encouraged additional measures to be taken to relocate existing residents
- important to have construction management, particularly with school nearby
- 1 parking stall/unit, may unused stalls be allocated for visitor parking
- opportunities for energy efficiencies – EV and E-Bike outlets, solar panels, etc.
- allows for diverse housing options in the community

Moved by Councillor C. Rintoul, seconded by Councillor B. Falot, that Development Variance Permit Application No. DV100279 and Development Permit Application No. DP100782 (2319 & 2325 Brethour Avenue and 9927 Seventh Street) be forwarded to the Advisory Planning Commission for further review and comment.

MOTION CARRIED UNANIMOUSLY

4. ADMINISTRATION & FINANCE

a. **Draft 2019-2023 Financial Plan**

Andrew Hicik, Director of Corporate Services, presented the draft 2019-2023 Financial Plan, which starts out with a general tax increase of 5.95% for 2019, which includes several new requests that have not yet been approved by Council. He advised the budget includes an increase to the water parcel and user rates and an increase to the sewer parcel rate, but no change to the sewer user rates. He advised of the following significant impacts to the budget: \$236,200 for capital items; \$60,700 for reserve contributions; \$133,700 for the Community Safety Building debt servicing; \$132,400 for the Employer Health Tax; \$167,000 for supplemental items; and \$50,000 for the RCMP contract. Mr. Hicik advised the draft budget, along with a copy of this evening's PowerPoint presentation, will be made available on the Town's website.

- 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 C. Rintoul, that the meeting be adjourned at 8:17 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER