
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, November 4, 2019
Council Chambers

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

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
B. Mikkelsen, Fire Chief
A. Verhagen, Senior Manager of Current Planning
C. Newcomb, Senior Manager of Long Range Planning
S. Nelson, Corporate Officer

The Chair respectfully acknowledged that this evening's meeting is being held on the traditional territory of the WSÁNEĆ people.

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 7b.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

4. ADMINISTRATION & FINANCE

a. Use of Amenity Contributions

(Item moved to after item 7b).

5. PARKS & INFRASTRUCTURE

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

Councillor C. Rintoul left the meeting room at 6:02 p.m., citing a potential conflict of interest as his wife works for AMICA.

a. Development Permit Application No. DP100806 (2315 Mills Road)

(To allow a partial demolition, renovation and construction of an addition to an existing 3-storey, multi-family residential assisted living facility).

Christine Lintott, Christine Lintott Architects Inc., presented the proposal for a renovation and addition to the existing 3-storey multi-family residential assisted living facility (AMICA at Beechwood), highlighting on the following:

- existing building - 79 units
- addition - 69 new units (1st floor = 20 for memory care; and 2 floors for assisted living)
- underground parking (40 spaces) and surface parking (32 spaces)

- access off Henry Avenue
- landscaping provides meaningful outdoor space, including memory care courtyard area

Ms. Lintott advised that no variances are being requested as the proposal meets with the Town's height, setback, parking, etc. requirements. She advised the purpose of the renovation is to create a continuum of care and to allow people to age in place.

Committee members had questions regarding accessible and scooter parking, capacity of existing kitchen facility, accommodation for current residents during renovation, etc.

Moved by Mayor C. McNeil-Smith, seconded by Councillor B. Falot, that the Committee recommend to Council that Development Permit Application No. DP100806 (2315 Mills Road) be forwarded to the Advisory Planning Commission for further review and comment.

MOTION CARRIED

Councillor C. Rintoul returned to the meeting at 6:18 p.m.

b. Sidney Housing Needs Assessment - Final Report

Marina Jozipovic, Urban Matters CCC, presented the Housing Needs Assessment report (a new legislative requirement for all local governments to undertake) which purpose is to understand the existing needs and future demands for housing in Sidney. She provided various data (collected from 2006-2016) respecting new households built, median age and household income, diversity of housing stock, ownership vs. rental, etc., and noted the following:

Key Needs and Issues:

- housing for changing demographics (seniors downsizing, younger households want in)
- lack of workforce housing
- lack of rental units at range of affordability levels
- cost of land

Opportunities:

- more housing options and diversity of housing
- offer development incentives
- engage and educate community about housing
- invest in affordable housing
- leverage municipal assets where possible

She advised the report includes 3 recommendations to address the gap in more affordable units and the gaps in the diversity of housing:

- Strategy 1 - strengthen policies and regulations to prioritize needed housing types;
- Strategy 2 - strengthen incentives for non-profit and private developers; and
- Strategy 3 - develop and strength partnerships and coordination.

Ms. Jozipovic noted the following key takeaways from the report: 1. number of new units is exceeding pace of projected population; 2. significant need for rental housing at different affordability levels; 3. incentives, grants and land are required to support needed affordability levels; and 4. partnerships are key to new affordable housing.

Committee members had questions regarding suitable housing standards, possibility of future overstock, secondary market rentals, increasing rental costs, incentives including retrofitting current housing stock, etc.

Moved by Mayor C. McNeil-Smith, seconded by Councillor S. Garnett, that the Committee recommend to Council:

1. *That the Town of Sidney 2019 Housing Needs Report dated October 29, 2019 prepared by Urban Matters CCC be received; and*
2. *That the Housing Needs Report be posted on the Town's website as per Provincial requirements.*

MOTION CARRIED UNANIMOUSLY

4. ADMINISTRATION & FINANCE

a. Use of Amenity Contributions

Committee members discussed the future use of the Town's Community Amenity Contributions, which included the following: whether to use funds for capital items only and near the area where contributions were collected; to obtain public input; to consider pooling contributions into one Livable Community Fund; to consider increasing contributions towards affordable housing to 80% (20% to general); to use funds to encourage development to passive house standards or construction of secondary suites; to consider waiving amenity contributions for certain eligible affordable housing projects; etc.

It was suggested that staff prepare a draft policy for the Committee's consideration.

Moved by Mayor C. McNeil-Smith, seconded by Councillor B. Fallot, that the staff report dated October 29, 2019, regarding the collection and future use of the Town's Community Amenity Contributions, be received for information.

MOTION CARRIED UNANIMOUSLY

8. OTHER BUSINESS

9. NEW BUSINESS

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

11. ADJOURNMENT

Moved by Councillor B. Fallot, seconded by Mayor C. McNeil-Smith, that the meeting be adjourned at 7:50 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER