
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, September 16, 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
J. Clary, Director of Engineering
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 S. Garnett, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. Habitat for Humanity - Potential Opportunities

Ms. Yolanda Meijer, Chief Executive Officer for Habitat for Humanity Victoria, provided information on their homeownership program, highlighting on the following:

- Habitat purchases property and/or builds homes at below market value
- Homes are sold to lower-income families at market value (they are homeowners, not tenants)
- Habitat is the developer, builder and also the lender (mortgages terms - no down-payment, interest free and pay is no more than 30% of gross household income)
- Qualified families are selected based upon on their need, their ability to pay and their willing to partner
- Homes remain in their housing pool as Habitat has first option to purchase back the home, which would then be re-sold to new Habitat family

Ms. Meijer noted that securing land is the greatest challenge, but looks forward to working with developers to incorporate affordable housing within their development. She advised of the past projects in Sidney and those currently underway in North Saanich and Central Saanich.

Mayor C. McNeil-Smith asked if there is opportunity for condominium units becoming part of Habitat's inventory. Ms. Meijer advised it's possible as long as the financial metrics work, noting it has not been done yet, but could be in the future.

The Mayor noted that affordable housing is a priority within the Town's Strategic Plan and that the Town would be reviewing possible partnership opportunities with Habitat on Town-owned lands.

4. ADMINISTRATION & FINANCE

a. Advisory Planning Commission Bylaw No. 2181

Discussion took place regarding the membership of the APC and the following changes were presented for consideration:

- i. 1 member with professional design qualifications, including but not restricted to architects, landscape architects, and design consultants;
- ii. 1 member with professional urban planning qualifications, including but not limited to land-use planning, environmental planning, or transportation planning disciplines;
- iii. 1 member with professional environmental science background;
- iv. 1 member with professional, or acceptable amateur, heritage background (if vacant to be filled with second design professional);
- v. 1 member from the community social services sector serving young families, people with disabilities, and/or people on low income;
- vi. 4 members of community at large, with preference given to those representing the student or youth (under 35), family with school children, senior, and/or renter demographics.

It was suggested that it would be beneficial to hear from members of the current Advisory Planning Commission and staff respecting the suggested amendments to the membership.

Moved by Mayor C. McNeil-Smith, seconded by Councillor T. O'Keefe, that the Committee recommend to Council that the proposed Advisory Planning Commission Bylaw No. 2181 be forwarded, with the proposed amendments to the membership, to the APC and staff for review and comment.

MOTION CARRIED UNANIMOUSLY

b. Amendments to Council Procedure Bylaw No. 2182

Concerns were raised with respect to changing the start time of Council meetings from 7:00 p.m. to 6:00 p.m. as it would not allow those citizens working a 9-5 job the opportunity to adequately make the meetings.

Moved by Councillor S. Garnett, seconded by Councillor B. Fallot, that the meeting start time for regular Council meetings remain at 7:00p.m.

**OPPOSED: Mayor C. McNeil-Smith & Councillors: S. Duncan, C. Rintoul
& P. Wainwright**

MOTION DEFEATED 4:3

Moved by Mayor C. McNeil-Smith, seconded by Councillor C. Rintoul, that the adjournment time of regular Council meetings be amended to 10:00 p.m.

**OPPOSED: Councillor S. Garnett
MOTION CARRIED 6:1**

Moved by Councillor T. O'Keefe, seconded by Councillor B. Fallot, that the Committee recommend to Council that staff proceed with the necessary public notice for consideration of Bylaw No. 2182 - Council and Committees Procedure Amendment No. 2, 2019, with the amendment that the adjournment time of regular Council meetings be 10:00 p.m.

**OPPOSED: Councillor S. Garnett
MOTION CARRIED 6:1**

- 5. **PARKS & INFRASTRUCTURE**
- 6. **PROTECTIVE SERVICES**
- 7. **DEVELOPMENT & PLANNING**

- a. **Development Variance Permit Application No. DV100285 (10379, 10383 and 10387 Allbay Road)**
(To retroactively approve the construction of two sets of beach stairs and the alteration of an existing set of beach stairs).

Concerns were expressed with respect to retroactively receiving variance applications, particularly from an experienced developer, and what kind of precedence this would set.

Concerns were also raised with respect to the additional harm that would be imposed to the environmentally sensitive area should the stairs be removed, and that perhaps alternatively the developer be imposed with a fine.

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

1. *That Development Variance Permit Application No. DV100285 (10379, 10383 and 10387 Allbay Road) be denied; and*
2. *That the applicant remove the illegally constructed stairwells and stairwell alterations and that the retaining wall and upland soils be returned to their original state, with the only landscaping feature on the 7.6m natural boundary setback area be the previously existing set of stairs in the seawall at 10383 Allbay Road and one paver walkway in the rear yard of each property (which are to terminate at the top of the seawall) as formerly approved under DP100745.*

**OPPOSED: Councillors: T. O’Keeffe & C. Rintoul
MOTION CARRIED 5:2**

- 8. **OTHER BUSINESS**
- 9. **NEW BUSINESS**
- 10. **MOTION TO GO “IN-CAMERA” (closed meeting) - Not required.**
- 11. **ADJOURNMENT**

Moved by Mayor C. McNeil-Smith, seconded by Councillor B. Fallo, that the meeting be adjourned at 7:13 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER