
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Tuesday, September 3, 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
B. Robinson, Manager of Public Works & Parks
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 Councillor C. Rintoul, seconded by Councillor T. O'Keeffe, that the agenda be approved as presented.

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

a. First & Second Quarterly Policing Reports

Staff Sergeant Wayne Conley, Sidney/North Saanich RCMP, advised of the upcoming staff replacements within the detachment and provided an update on the significant incidents that have occurred during the summer months.

Sergeant Conley summarized the crime statistics report from January to July 2019 as follows: calls for service have increased 12%; offences of assaults, residential break and enters and theft from vehicles have increased; and traffic accidents have decreased 24%. He also provided some information with respect to the new cannabis legislation and advised that their officers are receiving special training to detect impairment by drug (noting no significant increase of incidents).

Constable Meighan de Pass provided information respecting community policing and their public outreach initiatives (RCMP open house, block watch and school liaison programs, attendance at Thursday Night Market, etc.). She stressed the importance of collaborating and connecting with citizens in order to better serve the community.

b. Update - Sidney Museum & Archives

Peter Garnham, Executive Director, and Alyssa Gerwing, Assistant Director, provided a brief history of the establishment of the Museum (1971) and the progress that has been made over the years to 2019:

<u>Receipt of Funding from the Town:</u>	<u>Receipt of Public Donations:</u>	<u>Number of Visitors:</u>
2005 = \$69,000	2006 = \$12,000	2002 = 4,000
2019 = \$87,000	2019 = \$40,000	2019 = 18,000

Mr. Garnham advised of the improvements and increased number of displays/exhibits, tours and programs and Ms. Gerwing advised of the many ongoing projects to be undertaken.

Mr. Garnham stressed the need to hire a full-time Assistant Archivist/Education Programmer in order to meet the current and growing needs of the Museum, and presented the following options for Council's consideration:

1. receive increased funding from the Town - \$20,000 (+ \$20,000 from North Saanich)
2. if only partial funding available (\$10,000) - obtain only part-time position; OR
3. if no funding available - consider charging admission fees

Committee members acknowledged the work that has been undertaken at the Museum and the improved quality of exhibits, particularly the Chief Dan George Exhibit.

Moved by Mayor C. McNeil-Smith, seconded by Councillor C. Rintoul, that the Committee recommend to Council that the Sidney Museum & Archives Society's funding request, in the amount of \$20,000, be forwarded to the 2020 budget deliberations and that the Museum be requested to make a presentation specifically regarding the funding request.

MOTION CARRIED UNANIMOUSLY

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

a. Reay Creek Pond Contamination Remediation Update

Ms. Clary, Director of Engineering, provided an overview of the staff report, which highlighted on the need for the Town to determine the future of the Reay Creek Dam.

A concern was raised with respect to potential escalation of costs associated with renovating the dam and that the public needs to be made aware of the costs. Some cost saving suggestions were made, including the potential of completing the dam renovations at the same time as the pond remediation work. It was noted that the remediation of Reay Creek has been a long time waiting and that it is important to get the works completed without delay.

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

1. *That the Reay Creek Dam be renovated in place; and*
2. *That staff be directed to:*
 - a. *immediately tender design of the dam with the existing 2019 Reay Creek Dam budget;*
 - b. *announce public consultation for Reay Creek Park redevelopment by Spring 2020; and*
 - c. *review and apply for grants for construction of new fish ladder.*

MOTION CARRIED UNANIMOUSLY

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. **Development Permit Application No. DP100796 and Development Variance Permit Application No. DV100286 (9570 & 9574 Fifth Street)**

(To relax requirements for retaining walls in order to construct a 4 storey, 16-unit multi-family residential development).

Mr. Greg Gillespie, Mike Geric Construction, presented the proposal for a multi-family residential development at 9570 & 9574 Fifth Street, highlighting on the following:

- 4 storeys (under the maximum height allowance)
- 16 dwelling units (1 to 3 bedroom units, approx. \$500,000 to \$1.1 million)
- at grade residential parking at the rear (16 spaces)
- working with MOTI for 2 parking spaces at front of building for visitor parking
- provide connection for future EV charging stations and roof top solar panels
- retaining wall required for flood construction level (FCL - 4.8m)
- landscaping will provide screening of retaining wall
- extend public sidewalk to the Food Bank

Mr. Gillespie noted that the proposal is consistent with the intent of the OCP and Zoning Bylaw designations which is to provide for multi-family residential housing. He summarized the consultation that has taken place to-date with the neighborhood and advised the purpose for the variance request is to allow for the construction of a retaining wall higher than 1.2m within the setback area.

Members had questions respecting visitor parking, height and screening of elevator shaft and mechanical equipment on rooftop, potential cost of units and the potential for de-coupling of parking spaces.

Moved by Councillor C. Rintoul, seconded by Councillor T. O'Keeffe, that the Committee recommend to Council that that Development Variance Permit Application No. DV100286 and Development Permit Application No. DP100796 (9570 & 9574 Fifth Street) be forwarded to the Advisory Planning Commission for further review and comment.

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

b. **Multi-Family Residential Parking Study Results**

Moved by Mayor C. McNeil-Smith, seconded by Councillor B. Falot, that the Committee recommend to Council that the Multi-Family Residential Parking Study dated August 1, 2019 prepared by Watt Consulting Group be received for information.

MOTION CARRIED UNANIMOUSLY

Some members expressed the need for further investigation with respect to having a cap on the amount of spaces for payment in-lieu and increasing the \$10,000 fee to reflect the high cost of providing parking.

Moved by Councillor B. Falot, seconded by Councillor T. O'Keeffe, that the Committee recommend to Council that no changes be made to Section 4.6 (Payment in Lieu of Parking) of Off-Street Parking and Loading Bylaw No. 2140.

MOTION DEFEATED UNANIMOUSLY

Moved by Councillor C. Rintoul, seconded by Councillor T. O'Keeffe, that the Committee recommend to Council that the staff be directed to revise Section 4.6 (Payment in Lieu of Parking) of Off-Street Parking and Loading Bylaw No. 2140 to cap the amount of parking an applicant can pay for in lieu and increase the parking pay in lieu fee.

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

With respect Apartment Parking Requirements, it was noted that further review was warranted and perhaps this matter could be discussed during the 2020 Strategic Planning session.

Moved by Councillor B. Fallot, seconded by Councillor T. O'Keeffe, that the Committee recommend to Council that no changes be made to Section 4.11.3 (Apartment Parking Requirements) of Off-Street Parking and Loading Bylaw No. 2140.

Moved by Mayor C. McNeil-Smith, seconded by Councillor B. Fallot, that the above motion be withdrawn.

MOTION CARRIED UNANIMOUSLY

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. Fallot, that the meeting be adjourned at 8:31 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER