

TOWN OF SIDNEY



OFFICIAL COMMUNITY PLAN REVIEW ADVISORY COMMITTEE MEETING MINUTES of JUNE 18, 2020

Meeting held via Videoconferencing

PRESENT:

- Chairperson: Mayor Cliff McNeil-Smith
- Members: David Calveley, Denny Gelinis, Hannah Nawroth, Marie Savage, Bernardine van der Meer, Todd Weibe
- Council Member: Councillor Peter Wainwright
- Staff: Randy Humble, Chief Administrative Officer
Corey Newcomb, Senior Manager of Long Range Planning
Kelly Albusz, Development & Administrative Coordinator (Recording Secretary)
- Absent: Gae VanSiri (technical difficulties with access to meeting).

1. CALL TO ORDER:

The Chair called the meeting to order at 11:00 a.m.

2. Territorial Acknowledgement

The Mayor respectfully acknowledged that this evening's meeting is being held on the traditional territory of the WSÁNEĆ First Nations: the Tsawout, Tsartlip, Pauquachin, and Tseycum.

3. ADOPTION OF AGENDA:

Moved by: Marie Savage
Seconded: Hannah Nawroth

That the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES:

Moved by: Todd Weibe
Seconded: Bernardine van der Meer

That the Minutes of May 14, 2020 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

5. OCP Overview Presentation – C. Newcomb, Senior Manager of Long Range Planning

Corey Newcomb, Senior Manager of Long Range Planning, gave a PowerPoint presentation intended to provide Committee members with additional context for the project, including how Official Community Plans (OCP) are developed and used by local governments, as well as some of the history surrounding land use and OCPs in Sidney.

Mayor McNeil-Smith thanked Mr. Newcomb for giving the historical perspective, and that the intent is not to re-write the OCP in its entirety. Mayor McNeil-Smith added that the Town of Sidney is at an important juncture in the history of the region. Also appreciated the connection made to the Regional Growth Strategy (RGS) and how it is used within that context.

The Committee was invited to ask questions or make comments regarding the presentation.

David Calveley asked:

- I. The Sidney West Side West Side Local Area Plan (LAP) is new; how much review will be done with this LAP or will it also be integrated into the OCP?

Corey Newcomb advised that at the moment the intent is to retain the West Side LAP as an appendix to the new OCP but there needs to be thought around how change is delivered “on the ground” and it needs to be deliberate and with community input.

- II. If Sidney’s density is part of the RGS plan, which plan takes precedent; Sidney’s density plan or the RGS?

Corey Newcomb advised the RGS takes precedence to an extent, as the OCP’s Regional Context Statement (RCS) must be consistent with the RGS. Generally, if Sidney continues to accept some level of development, it will still fit with the RGS

Mayor McNeil-Smith recommended that members may wish to review the RGS on the Capital Regional District (CRD) website. All municipalities are required to submit a RCS to the CRD demonstrating how the OCP fits within the RGS. Currently Sidney recently submitted a new RCS with the caveat that Sidney is in the process of an OCP review.

Councillor Wainwright noted that the current OCP doesn’t contain anything in respect to sea level rise and how that impacts Sidney. The following items were also noted:

- I. Concerns over impacts of Sea Level Rise/Tsunami Event may need to see a hazard DPA along the waterfront as a safety measure for sea level rise. This issue is not currently addressed in Sidney’s OCP.
- II. Food Security and Urban Agriculture are also not addressed; backyard chickens, bee keeping, victory gardens as example measures. The OCP completely silent on policies regarding these items.
- III. Reconciliation not included in the OCP; only some background information is mentioned that we are on Coast Salish lands. We need to consider new/proposed Federal Government legislation regarding the UN Declaration on the Rights of Indigenous Peoples (UNDRIP).
- IV. Commended staff on identifying the topics that need to be addressed in the OCP.

Mayor McNeil-Smith commented that historically OCPs are focused on land use aspects in the community. Past provincial requirements to do an OCP review every five years were difficult to achieve and have caused communities to create OCPs to be broader documents to capture community identity.

CAO Randy Humble agreed with the rationale of why we haven’t gone with the Provincial time frame. The expectation around the level of community engagement, and that it is done in a very robust way, will have an associated time cost.

The journey will be the process, and the success of the review will be reflected in the product. An OCP review will also be embracing diverse perspectives and hearing what the community feels is important to them. It is an important process and a critical document and will be a challenge to perform a high level community engagement during these challenging times.

Denny Gelinas appreciated information regarding the link between the OCP and RGS. The following questions/concerns were expressed:

- I. Ensure that process is developed in consultation with District of North Saanich.
- II. How do you make sure that the “cross overs” happen in an integrated/inclusive fashion?

Corey Newcomb stated that:

- *There needs to be a high level of land use coordination between the three municipalities; Sidney, North Saanich and Central Saanich. There is a formal mechanism in place through the CRD and the Regional Growth Strategy.*
 - *OCP updates will be communicated via monthly meetings between the other municipalities planning directors and myself. Other municipalities are also revising their OCP's and will find this collaboration will serve to inform their own OCP review process. Areas of specific cooperation will be identified to Council this summer (2020).*
 - *School District consultation may be done collaboratively with all three municipalities.*
- III. What will we see in the documents going to Council on Monday, particularly regarding the strategies around community engagement?

Corey Newcomb listed the following process considerations:

- *Primary proposal is in four (4) stages. Laying out each step of the process and task will be outlined and documenting each step.*
- *Community engagement strategy and budget will be well laid out prior to being recommended to Council to move forward.*
- *Draft work plan & Community Engagement Plan to be posted with staff report Friday, June 19, 2020.*

Mayor anticipates Council will refer the draft work plan to this committee.

Hanna Nawroth appreciated receiving the OCP background information and how the process will unfold as the review moves forward. The following aspects were of interest:

- I. Linkages that contribute to an interconnected region, such as the connection between affordable housing options, employment opportunities and active transportation systems facilitating people living, working and recreating in their immediate community.
- II. Community feedback regarding food sustainability and how sustainability efforts made in Sidney could contribute regionally; extending positive impact beyond municipal boundaries.

Todd Weibe asked:

- I. What is the most current information regarding demographic trends that we have available?

Corey Newcomb advised that the most recent census was 2016 with the next census not scheduled until 2021, so it will be the 2016 census information that will be used for this project. BC Stats does interim population stats, which could also be used.

- II. Is the Victoria Airport Authority (VAA) development coming back?

Corey Newcomb said it was his understanding from the developer that it was not proceeding.

Bernadine van der Meer stated the following:

- I. Liked hearing the history of the OCP, and appreciated the given changes of land use and density over time.
- II. Appreciated the information regarding the link to the RGS and how Sidney fits into the Greater Victoria Region's density planning, and feels it is a key area to be discussed during the consultation process.

Corey Newcomb stated that the RGS is a great piece of context information, and speaks to the education that needs to be done within the community to help understand the OCP and the review process; this Committee can assist with that.

- III. Noted in recent interactions with people living in Sidney, their remarks about the changes in density in Sidney, and a perceived overall loss of trees and green spaces. What happened to density in Sidney? And what do people really want for Sidney as far as density is concerned?

Corey Newcomb advised that the downtown commercial area has not had any changes to its built form; there has always been a 1 metre setback to allow for sidewalk interaction. There has been a loss of trees but that is being addressed. In 2015/2016 the density regulations were changed from units per hectare to a floor area ratio measurement in order to introduce more flexibility in what units sizes could be built. However additional units within the building envelope require more parking, which increases the intensity of the development, which most likely is what residents in Sidney are experiencing.

C. Next Steps

Corey Newcomb stated the following next steps:

- Draft Work Plan and Draft Community Engagement Plan to Council Monday, June 22, 2020 with staff recommendation to refer to OCP Committee for review.
- Summer events previously planned for the Thursday Markets and other town events have been cancelled due to Covid19. Community engagement activities now to be done from September onward.
- Planned Council workshop with the consultants in August.
- Consultant to conduct Stake-holder interviews with members of the community stakeholder groups.
- Consultant to conduct some background research over the summer.

This will result in a background recommendations report at the end of the first phase of the process. That report will help inform policy work moving forward. It is hoped there will be a public launch of the project in September as part of the community engagement component, unless there is a resurgence of Covid-19.

Mayor thanked Staff and Committee for participation.

D. ADJOURNMENT:

Moved by: Marie Savage
Seconded: Hannah Nawroth

That the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 12:26 p.m.

CHAIRPERSON