

TOWN OF SIDNEY



ADVISORY PLANNING COMMISSION MEETING MINUTES

November 3, 2020

Meeting held via Zoom Videoconferencing

PRESENT:

Chairperson: Kelly Bull-Tomer

Members: Bernardine van der Meer, Clarence Bolt, Denny Gelinas, Douglas Watt, John Crowhurst

Council Liaison: Councillor Peter Wainwright

Staff: Alison Verhagen, Senior Manager of Current Planning
Corey Newcomb, Senior Manager of Long Range Planning
Richard Roy, Municipal Planner
Alissa McCrea, Administrative Assistant

Absent: Don Carscadden, Donald Macnamara, Graden Sol, Patrick Killeen

1. **CALL TO ORDER:**

The Chair called the meeting to order at 3:01 p.m.

2. **ADOPTION OF AGENDA:**

Moved by John Crowhurst, seconded by Clarence Bolt, that the Agenda be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

3. **ADOPTION OF MINUTES:**

Moved by Denny Gelinas, seconded by John Crowhurst, that the Minutes of August 18, 2020 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY:

4. **OFFICIAL COMMUNITY PLAN STAFF PRESENTATION**

Presentation by Corey Newcomb, Senior Manager of Long Range Planning

Corey Newcomb gave a slide presentation of the Phase 1 Summary Report for the OCP Update Project. Key notes were:

- Project Initiation & Background Research
 - Stakeholder interviews completed; eleven (11) interviews completed
 - Finalized detailed work plan and engagement plan from Modus
 - Mapping of walkability characteristics and environmental assets
 - Council workshop in July
 - Gap analysis of current OCP
 - Review of relevant bylaws, policies and plans
- Communications
 - Established OCP Review Advisory Committee
 - Letters to Stakeholders
 - First Nations engagement – WSÁNEĆ Leadership Council
 - Social Media strategy
 - Project branding
- Project direction from OCP Review Advisory Committee
 - Meeting #1 – Project background, timelines and Committees role
 - Meeting #2 – understanding OCP purpose and planning process
 - Meeting #3 – Review of Work Plan and Community Engagement Plan with recommendations to Council for added tasks and Ambassador Program
- Stakeholder Interviews
 - Eleven (11) representatives from local community groups. Businesses, environmental, and housing organizations interviewed
 - Identified key opportunities and challenges
 - Built project awareness and trust
- Key Themes from Interviews
 - Supporting Downtown
 - Community Character
 - Protecting the Environment
 - Community in Transition (demographics)
 - Consider the Broader Peninsula (Role as sub-regional centre)
 - Housing and Affordability

Corey Newcomb highlighted Phase II work as follows:

- Public Project Launch Event (complete)
 - In person September 26, 2020 at Mary Winspear Centre
 - Online for two weeks
 - Target participation was 100 participants; achieved 70 attendees and 130 online responses, exceeding target.
- Interactive Idea Map
 - Throughout Phase II (online) on project page of Town's website
- Urban Design Charrette
 - First week of December 2020
- Other Community Engagement Events will be announced on Town website
 - January - February

Discussion:

- Discussion on the integration process for the LAP's and Vision Documents. The Commission felt these were important documents that should be included and utilized
- Engagement with citizens on West Side
- Better vehicle connection to the West Side
- Industrial Park – specifically around appearance from highway and road conditions

5. **OFFICIAL COMMUNITY PLAN BACKGROUND REPORT:**

Staff Report: Review of Background and Recommendations Report

Corey Newcomb advised that the OCP Background Report is an overview of what we have now, and does not make recommendations for the future.

Discussion:

- Transportation and Infrastructure – Current and future
- Extensive discussion regarding parking in the downtown, residential areas and for multi-family and commercial buildings.
- Discussion around the importance of using plain language in the OCP so it can be easily understood by the average citizen, not just those in the industry
- History of Sidney – Section ends in 1952 but a lot has happened since then, and is currently happening, that should be considered during the review process
- Town of Sidney's boundary limitations
- Regulation and enforcement of an Official Community Plan – binding document
- Developer contributions
- Role of the economy on limiting what the municipality can demand as developer community improvements while the project remains viable
- Discussion around cluster housing
- Charrette process
- Infill development – difficulties developers face between current bylaws/policies, future bylaws/policies and rising land and construction costs
- Tree preservation

Moved by John Crowhurst, second by Denny Gelinias that the Official Community Plan Background Report be received by the Advisory Planning Commission for information.

MOTION CARRIED UNANIMOUSLY

6. **ITEMS DISPOSITION BY COUNCIL:**

Councillor Peter Wainwright gave an update on Council's decisions with regard to recent Development Applications.

7. **ADJOURNMENT:**

Moved by Douglas Watt, seconded by John Crowhurst, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 4:48 p.m.

CHAIRPERSON