

**R4/2018 – February 19, 2018**

**Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, February 19, 2018 at 4:00 p.m.**

**Attending:**

**Mayor: L. V. Jangula**  
**Councillors: E. Eriksson**  
**D. Frisch**  
**D. Hillian**  
**R. Lennox**  
**M. Theos**  
**B. Wells**

**Staff:**

**D. Allen, CAO**  
**J. Ward, Director of Legislative and Corporate Services/Deputy CAO**  
**W. Sorichta, Manager of Corporate Administrative Services**  
**I. Buck, Director of Development Services**  
**T. Kushner, Director of Public Works Services**  
**R. O’Grady, Director of Engineering Services**  
**B. Parschauer, Director of Financial Services**  
**D. Snider, Director of Recreation and Cultural Services**  
**Tim Walton, Inspector, Comox Valley RCMP**  
**A. Guillo, Manager of Communications**  
**E. Gavelin, Computer Technician**

**1.00 ADOPTION OF MINUTES**

**.01** Moved by Wells and seconded by Theos that the February 5<sup>th</sup>,  
**MINUTES** 2018 Regular Council meeting minutes be adopted.  
**Carried**

**2.00 ADOPTION OF LATE ITEMS**

**3.00 DELEGATIONS**

Dr. Norman Carruthers and Maggie Hodge-Kwan, Comox Valley Community Foundation, made a presentation to Council regarding the 2018 Vital Signs Report.

Jan Hesselning, Vice President, Affordable Housing Vancouver Island Society, made a presentation to Council regarding the Eden Concept affordable housing model.

**The council meeting recessed at 4:51 p.m. to permit delegations to clear Council Chambers**  
**The meeting reconvened at 4:53 p.m.**

**4.00 STAFF REPORTS/PRESENTATIONS**

**.01** Inspector Tim Walton, Comox Valley RCMP, made a presentation to Council regarding General Duty Staffing Analysis and a request for resources consisting of 4 additional General Duty members \$165,200 per position (90%) and 1 additional municipal support Clerk \$70,000 (100%).  
INSPECTOR  
TIM WALTON  
RCMP GENERAL DUTY STAFFING ANALYSIS & RESOURCE REQUEST  
1660-02/1700-01

**Mayor Jangula left Council Chambers at 5:49 p.m.; Acting Mayor Lennox took the chair  
Mayor Jangula returned to Council Chambers and took his seat at 5:52 p.m.**

**.02** Dan Huang, Urban Systems, made a presentation to Council regarding the Subdivision Development Servicing (SDS) Bylaw.  
SUBDIVISION AND DEVELOPMENT  
SERVICING BYLAW  
5220-02  
Moved by Wells and seconded by Frisch that based on the February 19<sup>th</sup>, 2018 staff report “Subdivision and Development Servicing Bylaw”, Council approve a revised OPTION 1 and proceed to first and second reading of Subdivision and Development Servicing Bylaw No. 2919, 2018.  
**Carried**

**.03** Moved by Wells and seconded by Frisch that based on the February 19<sup>th</sup>, 2018 staff report “Development Application Approval and Process Review”, Council approve OPTION 1 and direct staff to prepare a terms of reference for a development review working group consisting of 3 development representatives, 3 City staff and 2 elected officials.  
DEVELOPMENT APPLICATION APPROVAL AND PROCESS REVIEW  
3030-00-1801  
**Carried with Councillor Hillian opposed**

**Councillor Lennox left Council Chambers at 6:35 p.m.  
Councillor Lennox returned to Council Chambers and took her seat at 6:37 p.m.**

**.04** Moved by Wells and seconded by Hillian that based on the February 19<sup>th</sup>, 2018 staff report “Development Permit with Variances No. 1731 – 191 Willemar Avenue (Secondary residence with Environmental Development Permit)”, Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 1731.  
DEVELOPMENT PERMIT WITH VARIANCES NO. 1731  
191 WILLEMAR AVE. (SECONDARY RESIDENCE & ENVIRO. DEV. PERMIT)  
3060-20-1731  
**Carried**

**5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

**6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

**.01** Moved by Frisch and seconded by Lennox that the February 7<sup>th</sup>,  
LEWIS PARK – TREE 2018 Briefing Note, “Lewis Park – Tree Removal”, be received for  
REMOVAL information.  
6140-103 **Carried**

**Councillor Eriksson left Council Chambers at 7:00 p.m.**

**Councillor Eriksson returned to Council Chambers and took his seat at 7:02 p.m.**

**7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES**

COUNCILLOR Councillor Eriksson reviewed his attendance at the following events:  
ERIKSSON

- Rotary “Have a Heart” Fundraiser event

COUNCILLOR Councillor Frisch reviewed his attendance at the following events:  
FRISCH

- A New Kind of Fitness: Strengthening Social & Emotional Competence workshop, Mark R. Isfeld School
- How We Vote Town Hall event hosted by Ronna-Rae Leonard, MLA
- Back to School with Seniors tea
- Vancouver Island Mountain Sports Society fundraiser

COUNCILLOR Councillor Hillian reviewed his attendance at the following events:  
HILLIAN

- Indigenous Women Sharing Society & Comox Valley Multicultural Society grand opening
- Lake Trail Middle School High Tea for community members
- Homeless Coalition meeting
- Drug Strategy Committee meeting
- 5<sup>th</sup> Street Complete Streets project open house

COUNCILLOR Councillor Theos reviewed his attendance at the following events:  
THEOS

- CVRD Sewage Commission meeting
- CVRD Hospital Board meeting
- Comox Strathcona Waste Management meeting

COUNCILLOR Councillor Wells reviewed his attendance at the following events:  
WELLS

- CVRD Water Committee meeting, re-elected as Chair
- 20 Under 40 Business & Community awards
- How We Vote Town Hall event hosted by Ronna-Rae Leonard, MLA

Councillor Wells mentioned:

- Courtenay has been selected as the host community for the 2018 BC Region Startup Canada awards; and
- Expressed condolences regarding the passing of Jude Schooner, Mayor of Tahsis

MAYOR  
JANGULA

Mayor Jangula reviewed his attendance at the following events:

- CVRD 2018 Financial Plan/Budget meetings
- CVRD Sports Commission meeting
- CVRD Hospital Board meeting
- Comox Strathcona Waste Management meeting

**8.00 RESOLUTIONS OF COUNCIL**

**.01**  
MAYOR JANGULA  
FINANCE MOTION

Moved by Theos and seconded by Eriksson that  
WHEREAS,

1. The City of Courtenay's annual population increase has averaged 1.25% per year or just over 6% since 2013.
2. Canada's inflation rate for the same period averaged just under 1.5% annually and totalled 7.2% during the same period.
3. City of Courtenay single family property assessments have risen 22% in 2017 alone.
4. City of Courtenay 2017 operating expenses are budgeted to be \$48.6 Million. That represents a \$10.4 Million or 27.3% increase over 2013 actual operating expenses, leaving our taxpayers with similar increases.
5. Residential utility rates for water, sewer and garbage have increased by 25.5%.
6. Valley residents, including Courtenay taxpayers are facing major infrastructure projects for water, sewer and solid waste that are currently significantly underfunded and could well total over \$250M to complete.
7. Many residents of the City of Courtenay are pensioners who are on fixed incomes and will suffer undue hardships if taxes continue to increase at the rates of previous years.
8. Courtenay taxpayers are telling us that these tax increases are simply not sustainable.

Given the significant property assessment increases and higher interest rates, there is widespread uncertainty and concern throughout our community whether many will be able to manage or survive yet another sizable tax increase this year; and

THEREFORE BE IT RESOLVED THAT Council direct staff to implement the following measures:

1. An immediate tax freeze at current 2017 rates for 2018; and
2. Commission a City of Courtenay Core Services Review to provide guidance in reducing costs, identifying tax saving measures and improving efficiencies going forward.

**Defeated**

**In Favour: Mayor Jangula and Councillor Theos**

**Opposed: Councillors Eriksson, Frisch, Hillian, Lennox and Wells**

**Mayor Jangula left Council Chambers at 7:37 p.m.; Acting Mayor Lennox took the chair  
Mayor Jangula returned to Council Chambers and took his seat at 7:39 p.m.**

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**.02**  
COUNCILLOR HILLIAN  
SUPPORTIVE  
HOUSING  
RESOLUTION

Moved by Hillian and seconded by Wells that  
WHEREAS supportive housing is a critical need in the Courtenay area  
and the Provincial Government has indicated willingness to provide  
funding contingent on the provision of City land; and

WHEREAS Council has been approached by the Homelessness Coalition  
stressing the urgency of both the housing need and of initiating an  
application for the limited available funding; and

WHEREAS the City has land that may be suitable for this purpose;

THEREFORE be it resolved that Council approve in principle the  
provision of City land for a supportive housing project and direct staff to  
initiate immediate discussion with BC Housing to facilitate the  
implementation of a supportive housing project at the earliest practicable  
date.

**Carried**

**.03**  
IN CAMERA  
MEETING

Moved by Hillian and seconded by Lennox that a Special In-  
Camera meeting closed to the public will be held February 19<sup>th</sup>, 2018 at  
the conclusion of the Regular Council Meeting pursuant to the following  
sub-sections of the *Community Charter*:

- 90 1 (d) the security of the property of the municipality.

**Carried**

**9.00 UNFINISHED BUSINESS**

**10.00 NOTICE OF MOTION**

**11.00 NEW BUSINESS**

**12.00 BYLAWS**

**.01**  
BYLAW NO. 2919,  
2018  
SUBDIVISION AND  
DEVELOPMENT  
SERVICING BYLAW

Moved by Wells and seconded by Frisch that “Subdivision and  
Development Servicing Bylaw No. 2919, 2018” pass first and second  
reading.

**Carried**

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**.02**  
BYLAW NO. 2870,  
2017  
ZONING AMENDMENT  
(TO REZONE  
PROPERTIES  
LOCATED ON CLIFFE  
AVENUE NEAR 29TH  
STREET)

Moved by Eriksson and seconded by Lennox that “Zoning Amendment Bylaw No. 2870, 2017” be finally adopted.  
**Carried**

**.03**  
BYLAW NO. 2876,  
2017  
ROAD CLOSURE (TO  
CLOSE A PORTION OF  
ROAD NEAR 29TH  
STREET AND CLIFFE  
AVENUE)

Moved by Frisch and seconded by Wells that “Road Closure Bylaw No. 2876, 2017” be finally adopted.  
**Carried**

**13.00 ADJOURNMENT**

**.01**

Moved by Hillian and seconded by Wells that the meeting now adjourn at 7:49 p.m.  
**Carried**

**CERTIFIED CORRECT**

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**Director of Legislative and Corporate Services**

**Adopted this 5<sup>th</sup> day of March, 2018**

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**Mayor**