

**CORPORATION OF THE CITY OF COURTENAY
COUNCIL MEETING AGENDA**

Date: April 19, 2021
Time: 4:00 p.m.
Location: City Hall Council Chambers

AMENDED AGENDA

We respectfully acknowledge that the land on which we gather is the *unceded traditional territory of the K'ómoks First Nation*

Due to the Coronavirus COVID-19 emergency, the City of Courtenay with the authority of Ministerial Order No. M192 Local Government Meetings & Bylaw Process (COVID-19) Order No. 3 implemented changes to its open Council meetings.

In the interest of public health and safety, and in accordance with section 3(1) of Ministerial Order No. 3 M192, in-person attendance by members of the public at Council meetings will not be permitted until further notice. Council meetings are presided over by the Mayor or Acting Mayor with electronic participation by Council and staff via live web streaming.

K'OMOKS FIRST NATION ACKNOWLEDGEMENT

	Pages
1. ADOPTION OF MINUTES	
1.1. Adopt Amended March 29th, 2021 Committee of the Whole meeting minutes	7
1.2. Adopt April 6th, 2021 Regular Council meeting minutes	13
2. INTRODUCTION OF LATE ITEMS	
3. DELEGATIONS	
3.1. Comox Valley Regional District (CVRD) Re: CVRD 2021 to 2025 Financial Plan and Capital Expenditure Program Bylaw No. 642	
Presenters:	
• Russell Dyson, Chief Administrative Officer	
• Kevin Douville, Manager of Financial Planning	

- 3.2. Comox Valley Transition Society (CVTS) and Comox Valley Coalition to End Homelessness (CVCEH) Re: Update - Connect Warming Centre (685 Cliffe Avenue)

Presenters:

- Heather Ney, Executive Director, CVTS
- Andrea Cupelli, Coordinator, CVCEH

4. STAFF REPORTS/PRESENTATIONS

4.1. CAO and Legislative Services

- 4.1.1. Comox Valley Coalition to End Homelessness Request for Emergency Pandemic Shelter at #2-239 Puntledge Road 23

4.2. Development Services

- 4.2.1. Neighbourhood Consultation Summary - Development Permit with Variances No. 1908 - 2800 Arden Road 27

4.3. Financial Services

- 4.3.1. 2021/22 RCMP Municipal Policing Contract Expenditure Cap: Final Approval 57

5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

- 5.1. Ms. Annika Funk - Capstone Project - Community Mural - Request for Council Support 67

(Ms. Funk is requesting Council's support to paint an inspirational community mural with a "Be Kind" message in it)

- 5.2. Comox Strathcona Waste Management - Regional Organics Composting Project – Solid Waste Management Plan Targeted Amendment 69

(The Comox Valley Regional District (CVRD) is requesting a letter from member municipalities reaffirming their support of the Comox Strathcona Waste Management's targeted amendment of its 2012 Solid Waste Management Plan and regional organics composting facility to include in their application to the Ministry of Environment and Climate Change Strategy)

6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

- 6.1. Briefing Note - Completion of Phase 1 - South Courtenay Riverway Trail Extension 71

7. REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

7.1. Councillor Cole-Hamilton

7.2. Councillor Frisch

7.3. Councillor Hillian

7.4. Councillor McCollum

7.5. Councillor Morin

7.6. Councillor Theos

7.7. Mayor Wells

8. RESOLUTIONS OF COUNCIL

8.1. Rise and Report - Chief Administrative Officer (CAO) Appointment - April 14, 2021

Council Rises and Reports as follows:

"THAT Mr. Geoffrey (Geoff) Garbutt has confirmed his acceptance of the position of Chief Administrative Officer (CAO) for the City of Courtenay, effective April 14, 2021; and,

THAT the letter of acceptance and CAO employment contract was signed and executed on February 17th, 2021."

8.2. Councillor Hillian Resolution - Meeting Request - Provincial Response to Local Homelessness

“WHEREAS The City of Courtenay joined other local governments in endorsing a letter sent in January 2021 by the Comox Valley Coalition to End Homelessness to BC Housing and the provincial government requesting both additional short-term shelter beds with support staffing and long-term supportive housing to address homelessness, a letter that has not yet been responded to; and

WHEREAS lack of housing and related social disorder continues to be evident in our community, consuming inordinate resources of municipal staff, police and social agencies, and resulting in adverse health and other outcomes for those impacted;

THEREFORE BE IT RESOLVED THAT Courtenay City Council request a meeting with the BC Attorney General and Minister Responsible for Housing, David Eby, to discuss in detail and request an accelerated and comprehensive provincial response to the local homelessness situation.”

8.3. Councillor Morin Resolution - LUSH Valley Food Action Society - Good Food Box Program Funding

“THAT in response to the January 18th, 2021 LUSH Valley Food Action Society's delegation and request for funding to support local food purchasing for vulnerable populations and continue their “Good Food Box” program into 2021 during COVID-19;

THAT Council approve \$60,000 in funding out of the \$200,000 that was identified as available in 2021 for other unexpected costs and revenue losses from the Provincial COVID-19 Safe Restart grant funds.”

8.4. In Camera Meeting

That a Special In-Camera meeting closed to the public will be held April 19th, 2021 at the conclusion of the Regular Council Meeting pursuant to the following sub-section of the *Community Charter*:

- 90 (1) (c) labour relations or other employee relations;
- 90 (1) (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

9. UNFINISHED BUSINESS

10. NOTICE OF MOTION

11. NEW BUSINESS

12. BYLAWS

12.1. For First, Second and Third Reading

- 12.1.1. 2021 Tax Rates Bylaw 3033, 2021 73
(A bylaw to establish the property value taxation rates for 2021)

12.2. For Third Reading

- 12.2.1. Official Community Plan Amendment Bylaw No. 2996, 2020 (2700 Mission Road) 77

(A bylaw to amend Official Community Plan Bylaw No. 2387, 2005 to change the land use designation from Industrial to Multi Residential and amend Map #2 Land Use Plan - 2700 Mission Road)

- 12.2.2. Zoning Amendment Bylaw No. 2997, 2020 (2700 Mission Road) 79

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to rezone property from Industrial Two Zone (I-2) to Residential Four Zone (R-4); and that Schedule No. 8, Zoning Map be amended accordingly - 2700 Mission Road)

- 12.2.3. Zoning Amendment Bylaw No. 2994, 2021 (310 Hunt Road) 83

(A bylaw to amend Zoning Amendment Bylaw 2500, 2007 to create a new Comprehensive Development Thirty One Zone (CD-31), and rezone from Land Use Contract (LUC) to Thirty One Zone (CD-31) to facilitate the development of a 93 unit hotel - 310 Hunt Road)

- 12.2.4. Zoning Amendment Bylaw No. 2986, 2021 (2129 Blue Jay Place) 91

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to rezone property from Residential One to Residential One S Zone (R-1S) to permit the addition of a secondary suite - 2129 Blue Jay Place)

- 12.2.5. Zoning Amendment Bylaw No. 3026, 2021 (2011 Cummings Road) 93

(A bylaw to amend Zoning Bylaw No. 2500, 2007, S. 8.1.28 (6) adding "notwithstanding any provision of this bylaw, a secondary residence is a permitted use - 2011 Cummings Road")

12.3. For Final Adoption

12.3.1. Zoning Amendment Bylaw No. 2986, 2021 (2129 Blue Jay Place)

(A bylaw to amend Zoning Bylaw No. 2500, 2007 to rezone property from Residential One to Residential One S Zone (R-1S) to permit the addition of a secondary suite - 2129 Blue Jay Place)

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12.3.2. 2021 - 2025 Consolidated Financial Plan Bylaw 3032

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(A bylaw to adopt the consolidated five year financial plan)

12.3.3. Zoning Amendment Bylaw No. 3026, 2021 (2011 Cummings Road)

(A bylaw to amend Zoning Bylaw No. 2500, 2007, S. 8.1.28 (6) adding "notwithstanding any provision of this bylaw, a secondary residence is a permitted use - 2011 Cummings Road")

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13. ADJOURNMENT