

**R23/2017 – December 04, 2017**

**Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, December 04, 2017 at 4:04 p.m.**

**Attending:**

**Mayor: L. V. Jangula**  
**Councillors: E. Eriksson**  
**D. Frisch via Teleconference**  
**D. Hillian**  
**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**  
**B. Parschauer, Director of Financial Services**  
**D. Snider, Director of Recreation and Cultural Services**

**1.00 ADOPTION OF MINUTES**

**.01** Moved by Wells and seconded by Theos that the November 20,  
MINUTES 2017 Regular Council meeting minutes and the November 27, 2017  
Committee of the Whole meeting minutes be adopted.  
**Carried**

**2.00 ADOPTION OF LATE ITEMS**

**3.00 DELEGATIONS**

**4.00 STAFF REPORTS/PRESENTATIONS**

**.01** Moved by Hillian and seconded by Wells that based on the  
DEVELOPMENT December 4, 2017 staff report “Development Permit with Variances No.  
PERMIT WITH 1716 – 750 30th Street”, Council support approving OPTION 1 and  
VARIANCE NO. 1716– proceed with issuing Development Permit with Variances No. 1716.  
750 30TH STREET **Carried**  
3060-20-1716

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**.02**  
WINTERFEST 2018  
EVENT  
5400-04/8100-01

Moved by Wells and seconded by Eriksson that based on the December 04, 2017 Staff Report “WinterFest 2018 Event”, Council approve OPTION 1 and permit the temporary closure of 6<sup>th</sup> Street from Cliffe Avenue to the west side of the Library, and the closure of Duncan Avenue from 6<sup>th</sup> Street to Simms Street for the purpose of hosting the 6<sup>th</sup> Street Rail Jam event Saturday, February 03, 2018, and;  
THAT Council approve the temporary closure of the Sid Williams Theatre Plaza for the installation of a synthetic ice rink and provision of a live site to host the WinterFest 2018 event for the period of February 2 to 12, 2018, and;  
THAT Council approve the use of 2018 Operating monies to fund support for the event.  
**Carried**

**5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

**6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

**.01**  
NEEDLE  
DISPENSER/SHARPS  
DISPOSAL PROGRAM -  
ISLAND HEALTH  
AUTHORITY  
PROPOSAL  
0500-20

Moved by Hillian and seconded by Wells that the December 04, 2017 Briefing Note, “Needle Dispenser Program – Island Health Authority Proposal”, be received for information.  
**Carried**

**.02**  
HERITAGE ADVISORY  
COMMISSION  
MEETING MINUTES  
0360-20

Moved by Wells and seconded by Hillian that the Heritage Advisory Commission meeting minutes for October 25, 2017 be received for information.  
**Carried**

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

COUNCILLOR  
ERIKKSON

Councillor Eriksson reviewed his attendance at the following event:  
➤ Walk of Achievement ceremony for Jock Finlayson

COUNCILLOR  
THEOS

Councillor Theos reviewed his attendance at the following events:  
➤ CVRD Board meeting  
➤ VIRL Board meeting  
➤ Comox Valley Sports Centre Commission meeting

Councillor Theos mentioned discussion at the Sports Commission meeting around new lifeguard regulations that may add to pool operating costs

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

- CVRD Waste to Energy meeting
- Minister of Municipal Affairs and Housing meeting
- “UNpave Paradise” public information session for Kus Kus Sum project

MAYOR  
JANGULA                      Mayor Jangula reviewed his attendance at the following events:

- CVRD Board meeting
- Arden Elementary School grade 1 class visit
- Comox Valley Recovery Centre Annual Christmas event
- Walk of Achievement ceremony for Jock Finlayson
- Wing Commander’s Open House

**8.00 RESOLUTIONS OF COUNCIL**

**.01**  
IN CAMERA  
MEETING                      Moved by Hillian and seconded by Wells that notice is hereby given that a Special In-Camera meeting closed to the public will be held December 4<sup>th</sup>, 2017 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (1) (g) litigation or potential litigation affecting the municipality;
- 90 (1) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose

**Carried**

**.02**  
MAYOR JANGULA –  
HOUSING MOTION                      Moved by Theos and seconded by Jangula that “WHEREAS

- 1) currently, 51% of Courtenay residents living in rental property are paying in excess of 30% of their monthly income which is classified as “unaffordable” rental housing; and
- 2) the availability of housing options provides opportunities for each demographic; new residents, students, young families, seniors and others to find appropriate housing that fits their budget and needs; and
- 3) those who cannot afford to purchase a home rely on a supply of rental housing, which puts further pressure on rental availability and costs, that reality will be further aggravated with the implementation of the new federal mortgage lending rules; and
- 4) a strong, stable and sustainable housing industry creates jobs, is a major economic contributor to our local business economy and provides increased municipal tax revenue to provide additional services and amenities for our community; and
- 5) the Federal Government has announced their affordable housing plan that will include, in addition to building 100,000 new units and repairing another 300,000 units, financial assistance for renters through the Canada Housing Benefit program; and
- 6) both the Provincial Government and Official Opposition have identified the need “to help developers and cities streamline approval processes for housing projects”;

THEREFORE BE IT RESOLVED THAT Council direct staff to implement the following measures to expedite delivery of additional housing, including:

- 1) an immediate and comprehensive evaluation of all housing development applications currently at City Hall and identify those projects that are over 90 days from submission;
- 2) establish a committee of three elected officials including the Mayor to review those applications which have been in the system over 90 days with staff to find ways to prioritize and expedite their approval;
- 3) implement measures to reduce bureaucracy and streamline the approval process going forward;
- 4) establishment of a joint committee comprising of two elected officials including the Mayor, city staff and the Comox Valley Development and Construction Association to meet on a regular basis to discuss and resolve matters concerning project approvals as well as pursue opportunities to reduce project and housing costs;
- 5) provide Council with a report outlining all the bureaucratic processes and “add on costs” for home builders that add to the final costs of new housing;
- 6) identify infrastructure deficiencies that may impede development of current and future projects and provide council with an action plan; and
- 7) provide Council with regular updates of project approvals.

**Mayor Jangula stepped down as chair at 4:29 p.m. in order to second the motion, Acting Mayor Theos took the chair  
Mayor Jangula took his seat at 4:32 p.m.**

**Mayor Jangula stepped down as chair at 4:42 p.m. in order to speak in favour of the motion, Acting Mayor Theos took the chair  
Mayor Jangula took his seat at 5:11 p.m.**

**Defeated**

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

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

Moved by Wells and seconded by Hillian that Council direct staff to report on options and implications and provide clarification around the area including a revised draft motion based on the comments made at today’s Council meeting around the affordable housing crisis and expediting the development permit process.

**Carried**

## **9.00 UNFINISHED BUSINESS**

## **10.00 NOTICE OF MOTION**

**11.00 NEW BUSINESS**

**.01**  
2018 AVICC  
CONVENTION  
RESOLUTIONS AND  
NOMINATIONS

Moved by Hillian and seconded by Wells that the correspondence received from the Association of Vancouver Island and Coastal Communities (AVICC) regarding resolutions notice and guidelines; nomination for AVICC executive committee be received for information.

**Carried**

**.02**  
2018 VIRL BOARD OF  
TRUSTEES – COUNCIL  
REPRESENTATION

Council discussed the correspondence received from the Vancouver Island Reginal Library (VIRL) Board requesting Council appoint a representative and an alternate representative to the 2018 VIRL Board.

Moved by Wells and seconded by Hillian that Councillor Theos be appointed to the Vancouver Island Regional Library Board for a one year appointment January 1 to December 31, 2018 with Councillor Frisch as alternate.

**Carried**

**12.00 BYLAWS**

**.01**  
BYLAW NO. 2900,  
2017

Moved by Wells and seconded by Hillian that “Zoning Amendment Bylaw No. 2900, 2017” pass third reading.

**Carried**

ALLOW FOR  
SECONDARY  
DETACHED  
DWELLING (191  
WILLEMAR AVENUE)

Moved by Wells and seconded by Hillian that “Zoning Amendment Bylaw No. 2900, 2017” be finally adopted.

**Carried**

**.02**  
BYLAW NO. 2868,  
2017  
(FOR A MIXED USE CD  
ZONE AT 3040 &  
3070 KILPATRICK  
AVENUE)

Moved by Hillian and seconded by Wells that “Zoning Amendment Bylaw No. 2868, 2017” be finally adopted.

**Carried**

**.03**  
BYLAW NO. 2913,  
2017  
OFFICER’S  
DESIGNATION &  
ESTABLISHMENT OF  
POWERS, DUTIES, &  
RESPONSIBILITIES

Moved by Hillian and seconded by Wells that “Officer’s Designation and Establishment of Powers, Duties, and Responsibilities Bylaw No. 2913, 2017” be finally adopted.

**Carried**

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**.04** Moved by Theos and seconded by Wells that “Zoning  
BYLAW NO. 2810, Amendment Bylaw No. 2810, 2017” be finally adopted.  
2017 **Carried**  
ZONING AMENDMENT  
(FROM RESIDENTIAL  
ONE B (R-1B) PUBLIC  
ASSEMBLY TWO (PA-  
2) 3300 MISSION  
ROAD)

**13.00 ADJOURNMENT**

**.01** Moved by Hillian and seconded by Wells that the meeting now  
adjourn at 5:23 p.m.  
**Carried**

**CERTIFIED CORRECT**

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**Director of Legislative Services**

**Adopted this 18<sup>th</sup> day of December, 2017**

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**Mayor**