

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, June 18, 2018 at 4:00 p.m.

Attending:

Mayor: L. V. Jangula
Councillors: E. Eriksson
D. Frisch
D. Hillian
R. Lennox via Teleconference
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
A. Guillo, Manager of Communications

1.00 ADOPTION OF MINUTES

.01 Moved by Hillian and seconded by Frisch that adoption of the June
MINUTES 11th, 2018 Regular Council meeting minutes be deferred until the July 3rd,
2018 Regular Council meeting.
Carried

2.00 ADOPTION OF LATE ITEMS

3.00 DELEGATIONS

4.00 STAFF REPORTS/PRESENTATIONS

.01 Moved by Wells and seconded by Hillian that based on the June
BC HOUSING 18th, 2018 staff report “BC Housing Management Commission Lease - 988
MANAGEMENT - 8th Street”, Council approve OPTION 1 and the ground lease between the
COMMISSION LEASE BC Housing Management Commission and the City of Courtenay for the
988 - 8TH STREET property located at 988 - 8th Street;
0870-30 (BCHC)

That statutory notice for the property disposition and financial assistance be published pursuant to sections 24, 26 and 94 of the Community Charter; and

That subsequent to the publication of notice, the Mayor and Corporate Officer be authorized to execute the lease on behalf of the City.

Carried

R12/2018 – June 18, 2018

.02
ZONING AMENDMENT
BYLAW 2933
SECONDARY SUITE
(4659 WESTERN
ROAD)
3360-20-1810

Moved by Frisch and seconded by Wells that based on the June 18th, 2018 Staff report, “Zoning Amendment Bylaw No. 2933 to allow for a secondary suite at 4659 Western Road” Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2933, 2018; and

That Council direct staff to schedule and advertise a statutory public hearing with respect to Zoning Amendment Bylaw No. 2933, 2018 on July 3rd, 2018 at 5:00 p.m. in the City Hall Council Chambers.

Carried

.03
ZONING AMENDMENT
BYLAW 2935
STOREFRONT
CANNABIS
RETAILERS
3360-20-1811

Moved by Wells and seconded by Frisch that based on the June 18th, 2018 staff report “Zoning Amendment Bylaw No. 2935 (Storefront Cannabis Retailers)” Council approve OPTION 3 and proceed to First and Second Readings; and

That Council direct staff to schedule and advertise a statutory public hearing with respect to Zoning Amendment Bylaw No. 2935, 2018 on July 3, 2018 at 5:00 p.m. in the City Hall Council Chambers; and

That Council direct staff to conduct an Open House on the proposed Storefront Cannabis Retailers Policy outlined in Attachment No.2 prior to bringing it back to Council for consideration.

Carried
In Favour: Councillors Frisch, Hillian, Lennox, Theos and Wells
Opposed: Mayor Jangula and Councillor Eriksson

The council meeting recessed at 5:04 p.m.
The meeting reconvened at 5:09 p.m.

.04
2019/2020 RCMP
MUNICIPAL POLICING
CONTRACT:
APPROVAL IN
PRINCIPLE
1660-20

Moved by Frisch and seconded by Wells that based on the June 18, 2018 staff report “2019/2020 RCMP Municipal Policing Contract: Approval in Principle”, Council approve OPTION 1 which provides approval in principle for an expenditure of \$6,315,290 of which Courtenay is responsible for 90% (\$5,683,761).

Carried

.05
WOODLANDS
VIS6154 STRATA
UTILITY BILLING
OPTIONS
1830-02

Moved by Frisch and seconded by Wells that based on the June 18th, 2018 staff report “Woodlands VIS6154 Strata Utility Billing Options”, Council approve OPTION 1 and continue to bill utility user fees to strata corporations until the matter is considered at the 2018 UBCM Convention and/or the Province has provided some indication of its support for the requested legislative changes to the *Community Charter* and *Strata Property Act*.

Carried

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Wells and seconded by Frisch that the Parks and Recreation Advisory Commission meeting minutes for March 01, 2018, be received for information.
Carried
PARKS AND RECREATION ADVISORY COMMISSION MEETING MINUTES 0360-20

**Mayor Jangula left Council Chambers at 5:54 p.m.; Acting Mayor Theos took the chair
Mayor Jangula returned to Council Chambers and took his seat at 5:56 p.m.**

7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

COUNCILLOR FRISCH Councillor Frisch reviewed his attendance at the following events:
➤ 2018 Camp Boomer Fundraising event
➤ Boys and Girls Club Teen Entrepreneur Network - Teen Tycoon Challenge event
➤ LIFT Summer Social event

Councillor Frisch expressed appreciation on behalf of constituent acknowledging the friendly helpful Reception staff at City Hall

COUNCILLOR HILLIAN Councillor Hillian reviewed his attendance at the following event:
➤ Welcome and Reception at City Hall for the Delegation from Suphanburi Thailand, Courtenay’s sister City

Councillor Hillian expressed appreciation to Wendy Sorichta, Manager of Corporate Administrative Services, for her efforts organizing the welcome reception.

COUNCILLOR LENNOX Councillor Lennox reviewed her attendance at the following events:
➤ NIDES Bursary Awards ceremony

COUNCILLOR THEOS Councillor Theos reviewed his attendance at the following events:
➤ K’omoks First Nations Intergovernmental Engagement Meeting
➤ Mark R. Isfeld Secondary School Bursary Awards ceremony

COUNCILLOR WELLS Councillor Wells reviewed his attendance at the following events:
➤ K’omoks First Nations Intergovernmental Engagement Meeting and future flag raising Ceremony
➤ CVRD Sewer Commission meeting
➤ NIDES 7842 Navigators Robotics team meeting
➤ LIFT Summer Social event
➤ 2018 Camp Boomer Fundraising event
➤ Courtenay and District Fish and Game Annual BC Family Fishing weekend

MAYOR
JANGULA

Mayor Jangula reviewed his attendance at the following events:

- Canadian Scottish Regiment (Princess Mary's) Royal Canadian Army Cadet Corps - 78th Annual Ceremonial Review
- Mark R. Isfeld Secondary School Bursary Awards ceremony
- Georges P. Vanier School Bursary Awards ceremony
- St John's Ambulance Cadet and Adult Brigades BC Council Awards
- L'Arche Comox Valley "I Belong" Bowl-a-thon Dinner and Fundraiser event

8.00 RESOLUTIONS OF COUNCIL

.01
COUNCILLOR FRISCH
RESOLUTION - SELECT
COMMITTEE
FOR AFFORDABLE
HOUSING

Moved by Frisch and seconded by Lennox that
WHEREAS vacancy rates in the Comox Valley are extremely low and monthly rental rates are rising significantly faster than wages;

WHEREAS the number of people who are homeless and at risk of being homeless has reached unprecedented levels;

WHEREAS the lack of affordable rental housing affects the health and wellness of our community, our families, as well as the economic viability of our businesses;

THEREFORE BE IT RESOLVED THAT Courtenay Council create a select committee to identify and recommend policy and procedural changes that will increase the availability and retention of rental housing in our community; and, furthermore

THAT staff prepare a recommended committee structure for Council's consideration for the July 3rd Council meeting.

Moved by Hillian and seconded by Wells that Council postpone the resolution to develop a Select Committee for affordable rental housing and recommendations for policy and procedural changes that will increase the availability of rental housing in our community, until such time that staff bring forward a report on the Downtown Revitalization Bylaw for consideration at a future Council meeting.

Carried with Councillor Frisch opposed

.02
IN CAMERA
MEETING

Moved by Hillian and seconded by Wells that a Special In-Camera meeting closed to the public will be held June 18th, 2018 at the conclusion of the Committee of the Whole Meeting pursuant to the following subsections of the *Community Charter*:

- 90 (2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;
- 90 (1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

Carried

R12/2018 – June 18, 2018

Councillor Hleft Council Chambers at 6:21 p.m.

Councillor Hillian returned to Council Chambers and took his seat at 6:24 p.m.

9.00 UNFINISHED BUSINESS

.01

DEVELOPMENT
INDUSTRY WORKING
GROUP TOR -
COUNCIL
APPOINTMENT OF
TWO ELECTED
OFFICIALS

Moved by Frisch and seconded by Lennox that Council appoint Councillor Frisch and Councillor Wells to participate in the Development Industry Working Group for a 1 year term.

Defeated

In Favour: Councillors Frisch, Hillian and Lennox

Opposed: Mayor Jangula and Councillors Eriksson, Theos and Wells

Amending motion:

Moved by Lennox and seconded by Hillian that Council appoint Mayor Jangula and Councillor Frisch to participate in the Development Industry Working Group for a 1 year term.

Carried

In Favour: Mayor Jangula and Councillors Frisch, Hillian, Lennox and Theos

Opposed: Councillors Eriksson and Wells

10.00 NOTICE OF MOTION

11.00 NEW BUSINESS

12.00 BYLAWS

.01

BYLAW NO. 2933,
2018
REZONE PROPERTY
TO ALLOW FOR
SECONDARY SUITE
(4659 WESTERN
ROAD)

Moved by Hillian and seconded by Wells that “Zoning Amendment Bylaw No. 2933, 2018” pass first and second reading.

Carried

.02

BYLAW NO. 2935,
2018
CREATE ZONING
REGULATIONS FOR
RETAIL SALE OF
CANNABIS

Moved by Hillian and seconded by Wells that “Zoning Amendment Bylaw No. 2935, 2018” pass first and second reading.

Carried

R12/2018 – June 18, 2018

.03 Moved by Frisch and seconded by Hillian that “Zoning
BYLAW NO. 2921, Amendment Bylaw No. 2921, 2018” pass third reading.
2018 **Carried**

ZONING AMENDMENT Moved by Theos and seconded by Hillian that “Zoning
(765 MCPHEE Amendment Bylaw No. 2921, 2018” be finally adopted.
AVENUE) **Carried**

.04 Moved by Frisch and seconded by Hillian that “Zoning
BYLAW NO. 2923, Amendment Bylaw No. 2923, 2018” pass third reading.
2018 **Carried**

ZONING AMENDMENT Moved by Hillian and seconded by Wells that “Zoning Amendment
(2310 ARDEN ROAD) Bylaw No. 2923, 2018” be finally adopted.
Carried

.05 Moved by Wells and seconded by Frisch that “Zoning Amendment
BYLAW NO. 2928, Bylaw No. 2928, 2018” pass third reading.
2018 **Carried**

ZONING AMENDMENT Moved by Eriksson and seconded by Frisch that “Zoning
(570 WASHINGTON Amendment Bylaw No. 2928, 2018” be finally adopted.
CRESCENT) **Carried**

13.00 ADJOURNMENT

.01 Moved by Frisch and seconded by Wells that the meeting now
adjourn at 6:40 p.m.
Carried

CERTIFIED CORRECT

Director of Legislative and Corporate Services

Adopted this 3rd day of July, 2018

Mayor