

R24/2018 – December 17, 2018

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay B.C., on Monday, December 17, 2018 at 4:00 p.m.

Attending:

Mayor: B. Wells
Councillors: W. Cole-Hamilton
D. Frisch
D. Hillian
M. McCollum
W. Morin
M. Theos

Staff:

D. Allen, CAO
J. Ward, Director of Legislative and Corporate Services/Deputy CAO
W. Sorichta, Manager of Legislative & Corporate Administrative Services
I. Buck, Director of Development Services
T. Kushner, Director of Public Works Services/Assistant CAO
J. Nelson, Director of Financial Services
R. O’Grady, Director of Engineering Services
B. Guderjahn, Manager of Purchasing
L. Zervakis, Marketing and Communications Specialist

1.00 ADOPTION OF MINUTES

.01 Moved by Frisch and seconded by Morin that the December 3rd,
MINUTES 2018 Regular Council meeting minutes be adopted.
Carried

2.00 ADOPTION OF LATE ITEMS

3.00 DELEGATIONS

Andrea Cupelli, Comox Valley Coalition to End Homelessness, and Heather Ney, Comox Valley Transition Society, made a presentation to Council regarding a coordinated community response in partnership to address homelessness encampments and affordable housing via the Coalition’s *Affordable Housing Benefits Everyone* Project.

The Comox Valley Coalition to End Homelessness requested City Council consider providing funds in the amount of \$35,000 to increase its Coordinator position to full-time for a set period to dedicate to the implementation of the Homelessness Action Response Team; a detailed written request will follow.

Jan Hesseling, Vice President, Affordable Housing Vancouver Island Society (AHVIS), made a presentation to Council regarding the Eden Concept affordable housing model and housing models successfully implemented in Whistler, BC and Medicine Hat, AB for Council’s information when considering options to address the affordable housing shortfall in the Comox Valley.

The council meeting recessed at 4:59 p.m. for the Public Hearing regarding Bylaw No. 2948. The meeting reconvened at 5:32 p.m.

4.00 STAFF REPORTS/PRESENTATIONS

.01 Moved by McCollum and seconded by Frisch that the Comox Valley Economic Development Society (CVEDS) Fourth Quarter 2018 - Strategic Priorities report and 2019 Strategic Priorities Workplan be received for information.

COMOX VALLEY
ECONOMIC
DEVELOPMENT
SOCIETY (CVEDS)
DRAFT 2019
WORKPLAN &
INNOVATE 2030
STRATEGY UPDATE
0250-20

Carried

John Watson, Executive Director, Geoff Crawford, Business Development Manager, and Lara Greasley, Marketing and Communications Manager, Comox Valley Economic Development Society (CVEDS) made a presentation to Council regarding their 2018 fourth quarter Strategic Priorities report and draft 2019 Strategic Priorities Workplan.

.02 Moved by Hillian and seconded by McCollum that based on the December 17th, 2018 Staff report, “Zoning Amendment Bylaw No. 2930 - 446 Qualicum Avenue” Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2930, 2018; and

ZONING AMENDMENT
BYLAW NO. 2930 TO
ALLOW FOR A
SECONDARY SUITE
(446 QUALICUM
AVENUE)
3360-20-1807

THAT Council direct staff to schedule and advertise a statutory public hearing with respect to the above referenced bylaw on January 7, 2019 at 5:00 p.m. in the City Hall Council Chambers.

Carried

.03 Councillor Hillian requested to vote separately on the two items identified in the motion for consideration by Council; *per Council Procedure Bylaw No. 2730 Section 27 (5)*.

ZONING AMENDMENT
BYLAW NO. 2938 TO
ALLOW) TO ALLOW A
SENIOR CARE
FACILITY AND
ASSOCIATED
SERVICES
(925 BRAIDWOOD
ROAD)
3360-20-1813

Moved by Frisch and seconded by Cole-Hamilton that based on the December 17th, 2018 staff report “Zoning Amendment Bylaw No. 2938 - 925 Braidwood Road” Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2938, 2018.

Carried

Moved by Hillian and seconded by Morin that Council postpone the statutory public hearing in reference to Bylaw No. 2938 to allow time for staff to have further dialogue with the applicant regarding the possibility of a housing covenant related to affordability, and other related items such as pedestrian accessibility for the senior care facility proposed at 925 Braidwood Road.

Carried

.04 Moved by Theos and seconded by Frisch that based on the December 17th, 2018 staff report “Development Permit with Variances No. 1829 - 2109 13th Street (amending Development Permit with Variances No. 1508)” Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 1829.
DEVELOPMENT
PERMIT WITH
VARIANCES NO. 1829
- 2109 13TH STREET
(AMENDING DEV.
PERMIT WITH
VARIANCES NO. 1508
- 2140 LAKE TRAIL)
3060-20-1829
Carried

.05 Moved by Frisch and seconded by Theos that based on the December 17th, 2018 staff report “Social Procurement Pilot Project Results” Council authorize staff to proceed with incorporating Social Procurement criteria into the City of Courtenay’s Purchasing Policy.
SOCIAL
PROCUREMENT PILOT
PROJECT RESULTS
1200-00
Carried

**The council meeting recessed at 7:06 p.m.
The meeting reconvened at 7:15 p.m.**

.06 Moved by Frisch and seconded by McCollum that the Transportation Master Plan Update presentation by Urban Systems be received for information.
COURTENAY
TRANSPORTATION
MASTER PLAN
UPDATE AND
PRESENTATION
8620-21
Carried
John Steiner, Urban Systems, facilitated a workshop and update to Council on the process, engagement, considerations, medium and long term strategies of the Courtenay Transportation Master Plan. Highlights included network improvements, enhanced intersections and accessibility, walking, cycling and road network strategies and provisions for partnership opportunities with Ministry of Transportation and Infrastructure and BC Transit.

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Frisch and seconded by McCollum that the letter of congratulations dated November 15, 2018, from MP Gord Johns, be received for information.
CONGRATULATIONS
LETTER
MP GORD JOHNS
0220-01
Carried

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Frisch and seconded by Hillian that the December 3rd, 2018 Briefing Note “Homeless Encampments”, be received for information.
BRIEFING NOTE
HOMELESS
ENCAMPMENTS
4020-20
Carried

.02 Moved by Frisch and seconded by Hillian that the Heritage
HERITAGE ADVISORY Advisory Commission meeting minutes for October 24, 2018, be
COMMISSION received for information.
MEETING MINUTES **Carried**
0360-20

7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

COUNCILLOR Cole-Hamilton reviewed his attendance at the following
COLE-HAMILTON events:

- Comox Valley Autism Centre grand opening
- National Day of Remembrance and Action on Violence Against Women vigil
- Downtown Courtenay Business Improvement Association meeting
- Liquid Waste Management Plan tour of facilities
- Real Estate Institute of BC - Research Results on Foreign Ownership Around the World presentation
- Comox Valley Community Drug Strategy committee meeting
- Meeting with staff, RCMP, business owners and local community agencies re: Homeless campsite 14th Street/Cliffe Avenue
- Habitat for Humanity - Habitat Key Ceremony, 1330 Lake Trail Road

COUNCILLOR Hillian reviewed his attendance at the following events:
HILLIAN

- CVRD Sewage Commission orientation meeting
- CVRD Water Committee orientation meeting
- CVRD Sports Commission orientation meeting
- CVRD Committee of the Whole orientation meeting
- Comox Valley Autism Centre grand opening
- AHERO (Ad Hoc Emergency Response Organization Network) meeting with community homelessness outreach workers
- National Day of Remembrance and Action on Violence Against Women vigil
- July 1st meeting to debrief 2018 Canada Day celebrations
- City Strategic Planning meetings
- Comox Valley Accessibility Committee meeting
- CVRD Committee of the Whole (Elected Officials Forum) meeting
- Real Estate Institute of BC - Research Results on Foreign Ownership Around the World presentation
- Meeting with staff, RCMP, business owners and local community agencies re: Homeless campsite 14th Street/Cliffe Avenue
- Comox Valley Community Health Network transition team meeting
- Habitat for Humanity - Habitat Key Ceremony, 1330 Lake Trail Road
- City Operations Council Orientation and Tour
- City of Courtenay Christmas celebration

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- COUNCILLOR
MCCOLLUM
- Councillor McCollum reviewed her attendance at the following events:
- Comox Valley Economic Development Society quarterly Board meeting
 - Habitat for Humanity - Habitat Key Ceremony, 1330 Lake Trail Road
 - City Operations Council Orientation and Tour
 - City of Courtenay Christmas celebration
- MAYOR
WELLS
- Mayor Wells reviewed his attendance at the following events:
- Dr. Claire guest lecture at Georges P. Vanier Secondary School
 - CVRD Sewage Commission orientation meeting
 - CVRD Water Committee orientation meeting
 - CVRD Sports Commission orientation meeting
 - CVRD Committee of the Whole orientation meeting
 - Comox Valley Autism Centre grand opening
 - Colonel Mike Atkins, Wing Commander, Christmas Open House
 - Meeting with Minister Claire Trevena in Victoria regarding Island Corridor Foundation and Vancouver Island train service
 - Real Estate Institute of BC - Research Results on Foreign Ownership Around the World presentation
 - City Strategic Planning meetings
 - Comox Valley Chamber of Commerce / Airport Commission holiday mixer
 - Habitat for Humanity - Habitat Key Ceremony, 1330 Lake Trail Road
 - City Operations Council Orientation and Tour
 - City of Courtenay Christmas celebration

8.00 RESOLUTIONS OF COUNCIL

.01

IN CAMERA
MEETING

Moved by Hillian and seconded by Morin that a Special In-Camera meeting closed to the public will be held December 17th, 2018 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (c) labour relations or other employee relations.

Carried

9.00 UNFINISHED BUSINESS

.01

DELEGATION
REQUEST
BRUCE GIBBONS,
MERVILLE WATER
GUARDIANS

Moved by Hillian and seconded by Theos that Council postpone the two items under Unfinished Business of the December 17th 2018 Council Agenda:

- 1) Delegation request Bruce Gibbons, Merville Water Guardians
- 2) Delegation request Maurita Prato, LUSH Valley Food Action Society; until the January 7th 2019, Council meeting.

Carried

10.00 NOTICE OF MOTION

11.00 NEW BUSINESS

.01
COUNCIL SELECT
COMMITTEE ON
HOMELESSNESS
0360-20

Moved by Hillian and seconded by Frisch that Council direct staff to bring forward a recommendation around a structure for managing and responding to situations in relation to homelessness which could include workshop activities or ongoing response capacity in relation to homelessness issues; and,

That staff investigate all options relating to homelessness prior to progressing with a Council Committee on Homelessness.

Carried

Mayor Wells expressed his appreciation to Councillors Hillian and Cole-Hamilton for their commitment in taking the lead on Homelessness initiatives.

.02
COMOX VALLEY
ACCESSIBILITY
COMMITTEE -
ACCESSIBLE PARKING
IN DOWNTOWN CORE
0360-20

Moved by Frisch and seconded by Theos that the correspondence received from the Comox Valley Accessibility Committee regarding accessible parking downtown be received for information.

Carried

.01
COMOX VALLEY
ACCESSIBILITY
COMMITTEE -
APPOINTMENT TO
COMMITTEE

Moved by Hillian and seconded by Theos that the correspondence received from the Comox Valley Accessibility Committee regarding appointment to committee be received for information.

Carried

12.00 BYLAWS

.01
BYLAW NO. 2930,
2018
ZONING AMENDMENT
FOR A SECONDARY
SUITE (446
QUALICUM AVENUE)

Moved by Hillian and seconded by Frisch that “Zoning Amendment Bylaw No. 2930, 2018” pass first and second reading.

Carried

.02
BYLAW NO. 2938,
2018 ZONING
AMENDMENT FOR A
SENIOR CARE
FACILITY (925
BRAIDWOOD ROAD)

Moved by Frisch and seconded by McCollum that “Zoning Amendment Bylaw No. 2938, 2018” pass first and second reading.

Carried

13.00 ADJOURNMENT

- .01 Moved by Hillian and seconded by Cole-Hamilton that the meeting now adjourn at 8:35 p.m.
Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 7th day of January, 2019

Mayor