

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay, B.C., on Tuesday, July 15, 2019 at 4:00 p.m.

Attending:

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

Staff:

D. Allen, 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
D. Snider, Director of Recreation and Cultural Services
M. Fitzgerald, Manager of Development Planning
R. Matthews, Executive Assistant
A. Guillo, Manager of Communications

Presentation to YANA

Council presented a cheque to YANA President, Kelly Rusk, and YANA Director, Ashley Smith, in the amount of \$1,276.15; the total proceeds received from fundraising activities hosted at the Courtenay Canada Day celebrations.

1.00 ADOPTION OF MINUTES

.01 Moved by Frisch and seconded by Morin that the July 2nd, 2019
MINUTES Regular Council meeting minutes be adopted.
Carried

2.00 INTRODUCTION OF LATE ITEMS

3.00 DELEGATIONS

Janet Gemmell, President, Morrison Creek Streamkeepers, provided information about Morrison Creek and the benefits streams and riparian areas provide overall in protecting land, ecosystems, fish habitats and mitigating climate change.

The delegation requested Council to establish policy within Courtenay's Official Community Plan (OCP) around riparian area setbacks that stipulates a minimum 30 metre buffer; and, to embed regulations around streamside protection and enhancement areas.

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Georgina Wheatcroft, CNG and LNG Transportation Manager, FortisBC, provided an introduction to FortisBC’s Clean Growth Pathway plan; a climate action program that provides fuel options that supports local government initiatives to reduce greenhouse gas emissions by transitioning to low and zero carbon infrastructure and vehicles fueled by Compressed Natural Gas (CNG) and Renewable Natural Gas (RNG).

Ms. Wheatcroft advised Council of a grant funding opportunity available through Natural Resources Canada’s (NRCAN) Alternative Fuel Infrastructure Deployment Initiative that would provide funding to construct a fueling station in our community. If approved, NRCAN’s grant program could contribute at least 50% towards the cost of the project, with a target completion date of July 2020.

FortisBC requested that the City of Courtenay consider broadening its fleet initiative to incorporate vehicles fueled by CNG/RNG and to make provisions for CNG/RNG fueled vehicles in their Request for Proposal (RFP) and procurement process when renewing fleet.

The delegation asked for a letter from Council expressing the City’s interest in incorporating CNG/RNG vehicles in its fleet program in support of FortisBC’s grant application to install a multi-fueling station in the Comox Valley.

Moved by Frisch and seconded by McCollum that Council direct staff to provide a report investigating options and implications for establishing a Compressed Natural Gas (CNG) fueling station in Courtenay.

Withdrawn

4.00 STAFF REPORTS/PRESENTATIONS

.01 Moved by Hillian and seconded by Frisch that based on the July
APPOINTMENTS TO 15th, 2019 staff report, “Appointments to the Parks and Recreation
THE PARKS & Advisory Commission”, Council approve OPTION 1 and receive the
RECREATION June Parks and Recreation Advisory Commission minutes; and
ADVISORY
COMMISSION That Bill Green and Erik Eriksson be appointed to the commission.
0550-20 **Carried**

The council meeting recessed at 4:55 p.m. for the Public Hearing regarding Bylaw No. 2957.

The meeting reconvened at 5:07 p.m.

.02 Mike Coulthard, Diamond Head Consulting, provided an
URBAN FOREST overview of the Urban Forest Strategy, drafted for adoption. The strategy
STRATEGY DRAFTED establishes the vision and framework for future urban forest practices in
FOR ADOPTION Courtenay and includes baseline tree canopy targets for public and
4530-01 private lands, protection of critical urban forest networks and the eco-
systems they support, and actions for climate change mitigation and
adaption.

The Urban Forest Strategy presentation was received for information.

Moved by Cole-Hamilton and seconded by Frisch that based on the July 15th, 2019 staff report “Urban Forest Strategy Drafted for Adoption”, Council support OPTION 1 and adopt the Urban Forest Strategy as presented (Attachment No. 3) and direct staff to pursue the Immediate Actions listed in Section 5 of this report.

Carried

.03

DEVELOPMENT
PERMIT WITH
VARIANCES NO. 1824
(344, 356, 370 -14TH
ST AND 1450, 1480,
1508 ENGLAND AVE)
3060-20-1824

Moved by Cole-Hamilton and seconded by Frisch that based on the July 15th, 2019 staff report “Development Permit with Variances No. 1824 - 344, 356 & 370 -14th Street and 1450, 1480 & 1508 England Avenue”, Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 1824.

Carried

.04

SUSTAINABLE
FUNDING OPTIONS
FOR STORMWATER
MANAGEMENT
5335-20/5225-20

Dan Huang, Urban Systems, presented information related to various funding model options for long-term stormwater management. The presentation outlined Courtenay’s current source of funding, through general taxation, and presented an alternative user pay model, with a rate structure and user fees, for sustainable service delivery of the City’s storm infrastructure.

Moved by Hillian and seconded by McCollum that Council receive the July 15th, 2019 staff report and presentation on “Sustainable Funding Options for Stormwater Management”; and

That Council endorse the continued review and analysis into sustainable stormwater funding models, including stakeholder consultation, for future consideration by Council in 2020.

Carried

Councillor Frisch left Council Chambers at 6:15 p.m.

Councillor Frisch returned to Council Chambers and took his seat at 6:18 p.m.

Councillor Theos left Council Chambers at 6:19 p.m.

Councillor Theos returned to Council Chambers and took his seat at 6:26 p.m.

.05
MOTI PROJECTS
UPDATE
AND
RYAN ROAD AT
COWICHAN AVENUE
CROSSING UPDATE
5335-20/5400-20

Alycia Traas, Operations Manager, and Michael Pearson, District Manager, Ministry of Transportation (MoTI), provided an update on the Connecting Courtenay road infrastructure projects MoTI is working on in partnership with the City of Courtenay:

1. Ryan Road and Cowichan Avenue Crossing
2. Ryan Road multi-use path
3. Highway 19-A (bypass) road widening between 17th Street and Ryan Road

The MoTI City of Courtenay projects update presentation was received for information.

Moved by Hillian and seconded by Theos that based on the July 15th, 2019 staff report “Ryan Road at Cowichan Avenue Crossing Update,” Council approve OPTION 1 and direct staff to work together with the Ministry of Transportation and Infrastructure to complete further analysis of the most appropriate traffic control treatment and cost sharing agreement for the Ryan Road and Cowichan Avenue intersection.

Carried

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

.01
APPRECIATION
LETTER - HERITAGE
ADVISORY
COMMISSION
0220-01

Moved by Frisch and seconded by Cole-Hamilton that the correspondence dated June 26th, 2019 from Judy Hagen, Chair, Heritage Advisory Commission, commending City Council and staff for the work recently completed on the 5th Street “Complete Streets Project”, be received for information.

Carried

.02
APPRECIATION
LETTER -
MIKHAILA
HANDYSIDE , 2019
BURSARY RECIPIENT
GEORGES P. VANIER
SECONDARY SCHOOL
0220-01

Moved by Frisch and seconded by Cole-Hamilton that the correspondence dated June 10th, 2019 from Mikhaila Handyside, 2019 bursary recipient, thanking the City of Courtenay for the bursary, be received for information.

Carried

.03
APPRECIATION
LETTER -
REILLY DOUGLAS,
2019 BURSARY
RECIPIENT
MARK R. ISFELD
SECONDARY SCHOOL
0220-01

Moved by Frisch and seconded by Cole-Hamilton that the correspondence dated July 10th, 2019 from Reilly Douglas, 2019 bursary recipient, thanking the City of Courtenay for the bursary, be received for information.

Carried

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Frisch and seconded by Hillian that the April 4th, 2019
PARKS & Recreation Advisory Commission meeting minutes, be
RECREATION received for information.
ADVISORY **Carried**
COMMISSION
MEETING MINUTES,
APRIL 4, 2019
0360-20

.02 Moved by McCollum and seconded by Frisch that the May 22nd,
CITY OF COURTENAY 2019 Heritage Advisory Commission meeting minutes, be received for
HERITAGE ADVISORY information.
COMMISSION **Carried**
MEETING MINUTES,
MAY 22, 2019
0360-20

7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

COUNCILLOR Councillor Cole-Hamilton reviewed his attendance at the following
COLE-HAMILTON events:
➤ World Community AGM
➤ McPhee Meadows Walking Tour
➤ Climate Caucus Conference Call
➤ BC Municipal Climate Leadership Caucus
➤ Climate Action Advisory Committee Conference Call
➤ Meeting with Comox Valley Coalition to End Homelessness and
Councillor Hillian
➤ Vancouver Island MusicFest

COUNCILLOR Councillor Hillian reviewed his attendance at the following events:
HILLIAN
➤ Meeting with former Mayor Ron Webber re: civic issues
➤ Meeting with rental housing advocate
➤ McPhee Meadows Walking Tour
➤ Meeting with Coalition to End Homelessness and Councillor
Cole-Hamilton

COUNCILLOR Councillor McCollum reviewed her attendance at the following events:
MCCOLLUM
➤ Meeting with Deana Simkin, President, Comox Valley Economic
Development Society
➤ McPhee Meadows Walking Tour
➤ BC Craft Cannabis Co-op Consultation meeting

COUNCILLOR Councillor Morin reviewed her attendance at the following event:
MORIN
➤ McPhee Meadows Walking Tour

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MAYOR
WELLS

Mayor Wells reviewed his attendance at the following events:

- Meetings with several constituents, business owners and building owners related to the 5th Street Bridge Rehabilitation Project costs and repair timelines
- 19 Wing Commander Investiture Ceremony for Honorary Colonel Robert Quartermain
- 40 Knots Vineyard and Estate Winery 5th Anniversary celebration
- Vancouver Island MusicFest and Proclamation presentation acknowledging MusicFest Weekend

Councillor Cole-Hamilton left Council Chambers at 6:49 p.m.

Councillor Cole-Hamilton returned to Council Chambers and took his seat at 6:51 p.m.

8.00 RESOLUTIONS OF COUNCIL

.01
IN CAMERA
MEETING

Moved by Hillian and seconded by Frisch that notice is hereby given that a Special In-Camera meeting closed to the public will be held July 15th, 2019 at the conclusion of the Regular Council Meeting pursuant to the following sub-section of the *Community Charter*:

- 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

9.00 UNFINISHED BUSINESS

10.00 NOTICE OF MOTION

.01
COUNCILLOR
HILLIAN, MORRISON
CREEK PROTECTION,
AUGUST 19TH, 2019

Councillor Hillian presented the following notice of motion to be considered by Council at the August 19, 2019 regular Council meeting:

Whereas development pressure in riparian areas has increased in the Comox Valley and in the City of Courtenay as natural buffers along streams shrink, putting at risk healthy stream functioning, fish and wildlife; and

Whereas Morrison Creek is home to a Federally listed endangered species (Morrison Creek Lamprey) and is a healthy and productive salmon stream, producing more fish than all other creeks within the City combined, in large part because its riparian zone of wetland and treed buffers remains largely intact; and

Whereas the health and productivity of Morrison Creek will be threatened through encroachment by new or infill development into the "green infrastructure" supporting this exceptionally productive stream; and

Whereas protection of the productivity and biodiversity of this vital salmon producing stream and mitigation of flood risk is consistent with the goals of the OCP and treating stream corridors as "Eco Assets"; and

Whereas the province's Riparian Areas Regulation Act allows reduced buffers to the generally recommended 30-meter standard where based on scientific research and professional observation;

Therefore, be it resolved that the City of Courtenay work towards establishment of a higher standard of protection for Morrison Creek by establishing a consistent 30-meter setback, as in the Arden Local Area Plan, and

That staff report to Council on the means and implications of enacting such policy, including in relation to other riparian areas within the City.

11.00 NEW BUSINESS

12.00 BYLAWS

.01
BYLAW NO. 2955,
2019, ZONING
AMENDMENT TO
ALLOW STOREFRONT
CANNABIS RETAILER
AS PERMITTED USE
(UNIT #103-1025
CLIFFE AVENUE)

Moved by Frisch and seconded by McCollum that “Zoning Amendment Bylaw No. 2955, 2019” pass third reading.

Defeated

Moved by Hillian and seconded by Morin that Council defer third reading of Bylaw No. 2955, 2019 pending a staff report to engage with the applicant and neighbouring businesses of #103 - 1025 Cliffe Avenue to mediate a resolution related to the concerns identified at the July 2nd, 2019 Public Hearing related to public safety, smoking and vandalism.

Withdrawn

.02
BYLAW NO. 2959,
2019, ZONING
AMENDMENT TO
RESTRICT WATER
BOTTLING AS
PROHIBITED USE IN
ALL ZONES

Moved by McCollum and seconded by Frisch that “Zoning Amendment Bylaw No. 2959, 2019” pass third reading.

Carried

.03
BYLAW NO. 2969,
2019, ZONING
AMENDMENT TO
ALLOW SECONDARY
SUITE (1573
HURFORD AVENUE)

Moved by McCollum and seconded by Frisch that “Zoning Amendment Bylaw No. 2969, 2019” pass third reading.

Carried

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.04
BYLAW NO. 2959,
2019, ZONING
AMENDMENT TO
RESTRICT WATER
BOTTLING AS
PROHIBITED USE IN
ALL ZONES

Moved by Frisch and seconded by Hillian that “Zoning Amendment Bylaw No. 2959, 2019” be finally adopted.

Carried

.05
BYLAW NO. 2969,
2019, ZONING
AMENDMENT TO
ALLOW SECONDARY
SUITE (1573
HURFORD AVENUE)

Moved by Theos and seconded by Hillian that “Zoning Amendment Bylaw No. 2969, 2019” be finally adopted.

Carried

13.00 ADJOURNMENT

.01

Moved by Frisch and seconded by Hillian that the meeting now adjourn at 7:44 p.m.

Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 19th day of August, 2019

Mayor