

Minutes of a Regular Council Meeting held in the City Hall Council Chambers, Courtenay, B.C., on Tuesday, September 03, 2019 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 & Corporate Services/Deputy CAO
W. Sorichta, Manager of Legislative & Corporate Administrative Services
I. Buck, Director of Development Services
R. O'Grady, Director of Engineering Services
A. Berard, Manager of Financial Planning, Payroll & Business Performance
M. Fitzgerald, Manager of Development Planning
R. Matthews, Executive Assistant
A. Guillo, Manager of Communications

1.00 ADOPTION OF MINUTES

.01 Mined by Frisch and seconded by Morin that the August 19th,
MINUTES 2019 Regular Council meeting minutes be adopted.
Carried

2.00 INTRODUCTION OF LATE ITEMS

3.00 DELEGATIONS

Anne Berman, west Courtenay resident, presented information to Council related to Nuisance Dwelling Abatement and Good Neighbour bylaws enacted in other BC communities - such as Prince George, Hope, Kelowna, Surrey and Parksville - which impose regulations and cost recovery for work carried out by municipal staff or RCMP for abatement and mitigation of nuisance activity on private property.

The delegation is asking Council to form a committee or task force to implement an effective nuisance abatement bylaw in the City of Courtenay with citizen input.

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Jenny Deters, President and Catherine Thompson, Executive Director, Downtown Courtenay Business Improvement Association (DCBIA) presented information to Council related to options for the 5th Street Bridge Rehabilitation Project.

The delegation asked Council to suspend the addition of the cantilevered multi-use pathway and instead reconsider the 6th Street multi-use pedestrian bridge option.

Councillor Cole-Hamilton left Council Chambers at 5:11 p.m.

Councillor Cole-Hamilton returned to Council Chambers and took his seat at 5:13 p.m.

Audrey Craig, President, and Tom Blackburn, Director, Filberg Heritage Lodge and Park Association, presented information to Council about the Filberg Lodge and Park Association including annual events hosted throughout the years and on-site amenities including a gift shop and facility rentals.

The delegation asked Council to help support the Filberg Heritage Lodge & Park Association by promoting awareness of the programs and services they have to offer.

4.00 STAFF REPORTS/PRESENTATIONS

.01
REVITALIZATION
TAX EXEMPTION
784 - 7TH STREET
1960-20-1903

Moved by Hillian and seconded by McCollum that based on the September 3rd, 2019 staff report “Revitalization Tax Exemption for 784 - 7th Street” that Council authorize the Mayor and Director of Legislative and Corporate Services to enter into a Revitalization Tax Exemption Agreement on behalf of the City with 669535 BC Ltd. for the property legally described as Lot 1, Block 9, District Lot 127, Comox District, Plan 472B (784 - 7th Street); and

That Council authorize staff to issue a Tax Exemption Certificate to 669535 BC Ltd. for the property legally described as Lot 1, Block 9, District Lot 127, Comox District, Plan 472B (784 - 7th Street) for a period of five years from the date of building occupancy.

Carried

.02
REVITALIZATION
TAX EXEMPTION
680 - 5TH STREET
1960-20-1902

Moved by McCollum and seconded by Frisch that based on the September 3rd, 2019 staff report “Revitalization Tax Exemption for 680 - 5th Street”, that Council authorize the Mayor and Director of Legislative and Corporate Services to enter into a Revitalization Tax Exemption Agreement on behalf of the City with Thandi Homes Ltd. for the property legally described as Lot A, Section 61, District Lot 127, Comox District, Plan EPP 91044 (680 - 5th Street); and

That Council authorize staff to issue a Tax Exemption Certificate to Thandi Homes Ltd. for the property legally described as Lot A, Section 61, District Lot 127, Comox District, Plan EPP 91044 (680 - 5th Street) for a period of five years from the date of building occupancy.

Carried

.03

OFFICIAL
COMMUNITY PLAN
PROJECT UPDATE
6480-01

Moved by Frisch and seconded by McCollum that based on the September 3rd, 2019 staff report “Official Community Plan Project Update”, Council approve OPTION 1 and create an Official Community Plan Advisory Committee based on the Terms of Reference in Attachment No. 1 of this report and direct staff to begin the recruitment process.

Carried

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

7.00 REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

COUNCILLOR
COLE-HAMILTON

Councillor Cole-Hamilton reviewed his attendance at the following events:

- Comox Valley Overdose Working Group
- Met with Courtenay residents regarding organic materials collection
- Met with Jenny Deters, President, Downtown Courtenay Business Improvement Association (DCBIA) re: 5th Street Bridge Rehabilitation project
- CVRD Board meeting
- Climate Caucus Communications Team meeting
- Meeting with Ajinkya “Jinkx” Chodankar, Comox Valley Cricket Club following a racial incident that transpired August 4th

Councillor Cole-Hamilton mentioned there will be a Cricket Fun Game with Local Leaders 5:00 p.m., Sunday, September 8th 2019 at Lewis Park; participants and spectators are welcome

COUNCILLOR
FRISCH

Councillor Frisch mentioned there is an upcoming Local Leaders meeting with Thom Armstrong, Executive Director, Co-Operative Housing Federation of Canada, 12:00 p.m. (noon), Monday, September 16th, 2019 hosted at the Vancouver Island Visitor Centre, 3607 Small Rd #101, Courtenay

COUNCILLOR
HILLIAN

Councillor Hillian reviewed his attendance at the following events:

- CVRD Board meeting
- Kus-kus-sum Liaison Committee meeting

COUNCILLOR
MORIN

Councillor Morin reviewed her attendance at the following events:

- Met with Councillor Cole-Hamilton, Comox Valley Drug Strategy Committee and Comox Valley Overdose Working group members to discuss a potential grant proposal
- Met with homelessness advocates to discuss shared concern related to homelessness and housing
- Motorized scooter tour with John Higginbotham, Comox Valley Accessibility Committee member
- Met with Jenny Deters, President, Downtown Courtenay Business Improvement Association (DCBIA) re: 5th Street Bridge Rehabilitation project
- Met with Ian Kalina, Executive Director, Boys & Girls Club of Central Vancouver Island re: child care proposed plan and increased spaces
- Social Planning Committee meeting

Councillor Morin mentioned two upcoming Social Planning Workshops for local government and federal candidates, Eat, Think Vote event 4:00 - 7:00 p.m., Thursday, October 10th and 1:00 - 4:00 p.m., Thursday, November 7th, 2019

MAYOR
WELLS

Mayor Wells reviewed his attendance at the following events:

- Met with Inspector Mike Kurvers, Comox Valley RCMP, to discuss community policing issues including nuisance (problem) houses and assaults
- Celebration of Life for Robert (Bob) Ash
- Comox Valley Exhibition opening ceremony and Proclamation - Comox Valley Exhibition Weekend August 23rd - 25th, 2019
- Met with John Hedican re: opioid crisis and safe drug supply
- Proclamation - Kidsport Week September 7th to 13th, 2019

Mayor Wells encouraged participation in the Fanny Bay Challenge to rally the community to support those businesses impacted by infrastructure improvements and road closures in the area; event date: Thursday, September 5th, 2019

8.00 RESOLUTIONS OF COUNCIL

.01
IN CAMERA
MEETING

Moved by McCollum and seconded by Hillian that notice is hereby given that a Special In-Camera meeting closed to the public will be held September 3rd, 2019 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) (i) the receipt of advice that is subject to solicitor-client privilege,
- including communications necessary for that purpose.

Carried

9.00 UNFINISHED BUSINESS

10.00 NOTICE OF MOTION

11.00 NEW BUSINESS

12.00 BYLAWS

6:10 p.m. Councillor Hillian and Councillor Morin recused themselves citing a possible conflict of interest as Councillor Hillian serves on the Board of one of the organizations applying for the permissive tax exemptions in 2020 and Councillor Morin is employed by one of the organizations applying for the permissive tax exemptions in 2020.

.01 Moved by Frisch and seconded by McCollum that “Tax Exemption 2020 Bylaw No. 2974, 2019” pass first, second and third reading.
BYLAW NO. 2974, 2019, TAX EXEMPTION 2020 (TO EXEMPT CERTAIN LANDS & IMPROVEMENTS FROM TAXATION FOR THE YEAR 2020) **Carried**

Councillors Hillian and Morin returned to Council Chambers at 6:11 p.m. and took their seats.

.02 Moved by Cole-Hamilton and seconded by Theos that “Tax Exemption Churches 2020 Bylaw No. 2975, 2019” pass first, second and third reading.
BYLAW NO. 2975, 2019, TAX EXEMPTION CHURCHES 2020 (TO EXEMPT LANDS SET APART FOR PUBLIC WORSHIP, FROM TAXATION FOR 2020) **Carried**

.03 Moved by Cole-Hamilton and seconded by Frisch that “Tax Exemption 2020-2024 Bylaw No. 2976, 2019” pass first, second and third reading.
BYLAW NO. 2976, 2019, TAX EXEMPTION 2020-2024 (TO EXEMPT CERTAIN LANDS & IMPROVEMENTS FROM TAXATION FOR 2020 - 2024) **Carried**

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.04
BYLAW NO. 2958,
2019,
ZONING AMENDMENT
TO ALLOW
STOREFRONT
CANNABIS RETAILER
AS PERMITTED USE
(#101 - 576
ENGLAND AVENUE)

Moved by Frisch and seconded by Hillian that “Zoning
Amendment Bylaw No. 2958, 2019” pass third reading.
Carried

.05
BYLAW NO. 2958,
2019,
ZONING AMENDMENT
TO ALLOW
STOREFRONT
CANNABIS RETAILER
AS PERMITTED USE
(#101 - 576
ENGLAND AVENUE)

Moved by Frisch and seconded by Hillian that “Zoning
Amendment Bylaw No. 2958, 2019” be finally adopted.
Carried

13.00 ADJOURNMENT

.01

Moved by Hillian and seconded by McCollum that the meeting
now adjourn at 6:17 p.m.
Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 16th day of September, 2019

Mayor