

OCPAC2/2020 - October 09, 2020

Minutes of an Official Community Plan Advisory Committee held in the City Hall Council Chambers, Courtenay B.C., on Friday, October 09, 2020 at 10:00 a.m.

**Due to the Coronavirus COVID-19 emergency, the City of Courtenay with the authority of Ministerial Order No. M192 Local Government Meetings & Bylaw Process (COVID-19) Order No. 3 implemented changes to its open Committee meetings.**

**In the interest of public health and safety, and in accordance with section 3(1) of Ministerial Order No. 3 M192, in-person attendance by members of the public at Committee meetings will not be permitted until further notice; meetings are presided over by the Chair or Acting Chair with electronic participation by Council and staff via live web streaming.**

**Attending:**

**Chair: Norman Carruthers: Economic Development, via video/audio conference**

**Deputy Chair: Betty Donaldson: Seniors and Older Adult, via video/audio conference**

**Members: Bob Wells, Mayor, via video/audio conference**

**Tanis Gower: Environmental Stewardship, via video/audio conference**

**Erin Nowak: Environmental Stewardship, via video/audio conference**

**Lindsay McGinn: Health and Social Services including Housing, via video/audio conference**

**Sheena Campbell: Health and Social Services including Housing, via video/audio conference**

**Derek Constantino: Development Community, via video/audio conference**

**Don Ferguson: Arts and Culture, via video/audio conference**

**Sheila McDonnell: Health and Social Services including Housing, via video/audio conference**

**Dianne Hawkins: Business Community, via video/audio conference**

**Annelies Henckel: Youth and Young Adult, via video/audio conference**

**Garry Renkema: Development Community, via video/audio conference**

**Tom Dishelvoy: Development Community, via video/audio conference**

**Regrets: Charlotte Kimmins: Youth and Young Adult**

**Staff: Tatsuyuki Setta, Manager of Community and Sustainability Planning, via video/audio conference**

**Nancy Gothard, Policy Planner, via video/audio conference**

**CALL TO ORDER AND WELCOMING REMARKS**

**VARY AGENDA**

VARY AGENDA  
ROUND TABLE/  
COMMITTEE  
INITIATIVES

Moved by Donaldson and seconded by McDonnell that the Committee vary the October 9<sup>th</sup>, 2020 Official Community Plan (OCP) Advisory Committee agenda to move item 7.00 *Round Table/ Committee Initiatives* ahead on the agenda.

**Carried**

**7.00 ROUND TABLE/ COMMITTEE INITIATIVES**

<p>TOM DISHLEVOY</p>	<p>Tom Dishlevoiy discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Architecture industry is not slowing down.</li> <li>➤ Concern that in eagerness to ‘get back to normal’ that we may be missing opportunity for innovation.</li> </ul>
<p>DIANNE HAWKINS</p>	<p>Diane Hawkins discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Comox Valley Chamber of Commerce (Chamber) hit the ground running when pandemic hit; pulling together supports of all types for businesses.</li> <li>➤ Busiest summer the Chamber staff ever had, feels positive about contributions.</li> <li>➤ Comox Valley Volunteer Connector now within the Chamber function; will be expanding that, including youth volunteerism/career opportunities.</li> </ul>
<p>BETTY DONALDSON</p>	<p>Betty Donaldson discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Reminder of virtual Annual Persons Day Lunch, October 16<sup>th</sup>, 2020.</li> <li>➤ Life with COVID-19 as a senior has unique challenges. Grateful for the high quality of life elements here. Concerned seniors are being over extended by charity requests.</li> </ul>
<p>DON FERGUSON</p>	<p>Don Ferguson discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ The Comox Valley Community Arts Council (CVCAC) ‘fee for service’ function is now up and running with the City of Courtenay.</li> <li>➤ Using the larger third floor space of the Comox Valley Art Gallery.</li> <li>➤ Arts Sector affected catastrophically by COVID-19 pandemic. There is resilience, but lots of frustration. Not able to get together a major problem. No end in sight is challenging. Feels like slow crash. Feels like it would be easier if we could hit bottom in order to know how to rebuild.</li> </ul>
<p>MAYOR BOB WELLS</p>	<p>Bob Wells discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Gratitude for our community. It’s challenging for many, but seeing ability of our community: adapting to deliver services, innovating, fundraising is still happening for many organizations.</li> <li>➤ Economic Recovery Task Force (ERTF) will have recommendations for local governments coming soon.</li> <li>➤ Many feel the drain, psychologically carries weight.</li> </ul>
<p>TANIS GOWER</p>	<p>Tanis Gower discussed the following items</p> <ul style="list-style-type: none"> <li>➤ Water security focus at regional level.</li> <li>➤ Chance for society to reflect.</li> <li>➤ Concern that Official Community Plan (OCP) process may be affected by COVID-19 pandemic, hope it remains robust.</li> </ul>
<p>SHEENA CAMPBELL</p>	<p>Sheena Campbell discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Youth substance abuse is up ten times during COVID-19 pandemic</li> </ul>

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	<p>lockdown.</p> <ul style="list-style-type: none"> <li>➤ COVID-19 pandemic hit youth hard.</li> <li>➤ Having to change programs, but am adjusting.</li> </ul>
ERIN NOWAK	<p>Erin Nowak discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Stewardship sector able to continue to work with protocols; are an adaptable sector, work outside a lot.</li> <li>➤ Keeping climate in conversation.</li> <li>➤ More use of natural spaces apparent at a societal level, some management challenges (overuse).</li> </ul>
ANNELIES HENCKEL	<p>Annelies Henckel discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Provided a Climate Caucus presentation.</li> <li>➤ Lectured with Elder College.</li> <li>➤ “Disaster at the Cross Roads” message is really important - climate still a crisis.</li> <li>➤ Panel of youth following week.</li> </ul>
DEREK CONSTANTINO	<p>Derek Constantino discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Realtor industry shut down initially, but is an extremely hot market now.</li> <li>➤ Large mixed use project in Comox adopted (couple hundred rental units, 10,000 sq ft commercial) will assist in meeting regional rental demand.</li> <li>➤ Need more housing; affordability being affected all the more.</li> </ul>
GARRY RENKEMA	<p>Garry Renkema discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Once safety parameters were in place after the COVID-19 pandemic began, construction industry was really busy.</li> <li>➤ Seeing a lot shortage, land availability shortage, even lack of materials; lack of supply is affecting affordability.</li> <li>➤ Canada Mortgage and Housing Corporation (CMHC) financing for rental projects will result in more projects.</li> </ul>
SHEILA MCDONNELL	<p>Sheila McDonnell discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ There are two sides to this pandemic; overwhelmed by the positives. Innovation at the School District level (outdoors). Food security in the wider community.</li> <li>➤ COVID-19 pandemic showing the gaps in equity; much room for improvement.</li> <li>➤ Lot of room for solutions if we stick to this; seeing rapid change in certain areas already.</li> <li>➤ Experienced palliative care experience directly and met many wonderful people in the system.</li> </ul>
LINDSAY MCGINN	<p>Lindsay McGinn discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Partnered with Comox Valley Regional District (CVRD) to distribute funds for food, seniors, and homeless populations.</li> <li>➤ Community engagement is their approach; have had to change their approaches. Barriers to engagement online for a number of</li> </ul>

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	<p>people/reasons.</p> <ul style="list-style-type: none"> <li>➤ Working with CVRD on Poverty Reduction Strategy; Community Substance Use Policy.</li> <li>➤ Plug for the Comox Valley Art Gallery’s ‘Walk with Me’ exhibit showcasing the other crisis, overdose.</li> <li>➤ Increase in mental health challenges for folks, financial supports coming to end.</li> </ul>
<p>NORM CARRUTHERS</p>	<p>Norm Carruthers discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Was struck by the CV Collective fictional article in which a future for Courtenay was described. Relevant to our work.</li> <li>➤ Pleased to see how local organizations have been responding to social issues. Small grants from the Comox Valley Community Foundation (CVCF) appeared to be very effective.</li> <li>➤ Important to start building spirit in the community, many small local initiatives.</li> <li>➤ We need to adapt, rather than re-establish the ‘normal’.</li> </ul>

**1.0 ADOPTION OF MINUTES**

**.01**  
MINUTES

Moved by Campbell and seconded by Henckel that the February 4<sup>th</sup>, 2020 OCP Advisory Committee meeting minutes be adopted.  
**Carried**

**2.00 INTRODUCTION OF LATE ITEMS**

**3.00 STAFF REPORTS/PRESENTATIONS**

<p><b>.01</b> PRESENTATION - OCP PROJECT STATUS - TATSUYUKI SETTA, MANAGER OF COMMUNITY AND SUSTAINABILITY PLANNING, AND NANCY GOTHARD, POLICY PLANNER, CITY OF COURTENAY 8000-01</p>	<p>The presentation provided an overview of the project’s status, planned consultation sessions and key issues from the background research, past consultation, and topics of interest for further exploration.</p>
<p>SHEENA CAMPBELL</p>	<p>Sheena Campbell discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Wished to ensure that there is opportunity for mutual learning through the consultation (people learning about how processes like OCP affect their lives).</li> <li>➤ Feels that hearing from larger players such as industry, economic development, and developers is missing.</li> </ul>

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<p>SHEILA MCDONNELL</p>	<p>Sheila McDonnell discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Love walk shop concepts; has seen it work really well elsewhere.</li> <li>➤ Important to reference to existing projects to help discuss density.</li> <li>➤ Would be ideal to have a photographer join the walk shops to document the discussion, what was looked at, and to share with others who could not attend.</li> <li>➤ Educating on planning concepts is important.</li> </ul>
<p>DEREK CONSTANTINO</p>	<p>Derek Constantino discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ The earlier and the more thoroughly we engage with citizens in neighbourhoods, the better chance for higher density to be accepted.</li> <li>➤ Density is often opposed in neighbourhoods; important to share that we're not talking about big towers, modernizing the community.</li> <li>➤ Need the supply of density to promote affordable housing.</li> </ul>
<p>NORM CARRUTHERS</p>	<p>Norm Carruthers discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Will be challenging to do both broad and focused forms of engagement at the same time. We'll see how staff can balance those objectives.</li> </ul>
<p>TOM DISHLEVOY</p>	<p>Tom Dishlevoiy discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Sharing a concern of how to integrate master community planning into neighbourhoods.</li> <li>➤ How we approach these walks/neighbourhood sessions is critical; experience is it's incredibly crucial to educate the participants otherwise don't bother with engagement as we won't all be turning our minds to the task at hand.</li> <li>➤ Visualizing density for instance is very important, visualizing low carbon, solar design, otherwise how do we know we're talking about the same thing?</li> </ul>
<p>BETTY DONALDSON</p>	<p>Betty Donaldson discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Agree with responding to emotional concerns of citizens.</li> <li>➤ Recommend that we hold a virtual presentation at the Sid Williams Theatre to educate the public on the project.</li> </ul>
<p>NORM CARRUTHERS</p>	<p>Norm Carruthers discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ It's important to understand the different motivations for public engagement.</li> <li>➤ There are two key objectives as I see: Important to try to capture informed citizens who want to shape the community, and hear from regular citizens who may not be in the informed category.</li> </ul>
<p>DIANNE HAWKINS</p>	<p>Dianne Hawkins discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Wish to ensure that the business community is being explicitly engaged in the neighbourhood sessions, to talk about visuals, specifics.</li> </ul>

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<p>TOM DISHLEVOY</p>	<p>Tom Dishlevoiy discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Reminded of the Comox Valley Living Challenge exercise that he and others worked on to visualise complex information in a simple rendering.</li> <li>➤ Questions and ideas around how to use preparatory visual engagement materials.</li> </ul>
<p>DEREK CONSTANTINO</p>	<p>Derek Constantino discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Wanted to learn more about the downtown transit hub concept; who was leading it, who was being consulted?</li> <li>➤ Seeing people avoid the downtown due to concern of social challenges (i.e. substance misuse, homelessness).</li> </ul>
<p>DON FERGUSON</p>	<p>Don Ferguson discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Recommended use of precedent images; sketch images don't convey reality as well.</li> <li>➤ Questions around logistics of who is running the sessions, how OCP Advisory Committee members can support the process; what role specifically?</li> <li>➤ Acknowledge the timeline and resources assigned to the project. Lots of great ideas, but recognize not all ideas can be accommodated.</li> </ul>
<p>SHEENA CAMPBELL</p>	<p>Sheena Campbell discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Could students in schools be included in the walk shops? Use of class time? Students often walk the neighbourhoods the most.</li> <li>➤ Heard a lot about importance of regional planning, coordination, where does that fit in? The OCP is a spoke in a wider wheel.</li> <li>➤ Concern of use of 'NIMBYism' as a negative term; people have legitimate concerns. We can help to situate the proposals within the larger community so that they can see the whole community is changing, not just their area.</li> </ul>
<p>TANIS GOWER</p>	<p>Tanis Gower discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Concerned and interested in how development community perceives the process; are they hoping for what has been emerging in the process so far?</li> </ul>
<p>ANNELIES HENCKEL</p>	<p>Annelies Henckel discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Really likes the concept of students and schools participating.</li> <li>➤ Transit/walkability important topics for youth.</li> <li>➤ Earlier in the process she and Charlotte were trying to hold school meetings, but the COVID-19 pandemic changed that.</li> </ul>
<p>ERIN NOWAK</p>	<p>Erin Nowak discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Shares perspective with Tanis</li> <li>➤ Looking forward to deeper dive on issues.</li> <li>➤ Reminded of upcoming Comox Valley Land Trust webinars and conferences on watershed planning, environmentally sensitive</li> </ul>

	development, and will share those opportunities to build shared technical literacy.
GARRY RENKEMA	<p>Garry Renkema discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ How to help community “see” is important, interesting to hear public feedback on visuals.</li> <li>➤ We’ve been rural feeling for a long time - things are changing.</li> <li>➤ Developer’s point of view - there is a lot of risk in everything we’re talking about. Developer has to not only find the land, make them feasible, make them attractive, but also lower carbon footprint. This is a challenge.</li> </ul>
MAYOR WELLS	<p>Mayor Bob Wells discussed the following items:</p> <ul style="list-style-type: none"> <li>➤ Reaching out to youth resonates with me. I participated in Salmon Arm’s OCP process as a youth representative in the past, then went on to run as BC’s youngest Councillor. Important processes for long term interest.</li> <li>➤ Thank you to everyone for the discussion, your participation is very valuable.</li> </ul>

**3.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

**4.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION**

**5.00 ESTABLISH DATE OF NEXT MEETING**

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ESTABLISH DATE OF  
NEXT MEETING

Moved by Campbell and seconded by Henckel that a motion to establish a date for the next meeting be postponed, and that staff liaise with the Committee to establish the next meeting via email.

**Carried**

**6.00 NEW BUSINESS**

**8.00 ADJOURNMENT**

**.01**

Moved by Wells and seconded by Renkema that the meeting now adjourn at 12:00 p.m.  
**Carried**

**CERTIFIED CORRECT**

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**Corporate Officer**

**Adopted this 21<sup>st</sup> day of January, 2021**

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**Mayor**