

Minutes of a Regular Council Meeting

Meeting #: R19/2021
Date: October 18, 2021
Time: 4:01 pm
Location: City Hall Council Chambers and via video/audio conference

Attending:

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

Staff: G. Garbutt, CAO
C. Davidson, Director of Engineering Services, via video/audio conference
K. Macdonald, Fire Chief, via video/audio conference
J. Nelson, Director of Financial Services, via video/audio conference
K. O'Connell, Director of Corporate Support Services, via video/audio conference
S. Saunders, Director of Recreation, Culture & Communities Services, via video/audio conference
M. Fitzgerald, Manager of Development Planning, via video/audio conference
N. Borecky, Manager of Information Systems, via video/audio conference
R. Matthews, Executive Assistant/Deputy Corporate Officer, via video/audio conference

The Mayor respectfully acknowledged the lands on which the meeting was conducted is the unceded traditional territory of the K'ómoks First Nation.

1. ADOPTION OF MINUTES

1.1 Adopt October 4th, 2021 Regular Council meeting minutes

Moved By Cole-Hamilton
Seconded By Morin

THAT the October 4th, 2021 Regular Council meeting minutes be adopted.
Carried

2. INTRODUCTION OF LATE ITEMS

3. DELEGATIONS

3.1 'Walk With Me' (WWM) - Independent Research Project, Thompson Rivers University in partnership with Comox Valley Art Gallery

Sharon Karsten, Co-Investigator/Project Director, 'Walk With Me' (WWM); Barb Whyte, Elder/Traditional Knowledge Keeper, WWM; and, Sarah Delaney-Spindler, North Island Manager, AVI Health & Community Services, along with other members of the WWM project, presented information regarding the WWM Policy Report. This report was created by a research team associated with Thompson Rivers University (TRU) in partnership with the Comox Valley Art Gallery (CVAG) and AVI Health & Community Services.

The WWM Policy Report documents the voices from people of lived and living experiences impacted by the toxic drug poisoning crisis, including front line workers and family members, in the Comox Valley over the past two years (since 2019).

Without objection, Council provided its unanimous consent to an extension of the 10 minute maximum time limit for the 'Walk With Me' delegation.

3.1.1 'Walk With Me' (WWM) Policy Report

The 'Walk With Me' (WWM) Policy Report was received for information.

3.2 Comox Valley Transition Society (CVTS) - Connect Shelter (685 Cliffe Avenue) Update

Heather Ney, Executive Director, and Deb Praine, Program Coordinator, Comox Valley Transition Society (CVTS), provided an update regarding the Connect Shelter located at 685 Cliffe Avenue, Courtenay; including the many challenges that staff are facing due to the ongoing COVID-19 pandemic, opioid crisis, homelessness crisis, and labour shortage issues and their impact on the Comox Valley's vulnerable population.

CVTS asked Council for its continued support of the Connect Shelter and for the overnight shelter to be reinstated for the safety and security of the community.

Councillor Hillian left Council Chambers at 5:13 p.m.

Councillor Hillian returned to Council Chambers and took his seat at 5:14 p.m.

Councillor Frisch left Council Chambers at 5:14 p.m.

Councillor Frisch returned to Council Chambers and took his seat at 5:15 p.m.

4. STAFF REPORTS/PRESENTATIONS

4.1 Recreation, Culture and Community Services

4.1.1 Report back on Phase One of the Community Substance Use Strategy and Request from Comox Valley Community Health Network (CVCHN) for Continued Support (4920-20)

Moved By Cole-Hamilton

Seconded By Frisch

THAT the October 18th, 2021 staff report "Report back on Phase One of the Community Substance Use Strategy and Request from Comox Valley Community Health Network (CVCHN) for Continued Support" be received for information.

Carried

Lindsay McGinn, Facilitator, Comox Valley Community Health Network (CVCHN); Evan Jolicoeur, Report Consultant; and, Ally Reeder - Unbroken Chain, Indigenous Harm Reduction Program, presented information regarding the Community Substance Use Strategy Phase One Report.

Moved By Frisch

Seconded By Cole-Hamilton

1. THAT based on the October 18th, 2021 staff report "Report back on Phase One of the Community Substance Use Strategy and request from Comox Valley Community Health Network for Continued Support", Council approve OPTION 1 and receive for information the Community Substance Use Strategy Phase One Report; and,
2. THAT Council direct staff to continue to work in partnership with the Comox Valley Community Health Network (CVCHN) to support Phase Two and subsequent phases of the Community Substance Use Strategy; and,
3. THAT annual operating budget funds of up to \$30,000 be included in the 2022 operating budget, and \$15,000 annually in the long-term financial plan to support Phase Two and subsequent phases of the strategy; and,

4. THAT staff work with the CVCHN to update the memorandum of understanding with Phase Two deliverables; and,
5. THAT the Chief Administrative Officer and the Director of Recreation, Culture and Community Services be authorized to execute the memorandum of understanding.

Carried

4.1.2 685 Cliffe Avenue (Connect Shelter) - Form of Agreement and Shelter Services (2380-20)

Moved By Hillian

Seconded By McCollum

1. THAT based on the October 18th, 2021 staff report "685 Cliffe Avenue - Form of Agreement and Shelter Services", Council approve OPTION 1 and delegate authority to staff to transition the current Licence of Occupation Agreement between the Comox Valley Transition Society and the City of Courtenay for the property having a legal description of PID:006-102-930, Lot 3, Section 61 Comox District plan VIP3817 to a one year lease agreement with four one year renewal options to permit the consistent operation of the Connect Day centre and an overnight shelter for individuals experiencing homelessness; and,
2. THAT to permit the immediate activation of an Extreme Weather Shelter, Council approve the following amendment to the January 6th, 2020 Licence of Occupation (as amended):

Section 19(b) "If extreme weather occurs during the ~~Extension~~ Licence of Occupation Term, then the Licensee shall be permitted to operate an extreme weather shelter from 7:30 p.m. to 7:30 a.m.
3. THAT Council exercise their authority under the BC Building Code Section 1.1.1.1(2)(f)(iv) and exempt the Extreme Weather Response shelter located at 685 Cliffe Avenue from the building code having deemed it to be a temporary emergency facility due to extreme weather conditions; and,
4. THAT the Mayor and an Officer of the City be authorized to execute all documentation relating to the Lease Agreement.

Carried

Councillor Cole-Hamilton left Council Chambers at 6:12 p.m.

Councillor Cole-Hamilton returned to Council Chambers and took his seat at 6:14 p.m.

4.2 Development Services

4.2.1 Zoning Amendment Bylaw No. 3021 to Allow for a Secondary Suite at 2099 Hawk Drive (3360-20-2012)

Moved By McCollum

Seconded By Morin

THAT based on the October 18th, 2021 staff report "Zoning Amendment Bylaw No. 3021 to Allow for a Secondary Suite at 2099 Hawk Drive" Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 3021, 2021; and,

THAT Council considers Zoning Amendment Bylaw No. 3021, 2021 consistent with the City's Official Community Plan; and,

THAT Council waives the requirement to hold a public hearing with respect to Zoning Amendment Bylaw No. 3021, 2021 pursuant to Section 467 (2) of the *Local Government Act* and directs staff to give notice of the waiver of the public hearing pursuant to Section 467 of the *Local Government Act* in advance of considerations of Third Reading of the bylaw.

Carried

4.2.2 Development Variance Permit No. 2103 for 3202, 3212, 3216, 3220, 3224, 3228, 3232, 3248, 3258 and 3304 Klanawa Crescent (3090-20-2103)

Moved By Cole-Hamilton

Seconded By Frisch

THAT the October 18th, 2021 staff report "Development Variance Permit No. 2103 for 3202, 3212, 3216, 3220, 3224, 3228, 3232, 3248, 3258 and 3304 Klanawa Crescent" be received for information.

Carried

Moved By McCollum
Seconded By Cole-Hamilton

THAT based on the October 18th, 2021 staff report "Development Variance Permit No. 2103 - 3202, 3212, 3216, 3220, 3224, 3228, 3232, 3248, 3258 and 3304 Klanawa Crescent", Council approve OPTION 1 and issue Development Variance Permit No. 2103.

Carried

5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

5.1 Comox Valley Council of Canadians RE: BC Climate Emergency Campaign

Moved By Cole-Hamilton
Seconded By Frisch

THAT the correspondence from the Comox Valley Council of Canadians regarding the BC Climate Emergency Campaign be received for information.

Carried

Arising from discussion, Council considered the following motion:

Moved By Cole-Hamilton
Seconded By Frisch

THAT in response to the correspondence from Comox Valley Council of Canadians regarding the BC Climate Emergency Campaign, Council write to the Honourable John Horgan, Premier of British Columbia, calling on the Government of BC to confront the climate emergency with bold action to mitigate the types of heat waves, drought conditions and forest fires recently experienced in BC.

Carried

The Council meeting recessed at 6:49 p.m.

The meeting reconvened at 7:17 p.m.

5.2 Comox Valley RCMP Quarter 2 Report - July 01, 2021-September 30, 2021

Moved By Frisch
Seconded By Cole-Hamilton

THAT the Comox Valley RCMP's Quarter 2 Report (July 1st, 2021-September 30th, 2021) for the City of Courtenay be received for information.

Carried

Staff Sergeant Troy Beaugard, Comox Valley RCMP detachment, presented information regarding the Comox Valley RCMP's Quarter 2 Report for the City of Courtenay.

Councillor McCollum left Council Chambers at 7:34 p.m.

Councillor McCollum returned to Council Chambers and took her seat at 7:35 p.m.

6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.1 Briefing Note - 5th Street Bridge Rehabilitation Project Update (5335-20)

Moved By Cole-Hamilton

Seconded By Frisch

THAT the October 18th, 2021 Briefing Note "5th Street Bridge Rehabilitation Project Update" be received for information.

Carried

7. REPORTS/UPDATES FROM COUNCIL MEMBERS INCLUDING REPORTS FROM COMMITTEES

7.1 Councillor Hillian

Councillor Hillian reviewed his attendance at the following event:

- Comox Valley Community Justice Centre's *Campagnolo Lecture Series*

7.2 Councillor Morin

Councillor Morin participated in the following events since September 27, 2021:

- CVRD Strategic Planning sessions (2 total)
- Comox Valley Food Policy Council meeting
- National Day of Truth and Reconciliation's *Spirit Walk* in downtown Courtenay
- CVRD Coastal Flood Adaptation Stakeholder and Partner Engagement Session
- Comox Valley Sewage Commission meeting
- Comox Valley Recreation Commission meeting
- CVRD Board meeting
- DIGarts Impact Assessment results via Zoom presentation
- Canadian Drug Policy Coalition 'Broken Drug Policies' meeting
- Meeting with CVRD Director Hamir and New Westminster City Councillor Nakagawa regarding Municipal Ethics

- Elected Officials Regional Water Forum
- Comox-Strathcona Regional Hospital Board meeting
- Climate Caucus Summit
- Community Substance Use Strategy Committee meeting

7.3 Mayor Wells

Mayor Wells reviewed his attendance at the following events:

- Elected Officials Regional Water Forum
- Call with Honourable Josie Osborne, Minister of Municipal Affairs
- Comox Valley Community Justice Centre's *Campagnolo Lecture Series*

8. RESOLUTIONS OF COUNCIL

8.1 In Camera Meeting

Moved By Cole-Hamilton

Seconded By McCollum

THAT a Special In-Camera meeting closed to the public will be held October 18th, 2021 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (1) (c) labour relations or other employee relations;
- 90 (1) (d) the security of the property of the municipality;
- 90 (1) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- 90 (1) (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- 90 (1) (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];
- 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 (2) (d) a matter that, under another enactment, is such that the public must be excluded from the meeting.

Carried

9. UNFINISHED BUSINESS

9.1 Comox Valley United Soccer Club RE: Need for Additional Facilities - September 27th, 2021 Delegation

Moved By McCollum

Seconded By Cole-Hamilton

THAT in response to the Comox Valley United Soccer Club's delegation during the September 27th, 2021 Council meeting, Council direct staff to conduct an analysis to maximize the use of existing outdoor playing field space in Courtenay, including the Bill Moore Memorial Park.

Carried

10. NOTICE OF MOTION

11. NEW BUSINESS

11.1 Motion to Move Location of Council Meetings

Moved By Frisch

Seconded By Cole-Hamilton

THAT the following regularly scheduled Council meetings take place in the Civic Room at the Comox Valley Regional District (CVRD) administrative office building located at 770 Harmston Avenue, Courtenay:

- October 25th, 2021; November 1st, 2021; November 15th, 2021; November 29th, 2021; December 6th, 2021; and, December 20th, 2021.

Carried

12. BYLAWS

12.1 For First and Second Reading

12.1.1 Zoning Amendment Bylaw No. 3021, 2021 (2099 Hawk Drive)

Moved By Morin

Seconded By Frisch

THAT "Zoning Amendment Bylaw No. 3021, 2021" pass first and second reading.

Carried

12.2 For Final Adoption

7:56 p.m. Councillors Hillian and Morin recused themselves citing a possible conflict of interest as Councillor Hillian is involved with one of the organizations applying for the permissive tax exemption in 2022; and, Councillor Morin is employed by two of the organizations applying for the permissive tax exemption in 2022.

12.2.1 Tax Exemption 2022 Bylaw No. 3047, 2021

Moved By Frisch

Seconded By McCollum

THAT "Tax Exemption 2022 Bylaw No. 3047, 2021" be finally adopted.

Carried

Councillors Hillian and Morin returned to Council Chambers and took their seats at 7:57 p.m.

12.2.2 Tax Exemption Churches 2022 Bylaw No. 3048, 2021

Moved By Frisch

Seconded By Cole-Hamilton

THAT "Tax Exemption Churches 2022 Bylaw No. 3048, 2021" be finally adopted.

Carried

12.2.3 2022-2031 Tax Exemption Bylaw No. 3049, 2021

Moved By McCollum

Seconded By Frisch

THAT "2022-2031 Tax Exemption Bylaw No. 3049, 2021" be finally adopted.

Carried

13. ADJOURNMENT

Moved By Cole-Hamilton

Seconded By Morin

THAT the meeting now adjourn at 7:59 p.m.

Carried

CERTIFIED CORRECT

Deputy Corporate Officer

Adopted this 25th day of October, 2021

Mayor

