

R5/2019 – March 4, 2019

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

Attending:

Mayor: B. Wells
Councillors: W. Cole-Hamilton via Teleconference
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
D. Snider, Director of Recreation and Cultural Services
A. Guillo, Manager of Communications

1.00 ADOPTION OF MINUTES

.01 Moved by McCollum and seconded by Frisch that the February
MINUTES 11th, 2019 Special Council meeting minutes be adopted.
Carried

Moved by McCollum and seconded by Frisch that the February
19th, 2019 Regular Council meeting minutes be adopted.
Carried

Moved by McCollum and seconded by Frisch that the February
25th, 2019 Committee of the Whole meeting minutes be adopted.
Carried

2.00 ADOPTION OF LATE ITEMS

3.00 DELEGATIONS

Jody MacDonald and Matt Beckett of the Comox Valley Community Foundation presented the foundation's 2018 Vital Signs Report to Council. The report gathers and publishes data on significant social and economic trends in areas critical to quality of life, and has been aligned with new census data for a stronger baseline on the Comox Valley.

4.00 STAFF REPORTS/PRESENTATIONS

.01

ZONING AMENDMENT
BYLAW NO. 2888 -
2310 - 20TH STREET
3360-20-1707

Moved by Hillian and seconded by McCollum that based on the March 4th, 2019 staff report “Zoning Amendment Bylaw No. 2888 - 2310 20th Street” Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2888, 2019; and

That Council direct staff to schedule and advertise a statutory public hearing with respect to the above referenced Bylaw on March 18th 2019 at 5:00 p.m. in City Hall Council Chambers; and

That Council proceed to First, Second and Third Readings of Housing Agreement Bylaw No. 2956, 2019 (2310 - 20th Street) requiring that the owner of lands occupy the dwellings, restricts the use to single family residential and prohibit the lease, licence or rental of the lands or any dwellings placed on the lands; and,

That prior to final reading of Zoning Amendment Bylaw No. 2888, a covenant be registered on title to ensure the existing single family dwelling is renovated in accordance with the plan submitted by HS Design dated January 10, 2018; to prohibit driveway access onto 20th Street; and to register housing agreement as a restriction on the lands.

Carried

.02

REVITALIZATION TAX
EXEMPTION FOR 344
AND 356 - 12TH
STREET
1960-20

Moved by Hillian and seconded by Morin that Council authorize the Mayor and Director of Legislative Services to enter into a Revitalization Tax Exemption Agreement on behalf of the City with Four Paws Investments Ltd. for the properties legally described as Lots 5 and 6, Block 3, Section 69, Comox District, Plan 480 (344 and 356 - 12th Street); and,

That Council authorize staff to issue a Tax Exemption Certificate to Four Paws Investments Ltd. for the properties legally described as Lots 5 and 6, Block 3, Section 69, Comox District, Plan 480 (344 and 356 - 12th Street) for a period of 5 years from the date of building occupancy.

Carried

The council meeting recessed at 4:54 p.m. for the Public Hearing regarding Bylaw No. 2946. The meeting reconvened at 5:03 p.m.

.03

ZONING AMENDMENT
BYLAW NO. 2949 -
143 - 5TH STREET
3360-20-1818

Moved by McCollum and seconded by Hillian that based on the March 4th, 2019 staff report “Zoning Amendment Bylaw No. 2949 - 143 - 5th Street” Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2949, 2019; and

That Council direct staff to schedule and advertise a statutory public hearing with respect to the above referenced Bylaw on March 18th, 2019 at 5:00 p.m. in City Hall Council Chambers.

Carried with Councillor Cole-Hamilton opposed

.04 Moved by Frisch and seconded by Morin that based on the March 4th, 2019 Staff report, “Zoning Amendment Bylaw No. 2951 to allow for a secondary suite at 2031 Tamarack Drive” Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2951, 2019; and

ZONING AMENDMENT BYLAW NO. 2951 TO ALLOW FOR A SECONDARY SUITE AT 2031 TAMARACK DRIVE
3360-20-1820

That Council direct staff to schedule and advertise a statutory public hearing with respect to Zoning Amendment Bylaw No. 2951, 2019 on March 18th, 2019 at 5:00 p.m. in the City Hall Council Chambers.

Carried

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

.01 Moved by Frisch and seconded by Morin that the February 26th, 2019 briefing note “Elasmosaur Provincial Fossil Designation”, be received for information.

ELASMOSAUR PROVINCIAL FOSSIL DESIGNATION
7800-20

Carried

.02 Moved by Frisch and seconded by Theos that the Heritage Advisory Commission meeting minutes for January 23rd, 2019, be received for information.

HERITAGE ADVISORY COMMISSION MEETING MINUTES
0360-20

Carried

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 Child and Youth Mental Health Action Team Presentation on Community and Health Impacts of Adverse Childhood Events
- Dawn to Dawn and Comox Valley Transition Society, Coldest Night of the Year walk and fundraiser event
- K’omoks First Nation and Comox Valley Regional District Community to Community forum
- Heritage Advisory Commission meeting
- Comox Valley Cycling Coalition AGM
- BC Economic Development Association Economic Summit 2019

COUNCILLOR
FRISCH

Councillor Frisch reviewed his attendance at the following events:

- CVRD Liquid Waste Management Plan Joint Technical Advisory Committee and Public Advisory Committee consultation with K’omoks First Nation
- Integrated Regional Transportation Select Committee meeting
- CVRD Sewage Commission meeting
- CVRD Water Committee meeting
- K’omoks First Nation and Comox Valley Regional District Community to Community forum
- Visit to Mr. Beck’s grade 5 class at Brooklyn Elementary School re: Municipal politics discussion
- Comox Strathcona Solid Waste Management strategic planning

COUNCILLOR
HILLIAN

Councillor Hillian reviewed his attendance at the following events:

- CVRD Liquid Waste Management Plan Joint Technical Advisory Committee and Public Advisory Committee consultation with K’omoks First Nation
- Comox Valley Community Justice Centre meeting
- Youth Ecological Restoration Program Presentation facilitated by Wendy Kotilla
- Dawn to Dawn and Comox Valley Transition Society, Coldest Night of the Year walk and fundraiser event
- CVRD Sewage Commission meeting
- K’omoks First Nation and Comox Valley Regional District Community to Community forum
- CVRD Board meeting
- Comox Strathcona Solid Waste Management strategic planning

COUNCILLOR
MCCOLLUM

Councillor McCollum reviewed her attendance at the following events:

- Comox Valley Child and Youth Mental Health Action Team Presentation on Community and Health Impacts of Adverse Childhood Events
- Dawn to Dawn and Comox Valley Transition Society, Coldest Night of the Year walk and fundraiser event
- K’omoks First Nation and Comox Valley Regional District Community to Community forum

COUNCILLOR
MORIN

Councillor Morin reviewed her attendance at the following events:

- Youth Ecological Restoration Program Presentation facilitated by Wendy Kotilla
- Dawn to Dawn and Comox Valley Transition Society, Coldest Night of the Year walk and fundraiser event
- CVRD Sewage Commission meeting
- K’omoks First Nation and Comox Valley Regional District Community to Community forum
- CVRD Board meeting

MAYOR
WELLS

Mayor Wells reviewed his attendance at the following events:

- Rotary Club of Comox Valley, Rotary Rendezvous Youth Exchange Dinner
- Regional Leader's Lunch
- YANA Big Love Benefit fundraising dinner
- Dawn to Dawn and Comox Valley Transition Society, Coldest Night of the Year walk and fundraiser event
- Courtenay and District Fish and Game Protection fundraiser banquet - Won Best Costume
- City Council participated in Pink Shirt Day 2019
- K'omoks First Nation and Comox Valley Regional District Community to Community forum
- Wounded Warrior Run BC fundraiser event
- Comox Strathcona Solid Waste Management strategic planning
- Mt. Washington Adaptive Winter Snow Sports Demo Day fundraiser event
- Ocean Waves Square Dancing 65th Anniversary event

8.00 RESOLUTIONS OF COUNCIL

.01

COUNCILLOR
COLE-HAMILTON -
ASSET MANAGEMENT
LIFE-CYCLE
CONSIDERATIONS

Moved by Cole-Hamilton and seconded by Morin that

Whereas the City of Courtenay practices Asset Management in order to ensure that it provides services in a financially sustainable manner; and,

Whereas a Bylaw which requires consideration of the full life-cycle costs of all asset renewals, upgrades and acquisitions would serve to consolidate and strengthen the City's Asset Management policy and practice;

Therefore be it resolved that Council direct staff to draft an Asset Management Bylaw which incorporates the existing Asset Management Policy and which would require taking into account full life-cycle costs when making decisions regarding renewal, upgrade and acquisition of Tangible Capital Assets; and,

That full life-cycle costs are considered to include the planning, procurement, creation, operation, maintenance, renewal and decommissioning of Tangible Capital Assets.

Carried

.02

COUNCILLOR
COLE-HAMILTON -
CLEANBC
COMMUNITY FUND
GRANT - ELECTRIC
VEHICLE CHARGERS

Moved by Cole-Hamilton and seconded by Frisch that staff engage with their regional counterparts and report back to Council on options for a joint application to the CleanBC Community Fund for a grant toward acquiring multiple Level 2 Electric Vehicle chargers; and,

That staff also explore and report back on prospective locations that would provide the widest benefit to our residents and visitors to the City and region.

Amending Motion:

Moved by Frisch and seconded by McCollum that the main motion be amended to add that staff engage with their regional counterparts *and the Community Energy Association* and report back to Council on options for a joint application to the CleanBC Community Fund for a grant toward acquiring multiple Level 2 Electric Vehicle chargers; and,

That staff also explore and report back on prospective locations that would provide the widest benefit to our residents and visitors to the City and region.

Carried

The main motion was carried as amended

.03

COUNCILLOR HILLIAN
MOTION CLIMATE
CHANGE

Moved by Hillian and seconded by McCollum that
Whereas the City of Courtenay has a legislated responsibility to respond to climate change by including greenhouse gas reduction targets, actions and polices in our Official Community Plan (OCP); and

Whereas the City Council has a responsibility to explore funding options to address the impacts of climate change to mitigate the anticipated burden on our municipal taxpayers;

Therefore be it resolved that the City send the following letter to twenty of the world's largest fossil fuel companies to initiate dialogue on our common response to climate change including financial accountability.

Dear _____

We are writing in response to a delegation from the West Coast Environmental Law organization which has requested that we contact you as part of a climate change accountability campaign.

In considering this request, we are mindful of our community's legislated responsibility to respond to climate change by including greenhouse gas reduction targets, actions and polices in our Official Community Plan (OCP). Our OCP focusses those reduction efforts on the transportation sector as "Courtenay's greatest source of community-wide emissions as determined by the provincial Community Energy and Emissions Inventory" (*City of Courtenay OCP*). You will also appreciate our concern about the costs related to the impacts of climate change, impacts that are acknowledged by federal and provincial governments across the political spectrum to include a significant increase in more severe climate events that damage municipal infrastructure.

We are therefore contacting you with the intent to begin a discussion about the impacts of climate change and accountability for the related costs. We recognize that adaptation, mitigation and the repair of damages related to climate change will be a major expense for communities like ours. While taxpayers are currently paying the full cost of such impacts, we believe that we owe it to our citizens to explore other long-term funding options.

We certainly recognize that our community and residents have benefitted from the use of fossil fuels and that many of our citizens work in related industries. As such, we are responsible for part of the financial burden of the resulting climate changes. We also recognize that companies such as yours have profited from the sale of fossil fuels and continue to do so. It would therefore seem reasonable to expect that, in the coming years, all parties benefitting from the use of fossil fuels come to the table to discuss our common response to climate change including our financial accountability.

We hope that this letter may open a constructive dialogue with your company and look forward to hearing your response on how we address this shared challenge.

Amending motion

Moved by Theos and seconded by McCollum that the letter be amended to remove the first paragraph that reads; *“We are writing in response to a delegation from the West Coast Environmental Law organization which has requested that we contact you as part of a climate change accountability campaign.”* And, strike the first line of paragraph two that reads; *“In considering this request”*, from the proposed draft fossil fuel climate change letter.

Carried

The main motion was carried as amended

9.00 UNFINISHED BUSINESS

.01

DRAFT COURTENAY
STRATEGIC
PRIORITIES
2019 - 2022

Moved by Frisch and seconded by Hillian that Council adopt the “Courtenay Strategic Priorities 2019 - 2022” as presented in the March 4th, 2019 agenda.

Amending motion:

Moved by Hillian and seconded by McCollum that staff take into account the comments made during the March 4th, 2019 regular Council meeting discussion and move forward with Version 2 of the Courtenay Strategic Priorities 2019 - 2022 for this term.

Carried

The main motion was carried as amended

.02
DELEGATION - KELLY
MATHEWS,
DOGWOOD GROUP
AND ANDREW GAGE,
WEST COAST
ENVIRONMENTAL
LAW, WCEL

The request from Kelly Mathews, Dogwood Group and Andrew Gage, West Coast Environmental Law asking Council to consider sending a letter to the top 20 fossil fuel companies to pay their fair share towards the cost of local climate change as a result of their industry's role in carbon outputs was addressed through the March 4th, 2019 Council agenda item 8.3 *Councillor Hillian Climate Change resolution.*

.03
DELEGATION -
PATRICK MCKENNA,
EXECUTIVE
DIRECTOR, HABITAT
FOR HUMANITY
VANCOUVER ISLAND
NORTH

Moved by Hillian and seconded by Frisch that Council direct staff to communicate to Patrick McKenna, Executive Director, Habitat for Humanity, that his request for a land donation is under consideration as part of a larger future land strategy discussion; and,
That Council will communicate the outcome to Mr. McKenna in due course.
Carried

.04
DELEGATION -
JUDITH CONWAY,
H.O.P.E. -
AWARENESS -
MEMORIAL DISPLAY
REQUEST

Moved by Morin and seconded by Frisch that Council approve Ms. Judith Conway's request to erect a memorial display at the Courtenay Airpark in order to bring awareness of the drug overdose crisis in Canada to Comox Valley residents; and,
That further the memorial display commence in May 2019.
Carried

.05
DELEGATION - CARL
TESSMANN, COMOX
VALLEY CANOE
RACING CLUB

Moved by Frisch and seconded by McCollum that Council direct staff to work with the delegate, Carl Tessman, Comox Valley Canoe Racing Club, to explore options, in partnership, to expand the club's space and secure storage compound.
Carried

10.00 NOTICE OF MOTION

.01
IN CAMERA
MEETING

Moved by Theos and seconded by Frisch that a Special In-Camera meeting closed to the public will be held March 4th, 2019 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;
- Carried**

11.00 NEW BUSINESS

12.00 BYLAWS

.01 Moved by Frisch and seconded by Hillian that “Zoning
BYLAW NO. 2888, Amendment Bylaw No. 2888, 2019” pass first and second reading.
2019, ZONING **Carried**
AMENDMENT TO
PERMIT A TWO LOT
SUBDIVISION ON THE
PROPERTY, 2310-
20TH STREET

.02 Moved by McCollum and seconded by Frisch that “Zoning
BYLAW NO. 2949, Amendment Bylaw No. 2949, 2019” pass first and second reading.
2019, ZONING **Carried with Councillor Cole-Hamilton opposed**
AMENDMENT TO
ALLOW STOREFRONT
CANNABIS RETAILER
AS PERMITTED USE,
143-5TH STREET

.03 Moved by Frisch and seconded by McCollum that “Zoning
BYLAW NO. 2951, Amendment Bylaw No. 2951, 2019” pass first and second reading.
2019, ZONING **Carried**
AMENDMENT TO
ALLOW FOR A
SECONDARY SUITE,
2031 TAMARACK
DRIVE

.04 Moved by McCollum and seconded by Frisch that “Housing
BYLAW NO. 2956, Agreement Bylaw No. 2956, 2019” pass first, second and third reading.
2019, TO AUTHORIZE **Carried**
A HOUSING
AGREEMENT, 2310-
20TH STREET

Councillor McCollum left Council Chambers at 7:04 p.m.
Councillor McCollum returned to Council Chambers and took her seat at 7:05 p.m.

.05 Moved by Frisch and seconded by Hillian that “City of Courtenay
BYLAW NO. 2965, Fees and Charges Amendment Bylaw No. 2965, 2019” pass first, second
2019, TO AMEND THE and third reading.
WATER AND SEWER **Carried**
UTILITY USER RATES
FOR 2019

R5/2019 – March 4, 2019

.06
BYLAW 2938, 2018,
ZONING AMENDMENT
TO REZONE
PROPERTY FROM C-
2A TO R-4A, TO
ALLOW SENIORS
CARE FACILITY, 925
BRAIDWOOD ROAD

Moved by Frisch and seconded by Hillian that “Zoning Amendment Bylaw No. 2938, 2018” pass third reading.
Carried

.07
BYLAW NO. 2944,
2019, ZONING
AMENDMENT TO
ALLOW STOREFRONT
CANNABIS RETAILER
AS PERMITTED USE

Moved by Hillian and seconded by McCollum that “Zoning Amendment Bylaw No. 2944, 2019” pass third reading.
Carried

.08
BYLAW NO. 2931,
2018, ZONING
AMENDMENT TO
PERMIT A 26 LOT
RESIDENTIAL
SUBDIVISION, 4100
FRASER ROAD

Moved by Theos and seconded by McCollum that “Zoning Bylaw No. 2931, 2018” be finally adopted.
Carried

.09
BYLAW NO. 2938,
2018, ZONING
AMENDMENT TO
REZONE PROPERTY
FROM C-2A TO R-4A
TO ALLOW SENIORS
CARE FACILITY, 925
BRAIDWOOD ROAD

Final adoption of “Zoning Amendment Bylaw No. 2938, 2018” was deferred to a future Council meeting.

.10
BYLAW NO. 2944,
2019, TO ALLOW A
STOREFRONT
CANNABIS RETAILER,
#1400-2701 CLIFFE
AVENUE

Moved by McCollum and seconded by Morin that “Zoning Amendment Bylaw No. 2944, 2019” be finally adopted.
Carried

13.00 ADJOURNMENT

.01

Moved by Hillian and seconded by Theos that the meeting now adjourn at 7:34 p.m.

Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 4th day of March, 2019

Mayor

