

Minutes of a Regular Council Meeting

Meeting #: R18/2020
Date: July 6, 2020
Time: 4:00 pm
Location: City Hall, Courtenay, BC, via video/audio conference

Attending:

Mayor: B. Wells, via video/audio conference
Councillors: W. Cole-Hamilton, via video/audio conference
D. Frisch, via video/audio conference
D. Hillian, via video/audio conference
M. McCollum, via video/audio conference
W. Morin, via video/audio conference
M. Theos, via video/audio conference

Staff:

D. Allen, CAO, via video/audio conference
W. Sorichta, Corporate Officer, via video/audio conference
I. Buck, Director of Development Services, via video/audio conference
J. Nelson, Director of Financial Services, via video/audio conference
K. Shaw, Director of Public Works Services
D. Snider, Director of Recreation & Cultural 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
E. Gavelin, Network Technician, via video/audio conference
R. Matthews, Executive Assistant/ Deputy Corporate Officer, via video/audio conference

Due to the Coronavirus COVID-19 emergency, the City of Courtenay with the authority of Ministerial Order No. MO192 *Local Government Meetings & Bylaw Process COVID-19* implemented changes to its open Council meetings.

In the interest of public health and safety, in-person attendance by members of the public at Council meetings is prohibited until further notice. Council meetings are presided over by the Mayor or Acting Mayor with electronic participation by Council and staff via live web streaming and start at 4:00 p.m. during this period.

1. ADOPTION OF MINUTES

1.1 Adopt June 29th, 2020 Regular Council meeting minutes (0570-03)

Moved By Morin

Seconded By Frisch

That the June 29th, 2020 Regular Council meeting minutes be adopted as amended.

Carried

2. INTRODUCTION OF LATE ITEMS

3. DELEGATIONS

3.1 Integrated Regional Transportation Select Committee (IRTSC) - Draft Memorandum of Understanding (MOU) Re: Regional Transportation Planning (0360-20)

Alana Mullaly, Senior Manager Sustainability and Regional Growth Strategy (RGS) Planning, Comox Valley Regional District (CVRD); David Frisch, Director, CVRD and Chair, Integrated Regional Transportation Select Committee (IRTSC); and Angela Holmes, Vice-Chair, IRTSC, presented information to Council regarding a regional plan to develop an accessible, efficient and affordable multi-modal transportation network that connects core settlement areas and designated town centers, and to link neighbouring communities and regions as part of the broader Comox Valley Regional Growth Strategy.

3.1.1 Regional Transportation Draft Memorandum of Understanding (MOU)

Moved By Frisch

Seconded By McCollum

That the Regional Transportation Planning presentation and Draft Regional Transportation Memorandum of Understanding (MOU) as presented by the Integrated Regional Transportation Select Committee (IRTSC), be received for information.

Carried

3.2 LOLA Architecture Inc. - Whistle Stop Development Presentation Re: Use, Design, Access, Parking and Zoning

3.2.1 Presentation Facilitated By:

Erica Lowe, Architect, LOLA Architecture Inc., and Chantal Richard, Engineer, McElhanney, presented information to Council regarding proposed Official Community Plan and zoning amendments specific to land use, design and access parking related to the proposed comprehensive commercial/residential development at the Whistle Stop site, 2355 Mansfield Drive.

Moved By Morin

Seconded By Frisch

That the Whistle Stop development presentation (2355 Mansfield Drive) from LOLA Architecture Inc. be received for information.

Carried

4. STAFF REPORTS/PRESENTATIONS

4.1 Development Services

4.1.1 Zoning Amendment Bylaw No. 2977 - 2355 Mansfield Drive (3360-20-1912)

Moved By Frisch

Seconded By Cole-Hamilton

That based on the July 6th, 2020 staff report "Zoning Amendment Bylaw No. 2977 - 2355 Mansfield Drive" Council approve OPTION 1 and complete the following steps:

1. That Council give First and Second Reading of "Zoning Amendment Bylaw No. 2977, 2020" to create a new CD-28 Zone and rezone the property legally described as Lot B, Section 66, Comox District, Plan 28292 from C-2 to CD-28;
2. That Council direct staff to schedule and advertise a statutory Public Hearing with respect to the above referenced bylaw following the resumption of regular council meetings or upon approval of an alternate process; and
3. That Final Reading of the bylaw be withheld pending the registration of a Section 219 covenant on the subject property.

Carried

Council expressed concerns for pedestrian safety and vehicle movements along the Ministry of Transportation and Infrastructure (MoTI) corridor of Cliffe Avenue (19th Street to 26th Street) and lack of a pedestrian crossing in this area. A discussion followed about the possibility of allocating the developer amenity contributions from the 2355 Mansfield Drive project to help fund a new pedestrian crossing along this portion of Cliffe Avenue.

Staff agreed to review the City's Transportation Master Plan and Cycling Network Plan, in partnership with MoTI, to investigate options to address this initiative.

4.1.2 Zoning Amendment Bylaw 2990 - Third Reading Report - 1025 Ryan Road (3360-20-1916)

Moved By McCollum

Seconded By Hillian

That based on the July 6th, 2020 Staff report, "Zoning Amendment Bylaw 2990 - Third Reading Report - 1025 Ryan Road" Council approve OPTION 1 and amend Zoning Amendment Bylaw No. 2990, 2020 after second reading as outlined in the staff report; and

That Zoning Amendment Bylaw No. 2990, 2020, as amended, proceed to Third Reading.

Carried

4.1.3 Zoning Amendment Bylaw No. 2992 to Allow for Office Use at 2459 Cousins Avenue (3360-20-1917)

Moved By Theos

Seconded By Morin

That based on the July 6th, 2020 staff report, "Zoning Amendment Bylaw No. 2992 to allow for office use at 2459 Cousins Avenue" Council approve OPTION 1 and proceed to First and Second Readings of Zoning Amendment Bylaw No. 2992, 2020;

That Council consider Zoning Amendment Bylaw No 2992, 2020 consistent with the City's Official Community Plan; and

That Council waive the requirement to hold a public hearing with respect to Zoning Amendment Bylaw No 2992, 2020 pursuant to Section 464 (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 consideration of Third Reading of the bylaw.

Carried

4.1.4 Development Permit with Variance No. 2005 - 508 - 3rd Street (3060-20-2005)

Moved By Frisch

Seconded By Cole-Hamilton

That based on the July 6th, 2020 staff report "Development Permit with Variances No. 2005 - 508 - 3rd Street", Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 2005.

Carried

4.2 Financial Services

4.2.1 Financial Information Act - 2019 Statement of Financial Information (SOFI) (1870-06 [2019])

Moved By Hillian

Seconded By McCollum

That based on the July 6th, 2020 staff report "Financial Information Act - 2019 Statement of Financial Information", Council approve OPTION 1 and approve the City of Courtenay Statement of Financial Information for the year ended December 31st, 2019.

Carried

5. EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

5.1 Letter from The John Howard Society North Island in Response to June 8th, 2020 Delegation Presentation from Comox Valley Kiwanis Village

Moved By Morin

Seconded By Frisch

That the letter dated June 29th, 2020 from the John Howard Society of North Island regarding the Junction in response to the Comox Valley Kiwanis Village's delegation to Council on June 8th, 2020, be received for information.

Carried

5.2 Letter from the Comox Valley Cycling Coalition - East-West (Connector Multi-use Pathway)

Moved By Cole-Hamilton

Seconded By Frisch

That the correspondence dated June 26th, 2020 from the Comox Valley Cycling Coalition, encouraging Council to prioritize the design and construction of an east-west connector multi-use pathway to connect the downtown area with east Courtenay, be received for information.

Carried

New motion:

Moved By Frisch

Seconded By Cole-Hamilton

That Council direct staff to provide a report investigating options and implications for the design and construction of a possible east-west connector multi-use pathway.

Carried

6. INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.1 Briefing Note - Rotary Water Park - 2020 Operational Season (6140-103 - Rotary Water)

Moved By McCollum

Seconded By Hillian

That the June 30th, 2020 Briefing Note, "Rotary Water Park - 2020 Operational Season", be received for information.

Carried

6.2 Briefing Note - New Ministerial Order 192 (MO192) - Updated Local Government Meetings & Bylaw Process COVID-19 (7130-20)

Moved By Theos

Seconded By Morin

That the June 30th, 2020 Briefing Note, "New Ministerial Order 192 (MO192) - Updated Local Government Meetings & Bylaw Process COVID-19", be received for information.

Carried

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

7.1 Councillor Cole-Hamilton

Councillor Cole-Hamilton mentioned his participation on a new steering committee:

- Property Assessed Clean Energy (PACE) BC steering committee meeting; the steering committee is working to develop a PACE program in BC which is a financing initiative that allows property owners to borrow money on the value of their home to undertake clean energy improvements to their dwellings

7.2 Mayor Wells

Mayor Wells reviewed his participation at the following events:

- Economic Recovery Task Force Steering Committee meeting
- Local Leaders call with MP, Gord Johns and MLA, Ronna-Rae Leonard
- COVID-19 Teleconference call with Selina Robinson, Minister of Municipal Affairs and Housing

8. RESOLUTIONS OF COUNCIL

8.1 Councillor Frisch Resolution - 17th Street Protected Bike Lane Design

Moved By Frisch

Seconded By Cole-Hamilton

That Council direct staff to reallocate the \$30,000 approved in the 2020 General Capital Budget for the buffered bike lane painting on 17th Street, Fitzgerald Avenue to McPhee Avenue, to be used to fund design work for a protected bike lane for that section of 17th Street; and furthermore,

That staff also include in that work the design for a protected bike lane on 17th Street, McPhee Avenue to Willemar Avenue.

(POSTPONED)

Moved By McCollum

Seconded By Hillian

That Council postpone consideration of the 17th Street Protected Bike Lane Design resolution until the July 20th, 2020 regular Council meeting.

Carried

A discussion followed regarding the design for protected cycling facilities along the 17th Street corridor, including consideration of project and maintenance costs for this pilot program and potential amendments to the existing Cycling Network Plan (CNP). It was established that a broader review of the CNP, to clarify levels of service and gap analysis within the plan (such as options for an east/west connector multi-use pathway), would be beneficial; it was suggested that a future lunch and learn session between Council and staff, to allow further discussion regarding a review of the CNP and its connection with the Transportation Master Plan be scheduled in the coming months.

8.2 Councillor Cole-Hamilton Resolution - 6th Street Multi-use Pedestrian-Bike Bridge Options Analysis

Moved By Cole-Hamilton

Seconded By Morin

That Council request staff to produce a preliminary report on options and costs for the 6th Street Multi-use Pedestrian Bike Bridge to assist Council in refining the number of options to be further developed.

Carried

9. UNFINISHED BUSINESS

9.1 Development Permit with Variances No. 1906 - 925 Braidwood Road (3060-20-1906)

Moved By Hillian

Seconded By McCollum

That based on the June 1st, 2020 staff report “Development Permit with Variances No. 1906 - 925 Braidwood Road” Council approve OPTION 1 and proceed with issuing Development Permit with Variances No. 1906.

Carried

10. NOTICE OF MOTION

11. NEW BUSINESS

12. BYLAWS

12.1 For First and Second Reading

12.1.1 Zoning Amendment Bylaw No. 2977, 2020 (2355 Mansfield Drive)

Moved By Morin

Seconded By Theos

That “Zoning Amendment Bylaw No. 2977, 2020” pass first and second reading.

Carried

12.1.2 Zoning Amendment Bylaw No. 2992, 2020 (2459 Cousins Avenue)

Moved By Frisch

Seconded By Cole-Hamilton

That “Zoning Amendment Bylaw No. 2992, 2020” pass first and second reading.

Carried

12.2 For Third Reading

12.2.1 Zoning Amendment Bylaw No. 2990, 2020 (1025 Ryan Road)

Moved By McCollum

Seconded By Hillian

That “Zoning Amendment Bylaw No. 2990, 2020” pass third reading.

Carried

12.2.2 Zoning Amendment Bylaw No. 2993, 2020 (1028 Arrowsmith Avenue)

Moved By Frisch

Seconded By Theos

That “Zoning Amendment Bylaw No. 2993, 2020” pass third reading.

(POSTPONED)

Moved By Hillian

Seconded By Theos

That Council postpone third reading of Bylaw No. 2993, 2020 until a future Council meeting.

Carried with Councillors Frisch and McCollum opposed

12.2.3 Zoning Amendment Bylaw No. 2999, 2020 (820 Urquhart Avenue)

Moved By Cole-Hamilton

Seconded By Frisch

That “Zoning Amendment Bylaw No. 2999, 2020” pass third reading.

Carried

13. ADJOURNMENT

Moved By Theos

Seconded By Frisch

That the meeting now adjourn at 7:18 p.m.

Carried

CERTIFIED CORRECT

Corporate Officer

Adopted this 20th day of July, 2020

Mayor