



THE CORPORATION OF THE CITY OF COURTENAY
COUNCIL MINUTES

Meeting #: R2/2023
Date: January 25, 2023
Time: 4:00 pm
Location: CVRD Civic Room, 770 Harmston Ave, Courtenay

Council Present: B. Wells
W. Cole-Hamilton
D. Hillian
E. Jolicoeur
M. McCollum
W. Morin

Regrets: D. Frisch (medical leave)

Staff Present: G. Garbutt, City Manager (CAO)
C. Davidson, Director of Engineering Services
A. Langenmaier, Director of Financial Services
K. O'Connell, Director of Corporate Services
R. Roycroft, Acting Director of Development Services
C. Rushton, Director of Recreation, Culture and Community Services
K. Shaw, Director of Public Works Services
N. Gothard, Manager of Community and Sustainability Planning
A. Proton, Manager of Legislative Services
M. Wright, Manager of Transportation
C. Dallamore, Legislative Coordinator

1. CALL TO ORDER

Mayor Wells called the meeting to order at 4:00 pm and respectfully acknowledged that the land on which the meeting was conducted is the Unceded territory of the K'ómoks First Nation, the traditional keepers of this land.

Mayor Wells announced that Councillor Frisch will be on medical leave for approximately two months. His family has asked for privacy at this time.

Councillor Jolicoeur announced that January 25th is National Bell Let's Talk Day to support mental health awareness, research and services across the country. If you or

someone you know is in need of support, please reach out to a friend, call the Comox Valley mental health intake nurse at 250-331-8525, or visit them at 941 England Avenue. If you're in crisis, please call the provincial mental health support line at 310-6789.

2. INTRODUCTION OF LATE ITEMS

With no late items or objections, Council proceeded with the agenda as presented.

3. ADOPTION OF MINUTES

3.1 Regular Council Minutes - January 11, 2023

Moved By Cole-Hamilton

Seconded By McCollum

THAT Council adopt the January 11, 2023 Regular Council minutes.

CARRIED

4. DELEGATIONS

4.1 Dawn to Dawn Action on Homelessness Society

Council received a presentation from Ray Windsor, Dawn to Dawn President, and Lee Everson, Project Manager, with updates on Gukwas sa Wagalus / Rainbow House, a project to provide housing for 2SLGBTQQA+ youth. The delegation requested:

- A municipal tax exemption for Gukwas sa Wagalus-Rainbow house should a home be purchased in Courtenay,
- A reduction in permitting and development fees for the project,
- The City consider whether it has any property that might be suitable for Gukwas sa Wagalus-Rainbow house, and
- The City support its upcoming fundraising event at the Sid Williams Theatre with a reduction in rental costs or a \$2500 donation

5. PRESENTATIONS

5.1 BC Assessment - Maurice Primeau

Council received a presentation from Maurice Primeau, Deputy Assessor, BC Assessment, on property assessment and market activity in Courtenay.

5.2 Public Works Snow & Ice Control Presentation

Council received a presentation from Michael Wright, Manager of Transportation Services, City of Courtenay, providing an overview of the Snow and Ice Control Program on City of Courtenay roads.

6. STAFF REPORTS

6.1 Development Services

6.1.1 Structural Change to Liquor Licence Application and Change to Hours of Liquor Service to Liquor Licence Application (Ace Brewing) – 150 Mansfield Drive

Moved By Hillian

Seconded By McCollum

THAT based on the January 25th, 2023 staff report “Structural Change to Liquor Licence Application and Change to Hours of Liquor Service to Liquor Licence Application (Ace Brewing Company Limited) – 150 Mansfield Drive”, Council approve OPTION 1 and direct staff to publish notice on the City’s website for four weeks requesting public input on the proposed structural change to a liquor primary licence for Council consideration at a future meeting, and provide a mail out notification to neighbours within 30m radius of all property lines.

CARRIED

6.1.2 Development Variance Permit No. 2201 – 377 Lerwick Road (Comox Valley Aquatic Centre)

Moved By Morin

Seconded By Hillian

THAT based on the January 25, 2023 staff report “Development Variance Permit No. 2201 – 377 Lerwick Road (Comox Valley Aquatic Centre)”, Council approve OPTION 1 and direct staff to provide public notice to adjacent property owners and occupants and request feedback regarding Development Variance Permit No. 2201; and

THAT Council make a decision on Development Variance Permit No. 2201 at the February 8, 2023 regular Council Meeting.

CARRIED

6.1.3 Development Variance Permit No. 2206 – 278 Island Highway North (Chrysler Dealership)

Moved By Hillian

Seconded By Cole-Hamilton

THAT based on the January 25, 2023 staff report “Development Variance Permit No. 2206 – 278 N Island Highway (Chrysler Dealership)”, Council approve OPTION 1 and direct staff to provide public notice to adjacent property owners and occupants and request feedback regarding Development Variance Permit No. 2206; and

THAT Council make a decision on Development Variance Permit No. 2206 at the February 8, 2023 Regular Council meeting.

CARRIED

6.1.4 Development Permit with Variance No. 2207 – 635 and 649 5th Street

Moved By Hillian

Seconded By Jolicoeur

THAT based on the January 25th, 2023 staff report “Development Permit with Variance No. 2207 – 635 and 649 5th Street” Council approve Option 1 and direct staff to provide public notice to adjacent property owners

and occupants and request feedback regarding Development Permit with Variance No. 2207; and

THAT Council consider Development Permit with Variance No. 2207 at the February 8th, 2023 Council meeting.

CARRIED

6.2 Financial Services

6.2.1 Parcel Tax Review Panel - 2023

Moved By Hillian

Seconded By Morin

THAT Council establish the time and place of the Parcel Tax Review Panel as Wednesday, February 22, 2023 at 3:00 pm at the CVRD Civic Room, 770 Harmston Ave, Courtenay.

CARRIED

With no objections, Mayor Wells amended the order of the agenda to prioritize items of concern for the audience, starting with the item originally numbered 8.2, the Refugee Advocacy Recommendation by Councillor Morin, followed by the item originally numbered 10.1.2, Parkland Disposition Bylaw No. 3050 (4070 Fraser Road) and AAP Determination of Eligible Voters.

7. COUNCIL RESOLUTIONS

7.1 Refugee Advocacy - Councillor Morin

Moved By Morin

Seconded By Hillian

WHEREAS Grace Mukadzambo, a local resident who arrived in Canada four years ago from Zimbabwe claiming refugee status, has been ordered to be deported; and

WHEREAS Grace fears for her well-being and that of her family, and is awaiting a decision on her application for permanent residency; and

WHEREAS Grace has positively contributed to the Comox Valley, working in local organizations that support our most vulnerable citizens and that are experiencing staffing shortages;

THEREFORE BE IT RESOLVED that Council immediately contact Minister Fraser of Immigration, Refugees and Citizenship, and Minister Mendicino of the Canada Border Services Agency with an urgent request to recommend a stay of deportation for Grace Mukadzambo.

CARRIED

8. BYLAWS

8.1 For First, Second and Third Reading

8.1.1 Parkland Disposition Bylaw No. 3050 (4070 Fraser Road) and AAP Determination of Eligible Voters

Moved By McCollum

Seconded By Morin

THAT Council give first, second and third readings to Parkland Disposition Bylaw No. 3050, 2023;

THAT Council seek the approval of the electors for Parkland Disposition Bylaw No. 3050 through an Alternative Approval Process (AAP);

THAT Council establish the elector response form as attached to this report (Attachment No. 3);

THAT Council establish 22 656 as the total number of electors to which the AAP process applies;

THAT Council establish the 10% response threshold as 2266 electors;

AND THAT Council establish the deadline for receiving responses for the AAP as March 24, 2023 at 4:00 pm.

CARRIED

Mayor Wells called a recess at 6:55 pm. The Council meeting resumed at 7:20 pm.

9. COUNCIL REPORTS

9.1 Councillor Cole-Hamilton

Councillor Cole-Hamilton submitted a report of activities (see agenda).

9.2 Councillor Hillian

No report provided.

9.3 Councillor Jolicoeur

Councillor Jolicoeur reviewed his attendance at the following events:

- Jan 25 - Immigrant Welcome Centre's Welcoming Communities Coalition Collaboratory virtual event called Building Empathy: Immigrant Experiences
- Reminder to participate in the Coldest Night of the Year fundraiser by walking on February 23rd to raise money for local charities serving people experiencing hurt, hunger, and homelessness.

9.4 Councillor McCollum

Councillor McCollum submitted a report of activities (see agenda).

9.5 Councillor Morin

No report provided.

9.6 Mayor Wells

Mayor Wells reviewed his attendance at the following events and submitted a report of activities:

- Interview with SFU - report on social media and elections
- Jan 17 - Child Development Telethon Mayors lunch
- Jan 25 - Comox Valley Chamber of Commerce economic outlook breakfast

10. COUNCIL RESOLUTIONS

10.1 Nomination to FCM Board of Directors - Councillor Cole-Hamilton

Moved By Jolicoeur

Seconded By McCollum

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction; and

WHEREAS FCM’s Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government;

THEREFORE BE IT RESOLVED that Council of the City of Courtenay endorse Councillor Will Cole-Hamilton to stand for election on FCM’s Board of Directors for the period starting in January 2023 and ending May 31, 2023; and

BE IT FURTHER RESOLVED that Council assume all costs associated with Councillor Will Cole-Hamilton attending FCM’s Board of Directors meetings.

CARRIED

11. NOTICE OF MOTION

11.1 Outdoor Court Usage - Councillor Cole-Hamilton

WHEREAS the City of Courtenay provides outdoor courts for use by tennis and pickleball players; and

WHEREAS the City wishes to ensure that these courts are allocated to ensure the maximum benefit to residents;

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare a report assessing current usage, and outlining options which would make optimal use of our outdoor courts.

11.2 Living Wage - Councillor Cole-Hamilton

WHEREAS the City of Courtenay, in recognition of the high cost of living and the need for employees to earn a sufficient wage, is considering a Purchasing Authority Bylaw that, among other factors, favours businesses that pay their employees a living wage for the Comox Valley as identified by the www.livingwageforfamilies.ca website, and

WHEREAS the City employs seasonal staff and retains contract personnel at an hourly wage which is lower than the living wage (which in 2022 was \$20.26/hour);

THEREFORE, BE IT RESOLVED THAT Council direct staff to prepare a report outlining the steps required, and costs involved, in becoming a living wage employer.

12. BYLAWS

12.1 For First, Second and Third Reading

12.1.1 Sewer Infrastructure Projects 2023 Loan Authorization Bylaw No. 3093, 2023 (1st St Lift Station)

Moved By Hillian

Seconded By Morin

THAT Council give first, second and third readings to Sewer Infrastructure Projects 2023 Loan Authorization Bylaw No. 3093, 2023, and

THAT Council direct staff to proceed with the alternative approval process (AAP) to gain electorate approval for Sewer Infrastructure Projects 2023 Loan Authorization Bylaw No. 3093, 2023.

CARRIED

12.2 For Adoption

12.2.1 Delegation of Purchasing Authority Bylaw No. 3082, 2023

Moved By Morin

Seconded By Jolicoeur

THAT Council adopt "City of Courtenay Delegation of Purchasing Authority Bylaw No. 3082, 2023".

CARRIED

13. IN CAMERA RESOLUTION

Moved By Hillian

Seconded By McCollum

THAT Council close the meeting to the public pursuant to the following subsections of the *Community Charter*:

90 (1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(g) litigation or potential litigation affecting the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

14. ADJOURNMENT

Mayor Wells terminated the open portion of the meeting at 7:34 pm. Following the conclusion of the in camera portion of the meeting, Mayor Wells terminated the meeting at 8:46 pm.

CERTIFIED CORRECT

Adopted by Council February 8, 2023

Mayor Bob Wells

Adriana Proton, Corporate Officer