



THE CORPORATION OF THE CITY OF COURTENAY
PUBLIC HEARING MINUTES

Meeting #: PH1/2023
Date: July 19, 2023
Time: 4:00 pm
Location: CVRD Civic Room, 770 Harmston Ave, Courtenay

Council Present: W. Cole-Hamilton
D. Hillian
E. Jolicoeur, via video/audio conference
M. McCollum
W. Morin

Regrets: B. Wells
D. Frisch (previously declared conflict of interest)

Staff Present: M. Wade, Director of Development Services
N. Gothard, Manager of Community and Sustainability Planning
A. Proton, Manager of Legislative Services
R. Matthews, Deputy Corporate Officer

1. HOW TO PARTICIPATE

The public hearing was conducted in a hybrid electronic/in-person format and live-streamed on the City of Courtenay YouTube channel.

2. CALL TO ORDER

Acting Mayor Morin called the public hearing to order at 4:00 pm and respectfully acknowledged that the land on which the meeting was conducted is the Unceded traditional territory of the K'ómoks First Nation. Planning staff provided an overview of the application, and Acting Mayor and staff read a statement to inform the public of the public hearing process.

3. BYLAWS

3.1 Zoning Bylaw Amendment No. 3037 - 1590 Piercy Ave

Bylaw No. 3037 proposes an amendment to Zoning Bylaw No. 2500, 2007 for the property legally described as That Part of Lot 3, Section 41, Comox District, Plan 4764, shown outlined in red on Plan 1402 R. The property owner(s) have applied to rezone the above noted property from Residential Two Zone to a new site-specific Comprehensive Development Zone (CD-39) to allow a nine-unit multi-residential development.

Megan Ardyche, 1670C Piercy Avenue asked whether the electric vehicle (EV) charging stations are going to be at every parking stall. The speaker also asked about the cottonwood and alder trees to be removed and if there is a requirement for the 32 trees to be planted to be native species.

Nancy Gothard, Manager of Community and Sustainability Planning confirmed that each stall will have an EV charging station. Also confirmed that some trees on the property will have to be removed; regarding the trees to be planted, the Tree Bylaw requires a minimum of ten trees be planted and 50% of the trees shall be required to be native species, and the Development Permit Landscape guideline says native species are encouraged to be planted.

Fred Muzin, 1031 16th Street expressed concern regarding the date of the development's community meeting (mailout distributed May 28, 2021) as new residents have moved to the neighbourhood since. The speaker feels another community meeting should be held. Additional concerns include: parking stalls may be insufficient; there will be one access point to the development; there will be increased traffic impact at the intersection of Piercy Avenue and Cumberland Road and intersection of Piercy Avenue and 17th Street; transit may not be reliable or sufficient; this development is not affordable housing. Is interested to know whether there is enforcement for planting the 32 trees.

Nancy Gothard, Manager of Community and Sustainability Planning confirmed there are 32 trees to be planted as per the landscape plan. The City requires landscape securities at the time of building permit issuance to ensure landscaping is installed and a 3-year holdback of 20% to make sure the landscaping becomes established.

Julia McKenzie, 1580 Piercy Avenue, via Zoom is concerned about smell and animals around the garbage bin, to be installed next to their property. Asked if the garbage bin for the nine units is going to be put at the curb. Also asked if the developer will be building their own fence along their shared property line. Supports the planting of new trees and removal of the cottonwood trees as they have been leaning dangerously towards their property.

Nancy Gothard, Manager of Community and Sustainability Planning advised that the garbage bin will have a garbage enclosure standard to multi-residential buildings and is placed at one of the only possible locations for the property.

George Slomp, Proponent, Prospective Design Build LTD advised that the garbage bins will be enclosed on all three sides with cinder block construction, roof and gate. The majority of the adjacent fence line to 1580 Piercy Avenue is on a retaining wall and the current fence is in good shape so there will be no additional fence.

Julia McKenzie, 1580 Piercy Avenue asked the Proponent if the garbage enclosure could be placed along the property line opposite to 1580 Piercy Avenue (at 1620 Piercy Avenue).

George Slomp, Proponent, Prospective Design Build LTD advised that Emterra's waste management vehicles would not be able to achieve the required turning radius on that property line.

Megan Ardyche, 1670C Piercy Avenue (second time) sought clarification regarding the development's affordable housing component: will they be rental units and if considered affordable housing, what is the criteria and how is it enforced.

Nancy Gothard, Manager of Community and Sustainability Planning advised that these will be strata units. The Official Community Plan provides for a monetary option with funds per unit contributed to the City's affordable housing fund; given the scale of this proposal, a financial contribution to affordable housing is appropriate rather than price restrictions within the development.

Fred Muzin, 1031 16th Street (second time) asked who the owners of the development are.

George Slomp, Proponent, Prospective Design Build LTD advised that the owners are George Slomp and Peter Bain, of Prospective Design Build LTD.

Fred Muzin, 1031 16th Street advised that they would have liked to see what the impact of the development will be on the area's water supply.

Megan Ardyche, 1670C Piercy Avenue (no objection from Council to speak for a third time) is concerned about the traffic along Piercy Avenue at the intersections of 17th Street and Cumberland Road as it is densely housed and challenging to cross at these intersections. Asked whether a traffic study has

been done and if there will be another traffic study after this development and the Habitat for Humanity development are complete.

Nancy Gothard, Manager of Community and Sustainability Planning confirmed that the City would have asked for a traffic study to see if the development would trigger any upgrades to intersections; the report does not note that any upgrades are required.

Councillor Jolicoeur asked for details around the requirements for future traffic impact assessments.

Acting Mayor Morin commented that Council is here to listen to the public but requested clarification from staff.

Marianne Wade, Director of Development Services advised the City and Ministry of Transportation and Infrastructure have criteria for when traffic impact assessments (TIAs) are required for developments. If required, TIAs are reviewed at the preapplication zoning process and often at subdivision, depending where the property is located. The City also relies on its Transportation Master Plan.

The City also received one written submission (see agenda) regarding Bylaw No. 3037.

4. ADJOURNMENT

Acting Mayor Morin called three times for speakers and waited one minute for additional submissions. There being no further speakers, Acting Mayor Morin closed the public hearing at 4:42 pm.

CERTIFIED FAIR AND ACCURATE:

Adopted by Council July 26, 2023

Acting Mayor Wendy Morin

Adriana Proton, Corporate Officer