



Council Minutes

Meeting #: R2/2024
Date: January 24, 2024
Time: 4:00 pm
Location: CVRD Civic Room, 770 Harmston Ave, Courtenay

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

Staff Present: G. Garbutt, City Manager (CAO)
C. Davidson, Director of Engineering Services
A. Langenmaier, Director of Financial Services
K. Macdonald, Fire Chief
K. O'Connell, Director of Corporate Services
S. Saunders, Director of Recreation, Culture & Community Services (electronic)
K. Shaw, Director of Public Works Services
M. Wade, Director of Development Services
J. Bagnall, T/Manager of Legislative Services
A. Pitcher, Manager of Engineering Capital Projects
A. Proton, Manager of Legislative Services
C. Thompson, Manager of Solid Waste Services
L. Bourgeois, Deputy Corporate Officer

1. CALL TO ORDER

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

Councillor Jolicoeur brought awareness and attention to the day of remembrance and action of the day of Islamophobia on January 29.

The National Day of Remembrance of the Quebec City Mosque Attack and Action Against Islamophobia honours the survivors and victims of the vicious assault on worshippers at the Islamic Cultural Centre in Sainte-Foy, Quebec in 2017.

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 10, 2024

Moved By Hillian

Seconded By Frisch

THAT Council adopt the January 10, 2024 Regular Council minutes.

CARRIED

4. DELEGATIONS

4.1 Make Back Road Safe

Carolyn Rice presented a resident petition endorsed by residents of Back Road and those living near Farquharson Drive.

The delegate noted that speed, safety, high-speed traffic noise, and traffic volume are the key concerns. The delegate highlighted the safety of walking, driving, and backing out of resident driveways.

The delegate requested that the City of Courtenay implement speed humps, three-way stops (two three-way stops at Valley View Drive and Marsland Place), and prioritize Back Road in the first phase of reducing the speed limit for all collector roads to 40 km/h.

4.2 Parks and Open Spaces Bylaw

Taija McLuckie, Peer Advisor for the Community Action in the Comox Valley and Harm Reduction Support Worker at AVI Health and Community Services, Angela Fletcher, facilitator for the Homeless Response Team, Colin, an outreach worker, and Jesse, along with people with lived experience, provided a delegation regarding concerns with proposed bylaw No. 3121.

The delegates noted that the proposed bylaw is complex, advocating for the bylaw to be rewritten to provide greater accessibility and understanding. The delegates requested that the City clarify aspects, including which public spaces are permitted for use by the City's unhoused residents. The delegates' position is that the proposed bylaw is too restrictive on the use of public spaces by unhoused residents, and requested the City conduct further consultation.

5. STAFF REPORTS

5.1 Recreation, Culture and Community Services

5.1.1 Aquatic Needs Strategy Update - Courtenay and District Memorial Outdoor Pool What We Heard Report and 75th Anniversary

Moved By Hillian

Seconded By McCollum

THAT the Courtenay and District Memorial Outdoor Pool What We Heard Report (Attachment 1) and the Comox Valley Aquatic Services Strategy (Attachment 2) be received for information to form the final Comox Valley Aquatic Services Strategy for Courtenay; and

THAT Council direct staff to include free public admission for the Outdoor Pool's 75th year in the 2024 Financial Plan.

CARRIED

5.2 Engineering Services

5.2.1 Courtenay and District Memorial Outdoor Pool - Condition Assessments and Options Analysis

Moved By Jolicoeur

Seconded By Frisch

THAT based on the January 24, 2024 report "Courtenay and District Memorial Outdoor Pool - Condition Assessments and Options Analysis", Council direct staff to proceed with procurement to start immediate repairs for the Courtenay Memorial Pool;

AND THAT Council direct staff to proceed with procurement for an Options Analysis for the future of the pool at its current location.

CARRIED

5.3 Fire Department

5.3.1 BC's Emergency Management Legislation: Regulations for Local Authorities Discussion Paper Feedback

Moved By Frisch

Seconded By Jolicoeur

THAT feedback to the Regulations on Local Authorities Discussion Paper be received and submitted to the Province of BC as feedback by the January 31st deadline.

AND FURTHER THAT the City of Courtenay submit a joint letter with Comox Valley Emergency Management Service members and partners to the Premier and Minister of Emergency Management & Climate Readiness requesting a local government emergency management operational working group to collaborate in developing regulations under the Emergency & Disaster Management Act.

CARRIED

Mayor Wells called a recess at 5:44 pm. The Council meeting resumed at 6:00 pm.

6. EXTERNAL REPORTS AND CORRESPONDENCE

6.1 Town of Comox - Request for Letter of Support - Community Broadband Planning

Moved By Hillian

Seconded By Morin

THAT City of Courtenay provide a letter of support for the Town of Comox's grant application to Island Coastal Economic Development for their Fibre Optic Broadband Network Infrastructure Project.

CARRIED

6.2 Comox Valley Regional District - Association of Vancouver Island and Coastal Communities (AVICC) Resolutions

Moved By Cole-Hamilton

Seconded By Jolicoeur

WHEREAS non-market housing is in critical need throughout the province, and the provision of such housing is currently severely challenged by supply conditions, lack of adequate funding, and lack of capacity by local governments to support the provision and management of such housing;

AND WHEREAS some municipalities and regional districts in British Columbia have created entities, such as housing authorities, which successfully increase the supply of non-market housing by providing and managing such housing, the process of planning and then creating these entities involves significant staff time and other costs;

THEREFORE BE IT RESOLVED THAT the Association of Vancouver Island and Coastal Communities and the Union of BC Municipalities petition the Province of BC to provide grant funding for municipalities and regional districts to plan and create entities that provide and manage non-market housing in their communities.

CARRIED

Moved By Cole-Hamilton

Seconded By Morin

WHEREAS the Extreme Weather Response (EWR) shelter system was developed more than a decade ago to support community organizations in providing lifesaving warm, safe places for unhoused community members to sleep in cold and wet weather, the EWR model does not provide any funding for facility rental costs, security, equipment or resource purchases, nor does it provide any funds for these community organizations to plan for, develop, and deliver EWR shelters in their communities;

AND WHEREAS since the EWR program was developed the number of community members experiencing homelessness has grown substantially, and the needs of those community members have, often due to addiction and mental health challenges, become increasingly complex, community

organizations in many communities have been unable to provide life-saving EWR shelters with the limited resources available;

THEREFORE BE IT RESOLVED THAT Association of Vancouver Island Coastal Communities and Union of BC Municipalities petition the Province of British Columbia to recognize that the EWR program is insufficient to address current social challenges and community capacity to meet those challenges; and that a Provincially driven solution be determined in collaboration with community leaders to ensure that;

- Service delivery by existing provincial agencies that are tasked with providing social service supports, including shelter spaces and wraparound services, is strengthened and
- Adequate funds are available to rent facilities, provide security and necessary equipment such that the community organizations that are tasked to deliver this program are appropriately resourced.

CARRIED

7. COUNCIL RESOLUTIONS

7.1 Solar Panel - Association of Vancouver Island and Coastal Communities (AVICC) Resolution - Councillor Frisch

Moved By Frisch

Seconded By Jolicoeur

WHEREAS the BC Government is committed to reducing greenhouse gas emissions by 16% below 2007 levels by 2025, 40% by 2030, and 80% by 2050;

WHEREAS the Land Title Act, RSBC 1996, c 250, permits the registration of a building scheme that imposes restrictions consistent with a general scheme of development;

WHEREAS these building schemes have been used to prohibit or restrict the installation of roof top solar panels;

WHEREAS such prohibitions or restrictions are a barrier to the generation of renewable energy and the reduction of greenhouse gas emissions;

THEREFORE BE IT RESOLVED THAT AVICC and UBCM urge the Ministry of Attorney General to consider amendments to the Land Title Act similar to its

existing section 222 that would prohibit and render void any building schemes that purport to prohibit or restrict the installation of roof top solar panels, or any other renewable energy systems.

CARRIED

7.2 National Housing Conference Attendance - Mayor Wells

Councillor Jolicoeur left at 6:20 pm and was absent for the vote; he returned at 6:22 pm.

Moved By Frisch

Seconded By Morin

WHEREAS each member of Council, as outlined in the 2023 “Council Expense Reimbursement Policy”, has up to \$2000 per year to use for the purposes of attending non-member conferences or training; and,

WHEREAS Council approval is required to authorize Council member attendance at a conference or training that exceeds the allocated \$2000 expense limit, with requests adjudicated on the following basis:

1. Cost to the municipality/Council budget;
2. Educational value within the context of Council duties and performance; and
3. Corporate Strategic Priorities; and,

WHEREAS affordable housing is a Council Strategic Priority;

THEREFORE BE IT RESOLVED THAT Council authorize Mayor Bob Wells to attend the 2024 National Housing Conference March 18-19, 2024, and authorize a maximum expense claim of \$3000 beyond the permitted amount.

CARRIED

7.3 Rise and Report - Officer Appointment

THAT in accordance with Section 148 of the Community Charter, Ms. Jessica Bagnall, T/Manager of Legislative Services be appointed as the Acting Deputy Corporate Officer until such time as Ms. Adriana Proton, Manager of Legislative Services returns from leave; and

THAT Council authorize the immediate release of this information for the purposes of conducting City business; and

THAT Council rise and report on the appointment of Ms. Jessica Bagnall, T/Manager of Legislative Services as Acting Deputy Corporate Officer at the Council meeting scheduled for January 24th, 2024.

7.4 2024 RENT Housing Summit Coordination Support - Mayor Wells

Moved By Jolicoeur

Seconded By Frisch

WHEREAS the Comox Valley is experiencing a housing and homelessness crisis;

AND WHEREAS the regional municipal and First Nation government leadership have committed to supporting a regional housing summit to bring together housing and homelessness sector partners;

THEREFORE BE IT RESOLVED that Council allocate up to \$7,500 from the "Other Council Initiatives" budget for the purposes of contracting an event producer to support the coordination, organization and facilitation of a regional housing summit with BC Non Profit Housing Association staff.

CARRIED

8. UNFINISHED BUSINESS

8.1 Situation Tables Request

Moved By Frisch

Seconded By Hillian

THAT Council direct staff to prepare a report on the requests from the January 10, 2024 Comox Valley Situation Table delegation regarding funding, the request to include city planners in the biannual meeting of the "System Leaders Group".

CARRIED

9. BYLAWS

9.1 For First, Second and Third Readings

9.1.1 2024-2028 Water Fund Financial Plan and Bylaws

Moved By Frisch

Seconded By Hillian

THAT Council give first, second and third reading to Fees and Charges Amendment Bylaw No. 3123, 2024 (water);

AND THAT Council give first, second and third reading to Water Service Frontage Tax Amendment Bylaw No. 3125, 2024;

AND THAT Council approve the 2024-2028 Water Fund Financial Plan as presented for inclusion in the 2024-2028 Five-year plan.

CARRIED

9.1.2 2024-2028 Sewer Fund Financial Plan and Bylaws

Councillor Jolicoeur declared a conflict of interest as his employer provided funding to the applicant, and left the meeting at 8:07 pm.

Moved By Frisch

Seconded By Morin

THAT Council give first, second and third reading to Fees and Charges Amendment Bylaw No. 3122, 2024 (sewer);

AND THAT Council give first, second and third reading to Sewer Service Frontage Tax Amendment Bylaw No. 3124, 2024;

AND THAT Council approve the 2024-2028 Sewer Fund Financial Plan as presented for inclusion in the 2024-2028 Five-year plan.

CARRIED

9.1.3 2024-2028 Solid Waste Financial Plan and Bylaw

Moved By Morin

Seconded By Frisch

THAT Council give first, second and third readings to Fees and Charges Amendment Bylaw No. 3126, 2024 (solid waste);

AND THAT Council approve the 2024-2028 Solid Waste Financial Plan as presented for inclusion in the 2024-2028 Five-year plan.

CARRIED

9.2 For Adoption

9.2.1 Puntledge Sanitary Catchment Replacement Loan Authorization Bylaw No. 3067, 2024

Moved By Frisch

Seconded By Morin

THAT Council adopt "Puntledge Sanitary Catchment Replacement Loan Authorization Bylaw No. 3067, 2024".

CARRIED

9.2.2 Zoning Amendment Bylaw No. 3094 (1560 Grieve Ave)

Councillor Jolicoeur declared a conflict of interest as his employer provides funding to the proponent, and left the meeting at 8:07pm.

Moved By Frisch

Seconded By McCollum

THAT Council adopt "Zoning Amendment Bylaw No. 3094".

CARRIED

9.2.3 Housing Agreement Bylaw No. 3117 (1560 Grieve Ave)

Moved By Hillian

Seconded By Frisch

THAT Council adopt "Housing Agreement Bylaw No. 3117".

CARRIED

Councillor Jolicoeur returned at 8:09 pm.

10. COUNCIL REPORTS

10.1 Councillor Cole-Hamilton

No report provided

10.2 Councillor Frisch

No report provided

10.3 Councillor Hillian

No report provided

10.4 Councillor Jolicoeur

No report provided

10.5 Councillor McCollum

No report provided

10.6 Councillor Morin

No report provided

10.7 Mayor Wells

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

- Habitat for Humanity Key Ceremony

11. IN CAMERA RESOLUTION

Moved By Jolicoeur

Seconded By Frisch

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

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(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.

CARRIED

12. ADJOURNMENT

Mayor Wells terminated the open portion of the meeting at 8:10 pm. Following the conclusion of the in camera portion of the meeting, Mayor Wells terminated the meeting at 9:39 pm.

CERTIFIED CORRECT

Adopted by Council February 14, 2024

Mayor Bob Wells

Adriana Proton, Corporate Officer