

**TOWN OF COMOX**  
**Minutes of the Regular Council Meeting,**  
**held in Council Chambers on Wednesday February 5, 2020**

**Present:** Mayor R. Arnott  
Councillors K. Grant, S. McGowan, P. McKenna, N. Minions (in part), M. Swift  
Staff A. Kenning, Chief Administrative Officer  
S. Russwurm, Deputy Corporate Administrator  
C. Freundlich, Director of Finance  
M. Kamenz, Director of Development Services

**Absent:** A. Bissinger

**Call to Order:**

The meeting was called to order at 5:30 p.m.

The Agenda was Adopted.

There were 57 visitors in attendance.

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**1. DELEGATIONS:**

- a. **Alex Robertson (CVAC CEO): Airport update, current and future outlook, opportunities and challenges**

**CVAC - Airport Update**

Mr. Robertson provided an update for Council on the Comox Valley Airport, summarizing its successes and economic contributions to the community. Mr. Robertson also advised of the Comox Valley Airport Commission's goals and their desire to take possession of the adjacent property.

- b. **Christina Wilson (VP Development and Sales), Jody Martens (Project Manager) and Denny Leung (Traffic Consultant): Rezoning Application RZ 19-7 (695 Aspen Road)**

**695 Aspen Road**

Ms. Wilson summarized their company vision and goals for Council, and provided an overview of their development proposal, highlighting community amenities, sustainability aspects and traffic analysis.

- c. **Rita Walls, Darlene Nelson, John Peglau and Ian Davies: Petition against development at 695 Aspen Road.**

**695 Aspen Road**

Ms. Walls identified that she has submitted a petition to Council against the proposed development at 695 Aspen Road, and described the reasons on behalf of the petitioners why the proposed development should not be approved.

- d. **Stuart and Andrew Robinson (Compass Adventure) Update on the Community Sailing Centre**

**Compass Adventure**

Mr. Stuart Robinson summarized the history, programs and community engagement activities of Compass Adventures over their past 23 years in business.

**2. MINUTES OF MEETINGS:**

**a. Special Council Meeting Minutes**

**Special Council Meeting**

*That the Minutes of the Special Meeting of Council, held in Council Chambers on Wednesday January 22, 2020, be Approved.*

(2020.023) -- CARRIED

**b. Committee of the Whole Meeting Minutes**

**COW Meeting Minutes**

*That the Minutes of the Committee of the Whole Meeting, held in Council Chambers on Wednesday January 22, 2020, be Received.*

(2020.024) -- CARRIED

**COMMITTEE RECOMMENDATIONS:**

(1) Downtown Comox Business Improvement Area Renewal

**Comox BIA Renewal**

1. *That Council proceed with the renewal of the Downtown Comox Business Improvement Area on its own initiative (in accordance with Section 213 of the Community Charter).*

(2020.025) -- CARRIED

2. *That Bylaw No. 1928 (Downtown Comox Business Improvement Area Bylaw No. 1928, 2020) be forwarded to Council for First, Second and Third Readings.*

(2020.026) -- CARRIED

**3. COMMITTEE REPORTS: NIL**

**4. UNFINISHED BUSINESS:**

**a. Management Report - February 5, 2020**

**Management Report**

*That the Management Report for February 5, 2020 be received and filed for information.*

(2020.027) -- CARRIED

**AT 6:25 P.M., MAYOR ARNOTT DECLARED A CONFLICT OF INTEREST WITH THE PUBLIC HEARING DISCUSSION ON REZONING APPLICATION RZ 19-5 AS HE MANAGES THE RESIDENTIAL PROPERTIES SURROUNDING SOME OF THE AFFECTED LANDS. MAYOR ARNOTT ADVISED HE WOULD NOT BE ATTENDING**

**REGULARLY MOVED AND SECONDED THAT THE MEETING RECESS AT 6:27 P.M. UNTIL AFTER THE PUBLIC HEARING ON REZONING APPLICATION RZ 19-5 (CANNABIS RETAIL PRODUCTION).**

**CARRIED**

**THE MEETING WAS CALLED BACK TO ORDER AT 7:02 P.M. (WITH MAYOR ARNOTT HAVING RETURNED TO THE MEETING).**

**5. SPECIAL REPORTS: NIL**

**6. BYLAWS:**

**a. Downtown Comox Business Improvement Area Bylaw No. 1928, 2020**

**Comox BIA**

*That the Downtown Comox Business Improvement Area Bylaw No. 1928, 2020 be given First, Second and Third Reading.*

(2020.028) -- CARRIED

**7. NEW BUSINESS AND NOTICES OF MOTION:**

**a. PR 19-17 Adoption of BC Energy Step Code**

**BC Energy Step Code**

*That Comox Building Amendment Bylaw 1937 be given First, Second and Third Reading.*

(2020.029) -- CARRIED

**b. Rezoning Application RZ 19-7 / Development Permit Application DP 19-5 / Development Variance Permit Application DVP 20-3 (695 Aspen)**

**695 Aspen Road**

Mr. Kamenz, Director of Development Services, described the proposed development, including the sustainability implications, affordable housing aspects, proposed child care facility, zoning implications and traffic implications.

1. *That Comox Zoning Amendment Bylaw 1934 be given First and Second Readings.*

(2020.030) -- CARRIED

2. *That Comox Phased Development Agreement Authorization Bylaw 1935: Aspen-Murrelet be given First and Second Readings.*

(2020.031) -- CARRIED

3. *That staff, in consultation with the Town's solicitor to ensure the protection of the public interest, be directed to negotiate a funding agreement with BC Housing for the purchase of up to six of the residential dwelling units referenced in Attachment 6 to the February 5, 2020 Planning Report on RZ 19-7, DP 19-5 and DVP 20-3 for affordable housing, subject to Comox Zoning Amendment Bylaw 1934 and Comox Phased Development Agreement Authorization Bylaw 1935: Aspen-Murrelet being adopted by Council, in its sole and unfettered discretion.*

(2020.032) -- CARRIED

4. *That staff, in consultation with the Town's solicitor to ensure the protection of the public interest, be directed to negotiate a potential lease agreement with M'akola Housing Society for the operation of up to six of the residential dwelling units referenced in Attachment 6 to the February 5, 2020 Planning Report on RZ 19-7, DP 19-5 and DVP 20-3 as affordable housing, in accordance with the Community Charter sections 24, 26 and 94, subject to Comox Zoning Amendment Bylaw 1934 and Comox Phased Development Agreement Authorization Bylaw 1935: Aspen-Murrelet being adopted by Council, in its sole and unfettered discretion.*

(2020.033) -- CARRIED

5. *That a Public Hearing in respect of Comox Zoning Amendment Bylaw 1934 and Comox Phased Development Agreement Authorization Bylaw 1935: Aspen-Murrelet be scheduled for March 5, 2020, 7:30 pm, at Comox Community Centre, 1855 Noel Avenue, and staff be instructed to publish the requisite notices as required by the Local Government Act.*

(2020.034) -- CARRIED

**b. Rezoning Application RZ 19-7 / Development Permit Application DP 19-5 / Development Variance Permit Application DVP 20-3 (695 Aspen)**

**695 Aspen Road**

6. *That staff publish notice per sections 24, 26 and 94 of the Community Charter of intention to provide assistance and proposed property disposition to M'akola Housing Society in the form of a maximum 60 year lease for the less than market value of 10 dollars for the operation of up to six of the residential dwelling units referenced in Attachment 6 to the February 5, 2020 Planning Report on RZ 19-7, DP 19-5 and DVP 20-3 as affordable housing, subject to Comox Zoning Amendment Bylaw 1934 and Comox Phased Development Agreement Authorization Bylaw 1935: Aspen-Murrelet being adopted by Council, in its sole and unfettered discretion.*

(2020.035) -- CARRIED

7. *That staff publish notice per sections 24, 26 and 94 of the Community Charter of intention to provide assistance and proposed property disposition to the Comox Valley Children's Day Care Society in the form of a maximum 60 year lease for the less than market value of 10 dollars for the operation of certain commercial space referenced in Attachment 6 to the February 5, 2020 Planning Report on RZ 19-7, DP 19-5 and DVP 20-3 as a daycare facility, subject to Comox Zoning Amendment Bylaw 1934 and Comox Phased Development Agreement Authorization Bylaw 1935: Aspen-Murrelet being adopted by Council, in its sole and unfettered discretion.*

(2020.036) -- CARRIED

**8. CORRESPONDENCE:**

**a. Jake Martens (Comox Valley Regional District) 2020 Comox Valley Water Committee Voting Structure**

**CV Water Committee Weighted Votes**

*That the distribution of weighted votes for the Town of Comox Directors on the Comox Valley Water Committee for 2020 be as follows: Councillor Grant (Councillor Bissinger, alternate) - 2 votes, and Councillor Swift (Councillor Minions, alternate) - 1 vote.*

(2020.037) -- CARRIED

**9. LATE ITEMS: NIL**

**10. DELEGATIONS: NIL**

**11. REPORTS FROM MEMBERS OF COUNCIL:**

**a. Councillor Grant**

Councillor Grant advised that he attended the Glacier View Lodge planning charrette and the regional district sports commission and budget meetings.

**b. Councillor Minions**

Councillor Minions advised that she:  
- attended a CVRD meeting on co-op housing, and  
- attended the open house on the Connect Warming Centre.

**c. Councillor McGowan**

Councillor McGowan advised that she:

- attended a Comox Archives and Museum Society board meeting,
- attended a CVRD meeting on co-op housing,
- participated in a Rural Health site visit,
- met with some community members,
- met with Andrea Cupelli,
- attended a community drug policy meeting,
- attended the Community Action Hive at the Film Festival, and
- attended a NDP Gala event.

**d. Councillor Swift**

Councillor Swift advised that she:

- participated in a Rural Health site visit, and
- attended the Regional District Sewer, Sports and board meetings.

**e. Councillor McKenna**

Councillor McKenna advised that he:

- attended a Community Justice Centre board meeting,
- met with a new local development organization,
- attended a drop in charrette at the Glacier View Lodge,
- attended a CVRD meeting on co-op housing, and
- participated in a Rural Health site visit.

**f. Mayor Arnott**

Mayor Arnott advised that he:

- attended the Chamber breakfast,
- met with the CEO of the Comox Valley Airport Commission, along with the Planner,
- participated in the CAO interviews,
- attended the leaders' lunch,
- attended Bill Smith's retirement event,
- met with a developer regarding application timelines,
- met with Providence Healthcare, along with the Planner,
- met with the new Anglican Church minister, and
- spoke at a Comox Valley Rotary Club event.

**14. EXCLUDE THE PUBLIC:**

**a. Exclude the Public**

**Exclude the Public**

*That the Public be Excluded from the In-Camera Meeting of Council on Wednesday February 5, 2020, pursuant to the following sub-sections of section 90 of the Community Charter:*

*(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*

*(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.*

(2020.038) -- CARRIED

**THE MEETING WAS CLOSED TO THE PUBLIC AT 7:57 P.M.**

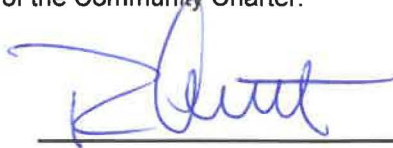
**THE REGULAR COUNCIL MEETING RECONVENED AT 8:12 P.M.**

**Adjournment:**

Regularly moved and seconded that the meeting adjourn at 8:12 p.m.

*CARRIED*

Certified correct pursuant to Section 97(1)(b) of the Community Charter.



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MAYOR



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CORPORATE OFFICER