

Public Hearing Meeting Minutes
held at d'Esterre Seniors' Centre, 1801 Beaufort Avenue, Comox, BC
on Wednesday November 4, 2020

Present: Mayor R. Arnott

Councillors A. Bissinger, K. Grant, S. McGown,
P. McKenna (electronically), N. Minions, M. Swift

Staff J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
M. Kamenz, Director of Development Services
R. Bozerocka, Planner

Absent: Nil

Call to Order:

The Public Hearing Meeting was called to order at 7:00 p.m.

There was one member of the public in attendance.

Pursuant to Ministerial Order No. 3 M192, the November 4, 2020 Public Hearing was conducted by electronic means with some or all members of Council participating electronically. A maximum of 15 members of the public was permitted to attend the Public Hearing in order to enable patrons to maintain a distance of two metres from one another. The Public Hearing was also live-streamed via the Town's YouTube Channel for members of the public that are not able to attend in person.

In accordance with the Gatherings and Events Order of the Public Health Officer, access to the Public Hearing was controlled and closely monitored. As well, the first and last names and telephone number, or email address, of patrons who attend the Public Hearing was collected.

PUBLIC HEARING STATEMENT

Mayor R. Arnott made the following statement:

This Public Hearing is hereby convened pursuant to Section 464 of the Local Government Act for the purpose of hearing representations from those persons who believe that their interest in property is affected by the proposed:

1. Official Community Plan and Rezoning Application OCP RZ 19-1 (2309 McDonald Road):

- a. Comox Official Community Plan Amendment Bylaw 1954
- b. Comox Zoning Amendment Bylaw 1955
- c. Comox Phased Development Agreement Authorization Bylaw 1956: 2309 McDonald Road
- d. Development Variance Permit Application DVP 19-1

The proposed bylaws have received first and second readings, but have not passed third reading or been adopted by Council. Notices of this Public Hearing have been published in accordance with the requirements of the Local Government Act. Also, a copy of the proposed bylaws and development variance permit application, supporting documentation and any submissions to Council received from the public have been available for inspection at Comox Town Hall as required by the Local Government Act. Copies are also available for review at the desk of the clerk.

To maintain order and to ensure everyone a reasonable opportunity to be heard, I ask that each person wishing to speak first have their name added to the Speaker's List, located at the desk of the Clerk. Once called by the Chair, please begin your presentation to Council by clearly stating your name and address. Please make your presentation as brief as possible. After all have had an opportunity to be heard, anyone wishing to have further input may once again sign the Speaker's List.

Council will not debate with each other or members of the public. Council will not answer questions; we are here to hear from you. Technical questions may be directed by the Chair to the staff.

Everyone will be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel, discouraged or prevented from making his or her views heard. Please refrain from any conduct that would intimidate others or discourage them from speaking.

Due to COVID-19 restrictions, please respect physical distancing requirements while lining up to enter or leave this room, or to have your name added to the Speaker's List. Because of maximum capacity limits on this room, we have an overflow room set up if needed next door in the lounge area, and this meeting is being livestreamed on that side. Those wishing to speak who are waiting next door may have their name added to a Speaker's List in that area, and will be called over once it is their turn. Once you have addressed Council, please move over to the lounge side, if necessary, to allow others the opportunity to address Council.

If members of the public are not able to attend at tonight's meeting due to maximum capacity limits, tonight's meeting will be recessed once we have heard from those physically present. The meeting will reconvene tomorrow night at 7:00 p.m. to hear from you.

1. Official Community Plan Rezoning Application RZ 19-1 (2309 McDonald Road):

Application Summary

a) Official Community Plan Amendment Bylaw 1954

In summary, the purpose of Official Community Plan Amendment Bylaw 1954 is to:

- designate the subject property as Residential: Townhouses & Ground Oriented Infill,
- include the property in Development Permit Areas
 - o #2 Ground Oriented Infill,
 - o #10 Bald Eagle and Great Blue Heron Nesting Sites/Perching Trees,
 - o #17 Coach Houses and
 - o #18 Secondary Suites, and
- update OCP maps.

b) Comox Zoning Amendment Bylaw 1955

In summary, the purpose of Comox Zoning Amendment Bylaw 1955 is to is to rezone portions of the subject property from Comox Valley Regional District Country Residential – 1 zone,

1. to the following single-family zones:
 - R1.4 Single-Family – Two Storey Coach Houses,
 - R3.2 Single-Family – 450 m² Parcel,
 - R3.8 Single-Family – 450 m² Parcel 2.5m Front Setback,
 - R5.1 Single-Family – 250 m² Parcel Zero Lot Line;
2. to two-family zone R2.3 Two-Family – Front to Back; and
3. to CD30 Comprehensive Development 30: Aspen Townhouses zone.

c) Comox Phased Development Agreement Authorization Bylaw 1956:
2309 McDonald Road

In summary, the Comox Zoning Amendment Bylaw 1955 is to authorize the Town of Comox to enter into a phased development agreement to enter into a Phased Development Agreement with Valley View Estates Ltd. for a term of 10 years, limiting the Town's ability to change the zoning in exchange for amenity contributions of

- \$68,469 to the Town's Affordable Housing Reserve Fund;
- \$12,864 to the Sewer DCC Reserve Fund; and
- Provision of improvements within the McDonald and Hector Greenways.

d) Development Variance Permit Application DVP 19-1

In summary, the Development Variance Permit Application DVP 19-1 is to

- reduce local and major collector road pavement widths;
- require pull-out parallel parking on one side of the road, and barrier curbs, sidewalks and street trees adjacent to the curb on both sides of the road; and
- reduce the rear yard setback for one of the proposed two-family lots.



The Application Summary was received for information

Public Hearing Submissions

Mayor Arnott made the following statement:

Written – To ensure that written submissions are included in the minutes of the meeting, please ensure that all are submitted to the desk of the Clerk before the end of the meeting.

Verbal – The proposed bylaws and development variance permit application are now open for discussion.

Speakers:

Mel McLachlan – 1688 Dogwood Avenue

Mr. McLachlan voiced his concern with the growing traffic in the area, and suggested that Council examine the option of installing a roundabout at the Macdonald/Guthrie/Lerwick intersection.

CLOSE OF PUBLIC HEARING

There being no further speakers on the speaker's list, Mayor Arnott made the following statement:

I would remind those present that legal considerations prevent the members of Council from considering any representation made after the close of this Public Hearing.

Before closing the Public Hearing, I am going to call three times for any further speakers on any of the matters contained in the proposed bylaws and development variance permit application.

For the first time, is there anyone who wishes to make any further representation?

For the second time, is there anyone who wishes to make any further representation?

For the third time, is there anyone who wishes to make any further representation?

There being no further speakers, I declare this Public Hearing closed.

Adjournment:

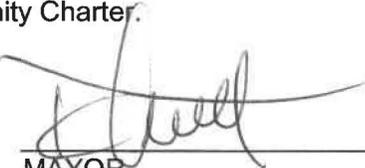
Regularly moved and seconded that the meeting adjourn at 7:15 p.m.

CARRIED

Statements submitted by residents at the meeting are attached to these Public Hearing Minutes:

Mel McLachlan

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



MAYOR

CORPORATE OFFICER

Certified fair and accurate pursuant to Section 890(7) of the Local government Act.



CORPORATE OFFICER

You may recall I made a brief statement at the last open house dealing with the large housing project by Quality Foods, well here I am again wishing to point out again the growing traffic situation in this area. My point is brief.. If we --- you--- truly want to address climate change, the easiest way to do so is to deal with ghg emissions from traffic. Modern engineers will tell you that modern roundabouts are safer, more efficient and much cleaner than signal controlled intersections. The greatest expense when installing one is the cost of land. The present intersection at Macdonald and Lerwick/Guthrie is spacious enough to accommodate a roundabout. Working in conjunction with Courtenay, a modern roundabout will create a quieter and safer neighbourhood while reducing our contribution to the climate crisis significantly. Is there any avenue open to council to examine this option and work to remediate this obsolete signalized intersection ?

Transport Canada 5 POLICY RECOMMENDATIONS

Given the considerable benefits of roundabouts in terms of greatly improved safety, increased mobility, reduced fuel use and emissions as well as social benefits, Canadian jurisdictions should consider a proactive policy, such as that used by British Columbia and Virginia, formally requiring that a roundabout be looked at as a first option for an intersection. The cost-benefit analyses should go well beyond initial construction costs and consider in addition environmental, economic and safety costs over a 20 year life-cycle period. <http://www.tc.gc.ca/eng/policy/report-acg-roundabouts-menu-1758.htm>

MEL McLachlan

Dogwood Ave Comox

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RECEIVED

NOV 04 2020

TOWN OF COMOX