

Minutes of the 10:00 am Wednesday, December 8, 2021, Town of Qualicum Beach Regular Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

Pursuant to the Town of Qualicum Beach Council Procedure Bylaw No. 733, 2019, members of Council may participate in this meeting utilizing electronic or other communication facilities. The public is encouraged to view and listen to the meeting recording online via the Town's website. Meeting recordings may be viewed at www.qualicumbeach.com.

PRESENT: Council: Mayor Brian Wiese
Councillor Robert Filmer
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Teunis Westbroek

ALSO PRESENT: Staff: Heather Svensen, Acting CAO/Corporate Administrator
Bob Weir, Director of Engineering and Operations
John Marsh, Director of Finance
Luke Sales, Director of Planning
Peter Cornell, Fire Chief
Genelle Conn, Manager of Finance
Weslie Gould, Deputy Corporate Administrator

The Mayor called the meeting to order at 10:00 am acknowledging that the meeting is being held on the traditional lands of the Coast Salish people.

ADOPTION OF THE AGENDA

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council adopts the December 8, 2021 Regular Council meeting agenda as amended adding 'Qualicum Beach Collective Heart Project Proposal' as item 8(3)(a), Staff Reports, Corporate Administration.
CARRIED UNANIMOUSLY

ADOPTION OF THE CONSENT AGENDA

Councillor Skipsey requested that Item 2(1), Correspondence Log, be removed from the consent agenda for consideration.

Councillor Harrison requested that Item 2(5), Monthly Building Permit Report, be removed from the consent agenda for consideration.

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT the following items be adopted by general consent:

- (1) **Motions Released from the December 1, 2021 Special In Camera Meeting**
- (2) **Monthly Finance Report** – October 2021 – For Information
- (3) **Monthly Fire Department Report** – November 2021 – For Information
- (4) **Monthly Bylaw Report** – November 2021 – For Information

CARRIED UNANIMOUSLY

CORRESPONDENCE LOG

Councillor Skipsey referenced a letter from the correspondence log discussing the affordable housing development on Railway Street, noting that Council gave direction to staff for the building to be a maximum of four storeys on any side.

Luke Sales, Director of Planning, responded that the site is on a slope, with the ground elevation lowering on the north side. The design prior to Council approval was five storeys on the lower north side and four storeys on the south side. Since Council approval, the design was revised by pulling the upper floor away from the north side, so that the north side of the building is four storeys.

MONTHLY BUILDING PERMIT REPORT – November 2021 – For Information

Councillor Harrison asked staff if there would be benefit to provide a report about the costs of building a secondary suite for public information.

MOVED by Councillor Filmer and SECONDED by Councillor Harrison, THAT the following items be adopted by general consent:

- 1) Correspondence Log – December 8, 2021
- 2) Monthly Building Permit Report – November 2021 – For Information

CARRIED UNANIMOUSLY

APPROVAL OF THE MINUTES

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council approves the following Council meeting minutes, as amended:

- November 10, 2021 (9:00 am) Special Council meeting;
- November 10, 2021 (2:00 pm) Special Council meeting;
- November 17, 2021 Regular Council meeting;
- November 24, 2021 Special Council meeting;
- December 1, 2021 Special Council meeting.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

- (1) **Notice of Motion from the November 17, 2021 Regular Council Meeting** (Councillor Harrison)

Councillor Harrison MOVED and Councillor Filmer SECONDED, THAT staff present a report on the use of land in the East Village for a multi-use performing arts facility.

CARRIED

Opposed: Councillor Skipsey; Councillor Westbroek

In Favour: Mayor Wiese; Councillor Filmer; Councillor Harrison

PUBLIC AND STATUTORY HEARINGS

This Public Hearing was held in person in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC and via Zoom telecommunications software. The public was invited to speak at the Public Hearing by attending in person in the Council Chamber, or by joining the Zoom meeting via telephone or over the Internet using a smartphone, tablet or computer.

(1) **Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (111 Fourth Avenue West) Bylaw No. 580.129, 2021**

At 10:14 am, the Mayor declared open the Public Hearing, convened pursuant to Section 464 of the *Local Government Act*, to allow the public to make representations to Council respecting matters contained in the proposed Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (111 Fourth Avenue West) Bylaw No. 580.129, 2021.

Luke Sales, Director of Planning, provided an overview of the proposal, noting that the public information meetings hosted by the proponent were well attended, and that it was stated that commercial deliveries will generally take place between 10:00 am and 2:00 pm.

The Mayor called for any person who deemed themselves affected who wished to be heard or present written submissions to come forward.

- Bruce Fleming-Smith, Berwick Road North, commented that he is in favour of the zoning amendment, especially relating to sustainability, but has issues with the design of the project and lack of detail available to the public.
- Trevor Wicks, 639 Arbutus Street, expressed concern with the speed of the development approval process and the lack of information put forward to date. Mr. Wicks further expressed concern about parking issues.
- John Wood, 466 Troon Close, commented that the subject of this public hearing is the change in zoning designation.
- Michael Stockdale, 753 Memorial Avenue, expressed concern about parking on site and in the uptown core generally, access to the residential units, noise from commercial vehicles, and requested more detail on the restaurant portion of the plan.
- Joyce Daman read a statement from Tim Pritchard, 663 Windward Way, expressing concern with the lack of information available to the public, the alignment with the Official Community Plan, parking and traffic, and the speed of the process.
- Marlys Diamond, 120 First Avenue West, is opposed to the application and expressed concern about parking, residential housing and taxpayer funding subsidies for the units, noise, and public consultation.

- Lois Eaton, 591 Tamarack Drive, expressed concern with parking and traffic, and questioned if the below grade parking would be utilized for rainwater storage, or if it would join to the public area. Ms. Eaton encouraged decisions to be made through the lens of climate change, and commended the proponent for their environmentally friendly features.
- Scott Honeyman, 22 - 800 Primrose Street, commented that the project does not fit the site, expressed concern about noise pollution and traffic congestion, and requested that the laneway not be used during construction.
- John Lydon, 789 Memorial Avenue, commented that the design has some flaws, and encouraged Council to look at the shape of the land and move the building to better fit. Mr. Lydon also commented on the noise from commercial trucks.
- Seung Lee, 749 Memorial Avenue, encouraged Council to make the decision that most people in the community are satisfied with, and expressed concern with two grocery stores in close proximity.
- Lance Nater, 996 Royal Dornoch Drive, expressed concern with parking, and commented that the plans are not complete and there are lots of unknowns.
- Chris Lihou, 765 Memorial Avenue, expressed concerned about transparency and honest, noting there won't be much space for anything else besides parking, and commented on the noise from commercial trucks, the residential units, and staff shortages for the proposed restaurant.

The Mayor called a second time for any persons who deemed themselves affected by Bylaw No. 580.129, 2021 who wished to be heard or present written submissions, to come forward.

- Joyce Daman, 1203 Pintail Drive, commented on the speed of the process, stating that it seems to be pushed through, and questioned if community input on the project is valued. Ms. Daman further expressed concern about parking.
- Marlys Diamond commented on balancing the impacts of climate change with quality of life, congestion at Memorial Avenue and Fern Road, parking, accessibility for seniors, and noted that the comments from the Advisory Planning Commission are critical.
- Trevor Wicks, Arbutus Street, expressed concern about traffic congestion at Memorial Avenue and Fern Road, parking, and accessibility; and expressed appreciation for the design of the building.
- Jan Taggard, 800 Chestnut Street, commented that they were very impressed with what was shared at the Public Information Meeting, stating that they are enthusiastic about having another locally owned grocery store, and that parking can be worked out.
- Diana Dundas, 757 Memorial Avenue, encouraged caution and slowing down and waiting for an urban plan for a holistic view of the neighbourhood.

- Darren Bold, 105 Village Way, commended the proponent, stating that the proposal looks great, that additional residential is needed, and commending the environmental considerations taken.
- Bruce Fleming-Smith, Berwick Road North, commented on parking, the long term vision for the property, noting appreciation for the comments from the public, and encouraged a good outcome for both the developer and the interests of the Town.
- John Wood, 466 Troon Close, commented on commercial truck traffic on Memorial Drive, the plan for the entire site, parking, and expressed concern about the lack of information on the Town's website for this proposal.

The Mayor called a third time for any persons who deemed themselves affected by Bylaw No. 580.129, 2021 who wished to be heard or present written submissions, to come forward and, hearing no one, declared the public hearing on Bylaw No. 580.129, 2021 closed at 11:15 am. Council cannot accept further comments directly from the public; all comments must go through staff.

BYLAWS

(1) Zoning Amendment: 201, 207 and 211 First Avenue West

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council rescinds first reading of "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (201, 207 and 211 First Avenue West) Bylaw 580.124, 2020".

CARRIED UNANIMOUSLY

Councillor Westbroek MOVED and Councillor Harrison SECONDED, THAT "Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999, Amendment (201, 207 and 211 First Avenue West) Bylaw 580.124, 2020" be read a first time as amended.

CARRIED

In Favour: Mayor Wiese; Councillor Harrison; Councillor Skipsey; Councillor Westbroek
Opposed: Councillor Filmer

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT Council refers the application for 201, 207 and 211 First Avenue West to the Advisory Planning Commission, subject to submission of the following additional information:

- Complete set of plans;
- Tree and Vegetation Management Plan;
- Information on building energy efficiency;
- North South cross section that includes the development to the north; and,
- Perspective renderings.

Councillor Skipsey MOVED and Councillor Westbroek SECONDED, THAT Council amends the motion on the floor by inserting: rainwater management plan be included for the site.

CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED:

THAT Council refers the application for 201, 207 and 211 First Avenue West to the Advisory Planning Commission, subject to submission of the following additional information:

- Complete set of plans;
- Tree and Vegetation Management Plan;
- Information on building energy efficiency;
- North South cross section that includes the development to the north;
- Perspective renderings; and
- Rainwater management plan be included for the site.

CARRIED UNANIMOUSLY

(2) Zoning Amendment: 111 Fourth Avenue West (Naked Naturals)

Councillor Westbroek MOVED and Councillor Skipsey SECONDED, THAT Council instructs staff to provide Council with a roadmap and public consultation plan for the proposal at 111 Fourth Avenue West, to include design options for the remainder of the site for context.

CARRIED UNANIMOUSLY

(3) Zoning Amendment and Development Permit: 190 and 194 First Avenue West

Councillor Westbroek MOVED and Councillor Filmer SECONDED, THAT Council refers the zoning amendment application for 190 and 194 First Avenue West to the Advisory Planning Commission subject to the following:

- Information on energy efficiency;
- Landscape plan.

Councillor Skipsey MOVED and Councillor Westbroek SECONDED, THAT the motion on the floor be amended to include: "Perspective renderings; Information on rainwater management."

CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED:

THAT Council refers the zoning amendment application for 190 and 194 First Avenue West to the Advisory Planning Commission subject to the following:

- Information on energy efficiency;
- Landscape plan;
- Perspective renderings; and
- Information on rainwater management.

CARRIED UNANIMOUSLY

NOTICE OF MOTION (Councillor Skipsey)

THAT a traffic study be conducted for the commercial core prior to further consideration of the application for 190 and 194 First Avenue West.

COMMITTEE & LIAISON REPORTS

(1) **General Government** (Mayor Brian Wiese)

Mayor Wiese commented on the following:

- Attending budget meetings for the Regional District of Nanaimo;
- Attending the Oceanside Service Committee meeting, noting that vaccine rates for the community are now over 90%.

Notice of Motion:

THAT staff develop a budget workshop for Council to review the financial implications of the Notices of Motion that are listed for consideration for the January 12, 2022 regular Council meeting.

(2) **Parks & Recreation** (Councillor Robert Filmer)

Councillor Filmer commented on the following:

- Flooding in BC, nice to see communities pull together to help each other out, including two local pilots who have flown supplies into these cut-off communities. Noting how important small airports are to our Province.

Recommendations from the November 4, 2021 Heritage Forest Commission Meeting

Councillor Filmer MOVED and Councillor Skipsey SECONDED, THAT the Heritage Forest Prescription for Removal of Potential 'Fire Ladders' Within 30 Meters of NE Forest Edge be adopted into the management plan;
AND FURTHER THAT the Heritage Forest Prescription for Danger Trees and Windthrown Trees be adopted into the management plan;
AND FURTHER THAT Council approve funding for installation of two interpretive signs, one regarding fish population and one regarding Indigenous culturally modified trees, in the Heritage Forest.

CARRIED UNANIMOUSLY

(3) **Community Development** (Councillor Scott Harrison)

Councillor Harrison commented on the following:

- November 18, 2021, Circle of Partners meeting for the Oceanside Health and Wellness Network.
- November 24, 2021, Tourism Association Meeting, noting it was a busy late summer with the highest revenue per room in all of BC.
- Young Professionals Committee get together, expressing concern about housing for staffing with high house prices.
- Discussion with Oceanside Hospice.
- Citizens expressing concerns about traffic on Country Club Drive, questioning if traffic calming has been considered. Bob Weir, Director of Engineering, noted that staff will add this location to the list to be reviewed.
- Questioned if the four-way stop at Memorial Avenue and Crescent Road will be retained now that construction on the roundabout is complete. Bob Weir, Director of Engineering, noted that the predominate traffic is on Memorial Avenue and it is not a good intersection to have a permanent four-way stop.
- Discussion with MLA Adam Walker regarding cold weather shelter for seniors that have been displaced in the current rental housing market.

NOTICE OF MOTION (Councillor Harrison)

THAT Staff be directed to provide a report with information on the costs of building secondary suites and garden suites, to be used as an informational tool to encourage residents to densify their properties.

(4) **Arts & Culture** (Councillor Anne Skipsey)

Councillor Skipsey commented that a number of residents and organizations have reached out, looking for action from the Town on street lights, and discussion concerns on tree removals, drainage, and partnerships with the Town.

Councillor Skipsey MOVED and Councillor Westbrook SECONDED, THAT staff be directed to provide a report in January of 2022 regarding increasing Council size from five to seven members to promote Council diversity and representation.

CARRIED UNANIMOUSLY

Notices of Motion (to be considered at the January 12, 2022 Regular Council Meeting)

- i. THAT Council request staff add a line item of \$10,000 to be added to the 2022 budget for signage on the Inland Highway.
- ii. THAT Council requests staff to bring forward the policy on laneways for review; AND FURTHER THAT the invasive blackberry vines next to the fence in the laneway of Sixth Avenue between Jones Street and Beach Road be removed.

- iii. THAT the Town of Qualicum Beach Community Climate Change Adaptation Plan be referred to the Select Committee on Environment and Sustainability for consideration and recommendation to Council on which areas should be prioritized and how best to advance the Town's goals and objectives, in alignment with our Sustainability Plan.
- iv. THAT the application process be undertaken to replace the broken fourth pole at the public beach.
- v. THAT staff be directed to present the vision of the work to be done on the waterfront related to the \$600,000 grant received by the Town.

(5) **Protective Services** (Councillor Teunis Westbroek)

Councillor Westbroek commented on the following:

- Meeting with the Qualicum Community Education and Wellness Society, where there was discussion about the issue of homelessness.
- Attended the Moonlight Madness event.

MOVED by Councillor Westbroek, SECONDED by Councillor Harrison, THAT the Town meet with MLA Walker to look at what options and help the Town can provide for emergency weather response shelters.

CARRIED UNANIMOUSLY

NOTICE OF MOTION

THAT staff be directed to apply to the Island Coastal Economic Trust (ICET) for a grant for \$400,000 to advance the completion of the planned path and viewing platform for the Memorial Avenue and Highway 19A roundabout.

Notices of Motion (to be considered at the January 12, 2022 Regular Council Meeting)

- i. THAT staff be directed to prepare a report, for Council consideration, on building a washroom facility at St. Andrews Lodge, potentially attached to, or within the Lodge.
- ii. THAT Council will defer consideration of the relocation of the public works yard to the Community Park area (Jones Street and Rupert Road) to a future date.
- iii. THAT the Town proceed with the construction of the Eaglecrest roundabout at Highway 19A at Village Way.
- iv. THAT Council instruct staff to complete the roundabout at Memorial Avenue with the planned path and viewing platform.
- v. THAT Council instruct staff to recommend a review process to Council to update the Strategic Plan through the lens of environment/climate change.
- vi. THAT staff include in the 2022 budget the projected cost of the Celebration of the Year of the Garden.

- vii. THAT staff present a report to Council on the construction of a washroom facility at Seaside Nature Park.

STAFF REPORTS

(1) Financial Administration (John Marsh)

(a) Council Stipends – For Information

Councillor Harrison MOVED and Mayor Wiese SECONDED, THAT staff be directed to bring forward a report and draft bylaw to set the Council stipend for the following term at the same amount as is currently in place, and that the annual increase be the lesser of either Consumer Price Index (CPI) or 2%.

CARRIED UNANIMOUSLY

(b) St. Andrews Statement of Significance – For Information

(c) Town of Qualicum Beach Financial Plan Update – For Information

(2) Fire Department (Peter Cornell, Fire Chief)

(a) Aerial Platform Apparatus Replacement Purchase

Councillor Filmer MOVED and Councillor Skipsey SECONDED, THAT Council authorize the purchase of a new aerial platform from Safetek Emergency Vehicles based on the proposal price of \$2,012,274.10 Canadian dollars (including PST) and a total project price including a contingency of \$2,050,000.00.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Filmer SECONDED, THAT the Town of Qualicum Beach grants approval to the Qualicum Beach Collective Society, in collaboration with students at Kwalikum Secondary School and local suppliers to hang painted wooden hearts from the light standards in the village from February 2022 until the Town's flower baskets are hung in the Spring.

CARRIED UNANIMOUSLY

REVIEW OF COMMENTS FROM THE PUBLIC

Members of the public were able to provide comments regarding this regular meeting of Council by means of e-mail, letter, or by phone.

Comments for this regular Council meeting were received by 12:00 pm two business days following the meeting (December 10, 2021). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- Tim Pritchard, 663 Windward Way, regarding the zoning amendment for 201, 207, and 211 First Avenue West and the application for 190 & 194 First Avenue West.
- John Wood, 466 Troon Close, regarding the development application for 201, 207, and 211 First Avenue West; the application for 190 & 194 First Avenue West, and the Community Climate Change Adaptation Plan.

ADJOURNMENT

Councillor Filmer MOVED and Councillor Harrison SECONDED, THAT Council adjourns the meeting.

CARRIED

MEETING ADJOURNED: 12:48 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Brian Wiese
Mayor