

Minutes of the 10:00 am Wednesday, January 8, 2025, Town of Qualicum Beach Special Council Meeting held in the Qualicum Beach Council Chamber, Town Hall, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young
Councillor Scott Harrison

ALSO PRESENT: Staff: Lou Varela, Chief Administrative Officer (CAO)
Heather Svensen, Director of Corporate Services | Deputy CAO
Raj Hayre, Director of Finance
Luke Sales, Director of Planning & Community Development
Oliver Watson, Manager of Capital Projects

Mayor Westbroek called the meeting to order at 10:00 am acknowledging that the meeting was being held on the traditional lands of the Coast Salish people and, in particular, the Qualicum First Nation.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the January 8, 2025, special Council meeting agenda as presented.

STAFF REPORTS

(1) Planning & Community Development

(a) Quality of Life Survey

Luke Sales, Director of Planning introduced the staff report contained in the January 8, 2025, meeting agenda.

Councillor Young MOVED THAT Council directs staff to amend the draft Quality of Life Survey to include an asterisk beside each organization listed who receives a Fee for Service from the Town of Qualicum Beach; AND FURTHER THAT all organizations in receipt of a Fee for Service be included in the Quality of Life Survey.

Due to the lack of a Secunder, the motion did not proceed.

Councillor Harrison MOVED and Mayor Westbroek SECONDED, THAT Council directs staff to amend the draft Quality of Life Survey question #10 by inserting: "Articulate your point of view".

CARRIED UNANIMOUSLY | Resolution No. 25-001

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, THAT Council instructs staff to amend the draft Quality of Life Survey by deleting question #24.

CARRIED UNANIMOUSLY | Resolution No. 25-002

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, THAT staff be directed to amend the draft Quality of Life Survey by adding additional clarity to question #28 outlining the Province having jurisdiction over housing in Qualicum Beach.

CARRIED | Resolution No. 25-003

Opposed: Councillor Harrison; Councillor Young

In Favour: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk

Councillor Young MOVED and Councillor Skipsey SECONDED, THAT staff be directed to amend the draft Quality of Life Survey by inserting a further bullet to question #27: "health care practitioners" (medical providers).

MOTION FAILED

Opposed: Mayor Westbroek; Councillor Harrison; Councillor Skipsey; Councillor Vander Valk

In Favour: Councillor Young

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT staff be directed to amend the draft Quality of Life Survey by deleting question #27.

CARRIED UNANIMOUSLY | Resolution No. 25-004

Councillor Skipsey MOVED and Councillor Harrison SECONDED, THAT staff be directed to amend the draft Quality of Life Survey by revising question #27 to be an open-ended question.

CARRIED UNANIMOUSLY | Resolution No. 25-005

Councillor Vander Valk MOVED and Councillor Harrison SECONDED, THAT Council instructs staff to amend the draft Quality of Life Survey instructs staff to clarify question #31 by articulating "uptown".

CARRIED UNANIMOUSLY | Resolution No. 25-006

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council instructs staff to amend the draft Quality of Life Survey by adding an additional question: "Are there any areas of Town that you or your family have issues accessing?".

CARRIED UNANIMOUSLY | Resolution No. 25-007

Councillor Young MOVED and Councillor Harrison SECONDED, THAT Council instructs staff to amend the draft Quality of Life Survey question #18 by prioritizing/ranking the responses contained in the question.

MOTION FAILED

Opposed: Mayor Westbroek; Councillor Harrison; Councillor Skipsey; Councillor Vander Valk

In Favour: Councillor Young

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, THAT Council instructs staff to amend the draft Quality of Life Survey question #29 by inserting an additional option: "I'm not planning on moving, if I am able to receive in-home support".

CARRIED UNANIMOUSLY | Resolution No. 25-008

Councillor Young MOVED THAT Council instructs staff to amend the draft Quality of Life Survey question #11 by including a detailed list under each heading to provide clarity on individualized subtopics.

Due to the lack of Secunder, the motion did not proceed.

Councillor Young MOVED THAT Council instructs staff to amend the draft Quality of Life Survey under question #11 by adding: "forest management" under the heading "Healthy Ecosystems".

Due to the lack of Secunder, the motion did not proceed.

Councillor Young MOVED THAT Council instructs staff to amend the draft Quality of Life Survey under question #15 by deleting: "monthly public open houses".

Due to the lack of Secunder, the motion did not proceed.

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, THAT Council instructs staff to amend the draft Quality of Life Survey question #15 by deleting "monthly" from the bullet referenced "Monthly Public Open Houses".

CARRIED UNANIMOUSLY | Resolution No. 25-009

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT Council approves the proposed survey questions for the 2025 Quality of Life Survey, scheduled to be conducted by consultant, Deloitte LLP, commencing in January 2025, substantially as attached to the January 8, 2025, Planning memo to Council as amended.

CARRIED UNANIMOUSLY | Resolution No. 25-010

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council take a five-minute recess.

CARRIED UNANIMOUSLY

MEETING RECESSED: 11:05 am

MEETING RECONVENED: 11:10 am with all of Council in attendance.

Councillor Harrison MOVED and Mayor Westbroek SECONDED, THAT Council instructs staff to amend the draft Quality of Life Survey by adding an additional question: "Do you have a family doctor or nurse practitioner?".

CARRIED UNANIMOUSLY | Resolution No. 25-011

RESOLVE INTO COMMITTEE OF THE WHOLE

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, THAT Council resolve into Committee of the Whole.

CARRIED UNANIMOUSLY

DELEGATIONS

(1) Qualicum Beach Historical and Museum Society – 2024 Year-End Report

Lorraine Bell presented the Qualicum Beach Historical and Museum Society Year-End Report.

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT Council receive the 2024 Year-End Report from the Qualicum Beach Historical and Museum Society.

CARRIED UNANIMOUSLY | Resolution No. 25-012

FINANCIAL ADMINISTRATION

(1) Asset Management Financing Strategy

Paul Murray presented the Asset Management Presentation highlighting the following:

- Total Town Assets with a 2024 replacement value of \$360 Million, where \$5.8 Million is needed for annual replacement spending and \$2.5 Million is currently funded annually.
- Proposal to gradually increase General Asset Replacement funding over the next 15 years to reach targets, with a 1.3% annual property tax increase.
- Asset Replacement funding is not used to finance new assets, expansion or upgrading to improve service.
- Deferring projects does not impact the need to provide asset replacement funding to replace existing assets.
- The Asset Management Financing Strategy will be reviewed and considered by Council annually as part of the Budget process.

PLANNING & COMMUNITY DEVELOPMENT

(1) 532 Memorial Avenue Zoning Amendment and Development Permit

Daryoush Firouzli, Architect (agent) and project team introduced and presented the proposed development.

Luke Sales, Director of Planning outlined the Provincial legislation in relation to the effects of Bill 44 and local governments holding public hearings and the purpose of the delegation before Council:

- Purpose of delegation is to allow Council to hear directly from the applicant's agent.
- Province has prohibited municipalities from holding a public hearing for zoning applications that are in compliance with the OCP.

- Council determines whether an application is compliant with the OCP and will have an opportunity in the future to make this determination when a formal staff report is provided.

Council discussed the following points:

- Design of the development.
- Area consists of single-family homes. Consideration of lower buildings spread across the site might be an option, stepping down the property.
- Request for a traffic study.
- Council should be mindful of the housing targets set, noting many residents wish to downsize from their single-family homes.
- Questioned if there are plans for affordable units in the allotment.
- Questioned if the large arbutus tree on Hoylake Road would be retained if the development proceeds.

The applicant raised the following points to Council in response:

- The existing zone allows for 42 apartment buildings. The buildings could be more spread out, but a 'block' design is necessary to optimize land use. Duplexes would cap at 20 units. The triangular shape and slope of the land are challenging, but the best placement maximizes views and minimizes shading on the existing single-family homes. The number of units is key to affordability, given today's market dynamics and costs.
- It is standard practice for the Town to request a traffic study.
- Retention of the Arbutus tree on Hoylake Road would be considered.
- The vision for the proposal is for condominiums to be built that could also serve as motel/hotel units short-term.
- The Town has lost many tourist accommodations. There is a desire to maximize height, especially at higher elevations, but more consideration is needed to embrace site topography.
- The development is geared to provide much-needed housing given the current demand for this product. Current residents want manageable, secure homes, often smaller two-bedroom units.

RISE FROM COMMITTEE OF THE WHOLE

Councillor Vander Valk MOVED and Councillor Harrison SECONDED, THAT Committee of the Whole Rise and Report.

CARRIED UNANIMOUSLY

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council instructs staff to establish 1.3% for asset replacement within the 6.6% budget increase.

CARRIED UNANIMOUSLY | Resolution No. 25-013

ADJOURNMENT

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, THAT Council adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 12:55 pm

Certified Correct:

ORIGINAL SIGNED

Heather Svensen, Director of Corporate Services

Confirmed this 22nd day of January, 2025.

ORIGINAL SIGNED

Teunis Westbroek, Mayor