



Minutes

Wednesday, January 20, 2021, 9:30 p.m.
Via videoconference*

PRESENT:	Kathy Duperron, Chair Bobby Herron	Jesse Ketler, Councillor Debbie Bowman
REGRETS:	Lindsay Monk John Landry	
STAFF:	Karin Albert, VoC Senior Planner	
APPLICANTS:	Jordan Brietzke, Wiser Projects Maris MacDonald, MH Architects	

1. Call to Order

2. Approval of Agenda

Heron/Ketler: " THAT the agenda of the Wednesday, January 20, 2021 meeting be approved."

CARRIED

3. Approval of the Minutes: Wednesday, August 19, 2020

Ketler/Duperon: "THAT the minutes of the Wednesday, August 19, 2020 meeting be approved."

CARRIED

4. Business Arising from the Minutes

None

5. New Business

5.1 Referral from Council - Application Multi-Family Development Permit for 3339, 3341, 3345 Second Street

Discussion:

- Design-build contract planned.
- Building will meet Step Code 3 standard.
- Comox Valley Transition Society will be operator in cooperation with Dawn to Dawn.
- Building includes 3 and 4-bedroom units which are in short supply.

- Community space (~513 sqft) will include a kitchenette.
- Shading plan provided. Shows adequate lighting in summer to rear of property and at lane. Could be location of a community garden for residents.
- To make travel along Second Street safer, development will provide a sidewalk along its frontage.
- Outstanding servicing questions – tying into main on Ulverston – will pipe need to be upgraded and how will additional stormwater from proposed street parking be managed to ensure properties cross the street are not impacted?
 - Stormwater management and servicing will be reviewed further as part of building permit, Manager of Operations will sign off on final servicing plan. This is identified in the draft development permit
- Can lane to back of Cumberland Lodge be used as a pathway? Currently gated.
 - Village will discuss with VIHA. Lane might have been gated for security reasons and/or privacy of residents.
- How will bike storage be secured?
 - Residents will have a fob to get into building and bike storage area.
- Will there be a CCTV system?
 - This is up to the operator to add if required.
- More bicycle parking is likely required. A separate area can be added.
- Has easement to parking spaces off VIHA driveway been secured?
 - Confirmation of an agreement is one of the conditions of rezoning. So is lot consolidation and registration of a housing agreement/covenant on title.

Herron/Bowman: THAT Council direct staff to connect with VIHA to explore an informal pedestrian pathway along the lane to the rear of the Cumberland Lodge property and along the north side of the affordable housing property.

CARRIED

Herron/Duperon: “THAT Council direct staff to encourage VIHA and the operator of the affordable housing building to set up a shared community garden in the lane to the rear of the VIHA properties.”

CARRIED

Bowman/Herron: “THAT the Homelessness and Affordable Housing Committee recommend that Council approve the Development Permit (2020-11-DP) for 3339, 3341, 3345 Second Street, substantially in compliance with the draft development permit dated January 14, 2021.”

CARRIED

Ketler/Duperon: “THAT the Homelessness and Affordable Housing Committee recommend that Council approve the Development Variance (2020-08-DV) for 3339, 3341, 3345 Second Street, substantially in compliance with the draft variance permit dated January 14, 2021.”

CARRIED

5.2 Density bonus review

Staff reported that the Village has a practicum student from the Master of Community Planning program at Vancouver Island University who will research density bonuses for affordable housing and heritage protection in the VCMU-1 - Village Commercial Core Mixed Use zone for the Village. The student will attend an upcoming Committee meeting.

6. Next Meeting: Wednesday, February 17, 2021

7. Adjournment

Time: 11:10 am.

Certified Correct: _____	Confirmed: _____
Chair	Deputy Corporate Officer

*This meeting was held through electronic facilities as authorized under Order M192 of the Ministry of Public Safety and Solicitor General during the declaration of a state of emergency made March 18, 2020 in order to conduct business in accordance with public health advisories related to the COVID-19 pandemic. Members of the public who wished to view the meeting were able to email planning@cumberland.ca to receive a link to the on-line meeting.