

**The Corporation of the Village of Cumberland
Committee of the Whole Meeting Minutes**



**June 27, 2022, 2:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue**

Council Present: Mayor Leslie Baird
Councillor Jesse Ketler
Councillor Vickey Brown
Councillor Gwyn Sproule

Regrets: Councillor Sean Sullivan

Staff Present: Michelle Mason, Interim Chief Administrative Officer
Courtney Simpson, Manager of Development Services
Rob Crisfield, Manager of Operations
Rachel Parker, Corporate Officer

Mayor Baird called the meeting to order at 2:00 p.m. and offered a territorial acknowledgement.

1. Agenda

1.1 Approval of Agenda

Motion 22-423

Moved by: Ketler

Seconded by: Sproule

THAT the Committee approve the Agenda for the June 27, 2022 Committee of the Whole.

Carried Unanimously

2. Delegations/Reports

2.1 Extreme Weather Centre - Comox Valley Emergency Program

Heat warning means two consecutive days with heat of over 29 degrees and overnight lows of 16 or higher overnight. The more concerning temperature is the overnight low, which is cause of heat illness. Regional collaborative planning is underway and along with efforts to share public information. Important to

amplify and share messaging to public related to heat around neighbours checking on neighbours since those most vulnerable are often isolated.

Discussion took place on use of state of local emergency on provincial level, which would assist with guidance at local level, opportunities for support for seniors housing and government funding from BC Housing and for homeowners related to climate change impacts, as well as changes to the building code to respond to climate change. Discussion also took place on role of local government on health related emergencies.

Motion 22-424

Moved by: Brown

Seconded by: Ketler

THAT the Committee of the Whole receive the delegation of Howie Siemens, Manager and Carie McIntyre, Emergency Planning Coordinator, Comox Valley Regional District.

Carried Unanimously

2.2 BC Housing Affordable Home Ownership Program

Housing hub created for middle-income households to create rental units targeting skilled workers and workers through affordable rental and ownership based housing. Rental supply is purpose built rental by developers.

The ownership program is a partnership between BC Housing, the developer, and a municipality. The Program garners savings from three partners to provide benefit to purchaser. The municipal partner is approving authority for development and can contribute towards saving through additional density, deferment of fees, community amenity contribution fees, parking relaxation, which are quantified to determine exact amount of savings per unit deferred to zero interest mortgage for purchaser. Program can be applied to part of development to provide more benefit for lower income earners.

Discussion took place on the recovery of funds from the option of greater benefit option. Mr. Kwong advised that it is recoverable in the same manner. Amount captured would include municipal contribution, BC Housing and savings, and developer contribution. Fees on maintenance and building upkeep are paid by owners, including strata fees and property taxes, special assessments for capital improvements. Discussion on effect of market increases or decreases on value on zero-interest mortgage and effects on mortgage, owner must pay when unit is sold. Discussion on small community with limited ability to contribute, how does BC Housing determined what it will contribute. BC Housing contributes financing only. Municipality's contribution is spread between number of units included in program. Criteria for being able to purchase unit set by BC Housing

and municipality. Partnership memorandum of understanding is a template and is adjusted for each municipality. The project partnering agreement is developed on specific project. Examples of small community projects include Sicamous, Tofino, Ucluelet, etc.

Motion 22-425

Moved by: Ketler

Seconded by: Brown

THAT the Committee of the Whole receive the BC Housing Affordable Home Ownership Program report, and a presentation from Ryan Chiew, Senior Development Manager and Raymond Kwong, Provincial Director, HouseingHub, BC Housing.

Carried Unanimously

2.3 K'ómoks First Nation Treaty Negotiations Update

Melissa Quocksister of the K'ómoks First Nation was unable to attend due to a death in the community. Negotiations about shared decision-making, which require amendments to legislation and focus on long term agreements with self-determination and quality of life. Treaties most comprehensive form of reconciliation. Approach is partnership with a living agreement with ten year periodic review without extinguishment. KFN treaty began in 2012 and aiming for final land and cash offer fall of 2022 with ratification vote through 2023 with effective date in 2026. Core areas of KFN in Sayward Valley and Comox Valley. AIP lands in Sayward Valley and bulk of land in Comox Valley. Unique to Comox has little 14% Crown due to E&N land grant so only 14% Crown difficult for reconciliation. Treaty land will be private unless strong public interest, e.g. Sandy/Tree Island.. Self-government laws.

Public outreach has begun with information to interest-holders and adjacent landowners, approximately 400 people. Local events, presentations to Councils, open houses and online feedback. Focus access to lands, private property access, taxation, etc.

Motion 22-426

Moved by: Brown

Seconded by: Ketler

THAT the Committee of the Whole receive the delegation of Sarah Cavanaugh, Province of BC, Michael Blackburn & Amanda Kellet, Government of Canada and Melissa Quocksister of the K'ómoks First Nation, regarding K'ómoks Treaty Negotiations.

Carried Unanimously

3. Question Period

There were no questions.

4. Closed Portion

Motion 22-427

Moved by: Ketler

Seconded by: Sproule

THAT Council close the meeting to the public at 3:17 p.m. pursuant to Section 90 of the Community Charter to consider:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

5. Adjournment

The meeting adjourned at 3:49 p.m.

Mayor

Certified Correct by Corporate Officer