

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



**July 11, 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 CAO/CFO
Kevin McPhedran, Deputy Interim CAO/Manager of Parks
Courtney Simpson, Manager of Development Services
Karin Albert, Senior Planner
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 Agenda for Committee of the Whole meeting, July 11, 2022

Moved by: Brown

Seconded by: Ketler

THAT the Committee approve the Agenda for the July 11, 2022 Committee of the Whole Meeting.

Carried Unanimously

2. Delegations

2.1 Sgt. Mike Newton, Conservation Officer Service, North Island Zone regarding Wildlife Awareness

Moved by: Ketler

Seconded by: Sproule

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THAT the Committee receive the delegation of Sgt. Mike Newton, Conservation Officer, North Island Zone regarding Wildlife Awareness, and the role of the Conservation Service.

Carried Unanimously

Sgt. Newton reported that there has been much wildlife activity on the Island this spring, but relatively less activity in Cumberland. Newton discussed attraction management of solid waste receptacles, and of continuing public messaging. He further noted Cumberland solid waste bylaw regulations. There have been some recent public calls on bears accessing garbage food and asked to continue public messaging and education. Fruit attractants difficult to manage and recommends use of electric fencing and collecting ripe fruit. Fruit desensitizes bears against human interaction and causes conflicts especially when food source is gone.

Discussion took place on bylaw enforcement and effectiveness of ticketing, cougar activity and destruction of cougars due to high-risk behaviour, and process to determine approach, educating new residents, and history of bear destruction, and reporting to the Conservation Officer Service.

Sgt. Newton advised that bears accessing food to report to bylaw enforcement and to the Conservation Officer Service through RAPP number to deal with attractant issue early before habituation. Bin options may be available or use of internal garbage room for new developments.

The use of LUSH Valley fruit collection services was noted as was the WildSafeBC services and information on website, and raccoons.

3. Reports

- 3.1 Technical Report – Financial Analysis for Community Amenity Contributions, Target Rates and Revised Density Bonus Rates

Moved by: Brown

Seconded by: Ketler

THAT the Committee of the Whole receive the “Technical Report – Financial Analysis for Community Amenity Contributions, Target Rates and Revised Density Bonus Rates” report and the presentation by Urban Systems consultants JP Raulot-Lapointe and Jodee Ng.

Carried Unanimously

Discussion took place on construction costs, whether the community would accept taller buildings to accommodate necessary floor space ratio, and that density in current Zoning Bylaw is viable in current market conditions with the base density, fee for increase allowable density, unless reduce current density which would require taking value away. If want to pay a fee, can allow more

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density than 2.0 which would increase height possibly to unacceptable height or remove density. Consider land owners who have application in currently, if changed for future is opportunity to lower that density and make some kind of affordable housing possible as not been able to achieve below market housing. Recent discussions with BC Housing on housing hub and no-interest loans - how does affect viability of these projects and the possible lift. Often comes down to conditions of funding which may be contingent on zoning so timing is difficult. Generally funding programs can help with affordability, but if costs increase then the affordability may not be covered by funding so depends on how quickly project is completed. Quicker approval times would have an effect. Discussion took place on permitting multi-family in core for rebuilds and the impact affordability for rebuilds to focus developers on projects the community is looking for.

Discussion then took place on increasing density and scale of development in core residential and commercial areas, and value of heritage buildings in commercial core, opportunities potentially in RM-2 for future development with incentivization, and how to encourage current owners to develop through reducing requirement for parking especially in core commercial area, increasing developable lot area, speed of approvals, and premium on land acquisition costs. Discussion on why MU-1 zone was not considered as it has a comprehensive development agreement in place.

Discussion further took place on retaining community character and heritage and considering applications on a case by case basis.

4. Question Period

Questions were received on:

- community amenity contributions and density bonus rates.

5. Closed Portion

Moved by: Brown

Seconded by: Sproule

THAT Council close the meeting to the public pursuant to Section 90 of the *Community Charter* to consider:

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Carried Unanimously

6. Adjournment

The meeting adjourned at 3:43 p.m.

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Mayor

Certified Correct by Corporate Officer