

Municipality of North Cowichan Committee of the Whole MINUTES

July 11, 2023, 5:00 p.m.

Municipal Hall - Council Chambers & Electronically

Members Present	Mayor Rob Douglas Councillor Bruce Findlay Councillor Chris Istace Councillor Christopher Justice Councillor Tek Manhas Councillor Debra Toporowski
Members Absent	Councillor Mike Caljouw
Staff Present	Ted Swabey, Chief Administrative Officer (CAO) George Farkas, General Manager, Planning, Development and Community Services Talitha Soldera, General Manager, Corporate Services Chris Osborne, Manager, Planning Christina Hovey, Project Planner Heather Power, Legislative Coordinator Jeff Miller, Senior Manager, Engineering Manuela Herzig, Director, Information Technology and Business Solutions Michelle Martineau, Corporate Officer Neil Pukesh, Director, Parks and Recreation Rob Conway, Director, Planning and Building Teri Vetter, Director, Financial Services

1. CALL TO ORDER

There being a quorum present, the Chair called the meeting to order at 5:01 p.m.

2. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED:

THAT the agenda be adopted as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Minutes from the June 13, 2023 meeting for adoption

There were no errors or omissions noted.

IT WAS MOVED AND SECONDED:

THAT the minutes of the meeting held June 13, 2023 be adopted, as circulated. CARRIED

4. DELEGATIONS

No delegations.

5. PUBLIC INPUT ON AGENDA ITEMS

Council received no public input from the public regarding the agenda.

6. STAFF REPORTS

6.1 Draft Affordable Housing Policy and Implementation Plan

Chris Osborne, Manager of Planning and Christina Hovey, Project Planner provided a presentation on the draft Affordable Housing Policy and Implementation Plan and answered questions from Council.

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole:

- (1) Recommend that Council adopt the Affordable Housing Policy and Implementation Plan, as attached to the July 11, 2023, report from the Project Planner
- (2) Direct staff to:
 - (a) Proceed with the referrals to Cowichan Housing Association; Economic Development Cowichan; Co-operative Housing Federation of BC – Community Land Trust; and BC Housing for comments on the draft Affordable Housing Policy,
 - (b) Proceed with the public engagement plan as presented in the July 11, 2023 report from the Project Planner, and,
 - (c) Bring back a report to Council, following completion of public engagement, referrals, and the land economist’s report, with proposed policy adjustments based on that new information. (Opposed: Findlay, Manhas)

CARRIED

6.2 Draft Housing Accelerator Fund Application

Chris Osborne, Manager of Planning and Christina Hovey, Project Planner provided a presentation and on the draft Housing Accelerator Fund application and answered questions from Council.

IT WAS MOVED AND SECONDED:

THAT Committee of the Whole recommend that Council:

- (1) Approve the North Cowichan Housing Accelerator “Action Plan” as appended to the Project Planner’s report dated July 11, 2023, as Attachment 1, including the seven initiatives as generally described as:
 1. Bell McKinnon Local Area Plan Implementation;
 2. Community Amenity Contribution Policy & Affordable Housing Policy and Implementation Plan;
 3. Accessory Dwelling Unit Strategy;
 4. Public Enquiries “ChatBot” & Update to Information for Property Owners/ Applicants;
 5. “Next-Gen” Development Approvals Modernization;
 6. Zoning Bylaw Review; and,

7. Development Permit Area Review.
 - (2) Authorize staff to apply to Canada Mortgage and Housing Corporation's Housing Accelerator Fund based on that Action Plan appended to the July 11, 2023 report.

CARRIED

7. ITEMS FOR DISCUSSION

No items.

8. NEW BUSINESS

No items.

9. QUESTION PERIOD

Council received 1 question from a member of the public participating electronically regarding agenda item 6.1.

10. ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Certified by Corporate Officer

Signed by Mayor