



Corporation of the
Village of Cumberland

*Advisory
Planning
Commission*

Agenda

A meeting of the APC will be held on Thursday, August 13, 2020 in the Council Chambers, located at 2675 Dunsmuir Avenue, commencing at 4:00pm.

CALL TO ORDER:

- 1. APPROVAL OF AGENDA**
- 2. APPROVAL OF THE MINUTES**
 - a) APC meeting minutes of July 9, 2020
- 4. REFERRAL FROM COUNCIL**
 - a) 2020-02-RZ 3339-3345 Second Street
- 5. OLD BUSINESS**

None
- 6. NEW BUSINESS**

None
- 7. NEXT REGULAR MEETING**

Thursday, September 17, 2020 at 4:00pm.
Note: proposed for the third Thursday in September, rather than the usual second Thursday of the month
- 8. TERMINATION**

Time:



Corporation of the
Village of Cumberland

*Advisory Planning
Commission*

Minutes

The meeting of the APC was held on Thursday July 9, 2020 virtually by Zoom, and streamed live on the Village of Cumberland's YouTube Channel, commencing at 4:01pm.

PRESENT: Nick Ward, Chair Roger Kishi
Janet Bonaguro, Secretary Jaye Mathieu
Dan Griffin Neil Borecky

ABSENT:

GUESTS \ STAFF: Karin Albert, Planner
Trisha Stockand, Applicant for agenda item 4 (a)

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Borecky / Mathieu: THAT the agenda be approved.

CARRIED

3. APPROVAL OF MINUTES

Bonaguro / Kishi: THAT the minutes of the meeting held April 16, 2020 be approved with one correction to item 4(a) to correct the address in the title to 4708 Cumberland Road.

CARRIED

4. REFERRALS FROM COUNCIL

(a) 2020-04-DV 2814 Dunsmuir Avenue

Kishi / Borecky: THAT the Advisory Planning Commission receive the report "Application Development Variance Permit – 2814 Dunsmuir Avenue" dated June 9, 2020.

CARRIED

DISCUSSION

- Staff provided an overview of the application and staff report
- In R1-A able to subdivide the lot
- Newly created lot will be oriented to Sixth Street
- Subdivision aligns with outcomes from Housing Needs Assessment

Bonaguro / Mathieu: THAT the Advisory Planning Commission recommends that Council approve the application for a Development Variance Permit for property legally described as Lot 1, Block 27, District Lot 21, Nelson District, Plan 522C (2814 Dunsmuir Avenue) which varies a rear yard setback for principal dwellings from the required 4.5metres to 1.6metres, with the following amendments to the draft Development Variance Permit:

- Correct section 2 in draft DVP from 2.6 to 1.6m
- Correct unfinished sentence in section 6 in draft DVP

CARRIED

(b) Cumberland and Regional Housing Needs Reports

Kishi / Bonaguro: THAT the Advisory Planning Commission receive the Cumberland Final Housing Needs Report which includes the following attachments:

- Comox Valley Community Profiles, May 2020
- Village of Cumberland Housing Needs Report Data Results, dated May 2020
- CVRD Final Housing Needs Report, dated June 30, 2020
- CVRD Housing Needs Assessment Engagement Report

CARRIED

DISCUSSION

- Staff provided background on the Housing Needs Assessment
- The report is final, therefore APC not being asked for feedback, the report is provided for information and to support decision-making on applications that affect long term rental housing
- Tofino limited vacation rentals to improve long term rental stock
- Village also needs vacation rental accommodation to enable visitors to the Village
- Consider cooperative housing, relationships between developers and the municipality
- Vacation rentals enable affordability for home ownership
- Innovative, progressive ways to address the challenge

- Look at innovative ways to tackle the housing problem beyond traditional means (bylaws, fees)
- Indicators that the private sector cannot meet the housing demands on below market housing
- Some data in the report on the level of subsidies may not accurately reflect the current (likely higher) number of subsidies provided in the municipality. This is likely due to complete data not being available from sources (e.g. BC Housing)
- Can create more housing stock but that new stock may not be affordable
- Tofino and Ucluelet have their own housing corporations under their municipalities
- *Local Government Act* enables municipalities to negotiate housing agreements with developers (e.g. can negotiate rents amounts for a period of time)
- Coalition to End Homelessness exists and is doing work in this area
- There may be an upcoming review by the Regional District review on homelessness services
- Consider more active role of municipality to address the challenges
- Consider the impact of migration from the Lower Mainland of BC
- Consider the impact of Courtenay and Comox's more restrictive bylaws related to secondary suites. Increasing the ability to create small suites in homes in those areas may increase supply within the region, an impact which Cumberland cannot create on its own. Right now a rezoning application is required to install a suite
- Needs and wants of our village may be very different than other municipalities in the region related to the average age of our population (e.g. recreation), additional impacts re the need for new schools from young families
- Staff provided an overview of some of the potential tools available to municipalities to address the findings in the reports:
 - Consider density bonuses and review how this is working (consider amendments)
 - Consider rental-only zones
 - (Re) negotiating development agreements to include affordable housing (e.g. Coal Valley Estates, Trilogy) – affordability wasn't as much of an issue when these agreements were put in place
 - Being open to partnering on below market rental housing – the Village is prioritizing these applications
 - OCP amendment process
 - Consider establishing a regional housing corporation

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. NEXT REGULAR MEETING

Thursday August 13, 2020 at 4:00pm (pending any referrals from Council).

Per staff: the APC may not be able to meet by zoom for the next meeting; staff are considering impacts to public engagement from the online format. Hope that Council Chambers house the public aspect with APC members that are out of town for business being able to participate on screen.

8. TERMINATION:

Bonaguro: THAT the meeting terminate.

Time: 5:12pm

Certified Correct: <hr/> <p style="text-align: right;">Chair</p>	Confirmed: <hr/> <p style="text-align: right;">Deputy Corporate Officer</p>
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