

PUBLIC HEARING – Zoning amendment for Midport industrial area

A public hearing was held on a zoning amendment to permit heavy equipment storage and repairs on properties within the Midport industrial area. No correspondence has been received on the proposed change, which is consistent with uses in other heavy industrial areas. Council gave first and second reading to the zoning amendment bylaw on Oct. 21. It will be considered for adoption at a future Council meeting.

AWARDS – City recognized with fourth consecutive budgeting award

The Government Financial Officers Association of North America has again recognized the City of Campbell River with a Distinguished Budget Presentation Award. This is the fourth consecutive year that the City has received this award, which is the highest form of recognition in government budgeting. This international recognition confirms the City's financial process is well structured and uses exemplary practices within the 2019-2028 ten-year financial plan. The award also acknowledges a commitment to meeting the highest principles of budgeting, transparent reporting and strong fiscal management.

“Staff and Council are to be commended for ensuring the City is in an excellent financial position,” said Mayor Andy Adams, who added that the recent adoption of the City's Financial Stability & Resiliency policy reinforces these best practises.

Finance manager Alaina Maher and financial planning officer Dennis Brodie accepted the award on behalf of the City.

The City has also received an award from this association for annual reporting.

DELEGATION – Campbellton Neighbourhood Association

Morgan Ostler and Laurel Cronk of the Campbellton Neighbourhood Association presented concepts developed in partnership with the City and Vancouver Island University students for enhancing river access in the Campbellton area. They requested \$115,000 for trail signs, trailhead parking improvements and small park spaces featuring industrial art. They confirmed that funds previously considered for parking near a proposed entrance feature could be used for this purpose instead. Council referred this request to the 2020 budget discussion.

DEVELOPMENT, PERMITS and ZONING

- **Height variance approved for 10-storey apartment building on South Dogwood** – Council approved a height variance to permit a 33.9-metre tall, 80-rental unit building at 505 Dogwood St. South. Any building higher than 26 metres at this location requires a height variance. The 10-storey building includes two levels of parking at its base. Council also directed that the City develop amendments for development permit guidelines so that neighbourhood and community impacts of large-scale, multi-phased multiple-family developments can be considered before construction of the first building begins. Zoning on this 3.18-hectare property encourages multi-family construction due to access to transit and amenities. Phase one constructed a 70-unit apartment building in 2017. A permit for 28 townhomes in phase two was approved earlier in 2019. The 10-storey apartment building is phase three. Phase four of the development could build another 124 units at this location. The site plan includes walkways connecting Merecroft Village and Robron playing fields. An initial traffic study confirms nearby intersections are built to handle increased traffic once people

Council Meeting Highlights November 18, 2019

are living in all 302 units that could be built here. Another study confirms that there is adequate water service and storm water and sewer capacity to serve increased development in this area.

- **21-unit condominium building approved for South Island Highway** – Council approved the construction of a six-storey, 21-unit condominium building at 684 South Island Highway. Construction at this location will not block views of homes to the west and will be limited to ensure safe use of the property at the base of a steep slope.
- **Development application status report** – Council received a report listing the status of various development applications in progress and referred it to a future committee of the whole meeting for more discussion.

FINANCIAL UPDATE

- **Water fees amendment considered for Strathcona Regional District bulk water** – Council gave first three readings to an amendment bylaw that sets full cost recovery rates for bulk water delivered to the Area D water service area of Strathcona Regional District. The proposed amendment includes provisions to compensate the City for all costs due to growing service demand in the electoral area. Adoption of the new bylaw will be considered at the Dec. 16 Council meeting.
- **Transit fare changes approved for April 1, 2020** – Council approved fare changes proposed by BC Transit to take effect April 1 next year. Some cash fares (for single rides and day passes) will increase, while monthly fares will decrease. There will be savings for seniors and student passes. Monthly regional fares will be the same for people travelling between Campbell River and the Comox Valley. Fares will be reduced for HandyDART riders to match conventional cash fares.
- **Amended 2019-2028 ten-year financial plan bylaw adopted** – Council adopted amendments to incorporate decisions made during 2019.
- **Third quarterly financial report** – The financial report for the first nine months of 2019 indicates that City activity aligns with the approved budget. Revenues are 90 per cent of anticipated budget and expenses are at 68 per cent. Of the City's total 163 approved projects for 2019, 80 projects are currently in-progress and 46 are completed.

ECONOMIC and COMMUNITY DEVELOPMENT

- **Destination Campbell River's 2020 tactical plan** – Council approved next year's tourism plan, which, in partnership with Strathcona Regional District municipalities, aims to increase the number of year-round visitors booking overnight stays. The plan highlights travel trends, including seeking online information and unique experiences, environmental awareness and opportunities for First Nations collaboration. Priorities for 2020 include: major promotional campaigns in spring and fall and investing in video and photography to promote local experiences.
- **Community Wellness and Harm Reduction Grant** – Council supported a \$35,000 grant application by the City of Campbell River, in partnership with Island Health and the Campbell River Community Action Team (CAT), to fund community cleanup and harm reduction awareness raising project. Grant funding would support community dialogue around what harm reduction is and why it is the recommended approach to support people who are using substances to stay safe. The project would also work with people who are in vulnerable situations, such as those who might be experiencing homelessness, to develop and deliver a *Get the Point* pilot program. The program would aim to reduce the amount of harm reduction supplies, such as needles, and other discarded items and litter from public areas. The program



Council Meeting Highlights November 18, 2019

would also provide training, experience and employment opportunities for people with lived and living experience. Those are people who may use, or who have used, substances and people who are, or are at risk of, homelessness. Similar programs exist in other communities, and these would be researched and referenced when developing *Get the Point* if the grant application is successful.

- **2019 Social Grant applications** – Council received 16 grant applications, with total requests approximately double the available funding. The applications are for a variety of activities and projects that focus on assisting the members of the community in vulnerable situations. Council will discuss the applications at the Dec. 17 Committee of the Whole meeting. Council budgeted \$100,000 for social grants in 2019 to help develop local solutions to social challenges in Campbell River. The City's Community Partnership Committee will review, evaluate and make recommendations on social grant funding in future years. Community consultation on the draft Social Grant Program was conducted in October 2019. The bylaw and policy amendments to formally establish the program will be refined based on feedback received and this year's program results. The Social Grant Program promotes a responsive and supportive approach to addressing the community's social needs.
- **Citizen Satisfaction Survey** – Council received the results of the survey, and intends to discuss how best to incorporate this feedback into strategic planning during a future Committee of the Whole meeting. Survey results are summarized in a news release dated Nov. 14.

Council congratulated Councillor Michele Babchuk, who was re-elected Strathcona Regional District chair.

COUNCIL CORRESPONDENCE

- Council will send a letter of support for North Island College's Japanese-Canadian history project. A copy of the letter will be sent to the local Twinning Society and to the Mayor of Ishikari, Campbell River's sister city.
- Council endorsed a letter from the Mayor to Western Forest Products and the United Steelworkers regarding the labour dispute.
- Council will send a letter to provincial Minister of Finance Carole James regarding of the importance of revenue sharing given that local communities bear costs associated with new cannabis regulation.