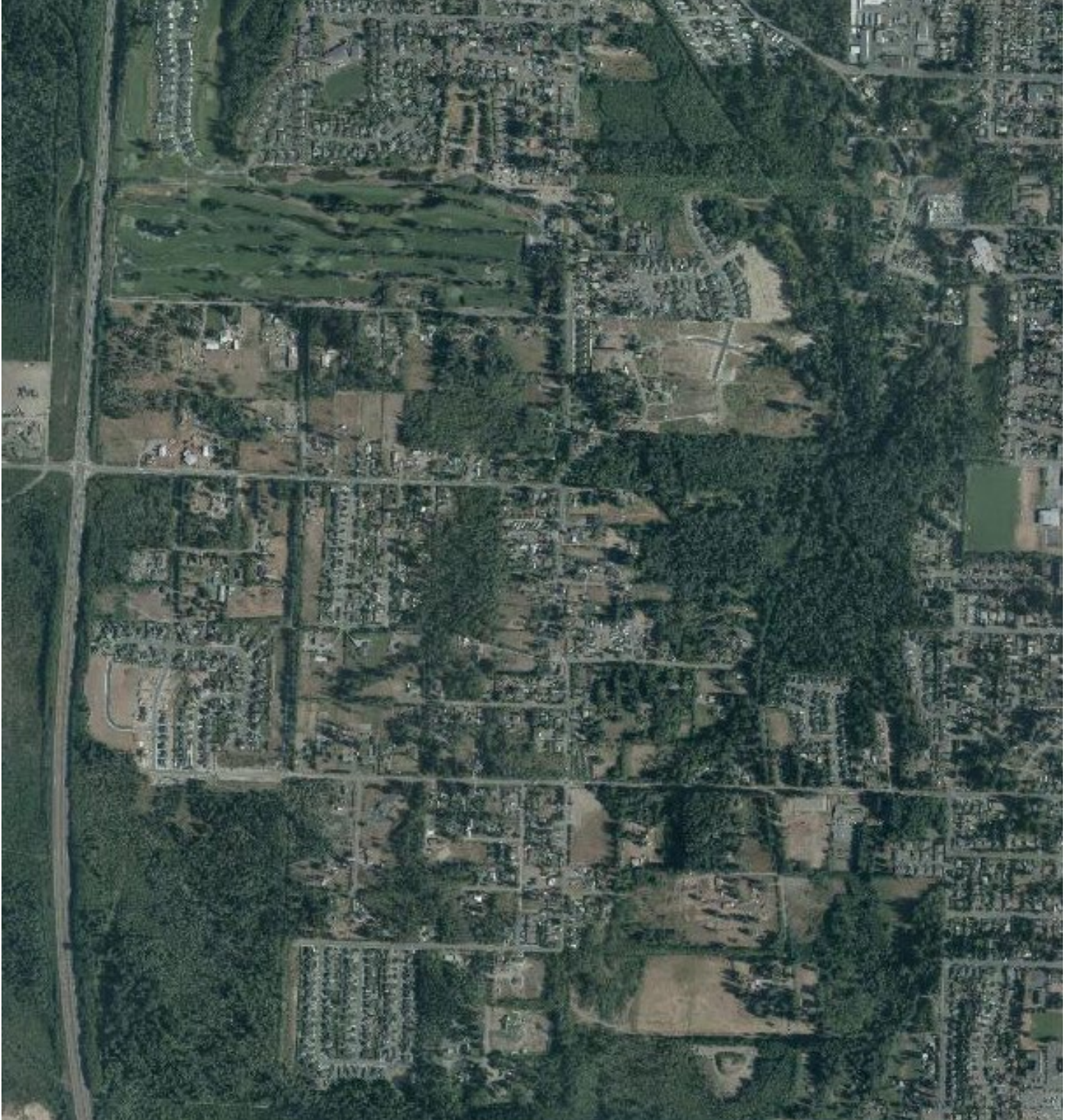


City of Campbell River

A workbook for sharing feedback on residential development in the Quinsam Heights neighbourhood.



Agenda

Our agenda for this session is:

1. Introductions
2. Purpose of Session
3. Background
4. Discussion
5. Summary and Next Steps

Purpose

Why are we here today?

The City of Campbell River is exploring new opportunities for residential development in the community. The neighbourhood of Quinsam Heights has been identified as a promising location for infill development, therefore the City is considering the amendment of restrictive policies to create legislative support for infill development.

To accommodate additional residential units through infill, the City's proposed first step is to remove the "Estate" designation in the Official Community Plan (OCP). Currently, this designation only applies within Quinsam Heights, as per the map below. As Quinsam Heights residents and developers, you are stakeholders in this process. The City has retained Dillon Consulting Limited (Dillon) to hold sessions to engage the community prior to the Public Hearing. All comments, ideas and concerns expressed in this session will be recorded and summarized for Council. This does not preclude you from completing this workbook and/or making verbal or written comments at the public hearing.

Background

What you need to know about Quinsam Heights and residential development

The City's decision to explore infill residential development opportunities within the existing urban containment area and Quinsam Heights comes in part from the findings of the Housing Growth Study completed in 2019 by Dillon. The City is currently preparing a Housing Needs Assessment and options to update its housing policies.

Some of the important findings are:

The city continues to grow at just over 1.1% per year for a population projection of 41,000 in 2030	63.3% of the population is between the ages of 15 and 64	The Median household income in 2015 was \$65,086
The average household size is 2.3 persons	The vacancy rate of market rental units is 0.4% (BC provincial average in 2019 was 1.5%),	50% of all new residential construction should be rental .
The Housing Growth study identified the need for 2,070 new housing units by 2030 , and the draft Housing Needs Assessment Study identified the need for 1,000 market units by 2025 and over 600 non-market and supportive housing units		

The 2019 Housing Growth Study recommended that infill development within existing neighbourhoods be the first priority for development, and that the City should consider ways to encourage and incentivize infill development. Quinsam Heights was identified as the first priority for infill residential development.

Your name and address are requested so that the City can ensure that the views of Quinsam Heights residents and owners are primarily represented in these workbooks. These will be separated from your responses in the workbook below, and not made public.

Name:

Address:

New Market Housing needed by 2025



350 Duplexes/Row Houses



350 Apartment units



300 Single Detached Homes

Considerations for removing the “Estate” designation and encouraging infill development in Quinsam Heights

The concept of expanding the Urban Containment Boundary for new residential development is not impossible to consider. However, there is land in the urban area of Quinsam Heights that could be redeveloped at higher densities and meet the housing needs to at least 2025.

The benefits of prioritizing development in existing neighbourhoods such as Quinsam Heights are that:



There are servicing efficiencies as infrastructure (water, sewer, roads) already exist (but may need upgrading);



The facilities, parks, schools and services exist;



Transit service exists, and becomes more cost effective with greater populations;



An additional number of Quinsam Heights residents can appreciate close proximity to the downtown.

Due to the pre-existing infrastructure and services above, the cost of development in comparison to that of developing unserviced land is significantly less to taxpayers and developers, and allows for a greater mix of housing types.

The impacts of prioritizing development in existing neighbourhoods are that:



Change is not always welcomed by some residents



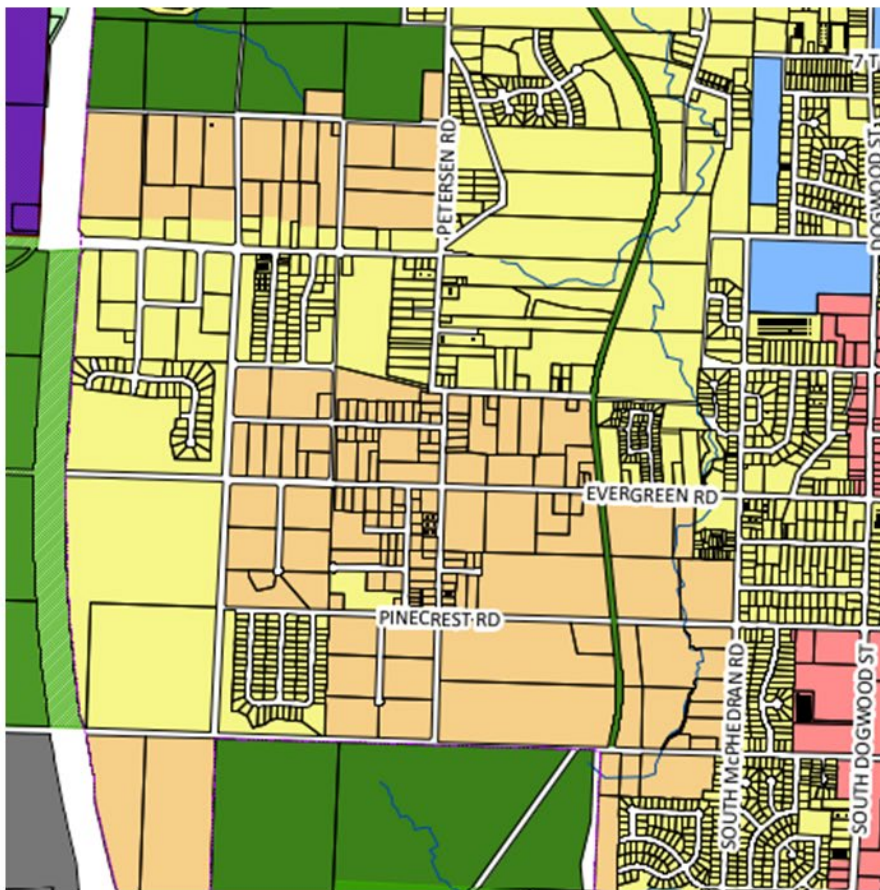
Fewer large lots and less space for wildlife or hobby farming



Increased levels of activity and traffic

The first step to allowing more infill development in Quinsam Heights is to remove the “Estate” designation from the OCP, which applies to about half of the neighbourhood area. The discussion will also consider what other regulations may be required to ensure that the new development respects the character of the community.

Quinsam Heights Neighbourhood Map



“Estate” designation

“Neighbourhood” designation

Proposal: to replace all “Estate” designations with “Neighbourhood” designation

Infill development and developing within the existing boundaries of the urban containment boundary is preferred to “greenfield” development, and expanding the urban containment boundary because:

- Infill development makes better use of existing infrastructure;
- Residents are closer to existing services;
- Compact development encourages walking and cycling rather than driving, improving the “green” features of the City;
- Efficiencies of operations and maintenance increase; and
- The City’s current public facilities, schools, parks and trails will be revitalized

Discussion Guide

Let's get started!

The following guide has been developed for the facilitated dialogue but can be completed "offline" by anyone. Your participation and responses to these questions will help the City determine its approach to the OCP amendment (to remove the "Estate" designation). It will also inform the City of what other policies and regulations should be considered to protect the character of Quinsam Heights, while fulfilling the goals of encouraging a wide variety of new residential development.

1. What is your connection to Quinsam Heights? Do you:

Live here,

Own property here,

Want to develop here,

Live next to Quinsam Heights

Other (please explain): _____

2. What are the best qualities in Quinsam Heights? What makes this a great place to live? E.g.: Trees? Large lots? House types? Location within Campbell River?

3. What are your favorite places in Quinsam Heights and what do you want to preserve in the neighbourhood?

4. Do you think that housing affordability is an issue in Campbell River?

Strongly Agree

Agree

Don't know

Disagree

Strongly Disagree

Comments:

9. What kind of residential development would you support in Quinsam Heights? Select all options that appeal from the table below.

Location

Development Type		Anywhere subject to good site design and access	Only adjacent to main roads (e.g. Petersen, Willis)	Only in other limited and specified areas	Nowhere in Quinsam Heights
	Duplexes				
	Row Housing				
	Secondary Suites & Carriage Homes				
	Medium apartments (up to 4 storeys)				

Add any explanations to your answer here:

10. If you own your property, would consider subdividing your lot?

11. If infill development occurs in Quinsam Heights, what controls or regulations should be required to retain elements of community character? (Check all that apply)

Height restrictions?

Landscaping?

Building material guidelines?

House design guidelines?

Front garage restrictions?

Policies to protect privacy?

Others (Please specify): _____

12. Other comments, concerns, ideas and suggestions.

Summary and Next Steps

Thank you for participating!

A summary report will be prepared and submitted to the City of Campbell River and will be included in the Public Hearing package for Council. The Public Hearing date is anticipated to be scheduled for September 2020. Once the public hearing date is announced you can provide additional comments in writing to the City Council.