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Public hearing re: social care facilities – Zoning Amendment Bylaw No. 3630, 2016

A public hearing heard feedback from citizens on zoning amendment bylaw 3630 2016, which would amend zoning bylaw 3250, 2006 to add definitions and differentiate between community care and social care facility uses and to clearly identify where social care facilities are permitted in the downtown commercial one (C-1) zones.

The following definitions are proposed to be added to Zoning Bylaw 3250, 2006:

- “COMMUNITY CARE FACILITY” means a facility licensed by the Provincial Government under the Community Care and Assisted Living Act as amended from time to time;
- “SOCIAL CARE FACILITY” means a use of a facility intended for the temporary care and shelter of homeless or under housed individuals for no fee or compensation and may also include facilities intended exclusively for the temporary care and the provision of addiction and mental health services as part or in support of emergency housing.

City Council's strategic plan in its focus on relationships recognizes that the community is strengthened by diversity and measured by how we treat our most vulnerable citizens. Actively working with government partners and community agencies to provide services for people struggling with homelessness provides stability for the entire community, said Mayor Andy Adams.

See proceedings of the public hearing via Council meeting webcast, available from the home page at www.campbellriver.ca.

Staff to assess potential for Borrow a Bike program in 2017

Council directed staff to assess the possibility of implementing a Borrow a Bike Program in 2017. In October of 2015, Jamiliya Wellard wrote a letter to Council, recommending a Borrow a Bike program for the Sea walk during July and August to enhance tourism services in Campbell River. She had enjoyed borrowing a bike in Quebec City and felt Campbell River could benefit by operating a similar system, where tourists are able to borrow a bike to ride the sea walk. Council referred Miss Wellard's recommendation to the City's Community Services and Recreation and Culture Commission, who suggested staff could report on the potential for the program next year.

First, second and third reading for accommodation tax bylaw to fund tourism promotion

Accommodation Tax Bylaw No. 3682 would provide for the City to enact a tax on short-term guest room accommodation under the provisions of the Provincial Sales Tax Act. The bylaw would enact a three per cent tax on short-term accommodation from providers offering four or more rooms within the City of Campbell River.

The City currently contributes \$250,000 annually for local tourism marketing, programs and projects. Supported by this bylaw, the Municipal and Regional District Tax would provide additional revenue of up to \$290,000 for local tourism marketing, programs and projects.

New automobile repair shop for 1660 15th Ave.

A major development permit for the property was approved for construction of a new automobile repair shop, subject to the receipt of performance security for landscaping.

The redevelopment of the property includes a proposed 223m² (2400ft²) shop. The remainder of the site will be parking, loading and landscaped areas (See Schedule A – Site Plan). The proposed building is generally consistent with the development permit guidelines which assess the form and character of new commercial buildings.

Temporary use permitted for warehouse/distribution centre at 961 13th Ave. deferred to allow time to address noise concerns

This application was deferred until Aug. 8 to permit time to investigate potential noise concerns related to a proposed warehouse/distribution centre within an existing building at 961 13th Ave. The temporary use permit would be for a three-year period subject to the applicant submitting a landscaping plan that addresses:

- Screening of loading areas where possible; and,
- Landscaping of the edges of the site specifically the area between the building and sidewalk on the west side of the site.

While this use is not currently permitted in the commercial one (C1) zone, a temporary use permit, which would allow the business to operate from the site for three years, with an option to apply for an extension for another three years.

The applicant is proposing to operate a warehouse/distribution centre within an existing building. The proposal is consistent with the Official Community Plan and the business and industrial service centre land use designation.

Amendments to Council Procedure Bylaw

Council gave first and second reading to amendments to its procedure bylaw, which outlines how meetings should be run. The amendments are drafted based on the Ministry of Community Services Best Practices Guide and procedure bylaws from other communities including Burnaby, Kelowna, Nanaimo, Prince George, Saanich, Surrey and Victoria. Based on best practices and Council feedback, it was recommended that various sections of the Bylaw be updated to streamline current practices. Notice of the bylaw will be given in accordance with section 94 of the Community Charter prior to third reading.

Dump truck joining City fleet

Council approved the purchase of a tandem axle dump truck from Bailey Western Star & Freightliner Trucks for \$258,633, excluding GST.

The price of \$258,633 exceeds the approved budget amount (prepared in 2015) of \$225,000 by \$33,633, and the price escalation is related to volatile US dollar. Since this truck is a priority replacement vehicle to be used for snow clearing, staff recommended purchasing the truck, and covering the additional expense by deferring the replacement of a 2003 Toro Mower (budgeted for in 2016) at a value of \$45,000, also to be funded from the City's fleet and heavy equipment reserve. Replacement of the mower could be undertaken in January 2017, making the new model available for use during the busy summer mowing season.

Odour emission regulations to be recommended

In response to a complaint over the deep fryer smell emanating from Dick's Fish & Chips, Council directed staff to report back with recommended regulations on odour emissions to be incorporated into the public nuisance bylaw.

Mayor's report

- **Province granting funding for Campbell River Airport:** The Province of BC has granted \$903,750 (the third largest amount granted this year) for replacement of the fuel facility at the Campbell River airport (YBL). Jet fuel sales currently account for approximately 90 per cent of airport revenue. The City anticipates revenue will increase with the service being brought in-house. The ministry is investing \$24 million over three years for the BC Air Access program.
- **Grant funding for broadband fibre;** The Island Coastal Economic Trust will help the City fund a new open-access municipal broadband network in Campbell River, to provide businesses in the downtown core with affordable access to high-speed internet. Today's businesses require ultra high speed two-way communication to the world wide web to operate a global scale. With Campbell River being an extremely desirable place to live, the City

anticipates attracting new business – and supporting existing business – with the new open-access broadband network.

- **City Manager honoured by Planning Institute of BC:** City Manager Deborah Sargent has been acknowledged for 25 years of professional service as a member of the Planning Institute of British Columbia and the Canadian Institute of Planners. She will be formally recognized at an event in November.