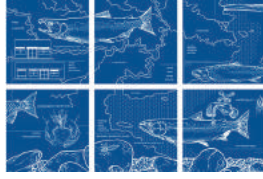




OCP & Zoning Bylaw
REVIEW



Public Engagement Summary Report CONSULTATION 1



March 2016



MODUS

from insight to impact

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INTRODUCTION

OVERVIEW

The City of Campbell River is updating its Sustainable Official Community Plan (SOCP) & Zoning Bylaw to make sure they are both clear and consistent, and to address some important topics such as:

- Creating a better vision and plan for the form and pattern of development in Quinsam Heights, and updating zoning regulations to match.
- Clarifying what types of shops and services we need and where they should be located, through updated policy and zoning for village and neighbourhood centres.
- Improving the appearance of commercial properties facing highways through updated policies and guidelines.
- Through zoning changes, making it easier to have a legal secondary dwelling, while managing impacts.
- Making the Zoning Bylaw simpler, clearer, and consistent with the SOCP.

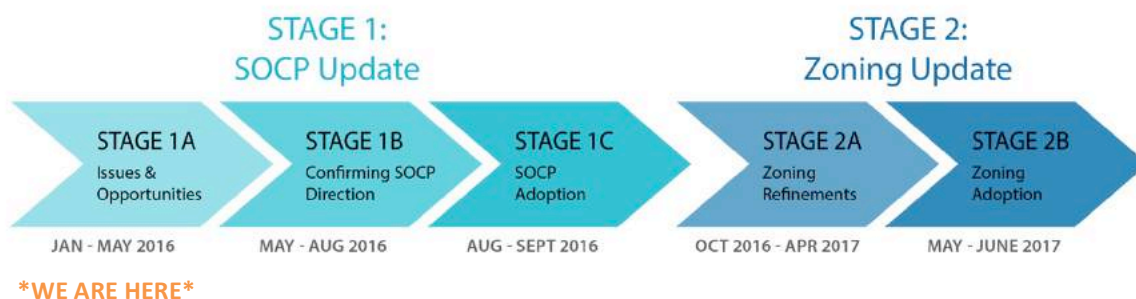
To learn more about the review, please visit www.campbellriver.ca/OCPreview.

THE REVIEW PROCESS

City Council is keenly interested in this project, and is committed to a transparent, responsive planning process.

Over the next year and a half, the City is asking citizens, business owners and community groups to share your ideas on key issues and weigh in on how the community should grow and develop. City staff are engaging with First Nations on this project and other matters on a government-to-government basis.

The process will take place in 2 key stages: the SOCP update and the Zoning Bylaw update.



PROJECT LAUNCH AND OUTREACH

In mid-February 2016, the City launched the OCP & Zoning Bylaw Review project and invited community members to get involved and share their ideas for the future of the City.

The project and first public Open House were promoted extensively in advance through the following channels to encourage broad participation:

- Project webpage at www.campbellriver.ca/OCPPreview providing information on the project and process as well as upcoming activities and a sign up form to receive project updates.
- Email reminder sent to the project mailing list
- Posts on the City's Facebook page on Feb 19, Mar 4 and Mar 8
- News release and articles in the Campbell River Mirror on Feb 19
- Newspaper ads in the Campbell River Mirror on Feb 19, Feb 24, Feb 26, Mar 2, and Mar 4
- Radio announcements and interviews on EagleFM and TodayFM
- Posters distributed at key locations throughout the community
- Postcard/flyers delivered to every address in Quinsam Heights
- Postcard/flyers distributed at key locations through the community
- Event postings in community calendars including the City's webpage, EagleFM, What's On Digest, and the Maritime Heritage Centre's list of upcoming events



OVERVIEW OF THE PUBLIC OPEN HOUSE

EVENT FORMAT AND TOPICS

The Open House took place on March 8th at the Maritime Heritage Centre from 6 to 9 p.m. The event used a drop-in format and included a brief presentation and Question & Answer session at 7 p.m.

A range of interactive stations and activities were used to share information and collect feedback from participants on key topics:

1. **About the project:** an informational board introduced participants to the project, it's purpose, process and opportunities to be involved.
2. **A Sustainable Future:** Participants reviewed the Official Community Plan's existing vision and community priorities and were asked to vote on their top priorities and identify other important things/values about life in Campbell River.
3. **Quinsam Heights:**
 - **The future of Quinsam Heights:** Participants learned about factors that will shape/influence development in Quinsam Heights and the rest of the City and identified other considerations for planning for Quinsam Heights.
 - **Scenarios for Quinsam Heights:** Participants reviewed four generic possibilities for the future of Quinsam Heights and identified what they liked and disliked about each in order to guide future discussions and design options for the neighbourhood.
 - **Quinsam Heights Community Mapping:** Participants explored a large map of Quinsam Heights and identified important features such as viewpoints, natural areas, trails/pathways, farms, important landmarks and community gathering places.
4. **Improving our Gateways:** Participants learned about the proposed updates regarding highway commercial and shared their comments, concerns and suggestions.
5. **Strengthening our Centres:** Participants learned about the proposed updates to neighbourhood and village centres and shared their comments, concerns and suggestions.

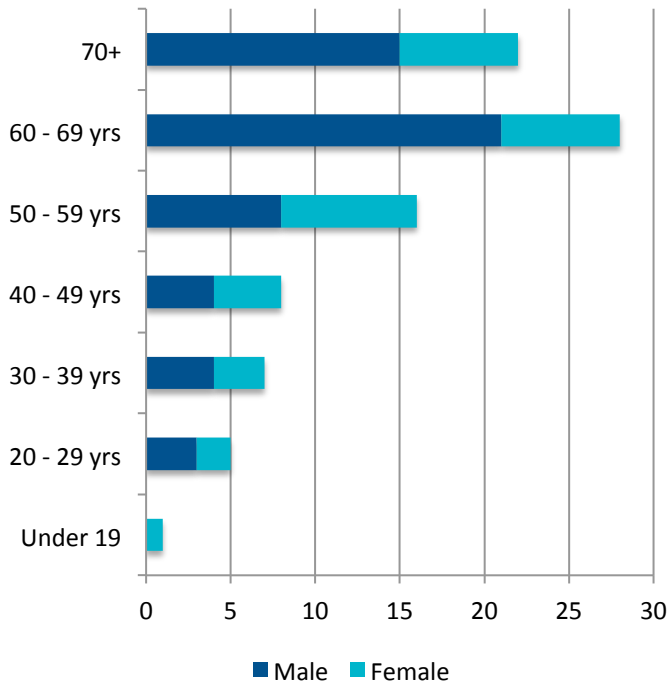


6. **Secondary Suites:** Participants learned about the proposed update to allow secondary suites in all single family areas and shared their comments, concerns and suggestions.
7. **Development Permits:** Participants learned about the proposed updates regarding Development Permit (improving clarity and simplifying Environmental Performance Guidelines) and shared their comments, concerns and suggestions.
8. **General Comments:** Participants shared any other ideas they felt were important for this project.

Copies of the display boards are provided in the Appendix.

WHO PARTICIPATED

A total of 92 people attended the event. The majority of participants were male and over three-quarters of all attendees were over the age of 50. Participants came from all over Campbell River although a large proportion were from Quinsam Heights.



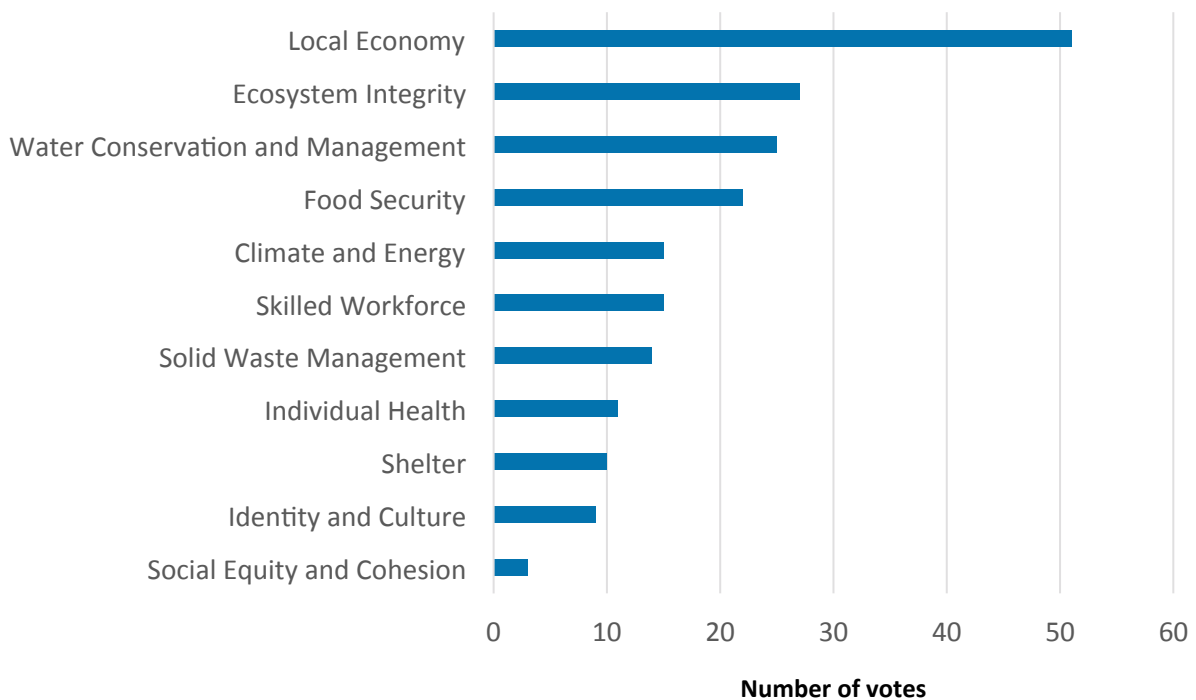
WHAT WE HEARD: A SUMMARY OF FEEDBACK

The following section provides a summary of feedback received through the various activities at the public Open House.

COMMUNITY PRIORITIES

Community members reviewed the existing sustainability vision and list of priorities from the City’s Sustainable Official Community Plan. Participants were given 3 votes asked to identify the priorities that they valued most from a list of 11 topics (participants could vote multiple times for the same topic). They were also asked to provide comments to identify other things that were important to them about life in Campbell River.

What do you value most?



While all of the community priorities are important and addressed throughout the plan, it is helpful to understand what community members value the most in order to guide future discussions and planning decisions.



What else do you value?

A total of 15 comments were received; the following provides a summary and count of major themes.

- **Clean water:** healthy rivers and streams, clean drinking water (concerns about contamination from mining) **(4 comments)**
- **Parks and green space:** Usable open green space and parks **(3 comments)**
- **Rural areas:** preserve large lots of arable land, protect from densification **(2 comments)**
- **Environment:** healthy people and environment, fish and wildlife habitat **(2 comments)**
- **Education:** healthy, holistic schools that integrate nature **(1 comment)**
- **Housing:** appropriate zoning for low income housing **(1 comment)**
- **Views:** preservation of existing views **(1 comment)**
- **Sense of community:** inclusiveness, small town feel **(1 comment)**



QUINSAM HEIGHTS

THE FUTURE OF QUINSAM HEIGHTS

Participants reviewed background information that provided some context about growth and development in Campbell River as a whole and explained that Quinsam Heights is the largest relatively undeveloped area within the City’s “urban containment boundary,” but there isn’t a clear, consistent plan for the area.

Things like population growth, an increasing number of seniors, housing preferences (single family homes vs. duplexes, apartments and townhouses) and the viability of development sites are all factors that will shape development in Quinsam Heights as well as the rest of the City.

What else do we need to know?

We asked participants to identify other factors that need to be considered in planning for the future of Quinsam Heights. A total of 19 comments were received; the following provides a summary of major themes. As some responses address more than one topic, the total number of comments below may exceed the total number of responses.

- **Road upgrades and safety:** Willis Road and Peterson need upgrades to improve safety in the area **(4 comments)**
- **Rural/farming:** keep rural/farmlands in Quinsam Heights, this is where we can grow food locally, allow more farming **(3 comments)**
- **Water protection:** how will the headwaters of surrounding creeks (Kingfisher, Nunn’s Creek, Simms Creek) be protected if Quinsam Heights is developed? **(2 comments)**
- **Ditch maintenance:** need better ditch maintenance and clearing **(2 comments)**
- **Infrastructure:** need to see ditches filled in, sidewalks and bike lanes, access to schools in order for more development in this area **(2 comments)**
- **Mix of uses:** Density at Willis Road adjacent to agricultural lots **(1 comment)**
- **Subdivision:** Retirees need to be able to subdivide to supplement income **(1 comment)**
- **Need a village centre** **(1 comment)**
- **More parks and trail access** to Beaver Lodge lands **(1 comment)**
- **Tax base:** how do farms benefit the area? This lowers the tax base as they are taxed at a lesser rate **(1 comment)**
- **Regulation:** disconnect between municipal and provincial regulation and enforcement **(1 comment)**



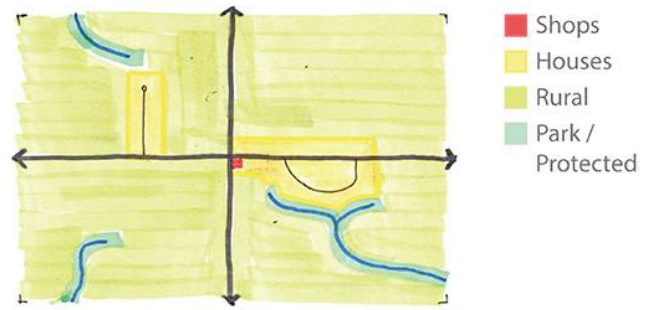


SCENARIOS FOR QUINSAM HEIGHTS

To help imagine possibilities for the future of Quinsam Heights, participants reviewed four generic scenarios. It is important to note that these are not options or concepts for the neighbourhood, rather some general possibilities intended to spark discussion and discuss the pros and cons of different approaches. When complete, the plan will likely contain elements of more than one of these approaches.

A Rural Future

This scenario involves very little development, maintaining rural uses and large parcels connected with a simple network of rural roads. This approach supports local farming as outlined in the City’s Agricultural Plan but would require most growth to be directed elsewhere in Campbell River.



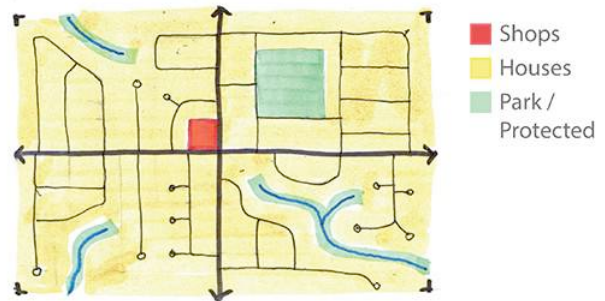
A total of 19 comments were received for the rural scenario.

Dislike <i>(4 comments total, key themes summarized below)</i>	Like <i>(15 comments total, key themes summarized below)</i>
<ul style="list-style-type: none"> • Farming belongs in Black Creek not Quinsam Heights. Poor soil not sustainable drainage • Need to ditch Walworth to help get drainage issues under control 	<ul style="list-style-type: none"> • Love it, keep it rural, support local farmers and agricultural businesses • Promote local food security and establish a farming incubator and neighbourhood farmers market • Keep lots at least ½ acre, there is enough land elsewhere in town for housing, very few rural areas left and great soil in this area • Keep the rural feel with an emphasis on sustainability • Preserve existing and support new farms, gardens, livestock and wild natural areas • Zoning should allow for buildings for farm hands • Connect to west side of highway, respect the money spent on 2nd/Willis connector



A Suburban Future

This scenario involves development similar to Willow Point with single-family housing on medium and large lots, strip mall commercial, and a network of local roads and cul-de-sacs. This approach would significantly help to meet demand for single family housing but would provide little to no multi-unit housing.



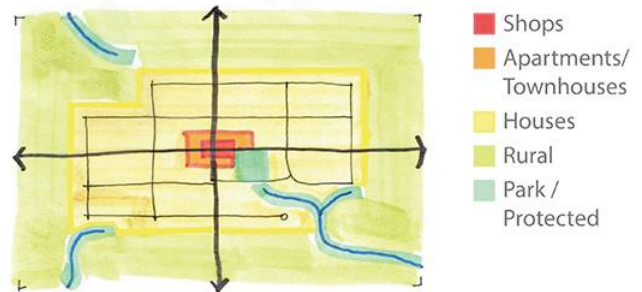
A total of 10 comments were received for the suburban scenario.

Dislike <i>(8 comments total, key themes summarized below)</i>	Like <i>(2 comments total, key themes summarized below)</i>
<ul style="list-style-type: none"> • Not sustainable, expensive to service, bad for community cohesion • We don't need more suburban sprawl, focus on rural to support local food security and meet the SOCP's goals • No more subdivisions like Legacy Estates (1/4 acre lots), disconnected from everything else in Campbell River • Need sidewalks down Petersen and Evergreen • <u>If</u> residential development occurs here restrict lot sizes to no less than 1/2 acre, avoid typical suburban density of 50-66 ft lots, slow the pace of development, no high density • No apartments in Quinsam Heights, Petersen Road already busy, concerned about traffic on the hill 	<ul style="list-style-type: none"> • Like this scenario, close to town centre, just like Willow Point • There are many green areas adjacent to creeks and protected lands - homes should be built near these areas so people can enjoy them, beautiful new developments in this area



A Village Future

This scenario involves development of homes around a traditional village commercial street, surrounded by agricultural lands and natural/green spaces. This approach could accommodate a range of housing types although development would be needed elsewhere in the City to meet overall demand for new housing.



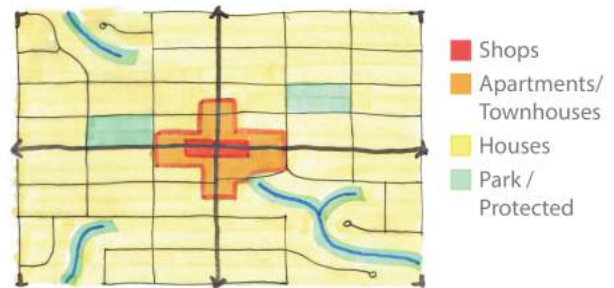
A total of 7 comments were received for the village scenario.

Dislike <i>(2 comments total, key themes summarized below)</i>	Like <i>(5 comments total, key themes summarized below)</i>
<ul style="list-style-type: none"> Idealistic and tempting but not supported by the historical use of the area Only a convenience store would survive here with less than 2000 people 	<ul style="list-style-type: none"> Works well to integrate all demographics, supports local business and reduces car use Should be a mix of rural and smaller lots to allow for diversity Preserve farming, gardens and livestock - businesses and hobby farms Preserve green space The old Evergreen School site might be a good central hub for Quinsam Heights and an incubator farm



An Urban Future

This scenario involves development like a traditional town with a grid street network of blocks with lanes and central shops along a main street. This approach would accommodate more single-family homes on smaller lots and could integrate diverse forms of housing to meet demand.



A total of 8 comments were received for the urban scenario.

Dislike <i>(6 comments total, key themes summarized below)</i>	Like <i>(2 comments total, key themes summarized below)</i>
<ul style="list-style-type: none"> • Focus density/infill in the downtown core, better for seniors • Keep this area semi-rural area, once it's gone we can't get it back • Preserve green space, gardens, and livestock • Need to maintain affordable housing in mobile home parks (urban and suburban futures would impact this) • Lots have become too small already! 	<ul style="list-style-type: none"> • Only an alternative if you run out of space near downtown, a better option than village or suburban • Area needs a small commercial core - like Timberline Centre



QUINSAM HEIGHTS COMMUNITY MAPPING

Participants explored a large map of Quinsam Heights and identified important features including natural areas, viewpoints, agriculture/hobby farms, trails/pathways, important landmarks, and community gathering places.

Most comments identified trails, green spaces, and farms. Participants noted the importance of the ERT Greenways loop as well as other local trail connections and a few noted the need for more access points and more pedestrian and cyclist crossings and routes.

Participants also identified important green spaces, creeks and wetlands and emphasized the importance of these areas and corridors for local wildlife. Numerous farms were identified as well as areas with quality soils that could be farmed. General comments noted the importance of maintaining the area's rural character.

A map on the following page shows the areas identified by participants and provides a summary of comments received.



QUINSAM HEIGHTS NEIGHBOURHOOD

- Quinsam Heights Neighbourhood
- Greenways Loop
- * 2014 Airphoto

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- LEGEND**
- Natural Areas
 - Viewpoints
 - Agriculture/Hobby Farms
 - Trails/Pathways
 - Important Landmarks



Protect tree coverage along the highway

Kingfisher Creek - running dry

Wetlands

Equestrian

Important wildlife corridors throughout the area - green spaces home to blue heron, eagles, frogs, grouse, jays, owl, ducks, bear

Popular walking/biking trail crosses Willis, Holstrom heads west and eventually crosses Island Hwy

Keep agricultural land within City limits, vibrant farms, great soil

No access points to ERT (for seniors or strollers) other than Willow Point

Pedestrian connection

Pedestrian connection to ERT

Preserve greenspace. Don't push Willis through!

Nunn's Creek

Wetlands, bird habitat

Good spot for village centre at Croation and Petersen Rd

Great trail connections between Fisher Rd and Evergreen Rd as well as Evergreen Rd and Walworth

Prioritize pedestrian/cyclist crossings and routes throughout - not vehicles. Make it easier for people to be active.

Great farms

Simm's Creek headwaters/wetland

Nunn's/Simm's watershed boundary

6 acres of lovely clean soil and southern exposure - farm it!

Valuable green space, wildlife corridors

Possible site for village centre and an incubator farm/farmers market

Small gardens and large areas for livestock. Also value in leaving it wild.

Equestrian

Stormwater detention pond

ERT - love the greenways, preserve and enhance, so vital for community health and well-being!

Trail to Beaver Lodge Lands

Extend Mercroft Road west to Hwy 19

IMPROVING OUR GATEWAYS

Participants reviewed the following proposed updates regarding highway commercial:

- Ensure new development along the highway acts as an attractive “front door” to the community.
- Encourage current property owners to upgrade the front of their properties with landscaping and more consistent signage.
- Encourage a shift away from light industrial businesses right along the highway.



What do you think?

Participants were then asked to share their comments, concerns and suggestions for improvement.

A total of 11 comments were received; the following provides a summary and count of major themes. As some responses address more than one topic, the total number of comments below may exceed the total number of responses.

- **Greenery and beautification:** more street trees, character lamp posts, and edible/native plants to beautify streets and highways, create a park along the river, upgrade and beautify the northern entrance to Campbell River **(5 comments)**
- **Infrastructure:** integrate bike lanes and sidewalks with any road upgrades, separate sidewalks from roads, add street lights between Perkins and McDonald **(3 comments)**
- **Willis Road:** Upgrade Willis Road, add sidewalks **(2 comments)**
- **Energy:** underground LNG or hydro lines along Tamarac in Campbellton **(1 comment)**
- Utilize 3 acre site near Discovery Harbour **(1 comment)**



STRENGTHENING OUR CENTRES

Participants reviewed the following proposed updates regarding village and neighbourhood centres:

- Differentiate between different centres, using a visual hierarchy, so that policy and regulation for small neighbourhood centres are clearly different from those for larger village centres.
- Update OCP designations and zoning for the residential part of Campbellton east of Highway 19A to allow residential and keep other uses along surrounding streets
- Adjust boundaries and policies so that the SOCP intent is clear.



Downtown



Village Centre



Neighbourhood Centre

What do you think?

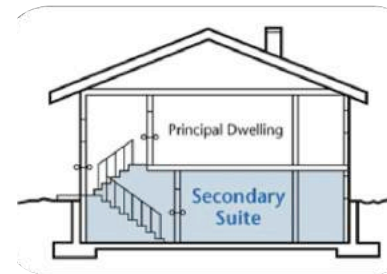
Only one comment was received regarding centres:

- Be careful that village centres do not compete with downtown



SECONDARY SUITES

Participants reviewed background information that explained how the community supported secondary suites through the original Official Community Plan process; however, as they are currently not permitted in the R1 zone, it is difficult to have a legal suite in much of the City.



Through this update, the City is proposing to allow secondary suites in all single-family zones (including the R1 zone) to support affordable housing options and ensure all single-family homeowners are treated fairly.

What do you think?

Participants were then asked to share their comments, concerns and suggestions for improvement.

A total of 14 comments were received; the following provides a summary and count of major themes. As some responses address more than one topic, the total number of comments below may exceed the total number of responses.

- **Support secondary suites:** yes, zoning should allow suites, a good way to provide affordable options and seniors housing, preferable to higher density housing (**5 comments**)
- **Regulation:** ensure proper parking requirements, consider minimum sizes for suites, consider different rules for long term and short term rentals like AirBNB? (**3 comments**)
- **Do not support:** secondary suites are not a good idea, too much noise and tenants don't care about the community – no vested interest (**3 comments**)
- **Issues:** parking will always be an issue, will owners of suites have to pay higher taxes to cover additional expenses like garbage removal? (**1 comment**)
- **Rental Market:** will suites impact apartment owners by flooding the rental market? (**1 comment**)



DEVELOPMENT PERMITS

IMPROVING CLARITY

Participants reviewed the following proposed updates to improve clarity surrounding Development Permits:

- Clarify what constitutes a change in relation to Form and Character guidelines.
- Clarify what constitutes “development” triggering a need for a Hazardous Conditions development permit, and what properties are in a Hazardous Conditions Development Permit Area.
- Add guidelines for protection of threatened and endangered species and their habitat.
- Clarify requirements for reports by Qualified Environmental Professionals (QEPs).

What do you think?

Only one comment was received regarding centres:

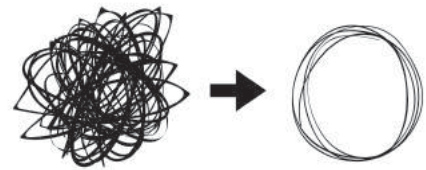
- A complete checklist for development permit replications will, of course, expedite the process and provide clarity for the public and staff



SIMPLIFYING ENVIRONMENTAL PERFORMANCE GUIDELINES

Participants reviewed the following proposed updates to simplify guidelines for environmental performance:

- Integrate the Development Permit Area Guidelines (DPAGs) fully with the Form and Character guidelines, to make them more user-friendly (e.g. only one place to look for landscaping guideline)
- Develop and adopt a Sustainability Checklist that links to SOCP policy and specific guidelines, making it into a useful tool for applicants and City staff
- Update the Energy Conservation Guidelines on the basis of a project currently underway with the BC Community Energy Association and QUEST, a national non-profit with expertise in community energy systems



What do you think?

Participants were then asked to share their comments, concerns and suggestions for improvement.

A total of 3 comments were received:

- Publish metrics on sustainability
- Let's see more "good" development, simplify permits
- Anything that can simplify and stream line the process would be welcome



OTHER COMMENTS

Participants also had the opportunity to provide additional/general comments they felt were important for this project

A total of 18 comments were received; the following provides a summary and count of major themes. As some responses address more than one topic, the total number of comments below may exceed the total number of responses.

- **Parks and trails:** add a park behind Willow Point Hall, develop a carving walk/trail, plan/implement green spaces first and put development around them **(3 comments)**
- **Petersen Road:** improve traffic, make it safer, add sidewalks **(3 comments)**
- **Sidewalks and bike lanes:** add wherever possible (especially Petersen and Evergreen), make it easier to access pedestrian trails/paths, especially for young families with strollers **(2 comments)**
- **Downtown:** improve lighting and provide more parking downtown **(2 comments)**
- **Less sprawl** and massive parking lots **(1 comment)**
- Do something with the 3 acre site **(1 comment)**
- **Keep a mix of rural and small lots** to provide affordable options in a beautiful setting **(1 comment)**
- Upgrade Willis Road **(1 comment)**
- **Integrate urban forest management** into development **(1 comment)**
- **Update mapping of water courses**, Environmentally Sensitive Areas haven't been updated in 10 years and things have changed **(1 comment)**



Q&A SESSION

The event also included a brief presentation and Question & Answer session. The presentation provided an overview of the project including the key topics that will be updated through the review, the project timeline and opportunities for community members to get involved, and the importance of sustainable development to make Campbell River an even better place to live.

The following provides an overview of key questions from this session:

- **Q: Why do we need consultants? Why can't City staff complete the project alone?**

A: The external consultants from Modus have no vested interest and can act as a neutral party to facilitate community discussions. Modus also specializes in community planning, engagement, and urban design and brings years of experience from completing dozens of Official Community Plans for small communities across Western Canada. Further, this is a large project and City staff do not have capacity to complete it alone; hiring experienced consultants for a short period is much easier than finding new qualified City staff for the duration the project.
- **Q: What was the drive for looking at Quinsam Heights in this review?**

A: There is conflict between the current Official Community Plan and Zoning Bylaw about whether this neighbourhood is largely estate or multi-family. This is ambiguous for property owners and the City would like to provide clarity about what they can do with their land.
- **Q: Was the recently completed housing assessment one of the drivers for looking at Quinsam Heights?**

A: The housing assessment was completed to give the City additional information to plan for future growth and to help assess proposals for new development.
- **Q: Will the consultant report to the City be public?**

A: Yes, this entire process will be highly transparent and all reports and summaries of what we heard through engagement activities will be publicly available. The process involves numerous engagement events to co-create



- **Q: Is the City required to follow recommendations from this process?**

A: This process will be iterative and involve numerous engagement activities to collect ideas, input and feedback from the community and key stakeholders. We will continually check back with community members to make sure we are on the right track as we work towards updated policies. This way, by the time we get to the bylaw approval process with Council and the final public hearing we will have a plan that is well supported by the community. City Council, as the final decision-makers and elected representatives of the community, are informed by recommendations from this process, but are not bound by them.

- **Q: What is the Planning Department’s preliminary vision for Quinsam Heights?**

A: The City’s Planning Department has an understanding of the key issues and conflicts in the area but does not have any preliminary plans or concepts for the neighbourhood. We want to know what the community desires for this area and will work closely with stakeholders and community members to develop a coherent plan that reflects the various needs and interests of residents, landowners and other community members who use the area.

- **Q: Quinsam Heights is currently suburban and rural – could the final solution include both rather than one or the other?**

A: Yes, as the neighbourhood currently includes a mix of development patterns it is likely the final plan will likely include a combination of different types of housing and lots. The goal is to provide a coherent and functional mix that works for the neighbourhood.

- **Q: Should rural lands (like those found in Quinsam Heights) fall outside the Urban Containment Boundary? Confusion over terms ‘rural’ and ‘urban’...**

A: The scope of this project does not include adjustments to the Urban Containment Boundary. This boundary indicates areas that are serviced by water and sewer, which is where the City is directing new growth for efficient and sustainable infrastructure and development. The terms ‘rural’ or ‘urban’ used in this event and project are intended to refer to the character of different areas within the Urban Containment Boundary (such as the design of buildings and scale and density of development).

- **Q: What will the following events look like?**

A: There are several more consultations for the Official Community Plan (OCP) review. Upcoming events in April will include a series of activities starting with a



public/stakeholder workshop to discuss secondary suites, highway commercial and neighbourhood centres, and development permits. This will be followed by a public/stakeholder design session on Quinsam Heights and public event to review the results of the design session and provide feedback. We will use this input to draft updated policies, which we will bring back to the community for review twice more to ensure we are on the right track before proceeding to the approval process and final public hearing. The next stage will involve the update of the Zoning Bylaw which will also include multiple opportunities for community input.

- **Q: What is the timeline for the process?**

A: The process will take place in 2 stages over the next 18 months. The OCP review will run from January to September 2016 and the Zoning Bylaw review will run from October 2016 to June 2017. Actual change to the community will be implemented over time by residents, businesses and developers.



NEXT STEPS

There will be many more opportunities for Campbell River residents, business owners and community stakeholder groups to get involved and share their ideas for the SOCP & Zoning Bylaw Review process.

Input from Consultation 1 will provide a sense of community values, preferences for proposed updates, and knowledge about how the community uses and perceives Quinsam Heights. This input will be used to guide discussions and develop rough design options to work through with community members and stakeholders in Consultation 2.

UPCOMING EVENTS & ACTIVITIES

Join us in Consultation 2 as we dive deeper into specific topics and discuss key options and trade-offs for Quinsam Heights:

- 1** **ATTEND A WORKSHOP:** Join us to discuss secondary dwellings, highway commercial, neighbourhood centres, or development permits.
Friday, April 29th from 6 to 9 p.m. at the Maritime Heritage Centre.
Please RSVP to planning@campbellriver.ca
- 2** **QUINSAM HEIGHTS DESIGN SESSION:** Join our team of planners and designers to develop and refine options for development in Quinsam Heights.
Saturday, April 30th from 10 a.m. to noon at the Campbell River Community Centre. Please RSVP to planning@campbellriver.ca
- 3** **QUINSAM HEIGHTS OPEN HOUSE:** View the results of the morning design session and share your ideas and feedback.
Saturday, April 30th at the Campbell River Community Centre.
Drop-in anytime from 6 to 8 p.m.
- 4** **QUESTIONNAIRE:** Can't make it in person? View the results of the design session online and share your ideas and feedback.
Available at campbellriver.ca/OCPreview from May 1st to May 15th.



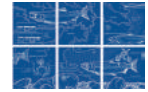
APPENDIX: DISPLAY BOARDS



About the Project



OCB & Zoning Bylaw
REVIEW



PROJECT DESCRIPTION

The City of Campbell River is updating its **Sustainable Official Community Plan (SOCP) & Zoning Bylaw** to make sure they are both clear and consistent.

The project does not involve an overhaul of the SOCP but rather an update that will focus on:

- Creating a better vision and plan for Quinsam Heights.
- Clarifying the differences between downtown, larger village centres and smaller neighbourhood centres.
- Improving the appearance of commercial properties facing highways.
- Through zoning changes, making it easier to have a legal secondary dwelling, while managing impacts.
- Making the Zoning Bylaw simpler, clearer, and consistent with the Official Community Plan.

The **Sustainable Official Community Plan** is a 50-year vision and plan for the whole City. It focuses on land use, transportation, infrastructure, community facilities, environment and climate change, and touches on social, cultural and economic development. *The SOCP describes the community's intent.*

The **Zoning Bylaw** is a legal document that sets rules for development, including uses, building siting, size, and height, parking and landscaping. *It applies the SOCP's intent to development.*

PROCESS

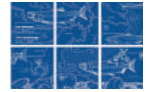
Over the next year and a half, we are asking citizens, business owners and community groups to share your ideas on these key issues and weigh in on how the community should grow and develop. There will be many opportunities to be involved throughout the process.



A Sustainable Future



OCP & Zoning Bylaw
REVIEW



HOW WE GOT HERE

In 2010, broad community discussions were held to create a vision and list of priorities to guide the development of the Sustainable Official Community Plan. These are shown below and on the next board.

COMMUNITY VISION

Campbell River is compact, vibrant & green.

Our City by the sea is defined by connected, walkable, livable and complete neighbourhoods that are anchored by a vibrant downtown. Thriving greenways connect all parts of the community and are abundant with biodiversity.

Campbell River is a healthy and creative community.

Our City offers healthy, affordable choices for the basic needs of residents such as housing, food and water. Residents enjoy meaningful opportunities for work and diverse cultural expression and enjoy a high quality of life.

Campbell River is committed to moving towards sustainability.

Campbell River is committed to taking action on social, cultural, environmental and economic issues of local and global concern. Innovation, creativity and collaboration will position the community to gain from new opportunities and be resilient in the face of current and future challenges.

Campbell River is responsible and inclusive.

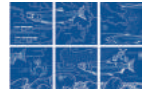
The City will work with citizens and community partners to achieve this vision and is committed to delivering quality services in a fiscally responsible manner that ensures the resiliency of the community's vision.



Community Priorities



OCP & Zoning Bylaw
REVIEW



WHAT DO YOU VALUE MOST?

Use 3 marbles
to vote for your
top priorities...

Climate & Energy

Zero carbon and
adaptive



Ecosystem Integrity

Maintain ecological
values



Water

Conservation &
management



Solid Waste Management

Zero waste



Food Security

Local and healthy
sources



Identity and Culture

Recognizable & rich
with diversity



Shelter

Shelter for all



Local Economy

Diverse and
robust



Skilled Workforce

Diversity of skills and
demographics



Social Equity & Cohesion

Open and inclusive



Individual Health

Health and active
culture



WHAT ELSE DO YOU VALUE?

views!

heritage

privacy
& quiet

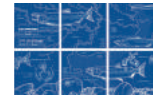
Tell us what else is important to you about life in Campbell River.



The future of Quinsam Heights



OCP & Zoning Bylaw
REVIEW



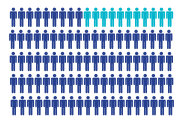
CAMPBELL RIVER IS GROWING

Now the question is what location and form growth will take...

The SOCP uses an “urban containment boundary” and “focused growth areas” whose purpose is to shape growth to meet community goals.

Campbell River Quinsam Heights is the largest relatively undeveloped area within the “urban containment boundary”, but there isn’t a clear, consistent plan for the area.

The OCP Review project will explore how Quinsam Height’s future can support the community’s Vision, while meeting the interests of landowners, the City, and the community at large.



A growing population: The City’s population is projected to grow by 11% or 4,000 people over the next 10 years.



2016



2026

An aging population: In ten years, 1 in 3 residents will be seniors (vs. 1 in 5 today) and 1 in 6 will be over 75.



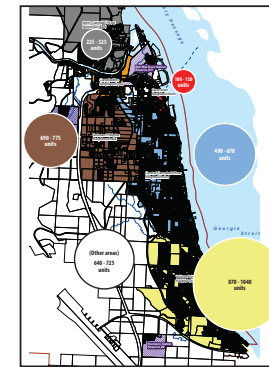
Housing Market: Price competition with nearby communities means development costs must remain low so homes remain attractive to buyers.

WHAT WILL SHAPE DEVELOPMENT IN QUINSAM HEIGHTS?

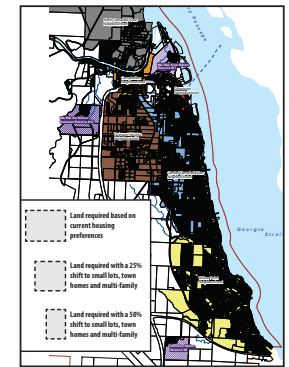
- If today’s housing preferences don’t change, the growing and aging population will require about 1,150 houses, 250 duplexes, and 750 apartments, or around 130 hectares of land.
- Depending on assumptions about the viability of development sites, there is enough land in the City for 2,000 – 3,000 houses/duplexes and 900 – 1,000 townhouses or apartments. About 1/4 - 1/3 of this capacity is located in Quinsam Heights.
- If preferences shift to smaller lots and more compact types of housing, demand for land could be reduced by 25-50%.



Constraints on development in Quinsam Heights



Estimated capacity of neighbourhoods to accommodate more housing



Approximate area of land required based on different housing preferences

WHAT ELSE DO WE NEED TO KNOW?

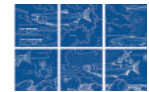
Tell us what else needs to be considered in planning for Quinsam Heights.



Scenarios for Quinsam Heights



OCP & Zoning Bylaw
REVIEW



WHAT'S THE PURPOSE OF THESE SCENARIOS?

To help imagine possibilities for the future of Quinsam Heights, we created four generic scenarios. **These are not options.** Instead, they give us a chance to discuss the pros and cons and whether they help or hinder our community priorities. The descriptions shown for each scenario are not the final word, but are intended to spark discussion. When complete, the plan will likely contain elements of more than one of these approaches.

A Rural Future

- Very little development, maintains rural uses and large parcels with a simple network of rural roads
- Supports local farming as outlined in the City's Agricultural Plan
- Most growth directed elsewhere



- Shops
- Houses
- Rural
- Park / Protected



Tell us what you like or dislike about this concept...

add your ideas!

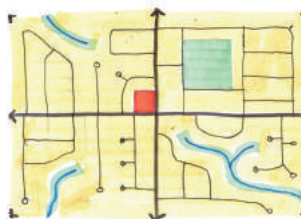
Community priorities this proposal helps achieve:



■ Helps ■ Neutral ■ Hinders

A Suburban Future

- Similar to Willow Point: single family on medium and large lots, strip mall commercial, local roads and cul-de-sacs
- Would help meet demand for single family but little to no multi-unit housing



- Shops
- Houses
- Park / Protected



Tell us what you like or dislike about this concept...

Community priorities this proposal helps achieve:



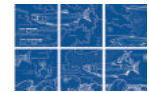
■ Helps ■ Neutral ■ Hinders



Scenarios for Quinsam Heights



OCP & Zoning Bylaw
REVIEW



WHAT'S THE PURPOSE OF THESE SCENARIOS?

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A Village Future

- Development of homes around a traditional village commercial street, surrounded by agricultural lands and natural/green spaces
- Could accommodate a range of housing types and development would be needed elsewhere to meet demand



- Shops
- Apartments/Townhouses
- Houses
- Rural
- Park / Protected

Tell us what you like or dislike about this concept...

add your ideas!

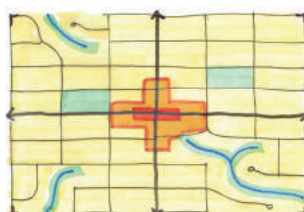
Community priorities this proposal helps achieve:



■ Helps ■ Neutral ■ Hinders

An Urban Future

- Like a traditional town: grid of blocks with lanes, central shops on a main street
- Would accommodate more single family homes on smaller lots and could integrate diverse housing forms



- Shops
- Apartments/Townhouses
- Houses
- Park / Protected

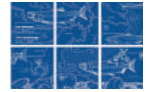
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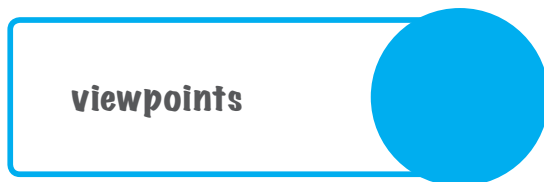
■ Helps ■ Neutral ■ Hinders





SHARE WHAT YOU KNOW ABOUT QUINSAM HEIGHTS

1. Use the coloured stickers to identify important features.



2. Use a sticky note to describe the feature and tell us why it's important.



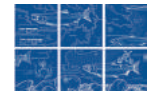
You can also use a marker to draw arrows and identify areas!



Improving our Gateways



OCP & Zoning Bylaw
REVIEW



HIGHWAY COMMERCIAL

Commercial properties along Highway 19 north of Campbellton include a mix of light industrial and auto-oriented retail businesses, which are well-suited to their location, but they could have more attractive frontages.



Photo: Google Maps (2015)

Through the update, the City is proposing to:

- Ensure new development along the highway acts as an attractive “front door” to the community.
- Encourage current property owners to upgrade the front of their properties with landscaping and more consistent signage.
- Encourage a shift away from light industrial businesses right along the highway.



Image: Town of Valleyview Highway Commercial Design Guidelines (Modus)

Community priorities this proposal helps achieve:

Helps Neutral Hinders



Climate & Energy



Ecosystem Integrity



Water Conservation



Solid Waste Management



Food Security



Identity & Culture



Shelter



Local Economy



Skilled Workforce



Social Equity & Cohesion



Individual Health

WHAT DO YOU THINK?

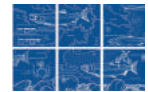
Please share any general comments, concerns or suggestions...



Neighbourhood Centres



OCP & Zoning Bylaw
REVIEW



STRENGTHENING CENTRES

Areas designated as “village” and “neighbourhood” centres in the current SOCP are not all that different.

Also, the existing residential area in Campbellton is currently designated and zoned for business, but there is a desire to keep the existing housing.

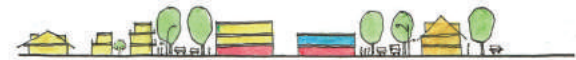
Through the update, the City is proposing to:

- Differentiate between different centres, using a visual hierarchy, so that policy and regulation for small neighbourhood centres are clearly different from those for larger village centres.
- Update OCP designations and zoning for the residential part of Campbellton east of Highway 19A to allow residential and keep other uses along surrounding streets.
- Adjust boundaries and policies so that the SOCP intent is clear.

Hierarchy of Centres in Campbell River:



Downtown: a compact mix of residential and retail with mixed use buildings (3-4 storeys), townhouses and apartments with single family homes nearby.



Village Centre: a mix of residential, office and retail with a range of mixed use buildings (2-3 storeys), townhouses and single family homes (e.g., Campbellton).



Neighbourhood Centre: a mix of residential, office and retail (2 storeys) with a range of mixed use buildings (2 storeys), townhouses and single family homes (e.g., 2nd and Dogwood).

Community priorities this proposal helps achieve:



Climate & Energy



Ecosystem Integrity



Water Conservation



Solid Waste Management



Food Security



Identity & Culture



Shelter



Local Economy



Skilled Workforce



Social Equity & Cohesion



Individual Health

WHAT DO YOU THINK?

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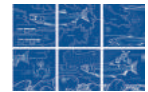
add your
ideas!



Secondary Suites



OCP & Zoning Bylaw
REVIEW



ZONING FOR SUITES

Through the original SOCP process, the community decided to encourage secondary suites throughout the City.

The idea was that these suites allow retirees to downsize without leaving their neighbourhood, or give retirees or young families an income boost to make living in their home more affordable.

Right now, the Zoning Bylaw allows secondary suites in all single-family zones except R1, making it hard to have a legal suite in much of the City (doing so currently requires an expensive and difficult rezoning process).

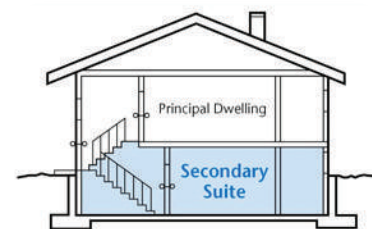
Through the update, the City is proposing to:

- Allow secondary suites in all single-family areas by allowing them in the R1 zone.

The intent is to treat all single-family homeowners fairly, expand the stock of legal suites, upgrade existing suites for safety, and close non-compliant suites.

A Provincial government study found that:

- Secondary suites represent about 20% of the province's rental housing supply
- Key issues are parking, fair payment for services, noise and other nuisances, and safety



Suites also provide a source of affordable rental housing and make efficient use of existing buildings so they don't change the character of the neighbourhood.

Community priorities this proposal helps achieve:

Helps Neutral Hinders



Climate & Energy



Ecosystem Integrity



Water Conservation



Solid Waste Management



Food Security



Identity & Culture



Shelter



Local Economy



Skilled Workforce



Social Equity & Cohesion



Individual Health

WHAT DO YOU THINK?

Please share any general comments, concerns or suggestions...

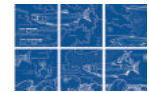
add your ideas!



Development Permits



OCP & Zoning Bylaw
REVIEW



IMPROVING CLARITY

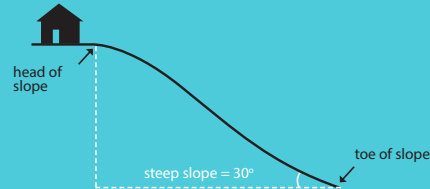
The Development Permit process allows the City to guide how development occurs in certain areas in order to: reduce exposure to natural hazards, encourage revitalization, protect farming, create consistent character, ensure attractive and functional landscaping, and encourage energy and water conservation and greenhouse gas reduction.

Through the update, the City is proposing to:

- Clarify what constitutes a change in relation to Form and Character guidelines
- Clarify what constitutes “development” triggering a need for a Hazardous Conditions development permit, and what properties are in a Hazardous Conditions Development Permit Area
- Add guidelines for protection of threatened and endangered species and their habitat
- Clarify requirements for reports by Qualified Environmental Professionals (QEPs)

In a few places, it is not clear what triggers the SOCP’s Development Permit Area Guidelines (DPAGs), i.e. what development they apply to:

- Scale and nature of changes to facades
- Location and type of development or activity near or on steep slopes and floodplains



In addition, the Hazardous Conditions DPAGs do not address sea level rise associated with climate change, a key concern for oceanfront properties.

Finally, there are gaps in the Environmental Protection guidelines: they don’t address threatened or endangered species; and they are not clear about reporting requirements for Qualified Environmental Professionals (QEPs).

Community priorities this proposal helps achieve:



Climate & Energy



Ecosystem Integrity



Water Conservation



Solid Waste Management



Food Security



Identity & Culture



Shelter



Local Economy



Skilled Workforce



Social Equity & Cohesion



Individual Health

WHAT DO YOU THINK?

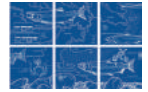
Please share any general comments, concerns or suggestions...



Development Permits



OCP & Zoning Bylaw
REVIEW



SIMPLIFYING ENVIRONMENTAL PERFORMANCE GUIDELINES

The SOCP includes a number of guidelines to encourage practices that will conserve energy and water, and reduce greenhouse gas emissions. These are part of the Form and Character guidelines and apply only within the “urban containment boundary”.

Generally, they are no- to low-cost and benefit buyers, tenants and landlords through lower operating costs, and improved occupant comfort and health.

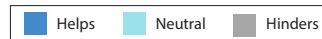
However, the guidelines are not organized in a user-friendly way and are somewhat out of date, given the rapid changes in green building practice and regulation in BC.

The SOCP also references a Sustainability Checklist in the Energy Conservation Development Permit Area Guidelines (DPAGs), but this checklist has not been officially adopted.

Through the update, the City is proposing to:

- Integrate the Development Permit Area Guidelines (DPAGs) fully with the Form and Character guidelines, to make them more user-friendly (e.g. only one place to look for landscaping guidelines)
- Develop and adopt a Sustainability Checklist that links to SOCP policy and specific guidelines, making it into a useful tool for applicants and City staff
- Update the Energy Conservation Guidelines on the basis of a project currently underway with the BC Community Energy Association and QUEST, a national non-profit with expertise in community energy systems

Community priorities this proposal helps achieve:



Climate & Energy



Ecosystem Integrity



Water Conservation



Solid Waste Management



Food Security



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Individual Health

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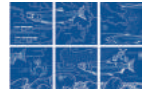
Please share any general comments, concerns or suggestions...



Share your ideas!



OCP & Zoning Bylaw
REVIEW



WHAT ELSE DO WE NEED TO KNOW?

Tell us anything else you think is important for this project...

