

Council Meeting Highlights April 11th, 2016

Please note Council meeting highlights are not a substitute for the City's comprehensive Council meeting minutes, found on the City website at: www.campbellriver.ca. Council meeting agendas, minutes and webcasts are available from the link on the homepage.

Homeless advocates share concerns with Council

Diane Palmer and Krisandra Rufus on behalf of the Grassroots Kind Hearts Society presented a petition with 850 signatures to Council requesting assistance to address homelessness issues. They are seeking positive change help vulnerable members of community who are visible downtown, specifically:

- A mutually agreeable location that could be used as a sobering assessment centre
- For Council to continue to lobby BC Housing to commit to keeping shelter beds running until such a centre is open
- A location to continue to provide meals that is close to shelter until centre is operational Island Health has announced funding will be available for six sobering assessment beds, with timing yet to be confirmed. To try to fill the gap in services, Council is working in its advocacy role with BC Housing for provincial funding to keep the emergency shelter open, and to confirm a suitable location. Mayor Adams also said Council empathizes with the group's frustration and confirmed that the City is prepared to offer land, waive fees and licensing, and cover the cost of servicing property for a more permanent housing solution, once senior government funding for a facility is secured.

BC Salmon Farmers update

Jeremy Dunn, executive director of the BC Salmon Farmers Association, presented an update on the 2015 BCSFA Sustainability Progress Report and Marine Environmental Research Program. He discussed health and environmental measures at local salmon farms, demand for product, economic impact and contributions to the community and province and the demand for more training and research locally.

Storm water parcel tax continues at current rate

Council adopted a bylaw amendment to renew the Storm Water Management Parcel Tax Bylaw for another 10 years in support of the recently approved 10-year capital plan. The tax will apply to all land parcels in the City at the current rate of \$12 per parcel and raise approximately \$165,000 annually to fund improvements to the City's network of storm drains. This bylaw was given first and second readings on March 7 and third reading on March 21.

Chauffeur licences could be valid for two years

Council has heard the concerns of local taxi companies and agrees that amending the bylaw to extend the expiration of permits from one year to two years supports transportation services to the community while keeping community safety a priority.

Council gave third reading to the bylaw amendment at the April 11 meeting, to be considered for adoption at the April 25 Council meeting.

Council deferred request for Official Community Plan and Zoning Bylaw amendment

Council deferred consideration of a proposed amendment to the Official Community Plan (OCP) and Zoning Bylaw for 200 Nikola Road.

The proposed amendment would permit development of a 3.27 hectare parcel located immediately southeast of the intersection of Willis Rd. and Highway 19 as low density, multi-family patio homes. The OCP designates this area as estate, for large residential lots and small scale farms, and zoning for a portion of this area is commercial. The City's current review of the

OCP and Zoning Bylaw specifically assesses inconsistencies in this area, and the proposal will be deferred for consideration until the reviews have been completed.

Public hearing for foreshore development at 4065 Discovery Drive

The applicant is proposing a private moorage facility within a leased area of Discovery Passage adjacent to 4065 Discovery Drive. The City's Zoning Bylaw currently has no regulations specific to private moorage facilities. The first part of this application would create a public area three zone to regulate private moorage facilities. The second part of the proposal concerns rezoning the area adjacent to 4065 Discovery Drive to permit the construction of a private moorage facility. There is a need to regulate this use and assess proposals on a case-by-case basis.

Public nuisance bylaw could incorporate vacant building regulations

The recommended bylaw amendments will address three main issues, to implement building maintenance standards, whether a building is occupied or vacant, new requirements to secure vacant buildings by boarding up doors and windows, and proactive inspections of vacant buildings that have fallen into a state of disrepair to ensure that they are maintained, with property owners required to pay building inspection costs. The amendments received first and second reading at the April 11 Council meeting.

Public hearing to be held regarding commercial medical marihuana operations

While the retail sale of cannabis is currently illegal in Canada pursuant to the Controlled Drugs and Substances Act, the federal government enacted the Medical Marihuana Production Regulations (MMPR) in June 2013. To formally recognize MMPR and to provide clarification on how this use will be regulated within the City of Campbell River, Council gave first and second reading to zoning amendments to clarify regulations around land use for marihuana operations legally permitted in Canada and directed staff to hold a public hearing. First and second readings of the Zoning Bylaw amendments included adding the following definition to the Zoning Bylaw:

“Marihuana Operation” means cultivating, growing, producing, packaging, storing, distributing, dispensing, destroying, trading or selling of cannabis (marihuana) or its derivatives;

In addition, to provide greater clarity to the community the following clause is proposed to be added: “Marihuana operations are prohibited unless expressly permitted by this bylaw.”

Downtown design project awarded to MVH Urban Planning

City Council awarded RFP 16-06 for the Downtown Development Readiness Design Concept to MVH Urban Planning & Design. Downtown revitalization is a key Council strategic priority, and this project is the next step in efforts to refresh the downtown. This project will bring together the City's previous downtown planning initiatives along with current infrastructure reviews for water, sewer, and storm drainage, and an overarching streetscape design concept and implementation strategy for downtown. The streetscape design project will incorporate community input from local stakeholders, business and property owners, and the public at large. The end result will be a conceptual design product for Campbell River's downtown streetscape that has sufficient detail to enable the City to advance streetscape upgrades for the downtown, on a section by section basis, to a construction-ready design stage. The award was for \$124,640, excluding GST, and is funded from a one-time service level change request from the City's financial stabilization reserve. MVH is an award-winning urban design firm that has extensive experience in streetscape design and public consultation.

Next step on water supply project approved

The City's community water supply project continues to progress, with Council awarding the construction contract for the raw water intake to Aecon Frontier Kemper Joint Venture at a value

of \$6,498,800. Recognizing the complex nature of this phase of the project, Council also approved a 15 per cent contingency amount of \$974,820 to be used if unanticipated construction conditions are encountered during the construction period. With the approval of the tender and the additional contingency amount, this particular phase of the project has come in at \$1.2 million above the engineer's estimate. Earlier stages of the \$24.2 million project have come in ahead of time and lower than estimated, and another \$12 million in work remains to be designed and tendered over the next 18 months, so staff have committed to provide Council with updates on the project as the next stages evolve to ensure that Council is fully aware of the potential of any overall budget shortfalls and is provided with options as to how to respond in the event that project costs exceed the approved project budget. The City's state-of-the-art, seismically-sound community water supply project valued at \$24.2 million is being funded 75 per cent (up to maximum of \$18.26 million) by BC Hydro.

Updates to committee/commissions conflict of interest section

The City's solicitor reviewed the conflict of interest section in the Advisory Commission/Committee bylaws, and recommended revisions to provide clear direction regarding requirements and process for commission and committee members, should they be concerned about having a conflict of interest on a particular matter. These would also apply to volunteer community members on City subcommittees and task forces. Council gave first and second readings to the proposed updates.

Off-highway vehicle use within city limits

The Campbell River ATV Club requested that the City look into allowing the use of off road vehicles within city Limits. Currently, the use of these vehicles is only permitted on private land within city limits. Recent changes to provincial legislation now allow them to be used on Crown land (subject to a number of requirements). The City is not in a position at this time to create or modify an existing bylaw that would allow use of these vehicles on public lands within the city limits, even on designated trails or corridors. Council directed staff to refer the CR ATV Club to the Ministry of Forest, Lands and Natural Resources to lobby for provincial changes in legislation.

OCP and Zoning consultation process update

The first community consultation event for the OCP/Zoning review took place on Tuesday, March 8 from 6 to 9 p.m. Ninety-two community members attended the event and learned about the OCP and Zoning review process including how it will unfold over the next 18 months. The community also had the opportunity to provide their perspectives on key issues being explored as part of the OCP update. Interactive stations invited community members to comment on priorities as outlined in the OCP, and for Quinsam Heights land use, secondary suites, development permit guidelines, neighbourhood centres and commercial land use. The public engagement summary report is posted on the city website at campbellriver.ca/OCPReview.

Letter of support for Campbell River Salmon Festival Society

Council will send a letter of support for the Campbell River Salmon Festival Society's Canada 150 funding application for their proposal to run an East/West Canadian Logging Sports competition as part of the Canada 150 Celebration and Salmon Festival's 50th anniversary during Logger Sports 2017. The federal government is offering financial support for events to celebrate the Canada's 150th anniversary, and the application requires community support for the East/West competition, and use of the City property to hold the event. The Loggers Sports traditionally take place at Nunns Creek Park.

Staff thanked for Association of Vancouver Island and Coastal Communities promotion

Mayor Adams thanked staff for materials developed to promote next year's conference that will draw 500 AVICC delegates from all over Vancouver Island to Campbell River.

Council wants regional board to seek Build Canada funding for local organics facility

Council will formally recommend to the Comox Strathcona Waste Management Service that the CVRD apply for Build Canada funding for a regional organics facility located in Campbell River; and that the CVRD work with the City of Campbell River to develop a strategy and budget to be included in the regional board's 2017 budget for development of a regional organics facility in Campbell River by 2018. Council will provide a letter of support for the funding application to be submitted by the CVRD.

Council endorses staff concerns on groundwater quality related to proposed landfill

Council reviewed and endorsed staff's technical comments on Upland Excavating Ltd.'s application to the Province for an operational certificate for a solid, non-hazardous waste landfill at 7295 Gold River Highway. Technical comments seek clarification on a variety of issues to protect the community's drinking watershed, as well as the Quinsam River, Cold Creek, and the environment. Council requested that additional comments be sent to Upland Excavating Ltd. seeking clarification on the relationship of the new Water Sustainability Act to their application, and to provide cross-sections from McIvor Lake through Rico Lake to the site including the depth of Rico Lake in order to determine water flow between the site, Rico Lake and McIvor Lake.