

Council and Committee Meeting Highlights for August 19 and 21, 2025

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The City of Campbell River acknowledges that we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

Community Planning and Livability Update

Funding for Conceptual Design of Second Artificial Turf Field at Robron Park

Council approved the allocation of up to \$25,000 from the Parks Parcel Tax Reserve to advance a conceptual design and Class D cost estimate for a second artificial turf field on School District 72 (SD72)-owned lands adjacent to Robron Park. This funding will be matched by Campbell River Youth Soccer Association (CRYSA). The City will enter a Memorandum of Understanding with CRYSA and SD72 to formalize roles and responsibilities and establish shared objectives.

An existing artificial turf field is currently available at Robron Park, and it has significantly improved access to year-round recreation opportunities. However, growing demand for the turf field exceeds capacity, particularly for youth soccer programming. The proposed second artificial turf field would be located at the lower field at Robron Park, which is currently being used by the City as a temporary off-leash dog park through a five-year lease agreement with SD72. Working with CRYSA and the SD72 towards a conceptual design for a second turf field is the first step towards realizing a longer-term vision and use for this field. Through the planning process, staff will also explore opportunities to design the field to provide benefit for other user groups, including opportunities for a permanent dog park location.

Quinsam Heights Neighbourhood Plan Update

Council received the proposed Quinsam Heights Neighbourhood Plan for information, following a presentation from Kevin Brooks, Senior Planner with McElhanney, and from the City's Director of Community Planning and Liveability.

The Quinsam Heights neighbourhood has seen significant new growth and development as the city's population has grown. The Quinsam Heights Neighbourhood Plan is a roadmap that will guide decision-making on land-use planning and development in Quinsam Heights, which will be an important growth area to address the community's future housing needs. The plan outlines priority policies and actions to address land use, transportation, environmental protection and servicing, tailored to the unique characteristics and needs of the area.

Staff will host an open house in fall 2025 to showcase the plan's highlights, before presenting a finalized report to Council for adoption.

Implementation of this plan is timely, as it aligns with several concurrent planning initiatives that are designed to work together, including the Official Community Plan, the Parks, Recreation and Culture Master Plan and the Master Transportation Plan (among others).

For more information about the Quinsam Heights Neighbourhood Plan, visit getinvolved.campbellriver.ca/quinsamheights.

BC Transit's Transit Future Action Plan

Council endorsed the final draft of the Transit Future Action Plan 2025 (TFAP) and referred short-term actions from the plan to upcoming Financial Planning deliberations.

BC Transit, in partnership with the City, is developing a TFAP for Campbell River. This plan identifies transit service and infrastructure improvements over the next seven years and sets short- to medium-term priorities that will guide the continued development and enhancement of transit services in the community. BC Transit engaged the public through a driver survey, rider survey, and consultations with key community partners.

The TFAP aims to improve transit service through enhanced service reliability; increased frequency and access on core routes and key corridors; extended service hours; expanded coverage to underserved areas; and aligning transit planning with broader growth and housing initiatives.

Short-term priority focus areas include:

- Service improvements for Route 1 (Dogwood) to address peak capacity, reliability, and on-time performance
- Introduction of service on statutory holidays (at Sunday service levels)
- Service improvements on existing routes and thru-connections to Route 15 (Homalco), via Route 1 (Dogwood), on select trips and the introduction of Sunday service

Expansion priorities and associated costs will be considered during upcoming Financial Planning and incorporated into the Transit Improvement Program and Memorandum of Understanding, which will be considered by Council at a future meeting.

Reimagine the Row Update: Social Services Extended and Demolition Preparation Underway

City Manager, Elle Brovold, shared an update on the City's Reimagine the Row project and ongoing efforts to support vulnerable residents throughout the transition.

Pre-demolition work is underway at the Harbourside Inn. While activity may not be visible from the outside, crews are making steady progress inside—removing furniture, fixtures, and a significant volume of hazardous materials. This phase will continue through October, with building demolition itself expected to begin in fall 2025.

Recognizing that the closure of Harbourside Inn required the social services previously operating out of the building to be relocated, and acknowledging that the groups have been unsuccessful in securing a new location, the City offered temporary services throughout the summer to help fill any potential service gaps. These services will now run until the end of October 2025:

- The City is providing **takeaway dinners, run by the Salvation Army**, that provide meals to vulnerable community members and supplement the hot lunch programs that are available through the Salvation Army Centre of Hope.
- **Free showers and hygiene supplies**—including towels, soap, and shampoo—are available at the Campbell River Community Centre. This program supplements shower services offered at the Salvation Army Centre of Hope.
- **Weekly laundry service** is available in the Community Centre parking lot, which also supplements the laundry service provided by the Salvation Army Centre of Hope.

Working with BC Housing and Lookout Housing and Health Society, the City is also expanding Homewood, the temporary supportive housing initiative at 1299 Homewood Road. Homewood will welcome eight new residents in October, in addition to the 40 already housed there. This will mean that 48 community members will have access to food and hygiene services on-site, where they live. We will continue to monitor what this means for the community demands for these services as City staff continue to explore opportunities to best support vulnerable members of our community, including food security, supportive housing, and targeted outreach.

While the delivery of these programs falls outside the City's formal responsibilities, Council recognizes their importance and remains committed to advocacy and collaboration to support Campbell River's most vulnerable residents. Council continues to seek support from other levels of government to secure the resources the community needs, which fall within their scope of work and beyond the local government's mandate.

To stay informed as this project progresses, visit the City's Get Involved page at getinvolved.campbellriver.ca/Reimagine-the-Row.

Operations Updates

2025 Strategic Priority Fund Applications

Council supported Strategic Priority Fund grant applications from the Operations Division. The Strategic Priority Fund falls under the Canada Community-Building Fund. The applications are seeking up to \$7 million to fund Phases Two and Three of the Erickson Road Utility Renewal project and the development of a sewer system master plan. These projects would support critical infrastructure and future capacity, to enable continued growth in the City. Council committed to supporting any cost overruns for these projects, if the applications are successful.

Development Services Updates

OCP and Zoning Amendments to Establish Riparian Setbacks and Protection Measures

Council gave third readings to, and adopted, Official Community Plan Amendment Bylaw No. 3994, 2025, and Zoning Amendment Bylaw No. 3995, 2025, that establish setbacks and protection measures for ditches within City rights of ways. These measures will offer a level of protection that aligns with the *Riparian Areas Protection Regulation (RAPR)* and streamlines the process for property owners doing work on their property with adjacent roadside ditches.

Public hearings were held for both amendment bylaws, and the City did not receive any feedback.

Major Development Permit with Variance for 620 Park Forest Drive

Council approved Major Development with Variance Permit No. P2500021 for 620 Park Forest Drive. The permit approves a 40-lot bare land strata development with a mix of duplex and triplex buildings. Additionally, it approves a variance to increase the maximum lot coverage for eight of the 40 strata lots from 50 per cent to 59.9 per cent of the lot. One letter opposed to the variance was received by Council.

Development Variance Permit for 280 Nikola Road

Council approved Development Variance Permit No. P2500044 for 280 Nikola Road. The permit allows the maximum height for a fence within five metres of the front lot-line to increase from a maximum of 1.2 metres to 1.83 metres (or six feet). The property is adjacent to an apartment building, and the higher fence will provide more privacy.

Community Safety Updates

Bylaw Enforcement and Animal Control Statistics

Council received a report with bylaw enforcement and animal control statistics, for information.

The Bylaw Enforcement Department experienced a significant organizational transition over the last year. The City increased the number of bylaw staff and expanded the department's hours of operation. In January 2025, a pilot work-schedule increased bylaw coverage from seven hours per day on weekdays, excluding public holidays, to 10 hours per day, 365 days per year. They also incorporated an increased, proactive focus on downtown areas.

The City also established an Animal Control Department, in July 2024, after the previous contractor ended their contract with the City. Two full-time animal control officers, supported by an auxiliary animal control officer, work alternating shifts that provide animal control services on the same schedule as bylaw staff. In addition to Campbell River, animal control services are provided under agreements to Area D of the Strathcona Regional District and to the Wei Wai Kum and We Wai Kai First Nations.

Trends noted by the Bylaw Enforcement Department include:

- There was a drop in bylaw complaints in 2024, compared to 2023, but a general increase in bylaw complaints and offences in 2025 so far over previous years.
- Bylaw significantly increased proactive patrols during the last half of 2024 and into 2025.
- Camping and overnight shelters have been increasingly and proactively addressed.
- Bylaw files within the downtown core have increased.
- Parking tickets in the downtown shopping area decreased in the first half of 2025 compared to previous years.

Remedial Notice for 101 Reef Crescent

Council directed staff to require the property owner of 101 Reef Crescent to bring the property into compliance with Public Nuisance Bylaw No. 3543, 2014 in relation to vegetation encroachment over a city sidewalk. City contractors were authorized to enter onto the property to perform the work required to achieve compliance if the property owner does not comply.

Correspondence

Request for Support for Comox Valley Airport

Council received correspondence from Mike Atkins, CEO, Comox Valley Airport Commission, requesting a letter in support of the Comox Valley Airport Commission's formal request to the Canada Border Services Agency (CBSA) to

change the Airport of Entry (AOE) designation for Comox Valley Airport from AOE 160 to AOE 220. Council will send a letter of support to the CBSA and will also request a letter of support from Comox Valley Airport for the Campbell River Airport's (YBL's) future application to CBSA for an increase of passengers allowed through YBL from its current limit of 15 people to 20 people.