

Council and Committee Meeting Highlights for May 20 and 22, 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.

Delegations

Mary Catherine Williams, Co-chair of the Campbell River Seniors Network, updated Council on the projects and activities of the Campbell River Seniors Network (CRSN). The CRSN brings together organizations that serve seniors and elders, to connect, share information, identify concerns, support developing services and advocate for people as they age and those that care for them.

Long Range Planning Updates

Master Transportation Plan — Final Draft

Council received a report regarding the Master Transportation Plan - Final Draft (MTP), for information. The MTP includes an updated action plan, which reflects additional feedback gathered from Council and the community. The Action Plan lays out short, medium, and long-term priorities for one to three, four to seven, and eight to ten years, respectively. Costs, ease of implementation, staff capacity and anticipated levels of support from impacted neighbourhoods were considered when prioritizing the items listed in the plan.

The report focused on short-term priorities and will be used to inform 2026 Financial Planning deliberations. Highlights include:

- **Pedestrian:** a new sidewalk on 2nd Avenue and 7th Avenue, and new connections on 9th Avenue and Pinecrest Road
- **Cycling:** neighbourhood bikeways on Birch Street, the Thulin/Murphy/Galerno corridor, and Cheviot Road
- **Multi-use pathways:** connections from McPhedran to 4th Ave (behind Carihi) and the Strathcona Gardens connector
- **Transit:** enhancements focused along the Dogwood corridor
- **Roads:** stemming from the Petersen Corridor Study, as well as reviewing the feasibility of an additional connection to Highway 19 at either Evergreen Road or Merecroft Road
- **Policy:** bicycle parking requirements, updating the Traffic Management Policy, the downtown parking study, and EV charging network analysis

To ensure that the MTP remains aligned with Council's Strategic Plan and the community's needs, ongoing monitoring and annual check-ins are proposed.

[View the Master Transportation Plan, Final Draft.](#)

Quinsam Heights Transportation and Growth Infrastructure Study

Following a presentation from staff, Council approved the Quinsam Heights Transportation and Growth Infrastructure Study, which stems from work that's being done to update the Master Transportation Plan.

The study will allow the City to explore options for responding to current and future transportation needs in the Quinsam Heights area. The first phase of the study will be a technical review to assess if Petersen Road could accommodate the continued growth that's projected for Quinsam Heights. The City anticipates that this phase of the study will be complete by the end of 2025 and would then be presented to Council for consideration.

Pending the results of phase one and approval by Council, a second phase of the study would look at options to increase the capacity of the road network to address transportation needs. As part of this, the feasibility of upgrading the Elk River Timber (ERT) corridor as a multimodal road that would accommodate vehicle traffic and a separate multi-use pathway for pedestrians and cyclists between 14th Avenue and Evergreen Road would be explored.

Council is committed to improving transportation for all road users, including those who regularly walk, roll, bike, take

transit or drive in Campbell River. Phase two of this study would involve extensive public engagement and outreach, as well as incorporate feedback gathered from the community as part of previous engagements, such as the Master Transportation Plan and the Parks, Recreation and Culture Master Plan.

Council directed staff to prepare and issue a Request for Proposals to retain a consultant to undertake phase one of the study. The 2025-2034 Financial Plan will be amended to include the project with a budget of \$185,000, to be funded through the Housing Accelerator Fund.

For more information about the study's scope and timing, visit www.getinvolved.campbellriver.ca/campbell-river-master-transportation-plan.

Development Updates

Zoning Amendment for 2515 Island Highway

Council adopted Zoning Amendment Bylaw No. 3969, 2024, for 2515 Island Highway. The amendment adds the “auto repair shop” and “storage yard” uses to the site, which allows Blue Thunder Contracting (BTC) to continue the current light industrial use at 2515 Island Highway. Existing uses include storing, maintaining, and repairing company fleet vehicles.

In August 2024, Council gave first, second and third reading to Zoning Amendment Bylaw No. 3969, 2024. Since this time, the property owner has fulfilled necessary requirements including having the Ministry of Transportation and Transit (MOTT) sign the bylaw and securing a Commercial Access Permit for the property.

The uses in Zoning Amendment Bylaw No. 3969, 2024, are consistent with the Official Community Plan and the City’s vision for the North Campbell River Neighbourhood. The amendment will allow BTC to obtain a Business License and a Building Permit to conduct work needed to bring a structure on the site into compliance with the BC Building Code.

Major Development Permit with Variance at 11, 23, 35, and 47 Dogwood Street

Council approved a Major Development Permit with Variance (P2500004) for 11, 23, 35 and 47 Dogwood Street. P2500004 permits the construction of a single-story childcare facility with 61 childcare spaces. As part of the childcare proposal, the applicant is requesting:

- to reduce the side yard setback adjoining a road from 3.5 metres to 0.7 metres.
- to reduce the setback from a property line of an adjacent lot zoned for multi-family or mixed-use development from 7.5 to 1.8 metres.
- to increase the percentage of allowable small car parking spaces from 30 per cent to 47 per cent for Phase 1.

A consolidated lot survey plan by the Land Title Office and a financial landscape security in the amount of \$171,291 will be required from the applicant.

The childcare facility is phase one of a larger development proposal. Phase two will include a separate six-story, mixed-use building comprised of 45 purpose-built, affordable rental units and a cultural gathering space with opportunities for commercial uses. This will require further approval from Council.