

HIGHLIGHTS OF NOV. 16, 2020 COUNCIL MEETING

New safety requirements for Council meetings help prevent spreading the coronavirus.

Presentations to Council by City staff and community members use online video conferencing technology. Watch City Council meetings live or view recordings at campbellriver.ca/watch-live.

Mayor's opening remarks

Mayor Andy Adams thanked the Royal Canadian Legion Branch 137 for hosting a Remembrance Day ceremony with new safety precautions. He said organizers did a great job of recognizing veterans at Spirit Square with restricted numbers of people in attendance due to COVID-19.

The Mayor also noted the passing of two great Canadian icons, Alex Trebek and Howie Meeker.

He described Trebek as a wizard of knowledge, a great gentleman and representative of our country.

He paid tribute to Meeker for ongoing fundraising in Campbell River and across the country.

For more than 30 years, and into his nineties, the *Hockey Night in Canada* icon and legendary personality came to Campbell River to host the Howie Meeker Special Olympics Golf Tournament.

The Mayor said Meeker's selfless contribution to this annual event was inspiring. He greeted each player and all attendees, and it was heartwarming to see athletes hugging him every year and him laughing and enjoying every minute of it.

The Mayor added that the NHL All-Star, four-time Stanley Cup winner and Hall of Fame broadcaster "Mr. Hockey" helped raise the profile of Campbell River across the country and showcased our community as a model to emulate.

The Mayor thanked Clayton Stoner for taking up the Special Olympics Golf Tournament fundraising torch.

COMMUNITY DEVELOPMENT UPDATE

- **12-unit apartment for 16th Avenue** – Council approved a variance for building setbacks at 1890 16th Avenue. This application is consistent with guidelines in the City's Sustainable Official Community Plan.
- **50-unit apartment building across from Ken Forde Park** – Council approved a major development permit application for 2714 South Island Highway, across from Ken Forde Park. The applicant intends to construct a contemporary six-storey, 50-unit condominium development stepped back from the highway with both surface and enclosed parking. An environmental development permit will be required.
- **Rezoning confirmed for affordable housing at 850 Dogwood Street** – The five-storey building will be constructed in partnership with BC Housing and include 79 affordable-ownership units. An online public hearing was held on July 20, and a development permit was approved Oct. 19.
- **Estate designation removed for Quinsam Heights** – Council gave third reading and adopted the Official Community Plan Amendment. The option for agricultural land use in the area remains, however, the change also creates the possibility for smaller lot style subdivision proposals. As part of this process, the City conducted online feedback opportunities with both developers and community members.

COVID-19

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- **Residential use considered for 1040 Dogwood St.** – Council gave first two readings to an application to amend the land use designation and zoning at this location for residential use, and allow for a secondary suite. An online public hearing will be scheduled.
- **Secondary suite considered for Maria Grove** – Council gave first two readings to an application to rezone the property at 501 Maria Grove to allow for a secondary suite. Signs have been posted and the City has not received any feedback from community members. No public hearing will be held as the application is consistent with the Official Community Plan.
- **Proposal to purchase Crown land on Evergreen Road for multi-family development** – In response to a request from McElhanney Associates for a letter supporting a proposed Crown land purchase for multi-family development at 1090 Evergreen Rd, Council requested a report outlining the history of this property. Council expects to review the report Dec. 14.
- **Official Community Plan amendments considered to protect Great Blue Heron nest trees** – Council gave first two readings to revisions that would include Great Blue Heron habitat in Bald Eagle Development Permit area regulations to help slow habitat loss and provide clarity for property owners and developers. The next step is to arrange for public consultation in the new year, including outreach to the development, building and qualified environmental professional community. A public hearing would follow. Supporting regulatory changes would also be made to the Campbell River Environmental Protection Bylaw, in conjunction with upcoming regulatory changes concerning steep slopes.
There is a long history of heron nesting activity in two colonies south of Willow Point, with nest locations and nest success highly variable from year to year. (This year, about 25 Great Blue Heron chicks were produced.) Development pressures and generally low productivity at nests make Great Blue Herons a priority for ongoing protection and monitoring.
- **Urban indigenous housing needs** – Indigenous people in Campbell River, especially those whose home communities are not local and are more rural and regional based, face barriers in accessing appropriate housing due largely to specific household needs, family size, affordability and lack of access to available housing. The Urban Indigenous Housing and Wellness Coalition was created to specifically address these challenges and is scheduled to meet with Council Dec. 15 to discuss their findings and explore opportunities for an ongoing partnership. The coalition's work is supported by a \$10,000 grant from the Union of British Columbia Municipalities to the City, Laichwiltach Family Life Society and the Strathcona Health Network.
- **Building permit fee increase considered** – Council gave first three readings to a building amendment bylaw, to bring the City's building permit fees in line with the average of the City's comparable municipalities. The fee increases would be in effect on Jan. 1, 2021.

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- **Development Cost Charge Bylaw** – Council directed staff to prepare a draft bylaw that eliminates the area-specific downtown development cost charge (DCC) rates, corrects the industrial DCC methodology and applies rates based on building floor area. The City’s DCC bylaw was last updated in 2010. Since that time, considerable community growth has occurred, many DCC projects have been constructed, and the City has developed a new water supply strategy resulting from BC Hydro’s John Hart generating station replacement project. At this time, the bylaw update would:
 - ensure cost projections for eligible DCC projects are current
 - align eligible DCC projects with current capital plans, and
 - establish new DCC rates that collect the revenue needed to finance these projects.

PUBLIC HEARING

- No public feedback was received during a public hearing for a proposed subdivision and duplex zoning at 1905 Wood Road. The applicant intends to create a three-lot subdivision, with duplex zoning, permitting a maximum of six units at this location. The property meets the requirements for lot size and the City is recommending a landscape plan to screen any parking uses at the front of the properties. One letter of opposition has been received [expressing](#) general concerns about increasing density in the Painter Barclay area.

FINANCIAL UPDATE

- **Community Partnership Grants** – Council approved the committee’s recommended \$656,500 grants for community groups in 2021. That includes \$56,500 of new grant applications in addition to the multi-year grants previously approved. The Community Partnership Grant program supports arts and culture in our community, enhancing quality of life for our citizens. Grants sponsor several important community functions that the City may be expected to offer if these were not provided by community organizations. 2020 has been a particularly challenging year as applicant organizations were forced to alter or cancel their services or events as a result of the Covid-19 pandemic. Organizations that were unable to modify their service or event were required to return the unused portion of their funding to the City of Campbell River.
- **2020-2029 Ten Year Financial Plan Amendment Bylaw** – Council gave first three readings to the proposed 2020-2029 Ten Year Financial Plan amendments. The proposed amendments result from decisions made by Council throughout 2020 for initiatives that were unknown when the 2020-2029 financial plan was adopted in December 2019. Notification was provided through the Mirror newspaper. These initiatives include:
 - Funding for the new Qwalayu House development
 - Expansion of services for the recreation department’s restart plan
 - Decommissioning of the former water facility

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- Funding for supportive housing at 580 Dogwood St.
- Initiation of a Housing Growth Review study
- **2020 third quarter report** – Starting in the second quarter of 2020, the City of Campbell River began to experience the financial impacts of COVID-19. To minimize the impacts of lost revenues associated with the temporary facility closures, gaming and the local hotel tax, Council identified various cost-saving measures, including reducing the number of planned operating and capital projects for 2020. Those projects that haven't been delayed or cancelled are well underway for the first three quarters of the year, with the majority of projects well into the planning or construction phase. The second and third quarters are typically the busiest for the City, with capital project works and operations crews completing a majority of their work during these months. This spring, Council also endorsed a plan to draw from operating reserves to ensure avoid recovering a 2020 deficit in 2021.
- **Coastal Communities Social Procurement Initiative membership** – Council confirmed the City will pay \$4,000 per year for three years (2021-2023) to support and participate in the Coastal Communities Social Procurement Initiative (CCAPI). The City has been participating with other local governments and partners. The CCSPI supports local governments and First Nations on Vancouver Island and the Sunshine Coast Region in implementing social procurement to improve the health of their communities and the strength of their economies by changing the culture of public sector procurement. The Initiative provides a tool for economic recovery and stability moving forward from the pandemic.
- **Sea Level Rise funding opportunity** – Council supported an application to the 2020 Union of British Columbia Municipalities Community Emergency Preparedness Fund. The City will apply for 100 per cent funding for a proposed Embayment Flood Mitigation project. This work will build on Campbell River's Sea Level Rise Action Plan, which Council adopted in February 2020.

ECONOMIC DEVELOPMENT and BUSINESS RECOVERY – Council will discuss local forestry and aquaculture with industry leaders during a special meeting scheduled for Nov. 23. The items below were referred to the City's economic development office to be incorporated into ongoing business recovery initiatives.

- **Fisheries correspondence**
 - Council received a response from the Honourable Bernadette Jordan, Minister of Fisheries, Oceans and the Canadian Coast Guard, regarding fisheries restrictions and the Campbell River Tyee Club. Council had urged the federal government to consult with communities about fisheries restrictions and will share the history of Tyee Club and Eiko Jones' Salmon Capital video with the Minister.

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- Council also endorsed draft correspondence from BC Mayors to the federal minister requesting a discussion regarding the fish farm industry and BC Wild Salmon Restoration and Innovation Initiative. A copy of the letter will be sent to the Premier and MLA.
- Council received the Nov. 8 news release from the BC Salmon Farmers Association regarding salmon farmers' support of BC's economic recovery. Council comments reiterated that consultation with communities and local governments is essential.
- **Forestry correspondence**
 - Council received an email from Stewart Muir, Executive Director, Resource Works Society and endorsed a draft letter to Premier Horgan regarding support for responsible natural resource development.
 - Council received a media statement from Derek Nighbor, President and Chief Executive Officer, Forest Products Association of Canada regarding the Association's appearance before the House of Commons Standing Committee on Natural Resources. Council will inquire about opportunities for more local forest sector investment.

COMMUNITY SUPPORT

- **Beacon Club request for two soup kitchen stoves** – Council received correspondence from Althea Vermaas, executive director of the Campbell River Beacon Club, requesting that the City donate two stoves from the Radiant Life Church's soup kitchen program. The Beacon Club provides support to adults living with chronic mental illness, and their Dinner Bell program provides cook training jobs, to produce frozen meals at nominal costs to adults living with mental illness. The stoves are jointly owned and currently stored by the City. Council directed staff to work with the Beacon Club and the stove owners to respond to the request.
- **Pathway to Freedom proposes two new recovery houses in Campbell River** – Council received an email from Robert Jones, executive director of Pathway to Freedom, requesting support for two new recovery houses in Campbell River. There is no request for funding support. This organization operates four adult male recovery houses in the Surrey area, with a zero tolerance for drugs – legal or otherwise. They wish to start up recovery houses in Campbell River by April 1, 2021. Council directed staff to consult with the proponent on next steps, including business licences.
- **Hospital lab services** – In response to correspondence from Citizens for Quality Healthcare about concerns over local hospital lab services, Council confirmed plans to continue to advocate, in person and in writing, for good quality healthcare, including effective and efficient lab operations between the two North Island Hospital campuses.

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HIGHLIGHTS of NOV. 17 COMMITTEE of the WHOLE MEETING**Campbellton projects update**

Laurel Cronk and Brian Shaw of the Campbellton Neighbourhood Association (CNA) shared a video and update on two projects the group aims to complete in 2021: the 19th Avenue park space and wayfinding signs for trails in this area. Both projects help promote safe, outdoor activity. Project work includes logo and sign design that illustrates the area's industrial past and invites connection to the river and natural surroundings. Following the delegation, Council received a staff report and approved moving forward with both projects in 2021 with anticipated cost for the projects of up to \$107,000. This decision will be confirmed at the next regular meeting. Annual maintenance costs will be brought forward for inclusion in the 2022-2031 financial plan deliberations. The amount of this budget request will depend on finalization of the concept designs.

In 2019, the CNA shared with Council conceptual ideas for these projects developed by Vancouver Island University students, using \$10,000 Council had previously provided for this purpose.

Draft Community Climate Adaptation Plan

Council received an overview of the City's *Together for Climate* project planning process and a draft of the proposed Community Climate Adaptation Plan (CCAP). The plan provides a practical roadmap to prepare Campbell River for responding to current and future projected climate impacts and risks. In 2018, Campbell River was one of eight Vancouver Island communities invited to partner with ICLEI Canada (Local Governments for Sustainability) in a two-year initiative to develop a local adaptation plan with agencies that provide healthcare, education, transportation and community services. Analysis of regional data yielded 33 actions to reduce potential vulnerabilities and risks to: infrastructure, the natural environment, community health and wellbeing (public safety), and the economy (local industries and tourism).

The City's advisory committees have reviewed the draft plan. Early in 2021, a 30-day public comment opportunity will be advertised for citizens and businesses to provide feedback on the proposed plan, along with a youth survey, prior to the plan being considered for adoption by Council.

Funding for this project came from the Real Estate Foundation of BC.

Social grants program

Council received an update on the 2020 social grants pilot program. The pandemic has affected plans for projects that were approved for this year. Of the 13 projects, 10 are in progress, two are adapting plans and one group has returned funding. Council anticipates allocating \$50,000 for social grant funding in 2021 and will discuss plans for refining the social grants program again on Dec. 15.

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Downtown Safety select committee

Council endorsed establishing a select committee of volunteers to provide recommendations for improving safety and creating a more inviting downtown core, specifically, helping determine how best to allocate the \$225,000 budgeted for downtown safety initiatives in 2021.

Council will appoint a maximum of seven members for up to four months, starting in December 2020.

People who are directly affected by downtown safety issues are encouraged to apply.

Find more information and applications at City Hall or at www.campbellriver.ca under What's New.

Deadline is noon Friday, Nov. 27, 2020.

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