

**HIGHLIGHTS OF NOV. 2, 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](http://campbellriver.ca).*

**DOWNTOWN SAFETY UPDATE****Funding available to support design changes to downtown buildings this year**

Council allocated \$25,000 for 2020 to help downtown property owners make building design changes that enhance public spaces and deter negative behavior and unwanted activity.

Applicants will be eligible for:

- up to 50 per cent of the cost of crime prevention design assessments to a maximum of \$5,000
- up to 50 per cent for costs of building changes to a maximum of \$10,000

In partnership with the Downtown Business Improvement Association, this program will help fund changes that align with the City's Official Community Plan and Refresh Downtown principles to enhance the experience of community members and businesses in the downtown core.

**Letter to request urgent action to address Provincial courthouse maintenance and security concerns**

In response to Oct. 24 correspondence regarding hazardous debris and litter on the steps of the downtown courthouse, the City will write to the Campbell River Courthouse - Sheriff Services to reinforce an urgent request for design improvements to the entryway that will help reduce unwanted and potentially criminal activity in this area. This will be the fourth letter from Council requesting action on this matter.

**COUNCIL APPOINTMENTS and MEETING CALENDAR/TIMES CONSIDERED**

Although the final count has not yet been completed, it appears that Councillor Michele Babchuk has been elected as the North Island MLA. In light of her potential resignation from City Council, Council agreed that current council member appointments to the Strathcona Regional District board will be extended until Jan. 15, 2021. Council appointments to boards, committees and community organizations will be extended until Mar. 1 2021.

Council intends to begin meetings at 4:30 p.m. in 2021.

See a full list of Council appointments and more details on meeting schedules at [www.campbellriver.ca](http://www.campbellriver.ca) under Your City Hall.

**COVID-19**

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**Yard waste drop-off site update**

Following a thorough review of both private and publicly-owned property, no temporary location has been found for a yard waste drop-off site within city limits.

Earlier this year, Emterra Environmental's lease was terminated for the Willis Road site, and the facility closed at the end of July.

The City and Emterra have worked to find a new site. A number of private sites as well as City properties were considered, but none met the requirements for minimum size, location, zoning and public access. A letter will be sent to the board requesting that the \$10 fee be waived for access to drop off residential yard waste at the local landfill.

**COMMUNITY BUILDING and DEVELOPMENT UPDATE**

- **Two-storey, mixed-use building for 1166 Dogwood St.** – Council approved the development permit for a ground-floor hearing clinic with a residential unit above. The permit includes a variance for a reduced setback along Dogwood Street.
- **Updates for steep slope development permit guidelines** – Council directed staff to proceed with drafting bylaw amendments for development permit guidelines to enhance human safety related to landslide risk. The proposed changes to steep slope development guidelines are based on a professional technical review that recommended:
  - steep slope assessments must meet the standards set out in the Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC
  - current forest science should be incorporated into guidelines, including the role that trees, especially older conifers, play in slope stability.

Council directed that tree cutting on steep slopes be regulated in the City's Environmental Protection Bylaw. This would give the City authority to issue a ticket or fine when trees are cut on a slope without a permit.

Council also requested draft bylaw amendments that incorporate habitat values such as canopy cover, bird habitat and wildlife corridors into the steep slope guidelines. The draft will be reviewed by the City's Community Planning and Environmental Advisory Committees prior to Council consideration.

Steep slopes are found on or near a significant number of local properties. Views from the top of the slope are cherished and maximum developable land at the base of the slope is of prime importance. Both of these aspects however, result in significant tree loss that can affect slope stability and increase the risk of landslides, especially a few years after tree removal.

- In response to a written request, **Council aims to meet with the Urban Indigenous Housing and Wellness Coalition** this year.

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- **Housing growth review water analysis** – Council received a high-level review of the water servicing implications of four hypothetical growth areas following a potential urban containment boundary expansion, along with significant infill development within Quinsam Heights and the Kingfisher Creek area. Holistic recommendations based on all technical reports will be considered at a future Council meeting.
- **Development applications status report** – Since the Sept. 25 report, there have been:
  - 9 new applications received
  - 4 applications completed
  - With 79 active filesMayor Andy Adams noted local development values total \$71 million so far this year. He praised City staff's work during the pandemic.
- **Public hearing on estate designation in Quinsam Heights** – Two people spoke in favour of a proposal to change the designation of approximately half the properties in Quinsam Heights from “estate” to “neighbourhood.”
  - The proposed change would:
    - Permit sensitive infill development and promote walkable destinations within existing neighbourhoods
    - Allow higher density zoning with greater variety of land use, including small lot subdivision and no minimum lot size
    - Allow a greater range of housing types, including secondary dwellings, suites, townhouses
  - The proposed change would not force land owners to make changes.
  - Any proposed changes to properties would still require all development permits and regulations, as well as rezoning in applicable casesCouncil gave first two readings to the proposed change on July 20, and online information sessions were held Aug. 25. Council will consider the proposed change again on Nov. 16.

#### **Clean-up ordered for two unsightly premises**

The owners of: 2160 15th Ave. and 1881 Holmstrom Rd. are required to clean up their property, according to requirements in Campbell River's public nuisance bylaw. City contractors will be authorized to enter to perform the work required to achieve compliance in the event that the property owner(s) does not take action.

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### **Highlights of Committee of the Whole Meeting Nov. 3**

#### **Development cost charge changes considered**

Council requested draft amendments be brought forward to the City's development cost charge rates that:

- eliminate the area-specific downtown development cost charge (DCC) rates
- apply industrial DCC rates based on building floor area

Campbell River's DCC fee structure hasn't changed in about 10 years, is no longer current based on today's construction costs and is low compared against other communities.

Council also requested a draft DCC reduction bylaw that would offer more flexible options for downtown development incentives.

#### **Economic development update**

A report and presentation to Council outlined business support programs, including initiatives and unique programs developed for Campbell River in response to COVID-19 challenges. The City's economic development initiatives follow best practices and strive to keep businesses up to date on provincial and federal support available during the pandemic.

The report also outlined local partnerships and grant funding the City has received to support these programs.

The report noted that small-to-medium businesses (those with 100 or fewer employees) make up the largest portion of the economy in most communities across Canada. Currently in Campbell River, there are 2,128 business licenses issued, with the majority falling into this category.

Following the update, Council discussed recommendations by the business recovery task force report. To complement the economic development office's significant outreach as part of strategic planning in 2021, Council is considering how best to connect regularly with the local forestry and aquaculture industries. Council requested a follow-up meeting with the business recovery task force volunteers as soon as possible to provide clarity on the recommendations for a primary industry advisory committee – and whether there is an opportunity to include mayors from other north island communities.

#### **CORRECTION re: timing for cycling lanes on Hilchey Road**

As noted in the Oct. 5 Council Meeting Highlights, in response to a request from the Cycling Advocacy Committee of the River City Cycle Club to increase cycling infrastructure on Hilchey Road, staff will provide a report on how to incorporate active transportation considerations in all reports to Council on major roadwork projects. Staff will also report back on marking options, proposed timing and potential costs of adding a dedicated cycling lane on Hilchey Road, as part of the current roadwork or as a stand-alone project. The second phase of the Hilchey Road watermain replacement is scheduled to be completed in fall 2021.

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