

**HIGHLIGHTS of JAN. 25, 2021 COUNCIL MEETING AND PUBLIC HEARING**

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**MAYOR'S OPENING REMARKS**

Mayor Andy Adams provided an update on the COVID-19 provincial vaccine rollout noting that the plan for Vancouver Island puts priority on long-term care staff and residents, followed by assisted living facilities, remote and rural First Nations communities and acute care workers (emergency, ICU). The Mayor thanked Dr. Henry, Minister Dix and Island Health staff for their work to help keep us safe. Find information about case numbers and the vaccine plan at [www.bccdc.ca](http://www.bccdc.ca)

The City has posted the link to provincial information, and to an online calculator that estimates vaccination timelines across Canada at [campbellriver.ca/COVID-19](http://campbellriver.ca/COVID-19).

**AWARD**

Once again, the City of Campbell River is a standout example of excellence for other governments throughout North America. The City received another honour from the Government Financial Officers Association (GFOA) of the United States and Canada, the only Canadian city recognized this year. This continues a strong trend as over the past several years, the City has been recognized for exemplary budgeting, financial policy development and for financial reporting through our 2017, 2018 and 2019 annual reports.

The most recent award recognizes Campbell River's Financial Stability and Resiliency Policy for exceptionally well-implemented best practices in adopting financial policies and long-term financial planning. As part of the recognition, the City's efforts are featured in a December article of the *Government Finance Review*, the GFOA members' monthly magazine.

Mayor Adams emphasized that the pandemic tested the City's Financial Stability and Resiliency program, and demonstrated the value of the 10-year horizon and the solid financial foundation it provides. He expressed pride in having the leadership of the City's finance team – especially Alaina Maher (CFO), Dennis Brodie (Financial Planning Officer) and Aaron Daur (Controller) – recognized in this way.

**DELEGATION**

Council received an update from the Campbell River Community Action Team (CAT). CAT coordinator Gwendolyn Donaldson and leadership team member Leanne McIntee provided a 2020 program summary of their efforts in response to the opioid overdose crisis. Plans for 2021 include a focus on business and industry groups based on study of substance use among men in these sectors. The local CAT team is one of 32 across British Columbia. Highlights of their work includes the Get the Point cleanup program and supporting mobile health services and the sobering assessment centre.

Mayor Adams emphasized that this group's work makes an outstanding difference and is appreciated by a broad range of community organizations.

Later in the meeting, Council affirmed that the City will continue to host and administer provincial funding for the CR CAT (\$53,090 in 2021). Find more information at <https://www.communityactioncr.ca/>.

**COVID-19**

**Please note:** We have new procedures in place to help prevent the spread of COVID-19.

For the most recent information on City services, please see our website [campbellriver.ca/COVID-19](http://campbellriver.ca/COVID-19)  
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**FINANCE UPDATE****City to continue waiving late fees, penalties as part of COVID-19 financial relief**

Council directed staff to continue to provide the community with some temporary financial relief continuing to waive non-sufficient funds fees payments to the City and to waive late payment penalties of five per cent on metered water and sewer bills (with an exception for bulk water deliveries).

**Social procurement pilot project update** – Council received a report on the Social Procurement Pilot project program. Social procurement incorporates social, environmental, and economic considerations into public spending to meet specific community needs. As directed by Council, in the last quarter of 2020, the City conducted a pilot project requiring prime contractors to identify additional broad community benefits that may be achieved while working on City projects. The City's request for proposals from qualified contractors to provide maintenance and repair services on City-owned buildings included this requirement.

While proposals were to provide information on how their organizations are able to support the City in achieving social values and to be socially responsible, submissions received by the City provided limited information on how contractors would achieve this goal. Since considering social values as part of the evaluation process is a relatively new concept, as part of future requests, the City will provide a social value menu to make it easier for potential contractors to answer such questions.

**Maintenance and repair services contract for City-owned buildings awarded**

A contract for up to five years for work on an as-needed, when-needed basis, has been awarded to CRD Contracting as the primary contractor, with Rick Couture Construction, Element Restorations Ltd and HR Quality Construction Ltd as the secondary contractors.

**COMMUNITY DEVELOPMENT UPDATE**

**Single-family residential zoning for 400 Arizona Drive** – Council adopted a zoning amendment bylaw for 400 Arizona Drive that excludes secondary suites and allows smaller property sizes for retirement-oriented single family and patio homes. The zoning change was made at the developer's request. Council gave this first and second reading on Dec. 14, and a public hearing was held on Jan. 11.

**Council to consider potential impact of proposed private utility systems** – Council has requested a report outlining challenges the City could face if private water and sewer services failed in future. The City does not have a legal obligation to take over a private water or sewer system that fails for financial or operational reasons. However, a future Council may choose to take responsibility for a failing system, and the report will provide options for the City to decrease costs and risks when dealing with private utility systems. While the proposed Ripple Rock Estates development includes an objective to provide private, onsite water and sanitary sewer services as there are no municipal services in this area, consideration of this report would not affect this application.

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**Heritage Designation** – Council has endorsed a plan to advance the heritage status of both the Sybil Andrews and Haig-Brown properties following consultation with the Museum, the Sybil Andrews Heritage Society and the Community Planning Advisory Committee. These two properties are among the most significant publicly-owned heritage buildings in Campbell River. Advancing heritage status helps ensure they're protected by the highest level of recognition the City can provide. Council will review a draft bylaw at the Feb. 8 meeting.

**Q'waxsem Place Supportive Housing** – Council received an update on the 50 new supportive housing units at 580 Dogwood Street. People are expected to move in mid-February. Vancouver Island Mental Health Society and BC Housing are establishing a community advisory committee. One of the committee's purposes is to help identify opportunities and resolve concerns about building operations. Approximately 10 members on the committee, including a neighbourhood representative, will play a key role in the success of Q'waxsem Place.



Q'waxsem Place  
580 DOGWOOD STREET

The name Q'waxsem Place was chosen in consultation with future residents. Q'waxsem means Dogwood Tree in the Laichwiltach language. The name reflects the Dogwood Street location and honours the tree's medicinal purposes for treating headaches and fatigue. With limited opportunities to showcase the new building due to the pandemic, BC Housing will produce a video tour.

**John Howard Society request for property** – In response to a request from the John Howard Society for City-owned land, Council is seeking a staff report and will invite the society to make a presentation to Council. The John Howard Society has requested acquiring or building on some of the City-owned land next to a six-plex at 91 Dogwood Street, where the society has five housing units for youth and an office for the program counsellor. The society's proposal seeks to use currently-available federal funding to build additional supported youth housing to help prevent homelessness.

## COMMUNITY SAFETY

**Vancouver Island Mental Health Society's program update** – Council received a written update on the Vancouver Island Mental Health Society's local program from Kristi Schwanicke, Campbell River housing and program manager. Council praised the success of the society's good neighbour agreement, which minimizes litter, loitering and disruption around the downtown Sobering Assessment Centre.

**Improvements coming to Campbell River Courthouse** – In response to a letter from the City outlining concerns about ongoing negative activity outside the Campbell River Courthouse, Council received correspondence from the Ministry of Citizens' Services confirming plans for building design improvements that will deter or minimize unwanted behaviour on and around the courthouse entrance.

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**Lower speed limit on Murphy Street** – In response to a written request from a resident, Council directed that the speed limit on Murphy Street be lowered to 40 kilometres per hour. Work is underway for this. Council also directed that a four-way stop be installed at the intersection of Murphy and Pinecrest. The additional stop signs have been installed.

#### CORRESPONDENCE

**Ministry of Agriculture, Food and Fisheries response to North Island Mayors regarding aquaculture** – Council expressed disappointment in response to a letter from the Minister of Agriculture, Food and Fisheries. The Minister's letter is to North Island Mayors regarding aquaculture concerns, following the federal government's December announcement that it would not renew licences for aquaculture operations in the Discovery Islands area. Council will refer to the letter when developing a resolution to be considered at the upcoming Association of Vancouver Island and Coastal Communities conference. The resolution will urge senior governments to involve local government in discussions around decisions that have local economic impact.

**Statistics Canada 2021 Census** – In response to a letter advising that the next national census will take place May of this year, Council encourages Campbell River residents to complete online at [census.gc.ca](https://census.gc.ca). The census will help provide a reliable source of population numbers for future community growth planning.

**Letter of support for BC Ferries electrification program** – Council will send a letter of support for BC Ferries' application for federal funding to transition the fleet away from fossil fuels and reduce greenhouse gas emissions.

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**PUBLIC HEARINGS** – Council received community feedback during two public hearings for proposed developments outside the urban containment boundary.

#### **Ripple Rock Estates, 6805 Island Highway**

- The application proposes a new, low density, residential strata development with 200 lots, including open space and public access to the waterfront. The plan also includes construction of a hotel and commercial use within walking distance of houses, with private water, sewer and road maintenance services. The area is adjacent to rural and industrial zones. Minimum lot size is 900 square metres. Access would be via Race Point Road, with a right turn lane off the highway required to accommodate the development. A separate emergency access would be established. The applicant intends to maintain public foreshore access and protect views to the water.
- The City has received five letters of opposition from nearby industrial operators. They are concerned about the potential for conflict if residents in the new urban area object to the noise of existing businesses.
- During the public hearing, five people spoke against the development, expressing concerns about traffic volume, construction noise, security, water, sewer, fire risk and conflicts between industrial and residential activity.

#### **Rural lot subdivision, 6702 Island highway**

- The application proposes a comprehensive plan for between 35 and 40 five-acre lots on approximately 200 acres, with its own highway access. The final lot plan will include trail systems to connect the community and provide public access to the shoreline. The intention is to leave as many trees as possible for quiet and privacy and to protect the creek. Multiple environmentally-sensitive areas will be preserved through covenants/
- Two people spoke in favour of the development, citing the opportunities for small-scale hobby farms
- Two people were opposed due the concerns about agricultural use and the impact on water quality and quantity for residents in the Race Point area.

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