

HIGHLIGHTS of APRIL 26, 2021 COUNCIL MEETING AND PUBLIC HEARING

To help prevent the spread of COVID-19, meetings use online video conferencing technology. Watch City Council meetings live or view recordings at campbellriver.ca/webcasts.

Mayor recognizes city manager for long service

Mayor Andy Adams noted the Canadian Association of Municipal Administrators' recognition of city manager Deborah Sargent for 15 years of municipal service as a chief administrative officer or reporting directly to a chief administrative officer. The long service awards of this national forum recognizes and celebrates the dedication to public service and municipal management.

"Since Deborah has worked with the City, she has demonstrated her unfailing commitment to excellence," the Mayor said. "The City and our citizens are very fortunate to have her leading our City team."

**DELEGATIONS****Coastal flood mitigation and economic development initiative**

Bruce Bradley outlined a method of priming the shoreline with natural materials to create a sandy bank along the Highway 19A shoreline. Council referred the information to staff for consideration as part of City's sea level rise mitigation efforts.

Wild Wise public education program to reduce human-animal conflict

Sam Webb, founder, and Lorna Seldon Burd, local coordinator, gave a presentation about Wild Wise Campbell River's public education program to help prevent human-wild animal conflict. Council requested a staff report on opportunities to support the organization. The information will also be shared with the City's environmental advisory committee.

DEVELOPMENT UPDATE

- **55-unit, commercial/residential building at 1180 Fir Street** – Council approved a major development permit to allow a five-storey mixed-use commercial/residential building (Eagle Harbour) offering much-needed affordable rental units for women and children. The building will include 36 units for second stage transition housing and 19 affordable housing units, plus 1,543 square feet of ground level commercial space on 12th Avenue.

The proposed apartments will be located on properties owned by BC Housing close to Rose Harbour, including a lot that the City donated to the project at 1180 Fir Street. The City is also making significant contributions to the development through covering all City-related development fees and charges. Campbell River and North Island Transition Society (Transition Society) will manage the new building. This building offers independence as well as support and programming from the Transition Society. *(See separate news release for additional details.)*

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
Reach us with general inquires by email: info@campbellriver.ca or telephone 250-286-5700.

- **South-end sewer update** – Council endorsed a plan to relieve a bottleneck in the sewer system caused by 150 metres of low-capacity pipe between Maryland and Twillingate. The plan is to complete this work by fall. This puts the City in a position to continue building inspections for 14 houses currently under construction, and to issue occupancy permits as early as this week for six completed homes. Property owners, contractors and developers have been advised that, based on this work being done this summer, the City is now able to issue building and occupancy permits again.
The additional capacity will also accommodate future homes on individual vacant single-family lots already sold in the area. The City anticipates building permits for another 10 lots where construction has not yet begun. The estimated cost to replace or twin the sewer lines along this stretch is \$575,000, to be paid from the City’s sewer capital reserve funds.
The City is working in partnership with a local developer and engineering firm to initiate this work immediately. As a longer-term solution, the City will also begin designing upgrades to accommodate future construction on lands not yet developed within Campbell River’s Maryland-Parkway area. City staff will provide a report with options for Council to consider, including funding, timing, sizing and delivery models and design. These upgrades will help provide certainty that additional residential building can continue within this neighbourhood.
(See separate news release for additional details.)
- **Large lot subdivision considered for 6702 Island Highway** – Council gave third reading for a rezoning application for a future two-hectare, large lot subdivision at 6702 Island Highway and asked staff to provide a report with a covenant would prohibit agricultural activities that could affect water quality in Baron Creek. This application received first and second reading at Council’s Dec. 14, 2020 meeting, and an online public hearing was held Feb. 8.
- **Development Approvals Program funding application** – Council supported a funding application to streamline the development approval process and expedite increasing the community’s housing supply. The Ministry of Municipal Affairs has provided \$15 million in funding available to local governments across BC, and the Union of British Columbia Municipalities is administering the program.

FINANCE UPDATE

Field user fees reduced for Campbell River Cricket Club – Council approved a 50 per cent reduction in field user fees over the next three years for the Campbell River Cricket Club. A typical recreational cricket game lasts about six hours. Most other sports are played between 90 minutes and three hours. With current rates (\$20 per hour), one cricket game would cost the club \$120. Cricket is played by many newcomers to Canada, giving them access to a familiar activity and helping them meet new people and integrate into the community. Temporarily reducing fees will allow the club to become self-sufficient and begin paying full fees in three years.

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2021 Tax Rates Bylaw – Council gave first three readings to the 2021 tax rates bylaw. Using the revised assessment values released by BC Assessment in late March, the 1.95 per cent tax increase equates to:

- \$33 annual increase for an average home (valued at \$464,000)
- \$279 for a typical business (valued at \$714,100)

The tax rates bylaw is based on the 2021-2030 Financial Stability and Resiliency Plan Council adopted in December 2020. This included funding to support the City's operating and contracted expenses, investment in the City's capital infrastructure deficit, and service enhancements made during the 2021-2030 Financial Planning sessions.

See the December 2020 news release for highlights of the adopted financial plan.

Starting this year, Home Owner Grants (HOG) will be administered by the Province through online applications. The City of Campbell River, like all other BC municipalities, will no longer accept HOG applications. Home owners must refer to the Province's website gov.bc.ca/homeownergrant or toll-free phone line 1-888-355-2700 for assistance. Property tax payments are due July 2.

Regular updates on shovel-ready projects – In anticipation of federal and provincial grant funding opportunities, Council will receive regular updates on City projects that would be eligible to apply for this financial support.

ECONOMIC DEVELOPMENT UPDATES

Economic Development 2021 Strategic Planning update – The City's economic development team offered a series of virtual open houses in March and April, co-hosted with subject-matter experts. Feedback also came through surveys and through phone conversations and email. Topics for the open houses and the surveys focused on business recovery and attraction, workforce development and an analysis of opportunities. Strategic planning will continue over the next few months, with two facilitated stakeholder workshops in May.

Meyers Norris Penny will create an economic analysis report. A draft of the plan will be submitted for Council's review this summer. The plan will confirm how the City can best support current and future business growth, innovation, diversity and employment opportunities—particularly with changes and challenges presented by the ongoing pandemic.

In response to correspondence, Council will invite the BC Council of Forest Industries to make a presentation regarding the release of their Forestry Industry Economic Impact Study Council will also invite representatives of the Truck Loggers Association to present on perspectives on the forest sector and BC's working forests. Council's next primary industry sector update is scheduled for June.

Council also endorsed a motion to show support for the forest industry with other local governments, First Nations, the Premier and Minister of Forests, Minister of Municipal Affairs and MLAs, as well as news media, with copies to forest sector companies, COFI, TLA, and Resource Works.

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PUBLIC HEARING

An online public hearing was held regarding a request to rezone 130 Strathcona Way from residential to residential multiple so that the number of residents in the Golden Grove Care Home could increase from six to eight – to allow live-in residential care for a couple. Notification of the request was shared with the community by posting a sign, sending letters to nearby residences and advertising in the local newspaper. The City received five letters of opposition to the rezoning, and two people spoke against it during the public hearing.

Highlights from April 27 Committee of the Whole Meeting

Safe Restart Grant – Council deferred a discussion about use of this one-time funding from the provincial government. Council intends to discuss how best to use the \$3.6 million left in Campbell River’s funding following a strategic planning meeting in June. Council previously allocated use of a portion of the original grant as part of the 2021 financial plan.

Downtown Safety Select Committee

Council discussed additional opportunities suggested by the committee. In particular, they considered the importance of meeting with a number of community partners to consider the best locations for social services and a permanent location for a community kitchen and warming centre to help people in need. They forwarded additional items for feedback from the Community Health and Public Safety Advisory Committee, the Strathcona Community Health Network and from the downtown safety staff team to help move forward with suggestions on moving forward with these initiatives.

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