

**HIGHLIGHTS of AUGUST 9, 2021 COUNCIL MEETING**

*For public health and safety, meetings use online video conferencing technology.*

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**DEVELOPMENT UPDATE**

- **New condominium development approved for 536 South Island Highway** – Council approved a major development permit for construction of a five-storey, 24-unit condominium at this location. The proposal complies with all City zoning regulations and development permit guidelines. As part of this development, an outdated statutory right of way will be revised, and the developer will provide financial security to ensure landscaping is planted as designed.
- **Rezoning approved for secondary residence at 130 Barlow Rd.**
- **Rezoning considered for secondary residence at 2460 Quinsam Rd.** – The property owner is applying to convert an existing building in the rear yard to a secondary residence. Council waived the requirement for a public hearing.
- **Addition considered for 2721 Soderholm Rd.** – The City has received an application to a discharge land use contract from this property to allow for a one-storey addition to the existing single-family house. Council gave first two readings to the proposal and waived the requirement for a public hearing. If approved, the property would be regulated by the City's residential one zoning bylaw.
- **Seagull Walkway partnership opportunity** – To take advantage of increased access (and reduced costs) during current development near Seagull Walkway, Council directed staff to proceed with design and construction of surface improvements along the south section of the walkway. The upgrades will align with Refresh Downtown guidelines. Project cost is estimated at \$500,000, with funding from the Community Works Fund (Federal Gas Tax) rather than property taxation. The north section of the Seagull Walkway requires structural renewal, which will be addressed in a future project.
- **Landfill application at 4405 Island Highway** – Council received a letter from the Agricultural Land Commission requesting clarification as to whether or not Council has authorized the landfill application to proceed. Council agreed to respond that they authorize application to proceed without comment.

**FINANCIAL UPDATE**

- **Fall protection contract** – Council awarded a contract to Gravisys Inc. to construct and install fall protection systems to meet safety requirements for access to rooftops and working at heights for routine and urgent maintenance on City-owned buildings. The contract is valued at \$134,385.
- **Grant application for renovations to Centennial Pool change house** – Council approved preparation of a funding application to the Canada Community Revitalization Fund for \$750,000 toward the project. Community consultation on design options is currently underway. Potential designs are on display at the pool and online, with a survey at: [https:// bit.ly/3yAr12l](https://bit.ly/3yAr12l). The survey will run through Aug. 22.
- **Final budget report for Q'waxsem Place supportive housing project** – As part of an agreement with BC Housing, the City of Campbell River was responsible for providing land, site servicing, and covering all development fees and charges related to constructing 50 units of supportive housing at 580 Dogwood St. for people at risk of or experiencing homelessness. The project was delivered in six and a half months, and the City portion of the project has come in at approximately 50 per cent of budget. Costs savings relate to engineering and project management, and competitive pricing from the construction contractor. BC Housing was responsible for all onsite construction and ongoing operational funding.

**COMMUNITY SAFETY and BYLAW ENFORCEMENT**

- **Graffiti removal for 1690 Spruce Street and 991 Alder Street** – Council directed that the owners of these properties be required to remove graffiti to comply with the City’s public nuisance bylaw. If the property owners do not act on official notice, City contractors will be authorized to enter onto the properties to perform the work. Council also requested a report on options to deal with graffiti removal.
- **Activity at Ken Forde Boat Ramp** – Council received correspondence from Willows Oceanside Strata Council outlining concerns about activity near Ken Forde Boat Ramp. The letter describes ongoing after-hours activity on the beach and in the parking lot, including noise, dangerous driving and litter. Council requested a staff report on options to address these concerns.

**ECONOMIC DEVELOPMENT UPDATE**

- **Truck Loggers Association request for increased collaboration with forestry sector** – Council received correspondence from the Truck Loggers Association (TLA) requesting enhanced collaboration between the forestry sector and local government. TLA represents numerous contractors and businesses in Campbell River, and Council will work with the association to refine messages of support for the forest industry.
- **BC's mass timber demonstration program** – Council received an email from the Minister of Jobs, Economic Recovery and Innovation regarding the Province's plan to expand the use of mass timber and will refer program details, including funding opportunities, to the Vancouver Island Regional Library for consideration in their design and construction projects. Council also directed that the economic development officer investigate and report back on whether private sector projects are eligible to participate in this program.

**CORRESPONDENCE**

- **Challenge to stand up paddle board world record** – In response to an email about Dallas Allison's attempt to break the Guinness Book of World Records for distance paddled on a stand-up paddle board in 24 hours, Council will send a letter of encouragement. The Campbell River paramedic will attempt to break the record Aug. 24 on local lakes.

**HIGHLIGHTS of AUG. 10 COMMITTEE of the WHOLE****Steep slope development guidelines and Environmental Protection Bylaw update**

Council endorsed amendments to update the Official Community Plan hazardous conditions (steep slope) development permit area (DPA) guidelines and corresponding updates to the Environmental Protection Bylaw. The DPA content addresses:

- human safety (reducing landslide risk) via professional geotechnical/landslide review, and
- improved environmental outcomes through greater tree retention/restoration (informed by existing slope conditions and based on community guidelines).

The City’s environmental and community planning advisory committees endorsed the proposed bylaw content. Support was not unanimous for improving environmental outcomes through tree retention as this can conflict with preserving views. Proposed environmental targets are moderate and include documenting existing conditions on slopes and retaining, or restoring, 25 per cent native tree cover with a range of ages, species and wildlife characteristics and limiting invasive plant coverage to less than 20 per cent.

Council will consider the report further at a regular Council meeting.

**Development application status report** – Since the last report provided to Council on July 13, there have been:

- 7 new applications received
- 12 applications completed

Currently, there are 78 active files. Of those files:

- 40 require action from the applicant
- 37 require action from the City and
- 1 requires action from the Province

Of the 78 active files there are:

- 28 fee-simple subdivisions
- 7 bare land strata subdivisions
- 1 temporary use permit
- 17 zoning bylaw amendments
- 1 combined official community plan and zoning bylaw amendment
- 6 major development permits
- 8 minor development permits
- 1 minor development permit amendment
- 6 development variance permits
- 1 agricultural land reserve application and
- 2 board of variance permits