

HIGHLIGHTS of MAY 23, 2024, COUNCIL MEETING

Watch City Council meetings live or view recordings at www.campbellriver.ca/webcasts.

The City of Campbell River acknowledges that we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

LONG RANGE PLANNING AND SUSTAINABILITY UPDATE

Draft Quinsam Heights Neighbourhood Plan

(Presented during the Committee of the Whole meeting on May 21, 2024.)

Council received a report about the draft Quinsam Heights Neighbourhood Plan (QHNP) and authorized staff to proceed with public engagement on the draft plan in June 2024.

The Quinsam Heights neighbourhood has been identified as an area for significant residential infill development. To provide greater clarity regarding future land use and development in Quinsam Heights, as well as address Campbell River's significant housing needs, the QHNP is being updated. The updated plan will be a visionary land use plan to accommodate a diversity of housing options, retail, business, open space and recreational opportunities, while preserving sensitive environmental areas that are a key part of the neighbourhood's identity. For more information about the QHNP, visit getinvolved.campbellriver.ca/quinsamheights.

DEVELOPMENT SERVICES UPDATE

Proposed Updates to the Works and Services Bylaw

Council gave Works and Services Bylaw No. 3948, 2024, first, second and third readings at the Regular Council meeting on May 23, 2024. The City has undertaken a major review and comprehensive update of the City's civil engineering specifications, which were last updated in 2010. Proposed changes to the bylaw would align the City's standards with industry practice and Master Municipal Construction Documents (MMCD) specifications and standards. MMCD contains a comprehensive set of guidelines and requirements for municipal infrastructure that are generally understood to be representative of current industry practices. The proposed Bylaw update is also intended to enhance fairness and transparency in the development process by articulating design and construction specifications for new infrastructure. The City consulted members of the development community and industry experts about the proposed changes.

Zoning Amendment Bylaw

Council gave first, second and third readings to Zoning Amendment Bylaw No. 3958, 2024. Under new housing legislation passed by the Province through Bill 44: *Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44) in November 2023, the City is required to amend its Zoning Bylaw to permit increased densities on lots that are currently zoned for low-density housing, to allow for residential infill, by June 30, 2023. The proposed amendments include:

- Consolidating nine restricted zones (RE-1, R-1, R-1A, R-SD, R1-B, R1-C, R-2, R-2A and R-3) into a new Residential Infill Zone (R-I)
- Amending the RM-1, RM-2, CD-1A1, CD-1A2 and CD-1A3 zones to allow for densities of three to four residential dwelling units per lot
- Amending LS-R, RU-1, RU-2 and RU-3 zones to permit a secondary suite or additional dwelling unit on a lot, in addition to the principal dwelling
- Amending parking regulations for lots with one to four dwelling units to require only one stall per unit
- Modifying definitions to implement new regulations more clearly

While the City is respectfully complying with the zoning changes required under the new legislation, Council expressed frustration that the engagement that took place with municipalities before Bill 44 was passed by the Province was limited. Council also noted concerns with the provincial government taking away local government control over land use decisions that impact the character of neighbourhoods, in addition to implications of increased density on city services. Staff advised they did not expect an immediate influx of new applications and that under the City's proposed new works

and services bylaw anyone proposing more than two units on a property will be required to demonstrate adequate servicing as part of the approval process.

Provincial legislation prohibits the City from holding a public hearing on the mandated zoning amendments.

Notice Filed to Bring Properties Into Compliance With Municipal Bylaw

At the Special Council Meeting on May 24, 2024, Council considered recommendations for filing notice with the Land Title and Survey Authority of British Columbia (LTSA) for nine separate properties that were in contravention of The City of Campbell River Building Bylaw. Council directed the Corporate Officer to proceed with filing a notice with the LTSA for eight of the nine properties and deferred the recommended resolution for one property until a later date.

ECONOMIC DEVELOPMENT UPDATES

2023 Annual MRDT Report for Destination British Columbia

Council granted approval for Destination Campbell River (the City's tourism brand) to file its 2023 Annual Performance Report and Stakeholder Feedback Survey Report with the Province (Destination British Columbia) before the May 31, 2024, deadline. Under the *Provincial Sales Tax Act*, all designated Municipal and Regional District Tax (MRDT) recipients must provide the Province with annual accounts of how money received from the MRDT has been spent. Destination Campbell River's annual performance report details the destination marketing and management activities that were undertaken in 2023 as they relate to the five-year strategic plan that was prepared in 2021.

MAYOR REPORT

Downtown Business Walk

Mayor Kermit Dahl and staff from the Economic Development Department and Community Safety Division completed a business walk in downtown Campbell River in early May 2024. They visited 21 businesses, and discussed community concerns and City support. Mayor Dahl noted that conversations had highlighted the noticeable increase in security presence downtown and appreciation for downtown events like CR Live Streets and the Campbell River Farmers Market. Mayor Dahl observed that there were positive changes in the questions and remarks heard during this business walk, when compared to previous walks. Additional business walks downtown and in other areas of the City are being planned for later this year.

CORRESPONDENCE

Campbell River & District Adult Care Society Regarding Proposed Development at 1201 Cedar Street

Council received correspondence from Pam Mann, Nurse Administrator, Campbell River & District Adult Care Society, requesting that development and building permit fees be waived for a proposed development at 1201 Cedar Street. Campbell River & District Adult Care Society provides services and programs for vulnerable seniors. They recently submitted a development application for a proposed development at their property at 1201 Cedar Street. Council directed staff to report back with options for funding.