



Council Meeting Highlights January 28, 2019

Please note on the City website: www.campbellriver.ca. Council meeting agendas, minutes and webcasts are available from the link on the homepage. Find archives of Council Meeting Highlights at: www.campbellriver.ca/councilmeetinghighlights

Two presentations on proposed Upland Excavating landfill expansion

Dr. Gilles Wendling, president of GW Solutions, presented a summary of his review conducted on behalf of the Campbell River Environmental Committee. He outlined key concerns including the need to properly understand the groundwater system in the fractured bedrock between the proposed landfill and Rico Lake, noting that the movement of water along this western boundary of the Upland site is complex. It is now known that there is underground trough through the bedrock between Rico and the Upland gravel pit, with the potential for water to travel through this trough from the lake to the pit.

He also observed that persistent ponding within the proposed landfill footprint may indicate an additional shallow aquifer, which would need to be incorporated into the design to ensure regulatory requirements that specify the distance between ground water and waste are met. Although Rico Lake is at a higher elevation than the proposed landfill base, Wendling questioned the amount of water that may be retained in the landfill when it is at capacity. With the top of the landfill at a higher elevation than Rico, he asked if this could create enough hydraulic pressure to push groundwater and leachate toward the lake and the drinking watershed.

His overview cautioned that there does not appear to be enough information on what might happen in the event of a catastrophic earthquake that could tear the two liners and render the leachate collection and treatment system inoperable. He said there is also a distinct lack of groundwater information in the northeast corner of the site.

Terry Stuart, Brian Fagan and Greg Ferraro, representatives of Upland Excavating, presented an overview of the proposed landfill, which would operate for approximately 20 years, with a permit collection of non-hazardous waste from commercial and industrial sources, including soil contaminated with oil, gas or sea salt, as well as land clearing and demolition debris.

Other than asbestos, hazardous waste would not be accepted. They elaborated that hazardous waste is defined by the Provincial Hazardous Waste Regulation, and contaminated soil is classified according to the Provincial Contaminated Sites Regulation. Creosote treated wood products are not considered to be hazardous waste and they have been accepted at the current landfill (subject to testing) and would be accepted in the proposed landfill.

They outlined design elements including a double liner, leachate collection and leak detection systems and said that seismic considerations have been accounted for as per provincial criteria. They said the landfill would only ever hold water to a maximum depth of 0.3 metres, and therefore if a catastrophic failure of the liner and leachate collection system occurred, the water would not even fill the void space in the sand and gravel below the pit. For this reason, there would not be enough water pressure generated to push contaminated water uphill toward Rico Lake and the drinking water supply.

They confirmed that monitoring well data does not indicate the presence of a shallow aquifer under the proposed landfill location; that baseline water quality data has been gathered for Rico Lake; and that both Rico and McIvor lakes would be included in an ongoing monitoring program. They affirmed that the proposed landfill will cause no harm to environment or watersheds – that McIvor Lake, Rico Lake and Cold Creek would not be adversely affected.

They added that the company is required to provide financial security up front for unanticipated (early) closure; contingency measures; and a minimum of 30 years post-closure monitoring – and that financial security must be updated every three years.

Council will forward correspondence from CREC president Leona Adams to the Ministry of Environment and Climate Change for their review with Upland's application.

Watch the archived webcast of the Council meeting at campbellriver.ca.

Council Meeting Highlights January 28, 2019

Council approved first application for non-medical cannabis store, in Willow Point

The City has received its first referral from the Provincial *Liquor and Cannabis Regulation Branch* for a non-medical cannabis retail store licence. The application is for Muse Cannabis Store to operate at 4-2253 Island Highway South, the former location of a liquor store in the Willow Point village centre. The location has appropriate zoning and meets stipulations in the City's Zoning Bylaw that a cannabis retail store must be at least 300 metres from schools and existing cannabis retail stores. Council supported the application, with a condition that the store close no later than 10 p.m. seven days a week.

Rezoning considered for Birch Street apartments with micro units

Council gave first and second reading to a rezoning application and directed that the proposal to develop a 51-unit apartment complex at 302 Birch St. proceed to public hearing. The proposed multi-family residential development increases permitted density and features a number of smaller dwelling units including one-bedroom, studio and micro rental units ranging in size from 312 to 680 square feet.

The proposal is considered appropriate given that all other multi-family zoning regulations can be met (including building height, parcel coverage and setbacks) and is consistent with similar medium-density zones found in comparable municipalities and recent projects constructed in Campbell River.

The proposal meets the infill and growth management objectives of the City's official community plan given the location's access to amenities and transit. Also, the additional rental units, particularly studio and one-bedroom units, would offer more diverse housing options in the local rental market, where vacancy rates hover slightly above zero per cent. Council directed staff to report back at public hearing on potential regulations regarding the maximum number of occupants per unit and opportunities for bicycle parking and storage.

Update on overnight downtown parking enforcement

In response to a request to prohibit living / camping in vehicles parked in downtown public parking lots, City staff provided an update on current parking enforcement.

The City contracts to Robbins Parking, who patrol parking time limits in the downtown area. There is generally no enforcement of parking regulations after hours and on weekends, and increased funding would be required to provide overnight enforcement.

Some businesses park work vehicles in downtown parking lots overnight. Parking permits are available to extend parking times for construction or repair work occurring downtown.

Council directed staff to provide a report that reviews existing regulations and options to establish limited overnight parking (from 48 to 24 hours) and provide permits that identify business vehicles permitted to park overnight in the downtown core.

The City's existing bylaws outline where camping is permitted, and the RCMP are able to enforce local bylaws as required in relation to overnight parking concerns.

The following downtown public parking lots are owned by the City:

- Cypress street parking lot
- Cedar street parking lot
- Beech street parking lot
- Maritime Heritage Centre
- Robert Ostler Park
- 3.5 acre site at Roberts Reach
- Community Centre

Find a map of downtown parking at campbellriver.ca under City Services / Maps



Council Meeting Highlights January 28, 2019

Climate Adaptation Plan project update

Council received an update on the “*Together for Climate*” project with ICLEI Canada to develop a Climate Adaptation Plan for Campbell River. The project will result in an implementation-ready plan outlining local vulnerabilities and risks from climate change, and potential actions to prepare for climate change. The plan will identify organization(s) responsible for each action, timing, financing considerations, feasibility and performance metrics for measuring progress on action outcomes.

In November 2018, the City of Campbell River and local stakeholders focused on compiling climate science data for the region and assessing potential impacts due to climate change. The next local workshop (in March) will involve conducting a risk and vulnerability assessment of climate change and associated potential impacts Campbell River may experience. Staff will continue to provide additional information on the program and plan development as the project progresses.

This project is funded by a grant from the Real Estate Foundation of BC, and Campbell River is one of eight communities on Vancouver Island selected to participate in the project.

Council considers selling lane to connect two Perth Road properties

Council gave first and second reading to a bylaw that would close this route and permit sale of the land that currently acts as a lane adjacent to 1640 Perth Rd. This would allow the property owner to purchase the land and consolidate adjacent lots. The City would maintain a right of way to access water lines and provide future pedestrian access at this location. Staff will work with the Province to receive the approvals for the road dedication removal and anticipate bringing the bylaw back for third reading and adoption within the next few weeks.

City to help fund part-time Coalition to End Homelessness coordinator

The City is providing one-time \$10,000 funding to support a part-time coordinator position with the Campbell River and District Coalition to End Homelessness. The coordinator will assist the coalition to create a strategic plan and investigate funding opportunities for affordable housing and projects that address homelessness and support the general activities of the coalition. The funding will supplement funding provided by an Island Health Community Wellness Grant.

The coalition meets monthly to discuss issues and opportunities to address the priority needs of individuals who are homeless or at-risk of homelessness in Campbell River. Participants include Campbell River Head Injury Society, Salvation Army, Habitat for Humanity, John Howard Society, Vancouver Island Mental Health Society, United Way Central and North Vancouver Island, North Island Employment Foundation Society, Ehattesaht First Nation, Campbell River and North Island Transition Society, AIDS Vancouver Island, Affordable Housing Vancouver Island Society, Campbell River Family Services Society and Radiant Life Community Church. Coalition advisory members include the Honourable Claire Trevena, MLA, Honourable Rachel Blaney, MP, City of Campbell River, Strathcona Regional District and Strathcona Community Health Network. For more information on the Coalition visit: <https://www.strathcona-chn.net/crdceh>

AVICC email regarding call for resolutions and nominations

Council endorsed a resolution for UBCM that requests the organization evaluate the resolution process to ensure that all resolutions are correctly vetted prior to consideration and to encourage well researched and well considered resolutions. This resolution will be forwarded to our local area association, AVICC, prior to their deadline of Feb. 7, 2019. Staff are working with Council to develop an accompanying document with background information.

Council Meeting Highlights January 28, 2019

Snowden Demonstration Forest Timber Harvesting

Council received an update on the working group established by BC Timber Sales to provide input into the proposed timber harvesting to take place in 2019/2020 within Snowden Demonstration Forest. Previous proposed harvest plans by BC Timber Sales have incorporated recreational values in Snowden and watershed protection; however the proposed logging locations are all sited within the core area and close to well-used trails. Although BC Timber Sales has hosted a productive working group in which City staff have participated, Council directed staff to prepare a second letter to the *Minister of Forests, Lands, Natural Resource Operations and Rural Development* requesting Recreation Sites and Trails BC work with BC Timber Sales and stakeholders to develop a long-term forest resource management plan – and that the Province support a moratorium on road building and harvesting while additional legal protections for recreational and ecologically sensitive areas within Snowden are investigated. Council also directed that this topic be referred to the Feb. 12 Committee of the Whole meeting for additional discussion.

Ride-hailing services legislation

In response to the provincial government's invitation to provide input on new ride-hailing services regulations, Council endorsed the provincial Select Standing Committee's 13 recommendations related to driver licencing and vehicle and public safety. The Province intends to develop a B.C.-wide licencing to allow drivers to operate between municipalities. More information is available at: <https://www.leg.bc.ca/parliamentary-business/committees/41stParliament-2ndSession-cc>

Letter of support for Re-Create Strathcona Gardens grant application

Council will provide the Strathcona Regional District (SRD) with a letter of support for their Re-Create Strathcona Gardens grant application to the Canada-British Columbia Investing in Canada Infrastructure Program. The SRD requires external funding to finance upgrades to the Strathcona Gardens.

From Jan. 29/19 Committee of the Whole Meeting

Revised direction for Maritime Heritage Centre entrance

Council reviewed alternative concepts for improvements at the Maritime Heritage Centre and directed staff to continue with design work that maximizes the efficient flow of through traffic while provides for safe access to and from this popular downtown location. The design will consider a better defined entrance to the parking lot, the addition of bicycle lanes, modified center meridians, new signage for the Maritime Heritage Centre and the addition of a new crosswalk at 6th Avenue. The new design will not include a roundabout at this location. Work is expected for be underway later this spring.

2019 Centennial Pool repairs

Council reviewed three options for long-term plans to rehabilitate the outdoor pool in Centennial Park and provided support to consider option one in the 2020 financial plan. Council has already approved \$590,000 of work in 2019, focusing on immediate requirements for repair and maintenance of the lap pool, which are included in option one and will occur before the pool opens for the 2019 season. Other option one items include updates to mechanical and electrical components as well as enhancements to the change house building to make it more accessible and easier to clean.