

HIGHLIGHTS of MARCH 8, 2021 COUNCIL MEETING AND PUBLIC HEARING

*To help prevent the spread of COVID-19, meetings use online video conferencing technology.
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WELCOME, COUNCILLOR SEAN SMYTH

Following a COVID-safe swearing-in ceremony for Sean Smyth, Mayor Andy Adams opened the Council meeting welcoming the newly-elected council member. Councillor Smyth was elected to fill the seat vacated when Michele Babchuk was elected to the provincial legislature in October. Councillor Smyth has resided in Campbell River for 14 years, worked 22 years in the aviation industry and volunteered with the City's Airport Advisory groups from January 2013 to April 2019. On behalf of Council, the Mayor welcomed Councillor Smyth's perspective and commitment to Campbell River.



AWARDS

The City has won three awards from the Economic Developers Association of Canada. The 2020 best of the best Marketing Canada Awards recognizes three Campbell River projects for promoting our community:

- NexStream Tech Competition
- Naturally, Campbell River Boxes
- NexStream Tech Competition virtual finale

The Economic Developers Association of Canada (EDAC) is Canada's national association of economic development professionals, representing every province and territory across Canada with nearly 1,000 members.

Mayor Adams congratulated the City's economic development team, Rose Klukas and Leah Knutson, for making Campbell River's practises examples to emulate.

PROCLAMATION

Mayor Andy Adams proclaimed March 15 to 21, 2021 to be observed as Rotary Club Week in Campbell River and encouraged all citizens to recognize the Rotary Club of Campbell River for 75 years of service to improving quality of life in local communities around the world. The Rotary Club of Campbell River was chartered on March 18, 1946. To date, the Rotary Club of Campbell River has contributed nearly \$2 million and thousands of volunteer hours to community improvements. Rotary International is the world's first and one of the largest non-profit service organizations. Around the world, there are more than 1.2 million Rotary Club members in more than 33,000 clubs. The Rotary motto *Service Above Self* inspires members to provide humanitarian service, encourage high ethical standards, and promote good will and peace in the world.

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
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COMMUNITY DEVELOPMENT

- **Medical clinic, dental clinic added as permitted uses in commercial four zone** – With this use added to the City’s Zoning Bylaw, a clinic is anticipated at 1631 Island Highway in Campbellton.
- **Minor variance approved for mixed-use building at 811 Island Highway (Pier Street)** – Council welcomed the proposed building downtown. Aside from a minor variance to reduce the number of loading bays from two to one, the proposal complies with the property’s commercial one zoning, relevant development permit guidelines and the City’s Downtown Refresh Plan. The proposed four-storey building will include 26 units of office area. The ground floor includes 32 parking spaces, a loading bay, bike parking, office area and service rooms. With its public plaza space, water feature, contemporary design and use of long-lasting materials in a variety of colours, the building is expected to add unique architectural interest along Pier Street and the Seagull walkway. The permit was granted subject to completed landscaping.
- **Third reading for proposed city-owned parking lot at 1047 South Island Highway** – The proposed rezoning will be considered for adoption once fencing along the eastern (waterfront) boundary of the property has been installed to prevent beach access from the parking lot.
- **Third reading for proposal to rezone 1907/1913 Nunn Road** – Following neighbourhood concerns about the height of the building and the potential to block views, the developer has modified a proposal for six units (a combination of a four-unit townhouse with two single-family homes) on this property – reducing the building height to eight metres. In response to traffic and parking concerns, Council directed that this item should be considered for adoption following registration of a development covenant to improve the entire lane to City standards at the developer’s cost.
- **Third reading for development application at 6805 Island Highway** – Council directed that adoption be considered following confirmation of a parkland agreement for public access to a trail system, Ripple Rock viewpoint and the foreshore. 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 homes, with private water, sewer and road maintenance services. The area is adjacent to rural and industrial zones.

Wetland to be named *Burrell’s Bog* in memory of Ron Burrell

A wetland adjacent to the Jubilee Heights development will be officially named *Burrell’s Bog* as a tribute to Ron Burrell. The name recognizes his efforts to reduce harm to the approximately six-hectare wetland when south Dogwood Street was extended and connected to the Jubilee Parkway in the mid to late 1990s. The stump barrier erected during road construction remains in place today. Council noted naming the bog after Burrell is a fitting tribute for his contributions through Rotary, the Beaver Lodge Trust Committee, the City’s Environmental Advisory Committee and Greenways Land Trust. The wetland is partially on Beaver Lodge Forest Lands and partially on City property. The majority of the wetland is on a City-owned parcel that was dedicated during the subdivision of Couverdon’s Jubilee Heights development. Given the rarity and sensitivity of the wetland, and its habitat value, this area remains largely inaccessible. Bogs, which are a type of wetland, are uncommon on Vancouver Island.

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COMMUNITY HEALTH and SAFETY

- **COVID immunization plan** – Mayor Andy Adams noted that the downtown Community Centre will host Campbell River’s COVID-19 community vaccine clinic. Find provincial public health information at: www.bccdc.ca
- **Hema?elas Kitchen request for stoves funded by City, Rotary** – Council supported a request from Ian Baikie on behalf of the Hema?elas Kitchen, requesting use of two stoves that are currently in storage. The stoves were purchased to support community meal programs, with funding from the City and Rotary Club.
- **Downtown safety select committee update** – Council received minutes from the committee’s weekly meetings and noted that the group will finalize a report with recommendations to Council over their next two meetings.
- **Support for improved emergency helicopter evacuation services for Northern Vancouver Island** – In response to a request from the Truck Loggers Association for improved emergency helicopter evacuation services for Northern Vancouver Island, Council approved sending a letter of support to the Province and Island Health. Additionally, Council will advocate for the emergency helicopter evacuation base to be located at the Campbell River Airport. This item will be referred to the Airport Advisory Committee and the City’s economic development team for further action.
- **Support for Coalition to End Homelessness grant application committee** – Council supports the coalition’s request for a collaborative committee to assist with an application for a provincial Strengthening Communities’ Services grant. Council values the opportunity to improve connection and coordination on social service initiatives. Council would also like to appoint a Council liaison to the coalition and collaborative working group.

FINANCE UPDATE

- **Community Partnership Committee method confirmed** – Council endorsed the Community Partnership Committee’s new method for evaluating permissive tax exemption applications. The reviews eligible applications and recommends reasons to grant full or partial exemptions, along with reasons to decline an application. For greater transparency and accountability, the Committee reviewed its decision-making process in advance of the 2022 permissive tax exemption intake. The tax exemptions support churches, charities and non-profit organizations. The new method scores and measures each application for alignment with Council policy. Permissive tax exemptions for 2021 are valued at approximately \$500,000. Grants-in-aid to local non-profits for 2021 are valued at approximately \$656,000.
- **Council considers amendments to credit card and miscellaneous fee recovery** – The miscellaneous fees and charges bylaw sets the rates for a number of miscellaneous goods and services offered by the City of Campbell River. To ensure consistency between the Council Finance Policy and the Community Charter, Council is considering adding a 2 per cent fee each month to outstanding accounts receivable balances. As a result of the increased volume and a renegotiation of merchant service provider rates, Council is considering reducing the credit card recovery fee from 2.5 to 2 per cent.

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CORRESPONDENCE

- **Innovate BC's Aquaculture Innovation Awards** – Council directed that this information be forwarded to **BC Salmon Farmers Association** and **Poseidon Ocean Systems Ltd.** The BC government and Innovate BC will award three prizes: two \$150,000 prizes selected by a panel of judges and a \$25,000 fan-favourite award by live audience vote.
- **Regional District of Mount Waddington regarding closure of Discovery Islands salmon farms** – Council received a copy of a letter from Andrew Hory, Chair, Regional District of Mount Waddington, to the Honourable John Horgan, BC Premier, regarding closure of Discovery Islands salmon farms, and noted that 16 million meals would be lost due to the timing of the closure.
- **Rivercity Cycling Club seeking funding for recreational trails** – Noting the value of bicycle tourism and the number of trail systems outside City limits, Council referred this request to the City's economic development department and the Strathcona Regional District.
- **City of Surrey regarding transition from RCMP to a municipal police force** – Council referred a letter related to Surrey's transition from RCMP to a municipal police force for a staff report on cost and operational impacts for Campbell River.
- **Regional composting facility update** – The Comox Strathcona Waste Management Board sent a letter advising that the regional organics composting facility and transfer station design is now 50 per cent complete and available for the community to review on their website and at upcoming webinars scheduled for March 16 and 18.

PUBLIC HEARING – for proposal to create 10 lots for duplexes at 2141 Willis Road

The applicant has applied for a 10-lot, fee-simple subdivision for this property. If approved, this would allow for two dwelling units per lot for a total of 20. Without rezoning, up to 16 dwelling units would be permitted on this property. Rezoning reduces permitted building height and lot coverage, but reduces setbacks to allow for more dwellings. As proposed, the lot size for this development is 23 per cent larger than the minimum required. During the public hearing Council heard opposition from seven residents who noted concerns about drainage and stormwater management, increased traffic and on-street parking, as well as incompatibility with neighbourhood character and nearby industrial operations. Council also received a letter, signed by 10 property owners highlighting these concerns.

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HIGHLIGHTS OF COMMITTEE of the WHOLE MEETING, MARCH 9**Bylaw Enforcement Dept statistics for 2020**

Each year the Bylaw Enforcement Department compiles enforcement statistics to provide a snapshot of matters addressed by the department throughout the year. The Bylaw Enforcement Department opens bylaw investigations as a result of complaints, matters identified as contraventions presenting a risk or hazard requiring attention, contraventions arising from proactive patrolling of the downtown and other bylaw matters of significant public interest.

COVID-19 complaint statistics for 2020

In March 2020 provincial health orders enlisted municipal bylaw enforcement departments to assist in responding to complaints related to preventing the spread of COVID-19. While bylaw officers did not have powers to ticket and levy fines, they tracked complaints and referred concerns to provincial health officers for further action as necessary.

Development cost charges review update – Council received a report outlining options for adjusting development cost charges. Recommendations will be referred to the City’s Community Planning Advisory Committee. Community consultation will include outreach to the local building and development community as well as to the broader community.

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