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Patio homes considered for 600 Maryland Road

A public hearing was held to consider rezoning 23 lots at 600 Maryland Rd. from single residential to multi residential. The zoning change would permit strata patio homes. The proposal meets the objectives of the City's Sustainable Official Community Plan. Greenways Land Trust supports the development, provided that a solid fence is installed with one regulated trail access to protect the Willow Creek Nature Trust from illegal dumping and construction. Transportation staff have reviewed neighbourhood traffic concerns, and the proponent has been asked to revise plans to address water pressure.

Waterfront Task Force final report to Council

Amanda Raleigh and Dennis Fitzgerald introduced the Waterfront Task Force's conceptual plan for 3.5 acres of City-owned vacant land at the corner of Roberts Reach and Highway 19A. Architect Stephen Cohlmeier provided an overview of the plan. Jamie Vann Struth presented an economic analysis.

Council approved in principle the task force's development concept and directed staff to incorporate budget items for consideration during financial plan deliberations Dec. 4 to 6. This would include cost estimates for a walkway along the water's edge and for detailed design of the landscaping and building. Council intends to explore community partnerships and pursue multilevel funding opportunities to develop the public open space and park as phase one and construct the building as part of phase two.

The economic analysis for the conceptual plan estimates that it has the potential to foster 55 direct jobs in the Campbell River area and nearly 100 jobs across Canada, with annual labour income estimated at \$4.6 million in BC and \$5.2 million in Canada. Annual economic output is estimated at more than \$11 million for the BC economy, and nearly \$14 million for Canada. This includes economic impact of the proposed Salmon Centre of Excellence, which has the potential to create significant benefits for the health and productivity of salmon and other marine populations. The site would also be a tourist attraction, with visits to the Discovery Passage Aquarium and attendance at conferences and events

2017-2026 Financial Plan amended to reflect this year's changes

Council adopted amendments to the 2017-2026 Financial Plan to incorporate approved changes made by Council throughout 2017. The amendments reflect changing projects and funding sources such as the \$903,750 grant received for the airport fueling facility project. This bylaw received first three readings on Oct. 10, 2017. Amendments included:

- Airport fueling facility and airside doors
- Zoning bylaw update
- Larwood/Erickson sewer project
- Legal settlements
- Property management
- Cypress Street improvements

Council considers regulations for derelict vehicles and vegetation along public walkways

Council gave third reading to proposed amendments to the Public Nuisance Bylaw to better address complaints about derelict vehicles and vegetation encroaching on public walkways. The City's Public Nuisance Bylaw includes "unlicensed or inoperable motor vehicles" under the definition of "discarded materials." Proposed amendments include a specific definition for

derelict vehicles and a requirement to store derelict vehicles indoors to prevent complaints about unsightly premises.

Because “public walkways” are not defined in either the City’s Public Nuisance Bylaw or Traffic & Highways Bylaw, the addition of “walkway” within a new definition for “sidewalk” in the Public Nuisance Bylaw will allow enforcement officers to require property owners to cut back any overgrown vegetation.

This bylaw received first and second readings on Oct. 23, 2017

Variance approved for construction of larger workshop on Birch Street

Council approved a variance for 642 Birch St. to permit construction of a workshop with a larger floor area of 102.64 square metres (1,104 square feet). The expanded floor space was achieved by making use of an attic. The plans comply with all other zoning regulations, including building height and footprint.

Variance approved to increase lot coverage on Michigan Place

Council approved an increase to maximum lot coverage at 225 Michigan Place for construction of a workshop. Increasing lot coverage from 35 to 39.8 per cent is consistent with the average permitted lot coverage in the immediate neighbourhood.

Amendments considered for water, sewer, storm water and garbage and recycling fees

Council gave first three readings to proposed increases to user fees and charges for water, sewer, storm water, garbage and recycling services over the next five years to build the City’s long-term Financial Plan. The proposed increases are consistent with the City’s Financial Stability & Resiliency Program, which aims to provide long-term service delivery with stable and incremental tax and user fee rate increases.

Council directed staff to budget for increased fees in 2018 to provide funding for:

- ongoing operations of these services
- required capital upgrades
- increasing storm water infrastructure upgrades over the 10-year capital plan
- increasing annual water and sewer pipe renewal from \$1 million to \$2 million, to upgrade up to two kilometres of service

The impact to each household would be a \$39 annual increase in 2018, and a \$42 annual increase from 2019 to 2022.

The City operates and maintains approximately 250 kilometres of sewer pipe, 300 kilometres of water pipe, and 188 kilometres of storm water pipe.

Council receives third quarter financial report

Financial results between Jan. 1 and Sept. 30 are within expectation for this time of year, with revenues at 92 per cent of budget and operating expenses at 65 per cent of budget. Of the 39 operating projects approved by Council for the year, 22 are in progress and 17 have been completed. Of the City’s 2017 approved capital plan to renew and enhance infrastructure for community growth, 53 projects are in progress, 38 have been completed and 10 have been cancelled or delayed. Total capital spending in the first three quarters was \$11 million on an annual budget of \$25.8 million. The full report will be posted in the *Financial Reports* section of the City’s website.

City to share information about abandoned vessels with Member of Parliament

In response to correspondence from Sheila Malcolmson, Member of Parliament for Nanaimo - Ladysmith requesting further support for legislation to protect coasts from abandoned vessels, Council directed staff to send information, including related costs, of removing derelict vessels in the estuary and on the shore in Willow Point.