



Council Meeting Highlights March 5, 2018

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Public hearing to consider Meadowbrook secondary suite

A public hearing was held to consider the owner of 589 Meadowbrook Drive's application to rezone the single-family property to permit construction of a secondary suite within the existing dwelling. Council will consider third reading and adoption of the application on March 19.

Council receives Small Business BC's "Open for Business" award

Economic development officer, Rose Klukas, presented Council with the "Open for Business" award, which was recently received in recognition of the City's support for small business at the Small Business BC Awards gala on Feb. 23 in Vancouver. (For more details, see news release on the City award that was issued Feb. 27.)

Secondary suite considered in 500-block Birch Street

Council gave first and second reading to a bylaw that would permit rezoning to allow a secondary suite on the single family property at 599 Birch Street. The proposed zoning amendment is consistent with Campbell River's Sustainable Official Community Plan and would not likely have an adverse impact on neighbouring properties given that the unit is self-contained within the existing single family dwelling, Council directed staff to arrange a public hearing, which will be held on March 19.

Aquaculture industry considered for medium industry/manufacturing zone

Council gave first and second reading to a draft bylaw that would add aquaculture industry to the list of activities permitted in the medium industry/manufacturing zone. The bylaw amendment would permit an office and aquaculture operations at 6501 Island Highway. The proposed zoning amendment is consistent with Campbell River's Sustainable Official Community Plan and is not likely to have an adverse impact on neighbouring properties, Council directed that a public hearing be arranged. The public hearing will be held on March 19.

Variance approved for mixed-used building in Willow Point village centre

Council considered a development permit application for a four-storey, mixed-use development at 2036 South Island Highway. The project consists of 51 apartment units and 4,343 feet of commercial / office space on the ground floor. Council approved two variances, which allow 10 of 60 parking stalls to be for small cars, and decrease by 12 inches the required distance between retaining walls. The proposal is consistent with the City's Sustainable Official Community Plan, which encourages mixed-use development in village centres. The proposed building, site design and landscaping are consistent with the City's development permit guidelines. Council granted the approval subject to receipt of a financial security at 125 per cent (\$189672.40) of the estimated landscaping cost. In response to traffic concerns, Council confirmed that the potential for left turn lanes or other options to facilitate traffic flow would be considered during the building permit review stage. Council also directed staff to work to regulate the amount of advance notice required to advise community members of public consultation on variance requests.

Maintenance of Shoreline Arts wood carvings

Council received a letter from Ted and Sharon Arbour suggesting Council provide funding to help maintain Shoreline Arts wood carvings. Council requested a staff report outlining potential solutions to manage the lifecycle of the carvings.

Hwy 19A engineering services awarded

Council awarded a contract to McElhanney Consulting Services Ltd. in the amount of \$579,515 to design three inter-related infrastructure projects along Hwy 19A. These projects will be delivered within the same time period and in the same geographical location, requiring a high degree of coordination to ensure successful outcomes for:

- Highway 19A Phase 3
- Waterfront Sewer System Upgrade
- Big Rock Boat Ramp (upland design)

Options for upland design at the boat ramp will build on the previous public open house events, and conceptual plans would be presented to Council for consideration. Public engagement would be part of the Council review process. Any decision on parking lot improvements and other potential upland services would be subject to available funding and Council approval.

Willow Point Business Improvement Area renewal

Council directed staff to prepare a bylaw to renew the Willow Point Business Improvement Area (BIA) Bylaw for a five-year period from Jan. 1, 2018 to Dec. 31, 2022 removing 2780 South Island Highway (Old Rona building) from the business improvement area boundary, as requested by the owner of that property.

The guidelines for establishing a BIA state that boundaries should exclude businesses that will benefit little from the BIA. Because this property is not located within the main Willow Point BIA boundaries and does not benefit from the initiatives carried out by the BIA, the Willow Point BIA Association supports the request that the property be removed.

55+ BC Games bid to be reconsidered at next invitation

Council deferred bidding on the BC Seniors Games until Campbell River is in a better position to consider hosting the games after 2022.

While hosting the BC Senior Games and up to 4,000 participants provides sports tourism opportunities, Strathcona Gardens is scheduled for a major upgrade, which would exclude the only facility large enough to host ceremonies and several sporting events. Also, Campbell River lacks sufficient resources to hold the event on our own. The Comox Valley communities have indicated they are not planning to submit a bid, nor are they interested in a partner bid at this time, due to capacity concerns. Council directed staff to investigate which type of community investment would be appropriate to position Campbell River to host these games in future.

Island Health regarding overdose prevention services site evaluations

Island Health is conducting an evaluation of the overdose prevention services sites in Campbell River, Courtenay, Port Alberni and Cowichan. The evaluation includes a survey for properties within half a kilometre of the overdose prevention site. Properties within approximately 0.5 km radius of each community's Overdose Prevention Services site will receive a post card via Canada Post in early March inviting them to participate in an online survey. In total, approximately 1,000 properties around each site will receive an invite to participate in the survey, and people will have three weeks to complete it.

Council of Canadians, Campbell River Chapter regarding gypsy moth spraying

Council received correspondence from the Council of Canadians Campbell River chapter advising that the group had written to Minister of Environment requesting that the Minister not approve the proposed ground spraying for gypsy moths in Campbell River this spring. The City will send a letter to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development requesting clarification on the provincial gypsy moth management initiative. The City will ask for clarification on potential risks to human health, potential ecological impacts, and the community engagement plan. The City will also ask for more details on the provincial gypsy moth management plan and how the Ministry determined that a ground spray program is warranted. The City is requesting a response from the Ministry by March 26.