

Task Force Community Update

Marina Office Facility

Trevor Fritz

I propose a land based Marina Office and retail facility with parking lot. Putting a land based marina office with retail opens up the entire marine to the public and offers an enormous amount of opportunity for local business as well as creates a major main hub of the marine industry. My proposal is a community event project. Have a land based marina office will allow visitors from all over to be able to connect with all the services that the marina has to offer such as a pump out station.

Performing Arts & Cultural Centre

Paolo Tancon

A multi purpose acoustically designed Performing Arts / Cultural Center with 1000 maximum seating capacity, with additional space for a Visitor Center, Library and Art Gallery, meeting, studio, and rehearsal. It would be configured for wide variety of cultural events, such as music concerts, dance recitals, and live theater performances, as well as a conference venue. Additionally, there would be an external stage and amphitheater for outdoor theater/ music/ dance performances in the warm season. There would also be joint parking with the first nations marina complex, and a shoreline promenade to connect the walking / cycling pathway from the Quadra ferry to the C.R. Spit. There would also be a raised walkway heading eastward along the Marina berm to a viewing platform at the corner where the berm turns northward.

Social/Cultural: Because this proposal encompasses an area larger than the municipal 3.5 acres, it will require the engagement the Wei Wai Kai Nation people in a joint project that would develop the entire 9 acre site and meet the cultural needs of all people of Campbell River. The shoreline promenade would connect the existing developed pathways from the Quadra ferry terminal to the adjacent Discovery Shopping Center. The attractive landscaped areas around the Cultural Center and along the promenade will encourage people to enjoy the waterfront scenery from a number of view points, and will encourage people to linger and socialize. The history of Campbell River has been, and continues to be, a strong relationship with river and ocean, with fishing and shoreline activity. The distinctive architectural theme of this Cultural Center is a combination of the traditional dugout canoe and the salmon fishing rowboat, symbolic of the respectful joining of the First Nations culture with the European.

Environmental: The planting of Trees and shrubs in the contoured landscaped areas around the Cultural Center and the parking areas will add a substantial amount of green space to a shoreline area that is presently a flat sand parking lot devoid of

trees. The outdoor amphitheater will be built with into a new wooded hillside that will muffle the sounds of the highway behind it. The pathways throughout the site will encourage people to leisurely stroll around and explore, or simply to sit and enjoy. The present parking lot of bare sand will be replaced with an eco-friendly parking area that will mitigate spillage from parked and moving vehicles. The trees and shrubbery will soften the visual impacts of straight angular adjacent buildings and unattractive sight lines. It will be an invitation to people to explore and enjoy a scenic, lush, green space oasis in the heart of downtown C.R.

Economic: This project will enhance the opportunity for growth by encouraging an expansion of the artistic/cultural environment of the city of Campbell River. The attraction of a new large acoustically engineered venue will bring economic prosperity by having a facility that will meet the enhanced needs of performance arts such as concerts, musical theater, choral performances, dance and music recitals, festivals and other cultural enterprises. The health of a community is determined by its its cultural vibrancy. This can be a crucial attractant to people or businesses looking for a new community to call home, and also for those looking for new venues to include in their national tours. The large venue would also encourage expanded conference or festival events. This project has the potential to draw people from our community together, but also people from neighbouring communities to join us in a sharing of cultural arts and prosperity.

Let it Be Natural
Morgan Ostler

Develop the acreage as a waterfront park with lawn and a few trees/shrubs and benches, a possible display area for carvings. Stop seeking a commercial solution to a precious piece of waterfront land.

Social: The social/cultural benefits will develop naturally as the community will have a gathering point that will gradually create its own beauty. The extension of the Seawalk on the land's outer edge will create a natural gathering/activity site.

Environmental: The land presently is an enormous land fill. It is disgraceful that for the past twenty five years it remains in such a neglected state, choked by invasive plants and debris. The city has spent tens of thousands of dollars funding a series of Task Forces seeking ideas on possible development.

What about cleaning it, grooming it, seeding it and nurturing it. Let the land find its own answer.

Economic: By degrading it entirely with commercial buildings it would likely create economic activity. Meanwhile, in its' present state it degrades Campbell River's status as a waterfront community. There are municipalities south of here that have sacrificed their last pieces of waterfront access to commercial development. We need to celebrate our access, not ponder how to fill it with economic activity.

Sports Complex

Brian Backler

My proposal for the 3.5 acre site is to build a new sports complex, with an Olympic sized swimming pool and a skating rink with seating for 2500 patrons. This project could possibly be a joint venture, between First Nations, City of CR, Prov. of BC, and Federal Govt.—I understand Strathcona Gardens is greatly overcrowded, with some groups being left out of activities. Also there is not enough seating to warrant a Junior A hockey team, which a city this size should be able to support. Finally I hear the pool may need a major renovation—If the City owns the Strathcona site, then it could possibly be sold to developers, to help finance a portion of the new proposed complex. Adjacent to the new sports complex could be outside seasonal booths for craft shows, markets and light snacks, with public benches and shade trees nearby. There would be ample parking in this area, thus doing away with the congestion at markets now held at Heritage Museum and Ostler park. In summary, I would like to see a meaning venture involving indigenous and non-indigenous people of this area, that would provide sporting and recreational activities for all groups of all ages.

Japanese Tranquility Garden

Valerie Sterling

I am proposing a Japanese Tranquility Garden. When you search online, there are several communities in BC that have these. A tranquility garden would fit well with our Japanese history here in Campbell River and our sister city Ishikari. It could many different things. We have an amazing gardening and art culture here in Campbell River that would lend itself very well to doing this project. I see it as a wandering path complete with rock riverbeds, trickling fountain, benches for resting, cedars and firs, stone sculptures, ferns and driftwood art. It could also be used for community events such as music, art classes, photography, picnics, etc. I think, done well, it is another place for tourists to explore. A good design would be needed and this garden could be developed in stages just like the spirit square was developed over time into the beautiful facility it is now.

Concert Hall

Mary Teer

First and foremost, we need something spectacular here, to compliment the unique location, its spectacular beauty of place and be for the public to enjoy. I am submitting what I think is a new idea for the 3.5-acre area—so many suggestions have come forward in nearly 30 years.

While reading the comments section of the Victoria Times Colonist newspaper every morning, as I usually do, last Sunday morning an article entitled 'Concert hall on the

waterfront is a fine idea', my lights went on... I think this to be a fine idea for our waterfront as well. The article says to GOOGLE waterfront concert halls. It goes on to say, around the world, these open air attractions are proud centerpieces and major tourist attractions, even in smaller cities, not just large cities such as Sydney, Amsterdam, & Copenhagen. Imagine music filling the air of Campbell River summer days & nights, which may even attract the cruise ships to listen in on the way by.

This may be a project Rotary could embrace in a couple of years. If the sea-walk was extended to the Spirit, with walking areas around this open-air concert hall/band shell, maybe somewhat sunken for wind protection and plantings for the same purpose; sounds pretty fabulous? Maybe planting apple trees along this strip of sea walk to give colour & fragrance in the spring-time and nourishment to the public who walk or wheelchair, bike and the homeless. Everyone likes to pick something for nothing.

Aboriginal Senior's Facility/Cultural Awareness Space/Marketplace
Sherry Tarasoff

A senior's facility exclusively for Aboriginals – somewhere to call "home" and, at the same time, receive the levels of care required. Beautiful waterfront views; Within walking distance to shopping malls, food and grocery stores, and recreation areas; Second floor suites for independent living and ground floor suites for assisted-living and persons with disabilities; Services and amenities including food service, common areas, housekeeping and laundry, social and recreational opportunities, Emergency Response System, small clinic, over-night accommodations for visiting family; Use environmental building techniques; Similar facilities already in BC

Cultural awareness space – a space for learning and fostering greater acceptance, understanding and harmony between Aboriginal and Non-Aboriginal peoples. Sharing cultural teachings, traditions and languages; Guest teachers; Host training sessions, circles, workshops; On-site accommodations for up to six attendees

The marketplace - an opportunity to buy local and support the community. Open year round; In-house restaurant; Waterfront patio; Market vendors; Food merchants; Build and encourage vibrant, local, multi-cultural, independent businesses in the city of Campbell River; Visible to ferry travellers and cruise ship tourists

Waterfront Park
D. Colin Campbell

While discussions continue, I suggest covering the gravel with rich soil, grassland and trees and create a waterfront park that could be used for the salmon festival (Nuns creek park doesn't quite cut it). When agreement over other ideas is reached a park can be easily constructed upon. As it is, years have been wasted on what could have

been a lovely waterfront spot. Parks have minimal environmental impact. A park would make an economical impact by making the downtown more attractive. Tourism would increase as well; also, events such as the Salmon Festival would have a higher profile.

Open Air Market & Art Centre **Angella Nadler**

One of the jewels of Campbell River is it's ocean frontage. And yet there is not a public indoor space for residents and tourists to gather and enjoy it's beauty. Developing this property into an open air market and art centre, would provide an opportunity for local people and visitors to enjoy arts, culture, food (cafes, bakeries,etc) surrounded by green space, paths and wide views of the ocean passage. The market itself could be constructed of many windows to take in the views. There could be permanent fixtures located inside such as cafes, bakeries, restaurants, etc. And stalls for artisans, fruit/vegetable vendors etc. Perhaps a dance or art studio could be incorporated. The market would be surrounded by green space, a community orchard and public art. Please refer to the Forks Market in Winnipeg and see how they transformed industrial wasteland in to thriving social/cultural hub for residents and tourists to enjoy.

Social/Cultural: It acts as a community hub, a social gathering place for people of all ages, socio-economic backgrounds to get together in an indoor/outdoor public space along the ocean front. The design of the building itself could incorporate Campbell River's heritage - such as the marine heritage, and the culture of the Indigenous People. As well, the design would compliment and capture the natural beauty surrounding Campbell River.

Positioning public art throughout would be very important. Art could be in the form of visual art or performance art. Gathering places, such as table and benches and perhaps incorporating an amphitheatre would naturally promote community cohesiveness. Having cafes/vendors etc would promote people who live in the Campbell River "suburbs" to come downtown and enjoy the atmosphere. And they will likely bring all their friends/family when they come to visit as well to shop/eat and drink/admire the view/admire the art/walk!

Environmental: An open air market could be designed and developed in a way to minimize negative environmental impacts - incorporating solar energy, lots of natural light, green roof or metal roof, recycled materials etc. A community orchard with fruit trees and shrubs could be incorporated to promote local food sustainability!! Also, having a bus stop and bike paths/bike racks would encourage people to travel in a more environmentally friendly - and healthier - way to the market and art centre. A bike rental centre could be set up as well to promote healthy mobility.

Economic: This would be so beneficial for CR's economy. This would be a HUGE draw for any tourists visiting town. And for local residents as well. It would appeal to

young people, people with families and to seniors. It would promote new business development and employment. It would support local art groups. Open Air markets and Art Centres naturally draw people to them. And often these people spend money. They are casual spaces that allow a diverse group of people to enjoy gathering harmoniously and participate together in activities such as festivals, art, shopping, dining, tourism, children's art classes etc. This would be so progressive for Campbell River to have a centre such as this! As a young family who recently chose to move to Campbell River because we love it's natural beauty we would embrace an open air market and an art centre that takes advantage of Campbell River's spectacular water front!

Waterfront Park
Alfreda Goodship

For 51 years I have been enjoying Ostler Park as I drive into town. The flower beds, grass, view of Discovery Passage and the mountains are always a beautiful sight. This park anchors the south end of our main shopping area. Then we have the view of the sea in the main core of town blocked by all the buildings—Tye Plaza, the new apartment block, Comfort Inn and Berwick. My wish is that the 3.5-acre site be developed into an equally nice park as is Ostler Park. This would anchor the north end of the main downtown area.

Many seniors are now living in the downtown core and a park across the street would be a wonderful boon for them. Many are without cars and have difficulty walking so Ostler Park and Dick Murphy Park are too far for them to walk. I envision a grassed area some flowerbeds, perhaps a few trees, paths and benches for sitting to enjoy the fresh air and the activity on Discovery Passage. I believe this would be a welcome addition to the lives of these seniors and also all the residents of Campbell.

Please do not put a building on that site further blocking our seaside view. Also, please get rid of all the cars that are presently using the site as a parking lot. For 51 years I have been enjoying Ostler Park as I drive into town. The flower beds, grass, view of Discovery Passage and the mountains are always a beautiful sight. This park anchors the south end of our main shopping area. Then we have the view of the sea in the main core of town blocked by all the buildings—Tye Plaza, the new apartment block, Comfort Inn and Berwick. My wish is that the 3.5-acre site be developed into an equally nice park as is Ostler Park. This would anchor the north end of the main downtown area.

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Waterfront Park
Darlyne Shane

The City of Thunder Bay has revitalized the waterfront with their Spirit Garden project. They have produced a storybook retrospective of the development. Some of the below projects, if undertaken by the City, would show that we respect and embrace the gift of the 3.5 acres. You will see from the photos of The Celebration Circle and The Viewing Circle, Thunder Bay gets a lot of mileage out of a little sod, some driftwood and rocks. Our 3.5 acres has phenomenal views but no water access for activities. A water feature will be a must. Amenities such as a mini-basketball court and a fit station would provide a draw and ensure the park is not passive.

While I realize the Task Force is still in its infancy, I think the City could immediately show the 3.5 acres a little love with some green grass, a few shrubs, a gravel perimeter pathway and a few benches

Integrated Development
Ken Beattie

Such a well located waterfront property should provide for a mix of uses to benefit the community, draw people to the downtown and add to the affordability of the city both financially and enhance the tax base.

A similar property located in Sidney, B.C. was developed with foreshore grassed areas with paved pathways, a band shell, links to the nearby marina with services for boating tourists, 2 large condo towers with underground parking, main level restaurants, storefronts on the off water side, and public parking. The existing Beacon Ave Dock was maintained and improved with a fresh fish shop, a water taxi to Sidney Spit (a popular Provincial Marine Park) and a Bistro overlooking the strait.

Campbell River has the potential for a similar integrated development that could replace a current dusty poorly utilized space with a thriving hub of activity and extend the green space along the shoreline.

Increased traffic should be easily handled by the wide four lane divided road already in place. Location is within walking distance to two shopping malls and the Shoppers Row.

Cost for the new public park space would be covered by the developers but enjoyed by everyone.

Sidney has found this to be a win-win situation. I expect Campbell River could make that happen too.

Discovery College/University
Chuck Desorcy

Construct an educational college/university that specializes in the fine arts. The development would be expanded to provide dormitories, public studios storefronts, as well as the commercial developments to support an educational institutes population to tie the whole 7 acres together. The development would be 3P as well as enable the first nations opportunities for economic and cultural development by having a first nations dormitories and college / university arts program. This facility would help raise the "Words on the water" showcase and all the other arts events we celebrate.

Social/Cultural: All secondary education facilities provide an opportunity to increase social interaction as well as a place to talk about the benefits of cultural diversities. The college / university would also provide a venue to expand our community building efforts. The facility would have space such as studios and auditoriums for cultural events and a possible First Nations arts program.

Environmental: The development would use the state of the art LEADS construction methods as well its location on the waterfront would allow public spaces to be developed that is low maintenance, environmental sustainable and reflected the character of our community. The social clubs at the institution will also be environmental supporters. There would be an opportunity to tie the downtown revitalization into the college / university looking at the urban forest as a driving force in the landscape.

Economic: A secondary institute provide a population that will support our community and revitalize the downtown area. There would be growth in the day-to-day commercial spending on food and material items, expansion of evening events in the music and visual arts. The public studio storefronts (rented to the best artists in the school for a year) would attract people from the far and wide to purchase the highly acclaimed art.

Business
Ken Horsman

The task force needs to pursue and welcome more big business for north island, princess auto, costco, cabellas, bulk foods, hotel, etc to help increase jobs for our community. Box stores are a great way to provide all around benefits to all; jobs, shopping, visitors and tax dollars to the city. I suggest always looking for self funded

or donation ideas to help reduce tax burdens and increases on the people here. In saying all this, it could share business and community self funded venues. Look outside the box before spending tax dollars

Social/Cultural: Whenever jobs and tax revenue are increased, the community thrives and increases the overall well-being for everyone

Environmental: Whenever building there is an impact, but it comes with community progress, we can only limit the impact

Economic: Absolutely, jobs, shopping, visitors, tax dollars, there is no wrong here the task forces has to be effective and pursue for community best interest to grow and be area of choice in coming years

Salmon Centre of Excellence & Conference Centre

Jim Powell

The Salmon Centre of Excellence (SCE) will be home to an expanded, world-class research center focused on the return of salmon abundance to Campbell River waters. The SCE will be formed around the nucleus of the BC Centre for Aquatic Health Sciences (BC CAHS) and attract Vancouver Island and international educators and researchers to perform studies and activities that support wild salmon restoration while exploring controlled, sustainable growth of the aquaculture industry. As part of a multi-purpose facility, the SCE will be constructed in collaboration with, and the inclusion of, the Discovery Passage Sealife Society, Tourism Campbell River & Region Information services, a salmon-centric deli/retail store, a white-tablecloth restaurant and a 200-seat lecture hall. The surrounding area will include large public spaces for outdoor markets, arts support, green spaces and beach walk access.

Social/Cultural: The SCE will offer practicum intern training and seasonal for youth from North Island College and regional high schools. The lecture theater is suitable for Council Meetings, conferences, graduation ceremonies, community gatherings and assemblies. The SCE will provide information and engage citizens in the restoration and protection of the Discovery Passage waters through visits to the Discovery Passage Aquarium, public events such as Oceans Day, scientific and public information seminars, workshops and meetings in the events venue. All around the SCE will be green public access areas; clear passage to the waterfront will offer safe and protected gathering places for families, visitors and for residence of the nearby Berwick By the Sea, Discovery Inn and Comfort Inn and Suites. The deli will offer a safe and healthy outing for the elderly and their caregivers. Public art will be displayed in the surrounding green spaces.

Environmental: The very focus of the SCE is the environmental and economic sustainability of wild and farmed salmon. The physical structures of the facility will be

constructed with the view to minimizing environmental footprint, the use of sustainable building materials and reducing waste. The SCE is by its nature, focused on sustainability and environmental responsibility. Return of abundant salmon is key to the mission of the SCE. In reality, foreshore improvements of a planned nature represent a measurable environmental gain to the existing lands. Our development will improve further on the situation by providing ground cover, drainage, controlled access and surface material stability.

Economic: BC CAHS is a \$1.5m per annum enterprise that has been in business for 12 years, employs 13 local scientists and supports 3-5 students annually. We have an extensive education and outreach program to develop informed, educated fisheries and aquaculture workers. Expanding BC CAHS will offer economic development through environmental protections, educations, research, tourism while serving to provide an atmosphere of local welcome and exposure through the conference venue and tourism information. Through partnerships at the industrial, local, provincial and federal, we will be able to build the SCE in collaboration with the City and other private partners. The cost of the project is in the order of \$15m for the SCE and support facilities of a land-based wet lab built nearby. The nature of a multi-purpose building diversifies risk and ensures stable long-term economic growth.

Transit Hub**Stephen Bradley**

The site would be a good choice for a transportation system including BC transit, Marine taxi etc. The Hub would be easier for tourists to locate next to harbour and Ferry plus will give people a place to park instead of clogging up city streets. Google "Park and Ride".

Social/Cultural: Not cultural but more common sense that a transit hub is next to a economic sector of Campbell River.

Environmental: I am sure a basic plan can be used which has a zero negative impact on the environment.

Economic: Of course it'll increase revenue from investors like Water Taxi's, more foot traffic to Discovery Passage shopping. Maybe someone else will invest in the Target store.

Community Complex**The Sybil Andrews Cottage Artists**

We came up with a new idea for the 3.5, which makes real sense to us and hopefully your task force will act upon it. Approx. 10+years ago, the property in question was split in 2 giving the CR Native Band a share, the part next to the shopping mall, north side. As the Mall & Boat basins are shared property for common use. We think

combining the 2 properties again, for common use of the City, the Band and all the CR public would be another great partnership. That would provide property for added parking and the 4 constructs we would like to see for all the Campbell River public.

On this partnership property we would like to see a COMPLEX. A new (beautiful) library with a café & rooms for creative displays, reading & research would be great. Libraries are much more than they ever were, not only books of every kind, i.e. electronics etc. libraries are available for every age & ethnicity, a public meeting place. In this 'Complex' we would also like to see the Information Centre, which needs to be situated on the highway. To accent this Complex we would like to see an awesome art installation, a 'TOWER', the one in mind will be demolished by BC Hydro if not put to another use. This could be situated on the outside north-edge of the 6+ acres, cut down in size to about 2/3rd of its original, decorated with native motifs on the drum and lighting installed by Hydro for special occasions. This would be an awesome sight for the City and from the water during Canada day celebrations for example. We need to act very quickly with the Tower idea as it will be taken down in very early 2018. It could be stored somewhere until installation, someone last night suggested the Hydro property on the Quinsam Reserve perhaps.

Separate from the 'Complex and nearer to the water, boat basin, Quadra ferry, it has been suggested that we have a band-shell for summer evening entertainment. Music is wonderful carried along on the water.

Campbell needs something to draw parts of the Downtown to the water, esp. the Tye Plaza area. Bringing in this 6+ acres could help tie the town together. Our group has had many suggestions for downtown CR over many years as well. One idea is painting Shoppers Row soft Palm Beach, Florida/ art deco colours. A little less intense than the Theatre colour but pinkish is good and the DI could be aqua blue, nothing stands alone. Colour does pull everything together. We could instil some of these colours in a new library & the Tower?

Artistic Installations Powered by Nature

Melissa Fietz

Two artistic installations, which utilise the power of nature to create beautiful sounds and sights for the citizens and visitors of Zadar.

The Sea Organ is an experimental musical instrument, which plays music generated by the motion of sea waves through a series of 35 organ pipes built under a set of large marble steps. As the movement and energy of the sea, in terms of tides and winds, is unpredictable then the sea organ produces an infinitely long, random, yet mournful sound.

The Sun Salutation is a 22-metre diameter solar panel formed from 300 multi-layered glass panels. Underneath these glass conduction plates, there are a series of solar cells. The solar cells absorb the Sun's energy from sunrise to sunset, and convert this energy into electricity. The electricity produced is then used to light the entire waterfront at night – a unique example of an efficient and renewable energy source.

Hear the Sea Play **Lesia Davis**

Inspired by a Sea Organ project in Zadar, Croatia, whose installation is a musical instrument, which plays music by way of sea waves and tubes located underneath a set of large marble steps. This site is a blend of human ideas and skills and the energy of the sea, waves, tide and flood - a place for relaxation, contemplation and conversation while listening to an endless concert of mystic harmonies of the "Orchestra of Nature".

This Sea Organ is 70 meters long with 35 musically tuned pipe organs built under concrete steps/seating. The musical pipes are so located that the sea water and wind movements produce musical sounds that are heard by passers by so that it achieves a communication with nature and promotes a unity of architecture and environment. As sea forces are unpredictable in terms of winds and tides, this organ offers never-ending concerts of numerous musical variations in which the performer is nature itself. The Sea Organ has drawn tourists and locals alike - people typically spend up to 45 minutes here.

In 2006, the Sea Organ won the European Prize for Urban Public Space because it was a "Perfect grandstand for watching the sunset over the sea and the outline of the [neighboring] islands, while listening to the musical compositions played by the sea itself."

Social, Cultural & Environmental: Art and music are some of the ways through which people communicate with and about nature, be it through large-scale wind-powered installations or using technology to make plant-derived sounds, or in this case, using the sea and tides. - "achieves a communication with nature and provides a unity of architecture acoustics and nature"

The sea organ is " a powerful concept that brings people to the shore, and gets them to slow down and pay attention to nature's ebbs and flows." - an orchestra of sea-generated sounds that connect the listener with the forces of the sea itself.

This space could become an outdoor community centre, a gathering space, a 'spirit shore' that can bring people together to visit, muse, picnic, renew acquaintances or make new ones, or engage and participate in any other foreshore activities.

Economic: The design team, talents, engineers, artists, construction, materials could all be locally sources and inspired.

Both locals and visitors would be able to come and enjoy this natural gathering spot that transforms our foreshore into an sea based orchestra. (in the example cited above in Zadar, the Sea Organ is Included in the top ten Croatian landmarks by Trip advisor Travellers Choice in 2015, this incredible creation keeps astounding each and every visitor.)

In the City's recent Five Year Tourism Strategy, a top strength was identifies as the "stunning natural settings" and what better place than the Foreshore development to view, engage, listen to the sea.

Underwater Floating Aquarium

Bonita Wilson

I have a great idea for your project that would involve an underwater floating aquarium to feature Campbell River's aquatic life under the surface. I call this underground float foundation my "Self Significant Paradise —Unsinkable. I imagine this to be 1000 x 1000 feet and 100 feet high, as much of this structure will be submerged.

I envision this floating aquarium to be self-sufficient in that it is operated by natural energy such as solar and systems using mechanical advantage such as pulleys. Divers come from all over the world to Campbell River specifically for our clear waters and our amazing sea life.

An empire of shops, restaurants and tourist attractions can be built on top as well as maintained gardens and entertainment parks. The theme for this project should be one of the First Nations represented in the Campbell River area. This could include totem poles, North, East, West and South as well as the possibility of tee-pees and other First Nations themed activities.

Waterfront Park

Ron Dworski

Make the waterfront area a park with walkways, benches, and picnic tables. Road access and parking could be developed away from the waterfront, off Roberts Reach.

Social/Cultural: Parks and Green spaces enhance any community. It is well studied and documented that parks add to the physical and mental well being of a community.

Environmental: Yes, it enhances the environment and ecosystem and would fit into the city's long-term waterfront plan.

Economic: It will attract numerous visitors, as has the Robert Ostler Park (Foreshore), Dr. Dick Murphy Park (The Spit), Frank James Park, the Rotary Sea walk, Elk Falls Suspension Bridge, to name a few, adding to the economic growth of the area.

Available Parking
Trudi Richter

I have one main concern about the site development and that is that there still be ample parking available for the hundreds, if not thousands of folks needing a place to park their cars as they head out to jobs requiring travel by boat. The current gravel parking lot is mostly full all summer long and much used during the whole year.

Campbell River is a port town, after all, and I hope that developers keep in mind the needs of fishermen, loggers, employees at fish farms, surveyors, camp cooks, and the many others who need to go up or down the coast from Campbell River.

There needs to be lots of parking, both short and long term. Not a very exciting idea but really needs to be considered in the planning.

I do not live in Campbell River and have needed to park in that lot when being picked up in a boat for a short visit to a remote island. Where else could I have parked my car?

Lawn Bowling Facility
Howard Burns

Do not laugh until you have spent some time thinking about it.....can you not visualise a lawn bowling facility with a small clubhouse.....senior bowlers in their whites.....competing against teams from all over the Island and lower mainland? With a path around the perimeter and bench type seating for spectators?.....

These facilities are in Victoria and other Cities in the southern Island and they are very popular in their communities. Attractive too.....and, if necessary years down the road, could easily be converted back to "available land", owned by the City.

Pedestrian Friendly for Neighbouring Island Residents
David Shipway

It seems that CR planners have forgotten that about 4000 residents in the region who use Campbell River for most of their business use the Quadra Ferry. This ferry serves not only Quadra and Cortes Islands, but by other means a dozen other Discovery Islands.

But the waterfront does not work well at all for us islanders at all. Even though we represent a sizeable percentage of the regional population, and this expands greatly in the summer, it's like we are still an afterthought in planning, and the downtown has actually turned it's back on us.

Some Tyee plaza businesses have even closed back entrances in recent years, and people waiting for the ferry in summertime swelter and bake in the afternoon heat because the city is just too cheap to plant shade trees along the highway, or open a dialogue with BC Ferries about shade and safety. Then there's the scary fact that the left turn to the ferry booth for south bound drivers is a nightmare, a fatality waiting to happen! How about a real turning lane in this MAJOR Major Highway Intersection?

Don't turn the whole vacant waterfront area into more condos, think about the many neighbouring island residents who would like to do business in CR on foot!

Practical Parking Area

Janet Carmichael

My idea is to use a good portion or all of the lot to make an attractive but practical parking area such as the one at the entrance to the Suspension Bridge. This would include large spaces for boats and RVs to pull in, washrooms, Visitor Centre, sani-dump, picnic tables, garbage and recycling, off leash area for dogs, playground area, hammocks and Adirondack chairs that convey colour and summer fun, an attractive garden, and perhaps a spot for a few summer vendors. It is not the most exciting idea in the world but it would help traffic flow in the downtown area, particularly in summer, reduce use of the Tyee Plaza parking lot, and show tourists that we are seriously open for business.

Free Overnight Parking

Stefano Perdisia

We live in Campbell River during the school year, as our two boys go to High School there. Over weekends and holidays we are back to our home on Cortes Island. We cannot commute by car as it would be too expensive, so we have been parking our vehicle by this 3.5 acre site as it is close to the ferry terminal and looks like the only possible place to park overnight. It is free, which is good as we already have the expenses of two homes

I would like to see free overnight parking available in the development of this site as you can imagine we are not the only one using overnight parking by the ferry landing.

Public Waterfront
D Ross Fisher

In the past few years I have travelled extensively in the Americas, Europe and Southeast Asia, and there are commonalities to what works around the globe. Even if we look no further than changes in Vancouver, Victoria and Nanaimo, the evidence is clear: people enjoy uninterrupted, unobstructed access to a communal waterfront. Properly developed, the shoreline lends a focus to a township and foments a sense of community and well-being.

Vancouver for example, is an international city renowned for its situation, but for a long time that Granville Street 'pedestrian' mall and Hastings Street in the city's core, has been an embarrassment because of its litter, peddlers, pawn shops, XXX parlours and arcades that have hardly been a healthy complement to the location. Since the 2010 Olympics, the addition of a float plane base, cruise ship terminal and green-roofed convention centre along the harbour has shifted the focus of the town centre to a large plaza and a user-friendly waterfront that stretches west all the way to Stanley Park and east along Water Street to the Alexander Street overpass crossing to a safe (policed) and clean beachfront park that all can enjoy. The shift away from the old downtown core has been to the benefit of the great majority of users. Likewise, Nanaimo now has a vibrant harbour with long stretches of pedestrian access and green space backed by low-profile, but profitable small businesses.

Victoria has always known the importance of an unobstructed, public accessible waterfront and that is the heart of they city for its occupants. Ljubljana, in Slovenia has been awarded the lucrative Euro Green City title in consecutive years for a good reason. The city has wrapped itself around its waterfront, in this case a river, and the inner core has only pedestrian access. It is equipped with accessible centres of neat receptacles for recycling and is spotless in comparison with some other Mediterranean communities that are peppered with graffiti and have overflowing litter piles and a less than safe feeling. A conspicuous police presence does not seem to be required because people treasure and respect their environs and at night there is bright, but not unattractive lighting. Cafes, pubs, restaurants, galleries, craft and clothing stores line the banks and there is a daily produce and craft market in a specified, semi-permanent area; live music and public art complete the scene. The result is a proud local population and happy visitors. It is too late for Campbell River to have a long, uninterrupted waterfront with seaside access, but it's not too late to have a focal point that stretches from the pier, past Ostler Park and the ferry landing to at least the Spit. This is especially important if the

Tyee Plaza is to become a parking lot for high density housing that detracts from the arts core including the spirit square, art gallery, visitor centre, library and theatre. A foreshore walk with lampposts, flower pots and baskets, banners and underground wiring would be a good start and no other town could boast such close viewing of the world's elite cruise ships. The arts are important to everyone and a low-rise mix of shops fronted by an uninterrupted strip of lawn bordering a waterfront path would be necessary for both ambiance, perhaps with resident seaside grasses and wildflowers on the water side of the path. Among these commercial properties there should be at least one complex that would provide the strains of live music, perhaps only acoustic, and a central plaza with sculptures representing both the natural and Indigenous heritage of the area. Perhaps the downtown gallery could be relocated near the plaza, making it more attractive, approachable and enticing. As well, there should be a 'kid-friendly' play area that parents could also enjoy by the seaside while watching their children.

Greenery would be important, as would be a height-restricted commercial area and local public art.

A long-standing complaint of both visitors and locals could be addressed with an anchor tenant that offered a fresh variety of local island seafood at a reasonable cost, similar to the popular oyster restaurant near the river mouth in Newport, Oregon. A continuous string of green roofs wouldn't hurt either in helping make the parcel a showcase for the north central island.

Thanks and please...do the right thing!

Waterfront Park (Native Component)

Arnie Linder

I would propose that the City consider developing the 3.5 acre site into a "green space" (park) that will allow the citizens of Campbell River another access point to Campbell Rivers' beautiful waterfront. Features could include a picnic area c/w shelter(s); public washrooms; green space play area for children; adequate parking; floral garden areas; walkways ; native features such totem carvings and shoreline arts carvings.(move the event off the highway). Keep it simple, lower the costs of development and make it a place for the citizens of Campbell River to enjoy celebrating our local/ native heritage. Note; As a former City Senior Management employee it was my understanding that any development when the site was approved by the Provincial Government required consulting with and/or approval of the of the Campbell River Indian Band prior to any development taking place. Has this changed?

Social/Cultural: By the nature of what I have proposed. A part for all citizens celebrating our local heritage.

Environmental: No negative impacts. Celebrates local heritage and the beauty of our city if done right

Economic: Should be a plus for potential new residents/ commerce to come to Campbell River. The enhancement of our waterfront can only be positive. Campbell River is a beautiful city. This type of development will only add to what we already have.

Library

Gerry Comeau

It is about time that Campbell River builds a new library. The old one is way outdated in that old building. And most other communities has nice new ones. This is a perfect spot to build it, can also incorporate it with other city venues.

Social/Cultural: This is a must for the city. Think of all the people this would benefit, young, old of any age or background. But more so the young of our city. We need to look after them, they are our future.

Environmental: No negative impact, only good.

Economic: Growth in the brains of young and old.

Fountain Park

Randy Brighton

Fountains with lights and kids play area. Every city seems to have nice fountains with lights. Retirement home would be able to enjoy the view. Nice place fore just lounging and enjoying the view of the ocean

Social/Cultural: Kids and family enjoyment

Environmental: Always an attraction

Economic: Will attract tourists

Senior's Centre & Meeting Hall

Susan Carew

The Senior's Center/Public Meeting Hall should have a full kitchen with multiple bathrooms and a separate meeting place with bathrooms for public forums and other meetings.

Social/Cultural: The Seniors need a place of their own to socialize and participate in enriching activities such as crafts, cards, meals and physical activities for a healthy body and mind. The meeting place would be a good place for public speaking and forums as well as a place for possible home shows and exhibitions.

Environmental: It should be designed with the environment in mind for as low an impact as possible and allow people to have a view of the surroundings.

Economic: There is a large population of seniors here and would benefit their well-being. The meeting hall would benefit through rentals throughout the year for many years in the future. It could attract more people here for the senior's center and perhaps businesses would find it ideal for having business meetings.

Community Focus**Bill Rapanos**

One of the issues that Campbell River will have to face is where in the city to designate land for high density housing as has been done in other island communities.

While it seems obvious that prime waterfront land should be utilized for park space and public uses as has been done so well in CR in the past, one of the considerations that should be discussed is whether a smaller portion of the downtown waterfront lands should be used for a high rise residential tower. The balance of the site closer to the water should, of course be a public space to serve the downtown.

This location if developed for some housing would support the downtown business and provide a community focus by better linking the downtown with the waterfront.

The other use that I would like to see in the park is a small outdoor theatre that would be made by building a low hill and then sculpting a grass sitting area as an amphitheater that would face the passage. A small deck could serve as a stage with power for musical events. When not in use, a hill would provide an attractive break from the level ground on this filled land for people of all ages to walk on.

Good luck with cooking all these ideas down to build and even better community.

Mary Raftery**All Season Indoor Market**

My idea for the waterfront site would be an all season Indoor Market which would include local crafts; artisan foods; a large area of garden plants; flea market; places to sit and have coffee and some entertainment.

I know that we have this already with the Pier Street Market in good weather, and the Campbell River Common in bad (but that place is just so overwhelmingly depressing I would never go there).

When I think of my favourite activities that I do with a friend it's this: go to Art Knapps, go for coffee at Fogdukkers, go to Pier Street Trading Post. An indoor market would be a one-stop shop for this kind of thing, and I think even with our struggling economy we may be able to sustain it. And if the grounds around the market included seating for coffee where you could also walk a dog, then I think many people would go for the whole experience.

Social Media & General Comments

Brenda Einarson

I would like to see an aquarium project similar to the ones in Ucluelet and Salish.

Leona Adams

Pearl Oyster Cultural Art Centre

Dan Sampson

As a part of the bigger puzzle, he shared thoughts on keeping it a public green space and connecting with existing projects and parks

Geoff Goodship

Park for Senior's Residents

Laurel Sliskovic

Passionate to share the opportunity about developing a First Nations Destination Hotel that will be an iconic waterfront landmark in the community, with economic benefits

Dave Owen

As part of a transit Docking Facility, he shared some thoughts on making the space into the following: Tourist Bureau, Library, Paid Parking, Transit Docking Facility.

Don McIvor

He shared that he was happy with what the community members were proposing and hopes that the waterfront development will be a space for the public that they can be proud of.

Becky Warkentin Wolfe

This would be so perfect for a small “village” of very colourful little unique seaside shops to draw some tourism and character away from the big box uglies to the area. I have such a great vision for this. Not another big building.

Sheri Hayward

Shared her ideas for combining the First Nations property with the city lot and housing an art display

Megan Bereskin

No more subways or liquor stores! An indoor play gym for kiddos!

Gina Madigan

I like the idea of a park with trees that will be allowed to grow tall and old. No buildings please. Keep the waterfront that is left for the people and children to enjoy.

Christine Welsh

A garden and park like setting with ponds, paths and plants. It would be great for events, weddings and big tent markets or festivals. Food truck area! Make it functional and beautiful with multipurpose use. Gazebo, stage, ponds, trees, benches, etc. No pet animals. Would like to see things like: Art in the Park, Plays, band stand, or live orchestra performance

Still hope for gardens and art in the park venues and a place people can roam in nature. Beautiful trees, flowers, benches, gazebo, etc. A place for weddings, friendly gatherings and celebrations and paths through the gardens to enjoy. This would also attract wildlife like birds and small critters which is good to have habitat. No pets though. Hope they will not be any buildings.

Janet Elizabeth Simpson

There's a cool park in Powell River, they have an awesome bunch of exercise things for working out, leg lifts etc. great for seniors like me.

Maria Pietersma Horsfall

I think a market mall with condos would be nice.

Clayton Briscoe

What about making it a park with diagonal parking all the way around. The first Nations could add their section of land to that park and build a big covered BBQ area like at the foreshore only bigger and nicer.

Deborah Wachter

Need to move the ferry dock there. Where it is now is a traffic nightmare.

Sean Smith

New Visitor Centre with ample overnight parking and service connections for RV's and support of Food Trucks. Joint venture Art Gallery and First Nations Interpretive Centre with the carving shed relocated to the property. Explore options for a new Vancouver Island Regional Library.

All public use, feature rich for tourists and locals alike and placed in front of what makes Campbell River so awesome; ocean / island / mountain views.

Dale Huffman

Move the ferry berth and parking lot there. Not enough room where it is currently