

HIGHLIGHTS of OCTOBER 10, 2024, COUNCIL MEETING

Watch City Council meetings live or view recordings at www.campbellriver.ca/webcasts.

The City of Campbell River acknowledges that we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

DELEGATIONS**North Island College, Campbell River Student Housing Project**

Council received a presentation from Lisa Domae, President, and Naomi Tabata, Envision North Island Director, North Island College, regarding a Campbell River Student Housing Project, which looks to bring 220 beds to the community by 2029. Council directed staff to provide a letter of support and report back on how the City can support the project.

DEVELOPMENT SERVICES UPDATE**OCP Amendment and Zoning Application for 2950 Dogwood Street South and 608 Beaver Creek Boulevard (Jubilee Heights)**

Council adopted Zoning Amendment Bylaw No. 3967, 2024, and Official Community Plan Amendment Bylaw No. 3968, 2024, for 2950 Dogwood Street South and 608 Beaver Creek Boulevard. The combined application looks to increase total and individual commercial floor area in Jubilee Heights for future tenants, add “car wash” as a permitted use, and align the zoning boundaries with a current subdivision application. Staff included proposed zoning housekeeping amendments to add a definition for “car wash” and remove references to Jubilee Heights in the C3 zone.

Development Cost Charge Reductions for Affordable Rental Housing

Council adopted Development Cost Charges Reduction Bylaw No. 3973, 2024, which proposes to reduce the Development Cost Charges (DCCs) for affordable rental housing by 50 per cent. The Housing Accelerator Fund (HAF) grant will be used to offset revenue loss related to DCC reductions for affordable housing, which aligns with the City’s commitment to developing financial incentives to support housing creation, particularly affordable and supportive housing. DCC reductions for eligible developments will be available until October 2027 or until the \$250,000 program funding is exhausted.

Updated Zoning Amendment Bylaw and Building Amendment Bylaw are available on the City website www.campbellriver.ca/bylaw-search. For the latest HAF information, visit <https://getinvolved.campbellriver.ca/haf>.

Rezoning Application for 1940 Nunns Road

Council gave first, second and third readings to Zoning Amendment Bylaw No. 3977, 2024, which rezones 1940 Nunns Road from Residential Multiple One (RM-1) Zone to Residential Multiple Two (RM-2) Zone. The site currently has an approved Development Permit and Building Permit to allow for the construction of 16 residential units within two buildings. The proposed amendment would enable the developer to add eight units to the proposed site plan within one additional building.

Bylaw No. 3977, 2024, is consistent with the OCP and a public hearing will not be held in accordance with Section 464 (3) of the Local Government Act. Statutory notifications have been provided.

Rezoning Application for 4405 Island Highway

Council gave Zoning Amendment Bylaw No. 3957, 2024 first, second and third readings. This bylaw proposes a text amendment to the current Industrial Two (I-2) zoned parcel at 4405 Island Highway to permit all uses permitted within the Industrial One (I-1) Zone. It also proposes adding the following new uses: Indoor Agriculture, Plants; Renewable Energy and Fuel Facility; and Data Centre. The application is for a proposed Renewable Energy and Fuel Facility (hydrogen production, biofuel). The subject property holds a land use designation from the Official Community Plan (OCP) as Business and Industrial Service. The proposed site-specific text amendment meets the purpose and intent of the OCP land use designation. Staff provided the required statutory notifications.

Council received correspondence related to the proposal. In response to concerns, staff highlighted that the proposal is for green hydrogen production that does not emit greenhouse gases or pollutants (carbon dioxide, nitrogen oxides, or sulphur oxides). If this project proceeds as outlined in the application, the initial phase would be the approximate size of

a shipping container with full build out estimated to occupy 5% of the former mill site. There are currently no proposals for biofuel use, however, a concept NTE Discovery Park has proposed would be in coordination with a future aquaculture use.

FINANCIAL UPDATES

2025 Permissive Tax Exemption Recommendations

Council adopted Permissive Exemption from Taxation Bylaw No. 3972, 2024. The City's Permissive Tax Exemption (PTE) program assists local organizations with the operation of community arts, culture, recreation, social, emergency, and spiritual facilities and programs that enhance the quality of life in the community. Approximately \$687,593 of PTEs for City taxes were provided to support these various organizations.

ECONOMIC DEPARTMENT UPDATES

Airport Lands Revitalization Tax Exemption - 2206 Airport Drive

Council authorized the City to enter into an Airport Lands Revitalization Tax Exemption Agreement and to issue an Airport Lands Revitalization Tax Exemption Certificate to Sweet-Zees Holding Company for 2206 Airport Drive. The agreement will be for five years, starting after the issuance of building occupancy. This development, a two-storey office/light industrial building with warehouse space, is eligible for a revitalization tax exemption under Airport Lands Revitalization Bylaw 3865, 2022. The City will forego an estimated \$96,300 in property taxes over five years but looks to contribute to the long-term revitalization of YBL with anticipated economic benefits for the City.

COMMUNITY SAFETY UPDATES

Public Nuisance Amendment Bylaw

Council adopted Public Nuisance Amendment Bylaw No. 3965, 2024. In keeping with Campbell River's commitment to a safe and healthy community, temporary overnight sheltering is no longer available at 1299 Homewood Road, as the City prepares for the opening of the 40-unit Homewood rapid housing initiative. Overnight sheltering will now be permitted year-round in a section of 900 Alder Street - City Hall, and seasonally in a portion of 945 Island Highway, Robert Ostler Park, from November 1 to March 31. The specific allowable times for temporary shelters are from 7 p.m. to 8 a.m.

This temporary measure is a direct response to the ongoing crisis in Campbell River and the legal requirements from the Province for local governments to provide temporary shelter for people experiencing homelessness.

Revisions to the bylaw and strategic enhancements to enforcement will help maintain these areas for existing daytime use by all residents.

Designating specific locations where overnight shelter is permissible makes it easier for the City to actively monitor and patrol, which provides clarity to Campbell River residents and access for vulnerable citizens to a location that is as safe as possible. It also allows the City to enforce restrictions against sheltering and encampments elsewhere.

Indigenous Engagement Requirement Funding

Council received a report from the Fire Department regarding Indigenous Engagement and approved the utilization of the combined \$120,000 in grant funding from the Province of BC so that the City of Campbell River and We Wai Kai and Wei Wai Kum First Nations can meet *Emergency and Disaster Management Act* (EDMA) Indigenous Engagement Requirements. Work will focus on formalizing communication protocols, strengthening relationships and enhancing collaboration in emergency management.

MAYOR/COUNCIL REPORTS

Delegation to Ishikari, Japan to commemorate the 40th Anniversary of Twinning

Council received a report on the Delegation to Ishikari, Japan from the Mayor/CAO's Office. The City has been twinned with Ishikari in Hokkaido, Japan since 1983. The sister city relationship was inspired because both communities are known for their salmon. To commemorate the fortieth anniversary, a delegation from Ishikari visited Campbell River in July 2023. In September 2024 a delegation, which included the Mayor, members of City Council, senior City Staff and Chief Roberts of the Wei Wai Kum First Nation, visited Ishikari. Council directed staff to include a \$5,000 annual transfer to the International Relationship (Ishikari) reserve as a line item in the 2025-2034 Financial Plan.

CORRESPONDENCE**Western Forest Products News Release regarding Lumber Production Curtailments**

Council received a news release from Western Forest Products regarding lumber production curtailments in British Columbia. Council reaffirmed the City's commitment to the forest sector and directed staff to send a letter to the Ministry expressing City concerns.

Correspondence from Ian Meier, Associate Deputy Minister, Ministry of Forests, in response to the City of Campbell River's letter regarding the BC Forest Sector, was also received, alongside correspondence from the District of Chetwynd to the Minister of Forests regarding Fort St. John sawmill closure.

Pieter Koeleman requesting support for the 80th Anniversary of the Liberation of the Netherlands

Council received correspondence and heard from Pieter Koeleman regarding the 80th Anniversary of the Liberation of the Netherlands and supported the request for City assistance.

Rotary Club of Campbell River Proclamation Request

Council proclaimed October 24, 2024 as World Polio Day.

Petition for Playground at Cambridge Drive Neighbourhood Park

Correspondence and a petition were received by Council from Dallas and Rebekah Bowen requesting the installation of a playground for children at Cambridge Drive Neighbourhood Park. Council directed the request to staff to report back.

Ministry of Innovation, Science and Industry regarding draft Salmon Aquaculture Transition Plan for British Columbia

Council received correspondence from Ryan Turnbull, Parliamentary Secretary to the Minister of Innovation, Science and Industry, regarding consultation and engagement on the Government of Canada's draft Salmon Aquaculture Transition Plan for British Columbia.