

HIGHLIGHTS of AUGUST 22, 2024, COUNCIL MEETING

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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

Lil' Scrubs: A Healthcare Daycare Project

(Presented during the Committee of the Whole meeting on August 20, 2024.)

Council received a presentation from Dr. Sophie Waterman, Campbell River and District Division of Family Practice, regarding the Lil' Scrubs healthcare daycare project. Dr. Waterman discussed plans to partner with CR Generations to create new childcare spaces for healthcare workers in Campbell River, including the need for additional daycare spaces for healthcare workers in Campbell River, a potential space for the daycare, capacity, barriers that need to be addressed and potential sources of funding. Council expressed their support for the project and a desire to assist, in keeping with Council's commitment to a healthy and safe community. Staff noted that the City had the ability to provide up to five hours' of grant-writing assistance.

Council directed that staff report back at the Council meeting on September 5, 2024, on the possibility of working together with Strathcona Regional District (SRD) to explore funding opportunities for new childcare spaces for healthcare workers, or options to provide funding directly to the Campbell River and District Division of Family Practice to support new childcare spaces for healthcare workers in Campbell River. Council also directed staff to contact the SRD to inquire if Dr. Waterman could be added to the SRD's meeting agenda for August 21, 2024. Council also expressed a desire to speak with Minister Adrian Dix, Minister of Health, regarding this matter.

COMMUNITY SAFETY UPDATE

Public Nuisance Amendment Bylaw

Council considered potential amendments to Public Nuisance Amendment Bylaw No. 3965, 2024, with respect to overnight temporary shelter, and gave the bylaw first, second and third readings. The bylaw sets out where overnight camping by people experiencing homelessness can occur in the city. The current location at 1299 Homewood Road, adjacent to Nunn's Creek Park, will no longer be available as a location once the 40-unit Homewood rapid housing initiative opens.

In preparation for the meeting, City staff reviewed over a dozen potential City-owned land options. Very few locations were deemed suitable, owing to a number of factors, including proximity to businesses and residents, along with safety risks and accessibility concerns for the occupants. During the meeting, Council considered three possible locations and supported two sites in the amendment bylaw:

- a designated year-round site at 900 Alder Street, City Hall, in the parking lot adjacent to the Enterprise Centre building
- a seasonal site that would be available November 1 to March 31 at 945 Island Highway, in a small portion of Robert Ostler Park

The proposed amendments reflect a new approach to implementing the bylaw that is intended to further support community safety. As part of the plan, City bylaw officers, contract security and RCMP will monitor each site daily and will be empowered to take all necessary steps to address any concerns as they arise; this will include enforcing specific allowable times for these shelters. The allowable times would be overnight, from 7 p.m. to 8 a.m., only. Council also supported one-time funding in the amount of \$100,000, from the Financial Stabilization Reserve, to put in place key measures at the approved locations, such as proper fencing, dumpsters, portable toilets, and security patrol. The 2024-2033 Financial Plan will be amended accordingly.

If the bylaw is adopted, Council will closely monitor the locations and adapt the City's response as needed while continuing to explore alternatives with community partners and the Province. To this end, Council resolved to send a letter to Premier David Eby and Minister Nathan Cullen, Water, Land and Resource Stewardship, requesting that provincially regulated land be immediately made available for temporary overnight camping and that additional shelter resources be immediately made available to allow for expansion of the winter shelter program to reduce the demand for temporary overnight shelter. Copies of the letter will be sent to MLAs and other communities. Council also directed staff to explore provincial funding for the Homeless Encampment Action Response Team, which brings together various services to better support solutions to individuals facing homelessness and health-related challenges in the community.

Provincial case law requires that local governments designate a location for overnight shelter that is adequate and close to services and supports. Designating specific locations provides clarity to Campbell River residents about where overnight shelter is permissible, while ensuring access for vulnerable citizens to a location that is as safe as possible.

Mayor, Council, and City leadership share many of the concerns voiced by residents relating to the complex challenges facing our community, including mental health, addictions, and homelessness. Community safety and downtown revitalization remain top priorities for Council, and the City will continue to work to foster a safe and inclusive environment for all residents throughout this process.

DEVELOPMENT SERVICES UPDATE

Rezoning Application for 2515 Island Highway

Council gave first, second and third reading to Zoning Amendment Bylaw No. 3969, 2024, which proposes a site-specific text amendment to permit an auto repair shop and storage yard at 2515 Island Highway within the current Commercial Five (C-5) Zone. The application is consistent with the Official Community Plan and the required statutory notifications were provided. Received correspondence was considered by Council.

Zoning Amendment Bylaw No. 3970

Council gave first, second and third reading to Zoning Amendment Bylaw No. 3970, 2024, which proposes housekeeping amendments to Zoning Amendment Bylaw No. 2958, 2024. Council adopted Zoning Bylaw Amendment No. 2958 on June 4, 2024, to implement new provincial housing legislation passed through *Bill 44: Housing Statutes (Residential Development) Amendment Act*. The City was required to amend its Zoning Bylaw to permit increased densities on lots that are currently zoned for low-density housing, to allow for residential infill. Zoning Amendment Bylaw No. 3970 proposes revised wording to clarify the regulations in the Residential Infill zone and updated definitions to better define permitted uses. The bylaw and an outline of the proposed changes are available on the August 22, 2024, Regular Council meeting agenda: <https://campbellriver.civicweb.net>.

Major Development Permit with Variance Amendment Application for 702 Alder Street

Council approved Major Development Permit with Variance Amendment Application No. P2400034, which proposed to extend the expiry date of Major Development Permit with Variance No. P2000096. This is to accommodate the timeframe for starting substantial construction of an eight-unit apartment complex with variances to the side yard setback and the minimum visitor parking requirement at the corner of 702 Alder Street. The applicant will have until July 13, 2025, to start substantial construction

Development Variance Permit at 556 Quadra Avenue

Council approved Development Variance Permit No. P2400025 to reduce the rear and side yard setbacks of an ancillary building at 556 Quadra Avenue from 0.75 metres to 0.59 metres. This is to bring a partially constructed ancillary building into zoning compliance.

COMMUNITY PLANNING AND LIVABILITY UPDATE**Parks, Recreation and Culture Master Plan Update**

(Presented during the Committee of the Whole meeting on August 20, 2024.)

Council received a report and presentation with a project update about the draft Parks, Recreation and Culture Master Plan (PRCMP), and directed staff to schedule an open house for public engagement about the draft plan. The City is updating the plan to guide how the City develops, manages, improves and invests in parks, recreation and cultural services over the next 10 years.

Engaging with residents is an important part of this project. Engagement and research activities to date have included resident and youth surveys, interactive boards, community meetings, facility usage data, benchmarking, and more. An open house will be scheduled for public engagement about the draft PRCMP. For more information about the PRCMP, visit getinvolved.campbellriver.ca.

Proposed Amendments to Parking Regulations and Accessory Dwelling Unit Strategies

The City has received \$10.4 million in funding from the federal government's Housing Accelerator Fund (HAF) to facilitate the development of more housing and address the community's housing needs. This funding will be used to implement seven key initiatives to increase the supply of housing, address barriers to development and create more affordable housing stock.

One of these key initiatives includes reductions to the City's Parking Regulations. Council gave first, second and third reading to Zoning Amendment Bylaw No. 3966, 2024, which proposes amendments to current parking regulations in order to incentivize the creation of higher density housing in the city, including mixed-use projects, and future development downtown and along the Dogwood Corridor. The proposed changes were informed by consultation with the development community and a review of parking demand at existing apartment developments across the City. Moving forward, the City will monitor the effects of the changes for any impact on parking spilling onto city streets. Staff also consulted local developers. Received correspondence was considered by Council. A report outlining the proposed changes is available on the August 22, 2024, Regular Council meeting agenda: <https://campbellriver.civicweb.net>.

Another key initiative in the City's HAF Action Plan is an Accessory Dwelling Unit Implementation Strategy. To incentivize legal suite creation, Council supported a 20 per cent reduced water and sewer utility fee structure for accessory dwelling units beginning in 2025. This will begin after the completion of Financial Planning in fall 2024 and the establishment of 2025 utility rates.

Council also gave first, second and third reading to Building Bylaw Amendment No. 3971, which proposes a temporary three-year Amnesty Period Program. This program would permit a three-year exemption from building permit fees for owners looking to legalize an existing suite or build a new accessory dwelling unit. Council also approved a reduction in BC Building Code requirements pertaining to secondary suite sound attenuation during the three-year amnesty period, which is intended to provide cost savings for retrofitting existing secondary suites. A guide has been prepared for owners and contractors outlining necessary health and safety requirements under the Building Code. More information about the Accessory Dwelling Unit Implementation Strategy, the proposed bylaw amendments, and the Secondary Suite Guide are available on the August 22, 2024, Regular Council meeting agenda: <https://campbellriver.civicweb.net>.

Council approved using the HAF grant to offset revenue loss related to the Amnesty Period Program.

169 South Island Highway (Ocean Shores): Request for Left Turn Lane

Council received a report regarding a request from the strata of 169 South Island Highway (Ocean Shores) for the City to install a left turn lane fronting their apartment complex, heading southbound. According to the strata, the requested turn lane would address safety concerns about vehicles making southbound left turns into the complex's driveways. Adding a two-way left turn lane on this section of road is in the City's long-term work plan, contingent on grant funding.

Council also received a presentation from Arthur Przybylowicz and Blair Mclean, representing the Ocean Shores Condominium Association, with more information about the request and perceived traffic-safety concerns. City staff have been working with Ocean Shores on proposed options for interim solutions, but a consensus has not been reached. Council will consider Ocean Shores' request for the City to install a left turn lane as part of Financial Planning in fall 2024, and directed staff to arrange a meeting between members of Council, staff and Ocean Shores representatives.

FINANCE DEPARTMENT UPDATES

2025 Financial Planning Preparation

(Presented during the Committee of the Whole meeting on August 20, 2024.)

Staff presented reports on the 2025 financial planning timeline and process. For the 2025 financial planning cycle, the City will build upon the success of previous years by aligning the budget with corporate needs and Council's strategic priorities in a fiscally responsible manner.

The 2025 financial plan will incorporate feedback from Council and the community, focusing on rethinking service delivery to minimize the tax burden while supporting organizational goals. A continued emphasis will be placed on aligning resources and service to Council's priorities. Key goals include prioritizing previously approved projects, maintaining service levels, supporting revenue generation, shifting resources to support priorities and corporate needs, long-term planning and expanding capacity.

The financial planning process and timeline will guide the City's efforts to build the 2025-2034 financial plan, with Council deliberations scheduled to begin December 3, 2024. The outlined approach ensures that financial planning remains focused on strategic decision-making and supports the City's priorities, both now and in the future.

ECONOMIC DEPARTMENT UPDATE

Semi-Annual Destination Campbell River Status Update Report to Stakeholders

Council received a report about Destination Campbell River's (the City's tourism brand) Semi-Annual Status Update Report to Industry Stakeholders be received for information, and directed staff to distribute the report to industry stakeholders. The report contains updates about Destination Campbell River's progress actioning its 2024 Annual Tactical Plan, including the status of the action steps outlined in the plan, budget highlights, and other information for industry partners. Of the 36 action steps identified in the 2024 plan, six are complete, 24 are in-progress and on-schedule, five are delayed, and one was withdrawn. A copy of the report available on the August 22, 2024, Regular Council meeting agenda: <https://campbellriver.civicweb.net>.

CONSENT AGENDA

Community Action Team Request for Proclamation

Council received correspondence from Sue Moen, Coordinator, Community Action Team, requesting that August 31, 2024, be proclaimed Overdose Awareness Day. Council approved the request and will proceed with the proclamation.