

# EXISTING VS. PROPOSED POLICY DIRECTION

## Consultation Topic: Secondary Dwellings

Existing	Proposed
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 6. Housing Diversity &amp; Affordability</b></p> <p><b><u>Objectives &amp; Policies (page 6-5)</u></b></p> <p>6.2.5 Zoning regulations will be reviewed and revised as appropriate to permit secondary suites and detached accessory dwelling units as a way to broaden housing choice and increase affordability for both home owners and renters.</p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 7. Housing Diversity &amp; Affordability</b></p> <p><b><u>Objectives &amp; Policies (page 7-5)</u></b></p> <p>7.2.5 Zoning regulations will be reviewed and revised as appropriate to permit secondary suites and <b>secondary residences (e.g., coach houses or garage suites)</b> as a way to broaden housing choice and increase affordability for both home owners and renters.</p>
	<p><b>Notes:</b></p> <p>The City intends to consider specifics of zoning changes as part of the Zoning Bylaw update beginning in late fall 2016, drawing on community input.</p> <p>The City could also work with the community to develop a program to gradually legalize existing suites, close noncompliant suites and deal with other issues.</p>

# EXISTING VS. PROPOSED POLICY DIRECTION

## Consultation Topic - Neighbourhood Retail

Existing	Proposed
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p><b>Neighbourhood – Controlled Development Areas (pages 4-30 to 4-31)</b></p> <p><b><u>Context</u></b> Some of Campbell River’s established neighbourhoods offer affordable housing opportunities. While they are primarily single use in nature, there are some areas with housing diversity. Neighbourhoods provide access to amenities such as parks, trails, and schools that all serve to make them great places to live.</p> <p><b><u>Vision</u></b> The Neighbourhood area designation describes existing neighbourhood areas that are predominantly residential and support a range of low to medium density housing, including special and assisted housing. As a controlled development area, neighbourhoods will maintain existing</p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><b>Neighbourhood – Controlled Development Areas (pages 5-33 to 5-35)</b></p> <p><b><u>Context</u></b> Some of Campbell River’s established neighbourhoods offer affordable housing opportunities. While they are primarily single use in nature, there are some areas with housing diversity. Neighbourhoods provide access to amenities such as parks, trails, and schools that all serve to make them great places to live. <b>There are also opportunities to develop very small, walkable mixed use and/or commercial areas at major intersections in existing neighbourhoods to serve local residents without competing with downtown commercial businesses.</b></p> <p><b><u>Vision</u></b> The Neighbourhood area designation describes existing neighbourhood areas that are predominantly residential and support a range of low to medium density housing, including special and assisted housing, <b>as well as a limited amount of small-scale, local-serving retail stores or live/work</b></p>

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character and accommodate modest new growth through sensitive infill and redevelopment of appropriate underdeveloped areas, including intensification of streets that connect centres and/or are serviced by transit.

### Objectives & Policies

#### **4.2 Permit sensitive infill development.**

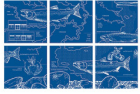
- 4.2.1 Where appropriate, allow a range of housing forms such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock.
- 4.2.2 Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.
- 4.2.3 Prioritize the redevelopment and intensification of corridors connecting centres from single-detached housing to duplex or townhouse housing.

**units.** As a controlled development area, neighbourhoods will maintain existing character and accommodate modest new growth through sensitive infill and redevelopment of appropriate underdeveloped areas, including intensification of streets that connect centres and/or are serviced by transit.

### Objectives & Policies

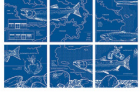
#### **5.22 Permit sensitive infill development and promote walkable destinations within existing neighbourhoods.**

- 5.22.1 Where appropriate, allow a range of housing forms such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock.
- 5.22.2 Where appropriate, allow and encourage clustered development in order to preserve additional green space around valuable features such as sensitive environmental features, viewpoints and trail corridors.
- 5.22.3 At intersections of collector and/or arterial streets, encourage a limited amount of small-scale, local-serving commercial, mixed use development, or live/work units. Commercial is limited to 2 storeys or less, no more than 2,500 sq. ft. per commercial retail unit and no more than 10,000 sq. ft. of retail total among the four corners of any one intersection.
- 5.22.4 Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.



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<p><b>4.3 Maintain existing neighbourhood character or revitalize/renew an area of which is identified as in need.</b></p> <p>4.3.2 Infill development will consider the density, massing, design and character of the project in relation to overall densities and general character of the surrounding area.</p> <p>4.3.3 Infill development will consider retention of special site features, mature landscaping, and view corridors.</p> <p><b>4.4 Improve road, cycle and pedestrian connections</b></p> <p>4.4.2 Provide accessibility or pedestrian connection to major community amenities and schools, adjacent pedestrian networks and natural areas; and delineation of open space, landscaping and edge treatment at site</p>	<p>5.22.5 Prioritize the redevelopment and intensification of corridors connecting centres from single-detached housing to duplex or townhouse housing.</p> <p><b>5.23 Maintain existing neighbourhood character or revitalize/renew an area of which is identified as in need.</b></p> <p>5.23.1 Infill development will consider the density, massing, design and character of the project in relation to overall densities and general character of the surrounding area.</p> <p>5.23.2 Infill development will consider retention of special site features, mature landscaping, and view corridors.</p> <p>5.23.3 Noise and privacy disturbance from commercial, mixed use, or live/work units is to be minimized through consideration of building orientation, landscaping design, and sound deadening construction materials and techniques.</p> <p>5.23.4 Lighting in commercial or mixed use developments should ensure clear visibility of access routes without excessive lighting levels or glare.</p> <p><b>5.24 Improve road, cycle and pedestrian connections</b></p> <p>5.24.1 Provide accessibility or pedestrian connection to major community amenities and schools, adjacent pedestrian networks and natural areas; and delineation of open space, landscaping and edge treatment at site</p>
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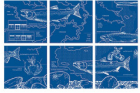
## EXISTING VS. PROPOSED POLICY DIRECTION

<p>boundaries, providing transitional buffers as required from existing housing in an area;</p> <p>4.4.3 Assess the pedestrian system in neighbourhoods to identify gaps with a view to infilling or mitigating deficiencies.</p>	<p>boundaries, providing transitional buffers as required from existing housing in an area;</p> <p>5.24.2 Assess the pedestrian system in neighbourhoods to identify gaps with a view to infilling or mitigating deficiencies.</p> <p><b>5.25 Foster sense of place through pedestrian-oriented design for neighbourhood commercial or mixed use developments.</b></p> <p>5.25.1 Commercial buildings will support pedestrian activity by including windows, awnings, canopies, lighting and signage to enliven the public realm and make it more comfortable. Outdoor seating, patios, wide sidewalks and landscaping are encouraged where the context is appropriate.</p> <p>5.25.2 Commercial signage should be small in scale and designed and oriented to pedestrians.</p> <p>5.25.3 Off-street parking and loading areas should be located to the rear or side of buildings.</p>
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# EXISTING VS. PROPOSED POLICY DIRECTION

## Consultation Topic - Village Centres (and Neighbourhood Centres)

Existing	Proposed
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p><b>Objectives &amp; Policies for Growth Management (page 4-10)</b></p> <p>4.3.3 Notwithstanding the objective of discouraging the location of retail and office use in areas peripheral to the downtown in an effort to promote downtown revitalization, consider the adaptive reuse of existing commercial buildings in “Village Centres”, “Neighbourhood Centres” and “Neighbourhood – Controlled Development Areas” with uses that do not unreasonably impact adjacent properties, so as to avoid “dark” buildings in these key locations.</p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><b>Objectives &amp; Policies for Growth Management (page 5-13)</b></p> <p>5.3.3 Notwithstanding the objective of discouraging the location of retail and office use in areas peripheral to the downtown in an effort to promote downtown revitalization, consider the adaptive reuse of existing commercial buildings in “Village Centres”, “<del>Neighbourhood Centres</del>” and “Neighbourhood – Controlled Development Areas” with uses that do not unreasonably impact adjacent properties, so as to avoid “dark” buildings in these key locations.</p>
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p><b>Neighbourhood Centres – Integrated Infill Areas (page 4-26)</b></p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><b><del>Neighbourhood Centres – Integrated Infill Area</del></b></p>



## EXISTING VS. PROPOSED POLICY DIRECTION

There are limited long term opportunities to develop smaller and walkable mixed use and/or commercial areas within existing neighbourhoods. The following Neighbourhood Centres have been identified, each with their own unique attributes and function:

- Dogwood and 2nd (Hospital)
- South Dogwood and Hilchey
- Rockland Road/Alder
- Ocean Grove (south of Willow Point)

### Vision

The Neighbourhood Centre designation describes generalized areas with one or up to a small collection of focused existing or desired local serving retail stores and/or restaurants that are within predominantly residential areas. As an integrated infill area, adjacent residential typically includes a range of ground-oriented housing such as duplexes and townhouses that transition to largely single family uses within existing neighbourhoods. Regular transit service along major corridors connects Neighbourhood Centre to larger Village Centres.

### Objectives & Policies

- 4.17 Promote walking destinations within existing neighbourhoods
- 4.17.1 Allow additional neighborhood centres where existing nodes exist or land areas adjacent to main corridors.
- 4.17.2 Commercial uses in Neighbourhood Centres should compliment and not compete with those in Village Centres.

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# EXISTING VS. PROPOSED POLICY DIRECTION

## PART V: DEVELOPMENT PERMIT AREAS

### Chapter 16. Form, Character & Performance Development Permit Areas

Downtown Commercial Development Permit Guidelines  
(pages 16-19 to 16-22)

#### Additional Architectural Guidelines

- a) Shop fronts (including large floor plate commercial developments) shall be transparent to allow visibility of (private) uses from the (public) sidewalk and allow for casual surveillance from inside out (as shown in diagram).
- b) Primary buildings shall recess entries as shown in diagram above from the sidewalk or property line of 1.2m to provide for door swings, visual relief and weather protection with attractive facades, canopies and awnings on primary retail streets. Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing dimension of 15m.

## PART V: DEVELOPMENT PERMIT AREAS

### Chapter 19. Specific Form, Character & Performance Development Permit Areas

Commercial & Mixed Use Development Permit Guidelines  
(pages 19-4 to 19-12)

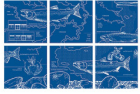
These guidelines apply to all commercial and mixed-use developments in the following land use designations:

- Downtown
- Village Centre
- Neighbourhood

#### Additional Architectural Guidelines

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- c) Residential buildings should incorporate individual entrances to ground floor units accessible from the fronting public street.
- d) The design of buildings shall respond to specific surrounding site conditions (lot shape, location, unusual topography, significant vegetation, views and other natural features).
- e) Residential entrances should be architecturally differentiated from business entrances in mixed-use buildings.
- f) Maintain or replicate the character of the established retail area from the Shoppers Row/Pier Street precinct, with its maritime heritage orientation, into the design of building facades and signage.

### Additional Siting, Massing & Orientation Guidelines

- a) Primary commercial and mixed use buildings shall be oriented to the public street front and placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type). An increased set back may be considered where a pedestrian court-yard or other features benefiting pedestrian character are provided, or to respond to the building set back from an existing adjacent property.
- b) Residential front setback: 2m (semi-private entry or transition zone) with or without an elevated entryway or stoop (as shown in diagram above).
- c) On corner sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or primary streets.

- c) The design of buildings shall respond to specific surrounding site conditions (lot shape, location, unusual topography, significant vegetation, views and other natural features).
- d) **In mixed-use buildings, architecturally differentiate residential entrances from business entrances. On corner lots, locate residential entrances on the lower volume of the two streets.**
- e) **The use of articulated building facades is encouraged with variable cladding on walls without window, door or patio relief.**

### Additional Siting, Massing & Orientation Guidelines

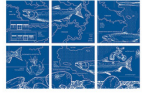
- a) Primary commercial and mixed use buildings shall be oriented to the public street front and placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type). An increased set back may be considered where a pedestrian court-yard or other features benefiting pedestrian character are provided, or to respond to the building set back from an existing adjacent property.
- a) **Provide a residential front setback of 3m** to create a semi-private entry and transition zone with or without an elevated entryway or stoop (as shown in diagram).
- b) On corner sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or primary streets.

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<p>d) Provide open space accessible to the public adjacent to pedestrian access along the waterfront, with provision for seating and shelter in a landscaped setting.</p> <p>e) Development at the waterfront should integrate artwork into a variety of public and private settings and display art to the public as they engage in the activities of the City.</p> <p>f) Development at the waterfront edge is to provide public water access for active and passive purposes to the maximum extent possible.</p>	<p>c) Provide open space accessible to the public adjacent to pedestrian access along the waterfront, with provision for seating and shelter in a landscaped setting.</p> <p>d) Stepped or alternating massing of buildings is encouraged to give character and avoid a “box-like” appearance.</p>
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### Consultation Topic - Campbellton

Existing	Proposed
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p><b>Village Centres – Intended Growth Area</b> (page 4-17 to 4-20)</p> <p><b>Residential development considerations for Village Centres:</b></p> <ul style="list-style-type: none"> <li>River Village, adjacent to the Campbell River Estuary, is a major asset for future residential growth and will be a “game changer” for the City. Redevelopment in this area has the potential to</li> </ul>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><b>Village Centres – Intended Growth Area</b> (page 5-21 to 5-24)</p> <p><b>Residential development considerations for Village Centres:</b></p> <ul style="list-style-type: none"> <li>River Village, adjacent to the Campbell River Estuary, is a major asset for future residential growth and will be a “game changer” for the City. Redevelopment in this area has the potential to</li> </ul>



## EXISTING VS. PROPOSED POLICY DIRECTION

transform the City's image and attractiveness to investors. Residential development in this area is the key to revitalizing the downtown. In pursuing residential development adjacent to the Campbell River Estuary, consideration should be given to rezoning Highway 19 lands east of and adjacent to the Campbell River for residential development.

- There are opportunities to redevelop the single family residential area between Highway 19A and the Campbell River Estuary. However, over the next 20 years this is likely to be in the form of single family upgrades and redevelopment, not multi-family development which would occur more in the 20+ year time frame.
- Merecroft Village and Willow Point will continue to compete with areas that have more readily available land for residential and commercial development. However, development in these areas will offer direct access to amenities that are important for seniors and purchasers looking for more lifestyle options.
- Historic Campbellton is positioned to continue its transformation and become a "trendy" gentrified but affordable neighbourhood offering a walkable street grid, a main shopping street, and character buildings juxtaposed with the Campbell River.

### Commercial development considerations for Village Centres:

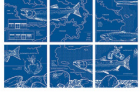
- A good deal of commercial growth is more likely to place in suburban locations, e.g. Willow Point, the Jubilee area, around the Merecroft commercial area, over the downtown. Commercial development anywhere in the community will compete with the First Nation lands at the Island Highway and Willis Road.

transform the City's image and attractiveness to investors. Residential development in this area is the key to revitalizing the downtown. In pursuing residential development adjacent to the Campbell River Estuary, consideration should be given to rezoning Highway 19 lands east of and adjacent to the Campbell River for residential development.

- There are opportunities to redevelop the single family residential area between Highway 19A and the Campbell River Estuary. However, over the next 20 years this is likely to be in the form of single family upgrades and redevelopment, not multi-family development which would occur more in the 20+ year time frame.
- Merecroft Village and Willow Point will continue to compete with areas that have more readily available land for residential and commercial development. However, development in these areas will offer direct access to amenities that are important for seniors and purchasers looking for more lifestyle options.
- Historic Campbellton is positioned to continue its transformation and become a **unique** neighbourhood offering a walkable street grid **and mix of affordable housing and live/work spaces integrated with light industrial and service commercial and retail along the Campbell River.**

### Commercial development considerations for Village Centres:

- A good deal of commercial growth is more likely to place in suburban locations, e.g. Willow Point, the Jubilee area, around the Merecroft commercial area, over the downtown. Commercial development anywhere in the community will compete with the First Nation lands at the Island Highway and Willis Road.



## EXISTING VS. PROPOSED POLICY DIRECTION

- Commercial development in the Willow Point area illustrates the high quality and attractive shopping areas that will keep shoppers away from downtown commercial development (not including Discovery Harbour Shopping Center).
- Residential growth in and around the villages will also support the growth of commercial growth and viability in Willow Point and Merecroft Village.

- Commercial development in the Willow Point area illustrates the high quality and attractive shopping areas that will keep shoppers away from downtown commercial development (not including Discovery Harbour Shopping Center).
- Residential growth in and around the villages will also support the growth of commercial growth and viability in Willow Point and Merecroft Village.
- Commercial development in Campbellton will focus on retaining and renewing the area's service commercial and light industrial businesses within the context of a gritty, affordable mixed-use neighbourhood.

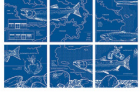
### Objectives & Policies

5.11 Rejuvenate the Campbellton neighbourhood while retaining its unique 'gritty' industrial identity and historic character.

5.11.1 Designate Campbellton as a Special Study Area and conduct further community consultation to confirm the vision for the future of the neighbourhood and identify appropriate policies and guidelines to achieve the desired outcome.

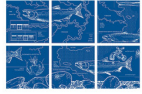
Preliminary objectives include:

- Retain a mix of residential, service commercial, retail commercial and light industrial.
- Ensure commercial and light industrial uses adjacent to residential areas manage noise, smell,



## EXISTING VS. PROPOSED POLICY DIRECTION

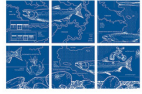
	<p>and other operational characteristics that would unduly affect existing residences.</p> <ul style="list-style-type: none"><li>• Maintain or replicate the neighbourhood's historic industrial character into the design of architecture, building facades, signage, and public art.</li><li>• Allow and encourage innovative mixed-use commercial and residential or light industrial and residential buildings in appropriate areas (such as major corridors).</li><li>• Provide a range of low to medium density affordable housing options in close proximity to the downtown and other nearby employment.</li></ul>
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# EXISTING VS. PROPOSED POLICY DIRECTION

## Consultation Topic - Highway Commercial

Existing	Proposed
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p><b>Business &amp; Industrial Service Centre – Intended Growth Area (page 4-21 to 4-25)</b></p> <p>4.16 Maintain highway commercial uses where highway exposure exists.</p> <p>4.16.1 Provide for new commercial developments in strategic locations along the highway to capitalize on exposure, including automotive, recreational vehicle, and marine related service, as well as other service commercial uses. Retail activities, however, will be limited to small convenience facilities and warehouse/retail facilities.</p> <p>4.16.2 All developments and redevelopments within 50 metres of the highway right of way shall be developed in accordance with “Gateway Area” policies outlined in the development permit policies and otherwise as stipulated in the Inland Highway “Memorandum of Understanding” with the Ministry of Transportation and Infrastructure.</p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><b>Business &amp; Industrial Service Centre – Intended Growth Area (page 5-25 to 5-28)</b></p> <p>5.17 Maintain highway commercial uses where highway exposure exists.</p> <p>5.17.1 Provide for new commercial developments in strategic locations along the highway to capitalize on exposure, including automotive, recreational vehicle, and marine related service, as well as other service commercial uses. Retail activities, however, will be limited to small convenience facilities and warehouse/retail facilities.</p> <p>5.17.2 All developments and redevelopments <b>adjacent to the Highway 19</b> right of way shall be developed in accordance with “Gateway Area” <b>development permit guidelines</b> and otherwise as stipulated in the Inland Highway “Memorandum of Understanding” with the Ministry of Transportation and Infrastructure.</p>



# EXISTING VS. PROPOSED POLICY DIRECTION

## PART V: DEVELOPMENT PERMIT AREAS

### Chapter 16. Form, Character & Performance Development Permit Areas

General Multi-Family, Commercial & Industrial Form, Character & Performance Development Permit Area

(pages 16-5)

#### Guidelines:

#### Respond to Existing Site Conditions & Views

1. Minimize site disturbance and design sites to incorporate and enhance riparian zones, sensitive ecosystems, watercourses and/or mature stands of trees.
2. Siting, massing and exterior finish of buildings within a development shall be sensitive to topography, and complementary to adjacent development.
3. At points where primary views from within the development terminate, locate prominent landscape and architectural features to act as orientation landmarks or character elements.
4. All utility wires shall be installed underground and all utility equipment shall be screened and where possible not located within the front yard of a development to avoid negatively impacting the appearance or use of the pedestrian realm.

## PART V: DEVELOPMENT PERMIT AREAS

### Chapter 18. General Form, Character & Performance Development Permit Areas

(pages 18-4 to 18-5)

#### Guidelines:

#### Respond to Existing Site Conditions & Views

1. Minimize site disturbance and design sites to incorporate and enhance riparian zones, sensitive ecosystems, watercourses and/or mature stands of trees.
2. Siting, massing and exterior finish of buildings within a development shall be sensitive to topography, and complementary to adjacent development.
3. At points where primary views from within the development terminate, locate prominent landscape and architectural features to act as orientation landmarks or character elements.
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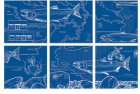
5. To improve the appearance of “entrances” into Campbell River while ensuring high visibility of businesses, projects located adjacent to the Highway 19 right of way shall address the following “gateway” guidelines:
- Reflect the local ecological character, e.g. estuary, by using materials and plants naturally occurring on or near the site;
  - Reflect Campbell River’s distinct historic characteristics through ornamental features (e.g. banners, flags, sculptures, art, fencing) and signage;
  - Use substantial landscaping next to the highway right of way as a buffer to effectively screen parking lots and outdoor storage, including storage of vehicles.
    - Screening may be complete, or intermittent, providing a balance of screened and visually permeable sections along the property.
    - Landscaping should have a multistory structure, containing groundcover, shrubs, and trees.
    - The width of the landscaping buffer along the right-of-way should be a minimum of 1.5 m.
    - The screen should incorporate continuous vegetation at least 1.0 m high and/or fence along the highway right-of-way. Tall ornamental grasses or shrubs are acceptable. Fencing should not be chain link.



# EXISTING VS. PROPOSED POLICY DIRECTION

## Consultation Topic - Quinsam Heights

Existing	Proposed
<p>none</p>	<p><b>Appendix A - Quinsam Heights Neighbourhood Concept Plan</b></p> <p>The Quinsam neighbourhood contains a complex mix of small and large lots and a mix of rural areas and pockets of new or planned developed single family subdivisions. Due to inconsistencies between the SOCP and the Zoning Bylaw, the neighbourhood lacked a clear vision for the future. Many areas were designated in the SOCP as ‘rural estate’ while the Zoning Bylaw designates them as ‘residential multi-family’. The estate designation aims to preserve larger hobby-farm type lots and promote small scale agriculture development, and is generally not a pro-development designation. The multi-family residential zoning, on the other hand, is a pro-development designation that can accommodate denser single family subdivisions or even higher-density housing like townhouses or low profile apartments.</p> <p>In addition to the complex land use patterns, there are a number of development constraints in the neighbourhood including steep slopes, creeks, wetlands, and natural green spaces and wildlife corridors. There has also been consideration of creating a direct connection from Inland Island Highway through the neighbourhood to access the new hospital by extending Willis Road through Nunn’s Creek to connect to 2<sup>nd</sup> Ave.</p> <p>During the 2016 OCP &amp; Zoning Review consultation, community members raised a number of concerns about the piecemeal way in which the neighbourhood was being developed. Some residents wanted to see the area remain the way it is while others wanted to integrate more housing options</p>



## EXISTING VS. PROPOSED POLICY DIRECTION

as the neighbourhood is so close to the downtown and other amenities. Overall, community members generally agreed that it is important to retain the area's unique semi-rural character by preserving existing farms, larger rural lots, and sensitive environmental features and green spaces while sensitively integrating new residential development in a way that is also efficient for infrastructure and transportation.

Staff worked closely with a diverse range of stakeholders in the collaborative consultation process to develop a concept for the neighbourhood to guide land use designations, guidelines and zoning.

### Key objectives include:

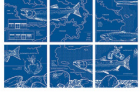
- Areas for future residential development and infill should be integrated where there is existing or planned development, along major corridors, or in areas where there is some development to link existing subdivisions together.
- Preserve areas with larger lots, especially those with farms or other rural uses next to large green spaces (like the golf course and Beaver Lodge Lands) to maintain the rural character of the area.
- Promote 'cluster development' to concentrate buildings in certain areas of a parcel in order to preserve more green space around sensitive environmental features (like creeks or wetlands).
- Create a 'community core' along Petersen Rd between Willis and Evergreen, with potential for some small local retail and community uses. In particular, the old Evergreen school site has been identified as good location for a public park, farmers' market or other community use.

# EXISTING VS. PROPOSED POLICY DIRECTION

	<ul style="list-style-type: none"> <li>• Protect natural corridors and environmentally sensitive areas throughout the area with wide natural buffers.</li> <li>• Integrate more greenway and trail connections, especially to access the ERT.</li> <li>• Consider the need for more parks as more residents and families move to the area.</li> <li>• Consider potential future road connections (such as Willis Rd, Pinecrest Rd, and Walworth Rd). These would be triggered and funded by significant development in adjacent areas.</li> </ul>
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p><b>Rural Neighbourhood – Controlled Development Area</b> (page 4-32)</p> <p><b>Context:</b></p> <p>There is few concentrated large lot, estate neighbourhoods in Campbell River Quinsam Heights is likely the most significant area. Large rural lots in the Quinsam/ Nunns Creek area have been recently been the focus of small and medium lot subdivisions that are not consistent with the established hobby farm and equestrian character of the area. This type of residential character exists only within the Quinsam area overall. Accordingly, it is ideal for supporting large lot</p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><b>Rural Neighbourhood – Controlled Development Area</b> (page 5-37)</p> <p><b>Context:</b></p> <p>Campbell River contains a number of large rural areas as well as a few rural neighbourhoods with larger residential lots (at least 1 hectare), most of which fall within the Agricultural Land Reserve and are protected for agricultural uses. These areas contribute to Campbell River’s rural character, support local food security, provide wildlife habitat, and offer a unique rural lifestyle within close proximity to services and amenities.</p>

# EXISTING VS. PROPOSED POLICY DIRECTION

<p>development (e.g. 5 acres) and there is a demand for this type of residential typology.</p>	
<p>none (current OCP included an 'Estate' designation on land use maps but did not have any associated policy)</p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><b>Estate – Controlled Development Area (page 5-36)</b></p> <p><u>Context:</u></p> <p>Quinsam Heights contains a number of serviced large lot estates that support the neighbourhood's unique semi-rural character and provide opportunities for hobby farms, equestrian activities, and small scale agriculture within close proximity to the downtown and other urban amenities.</p> <p><u>Vision:</u></p> <p>The Estate area designation describes existing large lot residential areas with a semi-rural character that support low density housing as well as farming and farm related uses. As a controlled development area, estate areas will maintain existing character with lots that are at least 1 acre.</p> <p><u>Objectives &amp; Policies:</u></p>

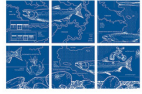


# EXISTING VS. PROPOSED POLICY DIRECTION

	<p>5.25 Maintain semi-rural character in estate areas.</p> <p>5.25.1 Estate areas will support semi-rural residential uses as well as farming and farm-related uses.</p> <p>5.25.2 Houses will be set back a considerable distance from the street and consider the density, massing, design and character of existing estate homes in the surrounding area.</p> <p>5.25.3 Housing will respect scale of existing buildings, limited to no more than 500 square metres in floor area.</p> <p>5.25.4 Fencing and landscaping should be rural in nature.</p> <p>5.25.5 The City will consider rural road standards where appropriate.</p>
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p>Neighbourhood – Controlled Development Area (page 4-30 to 4-31)</p> <p><u>Objectives &amp; Policies</u></p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p>Neighbourhood – Controlled Development Area (page 5-33 to 5-35)</p> <p><u>Objectives &amp; Policies</u></p>

# EXISTING VS. PROPOSED POLICY DIRECTION

<p><b>4.3 Permit sensitive infill development.</b></p> <p>4.2.1 Where appropriate, allow a range of housing forms such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock.</p> <p>4.4.4 Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.</p> <p>4.4.5 Prioritize the redevelopment and intensification of corridors connecting centres from single-detached housing to duplex or townhouse housing.</p>	<p><b>5.22 Permit sensitive infill development and promote walkable destinations within existing neighbourhoods.</b></p> <p>5.22.1 Where appropriate, allow a range of housing forms such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock.</p> <p>5.22.2 Where appropriate, allow and encourage clustered development in order to preserve additional green space around valuable features such as sensitive environmental features, viewpoints and trail corridors.</p> <p>5.22.3 At intersections of collector and/or arterial streets, encourage a limited amount of small-scale, local-serving commercial, mixed use development, or live/work units. Commercial is limited to 2 storeys or less, no more than 2,500 sq ft. per commercial retail unit and no more than 10,000 sq. ft. of retail total among the four corners of any one intersection.</p> <p>5.22.4 Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.</p> <p>5.22.5 Prioritize the redevelopment and intensification of corridors connecting centres from single-detached housing to duplex or townhouse housing.</p>
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 7. Transportation &amp; Mobility</b></p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 8. Transportation &amp; Mobility</b></p>



## EXISTING VS. PROPOSED POLICY DIRECTION

<b><u>Objectives &amp; Policies (page 7-5)</u></b>	<b><u>Objectives &amp; Policies (page 8-6)</u></b>
<p>8.4 Improve the long-term street network for safe, multi-modal use in a fiscally responsible manner.</p> <p>8.4.1 Short and long term decisions regarding the configuration and design of roads and supporting facilities, as well as relationships with adjacent land uses, will be guided by the Master Transportation Plan Roadway Classification Guidelines and “Updated Road Network Classification” Map.</p> <p>8.4.2 New road construction, major road enhancements and improvements, neighbourhood traffic management must be consistent with priorities outlined in the Master Transportation Plan.</p>	<p>8.4 Improve the long-term street network for safe, multi-modal use in a fiscally responsible manner.</p> <p>8.4.1 Short and long term decisions regarding the configuration and design of roads and supporting facilities, as well as relationships with adjacent land uses, will be guided by the Master Transportation Plan Roadway Classification Guidelines and “Updated Road Network Classification” Map.</p> <p>8.4.2 New road construction, major road enhancements and improvements, neighbourhood traffic management must be consistent with priorities outlined in the Master Transportation Plan.</p> <p>8.4.3 The cost of transportation infrastructure expansion and extension needed to serve new development should be entirely borne by the development which they serve.</p>

# EXISTING VS. PROPOSED POLICY DIRECTION

## Consultation Topic - Development Permits

Existing	Proposed
<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 16. Form, Character &amp; Performance Development Permit Areas</b></p> <p><b>General Multi-Family, Commercial &amp; Industrial Form, Character &amp; Performance Development Permit Area</b> (pages 16-4 to 16-5)</p> <p><b><u>Area Designation:</u></b></p> <p>In accordance with the provisions of Sections 919.1 (1) (e) (f),(h), (i), (j) of the Local Government Act, all lands within the boundaries of City of Campbell River shown on “Map 1 – Overview Map” are designated development permit areas for intensive residential, multi-family, commercial and industrial development. Unless otherwise exempted under the Exemptions section below, land must not be subdivided and construction of, addition to or alteration of a building or other structure must not be started unless the owner first obtains a development permit in accordance with the associated development permit guidelines contained herein.</p>	<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 18. General Form, Character &amp; Performance Development Permit Areas</b> (pages 18-1 to 18-3)</p> <p><b><u>Area Designation (some content re-organized)</u></b></p> <p>In accordance with the provisions of Sections 488 (1) (e) (f),(h), (i), (j) of the <i>Local Government Act</i>, all lands within the boundaries of City of Campbell River shown on “Map 1 – Overview Map” are designated development permit areas for intensive residential, multi-family, commercial and industrial development.</p> <p>Intensive residential developments include mobile home parks and subdivisions of three (3) or more residential lots with an average lot size less than 450 square metres.</p> <p>Unless otherwise exempted under the Exemptions section below, <b>land in the designated areas</b> must not be subdivided and construction of, addition to or alteration of a building or other structure must not be</p>



## EXISTING VS. PROPOSED POLICY DIRECTION

All development applications that propose the development of three (3) or more dwelling units on one lot (including Strata development proposals and Bare Land Strata development applications), and intensive residential developments, including mobile home parks, and subdivisions of three (3) or more residential lots with an average lot size less than 450 square metres are subject to development permit approval.

**Justification:**

The City designates a Development Permit Area to establish design guidelines where it is considered necessary to achieve community objectives that advance the City's goals and objectives outlined within the SOCP and as permitted under the Local Government Act. Building, site and landscape design can assist in reducing energy use and water consumption. Additionally, requirements for on-site recycling and waste stream separation and diversion will result in a decrease in methane released from landfill and assist in reducing greenhouse gas emissions.

The objective of this Development Permit Area designation is to ensure multi-family, commercial and industrial development is aligned with the SOCP in the following ways:

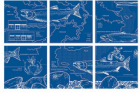
- a. Maintain a form and character complementary to the objectives of the SOCP;
- b. Provide for efficient circulation of all modes of transport;
- c. Ensure the design respects the locational context (i.e. responds to neighbourhood character through preserving views, landscaping , safety, etc.);

started unless the owner first obtains a development permit in accordance with the associated development permit guidelines contained herein.

**Justification: (some content re-organized or moved to other sections)**

The City designates a Development Permit Area to establish design guidelines where it is considered necessary to achieve community objectives that advance the City's goals and objectives outlined within the SOCP and as permitted under the *Local Government Act*. The objective of this Development Permit Area designation is to ensure multi-family, commercial and industrial development is aligned with the SOCP in the following ways:

- a. Maintain a form and character complementary to the objectives of the SOCP;
- b. Provide for efficient circulation of all modes of transport;
- c. Ensure the design respects the locational context (i.e. responds to neighbourhood character through preserving views, landscaping, safety, etc.);
- d. Reduce energy use in and greenhouse gas emissions from buildings;
- e. Moderate urban water demand in the City so that adequate water supply is reserved for agriculture, natural ecosystem processes and to reduce demand on existing infrastructure;



## EXISTING VS. PROPOSED POLICY DIRECTION

- d. Moderate urban water demand in the City so that adequate water supply is reserved for agriculture, natural ecosystem processes and to reduce demand on existing infrastructure;
- e. Reduce outdoor water use in landscaped areas;
- f. Reduce waste stream to the landfill to assist in reducing greenhouse gas emissions.

### **Exemptions:**

The following are exempt from the development permit application approval process:

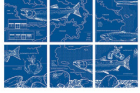
- Minor renovations – ‘minor’ defined as:
  - 25% or less of the façade of an existing project and/or building addition (attached or detached) if less than 55 square metres (592 square feet) provided that the changes are consistent with the general character of the existing development
- Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction;
- Projects without an automatic irrigation system, or where the sum of all new or renovated irrigation areas does not exceed 100 square metres in area, are exempt from the Water Conservation Guidelines below, but the General Guidelines pertaining to landscape and urban design still apply.

- f. Reduce outdoor water use in landscaped areas.
- g. Reduce waste stream to the landfill to assist in reducing greenhouse gas emissions.

### **Exemptions:**

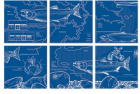
The following are exempt from the development permit application approval process:

- Interior renovations.
- Minor façade changes, meaning that changes to the façade of an existing building (a building wall visible from a public street, lane or park) are either
  - consistent with the existing building, having no substantial changes in materials, colours, or façade articulation; or
  - consistent with the development permit guidelines for “Form and Character Considerations”, “Colour”, and applicable “Additional Architectural Guidelines” addressing materials, colour, and façade articulation.
- Minor renovations, meaning that less than 55 square metres (592 square feet) gross floor area are added to the building or constructed as a new detached building, and the changes are either



## EXISTING VS. PROPOSED POLICY DIRECTION

	<ul style="list-style-type: none"> <li>○ consistent with the existing building, having no substantial changes in materials, colours, or façade articulation; or</li> <li>○ consistent with the development permit guidelines for “Form and Character Considerations”, “Colour”, and applicable “Additional Architectural Guidelines” addressing materials, colour, and façade articulation.</li> </ul> <ul style="list-style-type: none"> <li>• Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction.</li> <li>• Murals, provided that the Mural design be approved by the City’s Public Art Committee.</li> <li>• Projects without an automatic irrigation system, or where the sum of all new or renovated irrigation areas does not exceed 100 square metres in area, are exempt from the Water Conservation Guidelines.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Gateway policies added (see Highway Commercial section in this handout for details)</li> <li>• Colour wheel added to ‘Colour’ section</li> </ul>
<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 16. Form, Character &amp; Performance Development Permit Areas</b></p>	<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 19. Specific Form, Character &amp; Performance Development Permit Areas</b></p>



## EXISTING VS. PROPOSED POLICY DIRECTION

### **Downtown Commercial Development Permit Guidelines (pages 16-19 to 16-22)**

#### **Additional Architectural Guidelines**

- g) Shop fronts (including large floor plate commercial developments) shall be transparent to allow visibility of (private) uses from the (public) sidewalk and allow for casual surveillance from inside out (as shown in diagram).
- h) Primary buildings shall recess entries as shown in diagram above from the sidewalk or property line of 1.2m to provide for door swings, visual relief and weather protection with attractive facades, canopies and awnings on primary retail streets. Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing dimension of 15m.
- i) Residential buildings should incorporate individual entrances to ground floor units accessible from the fronting public street.
- j) The design of buildings shall respond to specific surrounding site conditions (lot shape, location, unusual topography, significant vegetation, views and other natural features).

### **Commercial & Mixed Use Development Permit Guidelines (pages 19-4 to 19-12)**

These guidelines apply to all commercial and mixed-use developments in the following land use designations:

- Downtown
- Village Centre
- Neighbourhood

#### **Additional Architectural Guidelines**

- a) Shop fronts (including large floor plate commercial developments) shall be transparent to allow visibility of (private) uses from the (public) sidewalk and allow for casual surveillance from inside out (as shown in diagram).
- b) Primary buildings shall recess entries as shown in diagram above from the sidewalk or property line of 1.2m to provide for door swings, visual relief and weather protection with attractive facades, canopies and awnings on primary retail streets. Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing dimension of 15m.
- c) The design of buildings shall respond to specific surrounding site conditions (lot shape, location, unusual topography, significant vegetation, views and other natural features).
- d) In mixed-use buildings, architecturally differentiate residential entrances from business entrances. On corner lots, locate residential entrances on the lower volume of the two streets.

## EXISTING VS. PROPOSED POLICY DIRECTION

- k) Residential entrances should be architecturally differentiated from business entrances in mixed-use buildings.
- l) Maintain or replicate the character of the established retail area from the Shoppers Row/Pier Street precinct, with its maritime heritage orientation, into the design of building facades and signage.

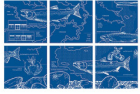
### Additional Siting, Massing & Orientation Guidelines

- g) Primary commercial and mixed use buildings shall be oriented to the public street front and placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type). An increased set back may be considered where a pedestrian court-yard or other features benefiting pedestrian character are provided, or to respond to the building set back from an existing adjacent property.
- h) Residential front setback: 2m (semi-private entry or transition zone) with or without an elevated entryway or stoop (as shown in diagram above).
- i) On corner sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or primary streets.
- j) Provide open space accessible to the public adjacent to pedestrian access along the waterfront, with provision for seating and shelter in a landscaped setting.
- k) Development at the waterfront should integrate artwork into a variety of public and private settings and display art to the public as they engage in the activities of the City.

- e) The use of articulated building facades is encouraged with variable cladding on walls without window, door or patio relief.

### Additional Siting, Massing & Orientation Guidelines

- a) Primary commercial and mixed use buildings shall be oriented to the public street front and placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type). An increased set back may be considered where a pedestrian court-yard or other features benefiting pedestrian character are provided, or to respond to the building set back from an existing adjacent property.
- b) Provide a residential front setback of 3m to create a semi-private entry and transition zone with or without an elevated entryway or stoop (as shown in diagram).
- c) On corner sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or primary streets.
- d) Provide open space accessible to the public adjacent to pedestrian access along the waterfront, with provision for seating and shelter in a landscaped setting.
- e) Stepped or alternating massing of buildings is encouraged to give character and avoid a “box-like” appearance.



## EXISTING VS. PROPOSED POLICY DIRECTION

Development at the waterfront edge is to provide public water access for active and passive purposes to the maximum extent possible.

**Additional Circulation, Access & Parking Guidelines** (no changes)

**Village Centre Development Permit Guidelines**

**Additional Architectural Guidelines**

**Additional Circulation, Access & Parking Guidelines** (no changes)

**Additional Downtown Development Permit Guidelines**  
(re-organized existing content from downtown guidelines)

**Additional Guidelines**

- a) Maintain or replicate the character of the established retail area from the Shoppers Row/Pier Street precinct, with its maritime heritage orientation, into the design of building facades and signage.
- b) Development at the waterfront should integrate artwork into a variety of public and private settings and display art to the public as they engage in the activities of the City.
- c) Development at the waterfront edge is to provide public water access for active and passive purposes to the maximum extent possible.

**Additional Village Centre Development Permit Guidelines**

*(architectural guidelines integrated into general section so they apply to both downtown and Village Centres)*

## EXISTING VS. PROPOSED POLICY DIRECTION

- a) Development should incorporate building form and character compatible with and complementary to the fundamental build form in the area.
- b) Incorporate design features that respond to the pedestrian scale and provide visibility and security through the principle of “eyes on the street”
- c) The use of articulated building facades is encouraged with variable cladding on walls without window, door, or patio relief.

### **Additional Siting, Massing & Orientation Guidelines**

- a) Stepped or alternating massing of buildings is encouraged to give character and avoid a “box-like” appearance.

### **Additional Circulation, Access & Parking Guidelines**

- a) Provide strong connections and linkages between walkways in village centres with pedestrian connections and greenways trails in the residential and open space areas.

### **Additional Landscaping Guidelines**

- a) Provide landscape buffers and treed areas adjacent to South Dogwood Street and Jubilee Parkway.
- b) Where covered parking is provided, design of the roof area should be complementary to the overall project design, including consistent roof pitch.

### **Additional Siting, Massing & Orientation Guidelines**

- a) Stepped or alternating massing of buildings is encouraged to give character and avoid a “box-like” appearance.

### **Additional Circulation, Access & Parking Guidelines**

- a) Provide strong connections and linkages between walkways in village centres with pedestrian connections and greenways trails in the residential and open space areas.

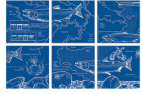
### **Additional Landscaping Guidelines**

- a) Provide landscape buffers and treed areas adjacent to South Dogwood Street and Jubilee Parkway.
- b) Where covered parking is provided, design of the roof area should be complementary to the overall project design, including consistent roof pitch.

# EXISTING VS. PROPOSED POLICY DIRECTION

<p><b>Industrial Development Permit Guidelines</b></p> <p>a) Incorporate “gateway” policies into the design of those projects located within 50 metres of the highway right of way for Highway 19, to improve the appearance of these areas as “entrances” to Campbell River (Duncan Bay to Middle Point, South-West of Willis Road, and Inland Island Highway, and Campbell River Airport Industrial Areas) including use of architectural design, ornamental features and signage which reflect Campbell River’s distinct historic characteristics.</p>	<p><b>Industrial Development Permit Guidelines</b> <i>(moved Gateway Area Policies to General Form &amp; Character Guidelines – see Highway Commercial section in this handout for details)</i></p> <p><del>a) Incorporate “gateway” policies into the design of those projects located within 50 metres of the highway right of way for Highway 19, to improve the appearance of these areas as “entrances” to Campbell River (Duncan Bay to Middle Point, South-West of Willis Road, and Inland Island Highway, and Campbell River Airport Industrial Areas) including use of architectural design, ornamental features and signage which reflect Campbell River’s distinct historic characteristics.</del></p>
<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 16. Form, Character &amp; Performance Development Permit Areas</b></p> <p><b>Energy Efficient Buildings</b> (pages 16-15)</p> <p>1) Completion of the Sustainability Checklist is required with a rezoning application and development permit. Building design that allows for natural ventilation is encouraged. This could include operable windows on at least two sides of the building to enable passive cooling through cross ventilation.</p>	<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 20. Energy Conservation &amp; GHG Reduction Development Permit Area</b></p> <p><b>Energy Efficient Buildings</b> <i>(removed reference to sustainability checklist)</i> (pages 20-4)</p> <p><del>1) Completion of the Sustainability Checklist is required with a rezoning application and development permit. Building design that allows for natural ventilation is encouraged. This could include operable windows on at least two sides of the building to enable passive cooling through cross ventilation.</del></p>





## EXISTING VS. PROPOSED POLICY DIRECTION

<ol style="list-style-type: none"> <li>2) Building design that promotes daylight exposure for natural lighting is encouraged.</li> <li>3) Energy efficient lighting for building interiors and exteriors is encouraged.</li> <li>4) Energy efficient building techniques including, but not limited to, increased insulation, heat recovery ventilators, use of materials that encourage thermal storage, and airtight building envelope construction that reduces unintentional air leakage, are encouraged.</li> <li>5) Green roofs are encouraged to absorb storm water, reduce heat gain and provide outdoor amenity space for residents.</li> <li>6) Where feasible, district energy systems and renewable energy are encouraged for new buildings.</li> </ol>	<ol style="list-style-type: none"> <li>1) Building design that promotes daylight exposure for natural lighting is encouraged.</li> <li>2) Energy efficient lighting for building interiors and exteriors is encouraged.</li> <li>3) Energy efficient building techniques including, but not limited to, increased insulation, heat recovery ventilators, use of materials that encourage thermal storage, and airtight building envelope construction that reduces unintentional air leakage, are encouraged.</li> <li>4) Green roofs are encouraged to absorb storm water, reduce heat gain and provide outdoor amenity space for residents.</li> <li>5) Where feasible, district energy systems and renewable energy are encouraged for new buildings.</li> </ol>
<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 16. Form, Character &amp; Performance Development Permit Areas</b></p> <p><b>Energy Conservation</b> (pages 16-13 to 16-15)</p> <p><b>Passive Solar Design</b> <b>Energy Efficient Buildings</b></p>	<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 20. Energy Conservation &amp; GHG Reduction Development Permit Area (pages 20-1 to 20-4)</b> <i>(separated from General DP guidelines)</i></p> <p><b>Area Designation:</b></p> <p>All lands within the boundaries of City of Campbell River shown on “Map 1 – Overview Map” are designated as an energy conservation and GHG reduction development area meaning that new buildings must include energy conservation and efficiency measures as outlined</p>



## EXISTING VS. PROPOSED POLICY DIRECTION

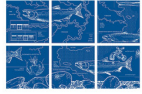
below. These guidelines apply to all uses.

### Exemptions

The following are exempt from the development permit application approval process:

- Interior renovations.
- Changes to façades, except where the number or size of windows is changed or where there are substantial changes in materials or façade articulation.
- Minor renovations, meaning that less than 55 square metres (592 sq ft) gross floor area are added to the building or constructed as a new detached building, and the changes are either:
  - consistent with the existing building, having no substantial changes in materials, colours, or façade articulation; or
  - consistent with the development permit guidelines for “Form and Character Considerations”, “Colour”, and applicable “Additional Architectural Guidelines” addressing materials, colour, and façade articulation.
- Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction.

*No changes have been made to the Guidelines themselves.*



# EXISTING VS. PROPOSED POLICY DIRECTION

## PART V: DEVELOPMENT PERMIT AREAS

### Chapter 17. General Environmental Development Permit Guidelines

#### General Exemptions

(pages 17-3 to 17-4)

The following activities occurring in an Environmental Development Permit Area shall be exempt from the development permit application process:

1. Emergencies: procedures to prevent, control or reduce flooding, erosion or other immediate threats to life, public or private property, do not require a City of Campbell River development permit, as outlined below.
  - a. emergency actions for flood protection, erosion protection, and clearing of obstructions;
  - b. emergency works to prevent, repair or replace public utilities;
  - c. clearing of an obstruction from a bridge, culvert or drainage flow;
  - d. repairs to bridges or safety fences;
  - e. hazardous trees: actions required to remove a hazardous condition caused by a tree that presents a danger to the safety of persons or are likely to damage public or private property, as

## PART V: DEVELOPMENT PERMIT AREAS

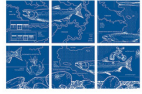
### Chapter 21. General Environmental Development Permit Area

#### General Exemptions

(pages 21-3 to 21-4)

The following activities occurring in an Environmental Development Permit Area shall be exempt from the development permit application process:

1. Emergency management: Procedures to prevent, control or reduce flooding, erosion or other immediate threats to life, public or private property, are temporarily exempted from the requirement to obtain a City of Campbell River development permit. Following completion of emergency procedures, submission of a Development Permit is required. Emergencies eligible for an exemption include:
  - a. works to prevent damage to, repair or replace public utilities;
  - b. clearing of an obstruction, e.g., from a bridge, culvert or drainage flow;
  - c. repairs to bridges or safety fences;
  - d. actions required to remove a hazard, including a tree or an unstable steep slope, that presents an imminent danger to the



## EXISTING VS. PROPOSED POLICY DIRECTION

determined by a Qualified Environmental Professional. The City of Campbell River shall be notified prior to the removal of hazardous trees in any Environmental Development Permit Area;

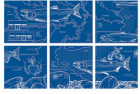
NOTE: All actions used to resolve emergency situations must be reported to the City and the appropriate Federal/Provincial authorities immediately prior to removal or disturbance of the subject property.

2. Public works and services: the construction, repair and maintenance of works by the City or its authorized agents and contractors are exempt from the formal development approval process, but the works must be completed in accordance with the assessments and recommendation of a qualified environmental professional (QEP) in accordance with the Riparian Areas Regulation Assessment methodology and other applicable environmental regulations.
3. Recreational Trails: new recreational trails in an environmentally sensitive area are generally not encouraged - however, an environmental report completed by a Qualified Environmental Professional (QEP) is required to a standard acceptable to the City of Campbell River.
4. Restoration of a setback area by planting vegetation does not require a development permit. Planting of vegetation within an environmental development permit area requires the submission of a vegetation management plan, prepared by a Qualified Environmental Professional to a professional standard acceptable to the City.

safety of persons or are likely to damage public or private property, as determined by a Qualified Environmental Professional.

NOTE: All actions used to resolve emergency situations must be reported to the City and the appropriate Federal/Provincial authorities immediately prior to removal or disturbance of the subject property.

2. Public works and services: the construction, repair and maintenance of works by the City or its authorized agents and contractors are exempt from the formal development approval process, but the works must be completed in accordance with the assessments and recommendation of a qualified environmental professional (QEP) in accordance with the Riparian Areas Regulation Assessment methodology and other applicable environmental regulations.
3. **Environmental restoration: restoration of environmentally sensitive areas by planting native vegetation and/or removing non-native invasive vegetation, following a plan that considers disposal, safety, planting, and erosion and sediment control to the satisfaction of the City. (Note: These activities previously required a report prepared by a Qualified Environmental Professional.)**



## EXISTING VS. PROPOSED POLICY DIRECTION

5. Removal of invasive non-native vegetation does not require a Development Permit provided that an environmental management plan is submitted to the City of Campbell River, prepared by a Qualified Environmental Professional to a standard acceptable to the City. This plan should include disposal, safety considerations, replanting, erosion and sediment control and follow-up monitoring requirements.
6. Any activity or construction within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation. Where Provincial and Federal approval has been gained, the applicant shall notify the City of Campbell River which shall determine whether the information and approval supplied is sufficient for exemption from a Development Permit.
7. Agricultural uses on lands within the Agricultural Land Reserve (ALR) under the Farm Practice Protection (Right to Farm) Act, subject to submission of a Farm Plan.

### **General Development Permit Area Guidelines (pages 17-8 to 17-9)**

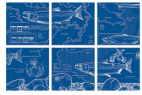
- 1) The Environmental Development Permit General Guidelines apply to all Environmental DP Areas in the City of Campbell River. Prior to any land disturbance and before issuing a Development Permit, the applicant shall provide, an environmental report certified by a Qualified Environmental Professional (QEP).

### **General Development Permit Area Guidelines (pages 21-8 to 21-9)**

- 1) For agricultural uses on lands within the Agricultural Land Reserve (ALR) under the *Farm Practice Protection (Right to Farm) Act*, the applicant shall provide a Farm Plan.
- 2) For emergency management, the applicant shall provide an environmental report certified by a Qualified Environmental

## EXISTING VS. PROPOSED POLICY DIRECTION

<p>2) Where applicable, the applicant shall provide a site plan certified by a B.C. Land Surveyor that locates:</p> <ol style="list-style-type: none"> <li>the proposed development relative to the DPA boundaries and property lines;</li> <li>the special features of the DPA as identified by a Qualified Environmental Professional;</li> <li>the applicable buffer or setback recommended by the Qualified Environmental Professional to separate the proposed development from the environmentally sensitive feature.</li> </ol> <p>3) Clustering of density is encouraged as a means for preserving environmentally sensitive areas.</p> <p>4) Where environmental restoration works are required for applications involving ESAs, the City shall require the applicant to post security at 125%.</p> <p>5) Adequate financial security, as determined by the City of Campbell River, should be provided prior to beginning the construction of any building or disturbance of a site located within an Environmental Development Permit Area. Prior to any development occurring, a cost estimate of the restoration work prepared by a qualified professional must be submitted to the City of Campbell River. The value of the financial security should be equal to the amount required to pay for the costs of re-vegetating the ESA area that has been disturbed by the development and/or construction, as determined by the City of Campbell River in the event the ESA area is damaged as a consequence of a contravention of a condition contained in the development permit.</p>	<p><b>Professional (QEP), describing follow-up works to restore environmental values present prior to the emergency.</b></p> <p>3) <b>For all other circumstances</b>, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). <b>The report must include:</b></p> <ol style="list-style-type: none"> <li>A site plan certified by a B.C. Land Surveyor that locates:             <ol style="list-style-type: none"> <li>the proposed development relative to DPA boundaries shown on Map 9 and property lines;</li> <li>the environmental values (physical features, resident species, etc.) in the DPA as identified by the QEP;</li> <li>the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.</li> </ol> </li> <li><b>For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.</b></li> </ol> <p>4) If the QEP report described in 2) above identifies environmental values not shown on Map 9, then the applicant and the City shall treat those values as if they are shown on Map 9 for the purposes of applying requirements of the more specific environmental DPAs.</p> <p>5) If the QEP report described in 2) above confirms that an environmental value relating to a DPA shown on Map 9 is not present or does not affect the subject property, then the applicant and the City shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.</p>
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## EXISTING VS. PROPOSED POLICY DIRECTION

6) If the QEP report described in 2) above identifies environmental values not shown on Map 9, then the applicant and the City shall treat those values as if they are shown on Map 9 for the purposes of applying requirements of the more specific environmental DPAs.

7) If the QEP report described in 2) above confirms that an environmental value relating to a DPA shown on Map 9 is not present or does not affect the subject property, then the applicant and the City shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.

8) Clustering of density is encouraged as a means for preserving environmentally sensitive areas.

9) Where environmental restoration works are required for applications involving ESAs, the City shall require the applicant to post security at 125%.

Adequate financial security, as determined by the City of Campbell River, should be provided prior to beginning the construction of any building or disturbance of a site located within an Environmental Development Permit Area. Prior to any development occurring, a cost estimate of the restoration work prepared by a qualified professional must be submitted to the City of Campbell River. The value of the financial security should be equal to the amount required to pay for the costs of re-vegetating the ESA area that has been disturbed by the development and/or construction, as determined by the City of Campbell River in the event the ESA area

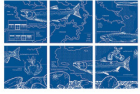
6) Clustering of density is encouraged as a means for preserving environmentally sensitive areas.

7) Where environmental restoration works are required for applications involving ESAs, the City shall require the applicant to post security at 125%.

Adequate financial security, as determined by the City of Campbell River, should be provided prior to beginning the construction of any building or disturbance of a site located within an Environmental Development Permit Area. Prior to any development occurring, a cost estimate of the restoration work prepared by a qualified professional must be submitted to the City of Campbell River. The value of the financial security should be equal to the amount required to pay for the costs of re-vegetating the ESA area that has been disturbed by the development and/or construction, as determined by the City of Campbell River in the event the ESA area is damaged as a consequence of a contravention of a condition contained in the development permit.

8) The City may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to City, Provincial and or Federal agency review and comment.

Further, as a general principle, any buildings that are damaged or destroyed to the extent of 75% or more of the value above the foundation may be considered for approval for variance to permit reconstruction on its existing foundation where “net positive improvement” for fish or wildlife habitat is demonstrated. Any



## EXISTING VS. PROPOSED POLICY DIRECTION

<p>is damaged as a consequence of a contravention of a condition contained in the development permit.</p> <p>10) The City may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to City, Provincial and or Federal agency review and comment.</p> <p>Further, as a general principle, any buildings that are damaged or destroyed to the extent of 75% or more of the value above the foundation may be considered for approval for variance to permit reconstruction on its existing foundation where “net positive improvement” for fish or wildlife habitat is demonstrated. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.</p> <p>11) ESAs may not be donated in lieu of the 5% parkland requirement.</p>	<p>reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.</p> <p>9) ESAs may not be donated in lieu of the 5% parkland requirement.</p>
<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 17. Foreshore Development Permit Guidelines (pages 21-3 to 21-6)</b></p> <p>In addition to the General Environmental Development Permit Guidelines, the following specific guidelines shall be addressed for Foreshore Development Permit Areas:</p>	<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 25. Foreshore Development Permit Guidelines (pages 25-3 to 25-12)</b></p> <p>In addition to the General Environmental Development Permit Guidelines, the following specific guidelines shall be addressed for Foreshore Development Permit Areas:</p>



## EXISTING VS. PROPOSED POLICY DIRECTION

<ul style="list-style-type: none"> <li>a. A detailed description of the shoreline’s current physical and ecological condition shall be prepared by a Qualified Environmental Professional.</li> <li>b. Development of the shoreline area shall not impede public access along the shoreline below the natural boundary.</li> <li>c. A minimum 30 metre setback shall be maintained for new buildings and structures, additions to existing buildings and structures, or the placement and removal of fill, other than beach nourishment fill, except where a Qualified Environmental Professional demonstrates a lesser setback is appropriate and to the satisfaction of the City.</li> </ul> <p><i>Other guidelines remain unchanged...</i></p>	<ul style="list-style-type: none"> <li>a. A detailed description of the shoreline’s current physical and ecological condition shall be prepared by a Qualified Environmental Professional.</li> <li>b. Development of the shoreline area shall not impede public access along the shoreline below the natural boundary.</li> <li>c. A minimum 30 metre setback <b>from the high water line</b> shall be maintained for new buildings and structures, additions to existing buildings and structures, or the placement and removal of fill, other than beach nourishment fill, except where a Qualified Environmental Professional demonstrates a lesser setback is appropriate and to the satisfaction of the City.</li> <li>d. <b>All occupied areas of buildings will be constructed at an elevation at or greater than the construction level established by the City Engineer . For clarity, parking, loading, and storage areas may be located below this elevation.</b></li> </ul> <p><i>Other guidelines remain unchanged...</i></p>
<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 23. Hazardous Conditions Development Permit Area</b></p> <p><b><u>Area Designation:</u></b></p> <p>In accordance with the provisions of Sections 488 (1) (b) of the <i>Local Government Act</i>, all land alteration, subdivision or development shall be subject to approval for development permit within those areas</p>	<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 27. Hazardous Conditions Development Permit Area (pages 27-1 to 27-6)</b></p> <p><b><u>Area Designation:</u></b></p> <p>In accordance with the provisions of Sections 488 (1) (b) of the <i>Local Government Act</i>, all land alteration, subdivision or development shall</p>

## EXISTING VS. PROPOSED POLICY DIRECTION

identified on Map 10: Hazardous Conditions Development Permit Area shall be subject to approval for development permit in accordance with the following development permit guidelines .

### Justification

The purpose of designating these areas is to minimize loss of life and damage to property and the environment in areas identified as having potential for flood risk and/or geotechnical (slope) instability by initiating minimum standards and legislative requirements for safety and protection.

### Exemptions

1. Site-specific exemptions to the above may be considered. In general, all buildings for residential occupancy shall require the underside of the floor system for living space to be above the identified flood levels. All other development, including floor space ancillary to residential occupancies (such as underground or grade level parking), and floor space for commercial and industrial occupancies, may be permitted below the identified flood levels, where all electrical and mechanical equipment are either located above the identified flood levels or where a qualified engineer has confirmed they may be safely located below the calculated flood level, and where the applicants offer and enter into an LTA Section

be subject to approval for development permit within those areas identified on Map 10: Hazardous Conditions Development Permit Area shall be subject to approval for development permit in accordance with the following development permit guidelines .

Development permit approval in steep slope areas will be required prior to any site clearing, site excavation, tree or vegetation removal (subject to exemptions below).

### Justification

The purpose of designating these areas is to minimize loss of life and damage to property and the environment in areas identified as having potential for flood risk and/or geotechnical (slope) instability by initiating minimum standards and legislative requirements for safety and protection.

### Exemptions

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

#### In a flood hazard area:

- 1) Additions which serve to increase the building footprint by less than 25%, or which serve to relocate sleeping areas above the calculated flood level.
- 2) **Development**, where a report has been received from a qualified engineer demonstrating that the land may be used safely for the use intended. A building permit **may be issued in this situation**, on

## EXISTING VS. PROPOSED POLICY DIRECTION

219 covenant and agree to save harmless the municipality in the event of damage by flood waters to goods and materials.

Further site-specific exemption may be considered for repairs and minor alterations to existing buildings and structures, including minor additions, which serve to increase the building footprint by less than 25%, or which serve to relocate sleeping areas above the calculated flood level.

2. In the designated 200-year floodplain areas, requirements for development permit may be waived providing applicants agree to construct in conformance with the recommended flood elevation requirements.
3. Where a report has been received from a qualified engineer demonstrating that the land may be used safely for the use intended, development permit requirements in the designated area may be waived and a building permit issued on condition that construction be strictly in accordance with the recommendations in the report.

### **Hazard Conditions Development Permit Guidelines**

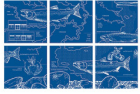
In addition to the General Environmental Development Permit guidelines, the following specific guidelines shall be addressed for the Hazard Conditions Development Permit Areas:

1. Minor development permit will be required to ensure that building foundations are designed by a qualified professional engineer. In this regard, the applicants shall be required to submit a report that the land may be used safely for the use intended. In the designated 200-year floodplain area, subdivision approvals will

condition that construction be strictly in accordance with the recommendations in the report.

### In a steep slope area:

- 3) Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.
- 4) Removing or moving soil in quantities below the thresholds identified in the Soil Deposition Bylaw;
- 5) Erecting fencing;
- 6) For trees:
  - a. Removing dead trees provided that the stump remains undisturbed;
  - b. Planting new trees;
  - c. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and
  - d. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning, limbing and topping of trees provided the a Certified Arborist provides a written opinion stating that the activity will not kill the tree.
- 7) Domestic yard maintenance, gardening and planting, including:
  - a. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;



## EXISTING VS. PROPOSED POLICY DIRECTION

require a report demonstrating that the land may be used safely for the use intended.

- 2) Identified risk slope areas shall require submission of a geotechnical report, prepared by a qualified professional, for all development and activities on or immediately adjacent to slopes 30% or greater. This report shall address all issues related to site drainage, soil slippage (surface and deep seated), seismic constraints, site clearing, vegetation retention, and how this relates to development usage, setbacks and design. The geotechnical report shall be co-ordinated with the environmental report required by other City Development Permit Areas, if applicable, to create a combined solution that mitigates both hazard and environmental impacts and protects environmentally valuable resources.

Requirements for development permit in identified risk slope areas will be waived if a geotechnical report has been received in conjunction with an application for building permit or subdivision approval. Development permit approval will be required prior to any site clearing, site excavation, or tree removal in the designated areas. Risk slope stabilization must address bioengineering approaches prior to hard engineering solutions.

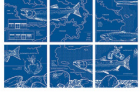
- b. Removing any dead vegetation provided the root structure is not disturbed; and
- c. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

### **Hazard Conditions Development Permit Guidelines**

In addition to the General Environmental Development Permit guidelines, the following specific guidelines shall be addressed for the Hazard Conditions Development Permit Areas:

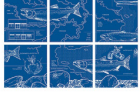
#### 1) In a flood hazard area:

- a. All buildings for residential occupancy shall require the underside of the floor system for living space to be above the identified flood levels.
- b. All other development, including floor space ancillary to residential occupancies (such as underground or grade level parking), and floor space for commercial and industrial occupancies, may be permitted below the identified flood levels, on the condition that all electrical and mechanical equipment are either located above the identified flood levels or where a qualified engineer has confirmed they may be safely located below the calculated flood level.
- c. A development permit will be required to ensure that building foundations are designed by a qualified professional engineer. In this regard, the applicants shall be required to submit a report that the land may be used safely for the use intended. In



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	<p>the designated 200-year floodplain area, subdivision approvals will require an engineer's report demonstrating that the land may be used safely for the use intended.</p> <p>2) For a property whose boundaries lie within 20 m of a slope that is both at least a 30% grade and 10 m high from the crest to the toe (a "steep slope"):</p> <ul style="list-style-type: none"> <li>a. Applicants shall submit a geotechnical report, prepared by a QEP. This report shall address all issues related to site drainage, soil slippage (surface and deep seated), seismic constraints, site clearing, vegetation retention, and how this relates to development usage, setbacks and design. The geotechnical report shall be co-ordinated with the environmental report required by other City Development Permit Areas, if applicable, to create a combined solution that mitigates both hazard and environmental impacts and protects environmentally valuable resources.</li> <li>b. Risk slope stabilization must address bioengineering approaches prior to hard engineering solutions.</li> </ul>
None	<p><b>PART V: DEVELOPMENT PERMIT AREAS</b></p> <p><b>Chapter 29. Development Approval Information Area (pages 29-1 to 29-2)</b></p>



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### **Area Designation:**

All lands within the boundaries of City of Campbell River shown on “Map 1 – Overview Map” are designated as a Development Approval Information Area.

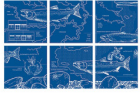
Unless otherwise exempted under the Exemptions section below, land in the designated areas must not be subdivided and construction of, addition to or alteration of a building or other structure must not be started unless the owner first obtains a development permit in accordance with the associated development permit guidelines contained herein.

### **Justification:**

Campbell River’s Official Community Plan is built around a framework of community sustainability goals. Development has the capacity to contribute to, or detract from, those goals. The objective of the Development Approval Information area is to inform the City about the anticipated impacts the proposed development will have on achievement of the City’s goals as expressed in this Plan.

### **Information Requirements:**

The City intends to provide a brief Sustainability Checklist to applicants which summarizes key information requests relating to each of the goals in this plan. It is anticipated that this checklist will make it easier for applicants to assess and demonstrate consistency of their proposals with community goals, helping to streamline the application process. In addition to this checklist, the City may require specific information to assess the anticipated impacts of the development on the community. For example, this information may include traffic impact assessments,



## EXISTING VS. PROPOSED POLICY DIRECTION

	environmental reports, and other analyses relating the proposed development to community goals and policy objectives.
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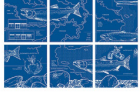
### Consultation Topic – Other Policy Changes

Existing	Proposed
<p><b>PART I: OUR COMMUNITY &amp; SUSTAINABILITY</b></p> <p><b>Chapter X. Sustainable Campbell River: Policy Framework &amp; Climate Action (<i>chapter numbering issue in original</i>)</b> (pages 3-14)</p> <p><b><u>Climate Adaptation:</u></b> Natural Resources Canada and the <i>BC Climate Adaptation Strategy</i> recommend that municipal governments develop climate change adaptation plans. Even with efforts to mitigate climate change, the <i>Canadian National Assessment on Climate Change (2007)</i> suggests that Vancouver Island should prepare for sea level rise, extreme weather events, and an increased frequency in storms.</p>	<p><b>PART I: OUR COMMUNITY &amp; SUSTAINABILITY</b></p> <p><b>Chapter 4. Sustainable Campbell River: Policy Framework &amp; Climate Action</b> (pages 4-6)</p> <p><b><u>Climate Adaptation:</u></b> Natural Resources Canada and the <i>BC Climate Adaptation Strategy</i> recommend that municipal governments develop climate change adaptation plans. Even with efforts to mitigate climate change, the <i>Canadian National Assessment on Climate Change (2007)</i> suggests that Vancouver Island should prepare for sea level rise, extreme weather events, and an increased frequency in storms.</p>

## EXISTING VS. PROPOSED POLICY DIRECTION

<p>3.2 Prepare for climate change adaptation.</p> <p>3.2.1 The City will develop strategic directions for climate change adaptation.</p> <p>3.2.2 The City will ensure that corporate directions and corresponding plans, infrastructure development, and capital projects consider climate change adaptation measures.</p>	<p>4.2 Prepare for climate change adaptation.</p> <p>4.2.1 The City will develop strategic directions for climate change adaptation.</p> <p>4.2.2 The City will ensure that corporate directions and corresponding plans, infrastructure development, and capital projects consider climate change adaptation measures.</p> <p>4.2.3 <i>The City will work to assess and develop policy and a best practice approach for the management and protection of areas susceptible to coastal inundation. This may include the use of development permit and land use tools.</i></p>
<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 4. Land Use for a Sustainable Community</b></p> <p><b>Existing policy for Business &amp; Industrial Service Centre (page 4-23)</b></p> <p>4.11.4 Temporary commercial and industrial uses may be permitted under Section 493 of the Local Government Act at the discretion of Council subject to conditions deemed appropriate depending on the specific nature of the request.</p>	<p><b>PART II: PLACE STRATEGY</b></p> <p><b>Chapter 5. Land Use for a Sustainable Community</b></p> <p><i>(added similar TUP policy to other intended and integrated growth areas)</i></p> <p><b>Downtown – Intended Growth Area (pages 5-15 to 5-20)</b></p> <p>5.5.8 Permit temporary commercial, office, mixed use, residential, or community uses, subject to conditions deemed appropriate by Council depending on the specific nature of the request.</p>





## EXISTING VS. PROPOSED POLICY DIRECTION

	<p><b>Village Centres – Intended Growth Area (pages 5-21 to 5-24)</b></p> <p>5.10.4 Permit temporary commercial, office, mixed use, residential, or community uses, subject to conditions deemed appropriate by Council depending on the specific nature of the request.</p> <p><b>Waterfront – Integrated Infill Area (page 5-29 to 5-32)</b></p> <p>5.20.5 Permit temporary commercial, office, mixed use, residential, or community uses, subject to conditions deemed appropriate by Council depending on the specific nature of the request.</p>
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