



PUBLIC HEARING – HAVE YOUR SAY

TUESDAY JUNE 29, 2021 @ 6:00 P.M.

DATE: June 9, 2021

DETAILS: The application is proposing a site-specific text amendment to the Residential Multiple Three (RM-3) Zone to allow for density to be calculated using Floor Area Ratio (FAR) on the subject lands (2221 Dalton Road) to permit a market rental apartment building with a maximum of 1.25 FAR. If approved, the amendment would permit an increase the residential density from 33 dwelling units to approximately 60 dwelling units.

LEGAL DESCRIPTION: LOT 15 DISTRICT LOT 218 COMOX LAND DISTRICT PLAN 8401 (civically known as 2221 DALTON RD.)

VIEW A COPY OF THE BYLAW NO. 3823, 2021

The Council Report and Bylaw are available online at: <https://bit.ly/3w6cl9Q>

Please contact the file manager for additional information on this application.

File number is: P2100016

PROVIDE COMMENTS

- **Speak during the public hearing.**

To reduce the risk of spreading COVID-19, we currently use online technology for public participation.

For more information, and to register, please contact the City Clerk's office by email to info@campbellriver.ca or call 250-286-5700.

- **Send written comments quoting file number P2100016 no later than 4 p.m., Wednesday, June 23, 2021** to the Development Services Department or email planning@campbellriver.ca

PLEASE NOTE

Public hearings are recorded and broadcast through the City's website. All correspondence submitted will be published as part of the public record when this matter is before Council or a Committee of Council.

The author's address is considered relevant and will be included. Do not provide a phone number or email address if you wish to keep this personal information private.

Council is prohibited from receiving any further information after a public hearing.

For more information, please contact MEGHAN NORMAN at 250-286-5748 or via email at meghan.norman@campbellriver.ca.

A handwritten signature in black ink that reads "MEGHAN NORMAN".

MEGHAN NORMAN, MCP, MCIP, RPP
Senior Planner
Development Services

City of Campbell River - Development Services Department
301 St. Ann's Rd. V9W 4C7
Phone: 250-286-5757; Fax: 250-286-5761
Email: development.services@campbellriver.ca
campbellriver.ca



Zoning Amendment Bylaw No. 3823, 2021

ADOPTED

,2021

PURPOSE

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

The Council of the City of Campbell River enacts as follows:

PART 1: Title

- 1.1** This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3823, 2021 (2221 Dalton Road)**.

PART 2: Amendments

2.1 Zoning Bylaw 3250, 2006 is hereby amended by:

- a)** THAT, LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401 (2221 Dalton Road) be permitted to be rezoned to allow a site specific amendment to the Residential Multiple Three (RM-3) Zone and that a new section “5.35.7 Conditions of Use” be added to the Zoning Bylaw:

The following provisions apply only at 2221 Dalton Road (Legal Description: LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401):

- (a)** A maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.25 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.00 floor area ratio.
- b)** THAT the Zoning Map referred to as Schedule “B” of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule ‘A’ attached herein and forming part of this Bylaw.

PART 3: Severability

3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this 31st day of May, 2021

READ THE SECOND TIME this 31st day of May, 2021

A Public Hearing was Advertised in two issues of the
Campbell River Mirror this 16th day of June, 2021

And This 23rd day of June, 2021

The Public Hearing was held this _____ day of _____ 2021

READ THE THIRD TIME this _____ day of _____ 2021

ADOPTED this _____ day of _____ 2021

Signed by the Mayor and City Clerk this _____ day of _____ 2021

Andy Adams, MAYOR

Elle Brovold, CORPORATE OFFICER

SCHEDULE 'A'

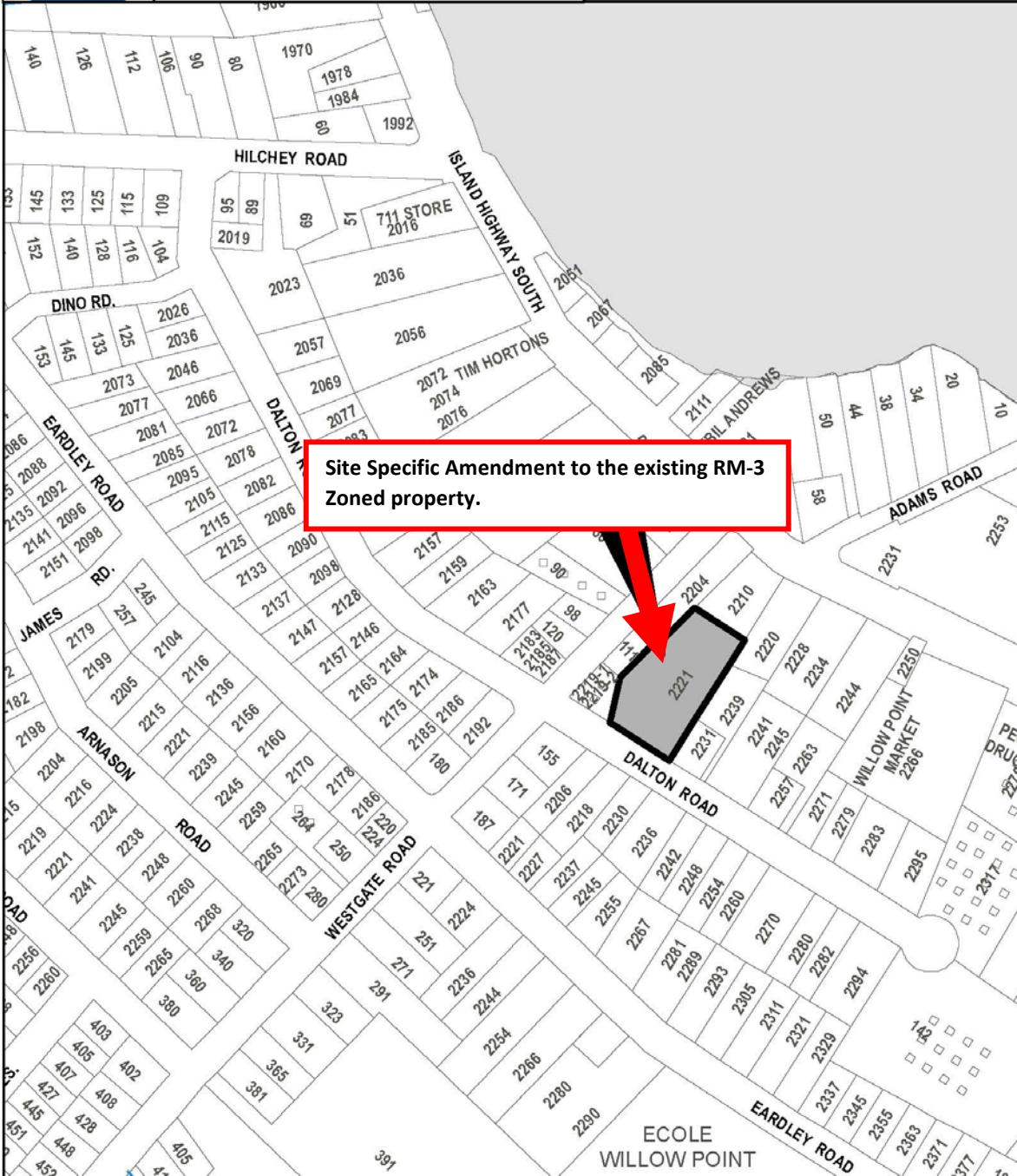


CITY OF CAMPBELL RIVER
DEVELOPMENT SERVICES

Subject Property Map
2221 DALTON RD.
P21-16 ZON



Scale - 1:3,000





City of Campbell River Report/ Recommendation to Council

Date: May 6, 2021 File No. P2100016
Submitted by: Development Services Department, Community Development Division
Subject: Zoning Bylaw Amendment application for 2221 Dalton Road

Purpose

The purpose of this application is to process a rezoning application.

Recommended Resolutions

THAT *Zoning Amendment Bylaw No. 3823, 2021*, to increase the permitted residential density at 2221 Dalton, be denied.

Executive Summary

The subject property is currently zoned Residential Multiple Three (RM-3) Zone. The application is proposing a site-specific text amendment to the RM-3 Zone to allow for density to be calculated using Floor Area Ratio (FAR) on the subject lands to permit a market rental apartment building with a maximum of 1.25 FAR. If approved, the amendment would permit an increase the residential density from 33 dwelling units to approximately 60 dwelling units. The proposal has been reviewed in relation to the City's *Sustainable Official Community Plan Bylaw No. 3475, 2012* (OCP) Neighbourhood designation policies and it has been determined that the application does not meet the intent, objective, or policies of the Neighbourhood designation and therefore a recommendation of denial has been provided.

Background

The City has received an application from WestUrban Developments Ltd. to amend the presently zoned Residential Multiple Three (RM-3) Zone property at 2221 Dalton Road to increase the total allowable dwelling units from 33 to approximately 60.

Discussion

Context

The property is approximately 0.92 acres (approx. 3,723 sq. m) in size. Presently, a single-family dwelling is on the site and the property gains its main access off Dalton Road. The subject lands are located at the south end of Campbell River, adjacent to the Willow Point Village Centre (Attachment #1). A Residential Two (R-2) Zoned (Habitat for Humanity site) property and a Commercial Two (C-2) Zoned are adjacent to the north of the subject lands with another R-2 zoned parcel two lots south of the subject property. The majority of the surrounding neighbourhood lands are zoned Residential One (R-1) Zone.

Report/Recommendation to Council

Zoning Bylaw Amendment application for 2221 Dalton Road

May 6, 2021

Property History

An Official Community Plan amendment was adopted June 6, 2005 (Bylaw No. 3166, 2005) that designated the property from “Low Density Residential: 10-25 units/ha” to “Medium to High Density Residential: 65-110 units/ha”. At that same meeting, the rezoning of the parcel was adopted that changed the zoning on the property from Residential One (R-1) Zone to Residential Multiple Three (RM-3) Zone (Bylaw No. 3167, 2005). In terms of density, the original OCP amendment anticipated a density of 65-110 units per hectare, which would equate to approximately 41 dwelling units on the subject lands. The subject application proposes a density of approximately 160 units per hectare, which is well beyond the original scope and intent of the 2005 OCP amendment.

Since adoption of the Bylaws, the property has remained undeveloped with an existing single detached dwelling located on the parcel.

Zoning Bylaw No. 3250, 2006

The subject lands are currently zoned Residential Multiple Three (RM-3) Zone. The intent of the RM-3 Zone is to provide for “the development of medium to high-rise residences in multiple-family complexes within the high-density residential designation, typically three to six storey style complexes”. The proposed rezoning application intends to increase the density on the parcel more than any of the existing Residential Multiple Zones in the Zoning Bylaw through amending the zoning to permit density calculated as Floor Area Ratio (FAR), rather than units per hectare. The existing zoning on the property already permits a multi-storeyed development, the intent of the application is to increase number units in the building to create smaller units that would accommodate 1- and 2-bedroom suites.

A description of FAR and local examples has been provided in Attachment #3. The proposed amendments to the RM-3 zone will permit a building in similar scale and size as to what the existing zoning on the parcel allows now, however would nearly double the permitted number of units on the site. Table 1 below identifies what the current zoning permits and what the application is requesting:

Table 1 – Zoning provisions for RM-3

	Existing RM-3 (Units per hectare)	2221 Dalton Road proposal
Maximum density without density bonusing	27 units	0.75 FAR
Maximum density using density bonusing provisions	33 units	1.25 FAR (~ 60 units)

The Applicant is proposing a base density of 0.75 FAR with a provision of density bonusing of 0.50 FAR, making the maximum density permitted on the site 1.25 FAR. The proposed density bonus provision is to be provided as a monetary contribution for parkland, recreational, or environmental greenways enhancement equivalent to 0.2% of the appraised land value prior to development per 0.01 floor area increase.

Report/Recommendation to Council

Zoning Bylaw Amendment application for 2221 Dalton Road

May 6, 2021

A hypothetical example of what the density contribution would look like is below:

Appraised value of land \$500,000 x 0.2% (0.002) = \$1,000 x 50 (0.01 increase in FAR) = \$50,000

The rationale provided by the Applicant is that the current zoning would mean that the units within the building would be larger, the rent would be higher, and the demand for smaller, market rental units would not be met. The new density provisions proposed by the Applicant are intended to provide more flexibility in the number and size of units. Units proposed for this development are anticipated to be 1-and-2-bedroom units. Ultimately, the density proposed is greater than what the Zoning and the Sustainable Official Community Plan (OCP) anticipate.

Sustainable Official Community Plan Bylaw No. 3475, 2012

The proposed development is designated Neighbourhood under City's Sustainable Official Community Plan (OCP). The existing RM-3 Zone and the density proposed for this development is already more dense than what the OCP anticipates for a Neighbourhood designation. The Neighbourhood designation is characterized as a controlled development area, which supports a range of low to medium density housing options within existing neighbourhoods. The vision of the Neighbourhood designation focuses on accommodating modest, new growth through sensitive infill and redevelopment while still maintaining the existing character of the surrounding neighbourhood.

Key OCP policies that reflect this vision are:

- 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.
- 5.22.6 Prioritize the redevelopment and intensification of corridors connecting centres from single-detached housing to duplex or townhouse housing.
- 5.23 Maintain existing neighbourhood character or revitalize/renew an area of which is identified as in need.
- 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.

The application to increase density is not in line with the Neighbourhood designation policies of the OCP.

While the increased density is not inline with the OCP's "Neighbourhood" designation, generally the following OCP's Growth Management and Housing Diversity & Affordability policies are supportive of the proposed development:

Growth Management

- 5.2.2 To increase the cost-effectiveness of infrastructure delivery, the City will promote infill development in designated areas. Further, the City will review land use

Report/Recommendation to Council

Zoning Bylaw Amendment application for 2221 Dalton Road

May 6, 2021

regulations, incentives, development application processes and other mechanisms to facilitate infill development opportunities identified in this plan.

5.3 Concentrate the majority of growth into designated areas and/or adjacent to these areas.

5.3.1 New residential uses, in particular multi-family residential development, will be encouraged in areas that are accessible to community services and facilities including walkways, schools, transit and recreational areas.

Housing Diversity & Affordability

7.2.7 Affordable, rental and special needs/supportive housing – including seniors housing – will be permitted throughout the City, with preference given to locations or nodes that provide amenities and services, and transit.

Conditions of Zoning

Should Council be in a position to support this Zoning amendment, Staff will be proposing the following conditions (proposed frontage improvements are shown in Attachment #6):

- Entering into a Works and Services Agreement to expand frontage improvements from the subject site, to the intersection of Westgate Road and along the south side of Westgate Road to where the existing sidewalk begins, and
- Include a painted crosswalk to be installed at the eastern point of the intersection of Westgate Road and Dalton Road.

Technical Analysis

Generally, new developments that propose to generate 100 trips or more are required to submit a Transportation Impact Assessment (TIA). The City's Transportation Specialist expects the development would generate 26 additional trips at the PM peak hour, which is well under the general threshold (60 units x 0.44 trips per unit = 26 trips total). That said, based on public concerns requesting a TIA can be made at the discretion of Staff. Should Council wish to proceed to public hearing, Option #2 identified below, requests that a TIA be prepared and submitted prior to scheduling a public hearing.

Options

The following four options are available for Council's consideration for this Zoning Bylaw Amendment:

Option 1:

THAT Zoning Amendment Bylaw No. 3823, 2021, to increase the permitted residential density at 2221 Dalton, be denied.

This option is recommended and allows Council to deny bylaw consideration of the application. This decision would close the file and First and Second readings would not be granted. This option would mean the existing zoning of the property, Residential Multiple Three (RM-3) Zone,

Report/Recommendation to Council

Zoning Bylaw Amendment application for 2221 Dalton Road

May 6, 2021

would remain and that the property could still be developed within the provisions of the RM-3 Zone which would permit 33 dwelling units.

Option 2:

THAT *Zoning Amendment Bylaw No. 3823, 2021*, which amends the Residential Multiple Three (RM-3) Zone with a site-specific text amendment to density provisions to permit the construction of an apartment building with a maximum of 1.25 FAR (approximately 60 units) at 2221 Dalton Road be given First and Second Reading;

AND THAT an electronic Public Hearing be scheduled upon the receipt of a Traffic Impact Assessment.

This option allows the application to proceed with First and Second Reading. An electronic Public Hearing would be scheduled upon the submission of a Traffic Impact Assessment (TIA).

Option 3:

THAT *Zoning Amendment Bylaw No. 3823, 2021*, which amends the Residential Multiple Three (RM-3) Zone with a site-specific text amendment to density provisions be given First and Second Reading and that an electronic Public Hearing be scheduled.

This option allows the application to proceed with First and Second Reading. An electronic Public Hearing is anticipated to be scheduled for June.

Option 4:

THAT consideration of *Zoning Amendment Bylaw No. 3823, 2021*, be deferred pending receipt of additional information as requested.

This option allows Council to ask for any additional information prior to deciding on the application. Council is to outline what additional information is required prior to granting First and Second Reading.

Financial /Operational Considerations

There are no financial or operational implications related to the adoption of this resolution.

Communications

City of Campbell River Notification Procedure

Although the City's Planning Procedures Bylaw No. 3266, 2006 requirement for applicants to host Neighbourhood Public Meetings (NPM) has been temporarily postponed during the coronavirus pandemic, the Applicant held an NPM on April 29, 2021. The Applicant has prepared an NPM summary that is included in Attachment #9, the attachment also includes signatures that were collected in support of the application from the surrounding businesses.

Also pursuant to the Planning Procedures Bylaw, a Development Notice sign has been posted on the property.

Report/Recommendation to Council

Zoning Bylaw Amendment application for 2221 Dalton Road

May 6, 2021

Letters received from the public

At the time of report preparation there were 30 letters submitted from the public (29 letters of non-support, and 1 letter of support). Generally, the letters of non-support state their concerns are related to: increased traffic exacerbating an already busy transportation corridor, decreased safety for pedestrians (specifically children and seniors) that regularly walk on the shoulder of Dalton Road, density of the building in relation to the surrounding existing residences, loss of privacy, construction activity impacting the neighbourhood while the apartment is being built, increased water run off and drainage, loss of views to the water, and certain properties may now be shaded by the apartment building and lose their sun. The one submitted letter of support speaks to the necessity of providing additional housing in the City. All letters can be viewed in Attachment #8.

An online petition was started by a member of the public and received 561 signatures. The signatures are mainly from residents of Campbell River, however signatures on the petition have also been received from people that identify as being located outside the City of Campbell River, outside of the province of British Columbia, and some from internal locations, the petition is included in Attachment #8.



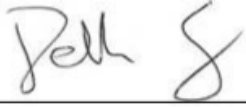
Conclusion

The subject lands are currently zoned Residential Multiple Three (RM-3) Zone and the application is proposing to amend the existing zoning with a site-specific text amendment that would allow increased density (calculated via Floor Area Ratio). The proposal anticipates nearly doubling the density on the lot beyond what the RM-3 Zone permits and is not in line with the objectives and policies of the Neighbourhood designation within the OCP, and for that reason a recommendation of denial has been provided.

Report/Recommendation to Council

Zoning Bylaw Amendment application for 2221 Dalton Road

May 6, 2021

Prepared by:	Reviewed by:
	
Meghan Norman, MCP, MCIP, RPP Senior Planner, Development Planning	Peter F. Wipper Director of Development Services
Reviewed for Form and Content / Approved for Submission to Council:	
 Deborah Sargent, MCIP, RPP City Manager	

Attachments:

1. Subject Property Map (1 page)
2. Statement of Intent (10 pages)
3. Floor Area Ratio Description (3 pages)
4. Subject Property Photos (2 pages)
5. Site Plan (2 pages)
6. Conditions of Zoning – Map of Recommended Offsite Improvements (1 page)
7. Zoning Compliance (1 page)
8. Public submissions (30 letters) & Petition (561 Signatures) (75 pages)
9. Applicant submission (Public Meeting Summary and Business Signatures) (23 pages)
10. Zoning Bylaw Amendment No. 3823, 2021 (4 pages)

ATTACHMENT #1
SUBJECT PROPERTY MAP
(1 PAGE)

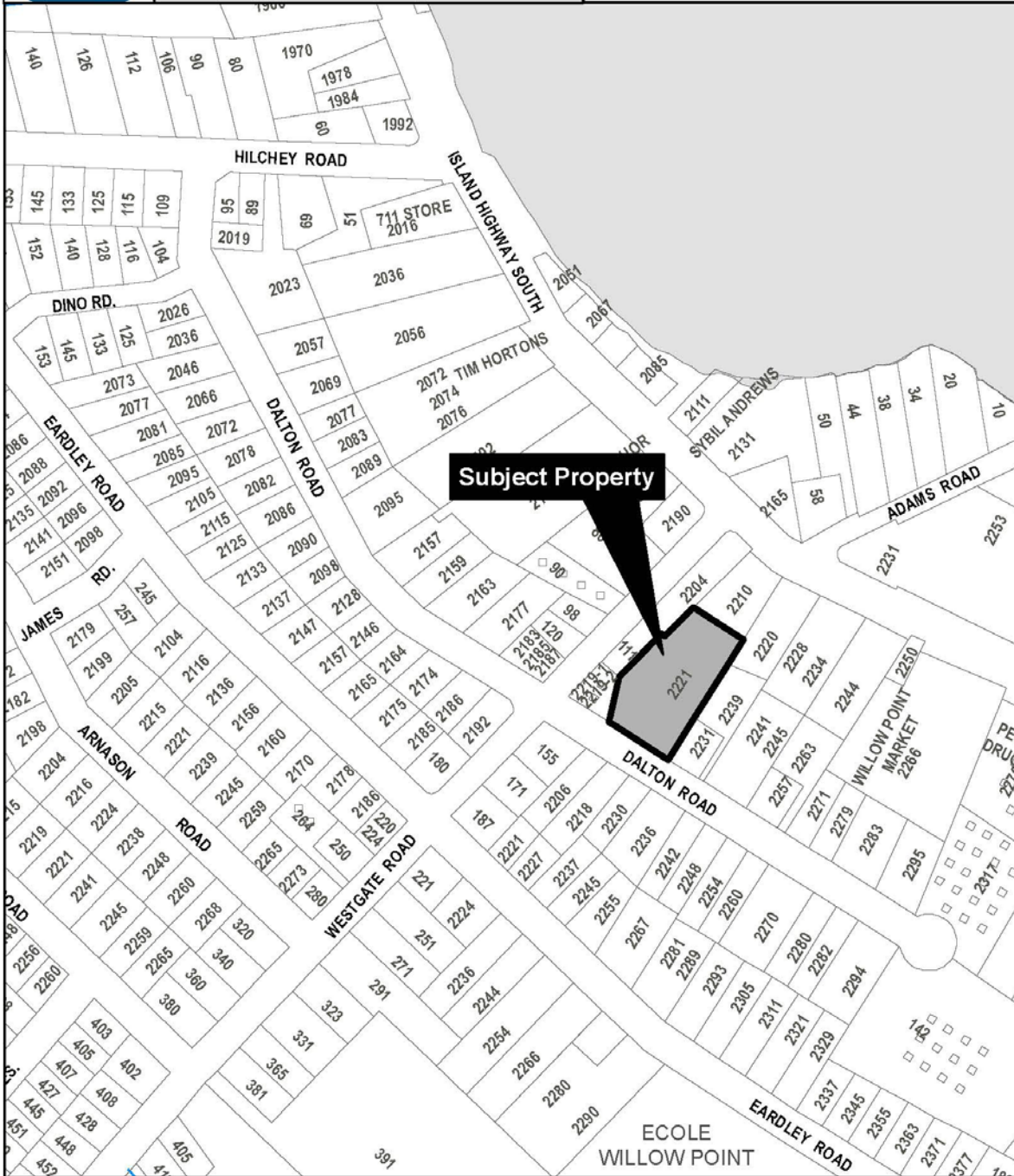


CITY OF CAMPBELL RIVER
DEVELOPMENT SERVICES

Subject Property Map
2221 DALTON RD.
P21-16 ZON



Scale - 1:3,000



ATTACHMENT #2
STATEMENT OF INTENT
(8 PAGES)



111-2036 South Island Hwy
 Campbell River, BC V9W 0E8
 Phone: (250) 914-8485
 Fax: (250) 914-8490

April 23, 2021

Andy Gaylor, Development Planning Manager
 Planning Department
 City of Campbell River
 301 St. Ann's Road
 Campbell River, BC, V9W 4C7

Dear Mr. Gaylor:

Re: Rezoning Application for 2221 Dalton Road

The enclosed development application from WestUrban Developments Ltd. (WestUrban) is being submitted for the 0.92-acre property located at 2221 Dalton Road to amend the text of the current Residential Multiple Three (RM-3) zone to allow for density to be calculated using Floor Area Ratio which will allow for greater flexibility in unit size, units mix and building layout. The proposed zoning amendment aligns with policies within the Official Community Plan, and specifically the Neighbourhood designation. The amendment will enable the development of a high-quality, purpose-built rental project in the Willow Point neighbourhood adjacent to the Village Centre. Further, the City of Campbell River's Housing Needs Report adopted in August 2020 identifies that 500 new purpose-built rental units of various types are needed within the city by 2025. This proposal will provide 60 of the City's projected purpose-built rental units in an area designated and zoned for multi-family development. The proposed development will improve the site by integrating great urban design, extensive landscaping including permeable surfaces, and adequate surface and integrated parking for future residents and visitors.

Current Zoning Bylaw Requirements:

2221 Dalton Road is currently zoned RM-3 which allows for the uses and form of development that is being proposed in this application. Below is a summary of the current requirements of the Zoning Bylaw and what changes are being proposed in this application.

ZONING BYLAW SUMMARY – RM-3		
Provision	Existing Requirement	Proposed Requirement
Density	The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows: (a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or (b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for	<i>Same as existing with the addition of the provision below.</i> Notwithstanding the provisions of 5.35.3 above, for 2221 Dalton Road (Legal Description Lot 15, District Lot 218, Comox Land District, Plan VIP8401) the maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio is permitted where monetary

	<p>parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.</p> <p>(c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 15 additional dwelling units per hectare, to a maximum density of 90 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the Land Title Act in favour of the City.</p>	<p>contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.</p>
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Rationale for Density Request: The current density calculations of units per hectare do not allow for flexibility in unit size, unit mix and building layout. The use of floor area ratio as a density calculation (similar to Commercial zones in the Zoning Bylaw) will allow for these considerations to be integrated more fully into the proposed development as well as provide for more purpose-built rental units in Campbell River than would be allowed under a units per hectare calculation. See City of Campbell River’s Housing Needs Report, 2020.

Alignment with the Official Community Plan:

The land is under-utilized as per the Official Community Plan (OCP) designation as the large site currently contains a single-detached dwelling. The OCP identifies the property as designated “Neighbourhood” for future redevelopment. Numerous policies within the OCP support the redevelopment of the subject site to a high quality, purpose-built rental development. Overall, the OCP supports a transitional higher density residential use of the subject site from the adjacent Village Centre. Below is a table summarizing how WestUrban Developments has addressed various policies in the OCP through our proposal.

ALIGNMENT WITH THE OFFICIAL COMMUNITY PLAN		
Policy Area	Policy	How Proposal Addresses
Growth Management	5.1.2 For development within the Urban Containment Boundary, promote an orderly pattern of development that is sequential in particular in undeveloped areas to maintain infrastructure efficiency and enhance livability associated with compact neighbourhoods.	The proposal seeks to utilize existing infrastructure on an underdeveloped lot along the Willow Point neighbourhood.
	5.2.2 To increase the cost-effectiveness of infrastructure delivery, the City will promote infill	WestUrban is proposing this development in the Neighbourhood

	development in designated areas. Further, the City will review land use regulations, incentives, development application processes and other mechanisms to facilitate infill development opportunities identified in this plan.	designation area that promotes infill development.
	5.2.4 New development will contribute towards the costs of infrastructure capacity improvements that benefit the entire community through mechanisms such as development cost charges, development servicing agreements, amenity negotiations and comprehensive development agreements, or other such tools.	WestUrban will be contributing to the costs of infrastructure capacity improvements through such mechanisms as development cost charges and other tools.
	5.3.1 New residential uses, in particular multi-family residential development, will be encouraged in areas that are accessible to community services and facilities including walkways, schools, transit and recreational areas.	The proposed development will be located directly adjacent to the Willow Point Village Centre that contains numerous community services and amenities.
Neighbourhood	5.22.5 Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.	The proposed multi-family development is clustered densification as it located adjacent to the Willow Point Village Centre.
	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.	The proposed density, massing, design and character will be in alignment with the surrounding neighbourhood and Willow Point Village Centre.
Parks & Natural Environment	6.1.1 To ensure new development minimizes impact to the environment and reduces risk to people, the City will maintain and enforce Development Permit Area Guidelines for: <ul style="list-style-type: none"> • Streamside • Bald Eagle Nest Trees • Campbell River Estuary • Foreshore • Campbell River Watershed • Sensitive Ecosystem Inventory Sites • Hazardous Lands Mapping and guidelines will be regularly updated when new information is provided or made available.	WestUrban Developments will complete all required Development Permits and adhere to all recommendations contained within them.
Housing Diversity & Affordability	7.2.2 Incentives may be considered to encourage residential development of vacant infill lots.	WestUrban would consider working with the City to identify incentives to develop on this infill lot.

	7.2.6 Zoning regulations will be reviewed and revised as appropriate to increase permitted housing typologies in residential and mixed-use zones.	WestUrban is proposing that the density on the site be calculated using floor area ratio to allow for a range of unit sizes and higher number of rental units.
	7.2.7 Affordable, rental and special needs/supportive housing – including seniors housing – will be permitted throughout the City, with preference given to locations or nodes that provide amenities and services, and transit.	The proposal is for 100% rental units in a location that is directly adjacent to the Willow Point Village Centre that contains numerous amenities, services and transit stops.
Transportation & Mobility	8.1.1 Sidewalk coverage will be strategically increased as financial resources permit and as guided by the Master Transportation Plan.	Sidewalks will be added along the frontage of the proposed development where required by City standards.
	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.	The proposed development will include frontage improvements in alignment with the Master Transportation Plan.
	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.	WestUrban Developments will be paying for the cost of the infrastructure improvements required by the proposed development.
Local Economy	10.1.4 High standard urban design guidelines and land use planning will be maintained to ensure Campbell River’s downtown and other destinations continue to attract residents, workers, businesses, and tourists.	The proposal will include a high standard of urban design and site layout in alignment with all City policies and guidelines.
Social Well-Being	12.5.3 The needs of children and youth will be considered in planning initiatives such as land use, transportation, parks, and community facilities.	The unit mix being proposed for the development may include 2- and 3- bedroom units that will allow for families to live in the building.
High Performance Buildings	14.1.8 The City will encourage new buildings and developments to utilize green building techniques, and have the capacity to adapt to future green building retrofits, such as new renewable energy opportunities.	All WestUrban buildings are built to a minimum Level 2 of the BC Energy Step Code.

Images of the Site:





111-2036 South Island Hwy
Campbell River, BC V9W 0E8
Phone: (250) 914-8485
Fax: (250) 914-8490

Benefits of the Proposal:

WestUrban has done extensive background research related to this development proposal. The following are significant benefits for the City of Campbell River:

- Frontage improvements to Dalton Road
- Increased property tax through developing underutilized land to a higher density residential development
- Contributing to the vitality and viability of the Willow Point Village Centre area
- Helping to accommodate population growth and meeting the housing needs of Campbell River
- Providing a variety of high-quality units that will allow for people of various ages and incomes to live in the area
- Providing purpose-built rental development in alignment with the needs identified in the City of Campbell River's Housing Needs Report (August 2020)

Application Package:

The following information has been included and form the rezoning application submission:

1. Application with owner authorization
2. Site Profile
3. Application fee
4. Land Title
5. Site Plan

Please do not hesitate to call me or the Director of Development, Sarah Alexander, at 250-914-8485 should you have any questions or concerns.

Thank you,

A handwritten signature in black ink that reads 'Cameron Salisbury'.

Cameron Salisbury MCIP, RPP
Development Manager
WESTURBAN DEVELOPMENTS LTD.

ATTACHMENT(S):

1. **DRAFT ZONING AMENDMENT - TEXTUAL**

DRAFT ZONING AMENDMENT - TEXTUAL

5.35 Residential Multiple Three (RM – 3) Zone

Sections 5.35.1 through 5.35.8 apply to any lot in the RM - 3 Zone.

Purpose:

This zone provides for the development of medium to high-rise residences in multiple-family complexes within the high-density residential designation, typically three to six storey apartment style complexes.

Permitted Uses:

5.35.1 The following uses are permitted:

- (a) triplex or threeplex;
- (b) apartment; or
- (c) community care, or social care facility, or both; or
- (d) single-family residential dwelling units existing prior to May 27, 2008, including single wide manufactured homes in accordance with Section 4.19 and identified on Appendix 2.

Lot Area:

5.35.2 The minimum lot area shall be 400 square metres for “fee-simple” lots, or a minimum average of 135 square metres per bare land strata lot.

Density:

5.35.3 The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

- (a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or
- (b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.
- (c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 15 additional dwelling units per hectare, to a maximum density of 90 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the Land Title Act in favour of the City.

5.35.4 Notwithstanding the provisions of 5.35.3 above, for 2221 Dalton Road (Legal Description LOT 15, DISTRICT LOT 218, COMOX DISTRICT, PLAN 8401) the maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in

DRAFT ZONING AMENDMENT - TEXTUAL

conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.

Lot Coverage:

5.35.5 The maximum lot coverage of all buildings is 50%.

Minimum Dimensions Required for Yards:

5.35.6 Yards in this zone must have the following minimum dimensions:

Front yard:	minimum 7.5 metres
Rear yard:	minimum 7.5 metres
Side yard:	minimum 3.0 metres
Side yard adjoining a local road:	minimum 3.5 metres
Side yard adjoining a highway, arterial or collector road	minimum 4.5 metres

Building Height:

5.35.7 The maximum height of a principal building is 20.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the "top of the ridge" adjacent to or within that lot. The geodetic height for the "top of the ridge" will be determined by the City and confirmed by BCLS.

ATTACHMENT #3
FLOOR AREA RATIO DESCRIPTION
(3 PAGES)

Floor Area Ratio (FAR)

Floor Area Ratio (FAR) is the relationship between the total amount of useable floor area of a building and the total area of the property on which the building stands. It is determined by dividing the gross floor area of the building by the gross area of the lot. FAR is considered a useful built form measurement as its primary aim is to regulate the mass of the building and is thus important from a community impact perspective as it limits the overall building massing. From a developer's perspective, FAR allows much greater design flexibility in determining how many units can be built compared to density regulations that regulate density based on units per hectare. In other words, FAR regulates the "shell" of the building and is not concerned with how many units are built within the building itself.

Floor Area Ratio (FAR) is presently used in a number of commercial zones (C-1, C-1A, C-1B, C-1C, C-2, C-3, C-4, C-5, C-6) and CD Zone (Jubilee Heights). Generally, the FAR method of calculating density is preferred to units per hectare because it allows greater flexibility in unit size and building form. Currently the Residential Multiple Zones within the City's Zoning Bylaw do not account for FAR, density is only calculated on a unit per hectare ratio. In urban centres with medium to high density buildings proposed, FAR provides more flexibility for a developer to design the building based on lot layout and site restrictions. There is steep slope on the west side of the property (back of the lot) that restricts the size and location of the building on the site.

Shown in Figure 1 below, a hypothetical FAR of 1.0 would allow the construction of a one-storey building that covers the entire lot. Alternatively, a developer could build a two-storey building on 50% of the lot, or 4 stories on 25% of the lot. In all situations, a FAR of 1.0 is maintained.

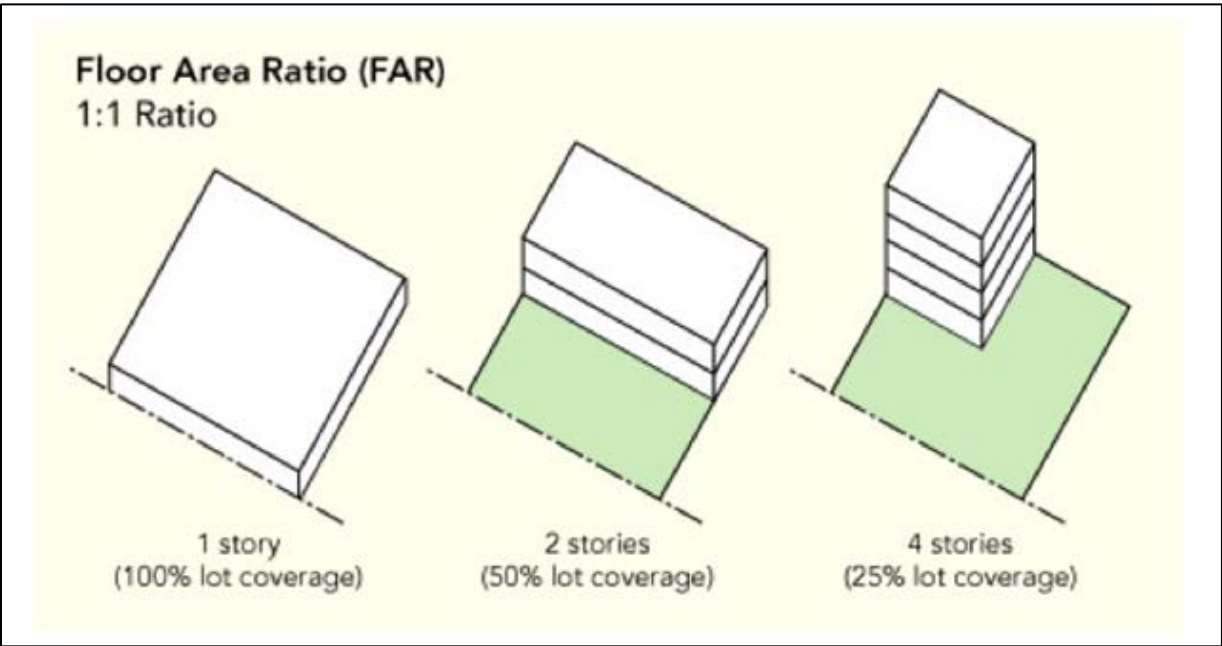


Figure 1: Example of Application of Floor Area Ratio

Local Precedents

The Zoning Bylaw uses FAR in some zones to calculate density, mentioned above. In the Commercial Two (C-2 Zone), for example, the permitted FAR for a residential building is 1.5, whereas permitted FAR for a mixed-use building is 2.5. Figures 2-6 show other recent local examples and their FAR equivalencies. A proposed FAR of 1.25 is considered to be average on the FAR spectrum in Campbell River for recently approved projects.



Figure 2 Example of FAR 1.25, similar to what is proposed for 2221 Dalton Road.



Figure 3 2036 South Island Highway. Zoning: C-2 FAR: 2.41



Figure 4 531 9th Avenue. Zoning: RM-4 FAR: 1.35



Figure 5 302 Birch Street. Zoning: CD3 FAR: 1.07



Figure 6 575 Dogwood Street. Zoning: RM-4 FAR: 0.76

ATTACHMENT #4
SUBJECT PROPERTY PHOTOS
(2 PAGES)



Figure 1 Subject property with notification sign (Sign installed April 2021).



Figure 2 Frontage of subject property, looking south on Dalton Road.



Figure 3 Frontage of 2219 and 2221 Dalton Road, looking south.



Figure 4 Looking east along Westgate Road (frontage of 2219 Dalton Road property).



Figure 5 Looking west along Westgate Road, location of bus stop.



Figure 6 Looking east along Westgate Road, location of bus stop and proposed extension of frontage improvements.

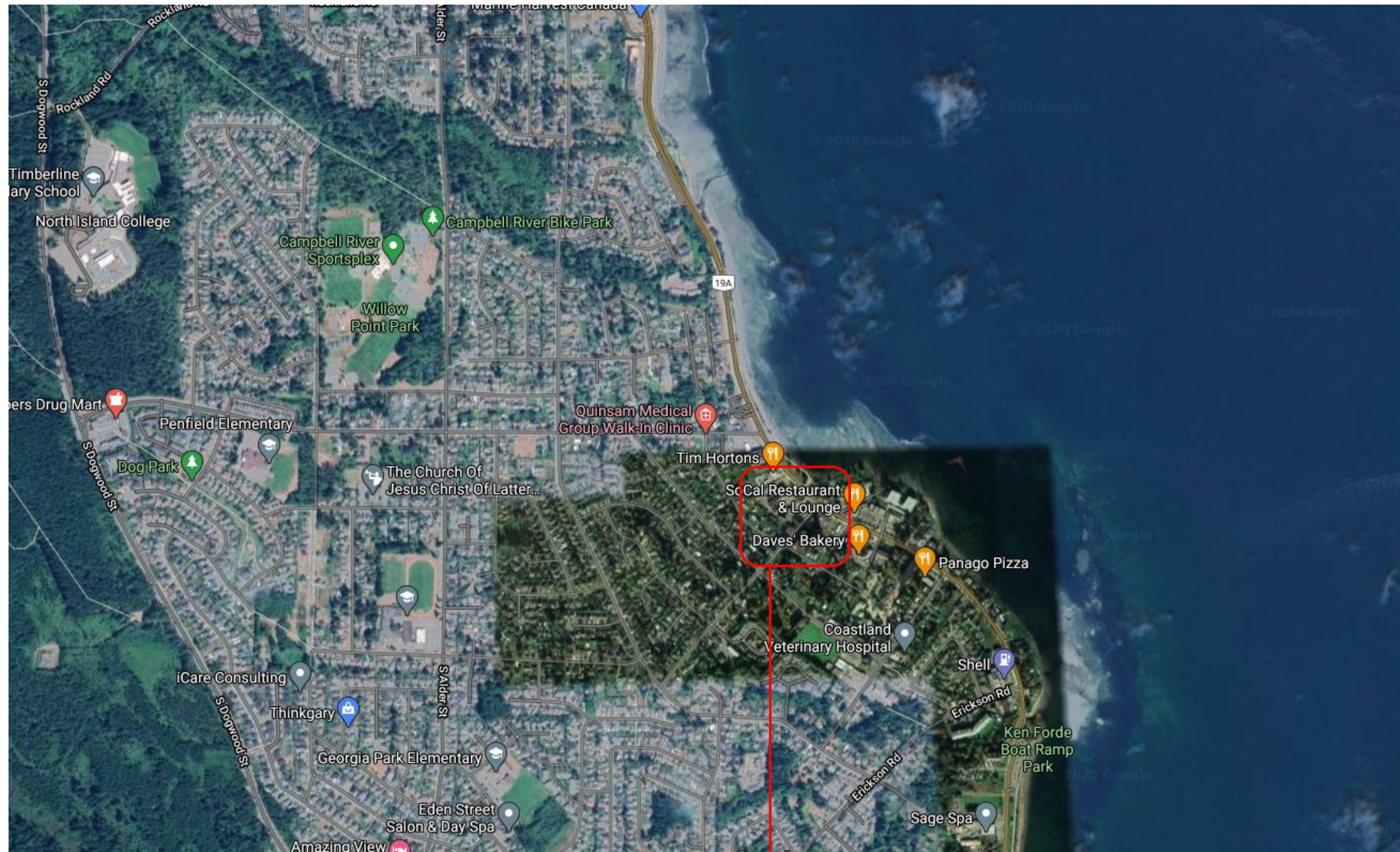


Figure 7 Eastern portion of intersection of Westgate Road and Dalton Road, approximate location of proposed painted crosswalk.



Figure 8 Intersection of Westgate Road and Dalton Road, looking north.

ATTACHMENT #5
SITE PLAN
(2 PAGE)



LOCATION PLAN

N.T.S.

SITE LOCATION

DRAWING INDEX

- PR1 SITE PLAN & PROJECT DATA
- PR2 PARKADE AND FLOOR PLANS

CONSULTANT LIST

DEVELOPER/OWNER
 WESTURBAN DEVELOPMENTS LTD.
 Sean Roy, CEO
 1-1170 Shoppers Row, Campbell River BC V9W 2C8
 250.914.8485
 sroy@westurban.ca

ARCHITECT
 THUJA ARCHITECTURE STUDIO LTD.
 Tanis Schulte, Architect AIBC, LEED AP
 41289 Horizon Dr Squamish BC V8B 0Y7
 250.650.7901
 info@thujaarchitecture.ca

LANDSCAPE ARCHITECT

PROJECT DATA

LEGAL ADDRESS:

CIVIC ADDRESS:
 2221 DALTON ROAD CAMPBELL RIVER BC

ZONING:
 RM3

LOT SIZE
 +/- 3723 SQ.M.

BUILDING AREA:
 PROPOSED FOOTPRINT 998 SQ.M.

FLOOR AREAS:	
PARKADE	1803 SQ.M.
MAIN	789 SQ.M.
SECOND	789 SQ.M.
THIRD	789 SQ.M.
FOURTH	789 SQ.M.
FIFTH	789 SQ.M.
TOTAL (NET)	3945 SQ.M. EXCLUDING PARKADE
COMMON (PARKADE)	35 SQ.M.
COMMON (MAIN)	209 SQ.M.
COMMON (SECOND)	209 SQ.M.
COMMON (THIRD)	209 SQ.M.
COMMON (FOURTH)	209 SQ.M.
COMMON (FIFTH)	209 SQ.M.
TOTAL (NET)	1045 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS)	4990 SQ.M. EXCLUDING PARKADE

FLOOR AREA RATIO:
 PROPOSED: 1.0

DENSITY:
 PROPOSED: 60 UNITS

LOT COVERAGE:
 26%

AMENITY SPACE:	
PRIVATE DECKS	5.0 SQ.M. * 60 (300 SQ.M.)
COMMON SPACE	220 SQ.M.
TOTAL	520 SQ.M.

BUILDING HEIGHT:
 REQUIRED: 20M
 PROPOSED: 5 STOREYS

UNIT COUNT:	MAIN	2-5TH FLOORS	BUILDING
STUDIO BEDROOM	0 (*4)	0 (*4)	0
ONE BEDROOM	5 (*4)	5 (*4)	25
TWO BEDROOM	7 (*4)	7 (*4)	35
TOTAL	12	12 (*4)	60

SETBACKS	
FRONT (SOUTH)	REQUIRED 7.5M PROPOSED 7.5M
REAR (NORTH)	REQUIRED 7.5M PROPOSED 17.05M
SIDE (WEST)	REQUIRED 3.0M PROPOSED 15.60M
SIDE (EAST)	REQUIRED 3.0M PROPOSED 3.0M

PARKING:	
REQUIRED 1.3 PER UNIT	78
VISITOR 1.0 PER 5 UNITS:	12
TOTAL	90

PROVIDED STANDARD:	
HANDICAP STALLS (2% REQ.D)	3
SMALL CAR (30% ALLOWABLE)	27
TOTAL	90



CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



Tanis Schulte Architect AIBC LEED AP
 41289 Horizon Dr. Squamish BC V8B 0Y7
 T: 250.650.7901 E: info@thujaarchitecture.ca

NO. _____ DATE _____

ISSUED FOR REVIEW JAN. 18 2020

PROJECT

DALTON ROAD SCHEMATIC

DRAWING

SCHEMATIC SITE PLAN

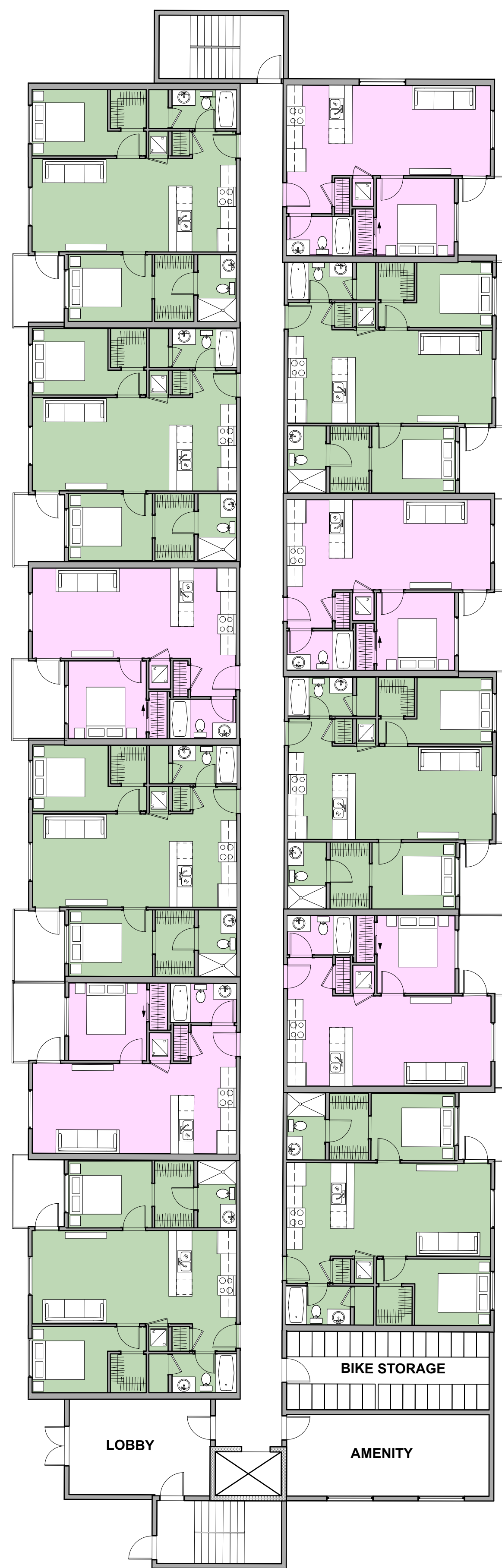
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DATE		DRAWN BY	TS/SW

SHEET

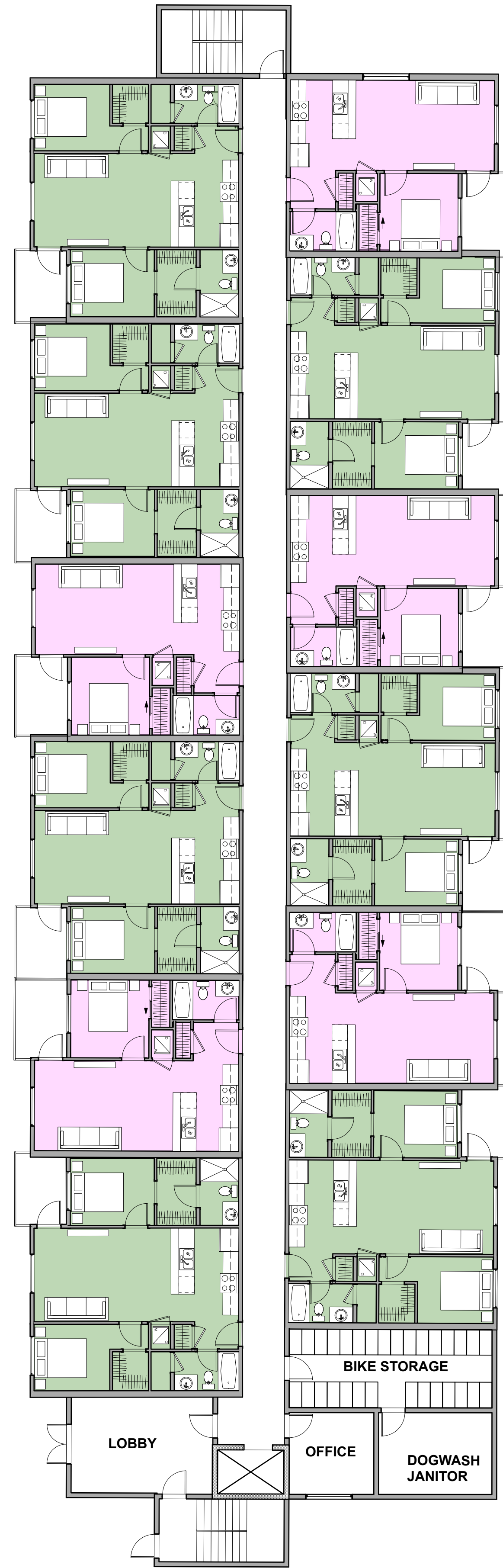
PR1

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

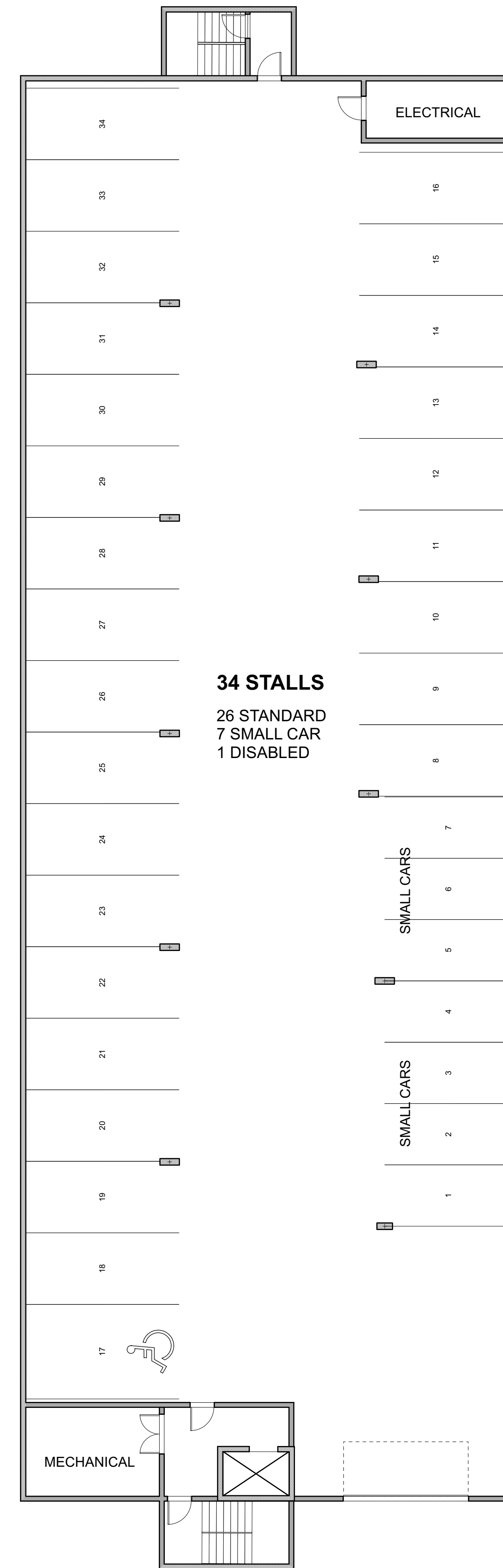
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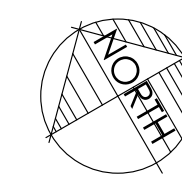
2ND-5TH FLOOR



MAIN FLOOR



34 STALLS
26 STANDARD
7 SMALL CAR
1 DISABLED



PARKADE



Tanis Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

NO. DATE

ISSUED FOR REVIEW JAN. 18 2020

PROJECT
DALTON ROAD SCHEMATIC




DRAWING
SCHEMATIC FLOOR PLANS

SCALE AS NOTED	PROJECT NO. ----
DATE	DRAWN BY TS/SW
SHEET	

PR2

ATTACHMENT #6
CONDITIONS OF ZONING – MAP OF RECOMMENDED OFFSITE
IMPROVEMENTS
(1 PAGE)

Legend (offsite improvements)

Subject Property	
Frontage Improvements	
Crosswalk	



ATTACHMENT #7
ZONING COMPLIANCE
(1 PAGE)

Table 1: Zoning Compliance*

	Residential Multiple Three (RM-3) Zone	Proposed Development	Evaluation
Use	Apartment	Apartment	Complies
Lot Coverage (maximum)	50%	26%	Complies
Density	75 dwelling units per ha, prior to density bonusing 0.92 acres = 0.372 ha 0.372ha X 75 = 27 dwelling units Zone permit density bonuses as well. w/ density bonusing max units on parcel would be: 47 units	1.0 FAR with a maximum of 0.25 FAR for density bonusing, max 1.25 FAR. Proposal for 60 units	DOES NOT COMPLY – Amendment proposed would bring the development into conformance. Creating a new density provision within the RM-3 zoning.
Front Yard Setback – minimum	7.5m	7.5m	Complies
Rear Yard Setback – minimum	7.5m	17.05m	Complies
Side Setbacks – minimum	3.0m / 3.0m	15.60m/3.0m	Complies
Height (maximum)	20m	20m	Complies
Parking (minimum)	Apartment 1.3 spaces per dwelling unit, plus 1 visitor parking space per 5 units <ul style="list-style-type: none"> - 60 units x 1.3 spaces = 78 spaces - 60/5 = 12 visitor spaces - Total = 90 - 90 x 30% = 27 small car permitted Loading – 0 required for multi-family	Apartment Total parking provided = 90 stalls Standard stalls = 60 stalls Accessible stalls = 3 stalls Small car stalls = 27 stalls 30% small car stalls proposed	Complies

*Zoning conformance to be confirmed at building permit stage.

ATTACHMENT #8
PUBLIC SUBMISSIONS (30 LETTERS) & PETITION (561 SIGNATURES)
(75 PAGES)

Marie Dube

From: JANET FLETT [REDACTED]
Sent: April 19, 2021 4:30 PM
To: planning
Subject: Apartment Building Dalton Road

CAUTION: External Email Alert

Just was made aware of the rezoning for yet another oversized rental apartment block in Willow Point. This area of town should have careful consideration concerning these large eyesores. All of the apartments that have been constructed by this company resemble housing units at prisons at the worst, boring boxes all in the same bland color scheme, totally out of sync with the Willow Point community. Council should stop allowing these monstrosities and consider smaller apartment buildings that would fit in with the community and keep it a crown jewel of Campbell River instead of turning the area into a high density nightmare. With the Westbourne building on the Island Highway next to 7-11 we have noticed an increase in traffic on Dalton Road, an increase in speeders, and an increase of cars parked on our street that are the overflow from the building. We have no sidewalks! There are young families with children, and seniors with walkers that are forced to walk on the street and dodge traffic. Another of these misplaced apartment buildings from this company will increase traffic even more making going for a walk a dangerous endeavor. Please take everything into account and plan for the future of Willow Point, not just for the next few years. Too many cities have gone the route of growing too fast without proper planning. Please don't let this happen here.

Janet Flett
2046 Dalton Road

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https://us5.proofpointessentials.com/index01.php?mod_id=11&mod_option=logitem&mail_id=1618875009-rt3e8TUFnef5&r_address=planning%40campbellriver.ca&report=1

From: [REDACTED]
To: [Meghan Norman](#)
Subject: Regarding 2221 Dalton Road
Date: April 20, 2021 4:00:27 PM

CAUTION: External Email Alert

Dear Meghan my name is Lance Bracken I have lived at # 10 142 Larwood Road for 11 years my daily walk is down Dalton Road and in good weather I enjoy seeing the children playing hopscotch which they have drawn out themselves in the middle of Dalton Road where they feel safe as there is very little traffic and those that live here are very aware of the children playing. so thy drive slow and easy.

The children have know parks nearby to play or ride their bikes or use their scooters and feel safe on Dalton Road.

Also the seniors where I live(WPSL) can safely walk with there walkers down Dalton Road for there daily exercise.

Now I see that a rezoning application for 2221 Dalton Road has been requested which will change all of the safety for children playing and seniors walking if the request for rezoning goes through.

Dalton is a dead end street and the additional traffic from a 6 story building on this street it could not handle. and I am definitely against a structure of this size on Dalton Road Every one I have spoken to is against it as well as the homes on Dalton the other side of Westgate with the continuous traffic driving to Hilchey to connect with 19A

Thank you for the opportunity to speak on this matter.

Concerned citizen

Lance Bracken

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From: [REDACTED]
To: [Meghan Norman](#)
Subject: 2221 Dalton rd
Date: April 21, 2021 7:08:15 PM

CAUTION: External Email Alert

Hello Meghan I am writing to express my great concerns over the development proposal for 2221 Dalton rd. I moved on to Dalton rd 3 yrs ago and love my neighborhood but have seen 2 westurban developments take place in close proximity, which I am ok with as they funnel directly on to island hwy. I know first hand that everyone who lives on the south side of dalton drives by my place as Westgate rd is uncrossable at the best of times. I have a 2yr old and feel 84 more cars driving thru would make it unsafe. I moved here because I dont want to be in a busy area and feel this is 100% not the place for it. When does the city look after it's own and say enough is enough. And seriously do 3 west urban developments need to be within 2 blocks. This is residential please keep it that way.
Thanks Adam

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From: [Outer Island Photography](#)
To: [Meghan Norman](#)
Subject: 2221 Dalton Road
Date: April 21, 2021 8:34:10 PM

CAUTION: External Email Alert

Greetings Meghan,

It has recently come to my attention (as in yesterday) about the rezoning application for 2221 Dalton Road. This project does create a great amount of concern in our little residential neighborhood. It is a quiet neighborhood, where small children (including my own) play on the street. I see young families walking with wagons filled with children, dog walkers, children on bikes and scooters, and I have even seen a volleyball net set up. That is why we purchased our house in that neighborhood. The demeanor of the street is what attracted us to it. It is the reason why we decided to start a family in this neighborhood. My greatest concern is the traffic. It is not a secret that turning off of Westgate, especially in the Summer months can be quite time consuming, so that only leaves Dalton as the only viable route to the highway, therefore changing the demeanor of our street. I am also concerned about any upgrades that may need to be done to meet the requirements for this project. As a taxpayer, I am assuming that I would be responsible for some of that cost, and I wouldn't be too pleased with that as well. I guess in the end, I am just wondering why 3 large apartment buildings would be necessary in a two block radius, or why a 60 unit building is necessary on a residential street. Are we meeting the needs of Campbell River, or essentially trying to attract people from the Mainland? Because a small part of me feels like Campbell River may be losing that essence of small town charm.

If we continue to build apartment buildings in residential areas, when does it stop?

Thank you for your time

Lisa Murphy

Sent from [Mail](#) for Windows 10

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From: [sidanne switzer](#)
To: [Meghan Norman](#)
Subject: DALTON ROAD -
Date: April 22, 2021 9:03:54 AM

CAUTION: External Email Alert

DEAR MEGHAN

THANK YOU FOR YOUR EMAIL REGARDING ZONING ON DALTON AND HERE ARE MY CONCERNS. PLEASE ACCEPT THIS AS MY WRITTEN LETTER TO COUNCIL, TO BE INCLUDED IN THE REPORT FOR MAY 10TH

I LIVE AT #9 142 LARWOOD WHICH IS IN THE CUL DE SAC END OF DALTON. AND HAVE LIVED QUIETLY THERE FOR 5 YEARS AS PART OF WPSLS COMMUNITY. THERE ARE ABOUT 70-80 SENIORS LIVING AT THIS END OF DALTON WHICH INCLUDES THE TOWNHOUSES ON THE EAST SIDE OF THE CUL DE SAC.

BECAUSE DALTON IS A QUIET AND SAFE, DEAD END ROAD, MANY SENIORS FROM THE APARTMENT AT 142 LARWOOD ARE TAKEN ON DAILY WALKS BY CARE AIDS . ALSO THE **ADULT CARE SOCIETY** IS AT THE END OF THE CUL DE SAC WHERE THE SAFETY OF VULNERABLE PEOPLE IS OF PARAMOUNT IMPORTANCE.

CHILDREN CAN PLAY SAFELY IN THE STREET AND IN THE CUL DE SAC BECAUSE THERE IS NO THROUGH TRAFFIC. THERE ARE NO SIDEWALKS SO WE DO HAVE TO WALK ON THE ROAD.

THERE IS A FOOTPATH EASEMENT THROUGH THE **WILLOW POINT SUPPORTIVE LIVING SOCIETY** PROPERTY TO ENABLE CHILDREN TO SAFELY GO TO SCHOOL THROUGH 142 LARWOOD, BUT BECAUSE OF THE NEW APARTMENT BUILDING ON LARWOOD AND THE HIGHWAY, WE HAVE HAD TO ENDURE AN INCREASE OF FOOT TRAFFIC, PEOPLE AND DOG WALKERS USING OUR BEAUTIFUL GARDENS AS A DOGGY DEPOSIT PARK. WE CANNOT IMAGINE WHAT DALTON ROAD WILL BECOME WITH MORE DOG WALKERS!! THIS IS OUR HOME AND WE VALUE OUR SAFETY. BUT NOT WITH MORE STRANGERS WALKING THROUGH.

WHERE WILL ALL THE HEAVY MACHINERY TURN AROUND DURING CONSTRUCTION? WHERE ARE ALL THE TRADESMAN'S TRUCKS GOING TO PARK ON OUR SHORT BLOCK? NOT IN OUR CUL DE SAC WE HOPE!

HOW SAFE WILL WE BE? SENIORS WALKING DOWN DALTON ROAD DURING CONSTRUCTION?? HOW SAFE WILL CHILDREN BE??

HOW ARE DRIVERS FROM DALTON GOING TO GAIN ACCESS ONTO THE HIGHWAY FROM WESTGATE. IT'S NEARLY IMPOSSIBLE NOW TO TURN LEFT FROM WESTGATE ONTO THE HIGHWAY GOING NORTH INTO TOWN. NOT IMPOSSIBLE BUT DOWNRIGHT DANGEROUS. SO I SUPPOSE THEY WILL HEAD NORTH ON DALTON TO HILCHEY INCREASING THE TRAFFIC ON THAT PART OF

THE STREET.

ONCE AGAIN THESE ARE MY CONCERNS ALONG WITH THOSE OF OUR MANY NEIGHBOURS.

SINCERELY, SIDANNE SWITZER.

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From: [Alexa LeStrat](#)
To: [Meghan Norman](#)
Subject: proposed apartment development on Dalton Road
Date: April 22, 2021 6:02:23 PM

CAUTION: External Email Alert

We would like this letter to be included in the report for May 10th, 2021.

We are opposed to the zoning on Dalton for an apartment building. We live in a very quiet area at the south end of Dalton, where there isn't a through street. Dalton ends in a cul de sac at the WPSLS community. There are only seniors in this community, The Willow Point apartment and patio home supportive living complex and the Adult Care Society's building.

There is a walk through allowed for children going to school and those out for walks. The traffic has increased very much in the past year and this makes the seniors feel very vulnerable. This easement has led to many people allowing their pets to defecate on our lawns and not being picked up by the owners.

We would find the increase in vehicles very detrimental to our quiet living area and it would also be more dangerous as there are no sidewalks on Dalton where the majority of people depend on walking aids.

Sincerely,
Bryan Couldrey and Alexa LeStrat
8-142 Larwood Road

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From: [Sue Phillips](#)
To: [Meghan Norman](#)
Subject: Re: 2221 Dalton Road -enquiry
Date: April 22, 2021 7:46:06 PM
Attachments: [image001.jpg](#)

CAUTION: External Email Alert

Hi Megan, thank you so much for your response. My biggest concerns are the fact that there are so many kids living on Dalton and there are no sidewalks. With that many units going in it can only be expected that traffic along Dalton will increase. I'm not only concerned about my kids and other kids who walk on the street daily to go to school and for other reasons but also the many many other people that I see walking on both sides of Dalton. Also, if there are upgrades to Dalton for sidewalks, I would assume this would be paid for by the developer and not by the citizens of the city. Westurban developments in the area have proven to be expensive and not for the average Joe. These developments aren't helping the community much like the recent development for affordable housing on Dogwood, rather they are only going to make a very rich company richer of which I realize is just the way it is. So, from this I couldn't imagine why they wouldn't pay for the upgrades.

I have more concerns but that is my main concern.

So, my neighbours have informed me that there are some public forums (or whatever they are called hehe) with the city in May? I'd love to get the dates for anything that the community can take part in regarding the project. I've also been told you will include email addresses of citizens who are inquiring about the project and I would like to be included in that.

Thanks you for listening, I look forward to hearing from you.

Sue

On Friday, April 16, 2021, Meghan Norman <Meghan.Norman@campbellriver.ca> wrote:

Hi Sue – Following up on an enquiry you had regarding 2221 Dalton Road – happy to answer any questions you have, thanks, Meghan

Meghan Norman, MCP, MCIP, RPP

Senior Planner

Development Services

CR_logo_email



City of Campbell River

Direct: 250-286-5748

Email: Meghan.Norman@campbellriver.ca

Please note:

To reduce the spread of COVID-19, when visiting a City facility, please follow all posted safety procedures. These include hand cleaning, wearing a protective face mask over your mouth and nose, and maintaining appropriate physical distance from others.

Do not enter a City facility if you have cold or flu symptoms, or if you have been exposed to someone who has these symptoms. Find current information about COVID-19 symptoms and public health directives at www.bccdc.ca.

Find the most recent information on City services at campbellriver.ca.

Reach us with general inquiries by email (info@campbellriver.ca) or telephone 250-286-5700.

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From: [Brandi Stovman](#)
To: [Meghan Norman](#)
Subject: The Property 2221 Dalton Rd
Date: April 22, 2021 11:46:57 PM

CAUTION: External Email Alert

April 22nd, 2021

To Whom It May Concern,

Regarding: the Property of 2221 Dalton Rd, Campbell River

Just last Thursday, it was brought to my attention that the property located at 2221 Dalton Rd. is zoned an R-3, and allows for medium density housing allowing up to 47 units. The property owners have applied to the city to increase from 47 units to 60 units, as the owners would like to build a five-storey apartment tower.

This potential build is one block up from the Island Highway that is dealing with traffic congestion in Willow Point. The two new apartments that are half empty, as well as Tim Horton's constant flow of vehicles, adds to the clogged corridor. It is nearly impossible for vehicles to turn off or onto Westgate at the Island Highway before 7pm, because traffic is so thick. The intersection will need a significant upgrade to accommodate additional 120 + vehicles. I imagine this could be a problem, as the city of Campbell River does not like to put traffic lights so close together. Westgate and the Island highway would have been a good spot for a roundabout-but it is too narrow. Westgate is considered the closest exit out of the neighborhood, Hilchey Rd is the second closest exit out of the neighborhood.

We have a lot of families on this road that love the vibe of the neighborhood. We have people with mobility issues, persons with disabilities, families, children, seniors, and elderly that rely on having a safe street. We already have an issue with drivers speeding down Dalton Rd to avoid the Willow Point congestion. We have an unmarked children's playground at the end of Dalton Rd that requires slow down children playing and 30 km signs. Having an additional 120 + vehicles on this road would put a huge strain on our foot traffic too.

When the Westurban building went up beside 7-11, corner of Hilchey & Island Hwy, one block from the unmarked children park, construction workers parked vehicles were strewn across Dalton Rd and Hilchey Rd, hindering visibility for children to enter and exit the play area safely. The vehicles caused traffic to bottleneck. Children play in their yards, Children also dart out and do not always look. So you can imagine that neighbors were extremely relieved when the construction had finished, and the workers' vehicles were no longer parked hindering visibility for drivers. Hearing brakes screeching to a halt was a regular occurrence and so many close calls were witnessed. We do not have

sidewalks on Dalton nor is there any room for them. As soon as there are parked cars on either side of the street, it becomes a single lane only, having a sidewalk on one side and parked cars on the other will cause a bottleneck again.

The Maple Trees on the property in question are majestic, are esthetically pleasing, and are a part of the history of Willow Point. I can not tell a lie; I would rather see the trees from my living room window than see a five-storey tower and someone looking back at me from their balcony or window. I am all for affordable family orientated housing, but not expensive condos. Why not a compromise? Instead of an apartment building tower that does not fit the vibe of the neighborhood, and will stick out like a sore thumb, why not build a townhouse complex with a two-storey height restriction, to keep with the esthetic balance of the neighborhood. We do not need an increase of traffic, so I propose the complex parking lot, entrance/exit to the complex be off the Island highway. A foot path exiting the complex to Dalton rd., would be fine and useful.

The drainage for Dalton Rd will have to be addressed, we do not have proper ditches. I find it interesting that traffic studies have been completed in the winter. It is not a proper estimation of traffic flow when you measure in our slowest months of the year. Our traffic is down, from lack of tourism due to the pandemic. The traffic will only increase exponentially once the economy resumes.

Finally, a five-storey tower will take away privacy for all yards, for many blocks, upsetting many residents.

I do not feel a five-storey tower is in the best interest of our neighborhood for the reasons I mentioned above.

Thank you for your attention to this matter and taking the time to read my concerns.

Kind Regards,

Brandi Stovman
2098 Dalton Rd
Campbell River
V9W 1H4
(250) 923-7143

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From: [Jayaprabandh Pudota](#)
To: [Meghan Norman](#)
Subject: Regarding Proposed Rezoning - 2221 Dalton Road
Date: April 23, 2021 8:38:41 AM

CAUTION: External Email Alert

Hello Meghan,

I am Jayaprabandh Pudota(Jay Pudota). I live at 2186 Dalton Road, Campbell River. I am writing this to express my concerns regarding the proposed rezoning at 2221 Dalton Road.

We bought and moved to our home in July, 2017. When we bought our home, we bought it keeping the peekaboo ocean view, and the quiet area in mind. When Westurban built an apartment building by 7/11, we lost more than half of our ocean view. With their new proposal of 60 unit apartment building, we will completely lose the morning sun. In already dark and gloomy winter months, it would make it even more depressing.

When we moved, our street was quiet and felt like a residential neighborhood. We could walk on the street freely (there is no side walk on our street). I taught my wife riding cycle on our street. It was good. For the past year and half, traffic has increased exponentially. With the new proposal it will make it even more hectic and unsafe. Dalton is a dead end street and most people in the area take Dalton to get to Hilchey signal to go onto the highway. I am certain the new proposed apartment would make it much worse.

I spoke with many of my neighbors and we all share same concerns. The proposed apartment building makes our street unsafe, impacts our way of life, impacts our properties and our property values.

Along with all of my neighbors that share the same concerns, I strongly oppose the rezoning of 2221 Dalton Road to allow for 60unit apartment building.

Sincerely,
Jay Pudota.
Resident at 2186 Dalton Road

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Marie Dube

From: Benjamin McGrath [REDACTED]
Sent: April 23, 2021 10:59 AM
To: planning
Subject: Regarding 2221 Dalton Road Rezoning Application.

CAUTION: External Email Alert

Hello, this email regards the 2221 Dalton Road rezoning.

My name Benny McGrath, I live at Unit 2, 2219 Dalton Road. My family is one of the 2 Habitat for Humanity families here. I live directly nextdoor to the lot preposed for rezoning. I believe I can do a good job advocating for my neighbourhood on reasons why rezoning 2221 Dalton Rd is a very poor fit for this neighbourhood if given more time. In the interim, please accept these brief points.

I have 3 major concerns.

1) The change in traffic is a very bad fit. 2221 is located in the south-eastern end of Dalton Road which is a culdesac:

- Several families with young children (many aged 2-12) span Dalton road. Because of the sheltered nature of a culdesac, our street has become a safe gathering place for children in surrounding areas to visit as well. Family oriented traffic accommodates healthy outdoor play such as street hockey, basketball, bike riding, rollerblading, and the like for children who live on Dalton, Larwood, Westgate, and Eardly.
- Adding to our slow-going safety oriented environment are our wonderful assisted care residents who often patrol our street and befriend our children on walkers, wheelchairs, and electric scooters.
- The community post box at the intersection of Westgate and Dalton is a memorable landmark for children and the elderly marking where traffic becomes dangerous.

Adding 60 to 120 non-family oriented vehicles to a culdesac of populated with children and elderly people accustomed to 30-40 slow-going family oriented vehicles is extremely dangerous and will cause dangerous confusion and displace healthy neighbourhood activity.

2) There is an existing drug problem that 60 apartments will exacerbate. There is a drug ring in Willow Point that have used the parking lot behind Nite-Time News as a trading post. Since the installation of the community post box (2017) at the corner of Westgate and Dalton, the community post box has become a new day-time trading post for illicit drugs (it's less suspicious to park a car at a post box.) Witness and photo documentation about this frequent occurrence has been coordinated with the police. Yet, the idea of using a postal box as a rendezvous place has occurred to more than just one group. High density apartment complexes tend to accommodate people in transition, and people in transition are often most at risk of drug abuse. — Situating 60-280 transitional residents beside a popular drug rendezvous point is likely to cause an increase in drug traffic on a street where children often play.

3) A 60 unit complex is drastically out of step with the community aesthetic. A 60 unit complex will look very silly on the 2221 lot. The complex itself will be devalued by the surrounding homes which embody the socio-economic status quo of everyday forestry, fishing, and trades union workers. And the surrounding properties will be devalued by the out of place complex—our culdesac will look like a bad joke to any future developers with more modest plans.

I'm all in favour of infill. Dalton road is close to all amenities and it is fair to share it will more people. But infill should be spearheaded with a 9-18 unit complex to transition the neighbourhood, rather than slapping it with triple the traffic and doubling the population with people who are unfamiliar to the current residents.

✘ BENNY McGRATH

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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 8:37 AM
To: planning
Subject: FW: Letter of Concern 2221 Dalton Rd

-----Original Message-----

From: Marilyn Gray [REDACTED]
Sent: April 26, 2021 7:39 AM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: Letter of Concern 2221 Dalton Rd

CAUTION: External Email Alert

Members of City Council

We are the owners of 2231 & 2239 Dalton Rd and are very concerned about the proposed 60 unit apartment and the traffic issues that would be relevant for this area:

- this is a no thru road where kids still play on the street
- there is a senior complex at the end of our road and the elderly will walk on their own, use scooters or even be pushed in wheelchairs as this is a relatively quiet and safe road
- we have no sidewalks for the kids to safely walk to school or elderly to get their exercise if there is an additional 60 plus cars from this complex
- It is very difficult to make a left at Westgate and the Island Hwy as it is now, so the other side of Dalton has traffic speeding down the corridor to make the light at Hilchey and Hwy. ..now they want to add up to 100 cars or more?
- we have concerns of losing our privacy as the building appears to be right along our fence line and noise will be another major concern
- this type of 5 storey structure West Urban has built at both ends of our road does not FIT our sleepy, quiet area. Even the original zoning of 47 units is too much!

After 42 years of living on this property we can't imagine having about 20 - 30 units of people staring down into our homes and backyard. It is not an easy matter of moving either these days as where would we find property in such a beautiful spot close to amenities and yes... with a view.

Chris and Marilyn Gray
Owners
2231 and 2239 Dalton Rd

Sent from my iPad

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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 8:37 AM
To: planning
Subject: FW: Please allow 2221 Dalton Rd to happen

From: Olivier WERY [REDACTED]
Sent: April 25, 2021 10:20 PM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: Please allow 2221 Dalton Rd to happen

CAUTION: External Email Alert

Hello,

I'm writing you regarding a recent opposition motion started by some residents of Campbell River against the building of a condo building at 2221 Dalton Rd.

It is extremely difficult to find a place to buy or rent in this town and I believe the people opposed to this project must be people who are lucky to not have to constantly worry that they won't have a roof over their head next month. It's a huge case of Not in my backyardism that Campbell River can't afford to deal with.

I hope the project goes through with 60 units,

Thank you for reading my concerns,

Olivier Wery.

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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 8:36 AM
To: planning
Subject: FW: Dalton Road proposal

From: Ella Rempel [REDACTED]
Sent: April 25, 2021 6:51 PM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: Dalton Road proposal

CAUTION: External Email Alert

04/25/21 Nina Rempel
My Letter To City Council!

I am writing because I am a kid who lives on Dalton Road and I always run over to my friend's house on the corner of Westgate and Dalton. If you build the BIG 5-6 storey apartment I wouldn't be able to run over there anymore because of all of the new traffic and all of the cars, it wouldn't be safe for me and my brothers and friends to play outside on the road anymore. There are no sidewalks, so we would all have to stay inside and not be able to call on each other. And my cat always follows me down the street when I call on my friends and I don't want her to get run over or hit by a car from all of the new traffic. And P.S. she is PREGNANT!!!! Also, all of the elderly people who live here too wouldn't be able to walk down the street with their tiny little dogs. And some of them are in wheelchairs or walkers who wouldn't be able to get out of the way in time for the cars. Also, we wouldn't have met our adopted "neighbourhood grandma" who we love and call Grandma June! She won't be able to walk down our street anymore if there are so many new cars. It is just not safe. So if you want to make a BIG apartment make it

1-2 storey's and make sure there are families who are going to Love our Grandma June and are going to be nice and kind to us and all of our friends! P.P.S. if you make a BIG 5-6 story apartment it will be so NOISEY and no one will be able to get some sleep! P.P.P.S. It will probably be filled with Druggies and Drinkers who will smash their bottles on the street and we will not be safe to walk on our street.

I'm Nina Rempel, 10 Years old, and this is why we don't want a BIG apartment on our street.

Thank You, And Make the Right Choice!

Sincerely Nina Rempel.



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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 8:36 AM
To: planning
Subject: FW: 2221 Dalton Rd.

From: Tansy Rogers [REDACTED]
Sent: April 25, 2021 4:51 PM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: 2221 Dalton Rd.

CAUTION: External Email Alert

Leave private

residents in sm. neighborhoods You are going to have the Hwy looking like Wikiki. Build your dam apts over on Dogwood or put them in Campbellton! Ken Corrigan and Dorothy Rogers we live 2 blocks from Dalton Rd.

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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 8:36 AM
To: planning
Subject: FW: New development

From: sheri hayward [REDACTED]
Sent: April 25, 2021 11:33 AM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: New development

CAUTION: External Email Alert

I am living at 2263 Dalton Rd and can not believe that the city would approve **60 UNITS** in our quaint small neighborhood!!!

I purchased my home here to raise my family. What was desirable, was the location, no sidewalks & neighbors that know each other. I am not apposed to development BUT this is not the place for such a monster building. A building that high, will effect many things.

- Increased traffic, to an already congested area
 - Delivery drivers, their family & friends Plus the residents themselves
- Loss of sunsets
- Loss of views
- Loss of trees for Eagles & Herons
- My property will now get shaded
- Loss of privacy with apartments towering down into our yards
- WE ARE RESIDENCIAL FAMILY HOMES...not apartments here!
 - Lots of other places to choose, like top of dogwood on a hill

Put yourself in our shoes! HOW WOULD YOU FEEL?
If this development went up beside your neighbors house?
How this would effect your neighborhood.
How about patio homes or lower building height. This is TOO HIGH!!!!!!

We beg you! Please stop this crazy idea!

Sincerely,
Sheri Hayward

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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 8:36 AM
To: planning
Subject: FW: 2221 Dalton Rd Property

From: Cheshire [REDACTED]
Sent: April 24, 2021 12:19 PM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: 2221 Dalton Rd Property

CAUTION: External Email Alert

Good afternoon, Meghan;

I am writing to express my concerns about allowing an increased build on this property to accommodate up to 60 units. And I am sure from past buildings, that if WestUrban is granted this, it will be no less than 60 units!

Let me say that my Husband and I live at 2069 Dalton, and have witnessed the past traffic congestion during the build, and the ongoing increase in traffic, due to the WestUrban project at 2036 S Is Hwy..

Also because we live on the waterside of Dalton, directly behind Woofy's Pet Foods, we see the ongoing parking issues it has created for the Woofy's business! We happened to own that commercial property and in spite of a lot of money spent on more signage and line painting to discourage unauthorized parking, it has been an ongoing struggle to prevent it. UPS, FEDEX, City workers, even Tim Horton patrons, and on and on. They **all** seem to think that it is just fine to use Woofy's parking lot regardless of clearly marked no parking loading zones and such, often impeding Woofy's delivery trucks. Not to mention visitors to the complex!

And because of the variance given WestUrban for the underground parkade, to allow more small vehicle parking, thus not enough room for as mid size vehicles, or pickups (as are there on an ongoing basis), there are already vehicles from there parking on the Hilchey end of Dalton on a daily basis. These vehicles even obstruct access to the community mailbox at times. Another issue of course is access for garbage pickup, and emergency vehicles. But I'm sure you are well aware of that.

That **that** project was allowed to go ahead with such a severe lack of above ground parking and building access, is an absolute disgrace and shows the lack of foresight on the part of City Planners and Council.

So...as to allowing such a large project on the dead end south side of Dalton? During construction it is guaranteed that there will be many worker vehicles parking along the sides of the road. And

much more congestion as the various gravel trucks and other large trucks and heavy equipment come and go. And then the added traffic upon completion with the only access to the Island highway being via Westgate (no traffic light), or continuing along Dalton to Hilchey . I am sure you know from your traffic studies Hilchey is already becoming a major corridor, and traffic will increase even more when the projects on Hilchey are finished. Though if the traffic studies have only been done during this past year during the Covid Pandemic it is guaranteed that they won't paint the real picture. Even now it is sometimes a challenge to get off Dalton onto Hilchey. And then there is the issue of the water and sewage infrastructure....is it going to be adequate for yet another large project?? That will make for nearly 200 extra units in total in the space of two blocks! Plus again all the units being built on Hilchey Road.

So.... those of us who live here on Dalton Road, many having built their homes up to **50** years ago, thinking they were going to be living in a low density "residential" area, are now facing a complete change of atmosphere, and traffic safety in our area, as it seems that nothing is sacred to this team of City Planners and City Council. And perhaps the possibility of decreased water flow during peak demand hours? Hmmm

As for 2221 Dalton Rd. **47** units is **more** than adequate for a short, dead end road, in a family neighborhood, which at the far end is also home to many Seniors who feel safe walking along that street because of the lack of traffic. I myself am a daily walker, and I often go that route. I have found lately that walking the Island Highway, and trying to cross Westgate at the highway, or... the pedestrian crosswalk there across the Island Highway itself, is becoming quite dangerous. Drivers are impatient due to congestion and traffic slow downs, and I have had to jump back more than once, as they try to make a left or right hand turn ahead of the oncoming traffic !!

One wonders when enough will be enough?!!!!
Crystal Cheshire

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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 8:35 AM
To: planning
Subject: FW: Zoning 2200 block Dalton Road

A few came in over the weekend directed to me only so I am going to forward them to the planning email for redaction and filing, thanks, Meghan

From: KJo Trumbley [REDACTED]
Sent: April 23, 2021 9:11 PM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: Zoning 2200 block Dalton Road

CAUTION: External Email Alert

Dear Ms. Norman,

My family and I live in first block of Dalton Road just off Hilchey Road. We moved here in 1994 to a quiet street and little community. We have raised five children in this house and now have four active grandchildren. Since that time there has been a lot of growth in the city. However, little to no improvements have happened on our two block Road. We continue to have a narrow roadway, with no room for two way traffic when there are pedestrians or parked vehicles. We have no sidewalks and deep ditches on the West side of road in front of many homes. There are large trees and curves in the road which hinders visibility at intersections. Many people walk on this roadway and many drivers use it as if it was the "Indy 500." In this same block on the Island Highway we have had two fatalities recently. Two too many.

You can imagine our shock and horror when earlier this week we observed signage for a zone change close to our mailboxes in the 2200 block on Dalton Road. This news was most horrifying for our family to realize the plan was for another massive apartment building in such close proximity to the other two recent builds by the same company, further stressing our Road which is only two blocks long. Has the city taken any time at all to review the current infrastructure, and has there been any consideration for the already stressed services? We just lived through jammed roadways with worker's cars parked on either side of the street causing low visibility of oncoming traffic, and pedestrians crossing. We have struggled and suffered with increased traffic, loss of parking, slow traffic flow and loss of life since the new builds went in on the Island Highway and a second one to the South which have both contributed to the afore mentioned. There is a park for ages six and under on the corner of Dalton which is already not zones properly for speed limits. The large trees and curve with adjacent road ways posses more hazards for children and pedestrians in general with no sidewalks, This past Winter we have experienced more power outages then ever before. What about the current problems mention about the sewer system. There are some very old houses on this Road and as I understand it, our sewer and water systems are some of the oldest in the city.

We are very opposed to this apartment building and any changes to the zoning. If rumour is true and we have no say in a basic apartment building, we do hope this was not approved without due diligence to the improvements needed being relayed to this build rather than saddled on the backs of the current residence. Thank you for considering our laments on the requested zone change for this property.

Most Sincerely,

Barry, Kathy Jo Trumbley & Family

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Marie Dube

From: Meghan Norman
Sent: April 26, 2021 6:12 PM
To: planning
Subject: FW: Absurd 60 unit apartment building on Dalton Rd

-----Original Message-----

From: Morgan Hayward [REDACTED]
Sent: April 26, 2021 5:40 PM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: Absurd 60 unit apartment building on Dalton Rd

CAUTION: External Email Alert

Hello this is purely to voice my displeasure and concern about this ridiculous proposal. I work in construction and know how much of a shit show apartment buildings are. If you think you can build a 5 story apartment building in a quiet residential neighborhood with an old folks home at the end of it you've lost your mind. This road is constantly packed with young kids playing and old people walking. It's a dead end road so you're asking for a bottle neck situation with a ridiculous amount of congestion. I'm assuming you've never seen the road because of this zoning but you're only asking for problems with this proposal.

Thanks

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Marie Dube

From: Meghan Norman
Sent: April 27, 2021 10:29 AM
To: planning
Subject: FW: 2221 Dalton Road 60 Unit proposal

From: Stephanie Spooner [REDACTED]
Sent: April 27, 2021 10:19 AM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: 2221 Dalton Road 60 Unit proposal

CAUTION: External Email Alert

Hi Meghan,

With regards to the proposed 60 Unit Apartment building at 2221 Dalton Road, myself and family at 2279 Dalton road strongly dispute this.

As a family with young children, having the extra traffic flow to a dead end street is a great concern. 84 Carparks would come with the 60 units. Our street is full of families and retirees that use the dead end street to walk up and down from every day.

I cant imagine how hard it would become to actually get out of the street in the morning with all that extra traffic. Westgate is hard enough to get out of on a good day, where would this new traffic go?

To have 60 units on our quiet little street would negatively affect the tranquil culture of our friendly neighborhood. The face of Dalton Road would be changed, and ultimately decrease the value of our property that was brought 3 years ago as our forever home.

Regards
Stephanie

Stephanie Spooner

Registrar

Senior Financial Aid Manager



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Marie Dube

From: Megan Anderson [REDACTED]
Sent: April 27, 2021 12:39 PM
To: planning
Subject: File P2100004

CAUTION: External Email Alert

Hello council,

I am writing to oppose the development of 20-unit Habitat for Humanity Vancouver Island North at 461 Hilchey (P2100004).

I currently live at 477 Hilchey (Habitat house on the neighbouring property).

The traffic on Hilchey and the street parking around this property already make it challenging (at best) and unsafe coming out of the driveway. The development of a bike lane is needed on Hilchey and increasing the street parking congestion that already exists will only compound the problem. I would like to see a safe space for bicyclists to go but having the drivers view impeded by street parking congestion is just an accident waiting to happen for vehicles exiting the driveways.

Please carefully consider this impact on the neighbourhood. This sounds like a great idea, adding additional housing options to Campbell River but a project this size with an already existing significant size build next door is better suited to a main traffic area such as Dogwood Street.

Thank you for your time.

Megan Anderson

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APR 26/2021

Hello Meghan Norman

My name is Derrick Taylor, I live at 155 Westgate rd Campbell River, I'm writing this letter because of the possibility of a new apartment building to be built on Dalton rd. I'm in strong protest of this happening, Dalton rd is narrow and poor shape, there is too much traffic site now, the idea of a large apartment complex being built there scares me the increase of traffic is going to strongly increase the chance of someone getting hurt, and destroy the road, an increase of criminal activities, also there is an apartment just built in the area already. Please don't let this happen

sincerely Derrick Taylor

Marie Dube

From: Meghan Norman
Sent: April 28, 2021 10:30 AM
To: planning
Subject: FW: 2221 Dalton Road

-----Original Message-----

From: [REDACTED]
Sent: April 28, 2021 9:34 AM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: 2221 Dalton Road

CAUTION: External Email Alert

I am writing regarding my concerns with the rezoning proposal at 2221 Dalton Road from 47 units to 60 units. This address should never have been rezoned in 2005 as the residents at that time did not want this, but council did not listen. I want to know who will pay for all the upgrades to the water, sewer and roads? Dalton Road is a dead end street with a seniors complex at the end. With this many units going in where will the children attend school as Willow Point School is French Immersion. Will the children have to walk up the busy street of Hilchey to attend either Penfield or Georgia Park Elementary. There will be limited parking, so where will the vehicles park? Already there are multiple vehicles, some from WestUrban already parking on Dalton Road as there is no parking for them at their office spaces on the highway. My husband and I have lived on Dalton Road for 50 years. We are in our 80's and have to have our mail delivered to our home once a week as it is too treacherous trying to cross Westgate to the community mailbox. This will just get worse with so much more vehicle traffic. If this property is to be rezoned, it should be rezoned back to R1.

Unhappy Dalton Road residents,

Bernie and Shirley Walker

Sent from my iPad

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Marie Dube

From: Meghan Norman
Sent: April 28, 2021 10:30 AM
To: planning
Subject: FW: 221 Dalton Rd

From: Steve Shelley [REDACTED]
Sent: April 28, 2021 7:16 AM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: 221 Dalton Rd

CAUTION: External Email Alert

To the Mayor and City Council

I would like to express my opposition to the amendment of the text of the RM 3 zoning of 2221 Dalton RD allowing for additional apartment 's, we own our home and have lived at 2271 Dalton RD for 15 years, raising our family here, .

The ads in the mlrror say Have Your Say ! We are listening!! so now with so many people having their say opposing West Urbans Sixty units and five or six stories on Dalton RD It is time for the mayor and city council to listen to the tax paying people that are live here (now some of them for over forty years) these are the people that you represent and work for. And maybe not listen so much to the city planner's trying to add five hundred new apartments by 2025 and not listen so much to the for lots of profit developers, this is about our quality of life and we all want to love where we live, not regret that we live here..

221 Dalton RD is not the place to have a Mutli level apartment complex, it will not fit into the surrounding residential area, this is not the place to add sixty of the five hundred apartments by 2025!!

This property should go back to the original 27 units it was approved for (and best suited for) in 2005./ 2006, if we knew in 2006 that there was going to be a 60 unit five or six box like apartment complex going in a few houses from us we never would have bought our home here.

There was no public consultation in adding the additional 20 units, as projects of this size affect so many people in the surrounding neighborhood's, a much broader public consultation process should be done, a project of this size directly affects not only people living on Dalton Rd but Eardley St, Westgate, Hilchey and Larwood St as well.

South Dalton Rd is only about 400 meters long and with approval already in place for four duplexes (2245, 2257 and 2270 eight hew homes) all within 100 meters of 2221 with this new apartment complex, will more than double the population of this 400 meter part of Dalton Rd .

This will mean a substantial increase in traffic with at least 100 Vehicles on a very short street where kids play hockey, basketball, skateboard and where the seniors at both Ken and Murray Forde House and the seniors housing complex at the end of the street, all walk their dogs, and get walked in their strollers and wheelchairs, .as well as an increase in traffic trying to get onto the Island highway, which will mean crossing West Gate down the north block of Dalton Rd to Hilchey where there is a short left turn lane at the highway that accommodates three regular size vehicles, ,

It will be an invasion of privacy for many of the homes in the immediate vicinity of the property with people in the upper levels of the apartment complex being able to look down into neighboring homes and yards on Dalton Rd, Eardley St and Westgate. I really feel bad for the two young families that bought the Habitat for Humanity homes situated right next the development. and which used to be green space owned by the City of Campbell River.

This will development will drastically change the skyline of Willow Point, and the view of many people, instead of seeing six or seven of the largest Maple Tree's in Campbell River which can be seen from Rockland RD , Erickson Rd and as far back as south Alder street, Georgia Park and across the water from Cape Mudge, everybody will be looking at the tallest box like box apartment building in Willow Point.

Now with the issue of the houses near Jubilee parkway not being able to hook up to the City sewer (a huge mistake on the cities part, no excuses) we should be asking and getting answers about the local infrastructure especially as this is an older part of the community .

is there an adequate sewer system in the area to deal with the additional people. now that we have two new large apartment buildings within a one block radius of 222 Dalton,

is there adequate fire fighting capabilities in the immediate area, (there are two fire hydrants on south Dalton)

is there an adequate water system in place

Are the local roads able to deal with the increase in traffic

I also urge the mayor and city councilors to come down and take a look for themselves ,start at Rockland Rd and envision the skyline of Willow Point with a big apartment building sticking up there, instead of the huge maple tree's that are there now, take a good look at the property at 221 Dalton RD, you will see right away that it is not the place for a large apartment complex, maybe take a walk down the street and talk with a few of the seniors who are out and about, find out how they feel about this project, and if you come down pretty much anytime from 8 AM to 6 PM take a short drive down Westgate and try and take a left hand turn onto the island highway.

Thank you for your time

,
--
Steve Shelley
2271 Dalton Rd
Campbell River B.C
V9W 1H7



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Marie Dube

From: Meghan Norman
Sent: April 28, 2021 1:09 PM
To: planning
Subject: FW: Zoning amendment at 2221 Dalton Road

From: Ward Family [REDACTED]
Sent: April 28, 2021 12:36 PM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: Zoning amendment at 2221 Dalton Road

"CAUTION: External Email"

Hello Meghan;

My name is Geoff Ward, and my wife, Marilyn, and I own the residence at 2230 Dalton which is located across the street from 2221 Dalton, the Westurban property which has applied to have their zoning, Rm3 to be amended

We're writing to tell you that both of us are against increasing the number of units to a total of 60 as it is our opinion that their proposal would be "over densification" of this property which would decimate the very pleasant ambience of this neighbourhood. The Village of Willow Point is one of Campbell River's gems with it's quaint seaside location and is slowly being ruined by these monstrous buildings that Westurban is constructing. It's bad enough having them located along the highway, never mind on a quiet residential street. Just because the City of Campbell River's Housing Needs Report adopted in August 2020 identifies that 500 new purpose-built rental units of various types are needed within the city by 2025, it doesn't mean they are to be built to the detriment of existing neighbourhoods.

It is our firm belief that the zoning should remain unamended and that the existing infrastructure of the street should be improved to include new curbs, gutters, and sidewalks at Westurban's cost before their building permits are issued.

Sincerely,

Geoff and Marilyn Ward



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MARY L. ASHLEY

2254 DALTON ROAD, CAMPBELL RIVER, B.C.

V9W 1H6

Mayor Andy Adams and Members of Council

April 28, 2021

City of Campbell River.

Your Worship and Councillors,

With regard to the proposal of WestUrban Developments to rezone 2221 Dalton Road to yet a higher density: I join my neighbours in total opposition to the proposal.

I was a City Councillor when the first rezoning came before Council and was adopted in spite of the fact that 100% of the neighbourhood opposed it on the grounds (among many other valid reasons) that we are NOT on the highway where most high density development is acceptable . I declared a conflict of interest and so did not speak or vote on the first rezoning. To add insult to injury the property was flipped soon after Council voted in favour. While that may have been legal, it was morally wrong and we continue to live with the consequences.

We live in a small neighbourhood composed of single-family, patio homes and duplexes that works very well. Our road has a country feel which we all enjoy, especially the many seniors that use it for walking their dogs, visiting each other and all of us. The intrusion of such a monstrous development compared to the rest of the neighbourhood will completely destroy a way of life that has been built by all our good people from the seniors who live at the cul de sac end, to the many young families who have moved into houses on our street.

You will hear opposition for all the more technical aspects of this rezoning, but I urge you to also think about the ambience that keeps places we call home so special. If the developer were to ask us what works well here, I would urge patio homes on the subject property.

Thank you for your attention,

Sincerely,

Mary Ashley

cc: Meghan Norman, Sr. Planner

Marie Dube

From: Meghan Norman
Sent: April 29, 2021 12:06 PM
To: planning
Subject: FW: Dalton Road condo proposal

-----Original Message-----

From: Ella Rempel [REDACTED]
Sent: April 29, 2021 11:42 AM
To: Meghan Norman <Meghan.Norman@campbellriver.ca>
Subject: Dalton Road condo proposal

"CAUTION: External Email"

Hello there and thank you for taking the time to read my letter. I am writing about the proposed 5 to 6 story condo development on Dalton Road. There are so many technical issues to look at including traffic, lack of sidewalks, sewer systems etc. But I would like to speak on the quality of life for our children, our elderly and our families on the street. If you walk down this road on a summer day you might think there is some kind of a street festival going on with all of the kids playing with each other and drawing on the road with sidewalk chalk, the lemonade stands and the many many elderly people who walk down our street or are pushed in their wheelchairs by their care workers who either live at the cul-de-sac or attend the Adult Day Program which is also on the cul-de-sac end of our street by Larwood. Our children and our elderly all intermingle and have become friends and everyone's quality of life is better for it! This is the kind of street that builds healthy family relationships and turns children into healthy and happy adults who care for their property, respect their elders and appreciate the down to earth way of life at this town is known for. Please consider building family friendly patio homes instead of a big condo on our road. We would happily embrace any new families that were to join us! In my opinion it would be a tragedy to shoo away all of our elderly and pen up our children in the house because the street got too dangerous with the traffic and no sidewalks. Thanks for taking the time to listen to my concerns!

Ella Rempel
2282 Dalton Road

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https://us5.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=19721734-Hr95uCN5PAUS&r_address=ghan.norman%40campbellriver.ca&report=

Feedback Form

Name: Lucas Davidson

Please tell us your thoughts on the proposed rezoning.

- The current zoning allows for 33 units. I asked Terry why it needed to be 60 (requested). He answered "we have to build enough units to make it profitable". He was later asked what would be done if the request was denied; and he answered "If the request is denied we will still build the 33 units."
 - Therefore it is obviously not a matter of 33 units not being profitable enough.
 - When you go down to the marina Downtown, people have their boats there; smaller vessels mostly. If a barge were to get brought in there it would not be fitting parked next to smaller boats.
 - That's how a 20m apartment would feel 35m North of my lot. Also blocking part of my ocean view.
 - Excess traffic + congestion on the St. Congestion pulling off at Westgate onto Island Highway.
 - I agree with an apartment over by the Big Rock were there's a big cliff at its back but to double the size of the building to maximize profits at the neighbors expense is unconsiderate, + selfish.
- 2245, 2251 Dalton Rd.
- Lucas Davidson

Marie Dube

From: MARY BEGG [REDACTED]
Sent: April 30, 2021 10:00 AM
To: Meghan Norman
Cc: Mayor Adams; sean.smyth@cambellriver.ca; Councillor Cornfield; Councillor Evans; Councillor Moglove; councillor.dahl@cambellriver.ca; councillor.kerr@campbellriver.ca; planning
Subject: rezoning application for 2221 Dalton Rd.

"CAUTION: External Email"

Dear Meghan Norman, April 28th, 2021

I am writing to you about the rezoning application for 2221 Dalton Road, in which the developer is asking that the property be rezoned to RM-3. The sign on the property says that they are building a 60 unit apartment on that sight. A note attached to the sign explains that the apartment building will be 5 stories high with parking on the main level. I have many concerns about the possible construction of this apartment building. My concerns are in the areas of density, neighbourhood safety, neighbourhood culture, precedent, the environment of the area and general concerns for all apartment building in Campbell River.

With the extreme density of the apartment building, the amount of people using the street will be dramatically increased in terms of foot traffic and vehicles. The quiet nature of the street will be gone. Presently it is a street that has one set of buildings for seniors and another seniors building on Larwood Rd., whose residents have foot access to Dalton Rd. Both of these groups enjoy the quiet aspect of the street and the rest of the street tends to be families with young children who are able to play outside. This neighbourhood will be overwhelmed by the increase in foot traffic and vehicles that will be the result of such a high density building as the one proposed.

This proposed density impacts the safety of the neighbourhood. With such a great increase in vehicles using the street, the children will no longer be safe playing near the street or walking to school. The seniors who live in the Ken and Murray Ford building often walk on that road; some to get down to the stores on the highway and some who can't walk very far but can safely walk along that city block to get some exercise in this low traffic setting. Both of those groups of people will be displaced by the traffic.

The culture of this neighbourhood is quiet and friendly. Children play outside and the seniors walk the neighbourhood to the sounds of children playing and laughing. It is a restful environment with trees, birds, kids, seniors and pets. Although I do not live there, I often include it in my walks because of its pleasantness. My mother used to live in the Ken and Murray Ford supportive living building (a bit more than 10 years ago). She had dementia and as time went on became restricted in her ability to walk around without becoming confused. She could walk on that block of Dalton, be greeted by people and have conversations with some who could and would direct her when needed. The children of the neighbourhood, some of whom were my students, would watch out for her and often let me know how she was doing. I would know she was safe and close enough to home that she would not get lost. With the new large apartment, seniors like her will no longer be safe or experience that small friendly and concerned community that added so much to her quality of life.

If this apartment is allowed to be built, that will set a precedent that will spread down the street. It will stop being residential and will be a row of apartments. The houses directly beside this apartment building will lose residential value as people will not want to live in a home where there is a large building looking down into their yards and windows, dwarfing their homes, and reducing their privacy. Those families will no longer be comfortable there and when the properties come up for sale the homes will end up being bought by more apartment developers until the whole street is gone. The street is presently a mix of modest and middle cost homes that are affordable for young families. We need that kind of housing in Campbell River. We do not need to destroy those homes to build the very expensive apartments that this developer supplies. The rent for the apartments in this developers other building within Campbell River is much higher than is paid by the families who now live on Dalton Road, and at this higher price, the apartment building does not even have space where children can play.

As previously mentioned this block of Dalton road presently has a lot of trees, birds, children, seniors and pets as part of its environment. It has a view of the ocean right through the lot where the apartment will be built and each home has a front lawn with plants, flowers and trees. The street also gets a lot of morning sunshine. If this apartment is built it will block the view of the ocean to those seniors who walk there. It will block the morning sun to half of the homes on the street during the winter and to most of the street during the spring and summer. It will crowd close to the road and change the whole feel and movement of people and animals both domestic and wild. It will change which plants and trees get enough light as well as the ability of people and animals to enjoy the street. With the building very close to the road, the neighbourhood will feel closed in and depressed.

I have several more general points. People in all parts of Campbell River have often chosen their homes based on a view of the ocean if you are on the East side of Dogwood, or a view of the mountains that are in the middle of Vancouver Island, if you live to the east side of Dogwood. To maintain the quality of Campbell River life three considerations are important. It is to everyones benefit to keep

apartments built along the highway to a height that equals the height of the ridge that runs North to South along the west side of the highway. The only place in the city that can accommodate taller apartment or commercial buildings is along the ridge of Dogwood St. where every present view with the resulting quality of life and market values would be maintained. The third stipulation would be that any apartment in the rest of Campbell River could not exceed the height of the majority of homes on that street. It would also improve the liveability of the city if every apartment building constructed in the city would be required to have a percentage of the apartments rented at a much lower rent price so that people can access affordable housing in a non segregated environment.

In summary I would like to say that any building that goes onto that lot should be no taller than 2 stories to match and not dwarf the other buildings on the street. It should have a good sized front yard comparable to the other homes on the street. That would probably mean between 4 and 6 apartments would fit into the allowable space; still an increase in traffic but not so profound. The developer should be required to supply at least one of those 6 apartments as a 3 bedroom for a young family at a rental price that is much cheaper than what they now charge in their other rental developments. Also, in 20 years when they sell the apartments off as condos, they should be required to offer that 3 bedroom apartment at a more reasonable price using perhaps a process similar to how Habitat for Humanity makes homes available to people.

I hope the points I have made will be considered and figured into the decisions council will make on this application.

If you would like to discuss my thoughts further or ask any questions, my email is [REDACTED] and my phone number is [REDACTED]

Thank-you,

Mary Stokes

I have also sent a copy to each of Mayor Andy Adams, Councillors: Charlie Cornfield, Kermit Dahl, Colleen Evans, Ron Kerr, Claire Moglove and Sean Smyth as well as planning@campbellriver.ca.

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April 30, 2021

To whom it may concern,

I'm writing today to express my concerns regarding the re-zoning application recently posted at 2221 Dalton Road in Campbell River.

My first concern is that the entrance to this building is scheduled to be on Dalton Road of which is a very quiet street with a lot of kids. This street currently has no sidewalks and is not safe for that volume of people who will be living on that street when this building goes in. If sidewalks are scheduled to be built on this street, I am also concerned that the taxpayers of Campbell River will pay for them. I've been told WestUrban will be paying for the sidewalks and upgrades to the side of Dalton of which the building will be located on but I just want to make sure this is actually the case.

I also do hope that the city is taking in to account the amount of traffic that will increase in the area of this building. I live on the other side of Dalton and I know for a fact that many people that live on the side of Dalton of which the current building is being developed on do not take Westgate to get to the Island Highway, rather they drive all the way down Dalton and take Hilchey to the Island Highway. It is quite obvious why they do this and that is because taking a left on the Island Highway from Westgate at most times of the day is incredibly difficult due to the volume of traffic coming from the south and actually can be somewhat dangerous too as this is a tricky intersection with the two cross walks. The reason I bring this up is because I want the city to be aware of the fact that with this new addition, sidewalks MUST be put in place on ALL of Dalton, not just the area to be developed. Not only do kids walk down this road to get to school (and for many other reasons) but, many other people of all ages walk down this street at all times of day. I tend to drive between 30km/hr – 40 km/hr down this road as there is always someone walking down that road. I do not feel comfortable going the standard 50km/hr on this road as it feels very unsafe zooming past someone walking on this road when there isn't a sidewalk to keep them separated from the traffic. I again do not think it should be the responsibility of the taxpayers to pay for a sidewalk on the whole road of Dalton as this building is not benefiting us rather it is simply lining the pockets of the developers. I definitely realize that housing in this town is an issue but from what I've seen we need more affordable housing options, not a big building that is out of range for rent for most people. Thus why I don't believe that tax payers should pay for all these upgrades.

Second concern which builds on the first concern, why is the entrance being built on Dalton and not off the Island Highway much like the other two WestUrban developments within the area? I've been informed that WestUrban bought the property below this property, why can't the entrance go out that way? The gentlemen at the open house for WestUrban informed us last night that it is because they plan on building commercial buildings down there and I completely understand that this will definitely bring more profits to this business but in reality, if the entrance was on the Island Highway, the concerns for Dalton road would not be there. If the entrance was going to be on Dalton road, I probably wouldn't be writing this letter to be honest. I heard the same remarks from many people in attendance at last nights open house with WestUrban.

Third concern, the traffic this will bring regardless of where the entrance is placed will increase how dangerous it is to cross at the Island Highway crosswalks. The crosswalk I'm speaking about is the one that is used when walking down Westgate to the Island Highway, to then cross Westgate at the

crosswalk and then cross the Island Highway at that crosswalk. I used to work close to my home on Dalton and I would walk this route every day and the amount of times I almost got hit at the crosswalk is insane. I would dress in high visibility gear and still, the amount of vehicles that would not see me even after pressing the lights to cross the Island Highway was so scary. Also, the fact that the other crosswalk is basically connected to that crosswalk was dangerous as is. I would cross the Island Highway and then go to cross to the other side of Westgate and people would seem to be impatient after waiting for me to cross the Island Highway that they wouldn't notice me crossing the other crosswalk. I have vivid memories of the gentlemen who got hit at this crosswalk. I still run in to people who saw this incident and it was scary.

Fourth concern, the city's ability to plan for such an immense amount of people moving to Campbell River. From the current fiasco near Maryland (all over the news), the confidence in our city planning team to plan and deal with all these new residents to the area is obviously quite low. This is more of a general concern but how well prepared is the city for this amount of new units to the city? I would hate for the city to continue to approve all these new condos to the area and not have the ability to actually service these units along with the current town's capacity. Did the current upgrades to the island highway (sewage etc..) address this many new units of which will undoubtedly bring more people in to town. Are the roads and services in the area appropriate and ready for this amount of people? I point this out as I have a brother who worked for the City of Calgary for years and saw the horrible planning that went in to address their immense boom years ago and how this horrible planning continues to affect the city. I also grew up in a town that became one of the fastest growing towns in all of North America (Milton, Ontario) and saw that decent planning that went in to those preparations. Although they've done a decent job there the environmental impacts have been horrible and only continue to occur in the province on Ontario.

Last concern, I sure hope that we all realize that what makes this town glorious is the beauty of the environment of which we are living in. I hope that in planning and approving new developments all environmental concerns are being addressed. I hope that we don't become another city that keeps encroaching on the habitats of the other "beings" living in the area and drive those precious beings to come more into the city as we take away their homes. It is becoming more and more prevalent that we need to keep our areas green in order to allow mother nature to thrive and continue to keep our air clean and our overall health optimal.

Thank you for taking the time to read my letter. I really hope that this new building being put on this beautiful road will match the precious habitat it is encroaching on. I hope that the planning into safety and environmental impacts are of the utmost concern over simply making more money.

Thank you again,



Susan Phillips
Owner of 2146 Dalton Road, Campbell River, BC V9W 1H4

April 30, 2021

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Thank you for taking the time to read my letter. I really hope that this new building being put on this beautiful road will match the precious habitat it is encroaching on. I hope that the planning into safety and environmental impacts are of the utmost concern over simply making more money.

Thank you again,

Jason O'Farrell
Owner of 2146 Dalton Road, Campbell River, BC V9W 1H4

Recipient: Campbell River City Council

Letter: Greetings,

Oppose development for 60 units, 5 story high @ 2221 DALTON RD

Signatures

Name	Location	Date
sheri hayward	Campbell River, Canada	2021-04-25
Robin Read	Campbell River, British Columbia, Canada	2021-04-25
Nicholas Benner	Campbell River, British Columbia, Canada	2021-04-25
Sharon Marshall	Lantzville, British Columbia, Canada	2021-04-25
steve shelley	campbell river, Canada	2021-04-25
mike truttman	Campbell River, Canada	2021-04-26
Tina Oswald	Heriot Bay, British Columbia, Canada	2021-04-26
Kelly Kovach	Campbell River, British Columbia, Canada	2021-04-26
Diane King	Campbell River, British Columbia, Canada	2021-04-26
Lynda Carroll-Roberts	Campbell River, British Columbia, Canada	2021-04-26
Clare Hudson	Campbell River, Canada	2021-04-26
Tami Simard	Campbell River, Canada	2021-04-26
Doug Hayward	Campbell River, British Columbia, Canada	2021-04-26
Lisa Murphy-Quigley	Campbell River, British Columbia, Canada	2021-04-26
Nicole Hammerstedt	Saskatoon, Canada	2021-04-26
Andrea Baikie	Campbell River, Canada	2021-04-26

Name	Location	Date
sherry rutledge	Campbell River, British Columbia, Canada	2021-04-26
Sandy Shwaluk	Fort Saskatchewan, Alberta, Canada	2021-04-26
Adam Quigley	Campbell River, British Columbia, Canada	2021-04-26
Amber Griffiths	Campbell River, British Columbia, Canada	2021-04-26
Freda Roberts	Toronto, Canada	2021-04-26
Coral Taylor	Courtenay, British Columbia, Canada	2021-04-26
Arelene Lihala	Campbell River, British Columbia, Canada	2021-04-26
Arlene McDonald	Campbell River, British Columbia, Canada	2021-04-26
Chris Lengert	Campbell River, Canada	2021-04-26
garry graham	Campbell River, British Columbia, Canada	2021-04-26
Chelsea Dykes	Campbell River, British Columbia, Canada	2021-04-26
Cameron Dykes	Campbell River, British Columbia, Canada	2021-04-26
Veronica Magnusson	Campbell River, British Columbia, Canada	2021-04-26
Cody Babcock	Campbell River, British Columbia, Canada	2021-04-26
Lorraine Moreland	Campbell River, British Columbia, Canada	2021-04-26

Name	Location	Date
Jane Super	Campbell River, British Columbia, Canada	2021-04-26
Mohammad Hoarfsh	Halifax, Canada	2021-04-26
Karen Keith	Campbell River, Canada	2021-04-26
Jane Shea	Campbell River, Canada	2021-04-26
Mary Lynn McCartney	Campbell River, Canada	2021-04-26
Robyn bay	Edmonton, Canada	2021-04-26
Julie van Kampen	Campbell River, British Columbia, Canada	2021-04-26
Jayne Stinson	Campbell River, Canada	2021-04-26
Lisa Gillespie	Comox, Canada	2021-04-26
Dawn Bryce	Campbell River, British Columbia, Canada	2021-04-26
Maureen Bryce	Campbell River, British Columbia, Canada	2021-04-26
Natalie Robinson	Campbell River, British Columbia, Canada	2021-04-26
Benny Mcgrath	Campbell River, British Columbia, Canada	2021-04-26
Marnie Gurney	Campbell River, Canada	2021-04-26
Lorenzo Moore Lawrence	Lagos, Nigeria	2021-04-26
Brenda Gordon	Richmond, Canada	2021-04-26
Judy Stables	Campbell River, British Columbia, Canada	2021-04-26
Shelley Bustin	Campbell River, Canada	2021-04-26

Name	Location	Date
Brent Valan	Alert Bay, British Columbia, Canada	2021-04-26
Stacy Resicini	Campbell River, British Columbia, Canada	2021-04-26
Mike Turner	Campbell River, British Columbia, Canada	2021-04-26
Mandy Smith	Campbell River, British Columbia, Canada	2021-04-26
mark klarenbach	Edmonton, Canada	2021-04-26
Bobbi Weatbrook	Campbell River, Canada	2021-04-26
Lori Ritchie	Campbell River, British Columbia, Canada	2021-04-26
Susana Muñoz	Madrid, Spain	2021-04-26
Jeff Temple	Campbell River, British Columbia, Canada	2021-04-26
Lee Harper	Campbell River, Canada	2021-04-26
Paul Tran	Campbell River, British Columbia, Canada	2021-04-26
Christian Bailey	Victoria, Canada	2021-04-26
Donna Mccoll	Campbell River, British Columbia, Canada	2021-04-26
Ammon Draper	Campbell River, British Columbia, Canada	2021-04-26
Pypy Pypy	Georgetown, Malaysia	2021-04-26
Evan Gray	Campbell River, British Columbia, Canada	2021-04-26
Christina Frutuoso	Esch, Luxembourg	2021-04-26

Name	Location	Date
Natalie kriss	Campbell River, British Columbia, Canada	2021-04-26
Douglas Smith	Campbell River, Canada	2021-04-26
Regina Gray	Campbell River, British Columbia, Canada	2021-04-26
Christopher Gray	Campbell River, British Columbia, Canada	2021-04-26
Pat Mclellan	Campbell River, Canada	2021-04-26
mike inglin	campbell river, Canada	2021-04-26
Brittney Forsythe	Campbell River, British Columbia, Canada	2021-04-26
Keri Valach	Langley, British Columbia, Canada	2021-04-26
Graeme Nagle	Campbell River, Canada	2021-04-26
Terry Bull	Victoria, British Columbia, Canada	2021-04-26
Shayla Adams	Campbell River, British Columbia, Canada	2021-04-26
Grayce Lyster	Courtenay, British Columbia, Canada	2021-04-26
Ella Rempel	Campbell River, British Columbia, Canada	2021-04-26
Sharon Herbin	Campbell River, Canada	2021-04-26
laurence vanham	5310 leuze, Belgium	2021-04-26
Katy Thompson	Campbell River, British Columbia, Canada	2021-04-26
Kathy Bennett	Campbell River, British Columbia, Canada	2021-04-26

Name	Location	Date
Olivier Joly	Villefranche sur Saône, France	2021-04-26
Rachel Bettenson	Campbell River, British Columbia, Canada	2021-04-26
Randy Simper	Campbell River, Canada	2021-04-26
Rachel Laing	Campbell River, British Columbia, Canada	2021-04-26
Kay Uzzell	Campbell River, Canada	2021-04-26
Melissa Crookall	Campbell River, British Columbia, Canada	2021-04-26
hailey lagos	quadra island, Canada	2021-04-26
Angie Weaver	Campbell River, Canada	2021-04-26
Tracy Jennings	Fredericton, New Brunswick, Canada	2021-04-26
Lisa Gray	Campbell River, British Columbia, Canada	2021-04-26
Anthony Bennett	Campbell River, Canada	2021-04-26
angelika+ thomas wegner	Germany	2021-04-26
yolanda schultes	Wittenbach, Brazil	2021-04-26
dominique benoit	Villiers-en-Désœuvre, France	2021-04-26
Tammy Dill	Campbell River, British Columbia, Canada	2021-04-26
Cheyenne Pickering	Campbell River, Canada	2021-04-26
Claudia Neuhalfen	Bonn, Germany	2021-04-26
Karine Simonart	Châtelet, Belgium	2021-04-26

Name	Location	Date
Angela Nadler	Campbell River, British Columbia, Canada	2021-04-26
Eva Maria Genovese	Muttenz, Switzerland	2021-04-26
sylviane lambert - husin	Benon, France	2021-04-26
kim jennings	Port McNeill, Canada	2021-04-26
Djamila grouci	Paris, France	2021-04-26
TINA Dent	Campbell River, Canada	2021-04-26
Rochelle Martin	Campbell River, Canada	2021-04-26
Graham Duncan	Dublin, Ireland	2021-04-26
darryl engerdahl	nelson, Canada	2021-04-26
Angela Gray	Nanaimo, British Columbia, Canada	2021-04-26
Jason Mann	Nanaimo, British Columbia, Canada	2021-04-26
Stephanie Spooner	Campbell River, British Columbia, Canada	2021-04-26
Debbie Brent	Columbia, Maryland, US	2021-04-26
Daniel Fewster	Niverville, Canada	2021-04-26
Chardonnens Sonja	Mannens, Switzerland	2021-04-26
Shayna Tyler	Vallentigny, France	2021-04-26
R S	Koln, Germany	2021-04-26
Samantha Kattilakoski	Campbell River, Canada	2021-04-26
Ana Gruber	Wolfratshausen, Germany	2021-04-26
wendy smith	nelson, England, UK	2021-04-26

Name	Location	Date
Eric Rogers	Campbell River, British Columbia, Canada	2021-04-26
Sarah Zacharias	Vancouver, British Columbia, Canada	2021-04-26
jade ALF	Blois, France	2021-04-26
Marilyn White	Campbell River, Canada	2021-04-26
jocelyne lapointe	Terrebonne, California, US	2021-04-26
Lesli Davis	Campbell River, British Columbia, Canada	2021-04-26
Silvia Steinbrecher	Germany	2021-04-26
sarika arora	Alpharetta, Georgia, US	2021-04-26
Bill Elliott	Campbell River, British Columbia, Canada	2021-04-26
Jasmin Porschen	München, Germany	2021-04-26
Lisa Salazar	Shasta Lake, California, US	2021-04-26
israel florence	Abbeville, France	2021-04-26
Tammy Fleming	Chemainus, Canada	2021-04-26
Tracy Read	Calgary, Alberta, Canada	2021-04-26
Nevine D	Campbell River, British Columbia, Canada	2021-04-26
Ewan Allen	Hatchet Lake, Canada	2021-04-26
Nadine Baldi	Karlsdorf-Neuthard, Germany	2021-04-26
Joanne Douglas	Campbell River, British Columbia, Canada	2021-04-26
alison williams	Aberystwyth, England, UK	2021-04-26

Name	Location	Date
Christopher Evans	Shobdon, UK	2021-04-26
Pam Miller	Tolar, Texas, US	2021-04-26
Ilse VandenBalck	Leuven, Belgium	2021-04-26
Kirsten Stevens	Campbell River, British Columbia, Canada	2021-04-26
Kevin Bennett	Vancouver, British Columbia, Canada	2021-04-26
Morgan Hayward	Campbell River, British Columbia, Canada	2021-04-26
Dianne Vesper	Campbell River, British Columbia, Canada	2021-04-26
Max Nelson	Campbell River, British Columbia, Canada	2021-04-26
Kaitlin Saunders	Vancouver, British Columbia, Canada	2021-04-26
Matt Leard	Campbell River, Canada	2021-04-26
Lucy Downey	Vancouver, British Columbia, Canada	2021-04-26
Brady Kratzmann	Campbell River, British Columbia, Canada	2021-04-26
Zach Carmichael	Campbell River, British Columbia, Canada	2021-04-26
Liam Dooley	Campbell River, British Columbia, Canada	2021-04-26
Lauren Primrose	Campbell River, British Columbia, Canada	2021-04-27
Sophie Campbell	Campbell River, British Columbia, Canada	2021-04-27
Biene Maja	Roma, Italy	2021-04-27

Name	Location	Date
Kim Gargar	Vancouver, British Columbia, Canada	2021-04-27
Carson Foy	Campbell River, British Columbia, Canada	2021-04-27
Zach Lontayao	Campbell River, Canada	2021-04-27
Christeen Anderson	Crestview, Florida, US	2021-04-27
Bailey Boschman	Campbell river, British Columbia, Canada	2021-04-27
Jana Lattin	North Vancouver, British Columbia, Canada	2021-04-27
Melissa Mccoll	Campbell River, British Columbia, Canada	2021-04-27
Allie McDonald	Campbell River, Canada	2021-04-27
Dominique LANG	Vaison-la-Romaine, France	2021-04-27
Matthew Shaw	Campbell River, British Columbia, Canada	2021-04-27
Tyler K	CR, British Columbia, Canada	2021-04-27
Leslie Macgregor	Campbell River, British Columbia, Canada	2021-04-27
Jumana Adamjee	Campbell River, Canada	2021-04-27
Jaco Van rooy	Campbell River, British Columbia, Canada	2021-04-27
Ashley McNulty	Campbell River, British Columbia, Canada	2021-04-27
Hugh G Reckshun	Vancouver, British Columbia, Canada	2021-04-27
Amber Read	Salmon Arm, Canada	2021-04-27

Name	Location	Date
cathala corine	Pierrelatte, France	2021-04-27
Beverley Johnsen	Campbell River, British Columbia, Canada	2021-04-27
Shelton Johnsen	Campbell River, British Columbia, Canada	2021-04-27
Stephanie Colmer	Campbell River, British Columbia, Canada	2021-04-27
Sid Carnegie	Campbell River, Canada	2021-04-27
Lorelei Cain	Campbell River, Canada	2021-04-27
Zoe Solway	Campbell River, British Columbia, Canada	2021-04-27
Megan Turner	Telford, UK	2021-04-27
Quinn Pedersen	Vancouver, Canada	2021-04-27
Denise Smith	Gold river, British Columbia, Canada	2021-04-27
Audrey Meszaros	Campbell River, Canada	2021-04-27
Randy stubbs	Campbell River, Canada	2021-04-27
Olivia Boyes	Campbell River, British Columbia, Canada	2021-04-27
Kelsey Sloan	Campbell River, British Columbia, Canada	2021-04-27
Nicole Rowland	Campbell River, British Columbia, Canada	2021-04-27
Lois Gilmour	Campbell River, British Columbia, Canada	2021-04-27
Bryan Blakely	Campbell River, British Columbia, Canada	2021-04-27

Name	Location	Date
Dion Resicini	Campbell River, British Columbia, Canada	2021-04-27
Carmen Mccluskey	Victoria, Canada	2021-04-27
Paul Garry	Campbell River, British Columbia, Canada	2021-04-27
Emily Castro	Campbell River, British Columbia, Canada	2021-04-27
Hailee Arlitt	Campbell River, British Columbia, Canada	2021-04-27
Matt Hampton	Campbell River, British Columbia, Canada	2021-04-27
eliah raven	campbell river, Canada	2021-04-27
Andrew Vallender	Ventnor, England, UK	2021-04-27
Lindsey Boulter	Campbell River, British Columbia, Canada	2021-04-27
Leslie Frank	Campbell River, British Columbia, Canada	2021-04-27
Erin Nowak	Campbell River, Canada	2021-04-27
catherine cheneval	LYON, Spain	2021-04-27
hannah blackmun	Campbell River, British Columbia, Canada	2021-04-27
Sabine Möhler	sabine.stiker@web.de, Germany	2021-04-27
Gerri Debolt	Campbell River, Canada	2021-04-27
Emma Johannson	Campbell River, British Columbia, Canada	2021-04-27
Theresia Maria	Deutschland, Germany	2021-04-27

Name	Location	Date
George Martin	Loule, Portugal	2021-04-27
joyce alexander	Edinburgh, Scotland, UK	2021-04-27
Sue Cone	Hull, England, UK	2021-04-27
Maria Van Geel	Zdroisko, Poland	2021-04-27
Sylvie Lemaire	Féternes, Spain	2021-04-27
armer teufel reger	Nürnberg, Germany	2021-04-27
Mags Roy Mein	Newcastle, UK	2021-04-27
Andrew Parker	Campbell River, Canada	2021-04-27
Niina Anttinen	Espoo, Finland	2021-04-27
Anne Montarou	Plaisir, France	2021-04-27
Sinclair Petra	Erlensee, Germany	2021-04-27
Manuela Schultz	Germany	2021-04-27
Scott Ferguson	Canada	2021-04-27
Patrick Rowe	Campbell River, Canada	2021-04-27
Taranjit Tung	Winnipeg, Canada	2021-04-27
Adea Claude	Saint Quentin, France	2021-04-27
Terry Honig	Vancouver, British Columbia, Canada	2021-04-27
Al Baird	Campbell River, Canada	2021-04-27
Marilyn Gray	Campbell River, British Columbia, Canada	2021-04-27
Ryan Heinrichs	Campbell River, British Columbia, Canada	2021-04-27
Elliott Haugen	Campbell River, Canada	2021-04-27

Name	Location	Date
Kailee Kotilla	Nanaimo, Canada	2021-04-27
Diane Peain	Campbell River, BC, Canada	2021-04-27
John Vassallo	Comox, British Columbia, Canada	2021-04-27
stan nichol	Campbell River, Canada	2021-04-27
Matthew Enns	Campbell River, Canada	2021-04-27
Francine Sandras	Bauvin, France	2021-04-27
Hunter Jarratt	Campbell River, Canada	2021-04-27
Garth Chaisson	Campbell River, Canada	2021-04-27
Jaimie Ashurst	Campbell River, Canada	2021-04-27
Linda McGregor	Campbell River, Canada	2021-04-27
Flo Percival	Campbell River, Canada	2021-04-27
Elaine Iskierski	Campbell River, Canada	2021-04-27
Gama Leong	George Town, Malaysia	2021-04-27
Karen Khan	Campbell River, Canada	2021-04-27
larry schaffer	campbell river, Canada	2021-04-27
rita valen	Campbell River, Canada	2021-04-27
Carissa Swanson	Campbell River, British Columbia, Canada	2021-04-27
Max Graham	Victoria, British Columbia, Canada	2021-04-27
Amy Stoesz	Campbell River, Canada	2021-04-27
Lynda Kingsley	Campbell River, British Columbia, Canada	2021-04-27
lyn paterson	Campbell River, Canada	2021-04-27

Name	Location	Date
Patricia Ansell	Campbell River, Canada	2021-04-27
Bruce Funk	Campbell River, Canada	2021-04-27
Rick Jasinski	Campbell River, Canada	2021-04-27
robert truttman	Campbell River, Canada	2021-04-27
A. Otto	Auerbach, Germany	2021-04-27
Maureen Scheck	Campbell River, Canada	2021-04-27
Vanessa Monteith-Hird	Campbell River, British Columbia, Canada	2021-04-27
Jordan Miers	Campbell River, Canada	2021-04-27
Nadia gauvin gauvin	France	2021-04-27
Bonnie Vlaj	Campbell River B.C., Canada	2021-04-27
karen thornton	Lacombe, Canada	2021-04-27
Margaret Quigley	Campbell River, Canada	2021-04-27
melissa townsend	Courtenay, British Columbia, Canada	2021-04-27
Julie Port	Slough, UK	2021-04-27
Zack Zacharias	Campbell River, British Columbia, Canada	2021-04-27
Barbara Skorupka	Campbell River, Canada	2021-04-27
Bill Ostler	Campbell River, Canada	2021-04-27
norman bell	Campbell River, Canada	2021-04-27
Alphee Boudreau	Canada	2021-04-27
Karmyn Carlson	Campbell River, Canada	2021-04-27
Joan Herman	Campbell River, Canada	2021-04-27

Name	Location	Date
Brian Halloran	Campbell River, Canada	2021-04-27
BJ Sihrul	Campbell River, Canada	2021-04-27
ursula schilg	Mayen, Germany	2021-04-27
James Ingersoll	North Vancouver, British Columbia, Canada	2021-04-27
Sherry Moller	Campbell River, Canada	2021-04-27
Lenore Black	Markham, Canada	2021-04-27
Lily Struthers	Guildford, UK	2021-04-27
N A	Hillingdon, UK	2021-04-27
cheryl hayes	Campbell River, Canada	2021-04-27
christa lohrig	Petersberg, Germany	2021-04-27
Annika Pfeifer	Campbell River, British Columbia, Canada	2021-04-27
Debbie Nuzsdorfer	Campbell River, Canada	2021-04-27
Reg Hinsberger	Campbell River, Canada	2021-04-27
Catheryn Gray	Campbell River, Canada	2021-04-27
Harry MacDonald	Campbell River, Canada	2021-04-27
Jack McIlveen	Campbell River, Canada	2021-04-27
Liz Firth	Campbell River, Canada	2021-04-27
Rich Bak	Campbell River, Canada	2021-04-27
Nya Harle	Campbell River, Canada	2021-04-27
Aiden Falconbridge	Campbell River, British Columbia, Canada	2021-04-28

Name	Location	Date
Julie Macdonald	Campbell River, Canada	2021-04-28
Selina Daur	Campbell River, Canada	2021-04-28
lucy newbert	campbell river, Canada	2021-04-28
Judy Lambert	Campbell River, Canada	2021-04-28
Valorie Spooner	Coquitlam, Canada	2021-04-28
josh barr	Campbell River, British Columbia, Canada	2021-04-28
Стас Аксёнов	Tyumen, Russia	2021-04-28
Hilda Toulouse	Espanola, Canada	2021-04-28
Sharon Rondquist	Campbell River, Canada	2021-04-28
Kathy Rae	Campbell River, Canada	2021-04-28
Laura Hayton	Campbell River, British Columbia, Canada	2021-04-28
Justin Jaunzemis	Campbell River, Canada	2021-04-28
Samantha Wells	Campbell River, British Columbia, Canada	2021-04-28
Sunny Raja Gurbani	North York, Canada	2021-04-28
Lucia Boyd	Campbell River, British Columbia, Canada	2021-04-28
Виктория Логинова	Russia	2021-04-28
Karen Loland	Campbell River, British Columbia, Canada	2021-04-28
judy melny	Campbell River, Canada	2021-04-28
Zaira Greenlaw	Campbell River, Canada	2021-04-28

Name	Location	Date
Micheal Poitras	Campbell River, Canada	2021-04-28
Jennifer Olsen	Campbell River, Canada	2021-04-28
Patricia Ashmead	Campbell River, Canada	2021-04-28
Helma Stewart	Campbell River, Canada	2021-04-28
Susan Carswell	Campbell River, British Columbia, Canada	2021-04-28
Hanneke Mol	Poortvliet, Nebraska, US	2021-04-28
Alessa McGrath	Campbell River, Canada	2021-04-28
diane jones	Campbell River, Canada	2021-04-28
Mike Boyd	Campbell River, Canada	2021-04-28
Vivian Hornby	Campbell River, British Columbia, Canada	2021-04-28
Linda Kendrick	Vancouver, Canada	2021-04-28
Maureen Ledgister	Campbell River, Canada	2021-04-28
Brent Samson	Campbell River, Canada	2021-04-28
Mike Horner	Campbell River, Canada	2021-04-28
Maria Horsfall	Campbell River, British Columbia, Canada	2021-04-28
Marj Chow	Campbell River, Canada	2021-04-28
Jane Bateman	Campbell River, Canada	2021-04-28
Walt Peain	Campbell River, British Columbia, Canada	2021-04-28
Jodi Cossenass	Campbell River, Canada	2021-04-28

Name	Location	Date
Christine Edmunds	Campbell River, Canada	2021-04-28
Iorne Novak	Campbell River, British Columbia, Canada	2021-04-28
Shelley King	Campbell River, Canada	2021-04-28
Lou Vile	Black Creek, British Columbia, Canada	2021-04-28
Janet Flett	Campbell River, British Columbia, Canada	2021-04-28
Sandy Carmichael	Courtenay, Canada	2021-04-28
Ed Petersen	Victoria, Canada	2021-04-28
Jay Pudota	Campbell River, British Columbia, Canada	2021-04-28
Renee Hamel	Campbell River, British Columbia, Canada	2021-04-28
Sidanne Switzer	Campbell River, British Columbia, Canada	2021-04-28
Laura Chomyshyn	Campbell River, British Columbia, Canada	2021-04-28
Bhogi Divya	Campbell River, British Columbia, Canada	2021-04-28
Eric Valant	Comox, British Columbia, Canada	2021-04-28
CRYSTAL CHESHIRE	Campbell River, British Columbia, Canada	2021-04-28
Mary Bickford	Campbell River, Canada	2021-04-28
Venkatapavankumar Padavala	Campbell river, British Columbia, Canada	2021-04-28

Name	Location	Date
Marylynn Eley	257 Dalton Road Campbell River, British Columbia, Canada	2021-04-28
Yas Smith	Sutton In Ashfield, UK	2021-04-28
Karen Ferry	Bromley, UK	2021-04-28
Sreshta Padavala	Campbell River, British Columbia, Canada	2021-04-28
Deborah Garnett	Northwich, UK	2021-04-28
Angela pilgrim	Gt yarmouth, UK	2021-04-28
Haashim Arfan	Birmingham, UK	2021-04-28
Chiara Alfaro McCarthy	Campbell River, Canada	2021-04-28
Edward Theberge	Campbell River, Canada	2021-04-28
Brandi Stovman	Campbell River, British Columbia, Canada	2021-04-28
Melanie Everett	Campbell River, Canada	2021-04-28
Jordan Lawrence	Campbell River, Alberta, Canada	2021-04-28
Maria Uzzell	Campbell River, Canada	2021-04-28
Ethan Johnsen	Campbell River, British Columbia, Canada	2021-04-29
Charlene Vandermark	Campbell River, Canada	2021-04-29
emily dahl	Vancouver, British Columbia, Canada	2021-04-29
Emi Yukita	Campbell River, Canada	2021-04-29
Edward Lazarko	Winnipeg, Canada	2021-04-29
Chris Johnston	Campbell River, British Columbia, Canada	2021-04-29

Name	Location	Date
colin oswald	Campbell River, British Columbia, Canada	2021-04-29
Gary Falck	Campbell River, B.C., Canada	2021-04-29
julie bates	coquitlam, Canada	2021-04-29
Ali McQueen	Calgary, Canada	2021-04-29
Clayton Briscoe	Campbell River, British Columbia, Canada	2021-04-29
Catriona Beauchesne	Campbell River, British Columbia, Canada	2021-04-29
Andrea M	Toronto, Canada	2021-04-29
Judith den Boef	Campbell River, Canada	2021-04-29
Wendy Leach	Campbell River, Canada	2021-04-29
Steve Thompson	Campbell River, British Columbia, Canada	2021-04-29
Debra Tait	Surrey, Canada	2021-04-29
Nathalie Anderson	Campbell River, British Columbia, Canada	2021-04-29
Rebeckah Biddick	New Zealand	2021-04-29
Rick/Richard Berry/Jamez	Saint John, Canada	2021-04-29
Bethan Curnow	Nanaimo, British Columbia, Canada	2021-04-29
Glen McNeil	North Vancouver, Canada	2021-04-29
Kace Vollrath	Edmonton, Canada	2021-04-29
Kim Bazowski	Campbell River, British Columbia, Canada	2021-04-29

Name	Location	Date
Konrad Reimer	Carman, Manitoba, Canada	2021-04-29
J Vez	Ottawa, Canada	2021-04-29
Christopher williams	Campbell River, Canada	2021-04-29
Ramon Belsky	Campbell river, Canada	2021-04-29
Nancy Jackson	Campbell River, Canada	2021-04-29
Meyer Belsky	Wasaga Beach, Ontario, Canada	2021-04-29
Julie Wiebe	Winnipeg, Canada	2021-04-29
Don Ottosen	Campbell River, British Columbia, Canada	2021-04-29
Alexandra Widen	Campbell River, Canada	2021-04-29
Stacy Freeland	Campbell River, Canada	2021-04-29
Steve Abbott	Limoges, Canada	2021-04-29
Hazel Enns	Guelph, Ontario, Canada	2021-04-29
Crislynn Spooner	Kelowna, British Columbia, Canada	2021-04-29
Gloria Dale-Johnson	West Kelowna, Canada	2021-04-29
Beatrix Wassermann-Otto	Warstein, Germany	2021-04-29
Darlene Zamluk	Campbell River, Canada	2021-04-29
Dawn Roberts	Campbell River, Canada	2021-04-29
Natalia Molanus	Campbell River, British Columbia, Canada	2021-04-29
Christie Burr	Campbell River, British Columbia, Canada	2021-04-29

Name	Location	Date
Marcy McCaughran	Campbell River, British Columbia, Canada	2021-04-29
Corrie Pelletier	Campbell River, British Columbia, Canada	2021-04-29
Jessica Nicholson	Strathcona, Canada	2021-04-29
Sheridan Kovach	Campbell River, British Columbia, Canada	2021-04-29
Shari Miller	Campbell River, Canada	2021-04-29
Marcedy Sumner	Campbell river, Canada	2021-04-29
Alexa LeStrat	Campbell River, Canada	2021-04-29
Karen Vosburgh	Campbell River, British Columbia, Canada	2021-04-29
Kirsten Lines	Campbell River, British Columbia, Canada	2021-04-29
Theresa Clarke	Campbell River, Canada	2021-04-29
Lily K	Vancouver, British Columbia, Canada	2021-04-29
Arlene Lines	Campbell River, British Columbia, Canada	2021-04-29
Dean King	Campbell River, British Columbia, Canada	2021-04-29
Susan Phillips	Campbell River, British Columbia, Canada	2021-04-29
Helena Coverdale	Halfmoon Bay, Canada	2021-04-29
Brad Halliday	Campbell River, British Columbia, Canada	2021-04-30
Alicia Halliday	Campbell River, Canada	2021-04-30

Name	Location	Date
Theresa Blackburn	Campbell River, Canada	2021-04-30
Dawn Munster	Campbell River, Canada	2021-04-30
Debi Donovan	Campbell River, British Columbia, Canada	2021-04-30
Cathie McGillivray	Campbell River, Canada	2021-04-30
Rita Batics	Campbell River, Canada	2021-04-30
Doreen Anderson	Campbell River, Canada	2021-04-30
Jennifer Tosoff	Campbell River, British Columbia, Canada	2021-04-30
Leif Kasmer	Nanaimo, Canada	2021-04-30
Vicki Corkett	Campbell River, British Columbia, Canada	2021-04-30
Travis Longacre	Campbell River, British Columbia, Canada	2021-04-30
Carole Duff	Campbell River, British Columbia, Canada	2021-04-30
Glenda Morton	Port Hardy, British Columbia, Canada	2021-04-30
Amanda Barnes	Campbell River, British Columbia, Canada	2021-04-30
Laura Grannary	Campbell River, British Columbia, Canada	2021-04-30
Marie Anderson	Campbell River, British Columbia, Canada	2021-04-30
Allison Mckellar	Campbell River, British Columbia, Canada	2021-04-30
Tina Knowles	Campbell River, Canada	2021-04-30

Name	Location	Date
K L	Campbell River, British Columbia, Canada	2021-04-30
Jayne Fisher	Campbell River, British Columbia, Canada	2021-04-30
Cyril Douglas	Campbell River, British Columbia, Canada	2021-04-30
Claire Dempsey	Saint Helier, Jersey	2021-04-30
Rob Stables	Campbell River, British Columbia, Canada	2021-04-30
Glyn Blackburn	Campbell River, British Columbia, Canada	2021-04-30
Katherine Pouliot	Canada	2021-04-30
Patricia Prinzing	Campbell River, British Columbia, Canada	2021-04-30
Breanne MacNeil	Campbell River, British Columbia, Canada	2021-04-30
Darlene Carr	Campbell River, British Columbia, Canada	2021-04-30
Leigha Fane	Campbell River, British Columbia, Canada	2021-04-30
Jared MacNeil	Campbell River, British Columbia, Canada	2021-04-30
Madison Ross	Campbell river, British Columbia, Canada	2021-04-30
Gwen Forrest	Campbell River, Canada	2021-04-30
Hannah Hedrick	Campbell River, Canada	2021-04-30

Name	Location	Date
Shaun Donovan	Campbell River, British Columbia, Canada	2021-05-01
Roberta Northrup	Campbell River, Canada	2021-05-01
Danii F. Paolucci	Perugia, Italy	2021-05-01
Robert Boyle	Great Bookham, England, UK	2021-05-01
Karin Zimmermann	Hersbruck, Germany	2021-05-01
Angela Squires	Campbell River, British Columbia, Canada	2021-05-01
Corrina Kelly	New Westminster, Canada	2021-05-01
Stefanie Dunaway	Campbell River, British Columbia, Canada	2021-05-01
Andrew Frank	Campbell river, Quebec, Canada	2021-05-02
Richard Dunaway	Campbell River, British Columbia, Canada	2021-05-02
T Nix	Campbell River, British Columbia, Canada	2021-05-02
Holly Oconnell	Campbell River, British Columbia, Canada	2021-05-02
Courtney Wilson	Campbell River, British Columbia, Canada	2021-05-02
Candace Lyttle	Campbell river, Canada	2021-05-02
Chelsea Kirkham	Campbell River, Canada	2021-05-02
Peggy Dunaway	Campbell River, British Columbia, Canada	2021-05-02
Morganna Abraham	Surrey, British Columbia, Canada	2021-05-02

Name	Location	Date
Rachel Franklin	Campbell River, British Columbia, Canada	2021-05-02
Lindsey Hayes	Campbell River, Canada	2021-05-02
Phyllis Ziegler	Campbell River, British Columbia, Canada	2021-05-03
courtney Panas	Surrey, Canada	2021-05-03
Doug Hayward	Campbell River, Canada	2021-05-03
Jared ziolkowski	Campbell River, Canada	2021-05-03
Ike Enns	Campbell River, Canada	2021-05-03
Fernande Fournier	Luxemburg, Luxembourg	2021-05-03
Janet Cafferata	Campbell River, Canada	2021-05-04
Morgan Young	Campbell River, Canada	2021-05-04
Penny Graham	Campbell River, British Columbia, Canada	2021-05-05
Joel stevens	Campbell River, British Columbia, Canada	2021-05-05
Rosanna Bruni	Aosta, Italy	2021-05-05
Frank Voelker	Campbell River, Canada	2021-05-05
Santana Turner	Campbell River, British Columbia, Canada	2021-05-06
David Ellis	Perth, Australia	2021-05-06
Jake Johnson	Edmonton, Alberta, Canada	2021-05-07
Ashley Ranger	Campbell River, British Columbia, Canada	2021-05-07

Name	Location	Date
Ellen Statz	Campbell River, British Columbia, Canada	2021-05-07
Christopher Larsen	Courtenay, Canada	2021-05-09
Dianne Gareau	Surrey, Canada	2021-05-10
Heather Magee	Campbell River, Canada	2021-05-11
Hue Mungus	Burnaby, British Columbia, Canada	2021-05-12
Dawn Mah	Campbell River, British Columbia, Canada	2021-05-14
Margaret Coates	Campbell River, British Columbia, Canada	2021-05-15
Andrea Soper	Campbell River, British Columbia, Canada	2021-05-15
tom hall	Campbell River, British Columbia, Canada	2021-05-16
Catherine M Skalk	Campbell River, British Columbia, Canada	2021-05-16
Tanya Brown	Campbell rivee, British Columbia, Canada	2021-05-16
Luisa Richardson	Campbell River, British Columbia, Canada	2021-05-16
Tom Larnie	Nanaimo, British Columbia, Canada	2021-05-16
Neil Wilcox	campbell river, Canada	2021-05-17
Casey Inrig	Campbell River, British Columbia, Canada	2021-05-17
sadie al	South Jakarta, Indonesia	2021-05-17
tom mckenzie	Campbell River, Canada	2021-05-17

Name	Location	Date
margot van vliet	Campbell River, British Columbia, Canada	2021-05-20
Lacy Allen	Port Hardy, Canada	2021-05-21
Patty Evans	Campbell River, Canada	2021-05-21
Tianna Thompson	Campbell River, British Columbia, Canada	2021-05-22
john arnold	Campbell River, British Columbia, Canada	2021-05-22
Marcia McKay	Campbell River, British Columbia, Canada	2021-05-22
Trisha Levins	Campbell River, Canada	2021-05-22
M.David Smith	Campbell River, Canada	2021-05-22
Leah Bergen	Campbell river, Canada	2021-05-22
Julie Gordon	Campbell River, Canada	2021-05-22
Laura Twigg	Campbell River, British Columbia, Canada	2021-05-22
Erin Oconnell	Campbell River, British Columbia, Canada	2021-05-23
Mary Lou Mahoney	Cambell River, B.C., Canada	2021-05-24
chris smith	Campbell River, British Columbia, Canada	2021-05-24

ATTACHMENT #9
APPLICANT SUBMISSION (PUBLIC MEETING SUMMARY & BUSINESS
SIGNATURES)
(23 PAGES)



111-2036 South Island Hwy
Campbell River, BC V9W 0E8
Phone: (250) 914-8485
Fax: (250) 914-8490

May 21, 2021

Meghan Norman, Senior Planner
Development Services
City of Campbell River
301 St. Ann's Road
Campbell River, BC, V9W 4C7

Dear Ms. Norman:

Re: 2221 Dalton Road Proposed Zoning Amendment Public Feedback

On behalf of WestUrban Developments Ltd., I am submitting this letter and the attached documents summarizing the feedback WestUrban Developments Ltd. received via email correspondence and at a public open house we held on the subject property on April 29, 2021 in regard to our Zoning Amendment application.

Please feel free to contact me should you have any questions.

Regards,

A handwritten signature in black ink that reads 'Cameron Salisbury'.

Cameron Salisbury MCIP, RPP
Development Manager
WESTURBAN DEVELOPMENTS LTD.

2221 DALTON ROAD

SUMMARY OF PUBLIC FEEDBACK

Introduction

This report provides a brief summary of the public feedback received for the proposed Zoning Amendment application at 2221 Dalton Road. All feedback was received at a public open house held on April 29, 2021 on the subject site and via email. The purpose of the open house was to share knowledge of the proposed amendment and collect feedback from the public that will inform decision making. The open house allowed interested neighbours and stakeholders a meaningful opportunity to understand the project better and have their ideas and concerns heard.

This summary has been submitted to the City of Campbell River's Development Services in support of WestUrban's application even though there was no requirement to do this engagement as normal Neighbourhood Public Meeting requirements are suspended due to COVID-19 protocols. WestUrban felt it was important to meet with local residents and neighbours to provide information about the applications and hear their thoughts on the proposed development. This feedback is meant to inform the decision-making process for the Council of Campbell River when considering this application. The summary includes a description of the process and events, the approximate number of attendees, and identification of issues and concerns raised.

Process

Pre-Open Houses

WestUrban Developments hand-delivered over 50 invitations to the surrounding neighbourhood on April 21, 2021. During the typical Neighbourhood Public Meeting process, the City of Campbell River requires that applicants invite neighbours within a 100 metre radius of subject properties to ensure that everyone has an opportunity to be informed of the process and participate. WestUrban delivered flyers to all residents within 100m of the subject site and in some cases went beyond the 100 metre radius to ensure transparency for the surrounding community in what we are proposing.

Figure 1 is a sample of the invitation, which includes the following:

- The address of the property subject to the proposed amendment
- a map showing the location of the proposed amendment
- the purpose of the Open House
- the date, time and location of the Open House
- contact information for WestUrban Development Ltd.



Figure 1 Invitation/Flyer

Open House

WestUrban Developments held the Open House in an event tent on the subject property from 4:30 to 6:30 PM on Thursday, April 29. The Open House was outdoors in an attempt to limit the proximity of attendees at any given time to allow for appropriate social distancing measures to be adhered to because of COVID-19. WestUrban provided face masks and hand sanitizer for attendees. The Open Houses had all application materials containing information about the proposed amendment and development. All materials that were presented at the Open House are contained within the Zoning Amendment application. Three employees of WestUrban Developments were in attendance to provide information, answer questions and record feedback. Feedback Forms were supplied for participants to complete and completed forms are attached.

A total of approximately fifty (50) people attended the Open House to learn about the proposed amendment, ask questions and express concerns. The sign-in sheets are attached to the summary and show a record of the attendees that were willing to sign-in. Feedback from the participants is summarized in the next section.

Email Correspondence

WestUrban Developments also received email correspondence after the Open House. There was a total of six (6) emails received and are attached to this summary. Feedback from the email correspondence is summarized in the next section.

Summary of Feedback

Below is a summary of the major themes taken from the feedback expressed by residents and stakeholders at the Open Houses and email correspondence.

Traffic

- Concerns over the safety of children, seniors, and residents on the roadway because of increased traffic from the development
- Intersection of Dalton Road and Westgate Road unsafe due to cars not stopping at stop signs exiting Dalton Road onto Westgate Road
- Concerns over access to and from the site being on Dalton Road
- Increased traffic congestion at all local intersections due to more people

Parking

- Concern that there is not enough parking proposed on site
- Concerns that future residents and visitors of the proposed development will park in the neighbourhood and not on site

Infrastructure Capacity

- Concerns over capacity within the water, storm water and sanitary systems due to development

Construction Impacts

- Concerns over noise and parking during construction

Building Height

- Concerns that the building height is too tall for the neighbourhood
- Suggestions that the height should be limited to 4 storeys or less
- Residents are concerned that ocean views will be negatively impacted
- Concerned about reduced sun exposure and shadow impacts on adjacent neighbours
- Height of building will reduce privacy of immediate neighbours due to overlook

Density

- Concerns that the density of the proposal would place too many residential units in this location
- Attendees expressed that this is not the right location for an apartment building as it is an existing low-density neighbourhood

Trees on Site

- Suggestions to leave some of the larger trees on site

Feedback Form

Name: Steve Shelly

Please tell us your thoughts on the proposed rezoning.

5 or 6 story's is to high -
Town homes would be okay

Feedback Form

Name: Cameron

Please tell us your thoughts on the proposed rezoning.

Horrible location, too many kids, too much traffic,
water pressure, sewer, loss of time due to construction,
TRAFFIC !!

**No
Building !!**

Feedback Form

Name: Ella Rempel

Please tell us your thoughts on the proposed rezoning.

Major concern is where the driveway will be.
I think it's fantastic that you are willing to
put a sidewalk on Westgate to meet with the
one that goes down to the highway.
If you could find a way to make the cars
avoid Dalton Rd. that would be the best
case scenario for us all!

Thanks!

Ella.

Feedback Form

Name: Lucas Davidson

Please tell us your thoughts on the proposed rezoning.

- The current zoning allows for 33 units. I asked Terry why it needed to be 60 (requested). He answered "we have to build enough units to make it profitable". He was later asked what would be done if the request was denied; and he answered "If the request is denied we will still build the 33 units."
 - Therefore it is obviously not a matter of 33 units not being profitable enough.
 - When you go down to the marina Downtown, people have there boats there; smaller vessels mostly. If a barge were to get brought in there it would not be fitting parked next to smaller boats.
 - That's how a 20m apartment would feel 35m North of my lot. Also blocking part of my ocean view.
 - excess traffic + congestion on the st. congestion pulling off at Westgate onto Island Highway.
 - I agree with an apartment over by the Big Rock were there's a big cliff at its back but to double the size of the building to maximize profits at the neighbors expense is unconsiderate, + selfish.
- 2245, 2251 Dalton Rd.
- Lucas Davidson

Marylynn & Joe Eley
2157 Dalton Road
Campbell River, BC, V9W 1H5
e-mail: m1k2ele3@hotmail.com

April 29, 2021

To: Meghan.Norman@campbellriver.ca

Senior Planner, Development Services, City of Campbell River and,

Cc: Mayor.adams@campbellriver.ca, councillor.cornfield@campbellriver.ca, councillor.dahl@campbellriver.ca,
councillor.evans@campbellriver.ca, councillor.moglove@campbellriver.ca, councillor.kerr@campbellriver.ca,
sean.smyth@campbellriver.ca

We are writing you to express our opposition to the property development project being proposed by WestUrban Development Ltd. for 2221 Dalton Road. Much to our consternation, we found out about this development from a flyer we received on April 26th from WestUrban Developments Ltd. inviting us to an open house about their project and asking for our input on it. From the information and illustrations on the flyer we understand that WestUrban proposes to build a 5 story, 60unit, plus underground parking, apartment building at 2221 Dalton Road, very similar to the two other apartment buildings they have recently constructed at 2036 Island Highway South (The Watermark) and 2338 Island Highway South (Southpoint). We feel that a third building of similar size and style, and in close proximity to their other buildings, will impact adversely on the population density and infrastructure of our residential neighbourhood.

In addition, most of the apartment buildings that have been built along the South Island Highway and on Erickson and Hilchey are three or four stories high. We do not see the need for allowing WestUrban permission to build their apartments higher than those already in existence, especially in the location currently being proposed.

My husband and I have several concerns regarding their current proposal and request to bypass the stipulations of the R3 zoning bylaw:

Is the ground stability of the lot at 2221 Dalton Road secure enough to allow the construction of the size of the proposed apartment? We have noticed that there are areas along the South Island Highway between Willow Point and the downtown where there has been no construction due to the occurrence of slumping, which is evidence of ground instability on the slope above. In our backyard at 2157 Dalton Road, we have small areas of ground subsidence, which we fill in from time to time. Have sufficient studies been taken for 2221 Dalton Road to insure that it is safe to build such a large structure on that site, given that it is also on a slope like our house?

The proposed apartment will overlook adjacent homes, block sunlight and views to them, and very likely impact unfavorably on their property values.

I am not an expert into the matter, but can the water and sewer infrastructure support the addition of such a large apartment building?

The south end of Dalton Road, where 2221 is located, is a short cul-de-sac of 1- or 2-story family homes, rated R1 or R2, with a multi-family complex of 1-and 2-story row housing and a 3- story apartment building. WestUrban's proposed apartment building is totally inappropriate for the scale, character and nature of the surrounding

homes. Nor does it in any way fit in with or match Campbell River's Official Sustainable Community Plan for the area in which it is to be built.

There are no sidewalks or curbs along either portion of Dalton Road, so that children and seniors walk along or play in the roadway. The proposed apartment will increase traffic and congestion on that end of Dalton Road, making it less safe for the area's pedestrians, unless the City is planning on putting in sidewalks and curbs, or making WestUrban do so. This was also an area of concern to Dalton Road residents when WestUrban's Watermark apartment were being built on the corner of Hilchey and South Island Highway.

The addition of the proposed apartment will increase vehicle traffic in the area, not only in the cul-de-sac, but also along the rest of Dalton Road and on the nearby streets: South Island Highway, Westgate and Hilchey. Traffic into and out of the south end of Dalton will become more congested during the rush hours, as there is no leeway for providing additional or turning lanes to and from the street. Increased traffic was also one of the concerns Dalton Road residents had at the time the Watermark was being built. Parking during the construction phase of the Watermark also became a problem at that time, as workers on that site parked along Hilchey and the north end of Dalton in such a way as to obstruct turning off or onto Dalton by parking too close to the corners. This will impact the south end of Dalton and Westgate during the construction of WestUrban's proposed apartment even more, as there is much less available street parking on that end of Dalton Road and on Westgate.

We also understand that WestUrban is bringing to council next week a request for a change to R3 zoning bylaw for 2221 Dalton Road, as their proposed project exceeds the height requirements of the bylaw. This gives our community very little time to respond to WestUrban's project, and is disturbingly similar to their notification to the community prior to the development at 2036 Island Highway South. At that time the short notice given our community, we did not come together quickly enough, and despite our opposition, the project went through, much to local disappointment.

While we agree that more housing is needed in Campbell River, we feel that the construction subsidized and low income housing for families is more important at this time than the construction of another apartment of the type that WestUrban is proposing.

We request that the City of Campbell River should not grant WestUrban's proposal to rezone the lot at 2221 Dalton Road to allow construction of an apartment building in excess of the bylaw's stipulations. Please vote against their proposal.

Thank you for your consideration of our letter.

Marylynn and Joe Eley



Sign-in Sheet

Date: April 29, 2021

2221 Dalton Road Proposed Rezoning

Name	Address	Phone Number	Email address
Lucas Davidson	2251 Dalton Rd	250-897-8581	Lucas Davidson@gmail.com
Shayla Adams	2255 Earley Rd	250 202 5955	shaylaad@gmail.com

Information is being collected for submission to the City as part of the public application process. The information collected may form part of the public record and, by signing this sheet, you consent to this use. Information collected may be subject to the BC Freedom of Information and Protection of Privacy Act (FOIPPA).



Sign-in Sheet

Date: April 29, 2021

2221 Dalton Road Proposed Rezoning

Name	Address	Phone Number	Email address
ED ARLB	17, 230 PRAIRIE		
BRYAN CAULDRY	82142 HARWOOD	923 6907	
STEVE SULLIVAN	2271 DALTON	923-6907	
FORBEN ROAD	2271 DALTON	923-6907	

Information is being collected for submission to the City as part of the public application process. The information collected may form part of the public record and, by signing this sheet, you consent to this use. Information collected may be subject to the BC Freedom of Information and Protection of Privacy Act (FOIPPA).



111-2036 South Island Hwy
Campbell River, BC V9W 0E8
Phone: (250) 914-8485
Fax: (250) 914-8490

May 21, 2021

Meghan Norman, Senior Planner
Development Services
City of Campbell River
301 St. Ann's Road
Campbell River, BC, V9W 4C7

Dear Ms. Norman:

Re: 2221 Dalton Road Proposed Zoning Amendment – Business Support

On behalf of WestUrban Developments Ltd., I am submitting this letter and the attached documents showing significant support from the Willow Point Village business community for our proposed zoning amendment at 2221 Dalton Road.

To date, we have received 68 signatures from various Willow Point businesses. We have more signatures coming but are submitting this letter and documents now so that they can be included in the Council Report for this application.

The signatories are in support of this proposed zoning amendment as they feel it will add vibrancy to the Willow Point Village and increase the diversity and quantity of the housing stock of the area. They also believe that the proposed amendment and ultimate development would bring immeasurable economic benefits with more potential business patrons living very close to Willow Point Village.

Please feel free to contact me should you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Cameron Salisbury'.

Cameron Salisbury MCIP, RPP
Development Manager
WESTURBAN DEVELOPMENTS LTD.



STATEMENT OF SUPPORT FOR PROPOSED ZONING AMENDMENT AT 2221 DALTON ROAD




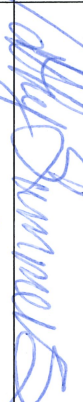



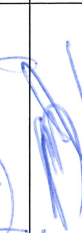






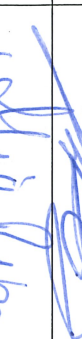
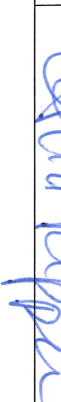
We, the business owners, operators and employees of Willow Point Village in Campbell River, BC, lend our support to WestUrban Development's Zoning Amendment application at 2221 Dalton Road that would allow for the construction of approximately 60 residential units over 6 storeys of development.

This development would add to the vibrancy of the Willow Point area. It would bring immeasurable economic benefits with more potential business patrons living very close to the commercial area. This will help local businesses thrive.

At present, there is a lack of adequate housing options in the immediate Willow Point Village area to house the growing number of residents in Campbell River. The proposed development will add to the diversity and quantity of the housing stock and will be a benefit to the area.

Name	Signature	Business Name	Date
Don Nicholas		Discovery Foods	May 3/21
Sreat Micholas		Discovery Foods	May 3/2021
Michael Longman		Discovery Foods	May 3/2021
MURRAY WOODRUFF		Discovery Foods	MAY 3/21
Delina Dimpopoulos		Discovery Foods	May 3/21
Kevin Olson		Discovery Foods	MAY 3/21
SHAUNETTE WATSON		Discovery Foods	MAY 4/21

Name	Signature	Business Name	Date
Caitlen Strohman	Caitlen St	Discovery Foods	May 4
Mardie Nicholas	M.N.	Discovery Foods	May 4
Bryan Kelly	B.K.	Discovery Foods	May 4
Holly McLain	H.M.	Discovery Foods	May 4
Mary Swamy	Mary Swamy	Discovery Foods	May 4
Adam Frense	Adam Frense	Discovery Foods	May 4
Todd McFost	Todd McFost	Discovery Foods	May 4
LAURANE HILL	L. Hill	Discovery Foods	May 5
Aidom Comiskey	A. Comiskey	Discovery Foods	May 5
Chris Nicholas	C. Nicholas	Discovery Foods	May 5
Lisa Nicholas	L. Nicholas	Discovery Foods	May 5
Wendy Greenhurd	Wendy Greenhurd	Discovery Foods	May 5
Heather McLean	H.M.	Discovery Foods	May 6/2011
Delaney Ewing	D. Ewing	Discovery Foods	May 6/2011
Hannah Federhik	H. Federhik	Discovery Foods	May 6/2011

Name	Signature	Business Name	Date
Amy Haber		Discovery Foods	5/4/21
Todd Daquas		Discovery Foods	5/4/21
John Vincent Aguirre		Discovery Foods	5/4/21
Alyce Summers		Discovery Foods	5/4/21
Cynthia Nicholas		Discovery Foods	5/4/21
Stephanie Lawrence		Discovery Foods	5/4/21
Mackenzie Dumont		Discovery Foods	0/4/21
Jesse Siefert		Discovery Foods	04.05.21
Julian Humphrey		Discovery Foods	8/5/04/21
Donny Xu		Discovery Foods	05/04/21
Tracy Ferguson		Discovery Foods	05/05/21
Alyce Burkner		Discovery Foods	05/05/21
		Discovery Foods	05/05/21
Merrin Tassea		Discovery Foods	05/05/21
Alice Luppe		Discovery Foods	05/05/21

Name	Signature	Business Name	Date
Sarah Barr	[Signature]	Boughn - Antler	approx May 7/21
Cheryl Cauture	[Signature]	Boughn + Antler	May 7/21

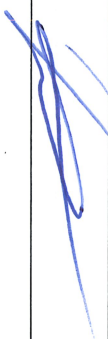


STATEMENT OF SUPPORT FOR PROPOSED ZONING AMENDMENT AT 2221 DALTON ROAD

We, the business owners, operators and employees of Willow Point Village in Campbell River, BC, lend our support to WestUrban Development's Zoning Amendment application at 2221 Dalton Road that would allow for the construction of approximately 60 residential units over 6 storeys of development.

This development would add to the vibrancy of the Willow Point area. It would bring immeasurable economic benefits with more potential business patrons living very close to the commercial area. This will help local businesses thrive.

At present, there is a lack of adequate housing options in the immediate Willow Point Village area to house the growing number of residents in Campbell River. The proposed development will add to the diversity and quantity of the housing stock and will be a benefit to the area.

Name	Signature	Business Name	Date
JASON FRANKLIN		OK TIRE	MAY 6/21



STATEMENT OF SUPPORT FOR PROPOSED ZONING AMENDMENT AT 2221 DALTON ROAD

We, the business owners, operators and employees of Willow Point Village in Campbell River, BC, lend our support to WestUrban Development's Zoning Amendment application at 2221 Dalton Road that would allow for the construction of approximately 60 residential units over 6 storeys of development.

This development would add to the vibrancy of the Willow Point area. It would bring immeasurable economic benefits with more potential business patrons living very close to the commercial area. This will help local businesses thrive.

At present, there is a lack of adequate housing options in the immediate Willow Point Village area to house the growing number of residents in Campbell River. The proposed development will add to the diversity and quantity of the housing stock and will be a benefit to the area.

Name	Signature	Business Name	Date
TREVOR STEVENS	T Stevens	PANAGO	MAY 1/21
KATHY STEVENS	K Stevens	PANAGO	May 2/21
Guillermo Pendergast	MP Pendergast	Tamarack Construction	May 3/21
Andy Stevens	A. Stevens	Panago	May 3/21
Jesse Patterson	J Patterson	Panago	May 4/21
Nathan Alberts	N Alberts	Panago	May 4/21
Hazel Bui	Hazel Bui	Panago	May 4/21

Name	Signature	Business Name	Date
Simran Kaur	Simran Kaur	PANAGO	4 th May 2021
Paul Coled	[Signature]	PANAGO	4 May 2021
Chelsea Pider.	[Signature]	PANAGO.	6 MAR 2021
MICHAEL KUTTER	[Signature]	TRAMPACK PROTECTS LTD	7/5/21
LARRY S STROSS	[Signature]	1118792BC LEG	7/5/21
JANICE MARSHALL	[Signature]	NEW W KILLS - 1118782BC LTD.	7/5/21



STATEMENT OF SUPPORT FOR PROPOSED ZONING AMENDMENT AT 2221 DALTON ROAD

We, the business owners, operators and employees of Willow Point Village in Campbell River, BC, lend our support to WestUrban Development's Zoning Amendment application at 2221 Dalton Road that would allow for the construction of approximately 60 residential units over 6 storeys of development.

This development would add to the vibrancy of the Willow Point area. It would bring immeasurable economic benefits with more potential business patrons living very close to the commercial area. This will help local businesses thrive.

At present, there is a lack of adequate housing options in the immediate Willow Point Village area to house the growing number of residents in Campbell River. The proposed development will add to the diversity and quantity of the housing stock and will be a benefit to the area.

Name	Signature	Business Name	Date
L. Rams			MAY 2, 2021
Champe			MAY 2 2021
G. Walker			MAY 7, 2021
K. Milliken			MAY 7, 2021
S. Boblitz			MAY 7 2021
Logan Milliken			MAY 21/21
Ray Zellmer			MAY 18/21



STATEMENT OF SUPPORT FOR PROPOSED ZONING AMENDMENT AT 2221 DALTON ROAD

We, the business owners, operators and employees of Willow Point Village in Campbell River, BC, lend our support to WestUrban Development's Zoning Amendment application at 2221 Dalton Road that would allow for the construction of approximately 60 residential units over 6 storeys of development.

This development would add to the vibrancy of the Willow Point area. It would bring immeasurable economic benefits with more potential business patrons living very close to the commercial area. This will help local businesses thrive.

At present, there is a lack of adequate housing options in the immediate Willow Point Village area to house the growing number of residents in Campbell River. The proposed development will add to the diversity and quantity of the housing stock and will be a benefit to the area.

Name	Signature	Business Name	Date
Nealie Genzer		Waypoint Insurance	May 4, 2021
Soshana Nickerson		Waypoint Insurance	May 5, 2021
Jordan Fillion		Waypoint Insurance	May 6, 2021
Donna Webster		Ballboens N More	May 2021
Paula Marks		Dominick's	May 21, 2021
Ranjit Singh		Village Barber	May 2, 2021
Katherine Neutra			

ATTACHMENT #10
ZONING BYLAW AMENDMENT NO. 3823, 2021
(4 PAGES)



Zoning Amendment Bylaw No. 3823, 2021

ADOPTED _____, 2021

PURPOSE

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

The Council of the City of Campbell River enacts as follows:

PART 1: Title

- 1.1** This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3823, 2021 (2221 Dalton Road)**.

PART 2: Amendments

2.1 Zoning Bylaw 3250, 2006 is hereby amended by:

- a)** THAT, LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401 (2221 Dalton Road) be permitted to be rezoned to allow a site specific amendment to the Residential Multiple Three (RM-3) Zone and that a new section “5.35.7 Conditions of Use” be added to the Zoning Bylaw:

The following provisions apply only at 2221 Dalton Road (Legal Description: LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401):

- (a)** A maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.
- b)** THAT the Zoning Map referred to as Schedule “B” of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule ‘A’ attached herein and forming part of this Bylaw.

PART 3: Severability

3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this ____ day of _____ 2021

READ THE SECOND TIME this ____ day of _____ 2021

A Public Hearing was Advertised in two issues of the
Campbell River Mirror this ____ day of _____ 2021

And This ____ day of _____ 2021

The Public Hearing was held this ____ day of _____ 2021

READ THE THIRD TIME this ____ day of _____ 2021

ADOPTED this ____ day of _____ 2021

Signed by the Mayor and City Clerk this ____ day of _____ 2021

Andy Adams, MAYOR

Elle Brovold, CORPORATE OFFICER

SCHEDULE 'A'

