


**P2200083 DVP
1650 GALERNO RD**

**PUBLIC INPUT:
RELATED
CORRESPONDENCE UP TO
FEBRUARY 09, 2023**

Subject: FW: File number P2200083

From: Kristin Storry [REDACTED]
Sent: February 9, 2023 9:59 AM
To: planning <planning@campbellriver.ca>
Subject: File number P2200083

 "CAUTION: External Email"

Dear Mayor Dahl and Council,

I am writing to express my strong objection to West Urban's request for a development variance permit to waive the requirement to underground overhead utility lines for their development at 0 Alder and 1650 Galerno Road.

As a resident of Campbell River, I believe in maintaining the aesthetic beauty and livability of our community. Undergrounding overhead utility lines is an important aspect of achieving this goal, as it not only enhances the appearance of our streetscapes but also increases public safety by reducing risks associated with downed lines, power outages, etc. The City clearly recognizes the benefits of this as well, having created the bylaw in question.

Furthermore, 1424 Alder, the property from which this development would be directly across, has underground utilities. For consistency in applying the bylaw and enhancing the aesthetic of this area of Willow Point, I urge Mayor and Council to reject West Urban's Development Variance Permit application. By rejecting this application, we can send a clear message that Campbell River values the beauty and livability of our community.

Regarding City staff's recommendation that West Urban be responsible for 50% of the underground wiring by providing cash-in-lieu (following a receipt of cost estimate): Mayor and Council were voted in on a platform which included fiscal responsibility to Campbell River taxpayers. This is not that. Making taxpayers responsible for any part of the cost to underground these utilities is irresponsible and unacceptable.

Finally, regarding West Urban's statement that "undergrounding of wires along this stretch of Alder Street South would mean further digging, trenching, and encroachment in a highly environmentally sensitive area" - the very act of clearing and developing the lands above the creek will have an environmental impact. If West Urban is concerned about Simms Creek and surrounding riparian and wetland areas, then they shouldn't develop there. However, assuming this development moves forward, there are ways to mitigate the environmental impact of undergrounding utilities - surely West Urban has employees and consultants capable of handling this task.

In closing, please deny West Urban's Development Variance Permit application to vary Section 6.3 of Subdivision and Development Servicing Bylaw 3419, 2010.

Sincerely,
Kristin Storry, RPBio
1622 Galerno Road

88-547

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Subject: FW: P2200083

From: Tyler Bernard [REDACTED]
Sent: February 9, 2023 1:10 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: Re: P2200083

"CAUTION: External Email"

Hi there, I'm reviewing my initial email and noticed that my wording is contradictory to itself. I am opposed to the variance and believe that things should be esthetically pleasing to its surroundings including the adjacent Alder property with underground power. Also, any concerns that West Urban has with trying to avoid undergrounding the power regarding its environmental sensitivity is invalid, especially as they intend to clear the area in question for structures and parking anyways. I was misinformed on additional costing that I didn't want to incur as a taxpayer as the wording of 50% in lieu I thought left the residents to cover from the city budget, which is not just or fair. They should have to cover the costs for their project !

Thank you, Tyler Bernard

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From: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Sent: Wednesday, February 8, 2023 12:31:46 PM
To: [REDACTED]
Cc: Sarah Gaudreault <Sarah.Gaudreault@campbellriver.ca>
Subject: RE: P2200083

Thank you for your comments and input, Tyler, on P2200083 DVP. It's appreciated.

Please don't hesitate to contact us should you have any additional questions or comments regarding the proposed project.

Regards,
Keltie Chamberlain, MCP, RPP, MCIP (she/her)
IAP2, UrbD, CPTED & CHort
Planner II, Development Services
City of Campbell River
Tel: (250) 286-5729
Email: keltie.chamberlain@campbellriver.ca



Tawnsihii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Tyler Bernard <[REDACTED]>
Sent: February 7, 2023 3:07 PM
To: planning <planning@campbellriver.ca>
Subject: P2200083

 "CAUTION: External Email"

Attn: Development services department,

As a Galerno Road resident adjacent to the proposed West Urban Development at 1650 Galerno I am opposed to and concerned with additional costs in regards to underground powerlines that will eventually impact us a local taxpayer.


Thank you, Tyler Bernard
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This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Subject: FW: File number P2200083

From: Jason Baxandall [REDACTED]
Sent: February 8, 2023 8:37 PM
To: planning <planning@campbellriver.ca>
Subject: File number P2200083

 "CAUTION: External Email"
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In closing, please deny West Urban's Development Variance Permit application to vary Section 6.3 of Subdivision and Development Servicing Bylaw 3419, 2010.

Sincerely,
Jason Baxandall
1623 Galerno Road

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Sincerely, *Henry Modras*
G.B. Modras

1609 Passage View Drive

HENRY MODRAS

Dear Mayor Dahl and Council,

I am writing to express my strong objection to West Urban's request for a development variance permit to waive the requirement to underground overhead utility lines for their development at 0 Alder and 1650 Galerno Road.

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In closing, please deny West Urban's Development Variance Permit application to vary Section 6.3 of Subdivision and Development Servicing Bylaw 3419, 2010.

Sincerely,

RICK VIENERON

A handwritten signature in blue ink, appearing to read 'Rick Vieneron', with a long horizontal flourish extending to the right.

1614 PASSAGE VIEW DR
CAMPBELL RIVER

FEB 09 2023

Re: File number P2200083

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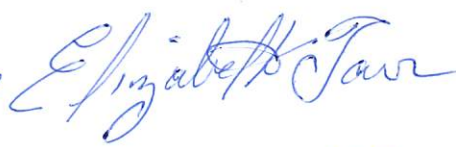
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Sincerely,


ROY TARR
1657 GALERNO Rd.


ELIZABETH TARR
1657 GALERNO Rd.

FEB 09 2023

Re: File number P2200083

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In closing, please deny West Urban's Development Variance Permit application to vary Section 6.3 of Subdivision and Development Servicing Bylaw 3419, 2010.

Sincerely,

David Duncan
1641 GALERNO RD
V9W 1K5

FEB 09 2023

Re: File number P2200083

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Sincerely,

CRAIG SPIKMAN
1591 GALERNO RD
C.R. [REDACTED]



**P2200083 DVP
1650 GALERNO RD**

**PUBLIC INPUT:
RELATED TO ALL
P2200083, P2300001 & P2300002**

**CORRESPONDENCE UP TO
FEBRUARY 09, 2023**

Letter

P22-83 / P23-01 & 02

Dear Campbell River Development and Planning Department, Mayor and Council,

We are writing to express our opposition to the Development Variance Permit Application from WestUrban Developments Ltd. to vary Section 6.3 of Subdivision and Development Servicing Bylaw 3419, 2010, that, if approved will waive the requirements to underground the overhead utility lines for frontage parcels.

This letter is also meant to express our opposition to the entire development as a whole due to the fact that the lands around Simms Creek are green space for protected salmon habitat... And it appears WestUrban is well aware of the impacts of "digging, trenching, and encroachment in a highly environmentally sensitive area (ESA), including Simms Creek and the surrounding riparian and wetland areas", which speaks loudly to a disconnect between the development they propose and the environment. It is precisely for this reason that no development take place on the subject parcels.

A Neighbourhood Public Meeting was held just this past Monday, February 6, and to which a large group of residents turned out in opposition. Please be aware of this fact.

We find it rather dubious that Notices were delivered only to residences within 100m of the subject properties on December 7, 2022 with a deadline to respond of January 4, 2023, which period effectively encompassed the holiday season. If this decision, or any other decision, was made in order to expedite the variance or development application process, please allow us to make clear we do not support expediting this project. The undergrounding of wires along the proposed stretch of Alder Street South would mean further digging and trenching. These encroachments into this ESA area will likely trigger Provincial and Federal approvals, adding additional time and costs to the project.

There is opposition to this project growing by the minute. Other groups are getting involved as I type, Awareness is spreading fast. For example, the Campbell River Fishing Reports FB page is reacting to a post bringing this development to light. Even those in support of development think this particular Simms Creek development is a very bad mistake. These are affluent voters who invest tens of thousands of dollars towards recreational fishing of salmon, and frankly are sick and tired of government neglecting this precious resource and ignoring their concerns again and again.

Please, think long and hard about what you're doing.

We look forward to receiving your acknowledgement of receipt of this letter, together with acknowledgement you have read our concerns, prior to the Council meeting on February 9.

Best regards,

Nathan Chrcek & Michelle Stewart
Campbell River

Keltie Chamberlain

P22-83 / P23-01 1/02

Subject: FW: WestUrban Development at Simms Creek

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

From: David Raynard <[REDACTED]>
Sent: February 8, 2023 3:59 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: WestUrban Development at Simms Creek

"CAUTION: External Email"

Mayor and Council
City of Campbell River

Dear Mayor Dahl and City councillors
Re: WestUrban Development at Simms Creek

I am opposed to the development above Simms Creek as planned.
Size and density is much too large for the steep sloping site.
Building design out of keeping with surrounding homes.
Low rise townhomes much more appropriate on this site.
Have great concerns about amount of new motor vehicle traffic this development would generate on South Alder and Galerno.
Also concerned with salmon habitat and free movement of wildlife through this very sensitive zone.
I am also oppose the installation services above ground.

I would say that I am pro development for Campbell River and would welcome any well designed and well thought out projects.
This size development would be better suited were it is really needed...down town.
Thank you for your time.
David Raynard.

Sent from my iPad

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Subject: FW: West Urban Development/Simms Creek
Attachments: Simms_Creek...Dear_Campbell_River_Development_and_Planning_Department,_
_Mayor_and_Council,.pdf

From: Nathan Chrcek [REDACTED]
Sent: February 8, 2023 4:58 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: West Urban Development/Simms Creek

 "CAUTION: External Email"

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Best regards,

**P2200083 DVP
1650 GALERNO RD**

**PUBLIC INPUT:
RELATED TO
P2300001 & P2300002**

**CORRESPONDENCE UP TO
FEBRUARY 09, 2023**

P23-01 § 02

Keltie Chamberlain

Subject: FW: 1650 Galerno road

-----Original Message-----
From: Renea Sumner [REDACTED]
Sent: February 8, 2023 9:00 PM
To: planning <planning@campbellriver.ca>
Subject: 1650 Galerno road

"CAUTION: External Email"

This letter is in reference to the variance permit for u deerhound wiring at 1650 galerno road, at the request of west urban developments.

I am a citizen of campbell river and have resided here for my entire 51 years. I appreciate and acknowledge there is a need in our town for housing. I am not anti development, however I am pro environment and pro community. I have some concerns regarding the proposed development at this address.

- 1 I am concerned about the impact on nature and wildlife
- 2 I am concerned about the impact on existing residents in the area
- 3 I am concerned about the infrastructure and demand this will put on galerno rd with the proposed drastic increase of dwellings
- 4 I am concerned with the impact on the community as a whole. It kind of reminds me of the dr seus story about the trees. (The Lorax) When is enough enough ?? Truly ?
- 5 I am concerned that this developed is not following the current OCP.
- 6 I am concerned the impact this may have on the salmon and salmon fry population that use that stream. Has DFO been involved in this proposal?

I hope you will add my email to the file and consider my concerns and thoughts Thankyou Renea sumner Please forward to council and mayor as well

Sent from my iPhone

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P23-018'02

Keltie Chamberlain

Subject: FW: 1650 Galerno & 0 Alder St.S Development City file P230001

From: Laura Chomyshyn <[REDACTED]>
Sent: February 8, 2023 8:14 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; councillor.sinnot@campbellriver.ca; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; planning@campbellriver.ca; Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Cc: [REDACTED]
Subject: 1650 Galerno & 0 Alder St.S Development City file P230001

 "CAUTION: External Email"

Dear Mayor Kermit Dahl, Council of Campbell River and West Urban Development

I am writing to you due to our concern on the development of a 200 unit rental apartment complex proposed to be built at 1650 Galerno and 0 Alder St. South, adjacent to willow point creek parklands and north of Simms creek.

This development is proposed within a sensitive ecologically diverse forested land that has many beneficial wildlife and fish habitat components.

Simms creek is a known fish bearing stream that directly flows into the ocean. Development to the north, uphill of this tributary will cause changes to the hydrological flow of runoff and groundwater. This in turn could negatively impact the stream due to sedimentation and introduction of non-natural materials to this water course.

The ecological diversity that this parcel of land shows is not limited to the fish bearing Simms creek alone. Many species of wildlife use this parcel of land as a place for cover, food and connection to move about without being harmed by our steadily developing city.

Eagles use this area for nesting, deer and other ungulates use it as a corridor to the park lands (Willow Point Park, Beaver Lodge Lands). Bears, cougars and even elk have utilized these last urban forested areas as a haven from developed areas. It is a connection to the parklands making it a safe and effective area for animals to move about without interfering with the daily movements of traffic and people.

Furthermore, the added volume of people and traffic to this area of Campbell River will present its own set of problems. Increased traffic will make it more dangerous for drivers and pedestrians on Galerno and Alder St. South. During the winter with slippery conditions, stopping is near impossible on South Alder Hill. People trying to enter or exit the new development could increase potential collisions and negatively impact the flow of traffic. With this in mind, public safety would be at risk.

This development, proposed under the guise of providing affordable housing for people is no more than another corporate entity to make money off of those in our community who cannot afford to purchase a home of their own in this increasingly tough economic time. The rentals will be priced in such a way that people may be able to scrape by to afford a month's rent yet never have an opportunity to own or save the money for a down payment for their own place. This will just continue the cycle of people not having a secure home and a place where they know they can count on to be theirs.

Ultimately, it is a means for Urban Development to capitalize on this tough economic time and on the backs of our citizens who are just trying to work and make a life here in this wonderful place called Campbell River.

This parcel of land provides Campbell River, it's citizens and wildlife with so much more by being preserved as the diverse ecological site that it is then to be used as a means for an already wealthy company to exploit the people who call Campbell River home and want to be able to live here, but are already struggling to make ends meet.

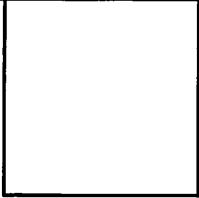
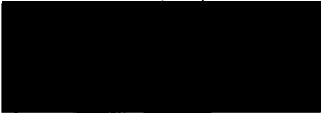
Proposing something like Townhomes or Duplexes that are affordable and with a footprint that is less impactful on this ecological site would be more beneficial for the community and wildlife that utilize this space.

I hope that you take our thoughts and concerns into consideration as we are citizens of this wonderful place and want this community to thrive and continue to be the city that still has a good connection with the wildlife and forest. We feel that this city has its draw and appeal because we have such forested lands and preserved ecological sites that it draws people in due to its natural beauty. It would be a shame if this town were to turn into another concrete and over populated city like so many places have become.

Let's keep Campbell river natural, beautiful and preserve these last few remaining areas that can provide us with more than just a rental opportunity. Something that we as citizens and future generations can enjoy and marvel at the beautiful lands that we have and diversity in the natural structures that we preserve.

--

Laura Chomyshyn, RMT



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Subject: FW: 1650 Galerno & 0 Alder St.S Development City file P230001

From: Jordan Lawrence [REDACTED]

Sent: February 8, 2023 8:25 PM

To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; planning <planning@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; councillor.sinott@campbellriver.ca; keltie.chamberlain@campbellriver.ca
Cc: mnorman@westurban.ca

Subject: 1650 Galerno & 0 Alder St.S Development City file P230001

"CAUTION: External Email"

Dear Mayor Kermit Dahl, Council of Campbell River and West Urban Development

I am writing to you due to our concern on the development of a 200 unit rental apartment complex proposed to be built at 1650 Galerno and 0 Alder St. South, adjacent to willow point creek parklands and north of Simms creek.

This development is proposed within a sensitive ecologically diverse forested land that has many beneficial wildlife and fish habitat components.

Simms creek is a known fish bearing stream that directly flows into the ocean. Development to the north, uphill of this tributary will cause changes to the hydrological flow of runoff and groundwater. This in turn could negatively impact the stream due to sedimentation and introduction of non-natural materials to this water course.

The ecological diversity that this parcel of land shows is not limited to the fish bearing Simms creek alone. Many species of wildlife use this parcel of land as a place for cover, food and connection to move about without being harmed by our steadily developing city.

Eagles use this area for nesting, deer and other ungulates use it as a corridor to the park lands (Willow Point Park, Beaver Lodge Lands). Bears, cougars and even elk have utilized these last urban forested areas as a haven from developed areas. It is a connection to the parklands making it a safe and effective area for animals to move about without interfering with the daily movements of traffic and people.

Furthermore, the added volume of people and traffic to this area of Campbell River will present its own set of problems. Increased traffic will make it more dangerous for drivers and pedestrians on Galerno and Alder St. South. During the winter with slippery conditions, stopping is near impossible on South Alder Hill. People trying to enter or exit the new development could increase potential collisions and negatively impact the flow of traffic. With this in mind, public safety would be at risk.

This development, proposed under the guise of providing affordable housing for people is no more than another corporate entity to make money off of those in our community who cannot afford to purchase a home of their own in this increasingly tough economic time. The rentals will be priced in such a way that people may be able to scrape by to afford a month's rent yet never have an opportunity to own or save the money for a down payment for their own place. This will just continue the cycle of people not having a secure home and a place where they know they can count on to be theirs.

Ultimately, it is a means for Urban Development to capitalize on this tough economic time and on the backs of our citizens who are just trying to work and make a life here in this wonderful place called Campbell River.

This parcel of land provides Campbell River, it's citizens and wildlife with so much more by being preserved as the diverse ecological site that it is then to be used as a means for an already wealthy company to exploit the people who call Campbell River home and want to be able to live here, but are already struggling to make ends meet.

Proposing something like Townhomes or Duplexes that are affordable and with a footprint that is less impactful on this ecological site would be more beneficial for the community and wildlife that utilize this space.

I hope that you take our thoughts and concerns into consideration as we are citizens of this wonderful place and want this community to thrive and continue to be the city that still has a good connection with the wildlife and forest. We feel that this city has its draw and appeal because we have such forested lands and preserved ecological sites that it draws people in due to its natural beauty. It would be a shame if this town were to turn into another concrete and over populated city like so many places have become.

Let's keep Campbell river natural, beautiful and preserve these last few remaining areas that can provide us with more than just a rental opportunity. Something that we as citizens and future generations can enjoy and marvel at the beautiful lands that we have and diversity in the natural structures that we preserve.

Jordan Lawrence
Contract Engineer



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P23-01 § 02

Keltie Chamberlain

Subject: FW: Development at Smms Creek

From: Melanie James [REDACTED]
Sent: February 8, 2023 3:45 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Development at Smms Creek

 "CAUTION: External Email"

Dear Mr. Dahl,

I am writing this letter to ask you to stop the proposed development by Simms Creek between Galerno and Alder. We have lived on Brook Cr for nearly seven years and during this time I have also been operating an In Home Multi age centre. We love the location because of the accessibility to town yet lower traffic and noise. A large development like what is proposed will dramatically change the amount of traffic, pedestrian safety and noise. I take the children for walks in the neighborhood daily. Currently this is a safe environment for the children to explore with access to Simms Creek and the undeveloped green space learning together about nature and our environment.

I understand the need for more housing especially lower rentals that are affordable for more families. This isn't the best space for that. There are numerous areas in Campbell River that will not destroy and affect such natural habitats.

Please reconsider allowing this proposal before the area is more urban than natural. The children and families deserve it!

Melanie James
Sea Stars Child Care

Sent from Yahoo Mail on Android

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P23-01 § 02

Keltie Chamberlain

Subject: FW: Westurban's Proposed Development at 1650 Galerno and 0 South Alder

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

From: Lori Foster [REDACTED]
Sent: February 8, 2023 3:43 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Westurban's Proposed Development at 1650 Galerno and 0 South Alder

"CAUTION: External Email"

Hi,

My name is Lori Foster.

As a long-term home owner on Leed Rd., I feel compelled to voice my opinion in opposition to this project.

A project of this magnitude in this location would forever change the identity of our neighborhood:

- * Indisputable negative environmental impact
- * Consequential densification

While I understand the need for more housing, please consider a more suitable location for this type of project.

Thank you,

Lori Foster

Sent from my iPad

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[https://us5.proofpointessentials.com/index01.php?mod_id\[\] &mod_option=gitem&mail_id\[\] 75899786-FzqlsTQJVRS7&r_address=yor.dahl%40campbellriver.ca&report=](https://us5.proofpointessentials.com/index01.php?mod_id[] &mod_option=gitem&mail_id[] 75899786-FzqlsTQJVRS7&r_address=yor.dahl%40campbellriver.ca&report=)

Subject:

FW: Fwd:

From: Donna&Dennis Gubersky <[REDACTED]>
Sent: February 6, 2023 11:16 AM
To: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; councilor.kerr@campbellriver.ca; Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Fwd:[SUSPECT]

 "CAUTION: External Email"

Re: WestUrban's Development at Simms Creek

I am emailing the council members to voice my concerns with regards to the proposed development in the woodland area bordering Simms Creek between Alder Street and Galerno Road. I am sure I am one of many emails you might receive voicing concerns to this proposal.

As much as there is a need for housing in Campbell River, my concern with developing in the Simms Creek area is how much of an environmental impact this will have to the surrounding sector. Signage indicates that Simms Creek is a SALMON HABITAT GREENWAY PROTECTED AREA, therefore this is how it should be treated.

An article in the CR Mirror in 2011 on the unveiling of the new signage for Simms Creek and the significance of the watershed should remind us that maintaining the ecosystem should be our priority.

Thank you for your time and your consideration in this matter is greatly appreciated.

Kindest Regards,
 Donna McMillan
 444 Goodwin Road.

**P2200083 DVP
1650 GALERNO RD**


**PUBLIC INPUT:
RELATED
CORRESPONDENCE UP TO
FEBRUARY 08, 2023 (PM)**

Keltie Chamberlain

P22-83

Subject: FW: P2200083

From: Tyler Bernard [REDACTED]
Sent: February 7, 2023 3:07 PM
To: planning <planning@campbellriver.ca>
Subject: P2200083

 "CAUTION: External Email"
Attn: Development services department,


As a Galerno Road resident adjacent to the proposed West Urban Development at 1650 Galerno I am opposed to and concerned with additional costs in regards to underground powerlines that will eventually impact us a local taxpayer.

Thank you, Tyler Bernard
Get [Outlook for Android](#)

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Subject: FW: File Number P2200083 - DVP (Variance of Underground Wiring)

From: Debbie B <[REDACTED]>
Sent: February 8, 2023 8:37 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Cc: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: File Number P2200083 - DVP (Variance of Underground Wiring)

 "CAUTION: External Email"

Dear Campbell River Development and Planning Department, Mayor and Council,

This letter is further to our correspondence dated January 3, 2023 when we spoke against the above-noted variance.

Now that we have more fulsome information on the proposed project, we are writing again to express our opposition to the Development Variance Permit Application from WestUrban Developments Ltd. to vary Section 6.3 of Subdivision and Development Servicing Bylaw 3419, 2010, that, if approved will waive the requirements to underground the overhead utility lines for frontage parcels.

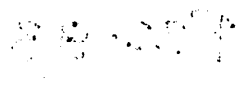
Specifically:

1. Has the Development and Planning Department deemed WestUrban's three applications - DVP (Development Variance Permit), MIP (Minor Development Permit) and MJV (Major Development Permit with Variance) to be complete? At the time of writing the website says all three are "received". Is it not premature to decide on any one of them, including the DVP for undergrounding, if there is the potential for incomplete information?

2. On Page 3 of the City's Report/Recommendations to Council it states "Approval of the proposed variance would shift 100% of the cost burden of installing underground wires from the developer to the taxpayer, therefore, staff do not support the proposed variance."

The report then continues to recommend a Resolution (Option 1):

THAT Development Variance Permit P2200083 to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to reduce the requirement for underground utility wiring from 100% to 50% at 1650 Galerno Road and 0 Alder Street be approved subject to receipt of a cost estimate and cash-in-lieu contribution for the required undergrounding works.



How is it that the Development and Planning Department seem to have arbitrarily decided that reducing the requirement from 100% to 50% provides "a proportional and equitable contribution to future works and services" when they have already stated that the proposed variance would unfairly shift the cost burden to the taxpayer? Why is 100% not okay but 50% is okay? As taxpayers, we say no to paying any percentage of the developer's cost.

3. Given there is a second variance request to vary height from 10m to 16m, for which a Neighbourhood Public Meeting was held just this past Monday, February 6, and to which a large group of residents turned out in opposition, why is it that these variances aren't being presented together?

4. Why is it that the Director appears to have authorized an Alternative Neighbourhood Public Meeting via delivery of notices with a comment period for the public to respond to in lieu of an in-person Neighbourhood Public Meeting? Notices were delivered only to residences within 100m of the subject properties on December 7, 2022 with a deadline to respond of January 4, 2023, which period effectively encompassed the holiday season. If this decision, or any other decision, was made in order to expedite the variance or development application process, please allow us to make clear we do not support expediting this project.

5. WestUrban's covering letter to this DVP application states:

Undergrounding of wires along this stretch of Alder Street South would mean further digging, trenching, and encroachment in a highly environmentally sensitive area (ESA), including Simms Creek and the surrounding riparian and wetland areas. Encroachment in this ESA area will likely trigger Provincial and Federal approvals, adding additional time and costs to the project.

It appears WestUrban is well aware of the impacts of "digging, trenching, and encroachment in a highly environmentally sensitive area (ESA), including Simms Creek and the surrounding riparian and wetland areas", which speaks loudly to a disconnect between the development they propose and the environment. We submit it is precisely for this reason that *no* development take place on the subject parcels.

6. The Executive Summary "Background" of the Report/Recommendations to Council describes the proposed development: "For information purposes only, the proposal is for three multi-family buildings with 200 units and underground parking as shown in Figure #2." The rendering included shows only one level of underground parking when, in fact, WestUrban has applied to build two levels of underground parking.

We want to ensure the Mayor and Council are aware of this significant discrepancy and understand the proposal is for two levels of underground parking plus four storeys above and, in WestUrban's words, "in a highly environmentally sensitive area (ESA), including Simms Creek and the surrounding riparian and wetland areas."

7. We see no reason to allow WestUrban to deviate from City requirements and shirk their responsibility to pay the full costs of this proposed development.

We are opposed to this variance and respectfully request that you, Mayor Dahl and Councillors, vote to approve Option 3:

THAT Development Variance Permit P2200083 to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to eliminate the requirement for underground utility wiring at 1650 Galerno Road and 0 Alder Street be denied.

We look forward to receiving your acknowledgement of receipt of this letter, together with acknowledgement you have read our concerns, prior to the Council meeting on February 9.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River


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Keltie Chamberlain

P22-83

Subject: FW: File Number P2200083 - DVP (Variance of Underground Wiring)

From: Debbie B [REDACTED]
Sent: February 8, 2023 11:59 AM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: Re: File Number P2200083 - DVP (Variance of Underground Wiring)

 "CAUTION: External Email"

Good morning, and thank you for your notations. We appreciate the additional information.

Additional questions re our point 2:

Could you please provide details of the variance to the Subdivision and Development Servicing (SDS) Bylaw? Who and when it was requested and granted?

Also, wouldn't Hydro's (or any utility's) scope of work depend on the individual project and not always "end" at the centre line or 50%, i.e., depending upon the overall Hydro grid layout and/or circuitry? This could be particularly relevant in this case as there is currently no development for a long stretch of road along Alder. Isn't this why a cost estimate is requested? How can the City make a determination as to 100% or 50% without this estimate?

Re point 3: Could you please provide the Director of Planning's email address?

Again, thank you so much for your responsiveness to all of our correspondence.

From: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Sent: February 8, 2023 9:27 AM
To: Debbie B [REDACTED]
Cc: Lisa Gentry <Lisa.Gentry@campbellriver.ca>; Sarah Gaudreault <Sarah.Gaudreault@campbellriver.ca>
Subject: RE: File Number P2200083 - DVP (Variance of Underground Wiring)

Good morning, Debbie.

Thank you for your input. As I've mentioned, the new applications are under review and we will have more information after this process is complete. We will delay responses to some of your questions about P2300001 & P2300002 below until it's been fully reviewed. You will have another opportunity to provide input when you receive notification from the City in the future related to the new applications.

P2200083 answers are below for your convenience.

Mayor and Council will receive your input in the package of public input prior to February 9th Council meeting.

Regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, UrbD, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



Tawnsii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Debbie B <[REDACTED]>
Sent: February 8, 2023 8:37 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Cc: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: File Number P2200083 - DVP (Variance of Underground Wiring)



"CAUTION: External Email"

Dear Campbell River Development and Planning Department, Mayor and Council,

This letter is further to our correspondence dated January 3, 2023 when we spoke against the above-noted variance.

**P2200083 DVP
1650 GALERNO RD**

**PUBLIC INPUT:
RELATED TO ALL
P2200083 DVP, P2300001 & P2300002
CORRESPONDENCE UP TO
FEBRUARY 08, 2023 (PM)**

Subject: FW: WestUrban Development proposal and requests for variants

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

From: VICKI SIMMONS [REDACTED]
Sent: February 7, 2023 9:59 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>
Subject: WestUrban Development proposal and requests for variants

"CAUTION: External Email"

Hello, Kermit:

I was unable to attend Monday's meeting because I was out of town but I want you to know how unhappy I am with the timing, the process, and the developer's expectations for this project.

I am familiar with the timing of getting articles in the Mirror newspaper, so holding a public information meeting on a Monday evening means that there is no hope of getting a newspaper report out to the public until the next issue is published, well after Council's meeting date on Thursday. This is not in the interest of the people who live in the affected area, nor of any other person who is concerned about wetland preservation, like our deceased friend Ron Burrell, or in salmon run protection, which involves at least half of the rest of the population of our City!

Then there are the issues of who this development will serve. Will there be units with more than two bedrooms suitable for families? Will the rental costs be within the range of the people who most need housing? Will there be units suitable for seniors who need step-in showers rather than step-over tubs with showers, as are the only option in the Broad Street tower on Dogwood Street.

Then there are the short and long term environmental impacts of cutting down a living patch of mixed forest which not only cleans the air but also provides a sheltered route for bears, cougars, and deer to get across the developed area of Willow Point to the sea shore.

In terms of the bylaw variations requested by West Urban, regarding underground electrical services, I guess their engineers gave figured out that there is too much water in that area to safely run electricity. And a fourth storey looks like another attempt to mitigate the costs of developing in a marsh.

In case I've not made myself clear, I think this development is a devastating destruction of a natural area that serves many purposes for the citizens of Campbell River. Does West Urban expect you and your council to just bow down to a development does not serve most citizens, the people who voted for you? Some of those people live on Stag Road and on Cottonwood, and many more transit through the Alder Street north/south corridor on a daily basis.

Please pause this process long enough to explore these concerns more thoroughly. The people of Campbell River of course favour the prospect of employment by developers, but the long term costs to the City in mitigation of water issues, wildlife concerns, and lawsuits from surrounding property owners need to be considered.

I'd like to think that the concerns of citizens like me will be given as much time and thought as a project of this impact deserves.

Most sincerely,
Vicki Simmons
[REDACTED]

750 Kit Crescent
Campbell River, BC
V9H 1P6

Keltie Chamberlain

P22-83 / P23-01 & 02.

Subject: FW: City File P2200083 & P2300001 - 1650 Galerno Road and 0 Alder Street/Simms Creek

From: [REDACTED]

Sent: February 1, 2023 12:43 PM

To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>

Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille

<Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>;

counouncillor.lanyon@campbellriver.ca; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth

<Councillor.Smyth@campbellriver.ca>

Subject: City File P2200083 & P2300001 - 1650 Galerno Road and 0 Alder Street/Simms Creek

"CAUTION: External Email"

We are writing regarding the two variances and the development proposed by WestUrban Developments Ltd. at 0 South Alder and 1650 Galerno Road.

We have deep concerns about the effect this development will have on Simms Creek and the wetlands. The developer argues that they have taken into account the "environmentally sensitive area". Anyone with common sense would know that any development on this site will cause irreparable damage to Simms Creek, and the proposed underground parking will undermine the creek and wetlands further. The area at the top of the bank is like a sponge gathering water that trickles down to the wetlands. Clearing the trees, putting in a road, perimeter drains and buildings will impede this drainage to the wetlands. The drainage provides nutrients that feed into the wetlands and the creek making it much less desirable for salmon to return. Salmon fishing is one of the major draws for Campbell River and damaging this creek will further harm this industry.

Many of our neighbours bordering this property have had issues with land shifting. This is a concern with the steep slope and should be of major concern to the City with the recent mudslides bordering WestUrban's current project on Island Highway. Most of the trees will likely be removed further destabilizing the slope.

And secondary to our concerns about the creek will be the high density and heavy traffic that will be caused by 200 units. A 52+ feet building will harm sight lines for all the neighbours bordering the property; the noise of 200 doors slamming, extra traffic and people enjoying outdoor spaces will also be an issue. Nowhere else on Alder or Galerno has high-density housing such as this proposal.

Our desire is to have the City establish this area as an urban forestry park either by purchasing the piece or doing a swap with WestUrban for another parcel currently owned by the City. Currently, there are only two greenways through the City to the ocean in Campbell River and one of them is Simms Creek. As you are most likely aware, there are many, many residents of Campbell River who feel the same way.

Do the right thing to protect the creek and answer to the people who elected you.

Karen & Peter Brinson
1606 Galerno Road, Campbell River

Keltie Chamberlain

P22-083 / P23-01 1/2 02

Subject:

FW: File number P2200083

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

From: Kerry A. Lewis <[REDACTED]>
Sent: February 7, 2023 10:44 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: File number P2200083

"CAUTION: External Email"

Mayor Kermit Dahl;

In regards to the proposed development of the property bordered by Stag Rd., Galerno Rd., South Alder St. and Simms Creek.

I believe that Westurban should not be given any concessions or variances in order to proceed with their development of this area.

This area is a wild life corridor from Beaverlodge Lands all the way to the ocean front.

It is home to Owls, eagles, deer, bears, wood peckers, racoons etc.

There are many other factor to consider that have not been addressed including sewage, population density, surface drainage.

As well as the impact on the environment and wild life the equity loss for the surround homes will be substantial.

Kerry Lewis
1502 Stag Rd
Campbell River

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P22-83/P23-01/02

Keltie Chamberlain

Subject: FW: WestUrban variance

From: Jim Gansner [REDACTED]
Sent: February 8, 2023 8:25 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: WestUrban variance

"CAUTION: External Email"

Dear Mayor Dahl,

My wife and I have lived in Campbell River since 1979, and have owned a couple of homes during that time. During the past few years we have watched as vast tracts of forested land (South Dogwood and Peterson Road most recently) have been cleared for development projects. There are no limits on the number of people who could potentially migrate to Campbell River; nor does there seem to be many restrictions regarding logging on private land earmarked for development. We did not cast our votes in the recent election so that Campbell River can be turned into Langford, although it seems that many people did. It seems to us that the proposed variance should not be granted to WestUrban for a number of reasons. Since we know that a number of people may also be writing to you, in opposition to the variance, we will keep this letter short, and stick to our three main concerns.

We believe it is horrible that people who have lived for years, in the small communities adjacent to the proposed 'Simms Creek' development, will see their quiet neighbourhoods transformed by a noisy, high density, high traffic development. The people in who live near the WestUrban project have been seriously let down by council.

The traffic resulting from the development, as initially proposed, will be bad. Adding an extra level to the development will only make it that much worse. If City Council thought that the number of accidents at Dogwood and 2nd was high, I can't wait to see what they say when they see the level of accidents which would directly result from the approval of the variance. As a friend of mine pointed out, people will die.

Thirdly, my wife and I are strongly opposed to the WestUrban variance because we believe that Simms Creek needs to be protected. Taking trees down on a slope above Simm's Creek can only result in disaster for the sensitive ecosystem there. I shouldn't have to spell that out.

Please don't grant WestUrban a variance.

Respectfully,

Jim and Myra Gansner

PS If we really want to expand apartment or condominium style housing in Campbell River, why not get WestUrban to develop parts of Campbellton? Many of the houses there are in bad condition and it seems that a decent developer should be able to provide a fantastic upgrade. They could even plant some trees instead of cutting them down. Increased traffic due to development projects could be much more easily accommodated.

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P22-83 / P23-01 § 02.

Keltie Chamberlain

To: lgvaldes_23@yahoo.com
Subject: FW: File Number: P2200083 - Opposed to the building of 200 Unit WestUrban Development at Simms Creek

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

From: Ella Valdez [REDACTED]
Sent: February 1, 2023 6:25 PM
To: planning <planning@campbellriver.ca>
Subject: File Number: P2200083 - Opposed to the building of 200 Unit WestUrban Development at Simms Creek

"CAUTION: External Email"

- > Dear Mayor Dahl and City of Campbell River,
- >
- > I have been a taxpayer and resident of Campbell River for 9 years now and have lived just steps away from the proposed site of the 200 unit market rental apartments that West Urban is planning to build at. This area as you know is home not only to Riverites but also wild life such as deer, black bears, critters, fishes and many more. Not to mention the trees that will be cut down due to this plan. I strongly oppose and will not approve this plan to cut down trees and render wildlife homeless. There are other sites that could be considered but how come it is near the protected and sensitive area with extensive wetlands.
- >
- > If you and your Council could please consider and not grant the permit to do so. This is the 'action now' that we have admired of you all as our leaders and I hope that you will consider a regular tax payer's concern. Just like you, I want action done and less words and promises.
- >
- > Thank you so much.
- >
- > Sincerely,
- >
- > Ella V.

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https://us5.proofpointessentials.com/index01.php?mod_id=1&mod_option=gitem&mail_id75304695-GrEaHKp2jclX&r_address=anning%40campbellriver.ca&report=

**P2200083 DVP
1650 GALERNO RD**

**PUBLIC INPUT:
RELATED TO
P2300001 & P2300002**

**CORRESPONDENCE UP TO
FEBRUARY 08, 2023 (PM)**

P23-01 & 02.

Keltie Chamberlain

From: myra gansner [REDACTED]
Sent: February 7, 2023 10:09 PM
To: Keltie Chamberlain
Cc: Lisa Gentry; Sarah Gaudreault; Dave Pady
Subject: Re: P2300001 MJV & P2300002 MIP 1650 Galerno Road and P22000083DPV 0 South Alder

Follow Up Flag: Follow up
Flag Status: Flagged

 "CAUTION: External Email"

Hi Keltie,

I was able to attend Westurban's Community Meeting last night.

I have so many more questions and would like to register my opposition to the requested variance for the following reasons:

a) The proposed development is in a sensitive wetland area feeding into a salmon bearing stream, one of the few within city limits that hasn't been damaged or destroyed. It is also a corridor for many animals: Beaver Lodge to the ocean. Other such waterways within city limits where development has occurred have dried up or become unhealthy. Check out the one by the golf course.

- What is going to be done to prevent the silt generated by tree and root removal, from washing into Simms Creek?
- What is being done to protect the health of Simms Creek and the fish within it?
- Has Fisheries and Oceans been consulted?

What is being done to protect endangered and native species nesting and/or using this area to forage - Eagles, blue heron, owls, bats, woodpecker, deer, bear, mink, racoons, frogs and the like?

b) The increased number of units and height will require additional digging into longstanding tree, shrub and grass roots, greatly disrupting the integrity of the "sponge".

- What is being done to protect residents in the area from increased run-off and flooding?

c) There is known hardpan in the area.

- Has a hydrology report been completed? If so, was it completed after the "atmospheric rivers" became more "common place"?
- What efforts are being made to ensure that during or after these units are built, residential areas in the area are protected from mudslides and flooding? This due to the known hardpan coupled with increased disruption of the wetlands.

c) Has a traffic study been completed? With additional height and units come increased traffic, all pouring out onto Alder Street for school, work, groceries. This as these units are not being planned for easy access to needed services - it's not a "walkable" community area.

- Is a left hand turn lane been considered?
- Traffic lights?
- What about ice and snow? As the access point looks like it will be on the hill, undoubtedly, this will generate the perfect conditions for stalled traffic, blocked lanes, poor traffic flow and many accidents
- Does the city bear responsibility and liability by granting this level of density in such a steep area with poor accessibility to major roadways?

d) The variance and number of units does not include sufficient spaces for two parking spaces per unit, there is no parking on Alder Street meaning cars will by necessity, be parked along Galerno. This is a very narrow road with hills and steep access points, limiting visibility.

- Has a traffic study been completed for Galerno?
- What are the assurances for those living and using Galerno access points, that the entrance to Westurban's development will remain locked and only for service vehicle purposes?
- Are there any plans to make Galerno a "resident sticker only parking" area near this development?

I believe this is a development proposal that should be reconsidered for all the reasons noted above.

Thank you in advance for your time ,
A concerned citizen,
Myra Gansner

From: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Sent: February 1, 2023 11:39 AM
To: myra gansner [REDACTED]
Cc: Lisa Gentry <Lisa.Gentry@campbellriver.ca>; Sarah Gaudreault <Sarah.Gaudreault@campbellriver.ca>; Dave Pady <Dave.Pady@campbellriver.ca>
Subject: P2300001 MJV & P2300002 MIP 1650 Galerno Road

Good morning, Myra and Jim.

Thank you for your input into the proposed development at 1650 Galerno / 0 Alder Street. West Urban has provided the notification for the Neighbourhood Public Meeting that they will host to answer questions and meet with neighbours.

At this time, the City has completed a review process for the initial Development Variance Permit application (P2200083) and sent notifications out, and have only begun the review process for the proposed development (P2300001 MJV and P2200002 MIP).

You can view the upcoming Council agendas here:

[Council meeting information](#)

For your convenience, you can view the Development Applications Map here:

[Development Applications Map](#)

P23-01 1/2 02.

Keltie Chamberlain

Subject: FW: Simms creek development

From: Charlie Rushant [REDACTED]
Sent: February 7, 2023 3:05 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: Simms creek development

 "CAUTION: External Email"

Mayor, Council members and Planing Department I would like to express my concerns with the Westurban project of the Simms creek area. One of my first concerns is the fact that this project seems to be well on it's way and myself along with many neighbours I talk with have just recently became aware of what's coming. Best kept secret. I attended their community out reach meeting Feb 6th 2023 at the Sports Plex, Very Poor. No information presentation at all. They had three placards, one was the RM-1 zoning bylaw, the second was aerial photos with dates attached?? The third was a simulated picture showing how the height would impact the neighbors on Stag, it showed some of the setbacks from the wet lands but not all, mainly involving elevation. There was no question and answer period only unanswered questions and hidden truths. The glaring concern to all is that this project doesn't align with the spirit of the surrounding community, this is more in spirit with a RM-2 or RM-3 zoning, and I have to ask how did it get from R-1 zoning to RM-1 zoning in the first place. Then there is the question, do we value the wildlife passing through and living in that wetland corridor? Deer, Bears, Eagles, Bard owls, many other birds and small animals, not to ignore the Salmon creek and all the effort spent to enhance and preserve it to date. This salmon creek is crown land not westurban land, it is owned by you and me and we have a say in what happens there. We all have a responsibility to preserve Simms creek. Many more concerns, their density plan is based on unusable land, wetlands, buffer zones and set backs not actual usable land. Another concern are we building another condo/apartment on steep slope ground? Who pays to stabilize that when it slides in the future, the tax payers? Who pays for the up grades in the infastructure down the road with a 60% increase in population to the area? Sewer, water, and traffic on and off of Alder street. I am apposed to this project, it's not a good fit to this area. It's like pounding a square peg into a round hole, it can be forced in but not a good fit. Thank you for your dedication to Campbell River
Charlie Rushant
1851 Whistler Way

P23-01 E 02

Keltie Chamberlain

From: Shelley Masters [REDACTED]
Sent: February 7, 2023 3:19 PM
To: Mayor Dahl
Cc: Keltie Chamberlain
Subject: WestUrban Development at Simms Creek

Follow Up Flag: Follow up
Flag Status: Completed

 "CAUTION: External Email"

Dear Mayor Dahl,

Please protect the habitat that is Simms Creek and consider the damage that WestUrbans latest proposed development would cause to the local ecosystem. Additionally, considering the recent landslide that occurred along Island Highway, please be mindful of the geotechnical hazards that this proposed development could create. Why should developers have the right to disrupt our greenspace and safety solely to turn a profit? Surely this development would not be the solution to the current housing affordability crisis.

Kindly,

A concerned former Campbell Riverite
Shelley M.

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Keltie Chamberlain

P23-01 1/2 02.

Subject: FW: Simms Creek

From: gary cw [REDACTED]
Sent: February 7, 2023 10:16 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Fwd: Simms Creek

 "CAUTION: External Email"

Sent from my iPhone

Begin forwarded message:

From: gary cw [REDACTED]
Date: February 7, 2023 at 10:54:59 AM MST
To: keltie.chamberlain@campbellriver.ca
Subject: Simms Creek

Please accept and consider my comments on this issue. I have been involved with the local Streamkeepers and various stewardship groups numerous times over the years. While I am generally pro-development involving these projects, this development in this location is clearly wrong. Simms Creek has been hit so badly in the last few years, and has never completely recovered from the horrible die off a few years back. The obvious strain and degradation from this development will place yet another huge impediment and burden to both its short and long term recovery. Please please do not allow this to occur.

Thank you,
Gary Wood
Campbell River

Sent from my iPhone

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Keltie Chamberlain

P22-83 / P23-01 1/2 02

Subject: FW: West Urban Bylaw change requests for 0 Alder & 1650 Galerno

From: Cal Grunerud [REDACTED]

Sent: February 8, 2023 9:17 AM

To: Front Reception <Front.Reception@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>

Cc: planning@campbellriver.ca; Building Inspector <building.inspector@campbellriver.ca>

Subject: West Urban Bylaw change requests for 0 Alder & 1650 Galerno

"CAUTION: External Email"

Mayor Dahl and Council:

First off I would like to state that we are in favour of densification, and the need to build more within, and up than spreading out. Saves money and time for maintenance, services etc.

Saying that, we are **opposed** to the 2 Bylaw amendments that West Urban is asking for,

- Hydro services should be placed underground as the Bylaw states, and encourage the developer work with BCHydro to place the High Voltage lines on the East side of Alder underground from Cottonwood to Rockland, this would eliminate the need for tree trimming and the risk of blow downs. If the services are to come from Galerno, then same situation.
- Height variance should be denied, keep within the 10m as the Bylaw states, no need to disrupt any more habitat (birds) and privacy (residents of adjoining properties).

There are a few more concerns we have in relation to this proposal, that should have the costs born more onto the developer than taxpayers of this area and the City as a whole.

- City Services, Water, Sewer and Storm Sewer, are these services capable of handling the increased load? Systems designed 40 or 50 years ago for single family residential homes with 1 or 2 bathrooms in an area, and now having to service say 10 X that number of families, that is 10 fold for both water going in, and sewer going out!
- Schools, SportsPlex, Beaver Lodge Lands are all located to the West of the proposal, thus sidewalks on the East side of Alder St. South to Cottonwood as a must, secondly North to Rockland. We are asking people to drive less, so lets supply the services to allow them to walk in a safe manner, to school, the bus or recreational activities.
- Traffic both onto and off Alder from the development, widening of Alder in the area of the access to the development to accommodate both right hand turn going North and a dedicated left hand turning lane going South. Not just paint on the asphalt, but actual dedicated curbing, signage etc.

Thanks for your time in considering the above,

Cal & Maryanne Grunerud
347 Simms Road

Keltie Chamberlain

P23-01 § 02.

Subject: FW: Concerned citizen of CR

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

From: james [REDACTED]
Sent: February 7, 2023 8:29 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Concerned citizen of CR

"CAUTION: External Email"

Hello,

I haven't congratulated you on winning the election but I did vote for you and suggested that many people I know do the same!
We heard campaign promises about listening to the citizens and doing what we need for the betterment of our community.
Directly affecting our city are the developers who are trying so hard to house a growing population... a major challenge. I work in construction and see firsthand some of the hazards.
I used to work with WestUrban Development and have seen them complete several projects in town. I am NOT going to suggest stopping them but I can not consider the Simms Creek area a reasonable place for their style of building. This watershed has been where I grew up exploring and seeing wildlife in our backyard.

This developer was recently featured on Global News trying to evict an entire building within months of completion in Cowichan because of failures that posed risk to peoples lives.

They do not care about our environment.
My children are growing up in this city and I URGE you to stop this area from being developed, at least not a massive multi-storey building which will destroy the natural habitat of our animal citizens.
Growing up and seeing deer on Alder St will become a story instead of the reality we enjoy today.

Don't let WestUrban risk messing up this sensitive fish and wildlife habitat. Once its ruined, its permanent. We can't afford to pretend it will be done right the first time, they have no track record to back that up. Every decision as Mayor must be difficult but please make the right choice and save the suburban green spaces that we have left. Especially this one. Its an animal corridor and this would destroy the last green stretch on Alder Street forever.

Please give heed to the concerned citizens who respect the environment here, its what makes our city as wonderful as it is.

Sincerely,
A worried constituent.
James Allen
Meadowbrook Drive, Willow Point.

Sent from my iPhone

Keltie Chamberlain

P2301 3.02

Subject: FW: WestUrban Simms Creek proposal

From: Lisa Pagliardi [REDACTED]

Sent: February 7, 2023 7:57 PM

To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>;
Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>;
Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>;
Councillor Tanille <Councillor.Tanille@campbellriver.ca>

Subject: WestUrban Simms Creek proposal

"CAUTION: External Email"

Dear Mayor and Council,

I am writing to you in regard to WestUrban's proposed development on Galerno Rd. boarding the Simms Creek. I have lived in Willow Point all of my life and in fact that area was a favourite place for kids to explore when I was a child.

I know that there people who live in the neighbourhood have voiced some of their concerns and I wanted to write to you in support of them. That area is a wildlife corridor. There are often people letting others know that a bear is in that area, deer are always along Alder and Galerno in that space, along with many birds. Simms Creek is also a salmon-bearing creek that salmon fry are released into every year and if there are larger developments in that area I worry about how that will affect the creek and fish habitat. With the slopes in that area I wonder if there could be possible slides or soil erosion that would go into the creek.

In looking at what WestUrban has done with their developments already I worry about their lack of concern for the local wildlife. When they cleared the land on the Island Highway across from the Anchor Inn they cut down trees that the neighbours regularly saw eagles in and that land has been there undeveloped since. They could have left the trees for a longer period, if it was actually necessary for them to be cut down. Their model seems to be to fit as much as they can on as small of a space as possible.

I hope you will consider the environmental impact that this development may have and whether that is the right type of development for that location when you make your decisions about the variances they are requesting.

Sincerely,
Lisa Pagliardi

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Keltie Chamberlain

P23-01 & 02

Subject: FW: WestUrban Development at Simms Creek

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

From: Ben Assmus [REDACTED]
Sent: January 30, 2023 7:49 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: WestUrban Development at Simms Creek

"CAUTION: External Email"

Dear Mayor Dahl

My name is Judy Assmus, and I along with my husband, Ben, reside and own a home at 1400 Doe Place in Campbell River.

I am sending this e-mail to voice our concerns with WestUrban's proposal for a 200 unit market rental apartment complex to be built in the woodland area around Simms Creek between Alder Street and Galerno Road. Our biggest concern is for the environmental impact on Simms Creek, the surrounding wetlands, and their ecosystems. In a time when we are all called to do our part in protecting our environment, we feel it is our civic duty and responsibility as citizens of this community to be actively involved with matters that pertain to it. The area surrounding Simms Creek is also a wildlife corridor which will certainly be impacted by this development. It should be a concern of City Council and all Campbell Riverites as well, for environmental issues in our city and surrounding areas affect all residents in one way or another.

We are hopeful that you, Mayor Dahl, and Councillors will consider our concerns seriously. We look forward to future opportunities to be involved in public discussions regarding this building application. Thank you for your consideration.

Respectfully,
Judy and Ben Assmus
1400 Doe Place
Campbell River, BC
V9W 6E5
[REDACTED]

Sent from my iPad

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https://us5.proofpointessentials.com/index01.php?mod_id=1&mod_option=gitem&mail_id=75136953-18yBcdyUsSSB&r_address=yor.dahl%40campbellriver.ca&report=

Keltie Chamberlain

P23-01 § 02.

Subject: FW: Development on Galerno and alder

From: Lori Nelin [REDACTED]
Sent: January 23, 2023 10:59 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Development on Galerno and alder

 "CAUTION: External Email"

Dear Mr Mayor,

Friends, neighbors and fellow Campbell Riverians. Our town is going through some amazing transformations. It's growing in size, which all small towns do, but to what cost. I live in an amazing area in willow point. On a road called stag. 2 blocks from the ocean. My back yard is home to many species of animals. Such as: bears, eagles, cougars and has a valuable spawning grounds to some of our salmon. Sims creek runs right through this area. West urban Development plans on changing this. They are wanting to cram 200 unit 3 story condos in this precious forest. Eliminating old growth and disturbing the homes of many. Human and animals included. They are holding a meeting at the sport plex to beg to make them 3 stories high instead of 2. This town greenery is being eliminated. There is far better spots for these condos to go but western doesn't see the damage they are about to unfold. Please help us save the green space and limit west urban from turning our town upside down. Not to mention the area they are building on is a step slope. We see what's happening to the island highway and homes being in danger of a land slide. Please come out and show support. Thank you Lori. Please please share this

Feb 6 west urban is holding an "info" session at the sports plex. Please come. This meeting is due to the land being zoned for residential with a 2 floor limit. Of course west urban is above these limitations and want to add an additional floor. Their defense it will help save the wild life? Load of garbage developers.


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Keltie Chamberlain

P23-01 § 02

Subject: FW: West Urban Development at Simms Creek

From: Aron Jeannie Mathews [REDACTED]
Sent: February 7, 2023 10:50 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillar.Chapman@campbellriver.ca; Councillar.Johnston@campbellriver.ca; Councillar.Kerr@campbellriver.ca; Councillar.Lanyon@campbellriver.ca; Councillar.Sinnott@campbellriver.ca; Councillar.Smyrh@campbellriver.ca
Subject: West Urban Development at Simms Creek

 "CAUTION: External Email"
Mayor and Council
City of Campbell River .

Dear Mayor Dahl and City Councillors.
Re: West Urban Development at Simms Creek.

I'm writing with great concern regarding the West Urban Development at Simms Creek . I purchased my home on Snowbird Crescent four years ago , I bought that home due to the close proximity of mature forest, ie beaver lodge lands and the ocean and Simms creek and all of its wetlands . All of those places support an abundance of wildlife , eagles ,great blue herons songbirds as well as many native plant species integral to a well balanced eco system . Most important Simms Creek is a salmon bearing creek . Historically Campbell River boasted of being " The Salmon Capital of The World". Sadly that is no longer true and as sports fisherman know now a days catching a salmon is like winning the lottery .

I am deeply ,deeply concerned that a 200 unit development is being proposed and allowed to sit on the banks of Simms Creek . It is a considerable slope and I feel that with yet another urban clear cut in conjunction with climate change and torrential rains it will quietly and quickly destroy Simms Creek and the entire eco system of that area .

My other concern is the addition of a minimum of 200 + cars in my established neighbourhood , Cottonwood will become a direct route and that part of Galerno between Hilchey and Rockland is already a quarter mile race track due to an absence of stop signs. In the summer it's no longer a pleasure to enjoy my backyard due to the steady increase of traffic noise . I wonder where all the visitors to those 200 units will be parking ?

When West Urban built the first two apartment buildings down on the Island highway, one at the bottom of Hilchey and the other south of Discovery Foods , I thought Ok rather utilitarian looking but they will fill a rental need . Then I was greatly dismayed to see more trees being fallen on Dalton and yet another West Urban development as well as another on the Island Highway between 2nd and 3rd ave . They are spreading like a cancer through this lovely community . Why is that allowed ? It's time for a change in the development of Campbell River . Please keep this kind of development out of the older established neighbourhoods and let our few remaining green spaces be green in this part of town .

Perhaps Campbelltown and Dogwood and Downtown would be more suited to this sort of development . I love the charm and the character of Willow Point . Please say no to these fly by night cookie cutter developers before it's too late . Please protect our few green spaces and the rapidly disappearing mature trees. Shade and habitat are vital in the face of climate change .

Thank you for your careful consideration on this matter .

Respectfully,
Aron Mathews

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Keltie Chamberlain

P23-01 / P23-02

Subject: FW: Simms Creek/Westurban

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

From: Pete Fast [REDACTED]
Sent: February 8, 2023 9:11 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Simms Creek/Westurban

"CAUTION: External Email"

Mr. Mayor

Is council actually considering this ridiculous proposal to build this complex, I am writing this as a resident of this area to most strongly object to this proposal.

Peter W. Fast
1721 Alder St. South
V9W 7J1
Sent from my iPad

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https://us5.proofpointessentials.com/index01.php?mod_id=1&mod_option=gitem&mail_id=75876252-7Eb_zsGINepU&r_address=yor.dahl%40campbellriver.ca&report=

P2200083 DVP
1650 GALERNO RD

PUBLIC INPUT:
RELATED
CORRESPONDENCE UP TO
FEBRUARY 08, 2023

Keltie Chamberlain

P22-83 / P23-01 & 02.

Subject: FW: WestUrban's request for variances at the Simms Creek Development at 1650 Galerno and 0 South Alder

From: Paolo Tancon [REDACTED]
Sent: February 7, 2023 10:58 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: WestUrban's request for variances at the Simms Creek Development at 1650 Galerno and 0 South Alder

"CAUTION: External Email"

To Mayor and Council,

February 7, 2023

With regards to WestUrban's request for variances at the Simms Creek Development at 1650 Galerno and 0 South Alder

I am opposed to WestUrban's request for variance to waive the requirement for underground wiring, and also variance to increase the height requirement from 10m. to 16 m. for the following reasons:

1. I have often seen deer and bear crossing Alder at this location, and some of the larger trees are roosting trees for both bald eagles and blue herons, owls and a wide variety of small birds. I have walked the property several times. This greenspace corridor along Simms Creek with its extensive wetlands and treed slopes is attractive to a wide diversity of wildlife and needs as much protection as possible. The encroachment of such a large high density residential development and above ground electrical lines would be very detrimental to this small pocket of wilderness. In keeping with RM-1 subdivision designation, the electrical wiring must be underground.
2. As a resident of this quiet neighbourhood, I am concerned that the noise level will rise substantially during the construction period, and that the traffic and human noise levels for 200 rental units could rise exponentially, especially near the Alder Street entrance to the development. If I were a resident of Galerno or Stag roads I would find it unsettling that some residents of the top apartments would be able to look down into my backyard and house. If WestUrban charges residents of this development for underground parking, I can foresee that some residents may avoid

such extra charges by parking along Galerno, Alder, and even Cottowood, as has already occurred in other WestUrban developments in town.

3. Another concern that came up tonight at the WestUrban Community Outreach at the Spotsplex is some information regarding the development footprint. In conversation with WestUrban representative Terry Hoff, I found out that the percentage of the lot that is undevelopable wetlands is just over one third, and that if WestUrban is unsuccessful in obtaining the height variance, then the building footprints would be expanded so that 200 units would still fit into a re-designed three storey option. This means that the building would be extended out further into the rear towards the Stag and Galerno properties. Therefore, the impact of encroachment would be greater with the corresponding loss of trees, and less privacy with neighbours. Keeping to the same footprint size and simply eliminating the fourth storey (reducing the unit total to 169) was not brought up as an option. It seems that WestUrban is hedging its bets on the height variance because the four storey option has a more compact building footprint as opposed to the three storey 200 unit option where the greater impact of a larger footprint would be less desirable. 200 units maximizes WestUrban's profit margin, but at the maximization of environmental degradation.

4. I am flabbergasted by the RM-1 zoning of 25 units per hectare where a large area of the lot, more than one third wetland in this case, is unsuitable for development, yet the entire lot area of 6.85 hectares is counted in the determination of the number of units allowed. It would seem to me more proper to amend the zoning designation so that only the portion of the lot that can be developed should be used in calculating the number of units allowed. This WestUrban 200 unit development is literally being shoehorned into the northern portion into less than two thirds of the lot size, to the chagrin and extreme displeasure of the entire neighbourhood.

Paolo Tancon



1861 Snowbird Crescent

V9W 6P9

P22-83 / P23-01 & 02.

Keltie Chamberlain

Subject: FW: Simms development by WestUrban

From: Myriam Duke [REDACTED]
Sent: February 6, 2023 4:24 PM
To: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Simms development by WestUrban

 "CAUTION: External Email"

Dear Mayor and Councillors,

Re: Variances P2200083, P2300001MJP, P2300002MIP- 1650 and 0 South Alder.

I am a citizen of Campbell River and I live on 1413 Leed Road.
I strenuously object to any variances that WestUrban is demanding for their project.
I object to any further development of this area around Simms Creek.

1. This project is in a sensitive wildlife corridor.
2. This project interferes with the wetlands that act as reservoirs for rainstorms.
3. An eagles nest is in the area.
4. Cutting down the trees destabilizes the steep slopes around Simms Creek.
5. Simms Creek is a salmon bearing stream any major construction around the creek will damage the habitat.
6. This is an established community and such a huge development will alter the community.
7. I am concerned about the increase in traffic.
8. I am concerned that the apartment blocks are an eye sore and all the beautiful trees and the view of the mountains will be gone.
9. I am concerned about my neighbours on Stag and Cottonwood who will lose their quiet backyards and privacy. The apartment blocks will look into the homes.

Thank you for your consideration, objecting to the variances and this project will allow you to be a better council for Campbell River.

Sincerely,
Myriam Duke

--
Myriam & Cliff

P22-83 / P2301 & P2302

Keltie Chamberlain

Subject: FW: Regarding Variances P2200083DPV, P2300001 MJP, P2300002 MIP - 1650 Galerno and 0 South Alder

From: Cliff Duke [REDACTED]

Sent: February 6, 2023 4:12 PM

Subject: Regarding Variances P2200083DPV, P2300001 MJP, P2300002 MIP - 1650 Galerno and 0 South Alder

 "CAUTION: External Email"

Regarding Variances P2200083DPV, P2300001 MJP, P2300002 MIP - 1650 Galerno and 0 South Alder.

I am in opposition to the variances applied for by Westurban on the properties 1650 Galerno and 0 South Alder. I live on Leed Road and am concerned about this development for a number of reasons:

- If a 16m high set of towers is built along the creek my view of Mt. Washington, framed by the tall trees we are so lucky to have, will be blocked, and most of those trees will be cut down. These lots were designated RM-1 in the community plan and meant for 2 storey townhouses (or something similar).
- This is a mature residential community and such a dense urban development is out of character with the rest of the neighbourhood.
- Putting 200+ units in such a small area will place an extraordinary environmental load on the Simms Creek wetlands. It is one of only 2 natural pathways between the Beaver Lodge Forest and the ocean, and is a recognized salmon spawning habitat.
- Traffic entering and leaving such a densely populated development will be a problem. The entrance to the development is proposed to be on a steep hillside on South Alder. This seems like a hazardous place as sight lines are blocked when approaching from the north, and during peak periods traffic may back up into the Rockland intersection.

Campbell River needs more housing, but I don't think it's right to reduce the property values of the single family homes in my neighbourhood to pad the profits of a large commercial developer. The development should remain within the constraints laid out in the RM-1 zoning designation.

Cliff Duke
1413 Leed Road
Campbell River

Sent from Mail for Windows

Keltie Chamberlain

P22-83 / P23-01 § 02.

From: Debbie B [REDACTED]
Sent: February 6, 2023 1:44 PM
To: Keltie Chamberlain
Cc: mnorman@westurban.ca
Subject: Re: P2200083 DVP, P2300002 MIP, P2300001 MJV - 1650 Galerno Road and 0 Alder Street

Follow Up Flag: Follow up
Flag Status: Completed

"CAUTION: External Email"

Thank you, as always, for your quick response. We did review the City's Report/ Recommendation to Council dated January 27, 2023. As WestUrban summarized our letter as follows, we wish to ensure our unequivocal **opposition to their requested variance regarding wiring** is properly included in the Report/Recommendation to Council.

"The third response did not address the requested variance application that was the subject of the notice but did speak to future development of the subject lands. The individual has concerns about development, stormwater and future impacts to Simms Creek."

Please confirm this distinction will be included in the Report/Recommendation to Council, Attachment #7.

We apologize for having to clarify the semantics, but given WestUrban's apparent inability to summarize accurately, we feel this is necessary to avoid any misunderstanding of our intent and for Council to be informed of our opposition.

Importantly, we also note WestUrban failed to include in their summary to the City the fact that 81 resident signatures appear on a petition opposed to the variance, and ask that this fact feature prominently in the Report/Recommendation to Council.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

From: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Sent: February 6, 2023 9:14 AM
To: Debbie B [REDACTED]
Subject: RE: P2200083 DVP, P2300002 MIP, P2300001 MJV - 1650 Galerno Road and 0 Alder Street

Good morning Debbie.

Thank you for getting in touch. The City is collecting all of the public input received to date and including it in our reporting to Council. We are coordinating this now and up to the day before the meeting. WestUrban also summarizes the input they receive.

Please let me know if you have any further questions.

Regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, UrbD, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



Tawshii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Debbie B [REDACTED]

Sent: February 4, 2023 5:30 PM

To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>

Cc: mnorman@westurban.ca

Subject: P2200083 DVP, P2300002 MIP, P2300001 MJV - 1650 Galerno Road and 0 Alder Street

"CAUTION: External Email"

Dear Ms. Chamberlain,

We are concerned that our letter dated January 3, 2023 regarding the P2200083 DVP variance request has been misinterpreted and miscategorized by WestUrban Developments Ltd. Their letter to the City dated January 4, 2023 summarizes our letter incorrectly due to their perception that we did not "address the requested variance application that was the subject of the notice". At the date of writing, we had no information to speak specifically to their variance request within the time frame presented, and submit our letter should be included in "Public Input" (Attachment #7) in your department's Report and Recommendations to Council on this matter.

To form a complete and accurate record, we would ask you to please ensure a copy of our letter is included in Attachment #7 as above, together with a copy of this email expressing our opposition to the requested variance to eliminate the requirement for underground utility wiring at the above-noted addresses.

Thank you for your attention to this matter.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place

P22-83 / P23-01 & 02

Keltie Chamberlain

From: Lisa Gentry
Sent: February 6, 2023 9:44 AM
To: Joanna Tancon; Keltie Chamberlain
Subject: RE: WestUrban Simms Creek proposal
Attachments: WestUrban Simms Creek..docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Joanna,

Council is in receipt of your email, which I'm forwarding to Keltie Chamberlain, the City planner who is overseeing the proposed project, for her response.

Thank you for sharing your concerns with us.

Lisa

LISA GENTRY
Executive Assistant



City of Campbell River
Tel: 250.286.5708
Fax: 250.286.5760
Email: <mailto:lisa.gentry@campbellriver.ca>

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

From: Joanna Tancon <[REDACTED]>
Sent: February 3, 2023 9:58 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: WestUrban Simms Creek proposal

 "CAUTION: External Email"

Dear Mayor Dahl and council.

Attached please find my concerns re: the WestUrban proposed Simms Creek development. I can be reached at [REDACTED] if you have any questions.

Thank you for all you do for our city.
Joanna Tancon

88-557

Joanna Tancon,

1861 Snowbird Cres, CR. [REDACTED]

Re: WestUrban application for variances #P2200083DPV, # P2300001MJP,
#P2300002MIP

I feel strongly that WestUrban should NOT be granted any variances for the proposed development at 1650 Galerno and 0 South Alder.

1. The actual zoning of the land is for a far smaller development than WestUrban is planning. If the development is not cost effective at the RM1 zoning , WestUrban should abandon the proposal. Why should they be granted variances to increase their profit- at the city, the greenway, the wildlife, and the creek's expense? Neither should the city exchange another parcel of land in substitution, nor purchase the land from them. Will the city make WestUrban apply to rezone the properties for the actual intended use? WestUrban bought this land on speculation that they could make a huge profit, too bad.

2. There are many reasons these 2 parcels of land should not be built on at all.

a) The entire hill is heavy clay, and very wet. The available land for building on is very small, and the properties are steep. The proposed removal of trees, bushes and soil to accommodate a road, and foundations for the buildings would be devastating not only to the wetlands and the creek below, but to the neighbourhood properties to the north and east. Foundations cannot be dug into heavy clay, necessitating the buildings to rise even higher. Underground parking is not a possibility with the clay soil, and the enormous weight of the fill, road and huge buildings could be a disaster. Without the stabilizing roots of the existing trees and bushes, the soils from the neighbouring properties would be prone to slide. Would the proposed apartments also slide into the wetlands and creek? We've had enough landslides in CR on our clay soils to not go actively looking for a repeat. As a taxpayer I do not want my city taxes to be spent on lawsuits.

b) Where would the traffic and parking go? WestUrban wants 200 apartments, which would probably mean 350-400 more cars and trucks in the surrounding neighbourhood. This is NUTS. The proposal is for traffic to exit and enter via S.Alder, which is on a steep hill that is often slippery. Where would a turning lane be put to enter the proposed development? The idea of traffic coming down the S Alder hill and turning left into it is frightening. Where would all those vehicles park? WestUrban has a track record of not providing adequate parking for its renters, just look at all the cars parked up and down Larwood Road from their building just north of Larwood. Ask the residents of Larwood how they like that.

c) What would the lack of trees, bushes and shade do to the well-used wildlife corridor, the wetlands, and the creek? Bears, cougars, wolves, beaver, owls, eagles, herons, crows, woodpeckers use this corridor daily, it's one of the last corridors that run from the forest to the ocean. How can we even think of ruining this? What would the combined noise and pollution from vehicles, buildings and people do to the corridor? Would the salmon survive in this new environment?

d) The geo-tech survey was done on the assumption of much smaller buildings than WestUrban is planning. Is there a new one being done before Westurban starts cutting trees and bulldozing the land? Where is a Hydrology report? These are important items.

e) It seems like WestUrban is using the joint acreage of the 2 properties to justify the density they want. Shouldn't the density be based on the actual usable amount of land? I noticed on the plans that the set-backs for buffer zones are much smaller than they are supposed to be, including the setbacks from the proposed road to the wetlands. Are the plans wrong, or is WestUrban trying to take every inch it can get away with?

Many people in CR believe this land is already a designated Greenway. I am asking our present council to make it as difficult as possible for WestUrban to build a development in here. Do NOT give an inch.

Keltie Chamberlain

P22-83 / P23-01 § 02.

From: Lisa Gentry
Sent: February 3, 2023 3:17 PM
To: Brenda Horton; Keltie Chamberlain
Subject: RE: WestUrban Development at Simms Creek Variances P2200083DPV; P2300001 MJP - 1650 Galerno and 0 South Alder

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Brenda,

Council is in receipt of your letter, which I'm forwarding to Keltie Chamberlain, the City Planner who is overseeing the proposed project, for her response.

Thank you for sharing your concerns with us,

Lisa

LISA GENTRY
Executive Assistant



City of Campbell River
Tel: 250.286.5708
Fax: 250.286.5760
Email: mailto:lisa.gentry@campbellriver.ca

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

From: Brenda Horton [REDACTED] >
Sent: February 3, 2023 2:01 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: WestUrban Development at Simms Creek Variances P2200083DPV; P2300001 MJP - 1650 Galerno and 0 South Alder

"CAUTION: External Email"

Dear Mayor and Councillors:

As a neighbourhood resident at 1871 Whistler Way, Campbell River I am deeply concerned about the intensification, the scope and size of this development and the impacts on this sensitive woodland riparian wetland and the many species that live within it.

Building of this scope will have a huge impact on the neighbourhood both in terms of safety of traffic accessing S. Alder especially on a hill and the increased traffic in the residential streets that are without sidewalks, i.e. Stag Road, Cottonwood, east side of S. Alder, west side of Galerno as well as the already steady traffic on S. Alder in close proximity of the Sportsplex access and access to the Beaver Lodge Lands park. This development could raise the traffic level by as many as 300 vehicles.

There are many concerns which I have listed below in question format:

1. The end of Stag Road is extremely steep. Will the developer be required to reinforce it in any way?
2. The setback is supposed to be 7 meters. There are many large trees within that 7 meter setback. Will these be removed or will they be left to help stabilize the bank, provide a buffer to the neighbours and allow for water to be retained for the creek?
3. The plans supplied by WestUrban show a buffer zone between the wetlands and the proposed road. The proposed road will be on a slope that will require a dam and/or dike as well as culverts that will prevent water from seeping into the wetlands. Will WestUrban be required to take care of this?
4. In the WestUrban plans there is a point where the road is one meter from the wetlands. Is this a miscalculation on their part or are they being allowed to build that close to the wetlands?
5. The integrity of the buffer zone above the wetlands needs to be monitored. Will WestUrban be allowed to touch it? The biologist recommended a retention pond and silt fencing but that is not all that effective in correcting wetlands or creeks.
6. Will WestUrban be allowed to remove the trees before the community outreach meetings have been completed and the three variances be read at Council?
7. When and how was the zoning changed to RM1? There doesn't seem to have been any public consultation.
8. The zoning for RM-1 is meant to be a designation for townhouses, patio homes or a low-rise apartment building. The increase to 16 meters and the high density is more in spirit of RM2 or RM3. Will the City require them to apply for rezoning?
9. The number of units calculated are based on the entire parcel of 6.85 hectares. The portion available for construction should be what is used for this calculation. Will Council require WestUrban to recalculate the number of units allowed based on the useable area at the top?
10. How is Council going to ensure the protection of the wildlife living in the greenbelt? Eagles, herons, bats, owls, woodpeckers, bears, deer, raccoons, minks, beavers, cougar, etc.?
11. WestUrban's calculation for parking is based on the entire area of the site - 6.85 acres; however the apartments are located on a quarter of that. Should the parking not have been calculated based on the useable area of the site?
12. The area is hard pan clay on top of top soil on an area designated as a steep slope. How can the City allow for the construction of three apartment buildings on the edge of this, particularly after the recent mudslide on Island Highway?
13. The trees along the steep slope and the top act as a sponge for water that seeps down to the wetlands and into the creek. With the construction of two floors of underground parking and the three buildings, the trees will be removed and the drainage would be installed around the buildings. This will greatly impede the amount of water that runs into the wetlands most likely drying them. This could also destroy the creek. The geotechnical report only looked at the wetlands and not the area above the buffer zone making this report incomplete. Will the City require a geotechnical report that covers the entire parcel?
14. Why was the hydrology report not included? Is a copy of this report obtainable?
15. The letter of engagement from Ryzuk Geotechnical based their findings on "a new strata development consisting of three residential buildings of three-storeys each above single levels of underground". As WestUrban's variance request is for four storeys with two levels of underground parking, where is the updated report?

16. Where is the traffic study for increased traffic from high density onto Alder Street?
17. With 200 units, where will the children go to school when all the schools in the area are full?
18. Have there been any studies or research done on the impact on water pressure and sewage for a development of this magnitude?
19. WestUrban has purchased two parcels for this project. When were these two parcels amalgamated?
20. Has Council considered the sight lines of a 16 meter tall building that will affect those living on Galerno and Stagg Roads?

Thank you for your review of this email.

Respectfully,

Brenda and Douglas Horton

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

P22-83 / P23-01 §.02

Keltie Chamberlain

Subject: FW: Sims creek development

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

From: James Nuttall [REDACTED]
Sent: February 4, 2023 4:19 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Sims creek development

"CAUTION: External Email"

Mayor Dahl

I am writing in regards to variance #p2200083DPV, P22300001MJP, P2300002MIP-1650 Galerno and 0 South Alder. As a resident of Galerno I am opposed to granting these variances and opposed to the development of this beautiful green space in any way. As one of two wildlife corridors in Campbell River it seems irresponsible to destroy this habitat that is full of eagles, herons, bats as well as the occasional Falcon and lots of deer a few bear and many other animal species. This development will have a negative impact on the Sims Creek wetlands as soon as construction starts, the drainage from many of the homes on Stagg and Galerno Road's will be negatively impacted as well as most of them have steep slopes behind them. Any tree removal will cause irreparable damage to the integrity of the slopes and set the whole area up for mudslides after mudslide until no one has a back yard left. No Hydrology report is included in any of the information handed out and the Geotechnical report is based on outdated plans. There doesn't appear to have been and traffic impact studies done, imagine two hundred people exiting on too Alder street every morning in on a hill with a complete blind spot above it, it doesn't make for a pretty picture. What are the impacts on the water and sewer systems going to be, what about the electrical grid? The Zoning RM1 is supposed to be patio homes, townhouses and low rise apartments, the height variance they are asking for is more in spirit with RM2 or RM3, the density calculation seems to have been done based on the entire area including the wetlands when in reality the usable land is far less than that, this is also the calculation they used for parking, this doesn't seem right.the existing Geotechnical report was for the wetlands, they are building on Hard pan clay in a steep slope area, shouldn't the report be done on the actual area they want to build on?

In short this development appears to be trying to get around existing Zoning and would destroy the protected wetlands and an area loved and used by human and animal residents as well.

Sincerely

Jim Nuttall

Sent from my iPhone

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https://us5.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=75556340-ov0EtMcxtC33&r_address=yor.dahl%40campbellriver.ca&report=

Keltie Chamberlain

P22-83 / P23-01 / P23-02

From: Debbie B [REDACTED]
Sent: February 6, 2023 1:44 PM
To: Keltie Chamberlain
Cc: mnorman@westurban.ca
Subject: Re: P2200083_DVP, P2300002_MIP, P2300001_MJV - 1650 Galerno Road and 0 Alder Street

"CAUTION: External Email"

Thank you, as always, for your quick response. We did review the City's Report/ Recommendation to Council dated January 27, 2023. As WestUrban summarized our letter as follows, we wish to ensure our unequivocal **opposition to their requested variance regarding wiring** is properly included in the Report/Recommendation to Council.

"The third response did not address the requested variance application that was the subject of the notice but did speak to future development of the subject lands. The individual has concerns about development, stormwater and future impacts to Simms Creek."

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We apologize for having to clarify the semantics, but given WestUrban's apparent inability to summarize accurately, we feel this is necessary to avoid any misunderstanding of our intent and for Council to be informed of our opposition.

Importantly, we also note WestUrban failed to include in their summary to the City the fact that 81 resident signatures appear on a petition opposed to the variance, and ask that this fact feature prominently in the Report/Recommendation to Council.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

From: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Sent: February 6, 2023 9:14 AM
To: Debbie B [REDACTED]
Subject: RE: P2200083 DVP, P2300002 MIP, P2300001 MJV - 1650 Galerno Road and 0 Alder Street

Good morning Debbie.

Thank you for getting in touch. The City is collecting all of the public input received to date and including it in our reporting to Council. We are coordinating this now and up to the day before the meeting. WestUrban also summarizes the input they receive.

Please let me know if you have any further questions.

Regards,
Keltie Chamberlain, MCP, RPP, MCIP (she/her)
IAP2, UrbD, CPTED & CHort
Planner II, Development Services
City of Campbell River
Tel: (250) 286-5729
Email: keltie.chamberlain@campbellriver.ca



Tawshii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Debbie B <[REDACTED]>
Sent: February 4, 2023 5:30 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Cc: mnorman@westurban.ca
Subject: P2200083 DVP, P2300002 MIP, P2300001 MJV - 1650 Galerno Road and 0 Alder Street

 "CAUTION: External Email"

Dear Ms. Chamberlain,

We are concerned that our letter dated January 3, 2023 regarding the P2200083 DVP variance request has been misinterpreted and miscategorized by WestUrban Developments Ltd. Their letter to the City dated January 4, 2023 summarizes our letter incorrectly due to their perception that we did not "address the requested variance application that was the subject of the notice". At the date of writing, we had no information to speak specifically to their variance request within the time frame presented, and submit our letter should be included in "Public Input" (Attachment #7) in your department's Report and Recommendations to Council on this matter.

To form a complete and accurate record, we would ask you to please ensure a copy of our letter is included in Attachment #7 as above, together with a copy of this email expressing our opposition to the requested variance to eliminate the requirement for underground utility wiring at the above-noted addresses.

Thank you for your attention to this matter.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

Date: February 3, 2023

TO: Mayor and Council Members

RE: Variance #'s P2200083DPV; P2300001 MJP; P2300002 MIP – 1650 Galerno and 0 South Alder and Westurban Developments application

We live at 141 Stag Road directly adjacent to the proposed Apartment Complex located at 1650 Galerno and 0 Alder Street.

We are opposed to any construction in this wildlife corridor and our main concerns are:

- 1) What happens to the wildlife that presently lives in the corridor. We have frequently seen deer, bear, raccoons, owls and bird's nests in the spring; also, the multiple species of fish that inhabit the creek.
- 2) We would lose our privacy with numerous balconies facing our yard, lighting up our backyard at night. Noise levels would increase and our sight lines would be altered from pristine wilderness to high density apartments.
- 3) Our property values could potentially decrease dramatically.
- 4) Also there are concerns of traffic increase on Alder, parking for construction workers and the possibility of water and sewer not being able to handle the increase in population.

In conclusion we are strongly opposed to this project. We feel the city should have purchased this property as part of Beaver Lodge lands to be a greenway thru to the ocean.

If this project were to unfortunately go through there should be no variances given to the underground wiring and height restrictions.

Regards,

Gary and Cathy Ralph
141 Stag Road
Campbell River, BC
V9W6J4

Keltie Chamberlain

P22-83 / P23-01 § 02

Subject: FW: Simms Creek

From: Joy [REDACTED]
Sent: February 6, 2023 10:04 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Simms Creek

 "CAUTION: External Email"

Dear Mayor Dahl,

I'm writing in regards to the apartments being planned to build around Simms Creek. I want to request that all the utility lines be underground.
I also do not agree that the height requirement goes from 10m to 16m adding a fourth floor with second level of underground parking.

We live at 368 Cottonwood Dr. The end of our backyard goes down to the creek and these buildings will be across the creek and very high up with all their balconies facing our way.

With the 200 units there will be too much congestion with possible accidents.

Thank you for your consideration in this matter.

Mike & Joy Hrybko

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

P22-83/P22-01E.02.

February 2, 2023

From:

Eric & Teresa Strebel
1673 Galerno Road
Campbell River, B.C.,
V9W 1K5

To:

Mayor Kermit Dahl
301 St. Anne's Rd.,
Campbell River, B.C.,
49W 4C7

Subject: West Urban Developments – City File Number P2300001

Greetings Mayor Dahl:

My wife , Teresa, and I would like to thank you for taking on what we're sure can be a fulfilling but sometimes very challenging job to serve our community. We both voted for you and were pleased to see you successfully elected. We already see you dealing with a number of items in a manner which we wholeheartedly endorse.

Teresa and I never thought we were ever going to have to appeal to you for your own support or that of your Council but we now find ourselves in a position where we need to do exactly that.

We have owned and lived in our home at 1673 Galerno Road since August of 1980. It has been 42 years of enjoying life here and in the company of many of our neighbours in this area of single family residences in the Stag Rd/Leeds Road, Cottonwood, and Vista Bay Passage View subdivisions.

As you are likely aware at this point, West Urban Developments has requested significant variances for their proposed project development for Lot 0 Alder Street and Lot 1650 Galerno Road.

We and our neighbours have always expected that one day there would be development taking place on the west side of Galerno Road in the property at 1650 Galerno Rd formerly owned by Terry Ross and now owned by West Urban Developments. The development we anticipated was the construction of single family dwellings which would be compatible with the adjoining neighbourhoods and would have a neutral or positive impact on the quality of life of area residents and enhance, or at least preserve, the property values of the existing homes, as well as being respectful of the natural environment in the area.

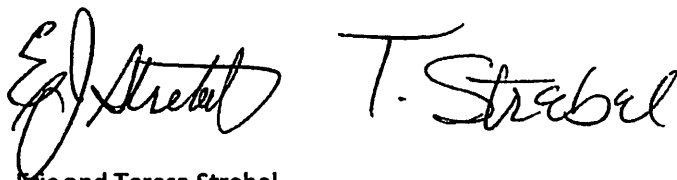
The property is an environmentally challenging one to develop due to the steepness in sections but also due to the protected wet land area and the presence of Simms Creek. Until we were advised of the West Urban Developments proposal, my wife and I as well as my neighbours were not aware that the zoning was for RM-1 rather than R1, so that came as a somewhat unpleasant surprise as we enjoy the neighbourliness and quality of life provided with the R1 designation in the rest of this area.

We have now been advised that West Urban is seeking variances to obviate the requirement to go underground with the power supply and also to increase the permitted height of their building from 10 metres to 16 meters. We need the support of yourself and your counsel in denying these requests. There are many reasons not to permit these variances:

- Dilution of the closeness of relationships enjoyed between homeowners/dwellers in the neighbourhoods around the proposed development
- Height of buildings proposed are almost 20 feet above that permitted by zoning. The impact on sight lines will be significant. ...worst of all for dwellers in homes on Stag Road
- The influx of occupants into 200 units of apartments as proposed will create significant traffic and noise issues. We know how challenging it can be in the winter to turn from the slope up or down Galerno Road's hill up to our own property, even with our 4 wheel drive. Alder Street is steeper yet.
- We are very concerned about the potential loss in the market value of our property and that of our neighbours due to the congestion, number of rental units proposed, loss of views for many, and the "ungreening" of the area resulting from this project.
- This area bounded by Galerno, Cottonwood, Alder and Stag Roads is rich in flora and fauna. There are many species of owls including Horned and Barred owls, Bald Eagles (feeding right down at the shoreline of Simms Creek), Herons, as well as Pacific Wrens, all B.C. coastal species of woodpeckers from Pileated to Downy and on to Red-Headed Sapsucker and many other songbirds who can be seen and enjoyed by area residents. We have experienced cougars, black bears and deer who travel through the areas which will be affected. The property is rich in wildlife and is a gem for our community.
- Why did West Urban purchase the properties for development when they were fully aware of the restrictions imposed by the zoning in place? Does that contribute to upward pricing pressure on real estate properties in Campbell River and thereby worsening the affordability problem for all citizens, hopeful owners as well as renters? It seems to us to show a lack of consideration and respect for the surrounding taxpayers and citizens and, actually for Mayor and Council, and City Planning for this company to propose these huge variances.

We could go on but want to respect your time. So, in closing.....Teresa and I ask, for us and for our community of neighbours, your support and that of all your supporting Councillors in denying West Urban Developments their requested zoning variances.

Thank you for any attention and support you can provide us.



Eric and Teresa Strebel

**P2200083 DVP
1650 GALERNO RD**

**PUBLIC INPUT:
RECEIVED RELATED TO
P2300001& P2300002**

**CORRESPONDENCE UP TO
FEBRUARY 08, 2023**

P23-01 § 02.

Keltie Chamberlain

Subject: FW: WestUrban Simms Creek PROPOSED PROJECT

From: David Nutt <[REDACTED]>
Sent: February 4, 2023 2:17 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor.Sinnot@campbellriver.ca; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; [REDACTED]
Subject: WestUrban Simms Creek PROPOSED PROJECT

"CAUTION: External Email"

The Simms Creek Watershed in Campbell River is a complex network of forest ecosystems and a variety of wildlife species. Bald Eagles, great blue herons, ducks, barred owls, pileated woodpeckers, ravens and songbirds depend on this critical woodland environment. Blacktail deer, black bears, cougars, beavers, muskrats and amphibians call this place "HOME".

It is an amazing sight to witness these creatures, great and small, within an urban area like ours. According to Greenways Land Trust volunteers, there are only 2 such wetland regions remaining within our city limits. This is a sad commentary on the direction of urban planning and development.

The creek itself is a sensitive salmon bearing stream. Every fall 500 juvenile coho, raised at the Quinsam hatchery, are released into Simms Creek. These tiny fish spend over a year in this creek as part of their life cycle. Salmon fishing has been the backbone of tourism for decades within our city, the salmon capital of the world. Threats like habitat degradation have left many Pacific salmon populations at historically low levels. Over development of lands near fish rearing waterways contributes greatly to this decline.

The proposed 200 unit apartment complex, in the wooded area between South Alder and Galerno Road would significantly magnify the impact on an already fragile ecosystem. 200 units would mean a minimum 300 tenants, a 60% increase in an existing density populated residential area surrounding Simms Creek. With a minimum of 300 new tenants, there will be a minimum of 300 more vehicles. Noise disturbances, traffic and pets will have a negative impact on the wildlife environment. Phosphates from car washing, leaking automobiles fluids, landscaping weed applications and exterior building maintenance cleaning and paint products etc. will leach into the downhill sloping soil. Additional storm sewer outlets will be constructed on the site and this drainage will ultimately flush into Simms Creek. These potential chemical pollutants will kill the salmon as was seen in May 2019 in this same creek. It is just a matter of time when it happens again.

Removal of trees from this woodland area will result in habitat loss. Due to the sloping nature of this property, soil erosion and flooding will occur. The stream bed will fill with sediment or be washed away altogether. What will happen to the salmon?

Construction disturbances will have devastating long term implications on the topography and water table levels within this sensitive section of land. Even with best practice management considerations in place, there will be inevitable - and irreversible - fallout from this proposed development.

As council members please reflect on your own personal experiences. How amazing is it to see a majestic bald eagle soaring in the sky! This eagle depends on the diverse wetlands of Simms Creek; from the air it breathes to the food it eats to the habitat it provides for its offspring. I want my children and the generations of future children to bear witness to an eagle in flight. I want them to have an up close experience with the flora and fauna that Campbell River is so very fortunate to have, right in our own backyard! I feel thankful every day to live in such a beautiful natural place! I know each of you do too

Please consider the following:

1) Stop the proposed apartment complex based on inappropriate development of the site, which will adversely affect this natural fragile environment. Deviating from current zoning Bylaw requirements seems an arbitrary request. Using variances will allow WestUrban to utilize the property in a way that zoning requirements traditionally forbid (within the Campbell River MASTER PLAN).

2) Provide WestUrban with the opportunity to give back to the residents of this community. City of Campbell River Administration has welcomed, and supported, the already numerous multi-living buildings they have constructed. Other investors have also chosen this city as an opportunity for development. Soon, however, the rental market will become saturated. It is an inevitable conclusion to the amount of construction taking place right now. Persuade WestUrban to designate this property as a nature preserve with a hiking trail system, board walks and viewing platforms for the public to enjoy. Protect this rare and sacred green space instead of destroying it, forever. As a council, you can be instrumental in making this happen! Not one of us can underestimate the significant role forests, wetlands and waterways play in our community.

Thank-you for your time and attention. A timely response would be greatly appreciated.

Sincerely, Kim J. Nutt "a concerned Campbell Riverite and Nature Lover"



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P23-01 & 02.

Keltie Chamberlain

Subject: FW: West Urbans proposed development between Cottonwood Dr. and Galerno

From: Pam & Glen Van Horne [REDACTED]
Sent: February 5, 2023 10:31 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: West Urbans proposed development between Cottonwood Dr. and Galerno

 "CAUTION: External Email"

I am writing to you today with concerns that I have with the West Urban proposed development between Cottonwood Dr. and Galerno Rd ,It would be an absolute shame to put such a high density development in such a nice area of homes where the home owners respect and care for there homes .Two hundred units adjacent to such a sensitive area as Simms Creek and its wetlands is very concerning . The coming and going of the estimated three hundred cars is going to be very unsafe trying to enter and exit off of Alder Street at the bottom of the Macs hill . How many parking stall are they planning , I can see them using Alder and Galerno .

Sincerely Glen & Pam Van Horne
Sent from Mail for Windows

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P23-01 § 02

Keltie Chamberlain

To: Lisa Gentry; Pam & Glen Van Horne
Subject: RE: West Urbans proposed development between Cottonwood Dr. and Galerno

From: Pam & Glen Van Horne <[REDACTED]>
Sent: February 5, 2023 10:31 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: West Urbans proposed development between Cottonwood Dr. and Galerno

 "CAUTION: External Email"

I am writing to you today with concerns that I have with the West Urban proposed development between Cottonwood Dr. and Galerno Rd ,It would be an absolute shame to put such a high density development in such a nice area of homes where the home owners respect and care for there homes .Two hundred units adjacent to such a sensitive area as Simms Creek and its wetlands is very concerning . The coming and going of the estimated three hundred cars is going to be very unsafe trying to enter and exit off of Alder Street at the bottom of the Macs hill . How many parking stall are they planning , I can see them using Alder and Galerno .

Sincerely Glen & Pam Van Horne
Sent from [Mail](#) for Windows

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P23-01 § 02 .

Keltie Chamberlain

From: gary cw <[REDACTED]>
Sent: February 7, 2023 9:55 AM
To: Keltie Chamberlain
Subject: Simms Creek

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

Please accept and consider my comments on this issue. I have been involved with the local Streamkeepers and various stewardship groups numerous times over the years. While I am generally pro-development involving these projects, this development in this location is clearly wrong. Simms Creek has been hit so badly in the last few years, and has never completely recovered from the horrible die off a few years back. The obvious strain and degradation from this development will place yet another huge impediment and burden to both its short and long term recovery. Please please do not allow this to occur.

Thank you,
Gary Wood
Campbell River

Sent from my iPhone

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https://us5.proofpointessentials.com/index01.php?mod_id= &mod_option=gitem&mail_id=75792503-Vyu6r_ePcPJU&r_address=ltie.chamberlain%40campbellriver.ca&report=

Keltie Chamberlain

P22-83.

From: Barb Round <[REDACTED]>
Sent: February 6, 2023 1:51 PM
To: Keltie Chamberlain; terry.martin@campbellriver.ca; Mayor Dahl; councilor.chpman@campbellriver.ca; Councilor Tanille; Councilor Kerr; Councilor Lanyon; Councilor Sinnott; councilor.symth@campbellriver.ca
Subject: City File P2200083 Development Variance application for Feb 9 Council meeting.
Attachments: 23-02-06 City CR letter Variance Undergrounding.docx
Follow Up Flag: Follow up
Flag Status: Flagged

 "CAUTION: External Email"

Please find attached a letter outlining my serious objections to the granting of the variance application P 2200083.

I appreciate the due diligence of the city Development staff in preparing their brief. I believe this additional information is also very important for informed decision making.

sincerely,

Barb Round

City of Campbell River: Attention: Mayor Dalh, City Councillors, Keltie Chamberlain, Terry Martin
301 St. Anne's Road,
Campbell River, BC V9W 4C7

Barb Round
1556 Stag Road
Campbell River, BC V9W 6E4

February 6, 2023

Re: City file P2200083 Development Variance Permit application to eliminate the requirement for underground utility wiring at 1650 Galerno Road and 0 Alder Street (Agenda item 5.2 Regular Council Meeting Agenda, Thursday, February 9, 2023)

Dear Mr. Mayor, Councillors and City Development and Environmental Staff:

This letter is to oppose the Waiver requested by WestUrban Development for undergrounding of wiring along the Alder St frontage of the forested area between Galerno and Alder in Campbell River.

I am choosing to write, as I understand I cannot speak at the Council Meeting on Feb 9, but wish to ensure that you have all of the information before hearing this application.

First of all, I need to state that I am not in favour of ANY development on this property, because it adjoins Simms Creek. My motivation is protection of the environment in this area... it is the last piece of relatively undisturbed forested property in a very built-up area. As you know, this is a salmon creek, and, as such, deserves as much protection as we can provide in the Salmon Capital of the World. The fish habitat has already been degraded by previous development, and benefits greatly from the cool shade and filtered wetlands water input from this property.

WestUrban has plans to put in a massive development on this property, which will require months of construction impacting the creek: removing large trees with steep slope implications as well as destruction of habitat, filling in wetlands and marshy areas disrupting normal above and below-ground water transfer, and creating huge areas of flat surfaces which will cause situational overload of the creek's capacity, creating problems with silting, water level fluctuations and further erosion downstream.

And yet, the developer's major argument against installing underground utilities along Alder Street, as stated in their variance application (P. 11 of the Recommendation/Report to Council): *"Undergrounding of wiring along this stretch of Alder Street South would mean further digging, trenching, and encroachment in a highly environmentally sensitive area (ESA), including Simms Creek and the surrounding riparian and wetlands areas. Encroachment in this ESA area will likely trigger Provincial and Federal approvals, adding additional time and costs to the project."* I note that on P. 3 of the report, it states: "A cost estimate for the undergrounding work was requested as part of the application, however it was not provided".

My research has found that there are, in fact, well known and accepted methods to place underground services beneath not only a creek, but also much larger spaces such as roadways or rivers, using a technique of horizontal directional drilling which features little to no environmental impact.

As an example, a quick google search for “directional drilling” brings up a company based in the lower Mainland: TransCanada Trenchless Ltd.* (<https://tctrenchless.com>) which has many projects past and present on Vancouver Island.

Information provided on the company’s website provides the following information:

“Horizontal Directional Drilling (HDD) is most commonly used for below-ground pipelines as well as utility installations requiring a trenchless solution. This is a perfect solution for projects that require minimal disturbances as well as minimal environmental impact. This solution is ideal for projects such as roads, railways, rivers, bays and more.”

“COST EFFICIENCY Directional drilling can provide a greater output from just one hole when compared to excavation and digging for utilities. Additionally, horizontal drilling lessens the impact on social, economical and environment factors as it eliminates the need for moving drill rigs around a site.”

“VERSATILITY Whether you’re installing conduits, cables, or water lines through great distance, horizontal directional drilling will allow a faster and more cost effective project completion. It will also cause less disruption to surrounding traffic and the surrounding environment. Shortly after the completion of the project, you’ll be hard-pressed to notice that Trans Canada Trenchless was ever there.”

“OVERCOMING ENVIRONMENTAL CHALLENGES If your proposed drilling path crosses through a waterway, a challenging geological feature, or other sensitive area, horizontal drilling can help to complete the job. Because the trenchless drilling technique does not require as many surface holes, you can safely and efficiently circumvent even the most challenging environmental features.”

I believe that WestUrban’s application has deliberately mis-stated the dangers of “digging, trenching and encroachment in a highly environmentally sensitive area” simply to save the cost and bother of this alternative less invasive approach to undergrounding. And yes, in fact, there may be additional permitting necessary because Simms is a salmon creek, but it is my understanding that such applications, when specifying horizontal direction drilling, are well received and usually approved.

Conclusion: City Staff Recommendations include three options for Council: 1. Approve, 2. Defer, and 3. Deny. The report is clear that “the proposal is not consistent with the SOCP and allows Council to deny the variance application.” (P.4, Option 3).

I am asking Council to act in accordance with the SOCP and deny this application for variance.

Sincerely

Barb Round



* Of course, there are other companies which provide this service. I have no affiliation with, and am not promoting this particular company, just that it was easy to find, works locally, and provided the information I was looking for.

Keltie Chamberlain

~~P23~~ P23-01

To: Lisa Gentry
Subject: RE: West Urban Development at Simms Creek, City File Number P2300001

From: Carole Duff [REDACTED]
Sent: February 6, 2023 2:16 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; [REDACTED]
Subject: West Urban Development at Simms Creek, City File Number P2300001

 "CAUTION: External Email"
Hi,

We are Carole and Nev Duff. We own a property on Stag Road and have lived here happily for 32 years. Our property backs onto the proposed development by West Urban between Alder Street and Galerno Road. We have many, many concerns over this development of which we'd like to mention a few.

Originally we believe this property was zoned R1 and somehow, over the years, was changed to RM1. Not sure how this happened because we've always checked the newspaper over the years for zone changes in our area. West Urban has asked for a height variance on the buildings from 10m (32.8ft) to 16m (52.5ft) so they can add an extra story to their 3 buildings. In my calculation, it only takes 9 feet to add an extra story. I think their request opens too many doors and sets a precedent. Just a comparison... in our neighborhood, within the border of Stag Road, Alder Street, Rockland Road and Galerno Road, there are 114 families covering 32 acres. West Urban wants to build 3 apartment buildings covering approximately 2 acres for 200 families! You can see where our concern lies!

Our whole neighbourhood is very residential from Rockland Road all the way to Hilchey Road. We feel a development of this scale should not even be considered, and, if anything, the zoning should be reverted back to residential (R1). We have a major concern with these large development companies buying up land in our city, upsetting neighbourhoods, then reaping the profits without any consideration for our residents. Also, many of these existing new developments have many vacancies.

Thank you for taking the time to read this email and we hope you can appreciate our concerns.

Sincerely,

Carole and Nev Duff

F23-01/02

Keltie Chamberlain

From: Janet Cafferata <[REDACTED]>
Sent: February 6, 2023 10:41 AM
To: Keltie Chamberlain
Subject: Fwd: What about the environment? Where will the salmon go?

Follow Up Flag: Follow up
Flag Status: Flagged

 "CAUTION: External Email"

Sent from my iPad

Begin forwarded message:

From: Janet Cafferata <[REDACTED]>
Date: February 6, 2023 at 10:34:11 AM PST
To: Dahl@campbellriver.ca
Subject: What about the environment? Where will the salmon go?

Hello,
I am writing as a concerned citizen of this beautiful city, and as a steward of the environment. To say that I was shocked, stunned, horrified, angered when I heard about the proposed West Urban development at Simms Creek, is a gross understatement - this can not be real! I trust that each of you is as concerned as I am. We cannot let West Urban, who are a fly-by-night organization, in it only for the \$\$\$, and who have a very shoddy building reputation, do irreparable damage, with serious environmental impact, to another piece of Campbell River property! I implore you to do everything possible to mitigate this untenable situation - don't be "THE COUNCIL WHO CAN BE BOUGHT"! One possible solution would be to trade a parcel of city-owned land, suitable for an apartment building project, for the Simms Creek land which WU somehow got their hands on. Please do the honorable thing, find a way out of this mess, and earn yourselves a reputation for doing the right thing, for the people of Campbell River and for the environment.

Trusting in your integrity,
Janet Cafferata

Sent from my iPad

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P2200083 DVP
1650 GALERNO RD

PUBLIC INPUT:

RESPONSE TO APPLICANT RE.
NEIGHBOURHOOD PUBLIC OUTREACH
FORWARDED TO CITY

NPO

From: Debbie B [REDACTED]
Sent: January 3, 2023 4:40 PM
To: Keltie Chamberlain
Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

Follow Up Flag: Follow up
Flag Status: Completed

"CAUTION: External Email"

From: Debbie B <[REDACTED]>
Sent: January 3, 2023 4:35 PM
To: mnorman@westurban.ca <mnorman@westurban.ca>
Cc: keltiechamberlain@campbellriver.ca <keltiechamberlain@campbellriver.ca>; Mayor.Dahl@campbellriver.ca <Mayor.Dahl@campbellriver.ca>; Councillor.Chapman@campbellriver.ca <Councillor.Chapman@campbellriver.ca>; Councillor.Tanille@campbellriver.ca <Councillor.Tanille@campbellriver.ca>; Councillor.Kerr@campbellriver.ca <Councillor.Kerr@campbellriver.ca>; Councillor.Lanyon@campbellriver.ca <Councillor.Lanyon@campbellriver.ca>; Councillor.Sinnott@campbellriver.ca <Councillor.Sinnott@campbellriver.ca>; Councillor.Smyth@campbellriver.ca <Councillor.Smyth@campbellriver.ca>
Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

Dear Ms. Norman,

We are writing in response to the Neighbourhood Public Outreach Notice regarding a request to waive the requirement to underground the overhead utility lines for the above referenced parcels adjacent to Simms Creek.

We recognize this is a first step in WestUrban's plan to develop these parcels, yet it appears no plans are currently on file with the City of Campbell River that allows us or other residents to see the potential full scope of the project. We understand the properties are zoned Residential Multiple One (RM-1) and, based solely on acreage, the number of dwelling units allowable is significant and would be both neighbourhood and environment changing.

The prospect of **any** development raises many questions and serious concerns for such an environmentally sensitive watershed and a request for variance of **any** nature seems premature given the lack of any other information. It would behoove both WestUrban and the City to reference, and have updated, the Integrated Stormwater Management Plan Simms Creek Watershed report prepared by Urban Systems dated May 16, 2005.

Our initial concerns include but are not limited to:

- The property encompasses a steep slope directly adjacent to the north side of Simms Creek. The City has expressed concerns about the integrity of steep slopes throughout Campbell River, specifically the loss of trees (including tree cover) and erosion. There are significant trees on the Alder Street parcel, and we believe all trees and understory plants are critical to controlling water as well as checking and preventing erosion.
- Simms Creek already has erosion problems, most particularly where the creek flows under Galerno Road at Vista Bay Drive, and hydrology issues related to development cannot be overstated, particularly in these days of climate change. The proximity to housing on the south side of the creek (Cottonwood Road) and the housing above and on the north slope of the subject properties (Stag Road) makes both areas vulnerable to slope destabilization in the event of development and weather events during and/or post development.
- Simms Creek watershed has been and continues to be stewarded by Greenways Land Trust and the Simms Creek Streamkeepers. This stewardship has been necessary as the creek and wetlands are still trying to recover from degradation due to development more than 40 years ago. Continued stewardship, restoration and conservation is worthwhile and critical for the preservation of biodiversity, including coho salmon, bald eagles and frogs, and to maintain a greenway for other flora and fauna.

We moved to Campbell River four years ago and were attracted to the City by the abundance of natural spaces and recreational opportunities. Beaver Lodge Lands and the watersheds, including Simms Creek, are the jewels of Campbell River, not unlike Stanley Park is considered the jewel of Vancouver.

We propose protecting and conserving the Simms Creek ecosystem and greenspace is a superior use of the subject properties and adds more long-term value to livability and attraction to Campbell River than the wrong development in the wrong place.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

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✓ NPO

Sarah Gaudreault

From: Eric Strebel <[REDACTED]>
Sent: January 3, 2023 4:43 PM
To: Keltie Chamberlain
Cc: mnorman@westurban.ca
Subject: City File: P2200083 - Proposed Project for 1650 Galerno Road

Follow Up Flag: Follow up
Flag Status: Completed

"CAUTION: External Email"

Dear Sir or Madam:

I am the owner of the home located at 1673 Galerno Road and have been so since 1980.

I am writing you in response to the request from the representative of West Urban Developments Ltd regarding that company's proposed project for their property located at 1650 Galerno Road and running across to Alder Street.

While the notice specifically requests comments and questions regarding their request for a variance on the requirement to "underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road", I would like to add a few more comments on the project, the outreach notice, and the specific request itself.....

I find the outreach notice is lacking information that I, as an affected homeowner, would want in order to be able to provide support (or otherwise for this variance request or the project as a whole). Therefore, at this time, I am opposed to the City granting their request for a variance.

The request does not sufficiently identify the plans for the development. It refers to "undergrounding the overhead utility lines for **the frontage of parcels 0 Alder Street and 1650 Galerno Road**". Does this mean West Urban is requesting to run overhead lines into the project from both Alder St and Galerno Roads? As you know, the power lines on Galerno Road run on the east side of Galerno so this would mean running power lines over Galerno Road.

The details of the proposed routing and the reasons for the request for variance have not been provided to us.....perhaps if they had been, we would understand the justification, but, as it stands, we are unable to support the request.

We, the occupants of my home, do not understand why power should need to be run in from Galerno Road at all since the subject property at the Galerno side is very narrow and likely does not have sufficient room for housing installation at the Galerno Road end at all, given that the project likely plans to run an access road in from both Alder and Galerno, we would think.

In addition, it is our hope that, one day, all utility lines, including the present overhead ones, will be undergrounded, thereby getting eliminating the risk from trees, storms, ice, etc as well as improving sightlines and community beauty.

The absence of provision of any drawings or information on the scope/content of the proposed development means that adjacent and affected property owners really cannot see what they are being asked to support or to object to.

Are there further requests for variances coming in the future for this project? We neighbourhood residents do not know because the project information has not been published and distributed.

I would much prefer we are sent the entire package of the proposed development together with ALL its variance requests which may be coming our way, rather than seeing a piecemeal opaque approach taken.

I am writing to you, and copying the West Urban rep in the interest of ensuring clear and documented communication on this project for our neighbourhood.

Let's keep up our standards.

Thank you for your attention,

Eric Strebel

Sent from Mail for Windows

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1/10 NPO

From: Barb Round [REDACTED]
Sent: January 3, 2023 9:17 PM
To: Keltie Chamberlain
Subject: City File P2200083, 1650 Galerno Road
NPO
Follow Up Flag: Follow up
Flag Status: Completed

"CAUTION: External Email"

Dear Ms Chamberlain,

I would like to go on record as opposing the variance request by West Urban to waive the requirement for underground utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road.

Apparently this is a standing requirement of developers in Campbell River to place the utility lines underground for new developments. I note that in the recent development on the upland near Jubilee Parkway that underground utilities have been installed. I see no reason that this developer should be exempt from the requirements.

Underground power lines, besides providing a better appearance to a housing development, also reduce costs associated with wind and weather damage, as well as eliminating the need for lop-sided trimming or removal of trees to keep them away from the power lines.

sincerely,

Barb Round
1556 Stag Road, Campbell River, V9W6E4
[REDACTED]

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✓NPO

From: Keltie Chamberlain
Subject: P2200083 Public input to APPLICANTS notice 1650 Galerno

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

From: Meghan Norman <mnorman@westurban.ca>
Sent: December 8, 2022 12:02 PM
To: [REDACTED]; Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: RE: 1650 Galerno

"CAUTION: External Email"

Hi Anne-Marie -

The site plan is on the back of the notice you received. The City's Works and Services bylaw requires that development at 1650 Galerno must underground the hydro lines, WestUrban has an application in to the City to waive this requirement so the powerlines can remain above ground. More than happy to discuss the reasons we are requesting this variance, likely easier to discuss over the phone. If you would like to discuss further, please feel free to give me a call (250-201-8864).

WestUrban is looking to develop the property, at this point we are working on a concept and do not have further information to share at this stage on the development of the land. The current zone of the property is RM-1 and we are not intending at this point to rezone the lands - so a development application that WestUrban would submit for this property would meet the purpose and intent of the RM-1 zone.

At this point, the notice you received only pertains to our current application which is the request to vary the underground hydro requirement. Thank you, Meghan

Meghan Norman MCP, RPP, MCIP
Development Manager
WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC, Canada
V9W 0E8
Cell: 250-201-8864
mnorman@westurban.ca
https://urldefense.proofpoint.com/v2/url?u=http-3A__www.westurban.ca&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-

v5A_CdpgnVfiiMM&r=sgmdTLUTovprRsABiQF7jHICT_HDxB0DX3CPYbY4sHVWSnVvqw98a6yBAAtYyE16B&m=fyA4PtYdxKl
bL_WFJZID7vKY-b5-AAZAAM6muBBGMXA&s=FyX62G2jLTh1XNpMfxsqBpVMvv-WegHbUq03uUWTP1E&e=

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

From: fair5@uniserve.com [REDACTED]
Sent: December 8, 2022 11:54 AM
To: Meghan Norman <mnorman@westurban.ca>; keltie.chamberlain@campbellriver.ca
Subject: 1650 Galerno

Good morning,

I received a notice in my door last night with regards to a project for West Urban at 1650 Galerno. Is there a site plan or development plan that could be forwarded to me so we can see (more clearly) what could be happening?

Thank you in advance
Anne-Marie

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:

https://us5.proofpointessentials.com/index01.php?mod_id=11&mod_option=logitem&mail_id=1670529716-71s4FfNzG0am&r_address=keltie.chamberlain%40campbellriver.ca&report=1

VNPO

From: Meghan Norman <mnorman@westurban.ca>
Sent: January 3, 2023 9:34 AM
To: Keltie Chamberlain
Subject: FW: City File p2200083

"CAUTION: External Email"

Hi Keltie – I wanted to follow up on this item – this property is not within the 100m notification buffer. I am happy to still include these comments in our summary report and I will comment in the summary on the points presented below. Thanks, Meghan

Meghan Norman MCP, RPP, MCIP
Development Manager
WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC, Canada
V9W 0E8
Cell: 250-201-8864
mnorman@westurban.ca
www.westurban.ca



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From: Myriam Duke <[REDACTED]>
Sent: December 31, 2022 12:46 PM
To: keltie.chamberlain@campbellriver.ca; Meghan Norman <mnorman@westurban.ca>
Subject: City File p2200083

Hi,
Re: Proposed Project 1650 Galerno Road

Or address: Cliff and Myriam Duke
1413 Leed Road
Campbell River
V9W 5R3

We are opposed to the variance request by WestUrban. If any development has to take place it needs to comply with the bylaw. The cost of updating the aging infrastructure should be bourn by the new development, so utilities need to go underground.

We are opposed to the whole development as we were hoping for a future wildlife corridor around the Simms creek. I am very concerned for the health of Simms creek.

Sincerely,
Myriam Duke
Cliff Duke

--
Myriam & Cliff

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P2200083 DVP
1650 GALERNO RD

PUBLIC INPUT:
RELATED
CORRESPONDENCE UP TO
FEBRUARY 03, 2023

INC.

From: Meghan Norman <mnorman@westurban.ca>
Sent: January 3, 2023 1:36 PM
To: Keltie Chamberlain
Cc: Cameron Salisbury
Subject: FW: City File: P2200083

"CAUTION: External Email"

Hi Keltie –

This address wasn't delivered a notice as they are not within the 100m notification buffer for the variance application – their comments do not speak to or address the intent of the notice, to vary the requirement to underground utility lines so, I will not be including this in the NPM summary.

I do ask that when the City is fielding these comments it is explained that this property is privately owned, zoned land, and now that the Form and Character and Environmental DP applications have been submitted for 1650 Galerno it is further explained that the development proposed remains outside of ESA areas. Thanks, Meghan

**Meghan Norman MCP, RPP, MCIP
Development Manager**

WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC, Canada
V9W 0E8
Cell: 250-201-8864
mnorman@westurban.ca
www.westurban.ca



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From: dawnmarieherriman@shaw.ca [REDACTED]
Sent: January 3, 2023 1:13 PM
To: keltie.chamberlain@campbellriver.ca
Cc: Meghan Norman <mnorman@westurban.ca>
Subject: City File: P2200083

Dear Keltie,

This email is to let you and West Urban Development know that we are **strongly opposed** to this area along Simms Creek being developed. We do not understand why anyone would absolutely destroy a fish and wildlife habitat to build a development. Shame on West Urban for wanting to build on this property!!!! There is land within Campbell River

that can be developed that will not involve destroying a fish and wildlife habitat! Residents of this neighbourhood go down to Simms Creek to watch the bears fishing from a safe distance, the deer drinking water and watch the fish. What West Urban is proposing is going to destroy this beautiful fish and wildlife habitat! It sickens us to see how West Urban is so money hungry that they are willing to destroy this beautiful fish and wildlife habitat! Again, SHAME ON WEST URBAN!!!!

Respectfully,
Dawn Marie and Don Andrews
1396 Leed Road
Campbell River, B.C.
V9R 5M8

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Keltie Chamberlain

From: Development [REDACTED]
Sent: January 4, 2023 3:51 PM
To: Keltie Chamberlain
Cc: mnorman@westurban.ca
Subject: re: DVP application for 1650 Galerno P2200083

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

RE: 1650 Galerno Road, City File P2200083

Request for a variance to the Subdivision and Development Servicing Bylaw No. 3419, 2010 to waive the requirement to underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road.

Dear Keltie:

Thank you for the opportunity to provide feedback on this request. Greenways Land Trust and the Simms Creek Streamkeepers have a long history of stewardship of Simms Creek that runs through the subject property. Greenways' comments thus far relate only to the proposed request for variance. Please note that we learned of this DVP application through neighbours who reside within the 100 metre limits mentioned in the DVP process.

Greenways support maintaining the powerlines underground for the following reasons:

- Powerline damage is minimized in windy weather; severe weather events of the past few years have seen extensive numbers of downed trees locally in wooded and treed areas and neighbourhoods. The weather events of winter 2021/22 resulted in some North Island communities being without power for days, even weeks. Any action that would minimize power disruption is important.
- It is important to grow the Urban Forest to mitigate the effects of climate change. As the forest canopy grows, there is potential for conflict with existing overhead powerlines. Placing utilities underground mitigates this potential conflict.
- Given the steepness of the site we would suggest scheduling any construction outside the rainiest part of the year to avoid steep slope failure.

Will there be a Neighbourhood Meeting (mentioned in the DVP process handout) or does this period of Neighbourhood Engagement substitute for the meeting?

Greenways will provide additional comments when the site plans are available.

Respectfully submitted,

Greenways Development Committee

Chuck DeSorcy
Graham Hues
Bruce Iazard
Janis La Couvée

cc Meghan Norman, WestUrban Developments Ltd



1195C Fir St. • Campbell River, BC

Greenways Land Trust is based in Campbell River, BC, on the traditional territories of the Liḡwítḡaḡw peoples: the Wei Wai Kum, We Wai Kai and Kwiakah First Nations. Our neighbours, the Xwémalḡkwu, Tlowitsis and K'ómoks Nations, also have close connections to these lands. As the Island Health Food Hub for the Strathcona Regional District, Greenways has the privilege of working on several other Coast Salish, Kwakwaka'wakw and Nuu-chah-nulth territories. We acknowledge these territories and the traditional knowledge and guidance provided by First Nations that are so important for learning to live lightly on these lands and waters.

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Keltie Chamberlain

From: Keltie Chamberlain
Sent: January 4, 2023 9:40 AM
To: Eric Strebel
Subject: RE: City File: P2200083 - Proposed Project for 1650 Galerno Road

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Eric.

Thank you for this input for the current Development Variance Permit application P2200083 for the variance to undergrounding wiring that WestUrban has with the City. Your feedback is in response to their notification for the Neighbourhood Public Outreach, and the file manager for WU's application will record a summary and respond to your questions about the utility wire location. The City will provide it's own statutory notification prior to the application going to Council for a decision. I'll keep your input below in our public record.

There are multiple Development Permit Areas that have specific guidelines that apply on this property that will form a part of the comprehensive review with multiple City departments. We have received a new application for development that is under review for acceptance on the RM-1 zoned lot. When it's accepted (as a complete application) the plan will be available online for the public to view. We are currently reviewing the application, so don't have any additional information yet.

For your convenience, you can look at development applications map [here](#). It's usually two to three weeks before this is available after acceptance of an application.

We'll continue to provide public consultation to inform of the application and you will have additional opportunities to provide feedback.

Please let me know if you have any questions about the current application P2200083.

Regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, UrbD, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



Tawnsii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Eric Strebel [REDACTED]
Sent: January 3, 2023 4:43 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Cc: mnorman@westurban.ca
Subject: City File: P2200083 - Proposed Project for 1650 Galerno Road

"CAUTION: External Email"

Dear Sir or Madam:

I am the owner of the home located at 1673 Galerno Road and have been so since 1980.

I am writing you in response to the request from the representative of West Urban Developments Ltd regarding that company's proposed project for their property located at 1650 Galerno Road and running across to Alder Street.

While the notice specifically requests comments and questions regarding their request for a variance on the requirement to "underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road", I would like to add a few more comments on the project, the outreach notice, and the specific request itself....

I find the outreach notice is lacking information that I, as an affected homeowner, would want in order to be able to provide support (or otherwise for this variance request or the project as a whole). Therefore, at this time, I am opposed to the City granting their request for a variance.

The request does not sufficiently identify the plans for the development. It refers to "undergrounding the overhead utility lines for *the frontage of parcels 0 Alder Street and 1650 Galerno Road*". Does this mean West Urban is requesting to run overhead lines into the project from both Alder St and Galerno Roads? As you know, the power lines on Galerno Road run on the east side of Galerno so this would mean running power lines over Galerno Road.

The details of the proposed routing and the reasons for the request for variance have not been provided to us.....perhaps if they had been, we would understand the justification, but, as it stands, we are unable to support the request.

We, the occupants of my home, do not understand why power should need to be run in from Galerno Road at all since the subject property at the Galerno side is very narrow and likely does not have sufficient room for housing installation at the Galerno Road end at all, given that the project likely plans to run an access road in from both Alder and Galerno, we would think.

In addition, it is our hope that, one day, all utility lines, including the present overhead ones, will be undergrounded, thereby getting eliminating the risk from trees, storms, ice, etc as well as improving sightlines and community beauty.

The absence of provision of any drawings or information on the scope/content of the proposed development means that adjacent and affected property owners really cannot see what they are being asked to support or to object to.

Are there further requests for variances coming in the future for this project? We neighbourhood residents do not know because the project information has not been published and distributed.

I would much prefer we are sent the entire package of the proposed development together with ALL its variance requests which may be coming our way, rather than seeing a piecemeal opaque approach taken.

I am writing to you, and copying the West Urban rep in the interest of ensuring clear and documented communication on this project for our neighbourhood.

Keltie Chamberlain

From: Keltie Chamberlain
Sent: January 11, 2023 4:15 PM
To: Sarah Gaudreault
Subject: FW: 1650 Galerno Road P2200083 - Variance Application

For the Public Input folder / redaction.

From: Damien Gillis [REDACTED]
Sent: January 4, 2023 3:36 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: 1650 Galerno Road P2200083 - Variance Application

"CAUTION: External Email"

Dear Keltie,

I am writing to register my concerns with regards to **WestUrban Developments'** application for a variance to the **Subdivision and Development Servicing Bylaw No. 3419, 2010**, in order to **waive the requirement to underground the overhead utility lines for the frontage of parcels 0 Alder St. and 1650 Galerno Road.**

I reside at 1406 Doe Place, just north of the subject property. **I am opposed to the granting of this variance**, for the following reasons:

1. In the era of climate change and increasingly severe winter storms, we should be moving in the direction of more undergrounding of power lines, not less. We experienced a high number of power outages over the past year due to branches and trees falling on power lines during extreme weather events. Undergrounding is a prudent step to safeguard our electrical system, thus protecting citizens from the dangers and discomfort of power outages, and should be carried out wherever possible.

2. I believe it is important to increase our urban canopy cover to protect against hot and dry conditions in increasingly extreme summer weather conditions. The maintenance of overhead power lines promotes increased limbing and elimination of urban trees, undermining the growth of our canopy, which is also a problem in the era of climate change.

3. This bylaw exists for good reasons and other developers throughout the city have been compelled to follow it. There is no justification for WestUrban Developments to be given special treatment with regards to this requirement. This development presents many other concerns which extend beyond the scope of this variance application—including environmental impacts to the Simms Creek watershed and wildlife corridor, engineering and safety concerns with regards to steep slopes and erosion, traffic issues, changes to the existing neighbourhood, etc. I will reserve my discussion of these matters for the appropriate window for broader public comment on the company's development permit application. That being said, given these other concerns, the city should not be subsidizing or facilitating this potential development by artificially reducing development costs through the awarding of an unjustified variance on power line undergrounding. The undergrounding is a cost of doing business for the developer and if it wants to pursue a development at the subject property, it should be willing to bear this cost.

4. Finally, if the city grants this variance, then it will create a precedent for other developers to follow—undermining the well-justified intent of the bylaw and the important issues it addresses.

Thank you in advance for taking my concerns into consideration. I look forward to future notices regarding the application and opportunities for public engagement with regards to the

development permit application. I await the publication of said application to the city's website.

Please feel free to contact me with any follow-up information or any questions you may have for me.

Sincerely,

Damien Gillis
1406 Doe Place
Campbell River, BC
V9W 6E5
604-780-2544

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INC.

22-
P83

P23-01 1/2 02

Keltie Chamberlain

From: Debbie B [REDACTED]
Sent: January 26, 2023 8:12 PM
To: Keltie Chamberlain; Mayor Dahl; Councillor Chapman; Councillor Tanille; Councillor Kerr; Councillor Lanyon; Councillor Sinnott; Councillor Smyth
Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek
Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

Dear Campbell River Development Planning Department, Mayor and Council,

Further to our previous correspondence regarding WestUrban's request for an underground wiring variance, we are writing again to express our opposition to yet another request - a second variance for a height increase to their proposed project on the above-referenced properties.

We submit WestUrban's justification for a height variance is misguided. Underground parking simply decimates the environment more profoundly and thoroughly. Given the steep slope and the recent slides in Campbell River, any development on this site is folly. We also submit that "an additional storey on each building has been added" due to maintaining permitted density and "significant environmental features on site" speaks loudly of a disconnect between the development proposed and the environment.

We are vehemently opposed to **any** development of **any** kind on these properties.

We have had a chance to review WestUrban's letter to the City dated December 23, 2022, which appears to have accompanied their applications for two development permits. We have not been able to access, either through the City or elsewhere, the supporting documents referred to in their letter. We submit it is irresponsible to proceed with **any** stage of such a major development without full disclosure and opportunity for residents of Campbell River to review these plans and reports. Surely, as representatives of the residents of this city, it would assist your decision making to allow reasonable time to hear from those who elected you.

Simms Creek is one of three watersheds within Campbell River city limits. It is a salmon bearing creek that has been stewarded over the years by the Simms Creek Streamkeepers and Greenways Land Trust as it recovers from previous development. Prominent signage near the creek gives the impression that Simms Creek is protected. It appears not to be.

This is a major development proposal which impacts not only the sensitive environment of Simms Creek, wetlands and watershed, but also the desirable green space that makes our city liveable and attractive. Of course, there are many other neighbourhood taxpayer considerations regarding form and character, increased traffic, etc., but these are secondary to our overriding concern for the health of the Simms Creek ecosystem.

We urge Mayor Dahl and Council to table any decisions regarding the development of this property, including all variances, until such time as residents are satisfied that full and proper due diligence has been undertaken by all parties. We further urge the City to request WestUrban demonstrate good faith by undertaking not to proceed with any preparatory work on site until these matters are resolved.

We look forward to a response from all.

Respectfully,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

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Keltie Chamberlain

From: Debbie B [REDACTED]
Sent: January 27, 2023 2:34 PM
To: Keltie Chamberlain
Cc: Dave Pady; Lisa Gentry
Subject: Re: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

Dear Ms. Chamberlain,

Thank you for your email. We have had a quick perusal of information in the link you provided and see the architectural renderings outlined in Part A of WestUrban's covering letter, but do not see any of the other documents referred to in Part A and Part B. How and/or when will these documents be accessible?

We would also appreciate your explaining how a variance that is now set to be heard before Council and voted on February 9 (we received notification in today's mail) can potentially be decided when an application has not been deemed by the City to be complete.

We note you have copied two individuals in your response email. Are these individuals in your department to whom we should be sending any correspondence going forward?

We do appreciate your quick response and thank you for helping guide us through the process.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

From: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Sent: January 27, 2023 1:16 PM
To: Debbie B [REDACTED]
Cc: Dave Pady <Dave.Pady@campbellriver.ca>; Lisa Gentry <Lisa.Gentry@campbellriver.ca>
Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

Good morning.

Thank you for providing this input. We will include the comments in our report to Council when the new applications are placed on a Council Agenda later (too early at this stage to confirm). At this time, the first Development Variance Permit application for undergrounding wiring (received in 2022) is anticipated to go before Council in February. For your convenience, the Council Agendas can be viewed at the following link when they are posted:
<https://www.campbellriver.ca/your-city-hall/city-council/agendas-minutes-schedule-webcasts/agendas-and-minutes>

The two new applications (P230001 MJV and P230002 MIP) have only been received very recently and assigned to me as File Manager. The applications will undergo a comprehensive review prior to any further public notification (outside of WestUrban notification and upcoming meeting). The notification that you have received is from WestUrban and part of the Neighbourhood Public Outreach they are completing and will later summarize to submit to us. The City will complete statutory notification after the applications have been reviewed. The new applications are in the early stages of the development process, and you will have additional opportunities to provide input.

You can find the application documents online here:

[Development Applications Map](#)

All three applications are listed if you scroll through with the arrow button on the screen.

Please let me know if you have any further questions.

Best regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, Urbd, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



Tawshii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Debbie B [REDACTED]

Sent: January 26, 2023 8:12 PM

To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>

Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

"CAUTION: External Email"

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Respectfully,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

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Keltie Chamberlain

From: Keltie Chamberlain
Sent: January 27, 2023 2:54 PM
To: Debbie B
Subject: P2200083 DVP, P2300001 MJV, P2300002 MIP - 1650 Galerno Road and 0 Alder Street/Simms Creek

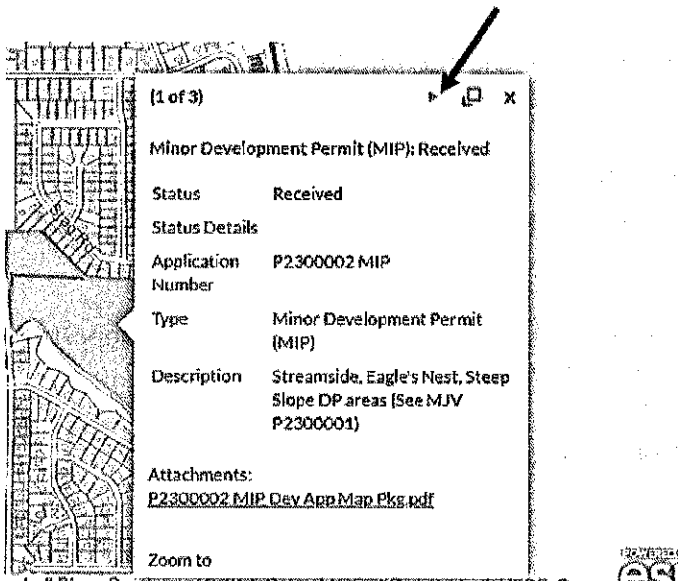
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon.

You can find the application documents online here:

[Development Applications Map](#)

All three applications are listed if you scroll through with the arrow button on the screen. I hope this helps with finding the documents related to all three of the different applications.



To clarify, there is only one application anticipated to go to Council in February – P2200083 DVP for undergrounding wires. This is not the variance for the development proposal which you've now received a second notification for. The two new applications (P2300001 MJV and P2300002 MIP) have only been received very recently and assigned to me as File Manager and are in the very early stages of review.

You don't need to cc the additional people, I do so for our own purposes and record keeping.

Best regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, UrbD, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



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From: Debbie B <[REDACTED]>
Sent: January 27, 2023 2:34 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Cc: Dave Pady <Dave.Pady@campbellriver.ca>; Lisa Gentry <Lisa.Gentry@campbellriver.ca>
Subject: Re: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

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Dear Ms. Chamberlain,

Thank you for your email. We have had a quick perusal of information in the link you provided and see the architectural renderings outlined in Part A of WestUrban's covering letter, but do not see any of the other documents referred to in Part A and Part B. How and/or when will these documents be accessible?

We would also appreciate your explaining how a variance that is now set to be heard before Council and voted on February 9 (we received notification in today's mail) can potentially be decided when an application has not been deemed by the City to be complete.

We note you have copied two individuals in your response email. Are these individuals in your department to whom we should be sending any correspondence going forward?

We do appreciate your quick response and thank you for helping guide us through the process.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

From: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Sent: January 27, 2023 1:16 PM
To: Debbie B <[REDACTED]>
Cc: Dave Pady <Dave.Pady@campbellriver.ca>; Lisa Gentry <Lisa.Gentry@campbellriver.ca>
Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

Good morning.

Thank you for providing this input. We will include the comments in our report to Council when the new applications are placed on a Council Agenda later (too early at this stage to confirm). At this time, the first Development Variance Permit application for undergrounding wiring (received in 2022) is anticipated to go before Council in February. For your

convenience, the Council Agendas can be viewed at the following link when they are posted:

<https://www.campbellriver.ca/your-city-hall/city-council/agendas-minutes-schedule-webcasts/agendas-and-minutes>

The two new applications (P230001 MJV and P230002 MIP) have only been received very recently and assigned to me as File Manager. The applications will undergo a comprehensive review prior to any further public notification (outside of WestUrban's notification and upcoming meeting). The notification that you have received is from WestUrban and part of the Neighbourhood Public Outreach they are completing and will later summarize to submit to us. The City will complete statutory notification after the applications have been reviewed. The new applications are in the early stages of the development process, and you will have additional opportunities to provide input.

You can find the application documents online here:

[Development Applications Map](#)

All three applications are listed if you scroll through with the arrow button on the screen.

Please let me know if you have any further questions.

Best regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, Urbd, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



Tawshii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Debbie B [REDACTED]

Sent: January 26, 2023 8:12 PM

To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>

Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

"CAUTION: External Email"

Dear Campbell River Development Planning Department, Mayor and Council,

Further to our previous correspondence regarding WestUrban's request for an underground wiring variance, we are writing again to express our opposition to yet another request - a second variance for a height increase to their proposed project on the above-referenced properties.

We submit WestUrban's justification for a height variance is misguided. Underground parking simply decimates the environment more profoundly and thoroughly. Given the steep slope and the recent slides in Campbell River, any development on this site is folly. We also submit that "an additional storey on each

building has been added" due to maintaining permitted density and "significant environmental features on site" speaks loudly of a disconnect between the development proposed and the environment.

We are vehemently opposed to **any** development of **any** kind on these properties.

We have had a chance to review WestUrban's letter to the City dated December 23, 2022, which appears to have accompanied their applications for two development permits. We have not been able to access, either through the City or elsewhere, the supporting documents referred to in their letter. We submit it is irresponsible to proceed with **any** stage of such a major development without full disclosure and opportunity for residents of Campbell River to review these plans and reports. Surely, as representatives of the residents of this city, it would assist your decision making to allow reasonable time to hear from those who elected you.

Simms Creek is one of three watersheds within Campbell River city limits. It is a salmon bearing creek that has been stewarded over the years by the Simms Creek Streamkeepers and Greenways Land Trust as it recovers from previous development. Prominent signage near the creek gives the impression that Simms Creek is protected. It appears not to be.

This is a major development proposal which impacts not only the sensitive environment of Simms Creek, wetlands and watershed, but also the desirable green space that makes our city liveable and attractive. Of course, there are many other neighbourhood taxpayer considerations regarding form and character, increased traffic, etc., but these are secondary to our overriding concern for the health of the Simms Creek ecosystem.

We urge Mayor Dahl and Council to table any decisions regarding the development of this property, including all variances, until such time as residents are satisfied that full and proper due diligence has been undertaken by all parties. We further urge the City to request WestUrban demonstrate good faith by undertaking not to proceed with any preparatory work on site until these matters are resolved.

We look forward to a response from all.

Respectfully,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Jan 30, 2023

<Councillor.Chapman@campbellriver.ca>, Councillor Tanille <Councillor.Tanille@campbellriver.ca>, Councillor Kerr <Councillor.kerr@campbellriver.ca>, councillor.lanyon@campbellriver.ca, Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>, Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: Re: WestUrban Development at Simms Creek

"CAUTION: External Email"

Dear Mayor and Council,

This email is to register my opposition to the proposed development of a market rental apartment complex in the woodland area surrounding Simms Creek between Alder Street and Galerno Road.

The reasons include the following:

a) Simms Creek is salmon bearing, in an environmentally sensitive area connected by extensive wetlands. The forested areas around the creek are critical to the survival of the fish. Without them, the water temperatures will rise adversely impacting salmon survivability

b) Simms Creek is an important wildlife corridor connecting the wildlife of Beaver Lodge lands to the fish in the stream and important vegetation and habitat. It is not uncommon for residents in this area to have glimpses of deer with fawn, bear, otters, mink, nesting herons and eagles and the like...all supported by this important corridor and nearby wetlands and the herons in particular, being somewhat endangered

c) Galerno Road is narrow at the best of times. Adding 200 units into the mix would dramatically increase traffic in the area despite the planned ability to also permit access to Alder from the units.

d) That small strip of land, bordering on such sensitive wetlands and forested area bounded by a narrow road for the population that would be added to the area, is one of the worst plans I've seen proposed in quite some time.

I believe it is time for the city to get serious about the clear and present dangers of environmental change called "global warming". Future development needs to consider maintaining and respecting biodiversity which starts with the shade effects of natural flora and fauna while also valuing the ability of this flora and fauna to absorb moisture, releasing it slowly during times of heat and absorbing and holding it during times of the new normals: Atmospheric rivers. We need to value and preserve green spaces and put higher densities on pre-existing cleared spaces. We cannot keep cutting down this wonderful temperate rain forest we live within and not expect dire and adverse consequences such as the mudslides recently experienced in the 700 south island block of the island highway.

This proposed development needs serious reconsideration. It should NOT go in at the location proposed.

Myra and Jim Gansner 1650 Passage View Drive Campbell River, BC V9W 6L3

Keltie Chamberlain

From: planning
Sent: January 31, 2023 8:52 AM
To: Keltie Chamberlain; Sarah Gaudreault
Subject: FW: Letter Revisions (from last nights email)
Attachments: City of CR File P2200083 UG Services Jan 2023 R1.pdf; City of CR File P2300001 Height Variance Jan 2023 R3.pdf

Julia Lemon
Auxiliary Administrative Assistant

City of Campbell River
Development Services Department
301 St. Ann's Rd.
Campbell River, BC V9W 4C7
Phone: (250) 286-5757
www.CampbellRiver.ca



From: Graham Nielsen [REDACTED]
Sent: January 31, 2023 6:15 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; planning <planning@campbellriver.ca>
Subject: Letter Revisions (from last nights email)

"CAUTION: External Email"

Sorry for the inconvenience but later last night I noticed that there were some relatively minor grammar mistakes. Please accept my apologies. Attached are files with footers for identification:

Revision 1: City of CR File P2200083 UG Services Jan 2023 R1
Revision 3: City of CR File P2300001 Height Variance Jan 2023 R3

Sincerely
Graham Nielsen

January 29, 2023

Graham & Alana Nielsen
1602 Passage View Drive
Campbell River
BC
V9W 6L3

Development Services Department (Development Planning)
301 St. Ann's Road
Campbell River
BC
V9W 4C7

Re: File # P2200083

To Whom It May Concern,

Thank you for your letter regarding this file concerning the variance for waiving the requirement to underground the overhead utility lines for frontage parcels. I feel the need to continue the neighborhoods protocol of underground utilities services.

If, for no other reason, the esthetic value of placing utilities underground should be the correct action in developing future sites. Additionally, the utilities are not prone to damage from ice, storms and traffic accidents.

Unfortunately, I will not be available to attend the February 09, 2023 meeting and I am sending this letter to you in my absence.

Yours Sincerely,



Graham Nielsen

January 29, 2023

Graham & Alana Nielsen
1602 Passage View Drive
Campbell River
BC
V9W 6L3

Development Services Department (Development Planning)
301 St. Ann's Road
Campbell River
BC
V9W 4C7

Re: File # P2300001

To Whom It May Concern,

We have been informed through the Neighborhood Outreach Program regarding this file concerning the variance for waiving the height requirement for the proposed construction of three (3) buildings totaling two hundred (200) apartments. Firstly, I am very disappointed about the lack of transparency to the local neighborhoods about this proposal. Most neighbors within the local area (described below) had no idea that this construction proposal was on the table.

The news of the size and expanse of this project is alarming and shocking and we are not contemplating acceptance of this height variance in any way, shape or form. We had always believed that eventually some kind of construction would somehow take place within the proposed boundaries of this area. However, it was also thought that the construction plan would be sensitive to maintaining the neighborhood family theme similar to that of the adjacent neighborhoods of: 1. Stag & Leed Roads etc., 2. Passage View & Vista Bay Roads etc. 3. Cottonwood & Whistler Roads etc. and, including, 4. the nearby Galerno and Alder Roads.

In the 'local rectangle' of nearby properties between the South side of Rockland Rd., to the North side of Simms road (the North to South boundary), and between Alder and Galerno Rd (the West to East boundary) there are three hundred and twenty eight (328) homes. All of these homes are family oriented neighborhoods. We maintain that construction of rental apartments in the center of these neighborhoods will have a severely negative influence on the existing local properties. In my opinion, had most, if not all, current property owners ever known of a proposal to build three (3) behemoth structures to incorporate two hundred (200) apartments most would have never bought homes in this area. This proposed construction will **increase the density of the local area by approximately 60%**. This can only result in be a significant increase in road congestion on Alder and possibly Galerno roads.

From an environmental aspect I am troubled by the fact that there is such a large scale project even being contemplated. In these times when environment and ecology issues are forefront and news worthy this invasive site plan seems to be off target. To illustrate this point I have listed some concerns:

- Most of this project area is a Simms Creek wetland. In an age where wetlands are being restored to their natural states, where possible, this proposal is counter to current ecological and environmental sciences. Wetlands have been proven to be large carbon sumps amongst many other benefits. They are critical to the well-being of local flora and fauna.
- I do not understand why we preserve the headwaters of Simms Creek(s) in Beaver Lodge lands only to urbanize the mid to lower creeks and estuaries. Simms Creek is a salmon bearing creek. Urbanizing near creeks has been a losing story for salmon. This is a well-documented fact.
- This is a wildlife corridor and sanctuary to many species of animals that, I would suggest, will be displaced: Bears, Deer, Hummingbirds, Herons, Hawks and Owls to name a few that I have seen. Frogs and Salamanders are also present in the area. There may be other animal species habituating this area that I have no knowledge of. I have been informed that there is also every Vancouver Island species of Woodpeckers present such as Pileated, Hairy, Downy, Flickers and Red-Headed and other birds which are mainly a variety of small backyard birds.
- Another point is with a dense concentration of human habitation the potential for garbage and pollutants entering the creek sides and waters cannot be ignored. Even 'simple' pollutants such as fertilizers can have a deleterious effect on these small watersheds. The potential for more invasive pollutants would seem to be a possibility. Even with the installation of the DFO 'catchment' basins pollutants can float to the top of the basins and will still pollute the creeks in overflow situations.

With concern to all of these points I am suggesting that the existence of three (3) apartment blocks are almost as damaging as a small industrial site could be.

In conclusion, we are of the opinion that this development is not only going to permanently damage the family foundation theme of the local community but is also potentially damaging to the environment as well.

Yours Sincerely,



Graham Nielsen

Keltie Chamberlain

From: planning
Sent: January 31, 2023 8:49 AM
To: Keltie Chamberlain; Sarah Gaudreault
Subject: FW: WestUrban Development - Simms Creek. Application # P22-83 DVP

Julia Lemon
Auxiliary Administrative Assistant

City of Campbell River
Development Services Department
301 St. Ann's Rd.
Campbell River, BC V9W 4C7
Phone: (250) 286-5757
www.CampbellRiver.ca



From: Lisa Gentry <Lisa.Gentry@campbellriver.ca>
Sent: January 30, 2023 4:03 PM
To: Doug & Barb Round [REDACTED] planning <planning@campbellriver.ca>
Subject: RE: WestUrban Development - Simms Creek. Application # P22-83 DVP

Good afternoon Doug and Barb,

Mayor Dahl is in receipt of your email, which I'm forwarding to our planning department, as they are responsible for compiling all comments received and including them in their report to Council at a future meeting.

Please don't hesitate to contact our planning department directly, should you have any additional questions or concerns surrounding this proposed project.

Thank you for sharing your concerns with us.

Lisa

LISA GENTRY
Executive Assistant



City of Campbell River
Tel: 250.286.5708
Fax: 250.286.5760
Email: <mailto:lisa.gentry@campbellriver.ca>

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

From: Doug & Barb Round [REDACTED]
Sent: January 30, 2023 3:44 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: WestUrban Development - Simms Creek. Application # P22-83 DVP

"CAUTION: External Email"

I would like to firstly state that I believe that the subject property should NOT be developed at all! as the property is a natural continuation of the urban forest that runs along Simms Creek past the Sportsplex continuing on to the Beaverlodge Lands it is a natural highway and home for wildlife. In addition as Simms Creek is a salmon bearing creek any further development along its course will only serve to further degrade its capacity to support salmon.

I would also like to point out that the proposed project sits in the middle of a single family home area and would be completely out of character if allowed to proceed.

Regarding the subject variance request I believe that WestUrban should be denied the variance as it would set a bad precedent for other developers. Will WestUrban then request a variance for burying the interior hydro lines as well?

Thank you

--
Doug Round
1556 Stag Road
Campbell River, BC
V9W 6E4
[REDACTED]

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Keltie Chamberlain

From: Colin <[REDACTED]>
Sent: January 31, 2023 8:47 PM
To: Keltie Chamberlain; Mayor Dahl; Councillor Chapman; Councillor Tanille; Councillor Kerr; Councillor Lanyon; Councillor Sinnott; Councillor Smyth
Subject: Concerns about P2200083 DVP, P2300001 MJV, P2300002 MIP - 1650 Galerno Road and 0 Alder Street/Simms Creek

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

To the Campbell River Development Planning Department, Mayor and City Council,

I have recently become aware of a proposed development on 1650 Galerno Road and 0 Alder Street that proposes to build a large rental apartment complex next to Simm's Creek. I wanted to write in and express my major concerns and opposition to the project.

I will start off by saying that I am not at all opposed to responsible, mixed density neighborhoods or developments. On the contrary, I understand the desperate need for affordable housing in our city as I myself have, until recently, lived in precarious housing situations for many years.

That being said, I am extremely concerned about the construction of a large-scale apartment complex this close to one of only three watersheds and a fish bearing stream within city limits that also acts as a very important wildlife corridor from the Beaver Lodge Lands to the intertidal zone. The creek is a critical lifeline for all sorts of wildlife that needs to be kept intact and undisturbed. I have personally seen fish swimming in Simms creek this summer, I have seen deer on the beach early in the morning right next to the mouth of the creek and I know that bears and other wildlife use the stream regularly as a critical corridor to and from the ocean. For those reasons, I am completely opposed to any sort of development that may affect the habitability or change the hydrology of Simms creek both locally and **downstream**. Additionally, a development such as this, with a high volume of people living next to a wildlife corridor, will certainly cause conflicts in one way or another between wildlife and people or pets.

I have read through this project's environmental and geotechnical reports and have not seen anything mentioning what effects this development might have on the hydrology of the stream in the future. I have also not seen anything about how the hydrology and stability of the slope above and below the development might change from removing large amounts of root structures and trees that transpire enormous volumes of water, conducting earthworks, compacting the soil or paving over the area. I have major concerns that there appears to be no hydrological modelling done for a project such as this because without a doubt, a development this size will change the local and downstream hydrology, not only affecting fish and aquatic life, but potentially increasing the likelihood of flooding damage and erosion events downstream in an extreme weather event (which we are going to have with increasing frequency in the future). With the backdrop of the landslide on the Island Highway and our ever increasingly severe weather brought on by climate change, we need to hold developers accountable for issues such as these. The fact that West Urban has not included a predicted future streamflow model is a **major red flag** for me.

I moved to Campbell River a few years ago with my fiancée specifically because I saw the city, its natural assets and the surrounding region to be one of, if not the best place in the world to recreate, ride out the worst effects of climate change, raise a family and one day start a business. Simms creek is one of those natural assets and keeping it intact, healthy and free of large scale development should be a priority. I've lived all over the world and worked all over Canada and we truly do live in the best place there is. But to keep it the best, means making some tough decisions, that may sometimes include saying no to certain large developments. I have so far been extremely impressed with the City council, both the current one and the previous one, and I hope you keep my words in mind when making a decision on this particular development. Scraping away our natural assets bit by bit, like Simm's creek will make us far more vulnerable to the effects of climate change in the future. As someone who has worked in the natural resource industry for my entire adult life in forestry and mining, I have an excellent understanding that sometimes, it's far more valuable long term to leave certain areas alone. Simms creek and the adjacent green space is one of those areas. Once again, I am not against all development and don't want to be labelled as a NIMBY, but I felt the need to write in for this *particular* proposal, as a concerned citizen.

Thank you for your consideration,

Colin Pither
711 Laird Crescent,
Campbell River BC

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Keltie Chamberlain

From: Keltie Chamberlain
Sent: February 1, 2023 11:36 AM
To: R&B Baldwin
Cc: Lisa Gentry; Sarah Gaudreault; Dave Pady
Subject: RE: West Urban Simms Creek Development

Good morning, Barbara.

Thank you for your input into the proposed development at 1650 Galerno / 0 Alder Street. West Urban has provided the notification for the Neighbourhood Public Meeting that they will host to answer questions and meet with neighbours. I'm sorry you can't attend and appreciate you providing the input to us.

At this time, the City has completed a review process for the initial Development Variance Permit application (P2200083) and sent notifications out, and have only begun the review process for the proposed development (P2300001 MJV and P2200002 MIP).

You can view the upcoming Council agendas here:

[Council meeting information](#)

For your convenience, you can view the Development Applications Map here:

[Development Applications Map](#)

Mayor and Council are in receipt of your email and your comments will be included in our report to Council when the applications are scheduled on a meeting agenda. There will be additional opportunity to provide input when the City sends out notifications for the new applications (P2300001 & P2300002).

Please don't hesitate to contact us should you have any additional questions or comments regarding the proposed project.

Regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, UrbD, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



Tawshii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: Lisa Gentry <Lisa.Gentry@campbellriver.ca>

Sent: February 1, 2023 11:27 AM

To: R&B Baldwin [REDACTED]; Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>

Subject: RE: West Urban Simms Creek Development

Good morning Barbara,
Council is in receipt of your email, which I'm forwarding to Keltie Chamberlain, who is overseeing the proposed development at 1650 Galerno / 0 Alder Street, for her response.
Thank you for sharing your concerns with us,
Lisa

LISA GENTRY

Executive Assistant



City of Campbell River

Tel: 250.286.5708

Fax: 250.286.5760

Email: <mailto:lisa.gentry@campbellriver.ca>

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

From: R&B Baldwin [REDACTED]

Sent: February 1, 2023 8:24 AM

To: Councillor Kerr <Councillor.kerr@campbellriver.ca>; councillor.sinnot@campbellriver.ca; Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>

Subject: West Urban Simms Creek Development

"CAUTION: External Email"

Dear Mayor & Council,

I am writing to you as a concerned citizen of Campbell River. I live on Candy Lane, close to where this development is proposed to be. Unfortunately, I am unable to attend tonight's Community Meeting to voice my concerns.

This strip of land is part of the Beaver Lodge Lands as I understand. Why is it even being considered for use? This area of the city is already fairly densely populated with single family homes that pay a lot of taxes. The area also has schools that are already filled to capacity. Not to mention that this building site is directly above Simms Creek.

Simms Creek is a salmon habitat and should be protected. It is a great resource within our city. It shows that humans and animals can co-exist within an urban environment. Simms Creek is also used by the local schools for educating students about the environment and how to protect the local species. And now you, the local leaders our children are supposed to look up to, are willing to damage this environment.

Please do not allow this development! This area needs to be maintained for the environment, the animals and the humans that live there. We need to have greenspace! It is important for our health, the animals and the land. We can't afford another landslide!

Sincerely,
Barbara Baldwin
341 Candy Lane

P2200083 DVP
1650 GALERNO RD

PUBLIC INPUT:
RELATED TO ALL
P2200083, P2300001& P2300002
CORRESPONDENCE UP TO
FEBRUARY 03, 2023

Keltie Chamberlain

P22-83 & P23-01 & 02

Subject: FW: WestUrban Development - Simms Creek. Application # P22-83 DVP



From: Lisa Gentry <Lisa.Gentry@campbellriver.ca>

Sent: January 30, 2023 4:03 PM

To: Doug & Barb Round [REDACTED] planning <planning@campbellriver.ca>

Subject: RE: WestUrban Development - Simms Creek. Application # P22-83 DVP

Good afternoon Doug and Barb,

Mayor Dahl is in receipt of your email, which I'm forwarding to our planning department, as they are responsible for compiling all comments received and including them in their report to Council at a future meeting.

Please don't hesitate to contact our planning department directly, should you have any additional questions or concerns surrounding this proposed project.

Thank you for sharing your concerns with us.

Lisa

LISA GENTRY

Executive Assistant



City of Campbell River

Tel: 250.286.5708

Fax: 250.286.5760

Email: <mailto:lisa.gentry@campbellriver.ca>

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

From: Doug & Barb Round [REDACTED]

Sent: January 30, 2023 3:44 PM

To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>

Subject: WestUrban Development - Simms Creek. Application # P22-83 DVP

"CAUTION: External Email"


I would like to firstly state that I believe that the subject property should NOT be developed at all! as the property is is a natural continuation of the urban forest that runs along Simms Creek past the Sportsplex continuing on to the

Beaverlodge Lands it is a natural highway and home for wildlife. In addition as Simms Creek is a salmon bearing creek any further development along its course will only serve to further degrade its capacity to support salmon.

I would also like to point out that the proposed project sits in the middle of a single family home area and would be completely out of character if allowed to proceed.

Regarding the subject variance request I believe that WestUrban should be denied the variance as it would set a bad precedent for other developers. Will WestUrban then request a variance for burying the interior hydro lines as well?

Thank you

--
Doug Round
1556 Stag Road
Campbell River, BC
V9W 6E4


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Keltie Chamberlain

P22-83 (17) P23-01 & 02

Subject: FW: West Urban Development at Simms Creek file #P2200083

From: Debbie Willis [REDACTED]

Sent: February 1, 2023 5:30 PM

To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>

Cc: planning <planning@campbellriver.ca>

Subject: West Urban Development at Simms Creek file #P2200083

"CAUTION: External Email"

We live on Leed Road directly across the street from this proposed development. We have lived at this address for more than 37 years and enjoy the relative peace and serenity of the area with a green belt of forest within view of our house. We walked the path that is to be the proposed road into the above mentioned area and found it swampy, with a sharply steeped slope both above from Stag Road and below towards Simms Creek. Given the size of the proposed development, the area will have to have many trees removed, the area levelled, fill brought in, etc. The destruction of this area is to be considerable. Just preparing for construction vehicles will result in a literally bald slope. There is a great deal of water -- it's swampy. Presumably the developer will be bringing in massive amounts of fill to compensate for this and level the area, but what about the constant trickle of water coming down from above either an underground spring or run-off from Stag Road.

What about the houses above on Stag Road? From the map provided it appears that 15 properties on Stag Road and 10 properties on Galerno Road can expect to have their privacy, safety and serenity removed with the tree removal, not to mention the construction noise, and the impact of three apartment buildings taking the place of the trees? Safety -- the steep drop from Stag Road in some areas may mean future property loss with rain and run off. The recent landslide impacting the apartments on the Island Highway comes to mind. How will West Urban properly shore up these properties? What about house insurance for these properties? Will those homeowners' property values decrease? Will these homeowners have to bear increased insurance costs with a change to their property and potential landslide concerns?

Simms Creek is a salmon bearing creek, the area is a wetlands and a haven for wildlife. This is a treasure to keep not endanger. Is it not still part of the Beaver Lodge Lands and if so, is it not a protected area?

Traffic is a huge concern. The immediate impact of large construction vehicles using Galerno Road or Alder Street and operating in this unstable area is enough to cause concern. The challenge of the increase of traffic throughout construction, and future traffic with 200 units and potentially 200 vehicles travelling either major arteries being proposed is a bigger concern.

The noise alone of a construction of this size in our quiet neighbourhood is daunting. I know there have been many similar neighbourhoods that have been impacted with development and had to bear the noise and disturbances for months, perhaps years. Housing is important and a development of this size is definitely an asset to our community. Please just do it somewhere else.

Many thanks for your time

Yours truly

Debra Willis

Keltie Chamberlain

P22-83 / P23-01 & 02.

Subject: FW: City File P2200083 & P2300001 - 1650 Galerno Road and 0 Alder Street/Simms Creek

From: karenbrinson@telus.net [REDACTED]
Sent: February 1, 2023 12:43 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; councillor.lanyon@campbellriver.ca; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: City File P2200083 & P2300001 - 1650 Galerno Road and 0 Alder Street/Simms Creek

"CAUTION: External Email"

We are writing regarding the two variances and the development proposed by WestUrban Developments Ltd. at 0 South Alder and 1650 Galerno Road.

We have deep concerns about the effect this development will have on Simms Creek and the wetlands. The developer argues that they have taken into account the "environmentally sensitive area". Anyone with common sense would know that any development on this site will cause irreparable damage to Simms Creek, and the proposed underground parking will undermine the creek and wetlands further. The area at the top of the bank is like a sponge gathering water that trickles down to the wetlands. Clearing the trees, putting in a road, perimeter drains and buildings will impede this drainage to the wetlands. The drainage provides nutrients that feed into the wetlands and the creek making it much less desirable for salmon to return. Salmon fishing is one of the major draws for Campbell River and damaging this creek will further harm this industry.

Many of our neighbours bordering this property have had issues with land shifting. This is a concern with the steep slope and should be of major concern to the City with the recent mudslides bordering WestUrban's current project on Island Highway. Most of the trees will likely be removed further destabilizing the slope.

And secondary to our concerns about the creek will be the high density and heavy traffic that will be caused by 200 units. A 52+ feet building will harm sight lines for all the neighbours bordering the property; the noise of 200 doors slamming, extra traffic and people enjoying outdoor spaces will also be an issue. Nowhere else on Alder or Galerno has high-density housing such as this proposal.

Our desire is to have the City establish this area as an urban forestry park either by purchasing the piece or doing a swap with WestUrban for another parcel currently owned by the City. Currently, there are only two greenways through the City to the ocean in Campbell River and one of them is Simms Creek. As you are most likely aware, there are many, many residents of Campbell River who feel the same way.

Do the right thing to protect the creek and answer to the people who elected you.

Karen & Peter Brinson
1606 Galerno Road, Campbell River

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Keltie Chamberlain

P22-83 / P23-01 & 02

Subject: FW: WestUrban proposed SIMMS CREEK development AND City of Campbell River Planning File Number P2200083.

From: Nancy Bryson [REDACTED]
Sent: February 1, 2023 7:59 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; planning <planning@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: WestUrban proposed SIMMS CREEK development AND City of Campbell River Planning File Number P2200083.

"CAUTION: External Email"

Dear Mayor Dahl and Councillors,

You may know me as one of the Admins of the private Facebook page, Campbell River Crime Watch. I live in the Vista Bay/Galerno/Passage View/Stag Road neighbourhood. Specifically, I am at 171 Vista Bay Drive. My home sits on the bank of Simms Creek where I am able to view the nesting Blue Herons, migrating Salmon, many deer, a lot of Eagles and Ravens, the occasional Bear, Racoons, River Otters, and at one time, a Cougar. There was even a Beaver Dam at one time in the creek. I also belong to the Greenways Land Trust and I am passionate about this green space. In fact, it is the very reason why I purchased my home here in 1995.

I was appalled when I became aware of the proposed development by West Urban Developments Ltd. of the 200 Unit Apartment Complex that will back on to the highly sensitive green space along Simms Creek. My concerns and my reasons for opposing this development are:

1. Increase traffic. As it is even now, it is difficult to access a main road at the intersection of Galerno and Hilchey Roads. There is a stop sign there and the increase in traffic will surely cause back-ups. It will also become more dangerous for pedestrians, children, and wild animals to cross Galerno Road.
2. This is a highly sensitive environmental space which will undoubtedly become adversely affected by this development. It would be inevitable that there would be a huge increase in the number of people visiting this green space and leaving their footprints with garbage and noise. The disturbing of the wildlife and other neighbours who presently live along the creek would completely change the present tranquil area.
3. The developer has requested two variances, both of which I am completely against. First, they are for a developers requested variance to increase the height requirement from 10M TO 16M. This is so they can add an additional floor to each of the three buildings. This would result in more people, more traffic, and more disruption in the green space. The developer has also requested a variance to waive the requirement for underground utility lines. They wish to have overhead utility lines. This entire neighbourhood was one of the first in Campbell River to establish its utility lines underground. Allowing this developer to change the

appearance affects the whole neighbourhood. It is a step backwards. In fact, the entire development changes the whole ambience of the neighbourhood from one that is all single-family dwellings.

4. I am concerned that the multi-family development would have an adverse effect on the value of my home as well as my neighbours. It would totally change the dynamic of our much loved quiet neighbourhood.

5. The removal of trees to construct such a development will undoubtedly affect the habitat of birds, and nesting eagles and Blue Herons. It will also affect the stability of the sloping terrain.

6. Noise pollution will increase.

I urge the City and its elected representatives to not allow this development to go through at all.

Sincerely,
Nancy Bryson
171 Vista Bay Drive, Campbell River, B.C. V9W6L5

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Keltie Chamberlain

P22-83 § P23-01 § 02

Subject: FW: File Number: P2200083 - Opposed to building 200 unit apartments by West Urban

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

From: Jasper Valdez [REDACTED]
Sent: February 1, 2023 6:52 PM
To: planning <planning@campbellriver.ca>
Subject: File Number: P2200083 - Opposed to building 200 unit apartments by West Urban

"CAUTION: External Email"

>
> I am not in favor of these projects by WestUrban Development at Simms Creek. I love trees and seeing deer passing by near our area. Let's make Campbell River a more greener City than making more buildings. Pls mayor & councillor let's not support this project.
>
> Jasper V.

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https://us5.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=75306356-2iZpXIoRUng8&r_address=anning%40campbellriver.ca&report=

Keltie Chamberlain

(1/2) P23-01 1/2 OL

Subject: FW: File Number: P2200083 - Opposed to the building of 200 Unit WestUrban Development at Simms Creek

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

From: Ella Valdez [REDACTED]
Sent: February 1, 2023 6:25 PM
To: planning <planning@campbellriver.ca>
Subject: File Number: P2200083 - Opposed to the building of 200 Unit WestUrban Development at Simms Creek

"CAUTION: External Email"

> Dear Mayor Dahl and City of Campbell River,
>
> I have been a taxpayer and resident of Campbell River for 9 years now and have lived just steps away from the proposed site of the 200 unit market rental apartments that West Urban is planning to build at. This area as you know is home not only to Riverites but also wild life such as deer, black bears, critters, fishes and many more. Not to mention the trees that will be cut down due to this plan. I strongly oppose and will not approve this plan to cut down trees and render wildlife homeless. There are other sites that could be considered but how come it is near the protected and sensitive area with extensive wetlands.
>
> If you and your Council could please consider and not grant the permit to do so. This is the 'action now' that we have admired of you all as our leaders and I hope that you will consider a regular tax payer's concern. Just like you, I want action done and less words and promises.
>
> Thank you so much.
>
> Sincerely,
>
> Ella V.

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Keltie Chamberlain

P2283 / P23-01 §.02

Subject: FW: P2200083 DVP P2300001 MJV & P2300002 MIP 1650 Galerno Development at Simms Creek

From: Randy & Pat Bolton <[REDACTED]>
Sent: February 2, 2023 3:52 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Cc: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; councillor.kerr@campbell.ca; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: Development at Simms Creek

"CAUTION: External Email"

Please continue to uphold the requirements regarding this property to safeguard the Simms Creek watershed as well as the stream. This is an important flow-through area from the Beaver Lodge Lands to the Ocean - an ideal Green Space to preserve for generations to come.

In light of the recent landslide nearby, perhaps more attention is required re slope stability for the existing community members in this area. Allowing additional weight on a fragile area could be a wrong choice.

The City is in receipt of a Geotechnical report and is currently reviewing.

I've heard concerns about the left-hand access from Alder at such a steep hill, and heavy traffic.

The City's Transportation Specialist is reviewing

Surely no-one would consider letting there be overhead power lines constructed when underground services offer more secure power in the cases of storms.

The variance to eliminate the undergrounding of wires requirement isn't supported by staff, but it is ultimately Councils decision. This application (P2200083) is on the agenda for the February 9th meeting - *see link above for agenda.

Is the infrastructure (water, sewer, etc) in place?

The City is reviewing requirements now.

Thank you for your attention to these concerns

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Keltie Chamberlain

P22-83 (P23-01 & 02)

Subject: RE: File # P2200083 Simms Creek Plan 20750

From: Dave Sutherland [REDACTED]
Sent: February 2, 2023 12:08 PM
To: planning <planning@campbellriver.ca>
Subject: File # P2200083 Simms Creek Plan 20750

"CAUTION: External Email"

WestUrban Development at Simms Creek

I have reviewed a document that was circulated to homeowners that live within 100 meters of the development property and I attended a community meeting on the 1st of February 2023.

My concerns for the project are the risks involved to the city (liability) and for all when entering South Alder Street from the development.

Briefly my expertise:

- 30 yrs. in the RCMP with 14 yrs. of service in Campbell River on City Traffic and Hwy Patrol.
- 12 yrs. In the RCMP as a reconstructionist/analyst of traffic incidents
- 17 yrs. as an owner of a Risk Management company (Vancouver Island Fleet Safety Consulting) doing risk assessment for numerous companies on the Island. This includes training, analysis, and design of access onto Hwy for all types of vehicles and pedestrian movement.

Making a left turn across oncoming traffic to access an arterial road (South Alder St.) is hazardous. The added concern is that the intersection will have vehicles leaving the developments road to either the south or north direction. At present there is no sidewalk for the eastside of South Alder but with 200 units in this development I am assuming the sidewalk will be created. This creates further upset conditions for persons making the left turn.

In the city of Campbell River there is no left turn halfway down a long steep grade (anything over 6%). At a minimum, a left turn lane must be created into the property, and this may involve road widening. This then created issues with the descending traffic for visibility and vehicular control on slick surfaces. The speed limit is 50 kph but the true speed of the descending traffic (85 percentile) is 60 to 70 kph after light braking and deceleration techniques.

The forces involved in making a left turn on a grade even at low speeds can overwhelm even the most experienced driver on even dry road surfaces. An example of this is found at South Alder St. and Rockland Road when making a left turn onto Rockland. A left turn off of South Alder Street amplifies all of the forces exerted on the vehicle due to the grade, speed and road surface. The north bound lane of South Alder is also tree shaded for approximately 8 months of a year.

Traffic in and out of the development will include people unfamiliar with the access to the development. Commercial vehicles making a left turn with their high center of mass are at a high risk of rollover.

I have grave concerns for the safety for all traffic entering or exiting the development. I have not addressed the acceleration issues for vehicles ascending the hill from a stop.

Has the city addressed the issues through the Cities Traffic safety committee?

The above is covered in only general terms.

After a fatality or serious injury on a highway the Department of Transportation is immediately called to assess the liability of traffic design and maintenance. As a taxpayer this can result in the finding that road design/maintenance was a contributing factor. Even a 20% liability factor in a \$2,000,000 lawsuit settlement is unacceptable.

Dave Sutherland,
234 Bay View Place, Campbell River, BC V9W 6L8

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P2200083 DVP
1650 GALERNO RD

PUBLIC INPUT:
RECEIVED RELATED TO
P2300001& P2300002

CORRESPONDENCE UP TO
FEBRUARY 03, 2023

Keltie Chamberlain

P23-01 1/2 02

From: Tracy Pickernell [REDACTED]
Sent: January 19, 2023 9:35 PM
To: mnorman@westurban.ca
Cc: Keltie Chamberlain
Subject: 1650 Galerno

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

Hi Meghan

I received notification of the neighborhood public outreach for 1650 Galerno rd. I do have huge concerns about this project and the height variance. Is this project already green lighted with only the variance for height outstanding? The height of these buildings will completely obliterate the sun from our backyard and will rule out any opportunities for us to continue on with urban gardening.

This is a huge density increase to our neighborhood and out of line with the current neighborhood model. We were expecting that there might be town homes etc that were considered for this area so you can imagine our shock and dismay at these colossal buildings that are to be erected in our backyard. I am additionally concerned about the significant density increase next to the wetlands. Each year we have had deer calving their newborns just behind our fence and a regular family of bears that wander the forest, not to mention the array of woodpeckers and doves and eagles that we have seen in these wooded areas. That type of significant density will bring extra noise and disturbance to the natural flora and fauna in this area. This appear to be environmentally irresponsible. I would like to have more information on this proposed project and hope that you are in fact listening to the concerns of the community in the consideration of this proposal.

Regards
Tracy Yateman
Homeowner on Stag rd

Sent from my iPhone

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https://us5.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=74192888-BxJBQVMiV2O1&r_address=ltie.chamberlain%40campbellriver.ca&report=

P23-01 § 02.

Keltie Chamberlain

Subject: FW: P2300001 MJV & P2300002 MIP 1650 Galerno

From: Lori Nelin [REDACTED]
Sent: January 23, 2023 10:59 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Development on Galerno and alder

"CAUTION: External Email"

Dear Mr Mayor,

Friends, neighbors and fellow Campbell Riverians. Our town is going through some amazing transformations. It's growing in size, which all small towns do, but to what cost. I live in an amazing area in willow point. On a road called stag. 2 blocks from the ocean. My back yard is home to many species of animals. Such as: bears, eagles, cougars and has a valuable spawning grounds to some of our salmon. Sims creek runs right through this area. West urban Development plans on changing this. They are wanting to cram 200 unit 3 story condos in this precious forest. Eliminating old growth and disturbing the homes of many. Human and animals included. They are holding a meeting at the sport plex to beg to make them 3 stories high instead of 2. This town greenery is being eliminated. There is far better spots for these condos to go but western doesn't see the damage they are about to unfold. Please help us save the green space and limit west urban from turning our town upside down. Not to mention the area they are building on is a step slope. We see what's happening to the island highway and homes being in danger of a land slide. Please come out and show support. Thank you Lori. Please please share this

Feb 6 west urban is holding an "info" session at the sports plex. Please come. This meeting is due to the land being zoned for residential with a 2 floor limit. Of course west urban is above these limitations and want to add an additional floor. Their defense it will help save the wild life? Load of garbage developers.

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P23-01:02

January 29, 2023

Graham & Alana Nielsen
1602 Passage View Drive
Campbell River
BC
V9W 6L3

Development Services Department (Development Planning)
301 St. Ann's Road
Campbell River
BC
V9W 4C7

Re: File # P2300001

To Whom It May Concern,

We have been informed through the Neighborhood Outreach Program regarding this file concerning the variance for waiving the height requirement for the proposed construction of three (3) buildings totaling two hundred (200) apartments. Firstly, I am very disappointed about the lack of transparency to the local neighborhoods about this proposal. Most neighbors within the local area (described below) had no idea that this construction proposal was on the table.

The news of the size and expanse of this project is alarming and shocking and we are not contemplating acceptance of this height variance in any way, shape or form. We had always believed that eventually some kind of construction would somehow take place within the proposed boundaries of this area. However, it was also thought that the construction plan would be sensitive to maintaining the neighborhood family theme similar to that of the adjacent neighborhoods of: 1. Stag & Leed Roads etc., 2. Passage View & Vista Bay Roads etc. 3. Cottonwood & Whistler Roads etc. and, including, 4. the nearby Galerno and Alder Roads.

In the 'local rectangle' of nearby properties between the South side of Rockland Rd., to the North side of Simms road (the North to South boundary), and between Alder and Galerno Rd (the West to East boundary) there are three hundred and twenty eight (328) homes. All of these homes are family oriented neighborhoods. We maintain that construction of rental apartments in the center of these neighborhoods will have a severely negative influence on the existing local properties. In my opinion, had most, if not all, current property owners ever known of a proposal to build three (3) behemoth structures to incorporate two hundred (200) apartments most would have never bought homes in this area. This proposed construction will **increase the density of the local area by approximately 60%**. This can only result in be a significant increase in road congestion on Alder and possibly Galerno roads.

From an environmental aspect I am troubled by the fact that there is such a large scale project even being contemplated. In these times when environment and ecology issues are forefront and news worthy this invasive site plan seems to be off target. To illustrate this point I have listed some concerns:

- Most of this project area is a Simms Creek wetland. In an age where wetlands are being restored to their natural states, where possible, this proposal is counter to current ecological and environmental sciences. Wetlands have been proven to be large carbon sumps amongst many other benefits. They are critical to the well-being of local flora and fauna.
- I do not understand why we preserve the headwaters of Simms Creek(s) in Beaver Lodge lands only to urbanize the mid to lower creeks and estuaries. Simms Creek is a salmon bearing creek. Urbanizing near creeks has been a losing story for salmon. This is a well-documented fact.
- This is a wildlife corridor and sanctuary to many species of animals that, I would suggest, will be displaced: Bears, Deer, Hummingbirds, Herons, Hawks and Owls to name a few that I have seen. Frogs and Salamanders are also present in the area. There may be other animal species habituating this area that I have no knowledge of. I have been informed that there is also every Vancouver Island species of Woodpeckers present such as Pileated, Hairy, Downy, Flickers and Red-Headed and other birds which are mainly a variety of small backyard birds.
- Another point is with a dense concentration of human habitation the potential for garbage and pollutants entering the creek sides and waters cannot be ignored. Even 'simple' pollutants such as fertilizers can have a deleterious effect on these small watersheds. The potential for more invasive pollutants would seem to be a possibility. Even with the installation of the DFO 'catchment' basins pollutants can float to the top of the basins and will still pollute the creeks in overflow situations.

With concern to all of these points I am suggesting that the existence of three (3) apartment blocks are almost as damaging as a small industrial site could be.

In conclusion, we are of the opinion that this development is not only going to permanently damage the family foundation theme of the local community but is also potentially damaging to the environment as well.

Yours Sincerely,



Graham Nielsen

P23-01 1/2

Keltie Chamberlain

From: Keltie Chamberlain
Sent: January 25, 2023 2:23 PM
To: Tracy Pickernell
Subject: P2200082 DVP, P2300001 MJV, P2300002 MIP applications at 1650 Galerno Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tracy.

Thank you for getting in touch with us regarding the proposed project at 1650 Galerno Road.

For your convenience, you can find proposed plans here:

<https://gisportal.campbellriver.ca/arcgis2/apps/PublicInformation/index.html?appid=cf6f6aeaeceb4db5ac2434e2cff00e14>

The application has just been received and is undergoing assignment and initial review. A rezoning isn't required for the proposed project. The applicant is holding a Neighbourhood Public Meeting (NPM) February 6th. If you live within 100m you would have received notification. The City will provide it's own notification in accordance with the Local Government Act. The comments you make below should be provided to WestUrban at this stage. When the City provides notification you'll have another opportunity for input.

Please let me know if you have any further questions.

Regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

IAP2, UrbD, CPTED & CHort

Planner II, Development Services

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



Tawnsii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

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

From: Tracy Pickernell <[REDACTED]>
Sent: January 23, 2023 7:23 AM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: 1650 Galerno Rd

"CAUTION: External Email"

Hi Keltie,

I am a resident of Stag rd and my home is located directly behind the new proposed West Urban build at 1650 Galerno rd.

I was wondering if you are able to share any details of what stage this proposed project is currently sitting at? I don't remember there being any community consultation or seeing any rezoning signs for this over height project and I wonder at what stage in the proposal this would occur?

I am hoping you could provide some insight because as you can imagine this is a large leap from the current community model in sensitive wetlands with a stream in the area.

This project if approved will completely block all of our summer sun and leave our backyard in full time shade.

Not to mention the decrease to our property values, peaceful enjoyment of our property and privacy.

If you can shed any light onto the current proposal and what will occur for community engagement etc it would really help my peace of mind!

Regards,

Tracy Yateman

Sent from my iPhone

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https://us5.proofpointessentials.com/index01.php?mod_id=11&mod_option=logitem&mail_id=1674487361-zOQDaiftsf0o&r_address=keltie.chamberlain%40campbellriver.ca&report=1

P23-01 E 02.

Keltie Chamberlain

Subject: FW: WestUrban Development at Simm Creek

From: Holly Gordon <[REDACTED]>
Sent: January 29, 2023 2:03 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor.Chapman@campbellriver.ca; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; CouncillorSinnott@campbellriver.ca; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: WestUrban Development at Simm Creek

"CAUTION: External Email"

I am writing you in regards to the West Urban Development proposal for the development of a rental apartment complex around Simms Creek between Alder Street and Galerno Road.

We are vehemently opposed to this proposal!

Simms Creek is a salmon bearing creek situated in an environment with extensive wetlands which is also home to a variety of wildlife. It is our understanding, please correct me if we are wrong, this property is a continuation of the Beaver Lodge Lands through the park area around the Sportplex all the way to Galerno. Would you allow the construction of this type in the BLL? I think not! Therefore why should Urban Development be permitted to even consider such a ridiculous proposal?

We voted this council in, with hopes they would do great things for our community. Please stand up and do the right thing!

Sincerely,
Holly & Myles Gordon
1820 Snowbird Cres.
Campbell River

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P23-01 1/02.

Keltie Chamberlain

Subject: FW: WestUrban Development

City of Campbell River
Tel: 250.286.5708
Fax: 250.286.5760
Email: <mailto:ilsa.gentry@campbellriver.ca>

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

From: Phil Sanford [REDACTED]
Sent: January 30, 2023 9:50 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Cc: Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>
Subject: WestUrban Development

■ "CAUTION: External Email"

Attn: Mr Dahl and Coucillors

I and wife Maureen are residents on Vista Bay Dr. where I purchased my home new in 1981. This property borders Simms Creek. We love this site and the wildlife which frequents the area and in note the Coho which has just recently returned in numbers subsequent to the restoration project conducted many years ago. (The owner who subdivided and sold us this property told me that the salmon runs were so great that you could walk on the salmon to cross Simms Creek). They were that plentiful before construction.

We're concerned as many of us in the area, that further development of this sensitive riparian area will spoil the positive efforts of many environmentalists who restored Simms Creek.

We're looking to cast our next votes for any who oppose the WestUrban Development at Simms Creek. Sincerely, Phil Sanford & Maureen Olafson
Sent from [Mail](#) for Windows

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Keltie Chamberlain

P23-01302

Subject: FW: WestUrban proposed SIMMS CREEK development.

From: Lisa Gentry <Lisa.Gentry@campbellriver.ca>
Sent: January 30, 2023 3:59 PM
To: jane soroka [REDACTED] planning <planning@campbellriver.ca>
Subject: RE: WestUrban proposed SIMMS CREEK development.

Hello Jane,

Mayor Dahl is in receipt of your email, which I'm forwarding to our planning department, as they are responsible for compiling all comments received and including them in their report to Council at a future meeting.

Please don't hesitate to contact our planning department directly, should you have any additional questions or concerns surrounding this proposed project.

Thank you for sharing your concerns with us.

Lisa

LISA GENTRY
Executive Assistant



City of Campbell River
Tel: 250.286.5708
Fax: 250.286.5760
Email: <mailto:lisa.gentry@campbellriver.ca>

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

From: jane soroka <janesoroka@msn.com>
Sent: January 29, 2023 3:15 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: WestUrban proposed SIMMS CREEK development.

"CAUTION: External Email"
That's a big fat NO WAY!!!!

I live in the Vista Bay/ Galerno neighborhood and I absolutely apposed this completely bad idea.

1. It will decrease house values in the area.
2. It will change the dynamics and bring in otherwise an uninvited lifestyle to our neighborhood.
3. Damage the wetland environment to the nature and wildlife that use this corridor
4. Take down trees/habitat for birds in the area.
5. Raise noise pollution in the area.
6. Increase environmental degradation domino effect..
7. Increase traffic. Making it dangerous for children, pets and wildlife that cross Galerno safely multiple times a day.

There are many other appropriate areas to consider long before changing an entire ambience of a quiet upscale neighborhood. Many of us that own homes here worked very hard to purchase homes in a family Neighborhood; quiet and appealing areas away from Apts. and businesses. This is not the appropriate neighborhood to create as an example. Bad for the environment. Bad for pollution. Bad for the people.

This is NOT FAIR.

Jane Craymer.

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Subject: FW: WestUrban Development at Simms Creek

From: myra gansner [REDACTED]
Date: January 30, 2023 at 8:28:30 PM PST
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>, Councillor Chapman <Councillor.Chapman@campbellriver.ca>, Councillor Tanille <Councillor.Tanille@campbellriver.ca>, Councillor Kerr <Councillor.kerr@campbellriver.ca>, councillor.lanyon@campbellriver.ca, Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>, Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: Re: WestUrban Development at Simms Creek

"CAUTION: External Email"

Dear Mayor and Council,

This email is to register my opposition to the proposed development of a market rental apartment complex in the woodland area surrounding Simms Creek between Alder Street and Galerno Road.

The reasons include the following:

- a) Simms Creek is salmon bearing, in an environmentally sensitive area connected by extensive wetlands. The forested areas around the creek are critical to the survival of the fish. Without them, the water temperatures will rise adversely impacting salmon survivability
- b) Simms Creek is an important wildlife corridor connecting the wildlife of Beaver Lodge lands to the fish in the stream and important vegetation and habitat. It is not uncommon for residents in this area to have glimpses of deer with fawn, bear, otters, mink, nesting herons and eagles and the like...all supported by this important corridor and nearby wetlands and the herons in particular, being somewhat endangered
- c) Galerno Road is narrow at the best of times. Adding 200 units into the mix would dramatically increase traffic in the area despite the planned ability to also permit access to Alder from the units.
- d) That small strip of land, bordering on such sensitive wetlands and forested area bounded by a narrow road for the population that would be added to the area, is one of the worst plans I've seen proposed in quite some time.

I believe it is time for the city to get serious about the clear and present dangers of environmental change called "global warming". Future development needs to consider maintaining and respecting biodiversity which starts with the shade effects of natural flora and fauna while also valuing the ability of this flora and fauna to absorb moisture, releasing it slowly during times of heat and absorbing and holding it during times of the new normals: Atmospheric rivers. We need to value and preserve green spaces and put higher densities on pre-existing cleared spaces. We cannot keep cutting down this wonderful temperate rain forest

we live within, and not expect dire and adverse consequences such as the mudslides recently experienced in the 700 south island block of the island highway.

This proposed development needs serious reconsideration. It should NOT go in at the location proposed.

Myra and Jim Gansner 1650 Passage View Drive Campbell River, BC V9W 6L3

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P23-01 §. 02.

Keltie Chamberlain

Subject: FW: 1650 Galerno 4th floor suites number exceed density bonus number
Attachments: Units below_above 10M height limit.pdf

From: raymond lee [REDACTED]
Sent: January 31, 2023 12:33 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Cc: [REDACTED]
Subject: 1650 Galerno 4th floor suites number exceed density bonus number

"CAUTION: External Email"

Hi Keltie:

I have attached some number from the submitted drawing with a couple of assumptions.

- 1. The total 200 suites proposed include the maximum bonus density limit of 5% and
- 2. Average grade is at the same elevation as top of first floor elevation.

Therefore the allowable density bonus suite is 95% of 200 suites or 190 suites in total.

Building A and C combined 4th floor unit is 20 suites, 10 suites per building. Only one building can have the 4th floor suite, not both.

An important question to consider is whether all density bonus suites can be designated to be the fourth floor within the density bonus contractual agreement between City and developer (and not relegated to the 1st floor)?.

The following is a review of the major development application for 1650 Galerno Road, by WestUrban Development Ltd., with submitted proposed architectural drawing by FAAS Formed Alliance Architecture Studio.

Caveat: In this analysis, the T.O. 1st Floor elevation has been used to be 1.0m above grade, thereby calculating the average grade as T.O. 1st floor elevation minus 1m.

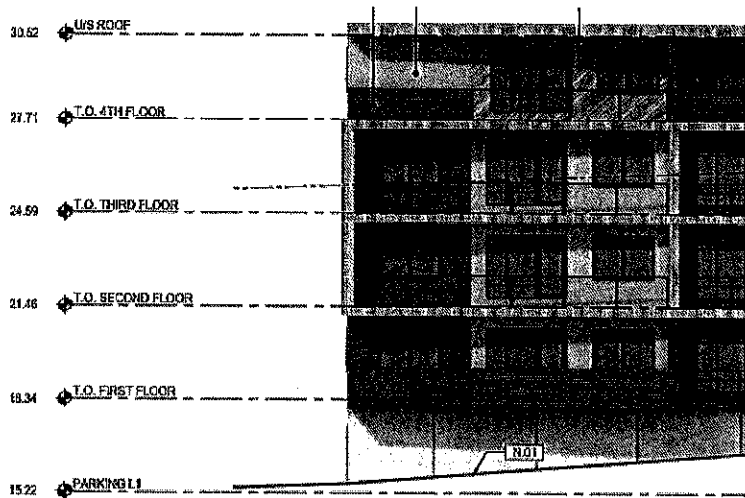
Building A South Elevations:

- T.O. First Floor 18.38
- T.O. Second Floor 21.46
- T.O. Third Floor 24.59
- T.O. Fourth Floor 27.71
- U/S Roof 30.52

Assumed Average grade
 $= 18.38 - 1.00 = 17.38$

Allowable building height to top of roof
 $= 17.38 + 10 = 27.38$

Roof thickness = $27.71 - 27.38 = .33\text{m}$ or 1.05 ft, therefore all 4th floor suites are within the 6m height variance.



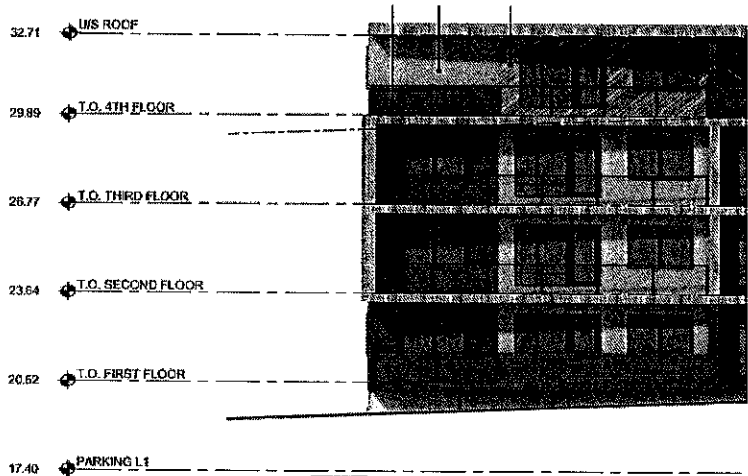
Building C South Elevations:

- T.O. First Floor 20.52
- T.O. Second Floor 23.64
- T.O. Third Floor 26.77
- T.O. Fourth Floor 29.89
- U/S Roof 32.71

Assumed Average grade
 $= 20.52 - 1.00 = 19.52$

Allowable building height to top of roof
 $= 19.52 + 10 = 29.52$

Roof thickness = $29.89 - 29.52 = .37\text{m}$ or 1.19 ft, therefore all 4th floor suites are within the 6m height variance.



- Number of 4th floor units for bldg A = 10 suite
- Number of 4th floor units for bldg B = 10 suites

Density bonus asset at 5% as per the bylaw would suggest that the current 4th floor suite exceed the allowable density bonus limit by 100%.

Keltie Chamberlain

P23-01 1/02

From: Colin [REDACTED]
Sent: January 31, 2023 8:47 PM
To: Keltie Chamberlain; Mayor Dahl; Councillor Chapman; Councillor Tanille; Councillor Kerr; Councillor Lanyon; Councillor Sinnott; Councillor Smyth
Subject: Concerns about P2200083 DVP, P2300001 MJV, P2300002 MIP - 1650 Galerno Road and 0 Alder Street/Simms Creek

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

To the Campbell River Development Planning Department, Mayor and City Council,

I have recently become aware of a proposed development on 1650 Galerno Road and 0 Alder Street that proposes to build a large rental apartment complex next to Simm's Creek. I wanted to write in and express my major concerns and opposition to the project.

I will start off by saying that I am not at all opposed to responsible, mixed density neighborhoods or developments. On the contrary, I understand the desperate need for affordable housing in our city as I myself have, until recently, lived in precarious housing situations for many years.

That being said, I am extremely concerned about the construction of a large-scale apartment complex this close to one of only three watersheds and a fish bearing stream within city limits that also acts as a very important wildlife corridor from the Beaver Lodge Lands to the intertidal zone. The creek is a critical lifeline for all sorts of wildlife that needs to be kept intact and undisturbed. I have personally seen fish swimming in Simms creek this summer, I have seen deer on the beach early in the morning right next to the mouth of the creek and I know that bears and other wildlife use the stream regularly as a critical corridor to and from the ocean. For those reasons, I am completely opposed to any sort of development that may affect the habitability or change the hydrology of Simms creek both locally and **downstream**. Additionally, a development such as this, with a high volume of people living next to a wildlife corridor, will certainly cause conflicts in one way or another between wildlife and people or pets.

I have read through this project's environmental and geotechnical reports and have not seen anything mentioning what effects this development might have on the hydrology of the stream in the future. I have also not seen anything about how the hydrology and stability of the slope above and below the development might change from removing large amounts of root structures and trees that transpire enormous volumes of water, conducting earthworks, compacting the soil or paving over the area. I have major concerns that there appears to be no hydrological modelling done for a project such as this because without a doubt, a development this size will change the local and downstream hydrology, not only affecting fish and aquatic life, but potentially increasing the likelihood of flooding damage and erosion events downstream in an extreme weather event (which we are going to have with increasing frequency in the future). With the backdrop of the landslide on the Island Highway and our ever increasingly severe weather brought on by climate change, we need to hold developers accountable for issues such as these. The fact that West Urban has not included a predicted future streamflow model is a **major red flag** for me.

I moved to Campbell River a few years ago with my fiancée specifically because I saw the city, its natural assets and the surrounding region to be one of, if not the best place in the world to recreate, ride out the worst effects of climate change, raise a family and one day start a business. Simms creek is one of those natural assets and keeping it intact, healthy and free of large scale development should be a priority. I've lived all over the world and worked all over Canada and we truly do live in the best place there is. But to keep it the best, means making some tough decisions, that may sometimes include saying no to certain large developments. I have so far been extremely impressed with the City council, both the current one and the previous one, and I hope you keep my words in mind when making a decision on this particular development. Scraping away our natural assets bit by bit, like Simm's creek will make us far more vulnerable to the effects of climate change in the future. As someone who has worked in the natural resource industry for my entire adult life in forestry and mining, I have an excellent understanding that sometimes, it's far more valuable long term to leave certain areas alone. Simms creek and the adjacent green space is one of those areas. Once again, I am not against all development and don't want to be labelled as a NIMBY, but I felt the need to write in for this *particular* proposal, as a concerned citizen.

Thank you for your consideration,

Colin Pither
711 Laird Crescent,
Campbell River BC

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P23-01

Keltie Chamberlain

From: Keltie Chamberlain
Sent: February 1, 2023 2:28 PM
To: raymond lee
Cc: Sarah Gaudreault; Dave Pady
Subject: RE: Galerno Project, TAAS drawing reissued for DP 22.12.2022

Good afternoon, Raymond.

Thank you for your email. The City has now begun the comprehensive review on this proposal. When the circulation is complete at the end of the month of February, we may request additional information from the applicant if necessary. We will do so after the application has been reviewed by City staff.

At this time, the City has completed a review process for the initial Development Variance Permit application (P2200083) and sent notifications out, and have only begun the review process for the proposed development (P2300001 MJV and P2200002 MIP).

Currently, you can view the upcoming Council agendas here:

[Council meeting information](#)

For your convenience, you can view the Development Applications Map here:

[Development Applications Map](#)

In addition, there will be additional opportunity to provide input when the City sends out notifications for the new applications (P2300001 & P2300002).

Thank you again, Raymond.

Regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)
IAP2, UrbD, CPTED & CHort
Planner II, Development Services
City of Campbell River
Tel: (250) 286-5729
Email: keltie.chamberlain@campbellriver.ca



Tawnshii. Yo. I acknowledge and am grateful to be on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.



Please consider the environment before printing this email.

From: raymond lee [REDACTED]
Sent: January 30, 2023 12:38 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Cc: [REDACTED]
Subject: Galerno Project, TAAS drawing reissued for DP 22.12.2022

"CAUTION: External Email"

Ref: Drawing number A.201, A.202, A.203, A.204 and A.205

Hi Keltie:

We need clarification on the datum lines denoted as N01, N02, N03.

Drawing Notes specify N01 as "Existing grade at property face",
N02 as "10m bylaw height envelop" and
N03 as "16m bylaw height envelope".

Representation of N01, N02 and N03 varies with the contour of the ground, which should not be the case for proper determination of allowable building height level. The drawings lack datum lines related to the calculated grade elevation as specify in the bylaws.

Can you make a request to WestUrban Development Ltd. for new drawings to define N01 with the calculate grade elevation as per the bylaw using calculated average grade elevation based on survey results?

The three new N01 numbers for the 3 buildings will avail us to see the same grade elevation datum lines in the drawings for the respective building. This reference line will determine if bylaw height restriction have been respected or violated.

The reference datum lines N01, N02 and N03 should stay at the same elevation irrespective of the four elevation drawings for a single building, ie building A N01 elevation number is identical in the North, South, East and West elevation drawings.

Respectfully regards,
Raymond Lee


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Keltie Chamberlain

P23-01 1/02.

Subject: FW: P2300001 MJV & P2300002 MIP RE: Westurban proposal (Galerno Rd)

From: Bryan Collins [REDACTED]
Sent: February 1, 2023 4:41 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Westurban proposal (Galerno rd)

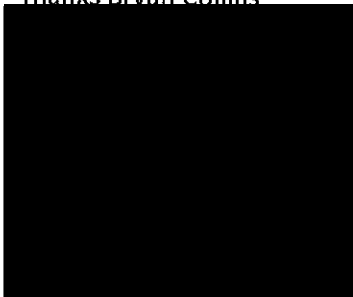
 "CAUTION: External Email"

Hello

I am the owner of the property at 1638 galarno rd. I am fully against this proposal. My property will become the corner lot for the road into this proposed development. I fully understand that this area would be developed but putting 200 units on this property is absolutely absurd. With the household average of 2 vehicles that's 400 +cars alone into already busy roads and area.

More importantly this area is very important to maintaining simms creek. In a world of depleting salmon stocks we really need to start looking at what we are doing to all watersheds. This area is a classic example of how natural watersheds work. The land back there is always wet. The soil filters the water properly before it enters the creek. This ground water flows all year round keeping the creek flowing. I have recently retired from working for Department of fisheries and oceans. A big part of my job was habitat/stock assessment. Hiking creeks and rivers all over the island doing assessments. I invite you and any of your council members for a tour of the proposed development. Like I said this area is a classic example of how the river environment works and disturbing it would be a step in the wrong direction.

Thanks Bryan Collins



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Keltie Chamberlain

P23-01 § 02

From: raymond lee <[REDACTED]>
Sent: February 1, 2023 5:46 PM
To: Keltie Chamberlain
Subject: For petition P2300001

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

Hello Keltie Chamberlain:

Density bonus without height variance.

Acreage information from BC Assessment - Independent, uniform and efficient property assessment

Parcel PID 002-170-108 = 3.0 acres, Parcel PID 002-169-011 = 15.039 acres; Total = 7.3 hectare

RM1 bylaw no density bonus = 7.3ha x 25 dwelling units/ha = 182.5 or 183 dwelling units.

Density bonus allows 5 additional dwelling unit per hectare = 7.3ha x 5 dwelling per ha = 36.5 dwelling units for combined total of 219.5 or 220 dwelling units. Developer seek to built 200 units exceeding 10m building height restriction.

Proposal for Maintaining Partial Bonus density of 1650 Galerno Road.

Enforce building height restriction at 10M, adding 4 dwelling units on the first floor for both building A and C opposite hallway for suites #101, #102, #103 and #104, which would also reduce 13 parking stalls per building. Fourth floor not granted.

The development would have 188 dwelling units of which 5 dwelling units to be designated "bonus density, lower rent" complete with 174 integrated parking stalls at 93% level.

Respectfully,
Raymond Lee

This option could be considered while not granting the height variance application.

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Subject: FW: P2300001 & P2300002 - 1650 Galerno Road RE: WestUrban Development at Simms Creek

From: ERIN YANCEY [REDACTED]
Sent: February 1, 2023 7:07 PM
To: Councillor Smyth <Councillor.Smyth@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: WestUrban Development at Simms Creek
Importance: High

■ "CAUTION: External Email"

Dear Mr. Mayor and Council,

When my husband and I moved to Campbell River in 2006, we choose a house in a great location, 395 Cottonwood Dr. It is close to all levels of schools and most importantly the ever expanding services and activities available at the Sportsplex that our family can enjoy.

When we first heard of the development proposed by WestUrban, our initial concern was for the health of the Simms Creek and the removal of the wildlife corridor that is an extension of the Sportsplex and the Beaver Lodge lands. Our area already as a high incidence of wildlife, including bears and cougars, and of course deer. With the removal of that greenspace, where are those creatures going to go? Not to mention the affect it could have on the houses and residents that surround the proposed development. The water table in the area is already high due to the creek, and what would be the potential affect on that areas ability to drain and function as a wetland. Anything that affects the development area, will not only affect the immediate area, but the entire system up and down the creek, and all the way to the ocean.

Taking that all into account, and not to minimize those very serious issues, our main concerns are how it is going to affect Cottonwood Dr. We have contacted the RCMP multiple times over the years, to complain about issues at the Sportsplex, including loud parties, exploded recycling bins, and cars doing donuts at all hours of the night. After years of frustration, in the summer of 2022, we had contacted the City about the speed of cars witnessed on South Alder Rd. and Cottonwood Dr., and the overall increase of traffic to the area. We ask if it would be possible to install speed bumps on Cottonwood Dr. to discourage drivers from using it as a through way from Galerno and Alder, and to access the Sportsplex (a City owned property). We had seen speed bumps installed on Nodales Dr. and throughout the Timberline neighbourhood, and were wanting to see some sort of speed suppression in the our area. Not only for the safety of the residents of the Cottonwood area, but also for those accessing the Sportsplex. Cottonwood Dr. does not have sidewalks, unlike Nodales Dr. and roads in the Timberline neighbourhood, but somehow that area's traffic was deemed unsafe enough to it's residents to install multiple speed bumps. I was told by the City representative that there was no money in the budget for speed suppression in Campbell River neighbourhoods. So when I asked how Nodales Dr. had those installed, we were told that the installation of those speed bumps was approved by Council. When we asked how that came about, like did the neighbourhood bring a petition to council, or did someone on council live in the area, and push that through council? We were not provided with an answer to those questions.

So what is going to happen when you put a 200 unit development above us. There is no guarantee that those residents will not use Cottonwood Dr. to access the development, or when leaving their residence. Even with access on the Alder and Galerno side, if there is an easier way, with less resistance (speed bumps through the development), drivers will always take the easier option. Dozens of people walk Cottonwood Dr. daily and that only increases through the summer, so adding more vehicles to that mix could be disastrous.

Finally, we would like to know if any council members live in this area, and if not it is your responsibility to put yourself in shoes of the home owners and residents of the Simms Creek Area. Think about how a development such as this would affect where you live. In addition to that, it is your responsibility to shape the immediate future of Campbell River, money can not be the only motivator and real thought needs to go into how Campbell River moves forward. To put a development like that in an area that is mainly single detached homes, it seems like poor planning and will put additional pressure on the City services in the area. Is the City prepared for that?

Please consider our concerns, and do not approved this proposed as it stands.

We appreciate your time and consideration of this matter.

Erin and Brooks Yancey

Sent from Mail for Windows

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Keltie Chamberlain

P23-01 § 02.

From: Craig Meding <[REDACTED]>
Sent: February 1, 2023 9:29 PM
To: Meghan Norman
Cc: Keltie Chamberlain
Subject: Re: Public Meeting - Monday, February 6th, City File: P2300001

Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

Thank you Meghan.

Yes, I would appreciate seeing the boards when available thank you.

And thank you for catching my email error for Keltie's address.

I do have a few questions

- As this is a variance permit request, what existing permits are in place for this development?
- How was the density calculation completed? I am interested in the specific breakdown and calculation. The City of CR Bylaws indicate RM - 1 Zone maximum density permitted is 25 dwelling units per hectare, prior to density bonuses for underground parking and potential monetary contributions to the City for parkland development or for recreational or environmental greenways. And was the density calculation made based on the size of the entire property including the wetland and stream set back?
- How have Hazardous Steep Slope Conditions been accommodated for the project? As identified in the Sustainable Official Community Plan, Development Permit Areas: Part V? This is front of mind given the recent landslide and state of emergency on the Island Highway.
- Has a Geotech study been completed? Can I review it? And does the existing Geotech report include the requested height variance?
- Has a hydrology report been completed? Can I also view this?
- How can the project south road be stabilized without trespassing into the wetland setback? From the mail out diagram it appears the south road becomes immediately adjacent to the wetland setback. I was also under the impression based on the Official Community Plan all new buildings shall be setback a minimum of two 2 meters from the Streamside Protection and Enhancement Areas
- Given the project involves approximately doubling the current neighborhood population:
Has a traffic study been completed and is this publicly available?
 - o Have impacts on existing water use and sewage lines been accounted for?
 - What is the timeline for the development?
 - And finally, what is the rationale for the variance, in other words, why should this variance proposal even be considered? The mailout indicates that "due to the significant environmental features on site the development is clustered to avoid environmentally sensitive areas". If the site includes 'significant environmental features', that is rationale to halt the project or proceed on a with a much smaller footprint.

:

- As this is a variance permit request, what existing permits are in place for this development?

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On Tue, Jan 31, 2023 at 10:47 AM Meghan Norman <mnorman@westurban.ca> wrote:

Good morning Craig –

I have cc'd Keltie to this email with her correct email address – believe you had her last name spelt incorrectly which is why the email bounced back to you.

I can send you the boards that will be presented at the meeting, just getting those finalized now and will do my best to get them to you before the weekend. Any comments after February 6 you can direct to the file manager at City, if you review the boards and have comments you want to get to me before the 6th please feel free to do so. Thanks, Meghan

Meghan Norman MCP, RPP, MCIP

Development Manager

WestUrban Developments Ltd.

111-2036 Island Hwy S

To:

Mayor Kermit Dahl
Councillor Sean Smyth
Councillor Ben Lanyon
Councillor Ron Kerr
Councillor Doug Chapman
Councillor Tanille Johnston
Councillor Susan Sinnott
cc: Keltie Chamberlain

February 2, 2023

Re: City File P2300001

I am writing to state my concerns with the proposed development of forested land at 1950 Alder Street, adjacent Simms Creek (*the area*), particularly the deleterious effect to Simms Creek and wetland complex, an important fragile ecosystem.

The area is zone designation Residential Multiple One (RM-1). The purpose of this designation is, as quoted from the Campbell River Zoning Bylaw 3250, 2006 (*the bylaw*)

"This zone provides for the development of low-rise residences in multi-family complexes within a low or medium density residential designation, typically one and two story patio homes and townhouses, but may include lower profile apartment complexes."

The developer has presented a rendition of a portion of one of the buildings, which appears to have 4 levels of living space and one level of parking above ground. The proposal states two levels of underground parking, so I assume one is above ground and one is underground.

The bylaw (RM-1) also limits the height of the buildings to a maximum of 10 metres (32.9 feet). In order to accomplish their desired density, the developer has applied for a variance to RM-1 to allow a 16 metres (52.6 feet) maximum. A height of 16 metres would normally require RM-3 zoning. Without this variance the developer would have to apply for re-zoning to RM-3 in order to build to 16 metres in height. This is simply a backhanded way to glean the desired density, without going through a rezoning process.

The proposed development for the area certainly does not fit the spirit and intent of the RM-1 zoning.

The right thing for the council to do is deny the variance and require the developer to abide by the terms of the RM-1 zoning. The developer can then choose to abide by the designated zoning or apply to re-zone of *the area*.

I also am at odds with the methodology in calculating the number of units permitted on the site. As much of *the area* is creek setback and associated wetlands, the land actually available for construction is highly compromised. High level analysis suggests that more than half of *the area* is not available. In the calculation for the number of units permitted the developer uses the total area of both lots. This, in effect, increases the density on the upland portion of *the area* twofold or more. This again runs contrary to the intent of *the bylaw*. In reality, the developer is giving up something that they don't really have, in

order to increase density. The calculation should be done with only that portion of *the area* which available for construction.

On the environmental side, I raise concerns regarding the subsurface water flow into the wetlands. The three buildings appear to be situated on the mid slope, and will cut off the natural flow diverting this water around each building, I assume with pipe/ culverts and concentrating the flow and increasing hydraulic energy, transporting sediments and potentially degrading the wetlands.

The developer states that they will leave a buffer of trees to soften the view for those residences along Stag Road. The opening up of the forest for the development will expose these buffer trees to new wind forces as they were previously protected by the trees that will be removed. Many will likely blow over. One only has to look at the forest at the top of Hilchey Road to see what can happen when exposing a new edge.

The area is part of a forested strip along Simms Creek that provides connectivity between the Beaver Lodge Lands and the ocean front. This is important for the migration of wild life and nesting of birds among many other functions of this small forest ecosystem. Every effort must be made to ensure that it remains a functioning wildlife corridor,

The integrity of the wetland and Simms Creek are of utmost importance, putting 400 – 500 people on its doorstep, I think is a recipe for disaster. This will dramatically increase the recreational pressure on the area to the detriment of the ecology. Likely there will be 100 plus kids that love tromping around in the bush, building forts, catching frogs, playing in the creek etc. This could be harmful to wildlife and fish in the area and is a risk that should be avoided.

In conclusion, the requested variance must be rejected and the density should be reduced by using the hectares of land available for construction rather than the total area. Although many are of the opinion that there should be zero development in *the area*, I believe much of the concerns can be met in this fashion.

Sincerely,

Rob & Jane Woodside
1608 Passage View Drive
Campbell River, BC
V9W6L3

Keltie Chamberlain

P23-01¹/₃ 02

Subject: FW: P2300001 & P2300002 1650 Galerno RE: Protect Sims Cr

From: aleisha laur <[REDACTED]>
Sent: February 2, 2023 9:33 AM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>
Subject: Protect Sims Cr

"CAUTION: External Email"

Please please please, Do not let WestUrban develop along Sims cr. We have already done so much damage to that creek, just a few years ago someone dumped something in it and killed all the salmon. That creek if anything, needs more city involvement in rehabilitation not development. I sell plants to people who buy these properties and more often than not they come to me annoyed that they can't just do whatever they want with their yard, they don't want to plant native species, they don't care about the ecosystem. WestUrban doesn't care about their tenants (Speaking from experience), why would they care about the fish barely making it up that creek anymore? These big corporations do not have local interests at heart. They aren't building here because we're the salmon capital, and if we keep doing shit like this we won't be much longer, honestly debatable that we even are now. I also can't even describe how pissed off I am to see that lot be pushed for development when I work next to the Royal Coachman. How on earth is that lot along Sims cr cheaper than bulldozing the coachman and putting up an apartment where it actually makes sense?

Thanks for your time,
Aleisha.

Get [Outlook for Android](#)

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

P23-01 & 02

Keltie Chamberlain

From: Randy & Pat Bolton [REDACTED]
Sent: February 2, 2023 3:52 PM
To: Keltie Chamberlain
Cc: Mayor Dahl; Councillor Chapman; Councillor Tanille; councillor.kerr@campbell.ca; Councillor Lanyon; Councillor Sinnott; Councillor Smyth
Subject: Development at Simms Creek
Follow Up Flag: Follow up
Flag Status: Flagged

"CAUTION: External Email"

Please continue to uphold the requirements regarding this property to safeguard the Simms Creek watershed as well as the stream. This is an important flow-through area from the Beaver Lodge Lands to the Ocean - an ideal Green Space to preserve for generations to come.

In light of the recent landslide nearby, perhaps more attention is required re slope stability for the existing community members in this area. Allowing additional weight on a fragile area could be a wrong choice.

I've heard concerns about the left-hand access from Alder at such a steep hill, and heavy traffic.

Surely no-one would consider letting there be overhead power lines constructed when underground services offer more secure power in the cases of storms.

Is the infrastructure (water, sewer, etc) in place?

Thank you for your attention to these concerns

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

P23-01 § 02

Keltie Chamberlain

Subject: FW: P2300001 MJV & P2200002 MIP 1650 Galerno Road

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

From: Brad & Leah Ruff [REDACTED]
Sent: February 3, 2023 1:18 PM
To: Mayor Dahl <Mayor.Dahl@campbellriver.ca>; Councillor Chapman <Councillor.Chapman@campbellriver.ca>; Councillor Tanille <Councillor.Tanille@campbellriver.ca>; Councillor Kerr <Councillor.kerr@campbellriver.ca>; Councillor Lanyon <Councillor.Lanyon@campbellriver.ca>; Councillor Sinnott <Councillor.Sinnott@campbellriver.ca>; Councillor Smyth <Councillor.Smyth@campbellriver.ca>
Subject: WestUrban Simms Creek Development

"CAUTION: External Email"

I would like to voice my opinion on the WestUrban proposal for a multi-level complex in the Simms Creek area between Galerno Road and South Alder Street. I am opposed this large complex due to the complex being so close to the Simms Creek. While I am not opposed to development in this area, I think that a 200 unit complex may have damaging effects to the Simms creek watershed due to the increased density of the population, unlike town homes or single family dwellings. Thanks for your consideration in this as you all work through development of Campbell River.

Brad Ruff

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:
https://us5.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id75459066-M2UyHM-VCKpd&r_address=uncillor.sinnott%40campbellriver.ca&report=



City of Campbell River Report/ Recommendation to Council

Date: January 27, 2023 File No. P2200083
Submitted by: Development Services Department, Development Planning Division
Subject: Development Variance Permit Application at 1650 Galerno Road and 0 Alder Street.

Executive Summary

This Development Variance Permit application proposes to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to eliminate the requirement for underground utility wiring at 1650 Galerno and 0 Alder Street. The requested variance is related to a Major Development Permit application with a height variance received by the City in early January 2023. The proposed variance does not meet the criteria of conformance with guidelines or objectives of the Sustainable Official Community Plan (SOCP) when considering a variance, and therefore Staff do not support the proposed variance.

Recommended Resolution

THAT Development Variance Permit P2200083 to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to reduce the requirement for underground utility wiring from 100% to 50% at 1650 Galerno Road and 0 Alder Street be approved subject to receipt of a cost estimate and cash-in-lieu contribution for the required undergrounding works.

Reviewed for Form and Content / Approved for Submission to Council:

A handwritten signature in black ink, appearing to read 'E. Brovold'.

**Elle Brovold,
Acting City Manager**

Report/Recommendation to Council

Development Variance Permit Application at 1650 Galerno Road and 0 Alder Street.

January 27, 2023

Background

The subject property, shown in Figure #1, is located between Alder Street and Galerno Road. Simms Creek is located at the south side of 1650 Galerno Rd. (Attachment #1). Together, the properties have an area of ~18 acres (7.3 ha) and have a land use designation of Neighbourhood within the SOCP. The property is within the Residential Multiple One (RM-1) zone.

A Minor and Major Development Permit with a height variance application have been received and will be brought before Council later this year. For information purposes only, the proposal is for three multi-family buildings with 200 units and underground parking as shown in Figure #2.

Alder Street is a priority street requiring undergrounding of utility wires in accordance with the Subdivision and Development Servicing (SDS) Bylaw as shown in Attachment #2.

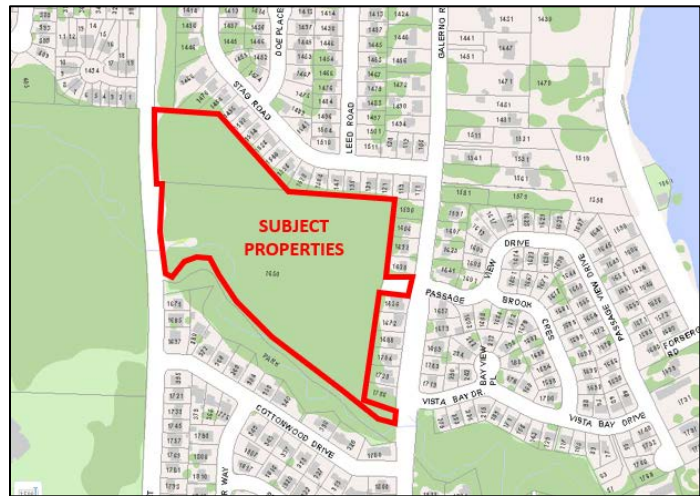


Figure #1. Location Map



Figure #2. Proposed Development

Proposal

The applicant is proposing to vary the SDS Bylaw to eliminate the requirement for underground utility wiring on Alder Street. A Letter of Intent with the variance rationale can be found in Attachment #3 and the location of the proposed variance is in Attachment #4.

Discussion

Map B: Priorities for Undergrounding Electrical (Attachment #2) illustrates the City's priorities for underground of existing overhead wiring. Section 6.3 of the SDS Bylaw states:

Developments which front on 'High Priority for Undergrounding' roadways shall be required to construct on-parcel ducting and in-building provisions for underground connection to the future underground service at the street, to the satisfaction of the City. Developments with works and services on frontages of 45m or more shall also be required to underground wires on the fronting roadway(s).

Report/Recommendation to Council

Development Variance Permit Application at 1650 Galerno Road and 0 Alder Street.

January 27, 2023

The applicant's rationale is based on a perception of low development potential along Alder Street in the future, impact on views, and avoidance of encroachment into the environmentally sensitive areas (ESAs). The frontage of the two properties on Alder Street is approximately 214 meters. Of the 214 m approximately 87 m is within the ESAs on the site, less than half of the frontage as shown in Figure #3. The rationale doesn't align with the intent of locating/relocating power lines underground on roadways, which is to:

- a. improve the overall aesthetic of the street and community; and
- b. provide more efficient delivery with less impacts to infrastructure from weather events.

A sidewalk will be required on Alder Street for the length of both parcels as part of development of the site and the physical location of the existing hydro poles and grade of the boulevard will be analyzed during review of the new applications. In reference to the ESAs, the undergrounding of wires, when undertaken as part of a large-scale capital project, would occur in this location. At that time the funds, secured through development, would be applied to the capital project.

A cost estimate for the undergrounding work was requested as part of the application, however, it was not provided. Six variances have been approved since 2010 (Attachment #5). Most of the development within the priority areas for undergrounding have fulfilled the requirement or a representative portion (as cash-in-lieu) thereof. The requested variance does not align with recent Council decisions or an equitable approach to development. Staff feel that cash-in-lieu proportional to total project costs should be evaluated by estimate and provided.

Approval of the proposed variance would shift 100% of the cost burden of installing underground wires from the developer to the taxpayer, therefore, staff do not support the proposed variance.

Options

The following options are available for Council's consideration for this Development Variance Application.

Option 1: (Recommended)

THAT Development Variance Permit P2200083 to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to reduce the requirement for underground utility wiring from 100% to 50% at 1650 Galerno

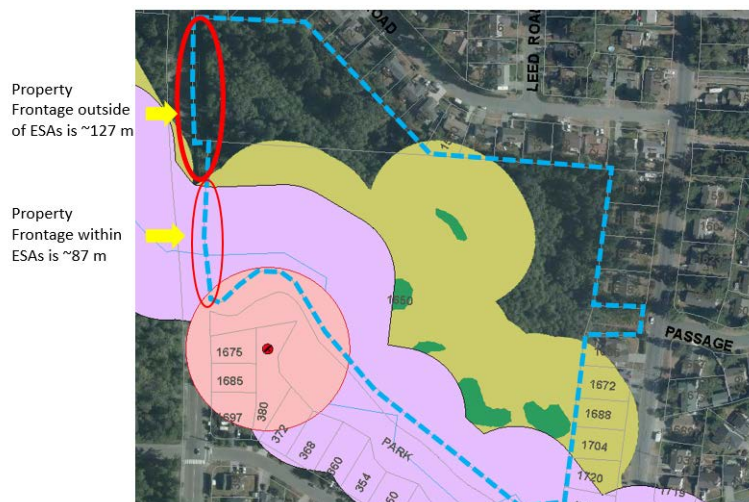


Figure #3. Frontage within and outside ESAs

Report/Recommendation to Council

Development Variance Permit Application at 1650 Galerno Road and 0 Alder Street.

January 27, 2023

Road and 0 Alder Street be approved subject to receipt of a cost estimate and cash-in-lieu contribution for the required works.

This option allows the applicant to proceed with development varying the Subdivision and Development Servicing Bylaw 3410, 2010 by providing a proportional and equitable contribution to future works and services.

Option 2:

THAT Development Variance Permit P2200083 to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to eliminate the requirement for underground utility wiring at 1650 Galerno Road and 0 Alder Street be deferred.

This option would allow Council to request additional information. This application would proceed to Council at a future date when the information was available.

Option 3:

THAT Development Variance Permit P2200083 to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to eliminate the requirement for underground utility wiring at 1650 Galerno Road and 0 Alder Street be denied.

This option recognizes the proposal is not consistent with the SOCP and allows Council to deny the variance application. This decision would close the file and the variance would not be granted. The applicant would have to provide the Works and Services to the Design Standards (or cash-in-lieu thereof) for undergrounding overhead utility lines in accordance with the Subdivision and Development Servicing Bylaw 3410, 2010.

Financial /Operational Considerations

There are no financial considerations at this time.

Communications

In accordance with the Development Applications Procedures Bylaw No. 3856, 2022, the applicant sent letters describing the proposal to properties within 100 m. Materials from the NPO and additional public input can be found in Attachment #6 and Attachment #7.

Notification was provided by the City in accordance with the *Local Government Act* and the City's Development Applications Procedures Bylaw No. 3856, 2022. All correspondence received prior to the regular Council meeting will be forwarded for consideration.

Conclusion

It is recommended that Development Variance Permit P2200083 to vary Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to vary the requirement for underground utility wiring at 1650 Galerno Road and 0 Alder Street from 100%

Report/Recommendation to Council




Development Variance Permit Application at 1650 Galerno Road and 0 Alder Street.

January 27, 2023

to 50% be approved subject to receipt of a cost estimate and cash-in-lieu contribution of the required works. This would be consistent with recent decisions made on undergrounding wires within the City. A request for a cost estimate for the undergrounding works was refused by the applicant, whereas other development projects have provided the cost estimate and works (or cash-in-lieu thereof) in accordance with the SDS Bylaw. The costs of works and services are to be borne by development in accordance with the SOCP. The proposed development is significant. Based on the forgoing, staff do not support the requested variance and recommend Council pass the recommended resolution.

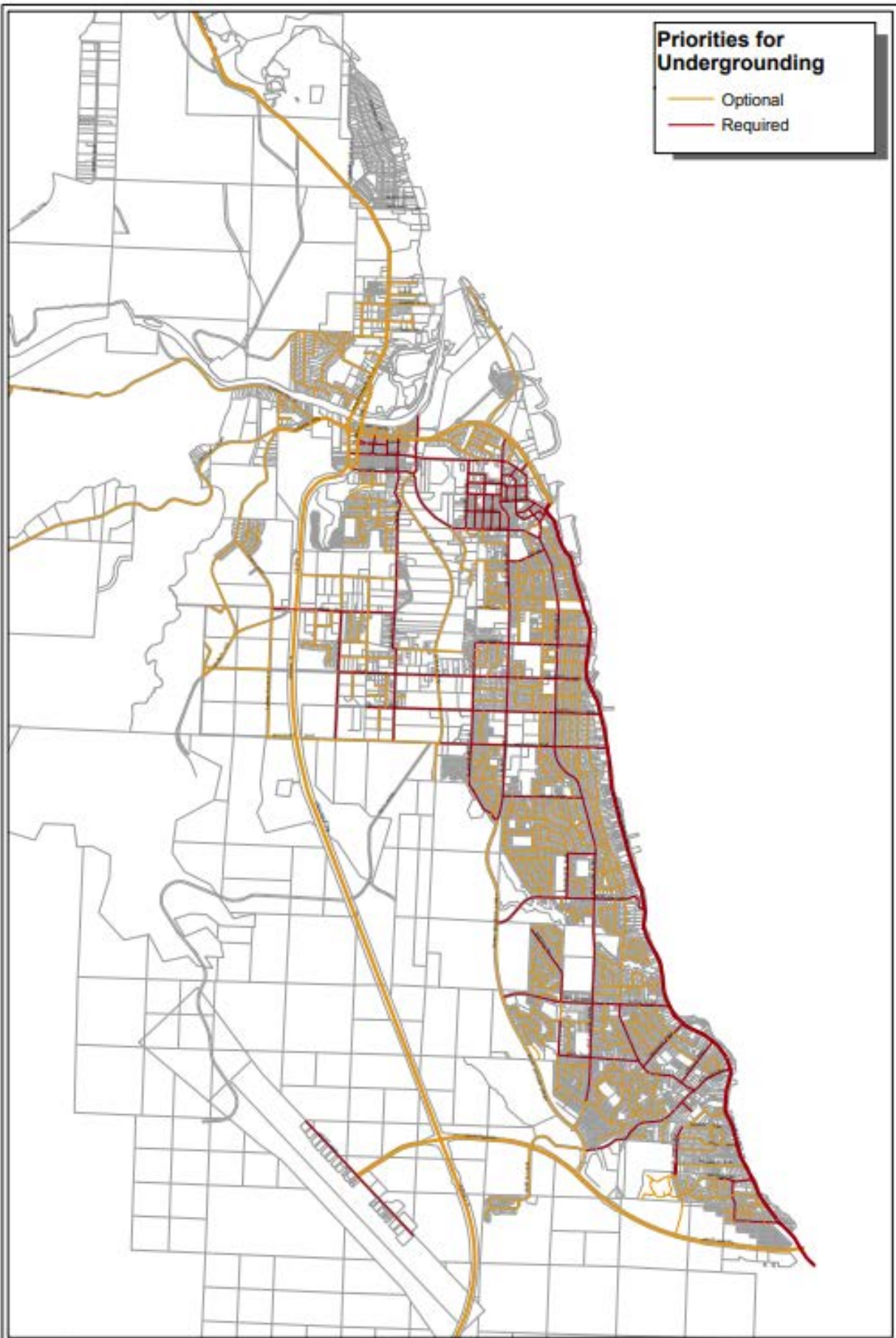
Attachments:

- 1. Subject Property Map (1 page)
- 2. Priority Areas for Undergrounding Wires Map (1 page)
- 3. Letter of Intent (1 page)
- 4. Location of Proposed Variance (1 page)
- 5. Table of Variances, 2010 to present (2 pages)
- 6. Neighbourhood Public Outreach (14 pages)
- 7. Additional Public Petition (11 pages)
- 8. Development Variance Permit (3 pages)

Prepared by:	Reviewed by:
 Keltie Chamberlain Planner II, MCP, RPP, MCIP	 Dave Pady, RPP, MCIP Development Planning Manager
Approved by:	
 Ian Buck, RPP, MCIP Director of Development Services	

ATTACHMENT #1
SUBJECT PROPERTY MAP
(1 PAGE)

ATTACHMENT #2
PRIORITIES FOR
UNDERGROUNDING WIRES MAP
(1 PAGE)



Priorities for Undergrounding

- Optional
- Required



CITY OF
CAMPBELL RIVER
Land Use Department

Map B: Priorities for Undergrounding Electrical 2010 Design Standards

© 2010 City of Campbell River. All rights reserved. This map is a service of the City of Campbell River and is not intended to be used for any other purpose.



1:6000

Projection: UTM Zone 10 Datum: NAD 83

Date: April 27, 2010

This map indicates subdivision relationships only and should not be used to establish legal lot size or dimensions. This map has been produced using data from a variety of sources and may not be complete or accurate. The City of Campbell River is not responsible for any errors or omissions.

ATTACHMENT #3
LETTER OF INTENT
(1 PAGE)



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

11 January 2023

City of Campbell River

Development Services Department
301 St. Ann's Road
Campbell River, BC
V9W 4C7

RE: DEVELOPMENT VARIANCE PERMIT; 1650 GALERNO ROAD & 0 ALDER STREET

WestUrban Developments Ltd. is requesting a variance to the *Subdivision and Development Servicing Bylaw No. 3419, 2010*, in order to waive the requirement to underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road (frontage of both parcels along Alder Street South). The rationale for requesting this variance is the following:

- This is likely to be the only site on Alder Street that will redevelop in the short, medium, and long-term creating an incongruent section of underground electrical wires. The majority of parcels on Alder Street have a frontage that is less than 45m and therefore exempt of the requirement to underground wires under the Bylaw, and the larger parcels are either public or institutional land uses and unlikely to redevelop.
- The overhead wires fronting the subject lands do not impede residential views to the east and west in this location and do not present aesthetic concerns the same as other locations may.
- Undergrounding of wires along this stretch of Alder Street South would mean further digging, trenching, and encroachment in a highly environmentally sensitive area (ESA), including Simms Creek and the surrounding riparian and wetland areas. Encroachment in this ESA area will likely trigger Provincial and Federal approvals, adding additional time and costs to the project.

The following items have been submitted with the application:

- Site Plan
- BC Company Summary
- Certificate of titles (1650 Galerno, 0 Alder Street)

Regards,

Meghan Norman, MCP, RPP, MCIP
Development Manager

WestUrban Developments Ltd.

111-2036 Island Hwy S
Campbell River, BC Canada V9W 0E8
C: (250) 201-8864
www.westurban.ca

ATTACHMENT #4
LOCATION OF
PROPOSED VARIANCE
(1 PAGE)

TOPOGRAPHIC SURVEY PLAN OVER PARTS OF:

LOT A, DISTRICT LOT 210, PLAN 20750, EXCEPT PART IN PLANS 21822, 23524, 23747, 30669 AND 33688, AND PARCEL B (DDA74739) OF THE FRACTIONAL SOUTH EAST 1/4, SECTION 29, TOWNSHIP 1, PLAN 522, EXCEPT PART IN PLANS 31448, 31938, 32672 AND 34335, BOTH OF COMOX DISTRICT.

CLIENT REF:
WESTURBAN

THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF WESTURBAN DEVELOPMENT.

THIS PARCEL IS AFFECTED BY CERTIFICATE OF PENDING LITIGATION CA3164869.

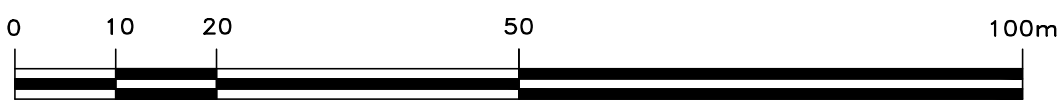
CONFORMANCE WITH CHARGE(S) HAVE NOT BEEN VERIFIED BY McELHANNEY.

TOPOGRAPHIC DATA WAS OBTAINED FROM A SURVEY COMPLETED ON MAY 31ST TO JUNE 13TH, 2022.

ALL ELEVATIONS ARE GEODETIC AND REFERENCED TO OCM94H1260.

CONTOUR INTERVAL: 1.0m

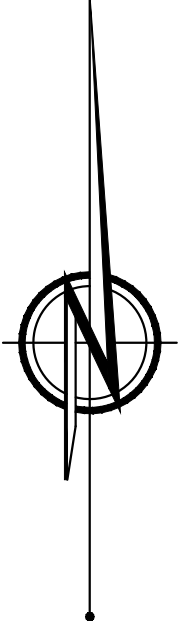
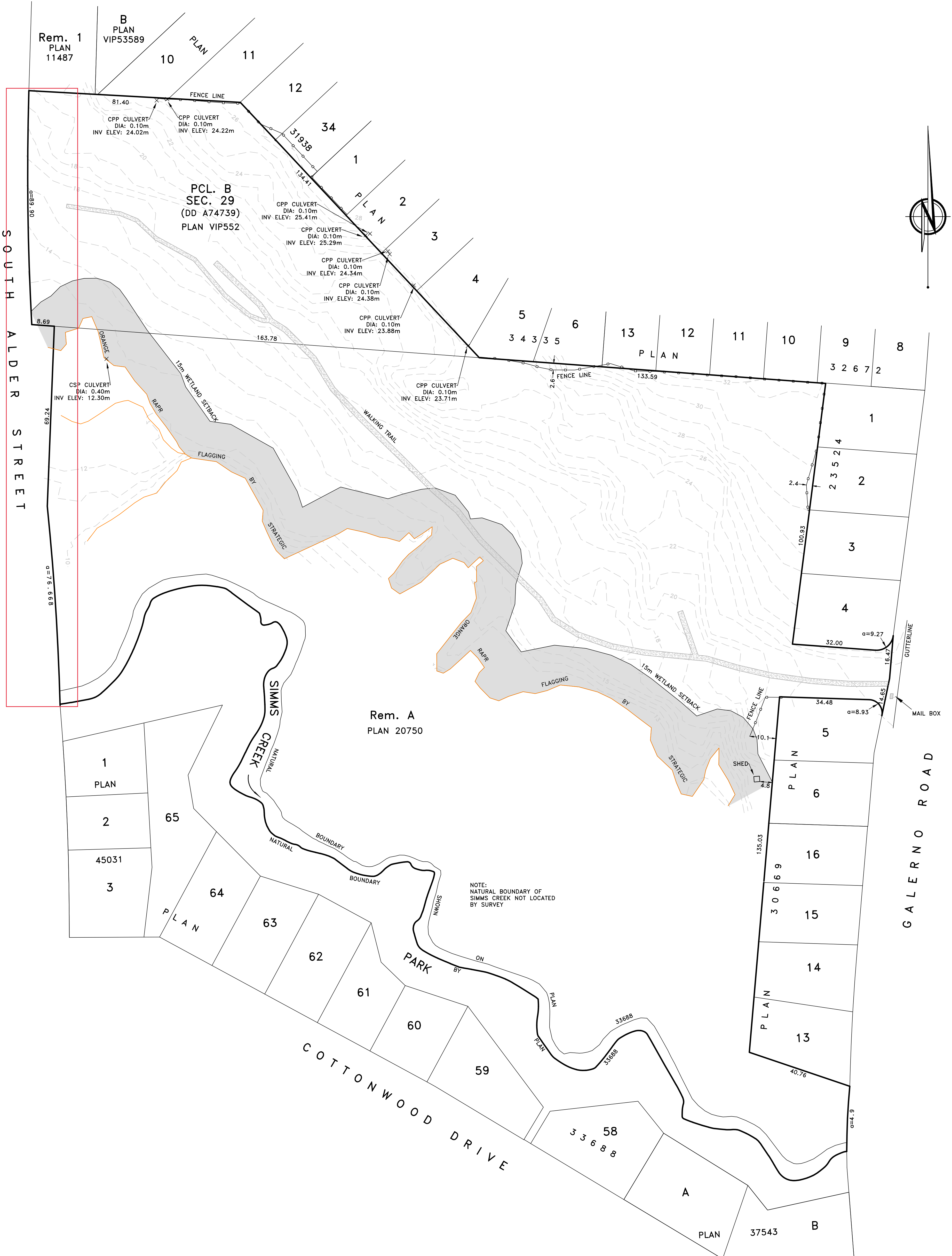
PID: 001-169-011 - LOT A
PID: 002-170-108 - PARCEL B (DDA74739)



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH AND 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

CIVIC ADDRESS
1650 GALERNO ROAD,
CAMPBELL RIVER, B.C.



NOTE:
NATURAL BOUNDARY OF
SIMMS CREEK NOT LOCATED
BY SURVEY

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
1196 DOGWOOD STREET
CAMPBELL RIVER, B.C.
V9W 3A2
TEL. (250) 287-7799

All clearance distances are shown to an accuracy of plus or minus 0.04 metres unless indicated otherwise.
This document shows the relative location of the surveyed structures and features with respect to the parcel described above. This document shall not be used to define property lines or corners.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.
All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

ATTACHMENT #5
TABLE OF VARIANCES
FROM 2010 TO PRESENT
(2 PAGES)

Table 1: Previous Development Variance Permits, 2010 to Present That Considered Underground Wires

Property Description and File No.	Variance Purposed	Date of Council Meeting	Frontage Length (approximate)	Zoning	Staff Recommendation	Council's Decision
701 Merecroft Rd DVP-12-29	Waive the underground wire requirement along the Dogwood and Merecroft Property frontages	Aug 14/12	69 m	C-2	Non-Support	Variance Granted
1250 Dogwood St DVP-15-026	Waive the underground wire requirement along Dogwood Street.	Mar 7/16	105 m	C-1	Non-support	Variance Granted
402 Evergreen Road (City owned) DVP-15-004	Waive the underground wire requirement along Evergreen Road. City infrastructure station.	Nov 23/15	~52 m	PA-1	Support	Variance Granted
700 Peterson Rd and 2200 Shetland Rd P1700100	Waive the underground wire requirement along Peterson Road Waive the frontage improvements for a section of Shetland Road Reduce the required road standard from 'Urban' to 'Rural' for a section of Shetland Road	Feb 19/18	142 m on Peterson Rd 1100 m on Shetland Rd	CD-3	Support	Variance Granted
175 Evergreen Rd P1900014	Waive the requirement to construct underground wires along the property frontages of Alder Street South and Evergreen Road Waive the requirement to construct a sidewalk along the McLean Street South frontage.	Nov 4/19	135 m	R-1	Support	Variance Granted
1400 Dogwood	Variance not requested	Mar 5/07	150 m	C-1	NA	Cash-in-lieu provided
550 Island Hwy S	Variance not requested	NA	96 m	RM-3	NA	Cash-in-lieu provided
808 Island Hwy S	Variance not requested	Mar 25/13	51 m	RM-3	NA	Cash-in-lieu provided

Table 1: Previous Development Variance Permits, 2010 to Present That Considered Underground Wires

1400 Dogwood Mariner's Square	Variance not triggered: cash-in-lieu provided
550 Island Hwy S Bon Aventure	Variance not triggered: cash-in-lieu provided
550 Island Highway S Bon Aventure	Variance not triggered: cash-in-lieu provided
808 Island Highway S	Variance not triggered: cash-in-lieu provided
327 Hilchey Rd	Variance provided for 50%: cash-in-lieu provided
2702 Island Hwy	Variance not triggered: cash-in-lieu provided
1170 & 1192 Evergreen Road	Variance provided for 50%: cash-in-lieu anticipated
2185 Willis Road	Variance not triggered: cash-in-lieu anticipated

ATTACHMENT #6
NEIGHBOURHOOD PUBLIC OUTREACH
(14 PAGES)

4 January 2023

City of Campbell River

Development Services Department
301 St. Ann's Road
Campbell River, BC
V9W 4C7

RE: Neighbourhood Public Outreach Summary for P2200083 (1650 Galerno)

WestUrban Developments Ltd. (WestUrban) has applied to waive the *Subdivision and Development Servicing Bylaw No. 3419, 2010* requirement to underground the overhead utility lines along South Alder Street. The City of Campbell River's Development Application Procedures (Bylaw 3856, 2022) require the applicant of a variance application to conduct a Neighbourhood Public Meeting to inform and seek comments from nearby properties. As per the Development Application Procedures, the Director can authorize an Alternative Neighbourhood Public Meeting, via delivery of notices with a comment period for the public to respond to. WestUrban delivered 118 notices (Attachment #1) to properties within 100m of the subject lands (buffer map of properties that received notices in Attachment #2).

To date, WestUrban has received four (4) email responses related to the notices that went out. A summary of comments received is discussed below:

- One response was from a property that received a notice and was looking for further information about future development on the property. WestUrban responded to this email and provided further clarification about the variance application.
- The second response came from a property that is just outside the 100m notification buffer and did not receive a notice, however, is aware of the variance application. The email message stated the following:
 1. *"We are opposed to the variance request by WestUrban. If any development has to take place it needs to comply with the bylaw. The cost of updating the aging infrastructure should be bourn by the new development, so utilities need to go underground."*
 2. *"We are opposed to the whole development as we were hoping for a future wildlife corridor around the Simms creek. I am very concerned for the health of Simms creek."*

WestUrban responded to this email and confirmed the comments would be provided in the response summary that must be submitted to the City once the comment period has ended. In response to the comments provided in the email above, WestUrban has the following information to provide:

1. WestUrban's understanding is that the requirement to underground utility lines is not related to the age of the existing infrastructure and instead is in place for aesthetic preferences. Any costs related to upgrading power to service the development

will be covered by WestUrban. WestUrban intends to provide all other offsite requirements as stated in the *Subdivision and Development Servicing Bylaw No. 3419, 2010*.

2. At this stage, it would be a challenge for the author of this email to address the whole development as the proposed development concept was not finalized at the time the notices were delivered. Future development proposed on the subject property will remain outside of the environmental sensitive areas, with development proposed only on the northern portion of the site, outside of SPEA boundaries.

- The third response did not address the requested variance application that was the subject of the notice but did speak to future development of the subject lands. The individual has concerns about development, stormwater and future impacts to Simms Creek.

WestUrban responded to this email stating that the proposed development will be outside of ESA areas and a stormwater management plan is a requirement to submit with a Building Permit application and will meet City standards.

- The fourth response addressed concerns around future development of the property and stated they are not in support of the request to vary the underground wires requirement.

WestUrban responded to this email clarifying the variance request.

The notices were delivered between December 7 and 8, 2022, and gave a 4-week window for the public to review and comment. No other calls or emails were received in response to the Neighbourhood Public Meeting notices that were delivered.

Regards,

Meghan Norman, MCP, RPP, MCIP
Development Manager

WestUrban Developments Ltd.

111-2036 Island Hwy S

Campbell River, BC Canada V9W 0E8

C: (250) 201-8864

www.westurban.ca

Attachments enclosed:

Attachment #1 – Neighbourhood Public Outreach Notice

Attachment #2 – Buffer map indicating properties within 100m of subject lands that are to receive notices

Attachment #3 – Correspondence

NEIGHBOURHOOD PUBLIC OUTREACH NOTICE

Date: Wednesday December 7, 2022

City File: P2200083

Address of Proposed Project: 1650 Galerno Road

We, WestUrban Developments Ltd., are initiating Neighbourhood Public Outreach, as per City of Campbell River requirements, to receive and respond to the public's comments and questions related to our request for a variance to the *Subdivision and Development Servicing Bylaw No. 3419, 2010*, to waive the requirement to underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road. Should you have any comments or questions on the proposal please do not hesitate to contact the applicant, Meghan Norman, Development Manager, WestUrban Developments Ltd, 250-201-8864 or mnorman@westurban.ca.

Description of the Proposal	Requesting a variance to the <i>Subdivision and Development Servicing Bylaw No. 3419, 2010</i> to waive the requirement to underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road. Please refer to site plan on the back of this notice for further information.
Applicant information	Meghan Norman MCP, RPP, MCIP, Development Manager, mnorman@westurban.ca , 250-201-8864
Time Frame	Please submit any comments or questions to WestUrban Developments (Meghan Norman, Development Manager) by <u>Wednesday, January 4, 2023</u> . A summary of all comments, questions, and relevant answers will be prepared and sent to the file manager at the City of Campbell River (contact information below).
Contact at the City of Campbell River	Keltie Chamberlain; keltie.chamberlain@campbellriver.ca , 250-286-5729

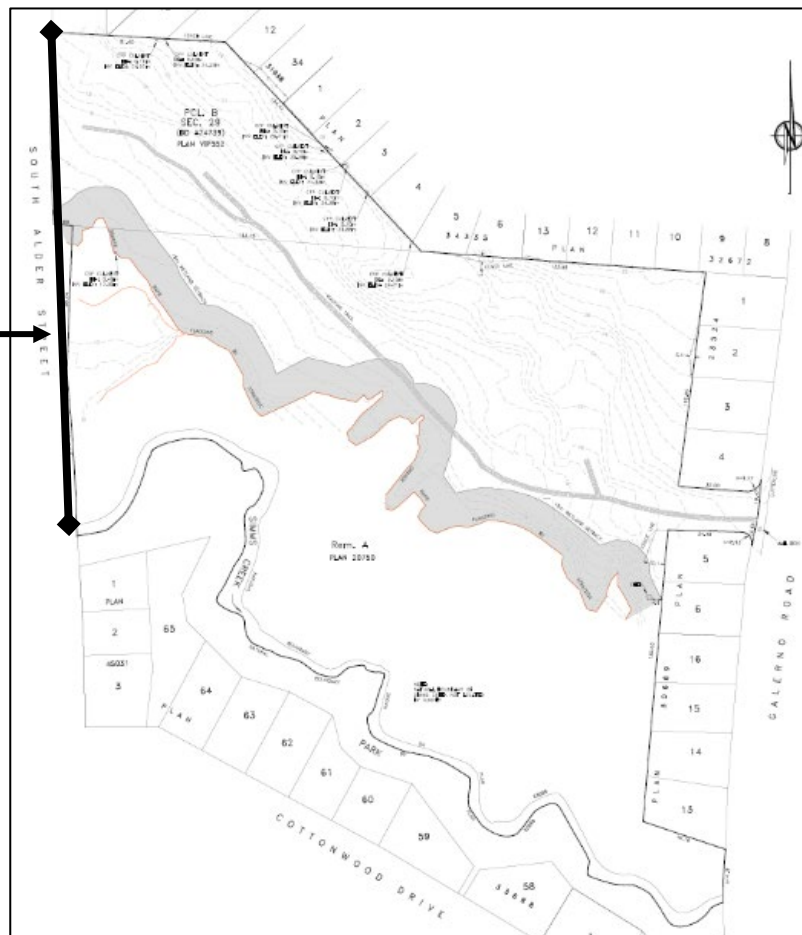
What is a Neighbourhood Public Outreach?

Neighbourhood Public Outreach is completed by the owner/applicant to discuss and answer any questions relating to the proposed development or project with all adjacent landowners within 100 metres of the limits of the subject land under consideration. Refer to the City of Campbell River *Planning and Procedures Bylaw, 3856, 2022*.

Additional questions and concerns can be directed to the City of Campbell River Development Services staff at 250-286-5726. Please quote City File: P2200083.

The applicant is required to submit the letter delivered to adjacent landowners and a summary of the process documenting the information provided and the questions and comments received to Development Services.

Site Plan



Requesting a variance to the *Subdivision and Development Servicing Bylaw No. 3419, 2010*, to waive the requirement to underground the overhead utility lines along 200m+ of frontage along Alder Street South.



CITY OF CAMPBELL RIVER

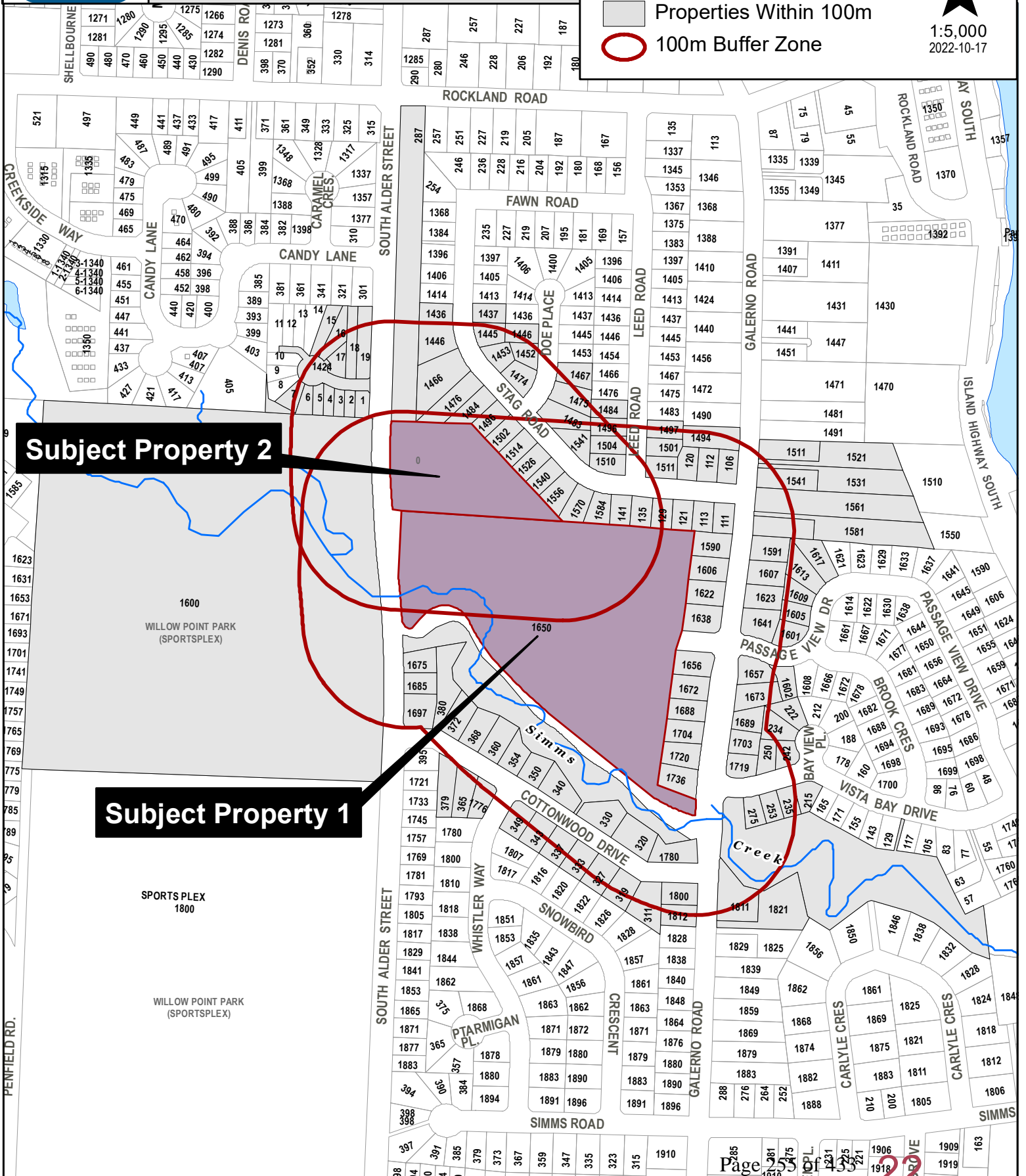
DEVELOPMENT SERVICES

Subject Properties Map P2200083 1650 Galerno Rd. / '0' South Alder St.

- Property Boundaries
- Subject Property
- Properties Within 100m
- 100m Buffer Zone



1:5,000
2022-10-17



Subject Property 2

Subject Property 1

From: [Meghan Norman](#)
To: [REDACTED] keltie.chamberlain@campbellriver.ca
Subject: RE: 1650 Galerno
Date: December 8, 2022 12:01:00 PM

Hi Anne-Marie -

The site plan is on the back of the notice you received. The City's Works and Services bylaw requires that development at 1650 Galerno must underground the hydro lines, WestUrban has an application in to the City to waive this requirement so the powerlines can remain above ground. More than happy to discuss the reasons we are requesting this variance, likely easier to discuss over the phone. If you would like to discuss further, please feel free to give me a call (250-201-8864).

WestUrban is looking to develop the property, at this point we are working on a concept and do not have further information to share at this stage on the development of the land. The current zone of the property is RM-1 and we are not intending at this point to rezone the lands - so a development application that WestUrban would submit for this property would meet the purpose and intent of the RM-1 zone.

At this point, the notice you received only pertains to our current application which is the request to vary the underground hydro requirement. Thank you, Meghan

Meghan Norman MCP, RPP, MCIP
Development Manager
WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC, Canada
V9W 0E8
Cell: 250-201-8864
mnorman@westurban.ca
www.westurban.ca

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

From: [REDACTED]
Sent: December 8, 2022 11:54 AM
To: Meghan Norman <mnorman@westurban.ca>; keltie.chamberlain@campbellriver.ca
Subject: 1650 Galerno

Good morning,

I received a notice in my door last night with regards to a project for West Urban at 1650 Galerno. Is there a site plan or development plan that could be forwarded to me so we can see (more clearly) what could be happening?

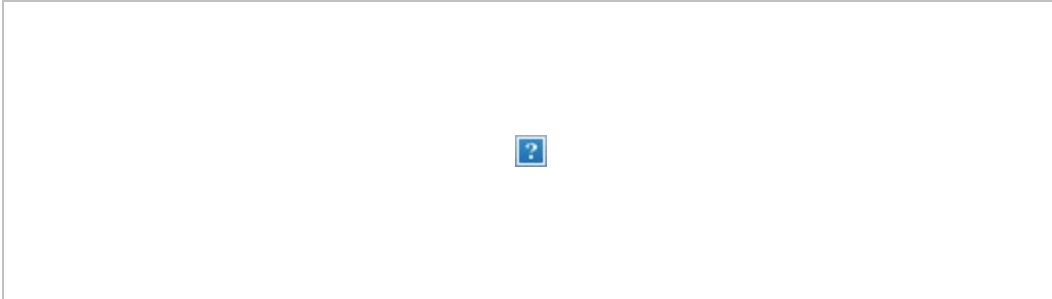
Thank you in advance
Anne-Marie

From: [Meghan Norman](#)
To: [REDACTED]
Cc: [Keltie Chamberlain](#)
Subject: RE: City File p2200083
Date: January 3, 2023 9:30:00 AM
Attachments: [image001.jpg](#)

Hi Myriam,

Thank you for your comments, they will be included in the summary report that WestUrban will submit to the City.

Meghan Norman MCP, RPP, MCIP
Development Manager
WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC, Canada
V9W 0E8
Cell: 250-201-8864
mnorman@westurban.ca
www.westurban.ca



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From: [REDACTED]
Sent: December 31, 2022 12:46 PM
To: keltie.chamberlain@campbellriver.ca; Meghan Norman <mnorman@westurban.ca>
Subject: City File p2200083

Hi,
Re: Proposed Project 1650 Galerno Road

Or address: Cliff and Myriam Duke
1413 Leed Road
Campbell River
V9W 5R3

We are opposed to the variance request by WestUrban. If any development has to take place it needs to comply with the bylaw. The cost of updating the aging infrastructure should be bourn by the new development, so utilities need to go underground.

We are opposed to the whole development as we were hoping for a future wildlife corridor around the Simms creek. I am very concerned for the health of Simms creek.

Sincerely,
Myriam Duke
Cliff Duke

--

Myriam & Cliff

From: [Meghan Norman](#)
To: [REDACTED]
keltiechamberlain@campbellriver.ca; Mayor.Dahl@campbellriver.ca; Councillor.Chapman@campbellriver.ca; Councillor.Tanille@campbellriver.ca; Councillor.Kerr@campbellriver.ca; Councillor.Lanyon@campbellriver.ca; Councillor.Sinnott@campbellriver.ca; Councillor.Smyth@campbellriver.ca; [Cameron Salisbury](#); [Dave Pady](#)
Subject: RE: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek
Date: January 4, 2023 11:56:00 AM
Attachments: [image001.jpg](#)

Hi Debbie –

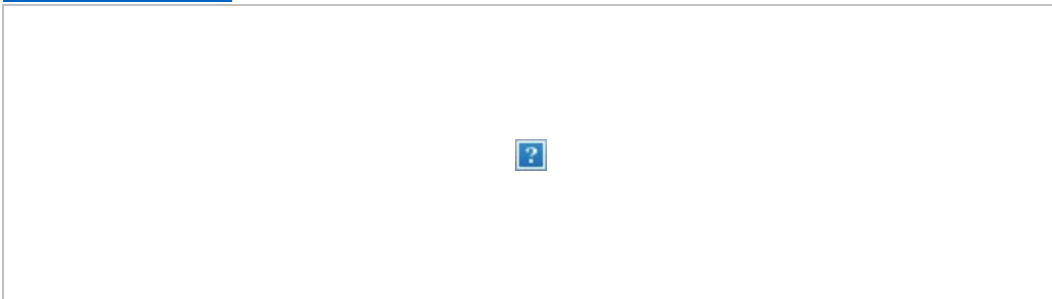
Thank you for your comments. WestUrban is in the process of submitting the Form and Character development permit application and once the City has confirmed it is a complete application, the application will be available for review on the City’s website (<http://gisportal.campbellriver.ca/arcgis2/apps/PublicInformation/index.html?appid=cf6f6aeaeceb4db5ac2434e2cff00e14>). When you have the chance to review the plans you will see the proposed development is clustered on the most northern portion of the subject lands to remain outside of the environmentally sensitive areas.

The development proposed is also within the steep slope hazard development permit area. WestUrban has completed and submitted a Geotechnical Assessment that states the land is safe for the use intended. Additionally, as per City standards, at the time of Building Permit submission an applicant is required to submit a Stormwater Management Plan (this plan is prepared in coordination with the data and recommendations that come from a higher-level study – such as the integrated stormwater report).

Your comments provided below will be part of the summary report the City requires for applications with variances, which will also be part of the report that goes to Council for their review. Thank you, Meghan

Meghan Norman MCP, RPP, MCIP
Development Manager

WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC, Canada
V9W 0E8
Cell: 250-201-8864
mnorman@westurban.ca
www.westurban.ca



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From: Debbie B [REDACTED] >
Sent: January 3, 2023 4:35 PM
To: Meghan Norman <mnorman@westurban.ca>
Cc: keltiechamberlain@campbellriver.ca; Mayor.Dahl@campbellriver.ca;
Councillor.Chapman@campbellriver.ca; Councillor.Tanille@campbellriver.ca;
Councillor.Kerr@campbellriver.ca; Councillor.Lanyon@campbellriver.ca;
Councillor.Sinnott@campbellriver.ca; Councillor.Smyth@campbellriver.ca
Subject: City File P2200083 - 1650 Galerno Road and 0 Alder Street/Simms Creek

Dear Ms. Norman,

We are writing in response to the Neighbourhood Public Outreach Notice regarding a request to waive the requirement to underground the overhead utility lines for the above referenced parcels adjacent to Simms Creek.

We recognize this is a first step in WestUrban's plan to develop these parcels, yet it appears no plans are currently on file with the City of Campbell River that allows us or other residents to see the potential full scope of the project. We understand the properties are zoned Residential Multiple One (RM-1) and, based solely on acreage, the number of dwelling units allowable is significant and would be both neighbourhood and environment changing.

The prospect of **any** development raises many questions and serious concerns for such an environmentally sensitive watershed and a request for variance of **any** nature seems premature given the lack of any other information. It would behoove both WestUrban and the City to reference, and have updated, the Integrated Stormwater Management Plan Simms Creek Watershed report prepared by Urban Systems dated May 16, 2005.

Our initial concerns include but are not limited to:

- The property encompasses a steep slope directly adjacent to the north side of Simms Creek. The City has expressed concerns about the integrity of steep slopes throughout Campbell River, specifically the loss of trees (including tree cover) and erosion. There are significant trees on the Alder Street parcel, and we believe all trees and understory plants are critical to controlling water as well as checking and preventing erosion.
- Simms Creek already has erosion problems, most particularly where the creek flows under Galerno Road at Vista Bay Drive, and hydrology issues related to development cannot be overstated, particularly in these days of climate change. The proximity to housing on the south side of the creek (Cottonwood Road) and the housing above and on the north slope of the subject properties (Stag Road) makes both areas vulnerable to slope destabilization in the event of development and weather events during and/or post development.
- Simms Creek watershed has been and continues to be stewarded by Greenways Land

Trust and the Simms Creek Streamkeepers. This stewardship has been necessary as the creek and wetlands are still trying to recover from degradation due to development more than 40 years ago. Continued stewardship, restoration and conservation is worthwhile and critical for the preservation of biodiversity, including coho salmon, bald eagles and frogs, and to maintain a greenway for other flora and fauna.

We moved to Campbell River four years ago and were attracted to the City by the abundance of natural spaces and recreational opportunities. Beaver Lodge Lands and the watersheds, including Simms Creek, are the jewels of Campbell River, not unlike Stanley Park is considered the jewel of Vancouver.

We propose protecting and conserving the Simms Creek ecosystem and greenspace is a superior use of the subject properties and adds more long-term value to livability and attraction to Campbell River than the wrong development in the wrong place.

Regards,

Deborah Broadley and W.D. Burton
1483 Doe Place
Campbell River

From: [Meghan Norman](#)
To: [REDACTED]
[Keltie Chamberlain](#); [Cameron Salisbury](#); [Dave Pady](#)
Subject: RE: City File: P2200083 - Proposed Project for 1650 Galerno Road
Date: January 4, 2023 11:56:00 AM
Attachments: [image001.jpg](#)

Hi Eric –

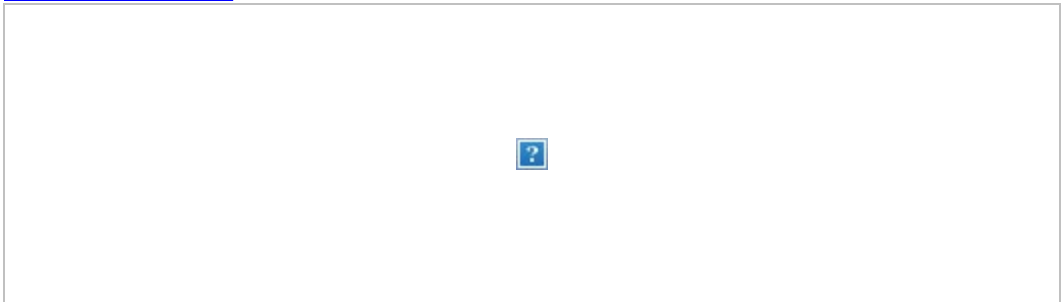
Thank you for your comments. WestUrban is in the process of submitting a form and character development permit and once the City has confirmed it is a complete application, the application will be available for review on the City’s website. The application for the variance request for the utility lines, which includes a cover letter and rationale for the request, should also available for review online (<http://gisportal.campbellriver.ca/arcgis2/apps/PublicInformation/index.html?appid=cf6f6aeaceb4db5ac2434e2cff00e14>).

As part of the form and character application WestUrban is seeking another variance, therefore properties within 100m of the subject lands will receive another notice to provide comments on that requested variance. WestUrban is not seeking a rezoning at this time and the use intended for the site will comply with the existing zoning and City development permit guidelines.

The notice you received only pertains to the variance application that was submitted to request to vary the requirement to underground powerlines along Alder Street, the powerlines on Galerno do not front the subject lands proposed for development and therefore are not part of the requirement for frontage improvements on this parcel of land. There is a site plan on the back of the notice that indicates the location of the variance request.

Your comments provided below will be part of the summary report the City requires for applications with variances, which will also be part of the report that goes to Council for their review. Thank you, Meghan

Meghan Norman MCP, RPP, MCIP
Development Manager
WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC, Canada
V9W 0E8
Cell: 250-201-8864
mnorman@westurban.ca
www.westurban.ca



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From: Eric Strebel [REDACTED]
Sent: January 3, 2023 4:43 PM
To: keltie.chamberlain@campbellriver.ca
Cc: Meghan Norman <mnorman@westurban.ca>
Subject: City File: P2200083 - Proposed Project for 1650 Galerno Road

Dear Sir or Madam:

I am the owner of the home located at 1673 Galerno Road and have been so since 1980.

I am writing you in response to the request from the representative of West Urban Developments Ltd regarding that company's proposed project for their property located at 1650 Galerno Road and running across to Alder Street.

While the notice specifically requests comments and questions regarding their request for a variance on the requirement to "underground the overhead utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road", I would like to add a few more comments on the project, the outreach notice, and the specific request itself.....

I find the outreach notice is lacking information that I, as an affected homeowner, would want in order to be able to provide support (or otherwise for this variance request or the project as a whole). Therefore, at this time, I am opposed to the City granting their request for a variance.

The request does not sufficiently identify the plans for the development. It refers to "undergrounding the overhead utility lines for **the frontage of parcels 0 Alder Street and 1650 Galerno Road**". Does this mean West Urban is requesting to run overhead lines into the project from both Alder St and Galerno Roads? As you know, the power lines on Galerno Road run on the east side of Galerno so this would mean running power lines over Galerno Road.

The details of the proposed routing and the reasons for the request for variance have not been provided to us.....perhaps if they had been, we would understand the justification, but, as it stands, we are unable to support the request.

We, the occupants of my home, do not understand why power should need to be run in from Galerno Road at all since the subject property at the Galerno side is very narrow and likely does not have sufficient room for housing installation at the Galerno Road end at all, given that the project likely plans to run an access road in from both Alder and Galerno, we would think.

In addition, it is our hope that, one day, all utility lines, including the present overhead ones, will be undergrounded, thereby getting eliminating the risk from trees, storms, ice, etc as well as improving sightlines and community beauty.

The absence of provision of any drawings or information on the scope/content of the proposed

development means that adjacent and affected property owners really cannot see what they are being asked to support or to object to.

Are there further requests for variances coming in the future for this project? We neighbourhood residents do not know because the project information has not been published and distributed.

I would much prefer we are sent the entire package of the proposed development together with ALL its variance requests which may be coming our way, rather than seeing a piecemeal opaque approach taken.

I am writing to you, and copying the West Urban rep in the interest of ensuring clear and documented communication on this project for our neighbourhood.

Let's keep up our standards.

Thank you for your attention,

Eric Strebel

Sent from [Mail](#) for Windows

ATTACHMENT #7
PUBLIC INPUT
(11 PAGES)

From: Keltie Chamberlain
Sent: January 4, 2023 12:04 PM
To: Barb Round [REDACTED]
Subject: RE: City File P2200083, 1650 Galerno Road

Hi Barb.

That's correct, P2200083 is a variance to the Subdivision and Development Servicing Bylaw for undergrounding wires. The applicant, WestUrban, has provided the Neighbourhood Public Outreach (mailed letters) for the consultation requirements in accordance with the Development Applications Procedures Bylaw (not a Neighbourhood Public Meeting). The next step is more complex as we have now received the development application for review. We anticipate that the review of the application will be completed today and then the application will be available to the public for review on the City's webpage (takes a bit of time to put onto the page). Another stage of consultation will take place and a Neighbourhood Public meeting as part of the new application, for which you will receive notification in the coming weeks. You'll have additional opportunities to provide input.

Let me know if have any further questions, Barb.

Regards,
Keltie Chamberlain, MCP, RPP, MCIP (she/her)

From: Barb Round [REDACTED]
Sent: January 4, 2023 11:49 AM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: Re: City File P2200083, 1650 Galerno Road

Thank you for your response. I think that you have answered my outstanding question. I looked up the Variance Applications document on the City website, and could not figure out whether this would be a Board of Variance or Development Variance Permit, but as you have indicated that it will go to Council, I see that it therefore is under the Development Variance Permit. Given that, I see that the next step is a Neighbourhood Public Meeting, is that correct?
Thank you,
Barb Round

On Wed, Jan 4, 2023 at 9:42 AM Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca> wrote:

Good morning, Barb.

Thank you for this input for the current Development Variance Permit application P2200083 for the variance to undergrounding wiring that WestUrban has with the City. Your feedback is in response to their notification for the Neighbourhood Public Outreach, and the file manager for WU's application will record a summary. The City will provide it's own statutory notification prior to the application going to Council for a decision. I'll keep your input below in our public record.

If you have any further questions regarding the current application, please let me know.

Regards,

Keltie Chamberlain, MCP, RPP, MCIP (she/her)

City of Campbell River

Tel: (250) 286-5729

Email: keltie.chamberlain@campbellriver.ca



From: Barb Round [REDACTED]
Sent: January 3, 2023 9:17 PM
To: Keltie Chamberlain <Keltie.Chamberlain@campbellriver.ca>
Subject: City File P2200083, 1650 Galerno Road

Dear Ms Chamberlain,

I would like to go on record as opposing the variance request by West Urban to waive the requirement for underground utility lines for the frontage of parcels 0 Alder Street and 1650 Galerno Road.

Apparently this is a standing requirement of developers in Campbell River to place the utility lines underground for new developments. I note that in the recent development on the upland near Jubilee Parkway that underground utilities have been installed. I see no reason that this developer should be exempt from the requirements.

Underground power lines, besides providing a better appearance to a housing development, also reduce costs associated with wind and weather damage, as well as eliminating the need for lop-sided trimming or removal of trees to keep them away from the power lines.

sincerely,

Barb Round

1556 Stag Road, Campbell River, V9W6E4



January 4, 2023

Mayor Kermit Dahl and Council
City of Campbell River
301 St. Ann's Road
Campbell River, B.C.
V9W 4C7

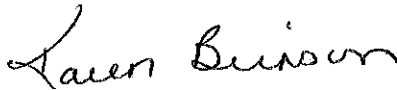
Re: Petition Against Variance for City File #P2200083

The parcel identified on the Public Outreach Notice delivered on December 7, 2022, by WestUrban Developments Ltd. borders on properties along Galerno Road between Stag and Cottonwood Roads. The area has a salmon-bearing creek and is home to bears, deer, eagles, herons, owls, pileated woodpeckers, minks, otters, beavers, hawks, hummingbirds and possibly a cougar, along with a wetland that drains into Simms Creek. These animals travel from the Beaver Lodge Lands through to the park at the Sportsplex and across Alder.

Our first choice as residents bordering this area is that the City purchase the piece of land and make it an urban forestry park that benefits all the residents of Campbell River and protects Simms Creek. However, as development may be inevitable, anything proposed should not change the quality of life or the spirit of the neighbourhood. In the past two years, at least 60 large trees have been removed between Rockland and Stag Road on Galerno alone. At the very least, an undisturbed ribbon of forest along the fence lines be maintained for privacy and wildlife.

We ask that you consider the attached petition signed by 81 of 56 residents of the area against the proposed variance and hope that you will consider preserving this biodiverse piece of land.

Sincerely,



Karen Brinson
1606 Galerno Road
Campbell River, B.C. V9W 1K4



January 1, 2023

PETITION CITY FILE #P2200083 – City of Campbell River

TO: Keltie Chamberlain, City of Campbell River
Mayor Kermit Dahl
Councillor Doug Chapman
Councillor Tanille Johnston
Councillor Ron Kerr
Councillor Ben Lanyon
Councillor Susan Sinnott
Councillor Sean Smyth
Meghan Norman, Development Manager, WestUrban Developments Ltd.

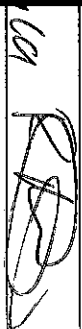




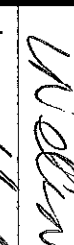


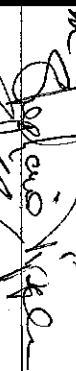

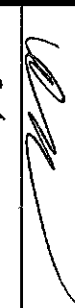

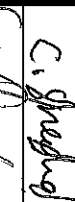
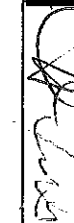
We object to a variance being proposed for the *Subdivision and Development Servicing Bylaw No. 3419, 2010* waiving the requirement to underground utility lines for frontage along 1650 Galerno Road and 0 Alder Street for the following reasons.

1. Underground utility is a safer, more secure and more esthetically pleasing choice for new development.
2. The subdivision on Candy Cane Lane was required to have underground services and this development should not be any different.
3. New construction at Jubilee, Little America and South Dogwood all has underground utility.

We also object to any roadway or driveway being established at 1650 Galerno in the area where a community mailbox is located and propose that only access be given from Alder Street for the following reasons:














1. The area is too close to Sims Creek – a salmon-bearing stream with an abundance of fish in it this year -- and travels through a wetland with a steep slope, within an environmentally sensitive area.
2. Traffic caused by development onto Galerno Road would change the neighbourhood and make Galerno a through-fare with constant traffic. This was the case with the construction of the round-a-bout on the Island Highway with cars driving in excess of 70 kms an hour constantly.
3. The lack of sidewalks on Galerno Road would make it unsafe for pedestrians, and more importantly, for kids walking to school.

Name	Address	Tel #	Email	Signature
KAREN BEINSON	1606 GALERNO, CA			Karen Beinson
PETERE BEINSON	1606 GALERNO CE			Peter Beinson
SUSAN CONWAY	1540 GALERNO			Susan Conway
Berlyann Ferrier	1540 Galerno			Berlyann Ferrier
Carla van Ingen	1607 Galerno Rd			Carla van Ingen
Nicole Lockhart	1 " "			Nicole Lockhart
Tony Lockhart	1 " "			Tony Lockhart
TOD K THOMPSON	111 STAG.			TOD K THOMPSON
MARION HAYES	135 STAG			Marion Hayes
LINDA HAYES	135 STAG			Linda Hayes
Cathy Ralph	141 STAG			Cathy Ralph
Gary Ralph	141 Stag			Gary Ralph
Doug Round	1556 STAG			Doug Round
TRAVIS ROUND	1556 Stag			Travis Round

Name	Address	Tel #	Email	Signature
Rebecca Kalmmerley	1526 Stag	[REDACTED]	[REDACTED]	
Kristin Starny	1622 Galenold	[REDACTED]	[REDACTED]	
Carole Duff	113 Stag Rd	[REDACTED]	[REDACTED]	
Michael Boyd	1540 Stary	[REDACTED]	[REDACTED]	
Jodi Boyd	1540 Stary	[REDACTED]	[REDACTED]	
Lori Nellin	1496 Stary	[REDACTED]	[REDACTED]	
Glen Roberts	1484 Stary	[REDACTED]	[REDACTED]	
Shelley Roberts	1484 Stary	[REDACTED]	[REDACTED]	
Stephanie Triple	1446 Stary	[REDACTED]	[REDACTED]	
Food Bank	1588 Galeno	[REDACTED]	[REDACTED]	
Nolan Fair	1688 Galeno	[REDACTED]	[REDACTED]	
Jordyne Fair	1688 Galeno	[REDACTED]	[REDACTED]	
Cody Shephard	1688 Galeno	[REDACTED]	[REDACTED]	
Heather Finlay	1704 Galeno	[REDACTED]	[REDACTED]	

Name	Address	Tel #	Email	Signature
PAT FIDAY	1709 GAVENWOOD			P. FIDAY
DEBBIE STANLEY	3200 West Highway 101			Debbie Stanley
Betty Rubin Miller	330 Cottonwood			Betty Miller
Melissa Strong	346 Cottonwood			Melissa Strong
Brenda Cheryl Lettard	#4 1424 ADESTS			B. Lettard
Robert Strong	340 Cottonwood			Robert Strong
FRAN VAN HORNE	350 Cottonwood			FRAN VAN HORNE
Ram Van Horne	"			Ram Van Horne
Rachel Etheridge	354 Cottonwood			R. Etheridge
Jack Clark	354 Cottonwood			J. Clark
Joy Hrybko	368 Cottonwood			Joy Hrybko
MARLY KENTINGS	380 Cottonwood			MARLY KENTINGS
JENNIFER SCHMIDT	200 BAYVIEW			JENNIFER SCHMIDT
SHARON BROWN	200 Bay View			SHARON BROWN

CONFLICT

Name	Address	Tel #	Email	Signature
Michelle Rayla	368 Cottonwood	[REDACTED]	[REDACTED]	
Raymond Lee	380 Cottonwood	[REDACTED]	[REDACTED]	
Petau Weeren	1936 Galina	[REDACTED]	[REDACTED]	
Dean Clark	354 e Honover	[REDACTED]	[REDACTED]	
Valerie Evans	360 Cottonwood	[REDACTED]	[REDACTED]	Valerie Evans
Harold Flann	360 ✓	[REDACTED]	[REDACTED]	
Aaron Gallows	1897 S Alder	[REDACTED]	[REDACTED]	
Erin Kanner	385 Cottonwood	[REDACTED]	[REDACTED]	
Alvin Yarbowski	1776 W. Liberty	[REDACTED]	[REDACTED]	
Debbie McInry	1726 Webster	[REDACTED]	[REDACTED]	
Steve Denroche	1514 Staro	[REDACTED]	[REDACTED]	
Lisa Denroche	1514 Staro	[REDACTED]	[REDACTED]	
Kelly Crenston	1476 Staro	[REDACTED]	[REDACTED]	
CRANE MEDIC	120 Staro Rd	[REDACTED]	[REDACTED]	

0.4 967

1720

File # P2200083

Name	Address	Tel #	Email	Signature
KAREN SACHT	1541 STAG RD			k.sacht@...com
Shari Meding	120 Stag Rd			Shari Meding
Celeste Harmon	112 Stag R			Celeste Harmon
Colin Andrews	112 Stag Rd			Colin Andrews
Bryan Collins	1638 Galena			Bryan Collins
Lorena Roberts	178D Galena			Lorena Roberts
Mary Ann Woffle	349 Galena			Mary Ann Woffle
Mike Woffle	11			Mike Woffle
Kim & Peter Tye	319 Galena			Kim & Peter Tye
Mike Hotfolk	311 Cotton Wood			Mike Hotfolk
Teahie Kearns	1800 Galena Rd			Teahie Kearns
Jim Smith	1658 Galena			Jim Smith
Mike Smith	1658 Galena			Mike Smith
Sheila W. Coe	1780 Galena Rd			Sheila W. Coe

David Coe
 Madison Coe
 11

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ATTACHMENT #8
DEVELOPMENT
VARIANCE PERMIT
(3 PAGES)

Development Variance Permit

Permit No: P2200083

Registered Owner: WestUrban GP INC., INC. NO. BC1366243

Subject Property:

1650 Gallerno Road & 0 Alder Street, Campbell River, BC

Description of Land:

Parcel Identifier: 002-170-108 & 002-169-011

Legal Description: PARCEL B (DD A74739) OF THE FRACTIONAL SOUTH EAST ¼, SECTION 29, TOWNSHIP 1, COMOX DISTRICT, PLAN 552, EXCEPT PART IN PLANS 31448, 31938, 32672 AND 34335, and

LOT A, DISTRICT LOT 210, COMOX DISTRICT, PLAN 20750, EXCEPT PART IN PLANS 21822, 23524, 23747, 30669 AND 33688

Proposal: **Development Variance Permit to vary the Subdivision and Development Servicing Bylaw No. 3419, 2010, to reduce the requirement for underground utility wiring from 100% to 50% at 1650 Galerno Road and 0 Alder Street.**

Conditions of Permit:

1. This permit is issued subject to compliance with all relevant City of Campbell River bylaws, except as specifically varied or supplemented by this Permit.
2. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
3. This Development Variance Permit varies the Subdivision and Development Servicing Bylaw No. 3419, 2010, by amending the required frontage improvements as follows;
 - 3.1 Section 6, Underground and Overhead Wiring of the Subdivision and Development Servicing Bylaw 3419, 2010, to reduce the requirement for underground utility wiring from 100% to 50% subject to receipt of a cash-in-lieu contribution for the required undergrounding works.

- 4. The Lands and building(s) which are subject to this Permit shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the following schedules:

SCHEDULE A: SITE PLAN

- 5. Pursuant to section 504(1) of the *Local Government Act*, this permit will lapse two years from the date of the Development Variance Permit approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.
- 6. This approval does not waive the requirement for any building and / or development permits. It is your responsibility to ensure the applicable approvals have been granted prior to any works being initiated on the subject property.

AUTHORIZING RESOLUTION NO. _____ PASSED BY COUNCIL ON THIS _____ DAY OF _____, 2023.

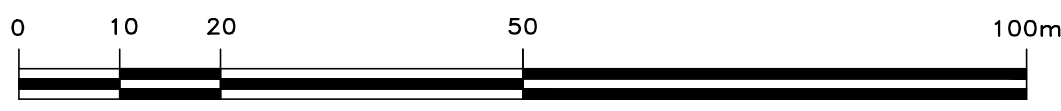
THIS PERMIT IS ISSUED ON THIS _____ DAY OF _____, 2023.

City Clerk

TOPOGRAPHIC SURVEY PLAN OVER PARTS OF:
 LOT A, DISTRICT LOT 210, PLAN 20750, EXCEPT PART IN PLANS 21822,
 23524, 23747, 30669 AND 33688, AND PARCEL B (DDA74739) OF THE
 FRACTIONAL SOUTH EAST 1/4, SECTION 29, TOWNSHIP 1, PLAN 522, EXCEPT
 PART IN PLANS 31448, 31938, 32672 AND 34335, BOTH OF COMOX DISTRICT.

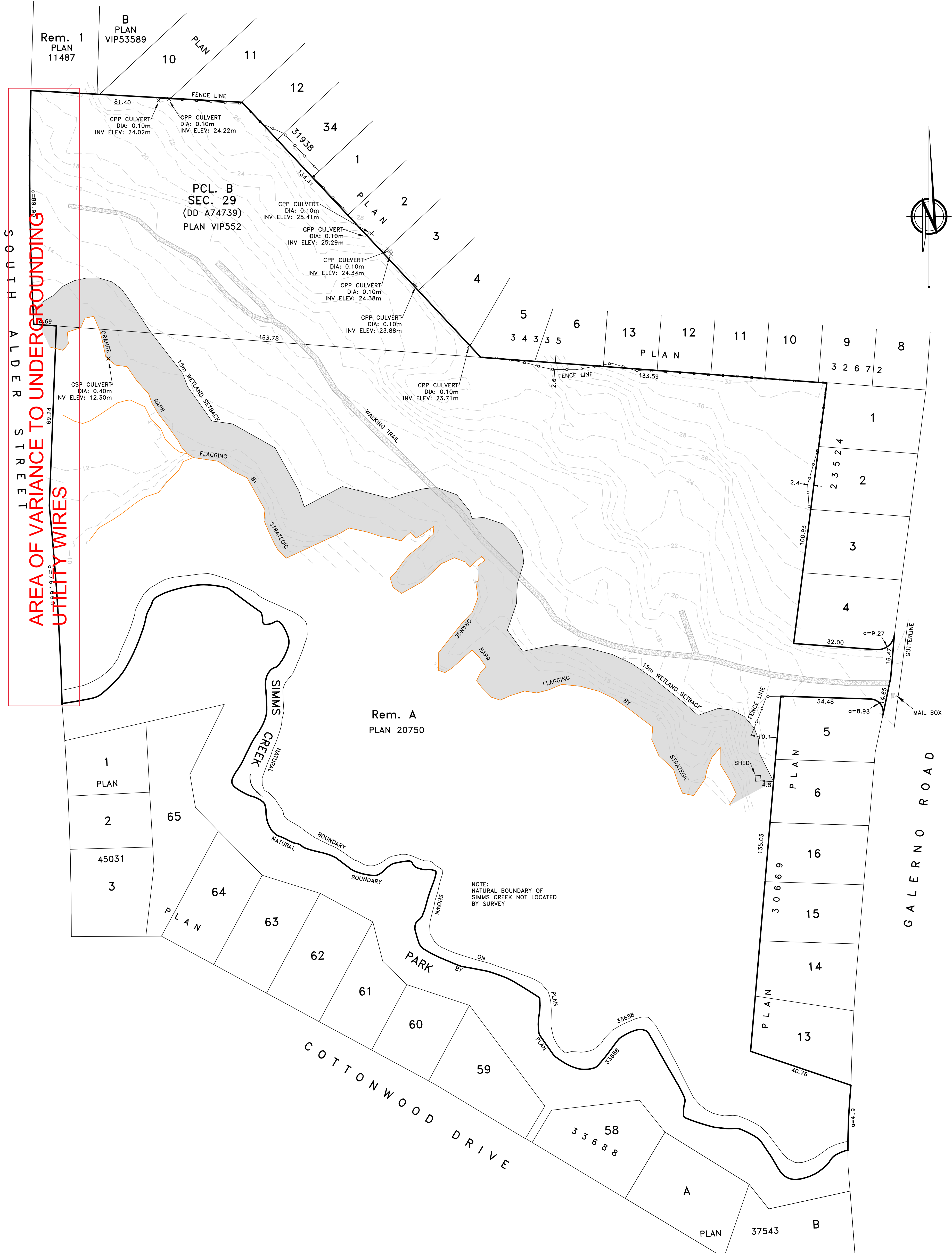
THIS PLAN WAS PREPARED FOR DESIGN PURPOSES
 AND IS FOR THE EXCLUSIVE USE OF WESTURBAN
 DEVELOPMENT.
 THIS PARCEL IS AFFECTED BY CERTIFICATE OF
 PENDING LITIGATION CA3164869.
 CONFORMANCE WITH CHARGE(S) HAVE NOT BEEN
 VERIFIED BY McELHANNEY.
 TOPOGRAPHIC DATA WAS OBTAINED FROM A SURVEY
 COMPLETED ON MAY 31ST TO JUNE 13TH, 2022.
 ALL ELEVATIONS ARE GEODETIC AND REFERENCED
 TO OCM94H1260.
 CONTOUR INTERVAL: 1.0m

PID: 001-169-011 - LOT A
 PID: 002-170-108 - PARCEL B (DDA74739)



ALL DISTANCES ARE IN METRES.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH AND
 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

CIVIC ADDRESS
 1650 GALERNO ROAD,
 CAMPBELL RIVER, B.C.



McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 PROFESSIONAL LAND SURVEYORS
 1196 DOGWOOD STREET
 CAMPBELL RIVER, B.C.
 V5W 3A2
 TEL. (250) 287-7799

All clearance distances are shown to an accuracy
 of plus or minus 0.04 metres unless indicated
 otherwise.
 This document shows the relative location of the
 surveyed structures and features with respect to
 the parcel described above. This document shall
 not be used to define property lines or corners.

The signatory accepts no responsibility or liability
 for any damages that may be suffered by a third
 party as a result of any decisions made, or
 actions taken based on this document.
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 signatory.