

November 10, 2022

City of Campbell River
301 St. Ann's Rd.
Campbell River, BC, V9W 4C7

Attention: Sara Brodie, Development Engineering Supervisor, City of Campbell River

Re: Proposed Phase 1 – 27 Fee Simple Lot Subdivision Application for 2337 and 2365 Quinsam Road, Campbell River, BC, V9W 4N3

Introduction

On behalf of our client, John Kelly, McElhanney Ltd. is pleased to present this Project Brief Letter as part of our subdivision application to the City of Campbell River's Engineering Department for review, processing, and approval.

Our application submission package includes the following documentation:

- A signed application form with the site disclosure statement section completed
- Certificate of Title (ordered within 10 days of date of this application)
- Copies of any registered Charges, Liens, and Interests
- Copy of Corporate Summary for Proof of Ownership
- BCLS Plan of Proposed Subdivision (Phase 1)
- Copies of draft park land agreement and conservation covenant (condition of rezoning)
- Project Brief Letter

Please be advised that the required pre-application meeting was held on October 14, 2022.

Project Description

John Kelly (our client) is proposing to develop his current properties (the parent lots) located at 2337 and 2365 Quinsam Road, Campbell River, BC V9W 4Y3 into 27 lots (26 new lots and 1 remainder lot).

The primary access will be located off of Quinsam Road. There will only be a single access, but this will be supported by a proposed emergency only access that runs on the existing statutory right of way (SRW) for the City of Campbell River's water mains and Fortis BC gas lines.

On February 28, 2022 Council voted unanimously to pass third reading of the proposed Zoning Bylaw Amendment for the subject properties with the condition that a conservation covenant and

parkland agreement be registered. The proposed rezoning is scheduled to be adopted this month as the required conservation covenant and parkland agreement have now been agreed upon.

Site Context

The subject properties are located in the Quinsam neighbourhood area between Quinsam Road, Nursery Road, Campbell River Road, and Provincial Highway #19 in Campbell River (Figure 1).

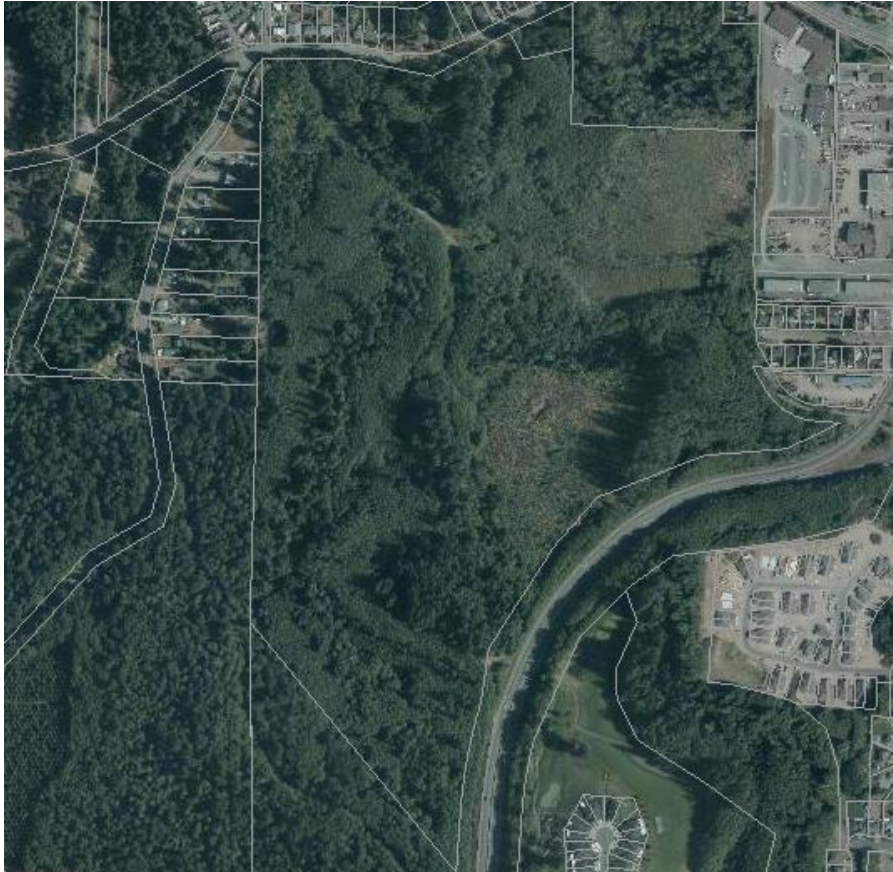


Figure 1: Location of subject properties

They are legally described as:

1. PID: 004-246-845
Legal Description: LOT 1 DISTRICT LOT 66 SAYWARD LAND DISTRICT PLAN VIP14662
2. PID: 009-647-830
Legal Description: DISTRICT LOT 66 SAYWARD LAND DISTRICT EXCEPT PLAN 11137 12046 14662 16401 28574 3304 RW VIP69094 VIP 80166, LYING S OF S BDY PL 2596 AND W OF W BDY PCL B (DD 490061)

Combined, the subject properties (parent lots) are approximately 115.33 acres. Proposed Lots 1 to 26 are approximately 450 m² in size. Lot 27 will become the remainder lot for the future phases.

The proposed rezoning, which is scheduled for adoption by Council this month is consistent with the Sequoia Springs/Kingfisher Conceptual Development Plan as outlined in the City's OCP.

Subdivision Requirements

Access and Traffic

The primary access will be located off on Quinsam Road. There will only be a single access, but this will be supported by a proposed emergency only access that runs on the existing SRW for the City water main and Fortis gas lines.

A traffic impact assessment (TIA) was completed, and it found that there will be no significant impacts from the proposed development. The report has the following recommendations:

- Provide a westbound left turn lane with a 30 m storage length on Highway 28 at Quinsam Road.
- The trigger point for the need of the left turn lane is 125 units constructed.
- Consider a sidewalk or multi-use pathway along the internal road from Quinsam Road to the proposed greenway (west end).
- Consider a paved shoulder along the Quinsam Road frontage.

The proposed road and emergency access will require crossing Environmentally Sensitive Areas.

The intent is to design these crossings in compliance with all Provincial and Federal (DFO) requirements. The proposed access road and emergency access will be aligned as closely as possible with the existing gas/water main SRW to reduce the impact on the surrounding ESAs.

Servicing

The existing downstream sanitary system is currently at capacity. As part of moving forward with this project, the existing system will require upgrades. A report was completed which outlines key recommendations moving forward in regard to the sanitary system in the area.

An assessment of the water utility found that there are system upgrades required to facilitate development of the Quinsam lands. Specifically, the assessment recommends that upgrades are required on the water mains on 15th Avenue and on Quinsam Road to provide adequate fire flows. An intermediate pressure zone will need to be established. It is anticipated that the service will be located from the transmission main located at the corner of Nursery Road and Quinsam Road.

Environmental Protection

An Environmentally Sensitive Areas Assessment (ESA) was completed which summarized the environmental baseline data, maps the key areas of consideration, and provides an anticipated Streamside Protection and Enhancement Area (SPEA) setback from each area.

The proposed subdivision development follows conservation design principles for environmental protection and is geared at reducing harm and impact on the identified ESAs by providing larger than required buffers in order to reduce the risk of environmental harm from the hand of man.



This area will be protected by the conservation covenant.

Parkland Dedication and Cash-In-Lieu

As per Section 510 of the Local Government Act, a 5% land dedication or money-in-lieu of park dedication is required, payable to the City of Campbell River.

As part of the parkland agreement, 3.8 % of the property will be dedicated at park land, with the remaining 1.2 % paid as cash-in-lieu to the City of Campbell River. For cash-in-lieu of park that is given to the City of Campbell River, the value of the lands shall be determined by an Appraiser certified by the Appraisal Institute of Canada.

The parkland agreement will also include a voluntary contribution of \$50,000 in seed funding to Greenways Land Trust as a community amenity contribution.

Development Permit

Facilitation of the Subdivision will require numerous development permits through the course of the project.

We are requesting that the completion of any required Development Permits be done as a condition of a Preliminary Subdivision Review (PSR) Letter and prior to final approval of the subdivision.

Conclusion

If you have any questions regarding the information contained in this Project Brief Letter, please do not hesitate to contact us.

Sincerely,

McElhanney Ltd.

Prepared by:



**Kasha Janota-Bzowska, M. Plan
Planner 2 | McElhanney Ltd.**
kjanota-bzowska@mcelhanney.com
1-250-201-3856

Reviewed by:



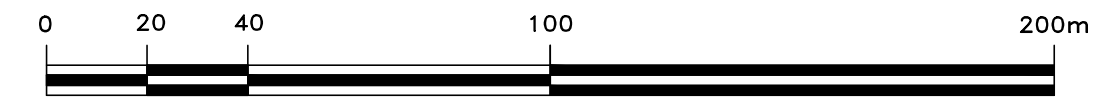
**Kevin Brooks, MCIP, RPP
Senior Planner | McElhanney Ltd.**
kbrooks@mcelhanney.com
1-250-202-9037

PLAN SHOWING THE PROPOSED SUBDIVISION OF PART OF THAT PART OF DISTRICT LOT 66, SAYWARD DISTRICT, LYING SOUTH OF THE SOUTH BOUNDARY OF PLAN 2596, AND WEST OF THE WEST BOUNDARY OF PARCEL B (DD 490061) OF DISTRICT LOT 66, EXCEPT THOSE PARTS INCLUDED IN PLANS 11137, 12046, 14662, 16401, 28574, 30911, 3304 RW, VIP69094, VIP80166, AND EPP121366.

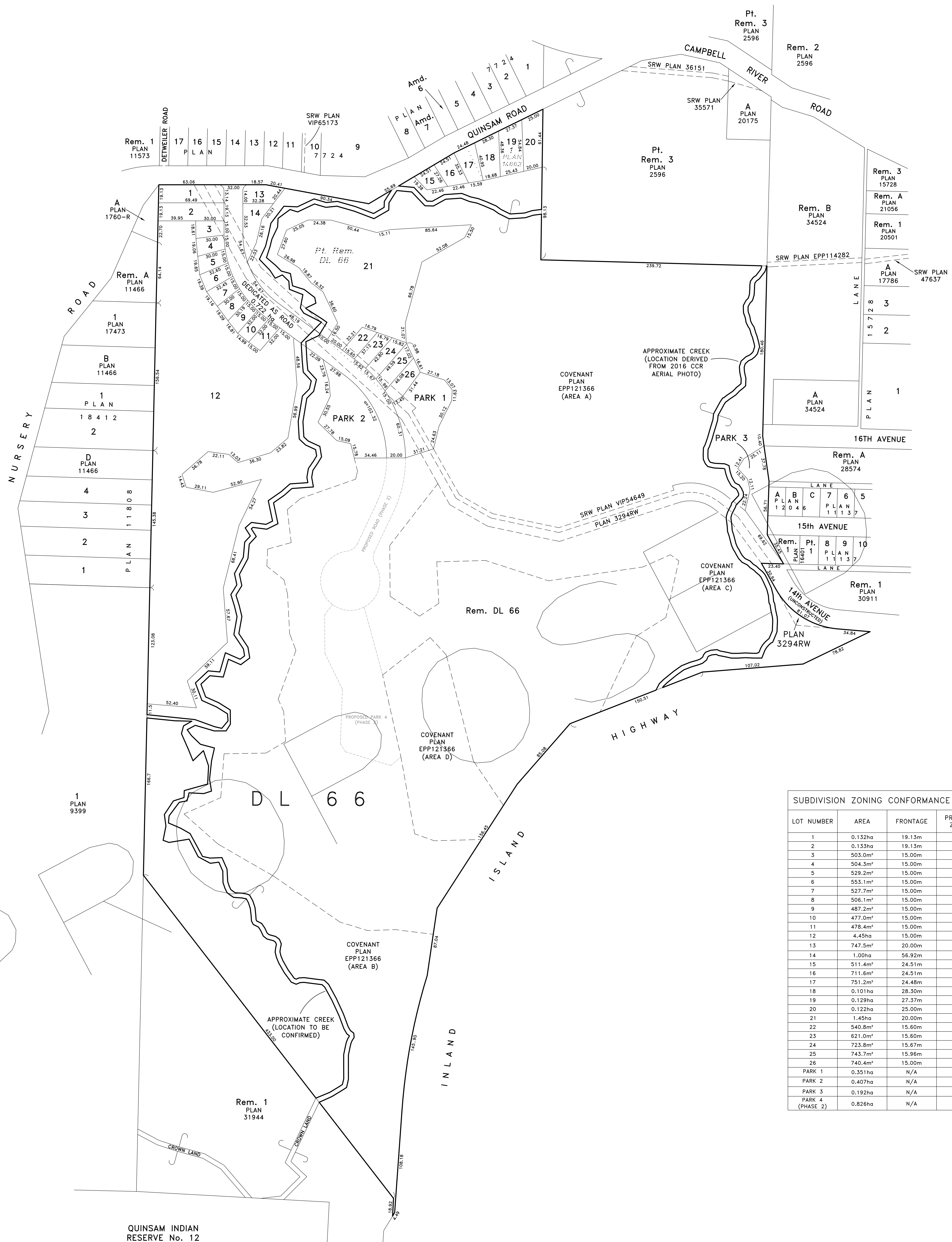
CLIENT REF:
METROPOLITAN
CAPITAL
PARTNERS INC.

PID: 009-647-830

SCALE 1:1500



ALL DISTANCES ARE IN METRES UNLESS OTHERWISE STATED.



SUBDIVISION ZONING CONFORMANCE TABLE

LOT NUMBER	AREA	FRONTAGE	PROPOSED ZONING
1	0.132ha	19.13m	R-1A
2	0.133ha	19.13m	R-1A
3	503.0m ²	15.00m	R-1A
4	504.3m ²	15.00m	R-1A
5	529.2m ²	15.00m	R-1A
6	553.1m ²	15.00m	R-1A
7	527.7m ²	15.00m	R-1A
8	506.1m ²	15.00m	R-1A
9	487.2m ²	15.00m	R-1A
10	477.0m ²	15.00m	R-1A
11	478.4m ²	15.00m	R-1A
12	4.45ha	15.00m	RMS
13	747.5m ²	20.00m	R1-A
14	1.00ha	56.92m	R-1A
15	511.4m ²	24.51m	R-2
16	711.6m ²	24.51m	R-2
17	751.2m ²	24.48m	R-2
18	0.101ha	28.30m	R-2
19	0.129ha	27.37m	R-2
20	0.122ha	25.00m	R-2
21	1.45ha	20.00m	RMS
22	540.8m ²	15.60m	R-1A
23	621.0m ²	15.60m	R-1A
24	723.8m ²	15.67m	R-1A
25	743.7m ²	15.96m	R-1A
26	740.4m ²	15.00m	R-1A
PARK 1	0.351ha	N/A	N/A
PARK 2	0.407ha	N/A	N/A
PARK 3	0.192ha	N/A	N/A
PARK 4 (PHASE 2)	0.826ha	N/A	N/A