

# WELCOME

## Thank you for attending today!

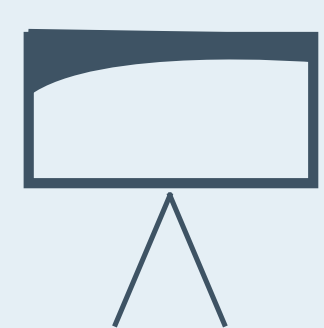
Welcome to the Quinsam Heights Neighbourhood Plan "Ideas Fair" Open House. Today we're looking for input on the following questions:

- what do you think about Quinsam Heights?
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- what ideas do you have for the future growth and development of Quinsam Heights?

## Getting to know you...

Before we get started, please let us know where you live. Place a sticky dot on the maps to the right to represent your neighbourhood or home.

1



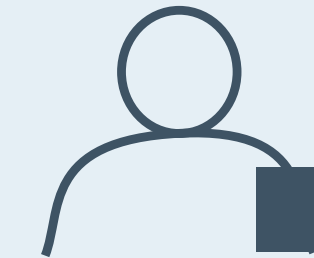
Review each board and answer questions using a sticky note. Please use one sticky note per comment. Use as many sticky notes as you wish.

2



Go to the floor map and follow the instructions using sticky notes, tell us what areas in the Quinsam Heights neighbourhood matter most to you and why?

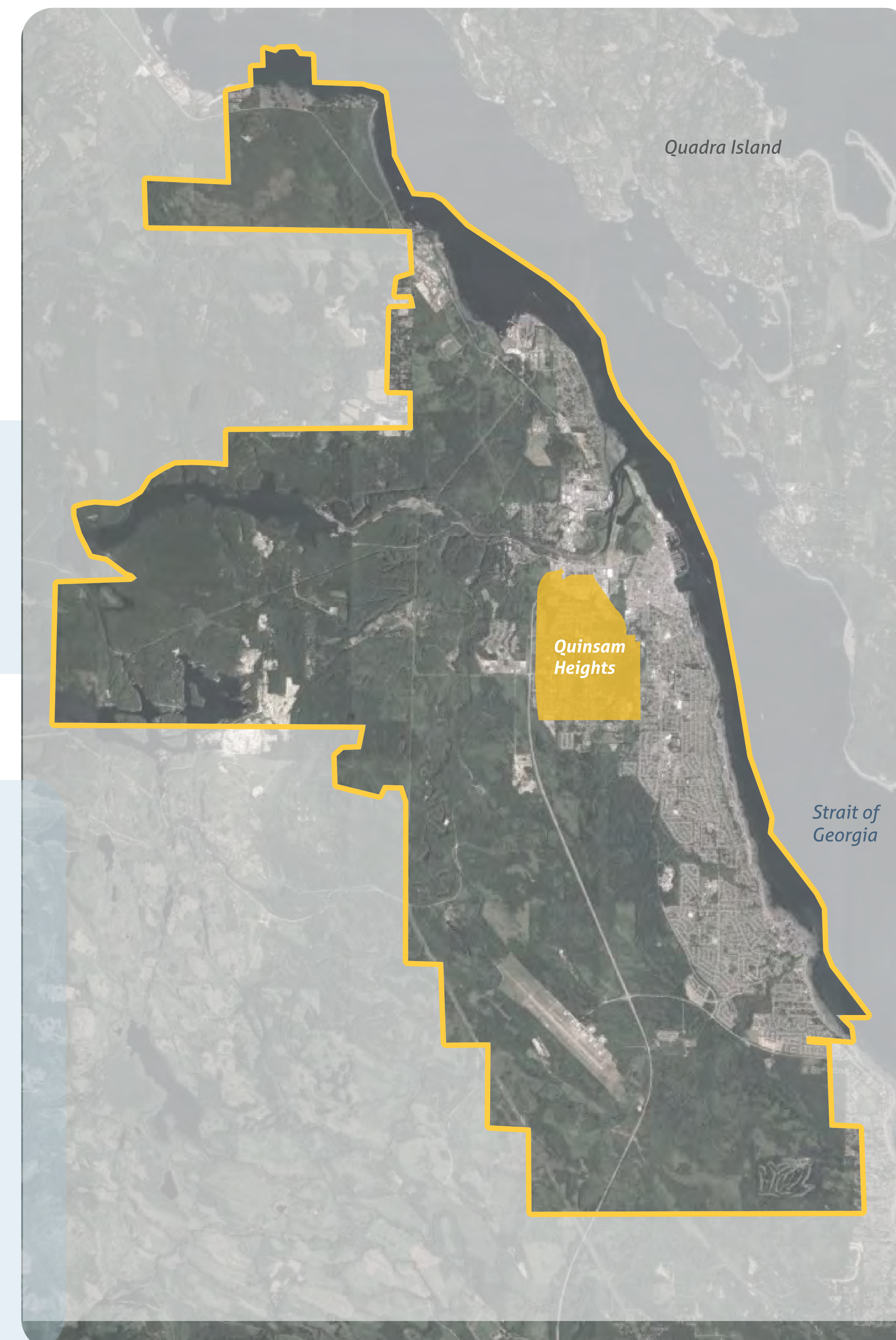
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And if you have any questions, please find a City staff member and they should be able to help!

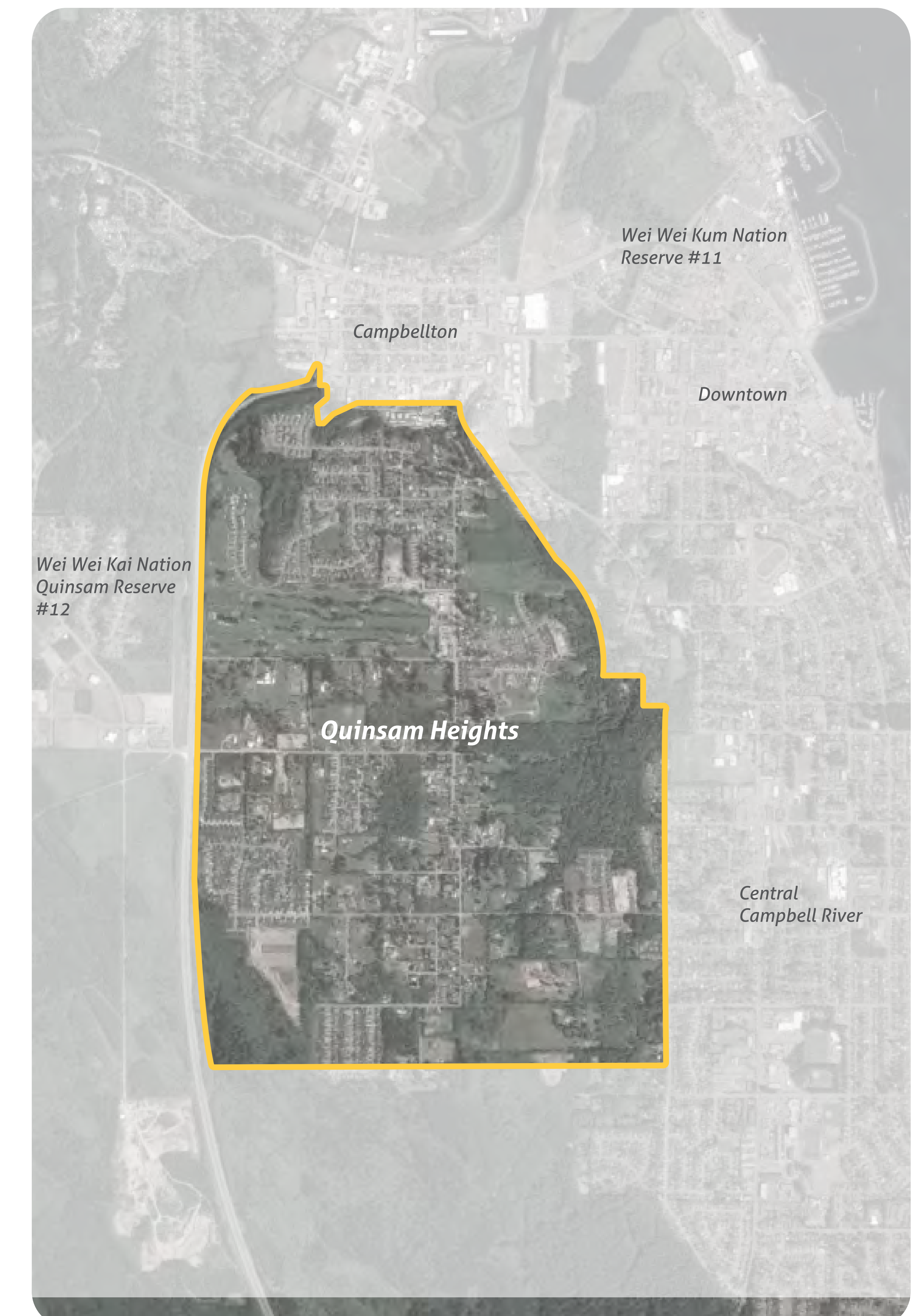
## Campbell River | A Hub City

At the confluence of the Campbell River and Discovery Passage, Campbell River is positioned as a gateway to the north Island. As the largest city on northern Vancouver Island, with a growing population, Campbell River is a service "hub" for many people living and working in the region.



## Quinsam Heights | A Growing Neighbourhood

Quinsam Heights is a neighbourhood in transition, historically defined by second growth forests, farms, and large estate lots. Recent development has seen a growing number of more compact detached and multi-unit housing.





# NEIGHBOURHOOD PLAN

## What is a Neighbourhood Plan?

A neighbourhood plan is a land use document that provides direction for future planning and development to address population growth, housing needs, and municipal services.

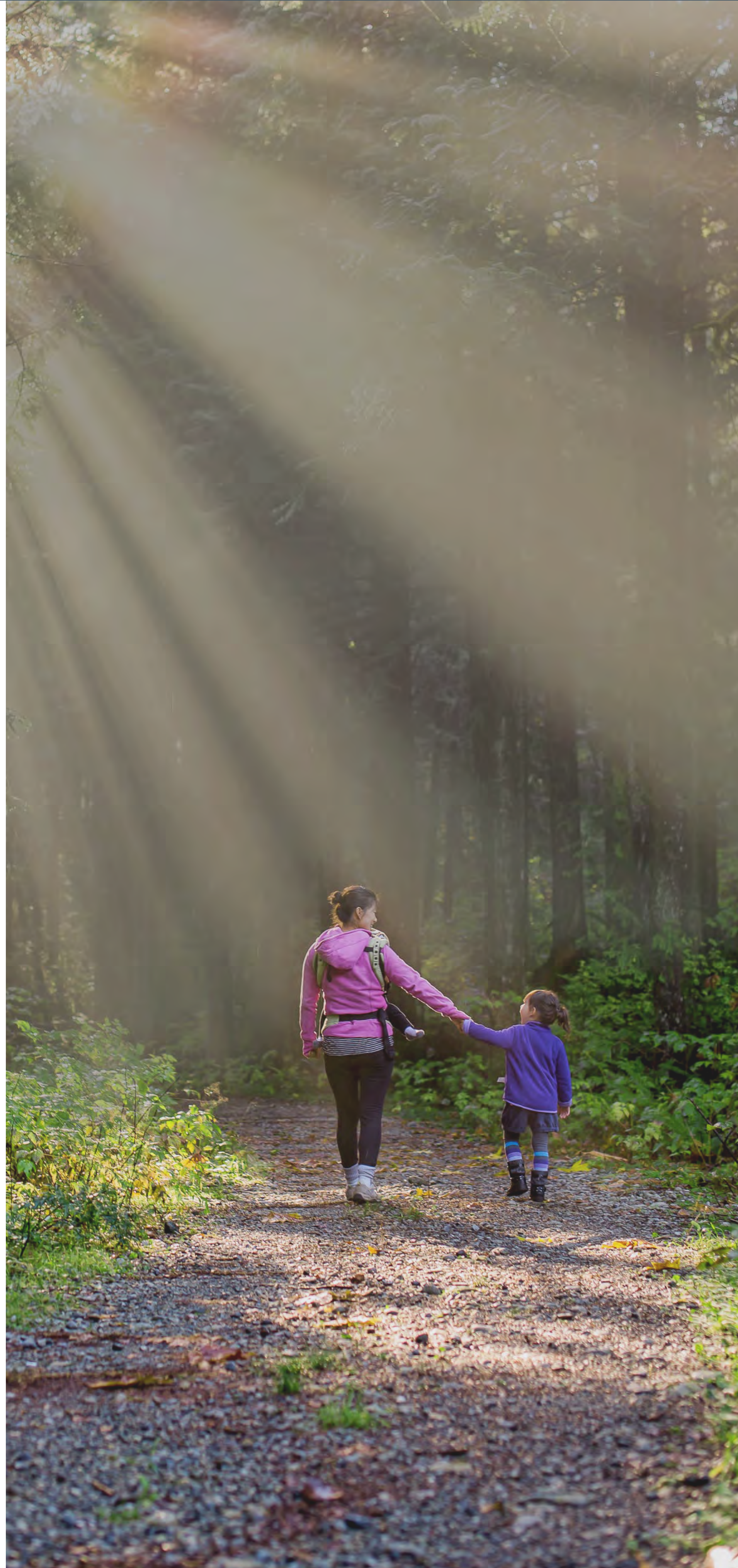
## Why is a Neighbourhood Plan needed for Quinsam Heights?

The City's Official Community Plan (OCP) has identified Quinsam Heights as a major growth area for infill development, therefore the City of Campbell River (City) is seeking to effectively plan for the future of this neighbourhood.

As part of this process, broad public engagement will inform the development of an updated Neighbourhood Plan for Quinsam Heights.

The Neighbourhood Plan process will explore strategies for land use management – including open space conservation and recreation, housing diversity, neighbourhood commercial opportunities and amenities – to guide responsible growth in Quinsam Heights.

The process will assess infrastructure demands and will work to integrate suitably within the context of the other regulatory documents that govern this neighbourhood.



## What key topics will we explore?

These are the key topic areas that will help identify what is currently working in the community and should be retained, as well as what must be altered to address the changing needs of residents.

**THE ENVIRONMENT** | Protect existing parks, natural spaces and environmentally sensitive areas; ensure new development is sensitive to the environment; look for ways to incorporate new green spaces, linkages and parks.

**CHARACTER** | Define the character of the neighbourhood as identified by the community, and its importance when making land use decisions.

**HOUSING** | Provide more housing that is diverse and meets the needs of community members from all socio-economic backgrounds.

**SOCIAL SPACES & RECREATION** | Explore opportunities to create and enhance recreational spaces within the neighbourhood.

**COMMERCIAL** | Locate neighbourhood nodes in strategic areas to service the daily needs of residents within walking distance.

**MOBILITY** | Provide improvements to transportation routes and encourage greater use of active transportation. Enhance the safety of all road users and strategize ways to improve key intersections and prominent arterials.

**INFRASTRUCTURE & SERVICING** | Develop a strategy to manage and improve existing infrastructure, and stormwater management in particular, that will better service the community and future development.

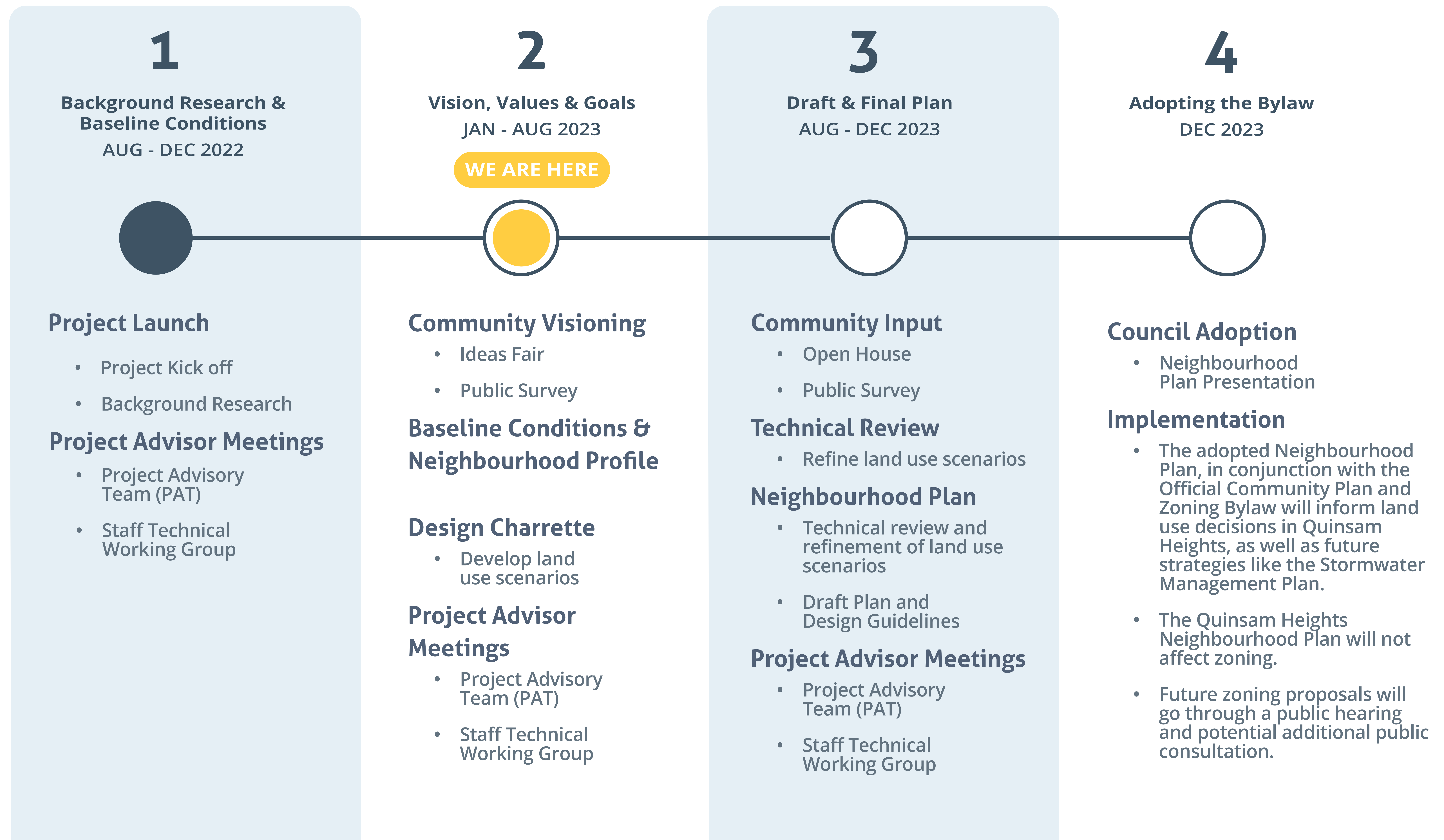




# PROJECT PROCESS

## What is a Neighbourhood Plan?

Over the coming months, we will continue the engagement process and are inviting a wide range of residents, advisory groups and technical experts to participate and help shape the new Plan.





# COMMUNITY VISION

## Community Vision

A first step in creating a Neighbourhood Plan is understanding and articulating a community vision. A shared vision provides direction for priority setting, policy design and future decision making.

The vision for Quinsam Heights – as currently defined in the Official Community Plan – is:

*to retain the “unique semi-rural character” by preserving areas with larger rural lots and green spaces, while sensitively integrating new residential development to provide more housing options.*

We’d like to update – and ideally improve – on the above statement. Your feedback – both here and in the online survey – will update the community vision for Quinsam Heights and ultimately help us to develop clear, measurable, and implementable goals for the Neighbourhood Plan.

A vision statement should be **appreciative** (e.g. recognizing unique and desirable characteristics) and **ambitious**, clearly capturing a sense of our desired future.

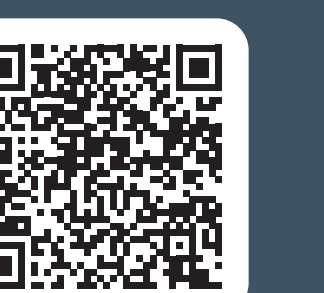
Some may describe Quinsam Heights as a collection of neighbourhoods within a neighbourhood. As a community in transition, it is important that the characteristics that matter most to residents are preserved, and the aspirations of the community are harnessed.

So, take a moment to consider the **qualities and opportunities** of this neighbourhood that make it special...

*What aspects of the neighbourhood do you value most?*

*What are your hopes for the community in the future? What does it look like? Who lives here?*

**YOUR  
IDEAS**





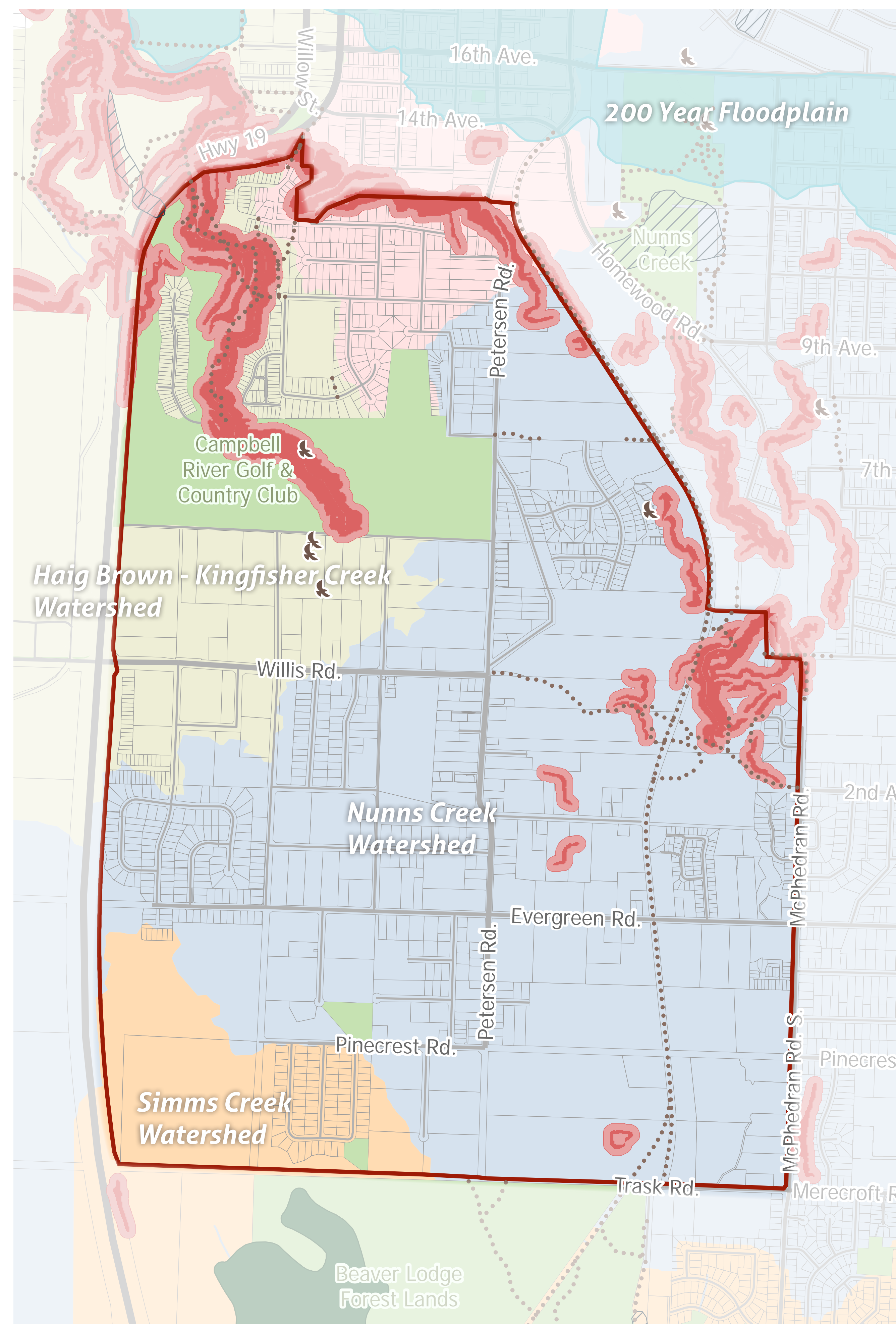
# THE ENVIRONMENT

Quinsam Heights is home to a mix of valueable green spaces, habitats, and sensitive ecosystems; and forms the headwaters of salmon-bearing creeks.









The City's Official Community Plan (OCP) encourages conservation (of Green and Protected Lands) through the protection and buffering of natural assets, including:

- Areas around the Campbell River Golf Course Beaver Lodge Forest;
- Franzen Park; and,
- The Elk River Timber (ERT) Trail to the east; and
- and other sensitive environmental areas such as Nunns, Haig Brown - Kingfisher, and Simms Creeks.

**These natural areas should be protected, enhanced and celebrated as defining assets within the Neighbourhood Plan.** The development of a series of connected parks in Quinsam Heights is supported, in order to meet the objectives of the Parks Strategic Plan.



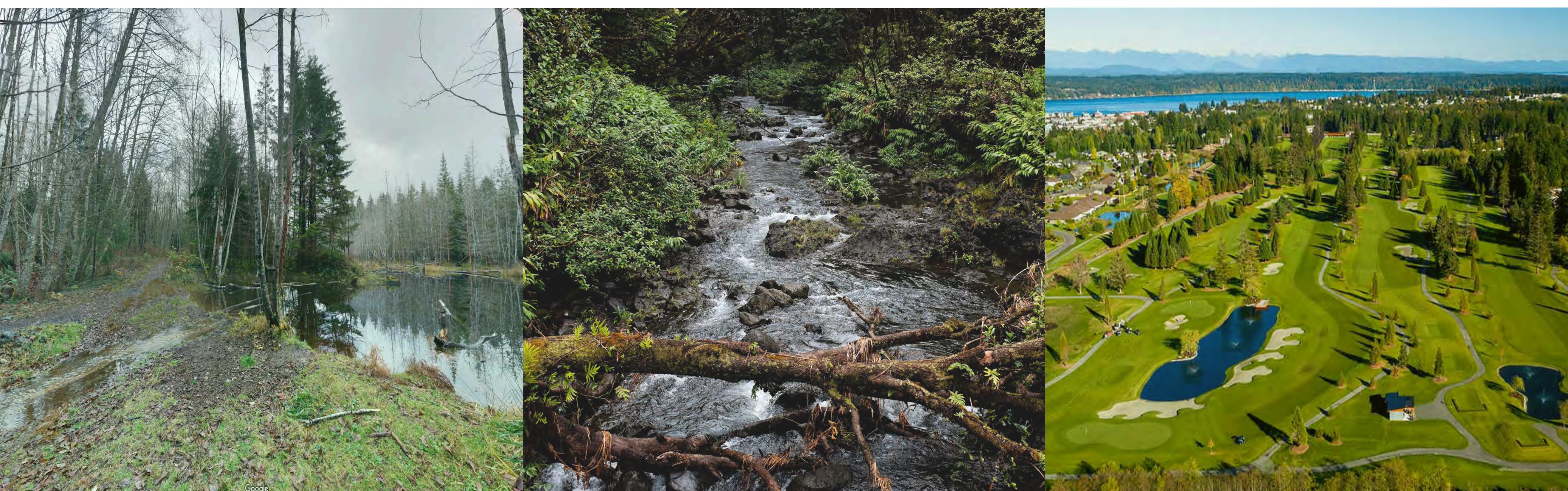
## ENVIRONMENTAL CONSTRAINTS & CONSIDERATIONS

-  Bald Eagle Trees
-  Trails
-  Sensitive Ecosystem Inventory
-  Species and Ecosystem at Risk
-  200 Year Floodplain
-  20m Buffer
-  Steep Slope
-  Watershed Boundaries

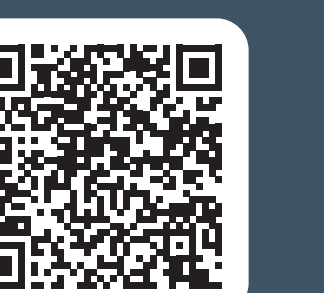
**What are your favourite natural areas within this neighbourhood?**

**What are your IDEAS for the ENVIRONMENT of Quinsam Heights in the future?**

**YOUR  
IDEAS**



visit <https://getinvolved.campbellriver.ca> for more information and please share your feedback through our survey



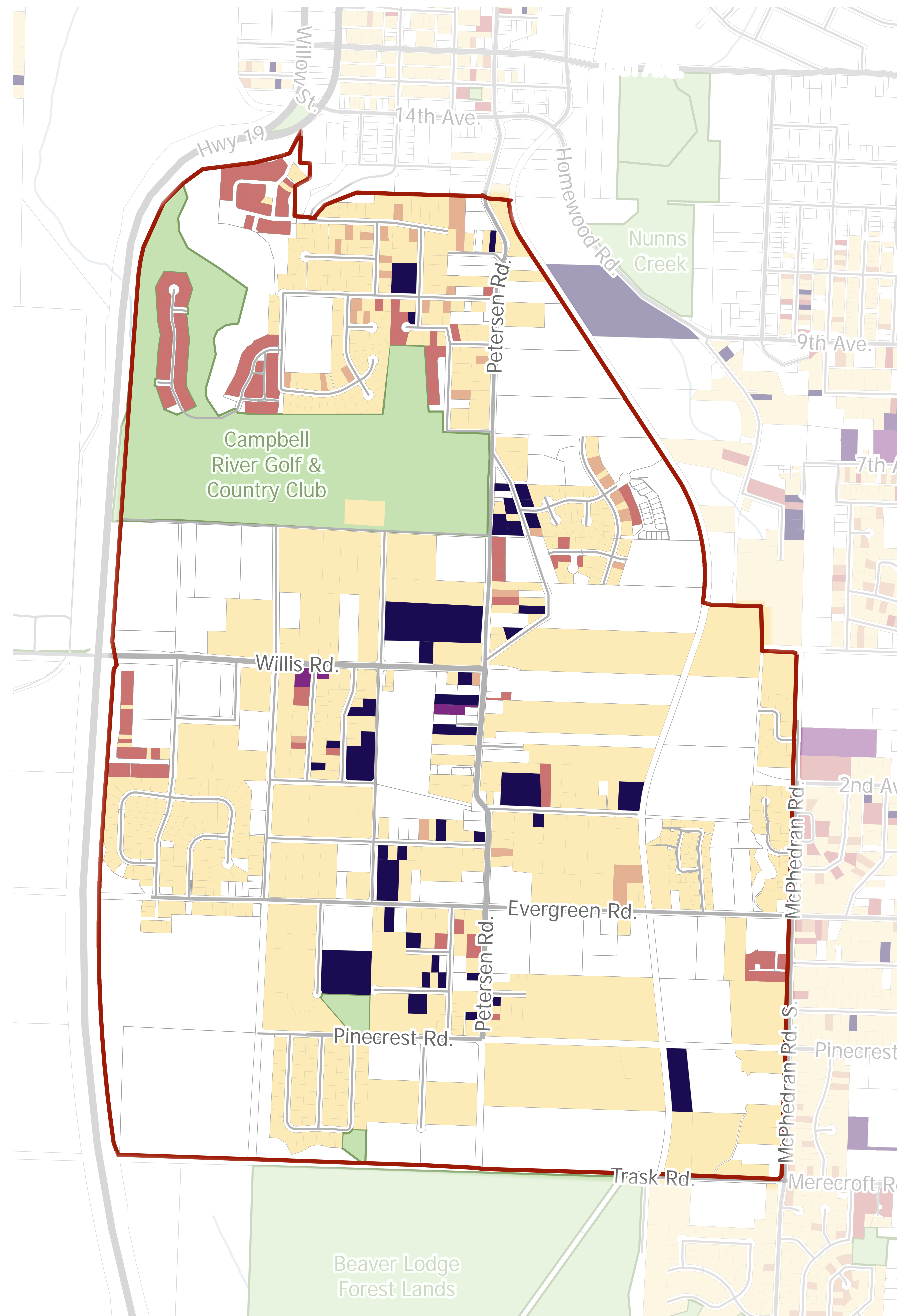


# HOUSING

Quinsam Heights has historically been defined by traditional (single-detached) housing associated with a “working” landscape (e.g. homesteads). Over time, local service centres (e.g. Campbellton and Downtown) have grown, giving rise to more compact suburban forms.

**As community growth and investment continues, additional amenities and community infrastructure will support further diversification of housing options,** including the infill of more compact single-detached, multi-unit ground-oriented and condo housing forms.

The City’s Official Community Plan (OCP) notes that mixed use centres within the surrounding neighbourhoods offer services in accessible locations and convenient distances. **Accordingly, neighbourhoods like Quinsam Heights can supply a broader range of housing types to meet all income levels and life stages.**



## RESIDENTIAL PROPERTIES BY BUILDING TYPE

- Single Detached
- Single Detached with Suite
- Duplex; Triple; Fourplex
- Rowhouse / Townhouse
- Apartment
- Mobile

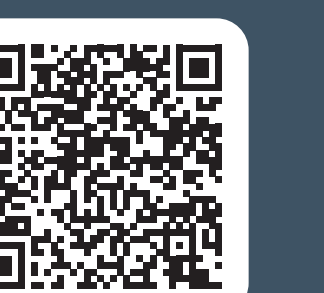
**What types of NEW homes are best suited? What is needed?**

**What are your IDEAS for the future of HOUSING in Quinsam Heights?**

**YOUR  
IDEAS**



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# SOCIAL SPACES & RECREATION

City of  
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River

QUINSAM HEIGHTS  
NEIGHBOURHOOD PLAN

Quinsam Heights is home to social and recreational spaces that are valued by both locals and visitors. These include the Campbell River Golf Course, Ripple Rock Elementary School, a place of worship, and the Elk River Timber Trail (ERT). The ERT is part of Campbell River's Recreational Greenways Loop, which is a key attraction in the community and active transportation route.

The City's Official Community Plan (OCP) aims **for all residents to be within a five minute walk from a park, trail or natural area**. The OCP also supports the following public spaces and amenities to be maintained and developed:

- contemplative spaces;
- community gardens;
- spaces for creative and artistic expression;
- spaces that celebrate First Nations culture; and
- gathering places for community celebration, social activity, and civic engagement.



*What social and recreational spaces are most important to you? What is missing?*

*What are your IDEAS for the future of SOCIAL SPACES and RECREATION in Quinsam Heights?*



## PUBLIC FACILITIES

- Recreation Center
- Arena

## WALKING TIME TO PUBLIC FACILITIES

- 7-10 Minutes
- 11-20 Minutes
- 21-30 Minutes
- 31-40 Minutes
- > 40 Minutes

## SOCIAL SPACES

- Place of Worship
- Coffee Shop
- Elementary School
- Secondary School
- Seniors Center
- Youth Center

**YOUR  
IDEAS**

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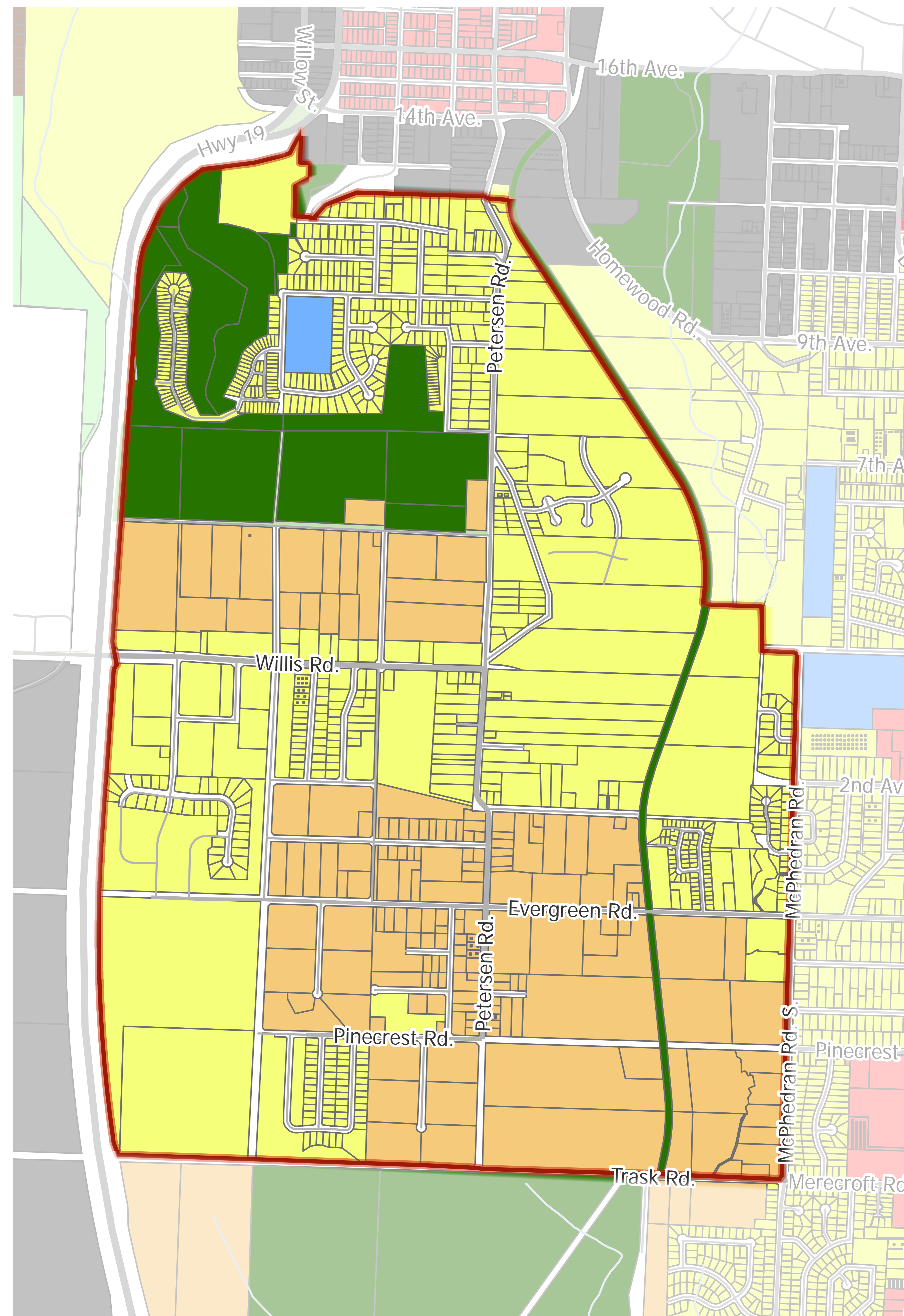
# COMMERCIAL

Neighbourhood-scale commercial uses in a few strategic locations helps to strengthen local economy and increase walkability by providing goods and services that are accessible and convenient for residents.

**Supporting these businesses can promote community building by introducing more neighbourhood amenities and establishing a neighborhood identity.**

The City's Official Community Plan (OCP) aims to create walkable neighbourhoods with strategic commercial growth in undeveloped areas, like Quinsam Heights.

While centers within surrounding neighbourhoods will contain larger commercial areas (eg. Campbellton and Downtown), **creating 'neighborhood nodes' can provide residents with easy access to daily necessities without the need to travel outside the community.** For example, these could include a grocery store, coffee shop, florist, or small restaurant.



## Land Use

- Village
- Neighbourhood (proposed & existing)
- Estate
- Rural Neighbourhood
- Business & Industrial Service AREA
- Downtown
- Green & Protected Lands
- Rural Resource
- Other

*What types of commercial activity are best suited here?*

*What are your IDEAS for the COMMERCIAL growth in Quinsam Heights?*

**YOUR  
IDEAS**



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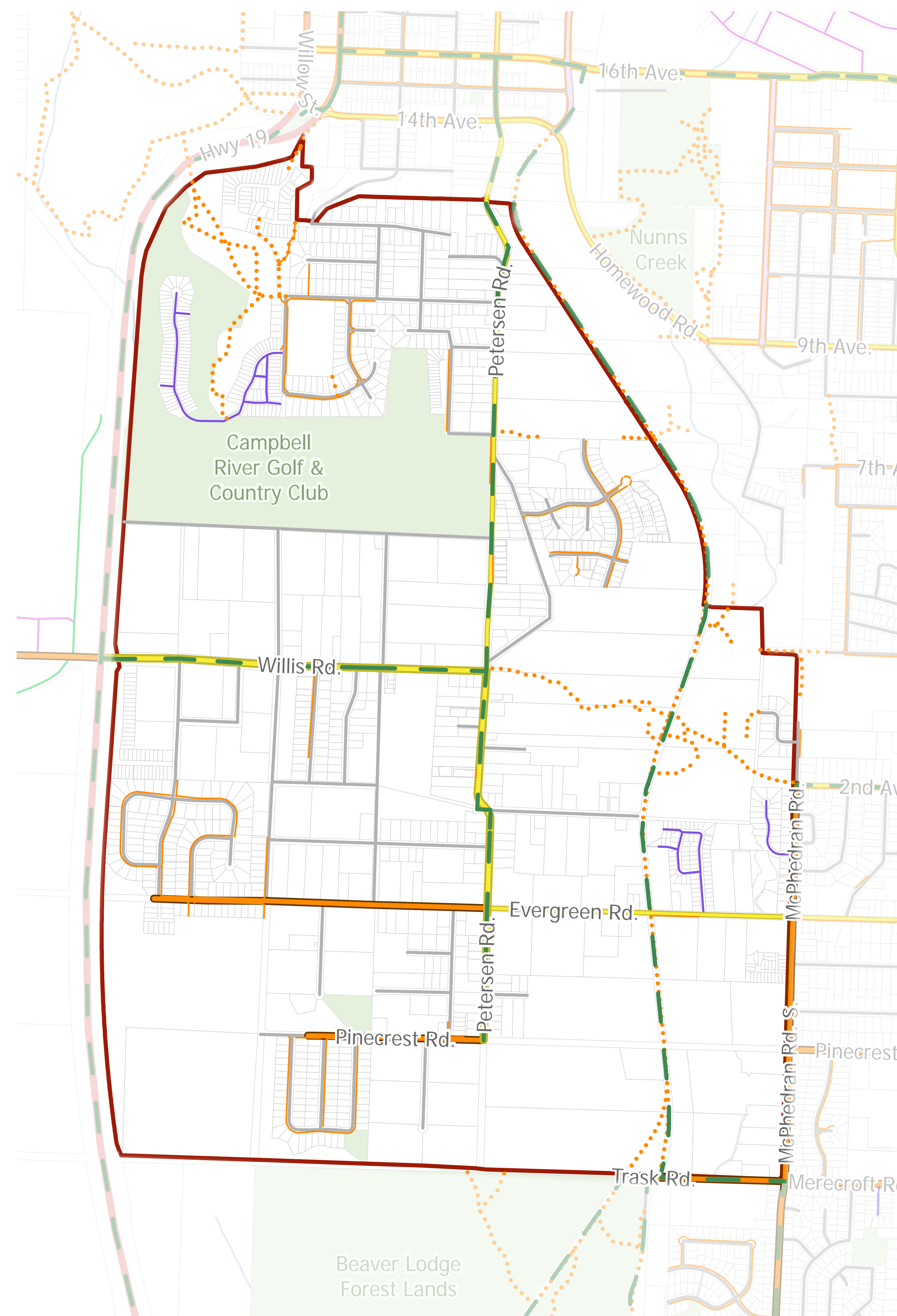


# MOBILITY

Quinsam Heights is well connected to the rest of Campbell River via Highway 19, a network of major and local roads, and bicycle routes. This includes a section of the Elk River Timber (ERT) Trail, an important active transportation route, that lines the eastern edge of the neighbourhood.

Addressing pedestrian safety, is also becoming a point of consideration for mobility within the Neighbourhood Plan process. For example, although the ERT is a popular active transportation route, safety concerns such as inadequate lighting have become an issue.

The City's Official Community Plan (OCP) supports **prioritizing walking in Campbell River and increasing the proportion of trips taken by bicycle and public transit.**



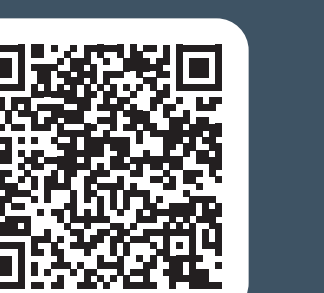
**What areas of the transportation network are working well? What needs improvement?**

**What are your IDEAS for the future of MOBILITY in Quinsam Heights?**

**YOUR  
IDEAS**



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# INFRASTRUCTURE & PHASING



QUINSAM HEIGHTS  
NEIGHBOURHOOD PLAN

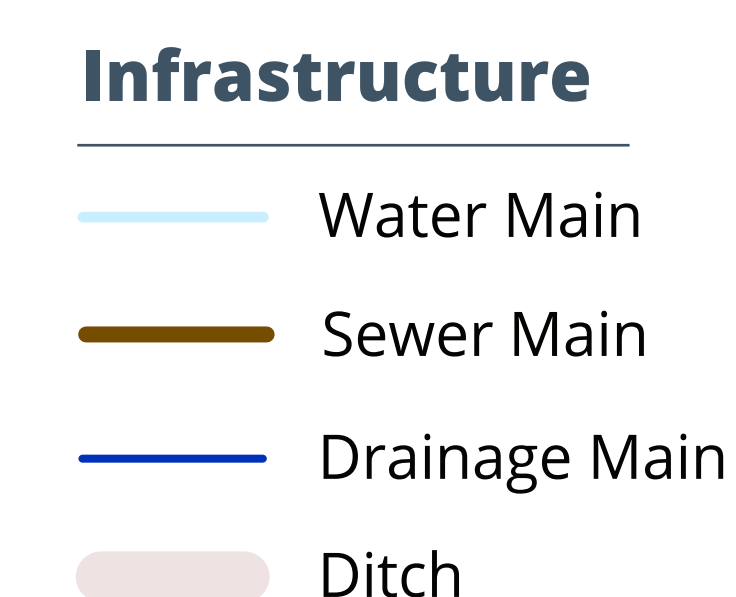
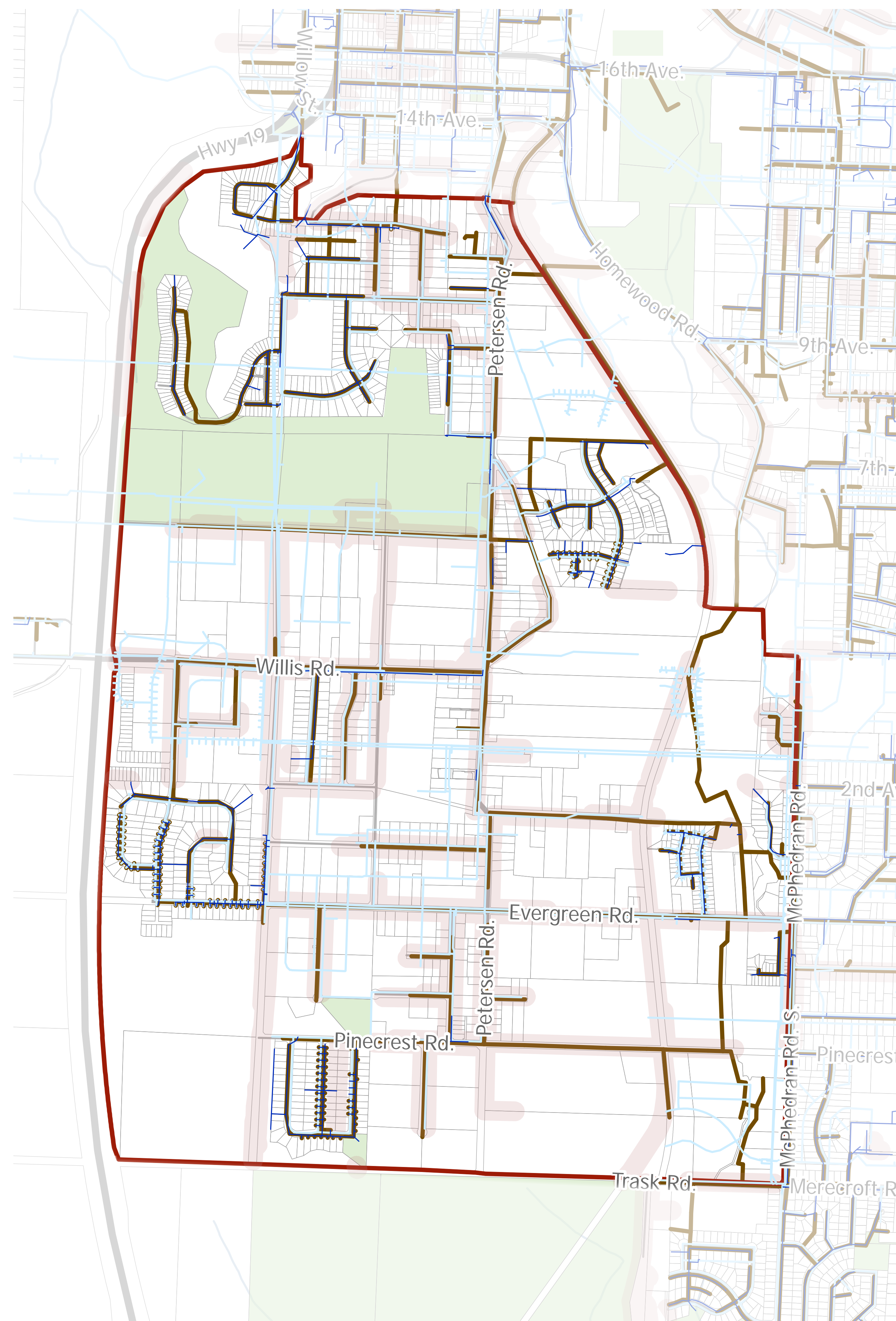
The extension, improvement and ongoing maintenance of community infrastructure – both “grey” and “green” – play a crucial role in ensuring that a neighborhood is a **desirable and livable place** for residents, and **maintains its long-term vitality**.

The neighbourhood planning process – through investigation of current challenges & opportunities and coordinated development of policies – informs the City’s coordination of infrastructure investment and construction.

**GREY INFRASTRUCTURE** refers to the traditional systems associated with “roads and pipes” – including streets, potable water and sanitary sewer and stormwater management systems – essential for maintaining public health and safety by providing access to transit routes, clean water and proper sewage treatment and disposal.

**GREEN INFRASTRUCTURE** refers to systems that rely more directly on low-energy or “nature-based” solutions – including active transportation and trails, urban forest and rainwater management strategies – that bring significant “co-benefits” to community health, wellbeing and quality of life. Protection and enhancement is critical for managing flood risk (particularly in the context of increasing storm intensity), air and water quality.

Planning, design, phased construction and maintenance of community infrastructure requires close collaboration between the City, the development industry and community members.



*What types of NEW infrastructure – grey or green – do you believe is most needed in Quinsam Heights?*

*What are your IDEAS for future of INFRASTRUCTURE in Quinsam Heights?*

**YOUR  
IDEAS**





# GET CREATIVE !

After reading the boards, be sure to take a walk on the floor map and speak to a member of our team!

**PLACES YOU LOVE** | Place a **green sticky note** to highlight what parts of Quinsam Heights you value most...and why?

**PLACES TO IMPROVE** | Place a **pink sticky note** to highlight what parts of Quinsam Heights you think need improvement...and why?



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**QUINSAM HEIGHTS**  
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