



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on June 16, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Ken McRae, (Vice - Chair)
Joe McQuaid
Amy Anaka
Larry Ransom (Alt.– S.D.70)
Harley Wylie (Alternate Tseshahṭ (č išaaʔath) F.N)
Councillor Deb Haggard, Council Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison

Regrets

Chris Washington, S.D.70
Stefanie Weber
Callan Noye
Jolleen Dick, Councillor, Hupačasath F.N
Ken Watts, (CEO Tseshahṭ (č išaaʔath) F.N)
Scott Smith, Dir. of Dev. Services/Deputy CAO

Staff

Marianne Wade, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Guests

Applicant: A. Needham
Applicant: C. Minions, M. Ramsey
Members of Public: 1

Alternates (not in attendance)

L. Sam, (Alt. – Tseshahṭ (č išaaʔath) F.N)
Vicky White, (Tseshahṭ (č išaaʔath) F.N)
Councillor Helen Poon (Alt.– Council Liaison)



1. Acknowledgements and Introductions:

Acknowledgement by Chair that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshahṭ (č išaaʔath) First Nations.
Welcome and introductions.

2. Minutes: Adoption of May 19, 2022 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the March 17, 2022 regular meeting.

(McRae / McQuaid) CARRIED

3. APC reports and procedures update: Manager of Planning

- New Manager of Planning, Marianne Wade, introduced herself to the APC members and provide a brief verbal summary of her background and experience.
- The new format for APC reports and recommendations was introduced.

4. DEVELOPMENT APPLICATION – Zoning Bylaw amendment

4925 Leslie Avenue, Port Alberni

Lot 10 District Lot 13 Alberni District Plan 6096 (PID: 005-909-538)

Lot 11 District Lot 13 Alberni District Plan 6096 (PID: 005-909-554)

Applicant(s): Amy and Curtis Needham

- City Development Planner (B.M.) summarized his report dated June 6, 2022.
- APC discussed the proposed amendment with respect to the following:

- It was noted that the Engineering Department has submitted their comments this morning.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the proposed zoning amendment.*

(McRae / McQuaid) CARRIED

5. DEVELOPMENT APPLICATION – Temporary Use Permit

3130 3rd Avenue, Port Alberni

Lot A, District Lot 1, Alberni District, Plan VIP30733 (PID: 001-225-537

Applicant(s): Bread of Life Centre

- The Chair recused himself and left the meeting at 12:13 pm citing personal interest in the application. This left the APC short of a quorum. The Manager of Planning indicated that the meeting would proceed and that the APC comments would be submitted to Council for consideration as it was not possible to vote on a formal motion/s.
- The Manager of Planning (M.W.) summarized her report dated June 14, 2022.
- APC discussed the proposed amendment with respect to the following:
 - Clientele – applicant indicated to APC that the Temporary Use Permit was for a Transition House within the existing Bread of Life building and that it would not be restricted by gender.
 - Hours of operation: applicant indicated that the Bread of Life kitchen would continue to operate within the current hours of 8:00 am to 8:00 pm. The Transition House portion of the building would be operational 24 hours per day and 7 days per week only for the clients using the Transition House .
 - It was noted by the applicant that the Bread of Life Centre is now operated by the Salvation Army and the intent of the Temporary Use Permit was to allow more time to explore other possible options for a long-term facility and to determine and assess community impact.
 - APC members expressed some concerns regarding the impact of the proposal on the adjacent commercial area and efforts currently focused on renewal of the downtown core. It was noted that the area is already under a great deal of pressure due to prevalent social issues. The applicants indicated that it was their hope that they would be able to contribute to the improvement of the area by providing an alternative to people that would take them off the streets by providing shelter. He indicated that night outreach teams were planned and would be supporting and encouraging people, currently living on the streets, to make use of the shelter.
 - Safety: a sprinkler system would be required as part of the renovation to accommodate the Transition House.
 - R.C.M.P. noted they are aware of issues at the neighbouring Harbourview Apartments building.
 - A recent sale of the empty, nearby Bank of Montreal building has taken place and the Bread of Life has not yet met with the new owners.
 - Public Notice is required for this application.
 - The applicant assured the APC that they are aware of the temporary nature of the permit should it be approved and they are prepared for the eventuality that the use may not be permanent. A rezoning process would have to take place in the future if the applicant decided to pursue a permanent Transition Home in the C7 Core Business zone.

APC Comments

- The members present indicated support for the application.
 - The members are supportive of the Temporary nature of the Permit versus a rezoning which would be of a permanent nature.
 - APC is happy to see that the applicant has been in consultation with BC Housing and that they are taking the BC Building Code requirements into consideration.
- The Chair returned to the meeting at 1:35 pm following the discussion.

6. Status and OCP Update: Manager of Planning

A. June 13 Council

- 5249 Pineo Road rezoning application received 3rd reading.
- 5450 Greenard Street rezoning application received 1st and 2nd reading. Public Hearing waived.
- 4738 Athol Street OCP/ZON amendments received 1st and 2nd reading. Public Hearing July 11.
- A Sign Bylaw amendment to allow for a sign at the Seventh Day Adventist Church (4109 Kendall Ave.) was approved by Council.

B. OCP Review update:

- Stakeholders/groups participated in a workshop on June 2. APC members were invited to participate. Feedback from the workshop is being used to prepare a communication plan that will be presented to Council in late summer.
- Environmentally Sensitive Areas and Parkland will be included in the process for the OCP update.

7. OTHER BUSINESS:

- Status of Carriage Homes in Zoning regulation: The Manager of Planning commented that the City is working with a Consultant regarding the integration of relevant regulations in the Zoning bylaw.
- Configuration of Council Chambers for the needs of APC was discussed. The Manager of Planning will explore options for meeting space.
- The APC expressed that public education is needed as many people in the community are not informed about the differentiation between private versus public greenspaces and dedicated parks. Communication regarding OCP designations on existing greenspace is also a component of ensuring the public is aware of long-term vision for such spaces.
- Existing OCP contains a requirement for Neighbourhood Plans to accompany applications such as the one for the City owned land at 15th and Montrose St. where the designation is 'Future Residential'. The APC noted that such "one-off" applications should not be considered without enforcing the requirement for broader area Neighbourhood Plans.

8. ADJOURNMENT: The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **July 21, 2022.**

(Anaka / Francoeur) CARRIED



Ed Francoeur (Chair)