

*In response to the ongoing COVID-19 pandemic, the City follows the direction of the Provincial Health Officer and the Province of BC to ensure the health and safety of members of Council, staff and the public. **Members of the public who wish to attend meetings of Council are required to wear a mask and physical distancing will be in effect.***

PUBLIC HEARING – AGENDA
Tuesday, January 25, 2022 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

CALL TO ORDER & APPROVAL OF THE AGENDA

1. Recognition of unceded Traditional Territories.

This Public Hearing is held pursuant to section 464, 465, and 466 of the *Local Government Act*.

Introductory Remarks by the Chair:

1. **Description of the Application** *(To be read by the Corporate Officer)*

Applicant: Nicola Sharp dba BC Housing (ACAWS)

The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate use of the site for a 'Transition Housing' facility.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 35 (4440 Vimy Street – BC Housing - ACAWS), Bylaw No. 5036".

The Bylaw, if amended, will change the designation on a portion of the subject property from 'Parks and Open Space' use to 'Institutional' use.

- ii. "Zoning Map Amendment No. 46 (4440 Vimy Street – BC Housing - ACAWS), Bylaw No. 5037".

The Bylaw, if amended, will rezone the subject property from 'P2 Parks and Recreation' to 'P1 Institutional'.

2. **Background Information**

Report dated January 19, 2022 from the Development Planner.

3. **Correspondence**

- Email dated January 20, 2022 from K. Langlois and T. Bottaro.

4. **Late Correspondence Regarding the Matter** *(To be read by the Corporate Officer)*

5. Input from the Public regarding the Bylaws

6. Questions from Council: (Members of Council may ask questions, through the Chair, of the Development Planner, the applicant or the public who have spoken).

7. Closing Remarks by the Chair:

I would also like to remind those present that once the Public Hearing has closed, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

Before closing the Public Hearing, I am going to call three times for any further speakers regarding any of the matters contained in the proposed bylaws as it pertains to 4440 Vimy Street.

For the first time, is there anyone who wishes to make any further representation?

For the second time, is there anyone who wishes to make any further representation?

For the third and final time, is there anyone who wishes to make any further representation?

There being no further speakers, I declare this Public Hearing closed.

8. Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at _____ pm.



CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 464, 465, and 466 of the Local Government Act, notice is hereby given that a Public Hearing will be held in the Council Chambers at City Hall, 4850 Argyle Street, Port Alberni, BC on Tuesday, January 25, 2022 at 6:00 pm to gather public feedback on the following proposed bylaws affecting the property located at 4440 Vimy Street (legally described as Lot A, District Lots 1 and 92, Alberni District, Plan EPP110782, PID: 031-567-169).

1. "Official Community Plan Amendment No. 35 (4440 Vimy Street - BC Housing - ACAWS), Bylaw No. 5036"
2. "Zoning Map Amendment No. 46 (4440 Vimy Street - BC Housing - ACAWS) Bylaw No. 5037"

APPLICANTS: Nicola Sharp dba BC Housing (ACAWS)

The applicants are applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate use of the site for a 'Transition Housing' facility. The amendments being considered are listed below.

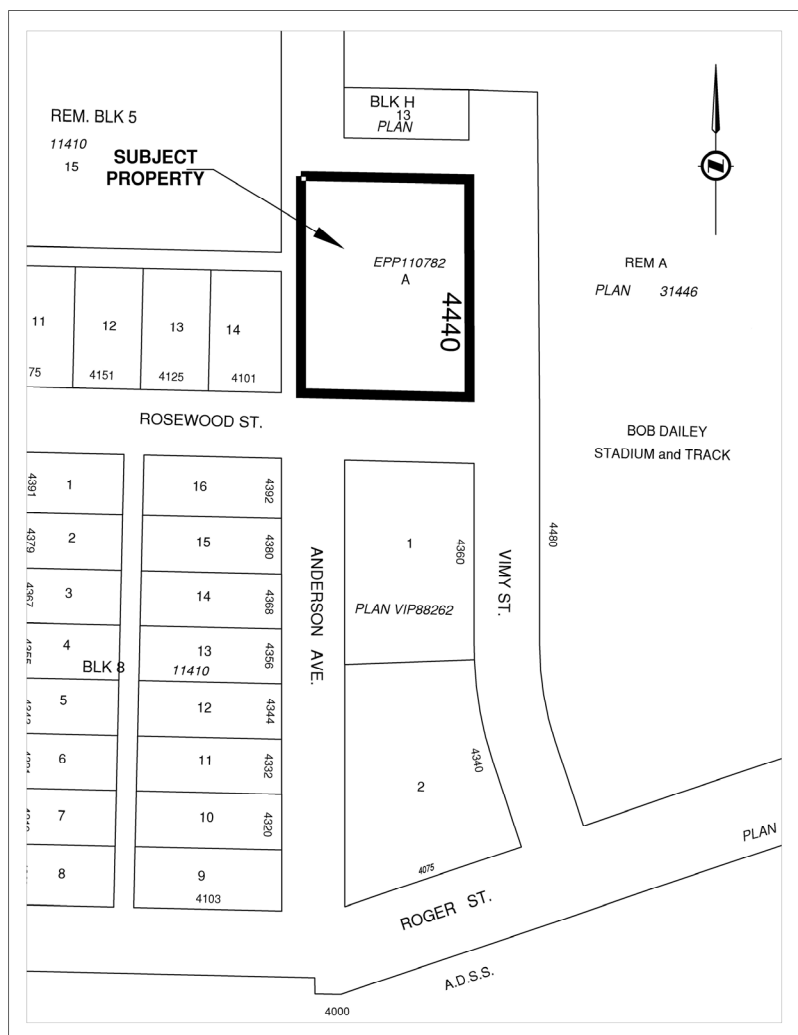
1. Proposed Official Community Plan Map Amendment:

Amend the Schedule A (Future Land Use Map) to Official Community Plan Bylaw, No. 4602 to change the designation on a portion of the site from 'Parks and Open Space' to 'Institutional' use as shown outlined on the map beside.

2. Proposed Zoning Bylaw Map Amendment:

Amend the **Schedule A (Zoning District Map)** to Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning the site from 'P2 Parks and Recreation' to '**P1 Institutional**' zone as shown outlined on the map beside.

The proposed bylaw amendments, along with Port Alberni Official Community Plan Bylaw, No. 4602 and Zoning Bylaw 2014, No. 4832, may be viewed at the offices of the Development Services Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from January 12, 2022 to January 25, 2022 during regular business hours (8:30 a.m. to 4:30 p.m.).



To read the staff report, proposed bylaws and other supporting documentation being considered by Council, please visit the Public Notice Posting Place on the City's website (at <https://www.portalberni.ca/public-notice-posting-place>). The Public Hearing agenda will be available on the City's website on Friday, January 21, 2022. To view the agenda visit <http://portalberni.ca> and select "*Your Government, Council Meetings*" from the drop-down menu.

Anyone who believes their property may be affected by this application is invited to provide their written comments to Mayor and Council for consideration as follows:

- Written submissions will be accepted by mail when addressed to 'Mayor and Council, 4850 Argyle Street, Port Alberni, BC V9Y 1V8'.
- Written submissions may also be hand delivered to the drop-box located to the left of the main entrance to City Hall.
- Written submissions may be emailed to council@portalberni.ca.

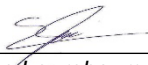
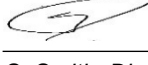

Submissions received **before 12:00 noon on Tuesday, January 25, 2022** will be provided to Council for their consideration. If preferred, the public may present directly to Council during the Public Hearing. For questions, please contact the Development Services Department at 250-723-2808 during regular hours (Monday through Friday between the hours of 8:30 am to 4:30 pm).

DATED AT PORT ALBERNI, B.C. this 12th day of January, 2022.

Price Leurebourg, Development Planner

Date: January 19, 2022
File No: 3360-20-4440 Vimy

To: Mayor & Council
From: Scott Smith, Acting CAO | Director of Development Services
Subject: Development Application – Proposed Official Community Plan and Zoning Bylaw Amendments
4440 Vimy Street - Lot A, District Lots 1 and 92, Alberni District, Plan EPP110782
(PID: 031-567-169)
Applicant: Nicola Sharp dba BC Housing Management Commission

Prepared by:  Price Leurebourg, Development Planner	Supervisor:  S. Smith, Dir. of Development Services/Acting CAO	A CAO Concurrence:  S. Smith, Acting CAO
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PURPOSE

To consider a development application to amend the Official Community Plan and Zoning Bylaw for 4440 Vimy Street. The applicant is proposing the institutional zoning in order to facilitate the development of transition housing.

BACKGROUND

The City of Port Alberni has received a development application for 4440 Vimy Street requesting amendments to the Official Community Plan and Zoning Bylaws. The applicant proposes to re-zone the property in order to facilitate the construction of a 2-storey residential building under the use defined as Transition house. The development will provide 22 dwelling units, ranging from studios to three-bedroom units.

BC Housing and its Operator, Alberni Community and Women's Society (ACAWS), propose to develop second stage housing for women and children at risk of violence, or who have experienced violence. The Vimy Street development is to be safe and affordable short-term housing with support services. Assisting women and families to transition to independent living, the proposed second stage housing will include supportive educational programs such as financial literacy, building self-esteem, and referral services. The typical length of stay is expected to be no longer than 18 months.

The site is owned by the City of Port Alberni. In December 2019, the City of Port Alberni and BC Housing entered into a Letter of Intent (LOI) with the objective of working together to address the need for second stage housing in the community. The LOI outlines the intention to allow BC Housing to lease the land at 4440 Vimy Street for the purpose of building second stage housing, pending OCP amendment, Zoning Bylaw amendment and building permit approvals.

Figure 1 – Portion of Property Subject to Proposed OCP Amendment

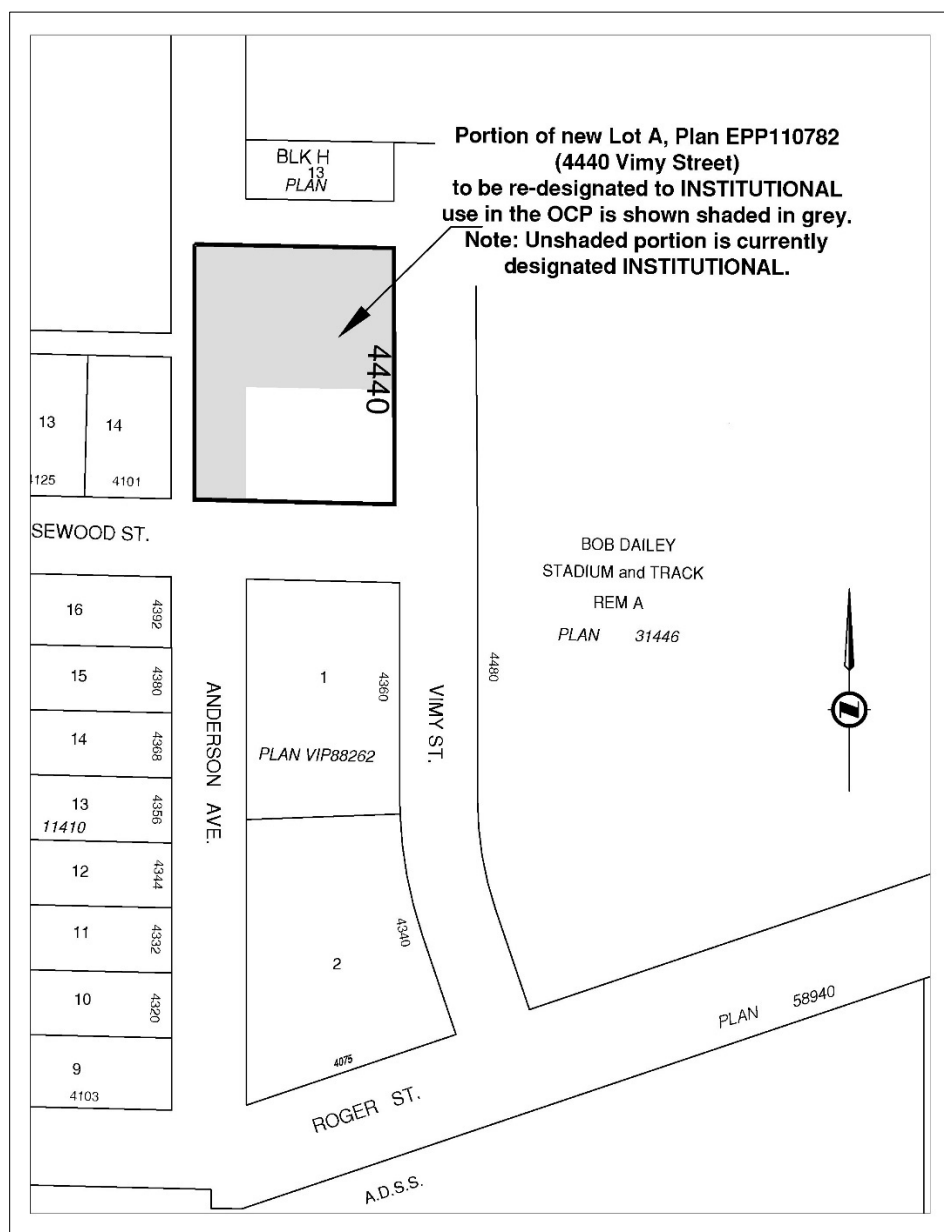
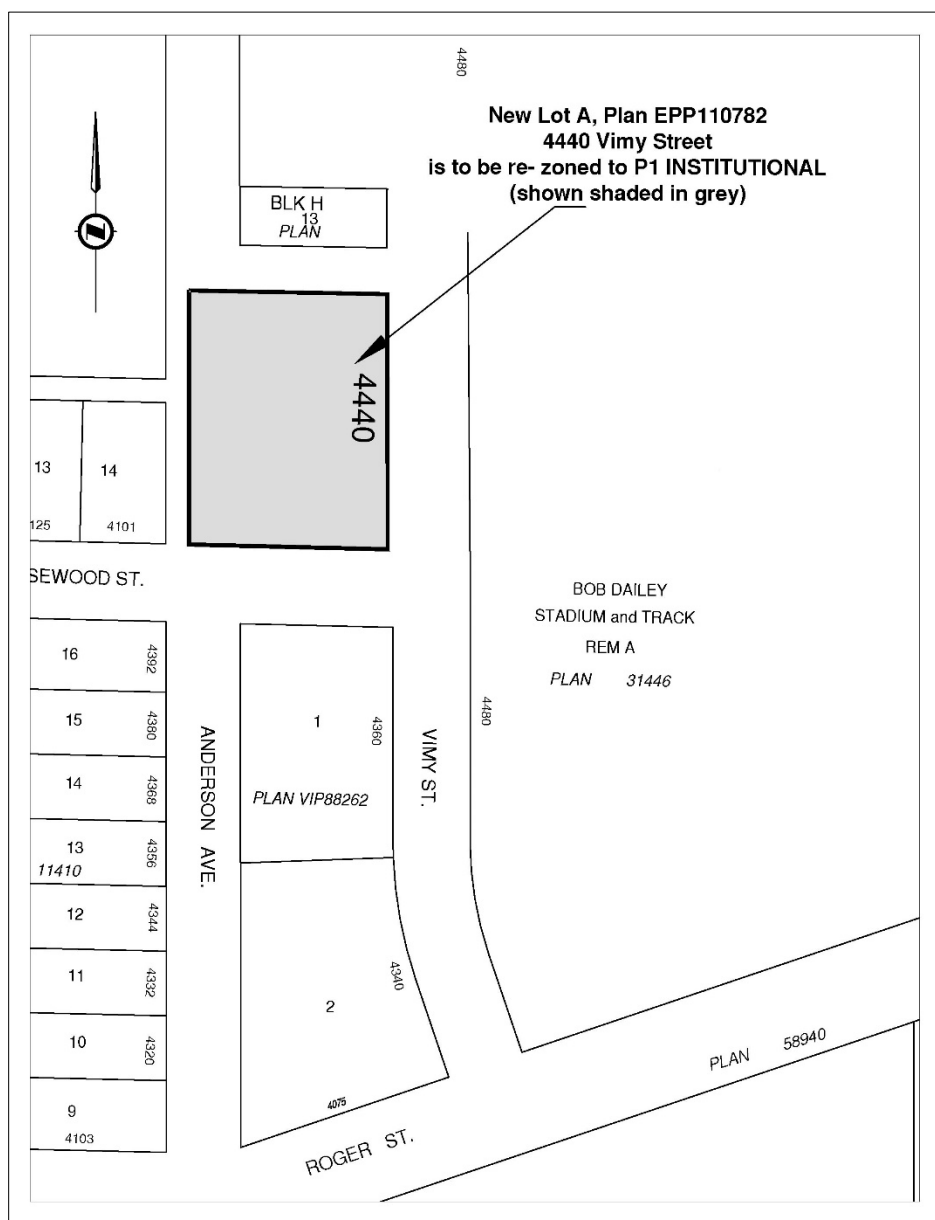


Figure 2 – Portion of Property Subject to Proposed Zoning Bylaw Amendment



The applicant is requesting to amend the OCP designation of a portion of the property from 'Parks and Open Space' to 'Institutional', and to rezone the property from 'P2 – Parks and Recreation' to 'P1 – Institutional'.

ANALYSIS

1. **Official Community Plan and Zoning Bylaw**

The OCP sets the policy direction for the City regarding the designation and regulation of land use. The land use categories established in the OCP are intended to guide community development; however, the OCP is also considered to be a “living document” and Council may consider OCP amendments that respond to changing circumstances within the City.

The proposed development is compatible with the institutional use designation, and there are numerous provisions for this type of housing facility in the OCP. The Institutional land use designation is also consistent with the surrounding neighbourhood, which features a high concentration of lands designated institutional.

The subject property is currently zoned P2 – Parks and Recreation. The applicant is proposing to rezone the property to P1 – Institutional to allow the construction and operation of a facility that will deliver housing and support services. Defined as a Transition House, the development is permitted in and aligns with the intent of the Institutional zone.

Development Permit Area (DPA):

The subject property is not currently within a Development Permit Area.

Proposed Bylaw Amendments:

The applicant is proposing the following amendments to Official Community Plan Bylaw No. 5036, and Zoning Bylaw 2014 No. 5037:

1. The subject property, is currently designated **‘Parks and Open Space’** on the Official Community Plan Schedule A – Land Use Map. An amendment is requested to change the designation of a portion of the property to **‘Institutional’**.
2. The subject property is currently zoned **‘P2 Parks and Recreation’** on the Zoning Bylaw Schedule A – Zoning Map. An amendment is requested to rezone the subject property to **‘P1 Institutional’** zone.

Surrounding Neighbourhood and Land Use

An institutional use at 4440 Vimy Street is consistent with the surrounding neighbourhood, which is composed largely of properties zoned for institutional, parks and recreation, multifamily and single-family residential use. A direction-based summary of neighbourhood composition is provided below:

Table 1 – Neighbourhood Land Use Mix	
North	P2 – Parks and Open Space.
South	Immediately to the south are two vacant lots zoned P2 Parks and Recreation and R1 Single Family Residential on the west side of Anderson Ave. Beyond that is the Alberni District Secondary School which is zoned P1 Institutional.

East	P2 – Parks and Recreation. North Island college, Alberni Multiplex, and the Alberni Athletic Hall.
West	R1 – Single Family Residential and P2 – Parks and Recreation.

2. Transportation and Access to Services

The Subject property is within walking distance of limited commercial services as well as a variety of indoor and outdoor public recreational facilities. Residents of the proposed facility will also have convenient access to public transportation as the property is located on Route 2, west of the North Island College exchange.

3. Development Plans

The applicant has submitted a full development proposal as part of their application (attached). A two-storey building is proposed to be located along the west property line. The building dimensions are approximately 39.3 metres in length, 16.7 metres in width, and 9.2 metres in height. The driveway is located along the north property line. Parking is provided off the main driveway where it meets the front of the building and serves as a drop-off and pick-up area.

A review of the proposed development confirms that it will meet the requirements of the Zoning Bylaw including parking, and the *Site Development Regulations* of the P1 – Institutional Zone.

Table 2 - 5.31 P1 Site Development Regulations				
	Required		Proposed	
Minimum Lot area	540 m ²	(5,813 ft ²)	3834 m ²	(41,268 ft ²)
Minimum Frontage	15 m	(49.2 ft)	66.1 m	(216.9 ft)
Maximum Coverage	40%		17.3%	
Minimum Setbacks				
Front yard	7.5 m	(24.6 ft)	28.1 m	(92.9 ft)
Rear yard	9.0 m	(29.5 ft)	9.1 m	(29.8 ft)
Side yard	1.5 m	(4.9 ft)	7.5 m	(24.6 ft)
Side yard	1.5 m	(4.9 ft)	17.9 m	(58.7 ft)
Maximum Height, Principal Building	12.5 m	(32.8 ft)	9.2 m	(30.2 ft)
Maximum Number of Principal Building Storeys	3		2	

Table 3 - 7.9 Required Amount of Parking		
	Required	Proposed
Stalls Required – Community Care Facility <ul style="list-style-type: none"> 1 space per 3 resident rooms or dwelling units, plus 15% of total number of rooms designated as visitor and staff parking 	11	11

Table 4 - 7.5 Accessible Parking Requirements		
	Required	Proposed
Accessible Stalls – 1 per accessible unit	2	2 provided (included in 11 total)

Infrastructure and Site Servicing

Municipal services are located in close proximity, but connections are currently not available at the property. Connections will be made to nearby water, sewer, and storm mains as per City requirements. The location of these connections, and the capacity of existing infrastructure must be assessed by the developer's engineer, and approved by the City's Engineering Department. All matters related to servicing and security for the required works shall be addressed in the lease agreement between the applicants and the City.

Table 5 – Infrastructure and Site Servicing	
Water	There is currently a water main to the east and south of the subject property, along Vimy Street and Rosewood Street.
Sewer	The 200 mm sewer main exists to the east of the subject property, along Vimy Street.
Storm	Storm main exist to the east of the subject property, along Vimy Street.
Sidewalks	Sidewalks are present on the south side of the subject property, along Rosewood Street.
Utilities	Utilities will be addressed in the lease agreement between the applicants and the City.

REFERRALS

In reviewing land use OCP and Zoning Bylaw amendments staff request referral comments from various City departments and external agencies. The following table summarizes the feedback received for this development application.

Table 6 – Referral Comments		
Comment	Name	Date (mm/dd/yy)
<i>BC Hydro has three phase power on the south and east side of the property.</i>	BC Hydro	6/28/2021
<i>Parks Operations – No Comment.</i>	Parks, Recreation, Heritage	6/24/2021

STATUS OF THE APPLICATION

Staff presented the application to the City of Port Alberni Advisory Planning Commission (APC) at their September 23, 2021 meeting.

City Council gave 1st and 2nd readings to the OCP and Zoning amendment bylaws at their Regular meeting on December 13, 2021. Council also directed staff to schedule a Public Hearing for January 25, 2022. Following the Public Hearing staff will prepare a report for Council to consider 3rd reading of the bylaws.

SUMMARY

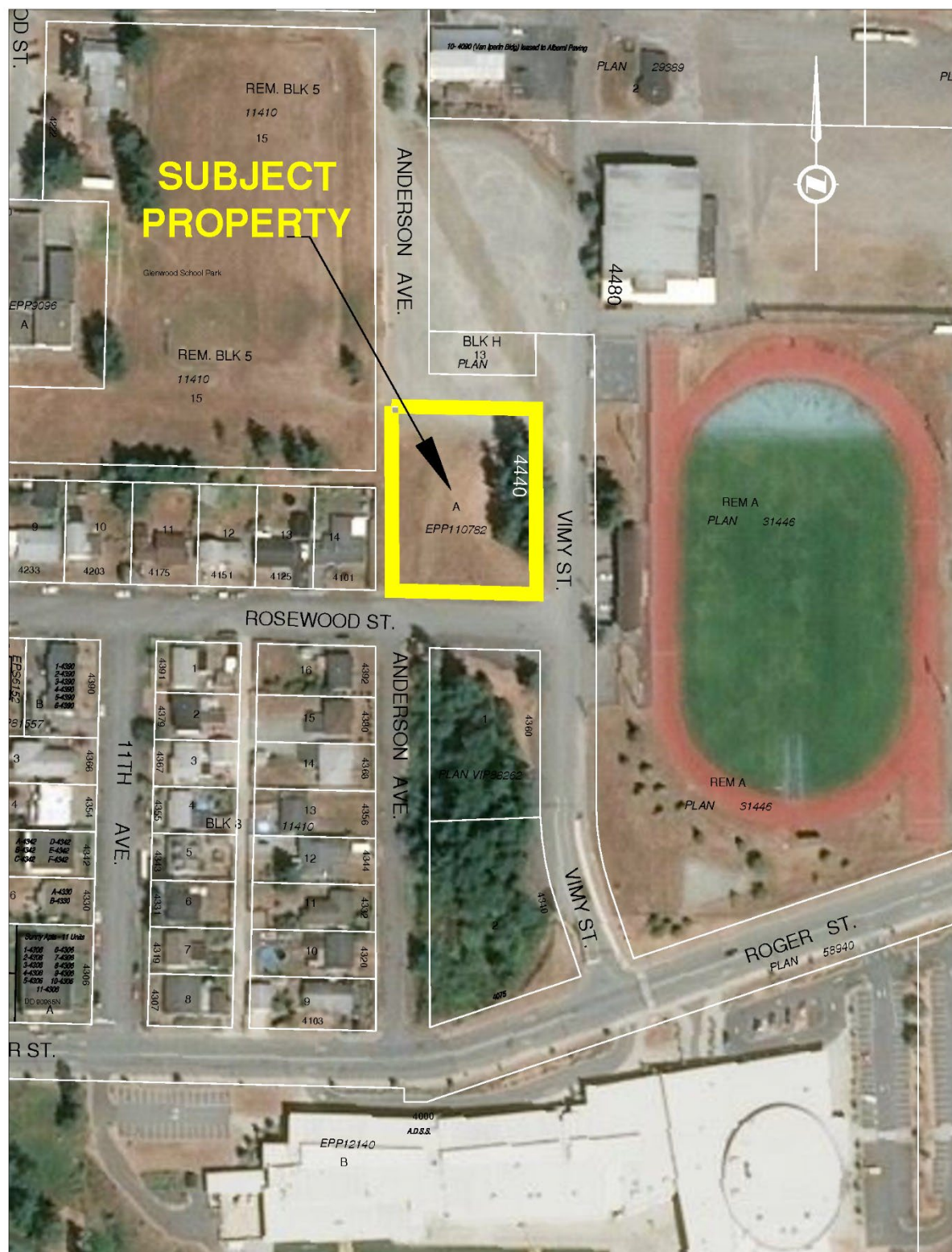
In considering the application to rezone the subject properties, City Council should consider if and how the proposed changes in use align with the Official Community Plan objectives. City Council should also consider whether the proposed amendments are appropriate for the impacted site and other impacted zones where the proposed use is permitted. The impact of the changes to the immediate neighborhoods should be considered.

The proposed change in OCP land use designation from ‘Parks and Open Space’ to ‘Institutional’ is consistent with adjacent land uses. Additionally, the overall development along with the OCP and the Zoning Bylaw amendments align with OCP policy objectives. The Planning Department supports amending the Official Community Plan Bylaw and Zoning Bylaw for 4440 Vimy Street to facilitate the proposed use and future development.

ATTACHMENTS/REFERENCE MATERIALS

- a) Subject Property Map – 4440 Vimy Street
- b) OCP Land Use Map
- c) Zoning Bylaw Map – Schedule 4
- d) Description of Current Zone
- e) Description of Proposed Zone
- f) Development Proposal Drawings
 - 1. Cover/Exterior View from Rosewood St. – A100
 - 2. Exterior View from Entry Drive – A101
 - 3. Site Plan – A200
 - 4. Landscape Plan
 - 5. Floor Plans – A300

a) SUBJECT PROPERTY – 4440 VIMY STREET



b) OCP LAND USE MAP:



c) ZONING BYLAW MAP – SCHDEULE 4:



d) DESCRIPTION OF CURRENT ZONE:

Bylaw 4832

P2 – PARKS AND RECREATION

5.32 The purpose of this *zone* is to preserve natural ravine areas, green belts and other areas deemed environmentally sensitive, to provide protection of the natural setting, ecological systems and aesthetic beauty of the City, and to establish and maintain areas for parks, recreation and community open spaces *uses*.

5.32.1 Permitted uses

Principal Uses

Assembly, cultural and recreational facility
Cemetery
Fairground
Fish hatchery
Forest management
Golf course
Natural Areas, Open Spaces and Parks
Public Parks and Playgrounds

Accessory Uses

Caretaker's dwelling unit, subject to
Section 6.16
Carnivals, Circuses, Exhibitions,
Horse, Dog and Pony Shows
Office
Picnic Area
Parking lot
Public Toilet

5.32.2 Site Development Regulations

Minimum <i>Lot Area</i>	1000 m ²	(10764 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, <i>Principal Building</i>	8 m	(26.2 ft)

e) DESCRIPTION OF PROPOSED ZONE:

P1 – INSTITUTIONAL

5.31 The purpose of this zone is to establish and maintain areas in which institutional uses can be accommodated and located in a manner complementary with surrounding uses.

5.31.1 Permitted uses

Principal Uses

Ambulance station

Arena

Assembly, cultural or recreational facility

Childcare centre

Community care facility

Dormitory

Firehall

Hospital

Hostel

Medical service

Office

Parking lot

Personal service

Place of worship

Police station

Pound

School

Supportive housing

Transition house

Tutoring service

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16

Site Specific Accessory Uses as permitted under Section 5.31.4.

5.31.2 Site Development Regulations

Minimum Lot Area	540 m ²	(5813 ft ²)
Minimum Frontage	15 m	(49.2 ft)
Maximum Coverage	40%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Height, Principal Building	12.5 m	(41 ft)
Maximum Number of Principal Building Storeys	3	

5.31.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.31.2, the total of both side yards must be equal or greater than 20% of the lot width.

- (b) *Community care facilities* for seniors may include an accessory beauty shop or other provision of other *personal services*, limited to 16m² (172 ft²) in floor area and 2 service chairs, operating between the hours of 8:30 am to 5:00 pm, Monday to Friday and 9:00 am to 12:00 pm on Saturday.

5.31.4 Site Specific

A.

The following *Accessory Uses* are permitted on the property located at 5100 Tebo Avenue (Lot 1, District Lot 13, Alberni District, Plan VIP78180 (PID: 001-346-377)):

- Artist's studio
 - Cabinet making
 - Custom woodworking
 - Furniture repair and upholstery
 - Ornamental metal working
 - Printing, publishing and allied industry
 - Signs and displays industry
 - Small repair shop
- i. The following conditions apply to *Accessory Uses* listed in 5.31.4.A:
- a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
 - b) The total area occupied shall not exceed 1077 m² (11,592 ft²).
 - c) No retail activity is permitted as part of any business located on the property.

B.

Site - 4411 Wallace Street - Lot B, District Lot 1, Alberni District, Plan 32448 VIP78180 (PID: 000-154-130)

- i. Notwithstanding the maximum coverage provisions of Section 5.31.2, for the property known as Fir Park Village, a maximum coverage of 58% is permitted.

C. (*Bylaw 4879*)

Site - 4065 6th Avenue - Lot 16, District Lot 1, Alberni District, Plan 13685 lying to the North of a boundary parallel to and perpendicularly distant 150 feet from the Northerly boundary of said Lot 16 (PID: 004-625-919)

- i. The following accessory use is permitted:
- Restaurant
- ii. The following conditions apply to *Accessory Uses* listed in 5.31.4.Ci:
- a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
 - b) The total area occupied shall not exceed 481 m² (5180 ft²).

D.

Site – 2170 Mallory Drive – Lot 1, District Lot 1, Alberni District, Plan VIP77152
(PID: 025-965-409)

- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
 - a) Small Engine Repair
 - b) Mechanic
 - c) Custom Woodworking
- ii. The following conditions apply to uses listed in 5.31.4 Di:
All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.

f) PROPOSED DEVELOPMENT DRAWINGS:

1. Cover/Exterior View from Rosewood St. – A100

PORT ALBERNI WOMEN'S
SECOND STAGE HOUSING

REZONING APPLICATION
SEPTEMBER 11, 2020

LIST OF DRAWINGS

A100 COVER/EXTERIOR VIEW FROM ROSEWOOD ST.
A101 EXTERIOR VIEW FROM ENTRY DRIVE
A200 SITE PLAN
LANDSCAPE PLAN
A300 FLOOR PLANS



EXTERIOR VIEW FROM ROSEWOOD ST.

COVER SHEET
EXTERIOR RENDERING
A100

RANGE
ARCHITECTURE

Range Architecture Inc.
1385 Ardalyne Drive
North Vancouver, BC V7J 2V6
778.317-0993
www.rangearch.ca

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**ACAWS**
ALBERNI COMMUNITY ACTION
WOMEN'S SERVICES SOCIETY

**BC HOUSING**

**HUBON**

1 ISSUED FOR REZONING APPLICATION
SEPTEMBER 11, 2020

ISSUED DRAWINGS

PROJECT: PORT ALBERNI
WOMEN'S SECOND
STAGE HOUSING

FILE: 19-09

SCALE: Not to scale

DATE: September 11, 2020

CIVIC & LEGAL ADDRESS:
Civic address will be the assigned location
At the Northwest corner of Vimy &
Rosewood Streets, Port Alberni, BC

Proposed Subdivision Plan of Lot 23,
Block L, Plan 421, Part of Lot 24, Block L,
Plan 421, Part of Lot A, Plus 31 and 32nd Street
Part 1 Plus VPP0540, VPP07123,
VPP0802 & CDP-2140

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2. Exterior View from Entry Drive – A101



EXTERIOR VIEW FROM ENTRY DRIVE

RANGE
ARCHITECTURE

Range Architecture Inc.
1313 Ardour Street
North Vancouver, BC V7J 2V8
778-317-2000
www.rangearch.ca

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ACAWS ALBERTA COMMUNITY
ARCHITECTURE ASSOCIATION

BC HOUSING

1 ISSUED FOR REZONING APPLICATION
SEPTEMBER 11, 2020

ISSUED DRAWINGS

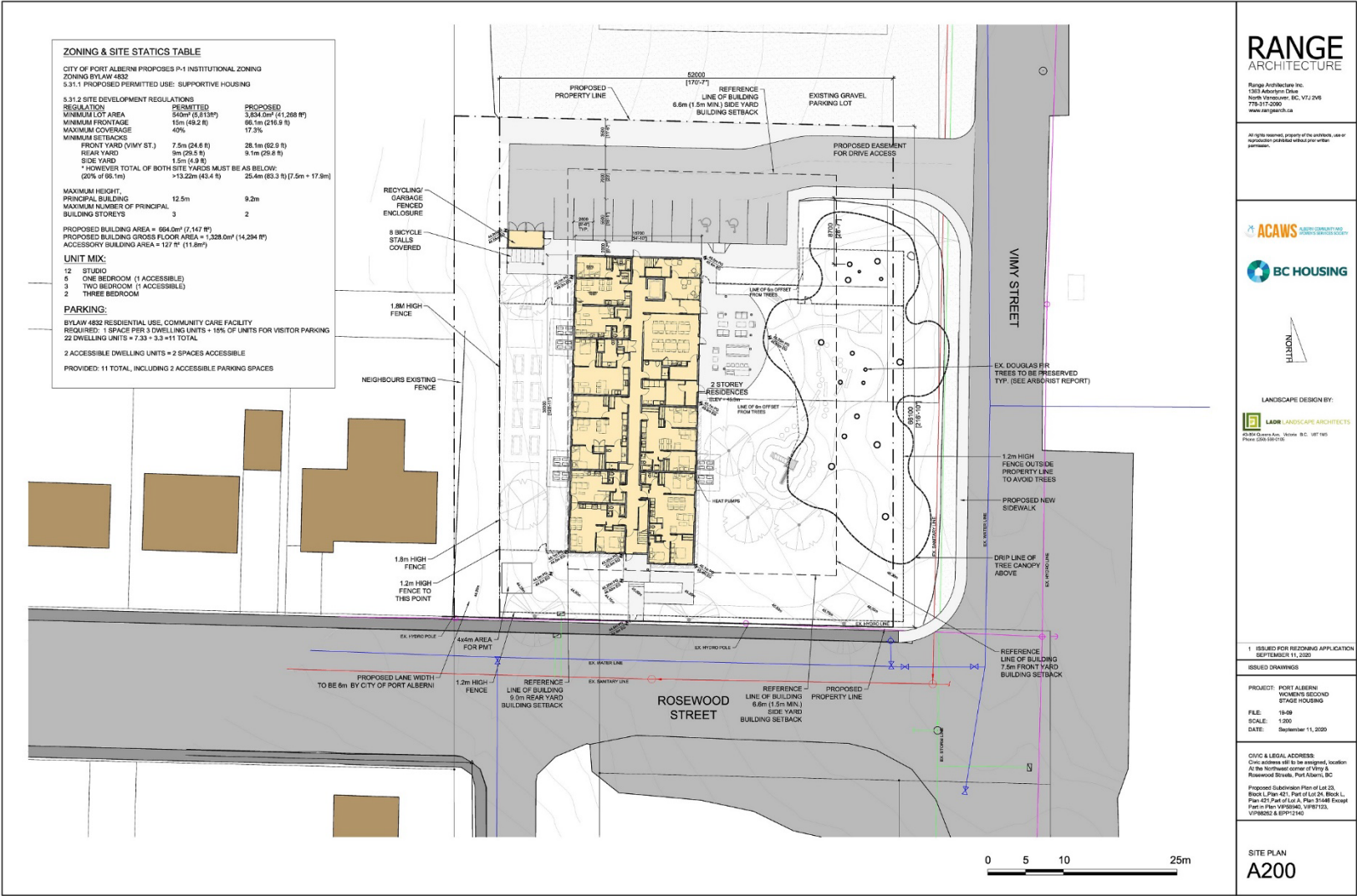
PROJECT: PORT ALBERNI
WORKMEN'S RESIDENCES
8 TOWN HOUSES

FILE: 19-09
SCALE: Not to scale
DATE: September 11, 2020

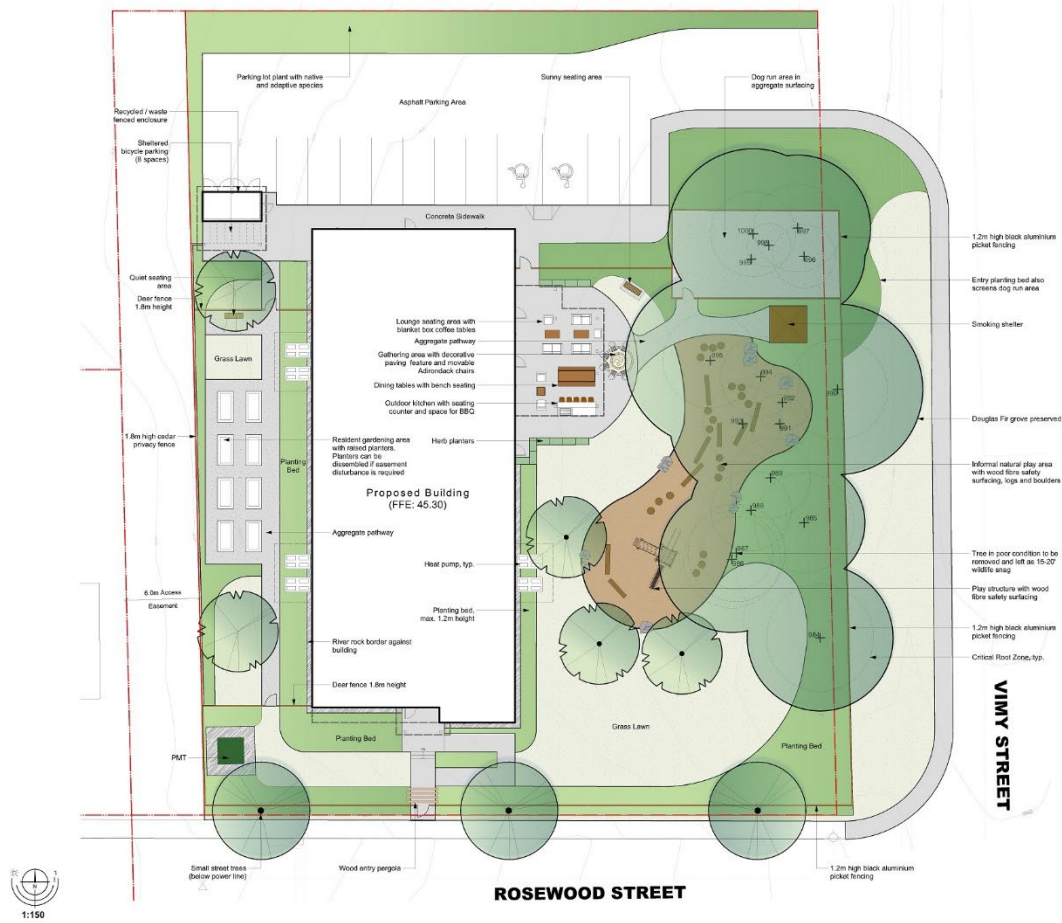
CIVIC & LEGAL ADDRESS:
Civic address still to be assigned. Location
At the Northwest corner of Vimy &
Rosewood Streets, Port Alberni, BC
Proposed Subdivision Plan of Lot 23,
Block L, Plan 021, Part of Lot 24, Block L,
Plan 421, Part of Lot 24, Plan 91480 Except
Part in Plan V1910842, V191125,
V1910843 & V191126

EXTERIOR RENDERING
A101

3. Site Plan – A200

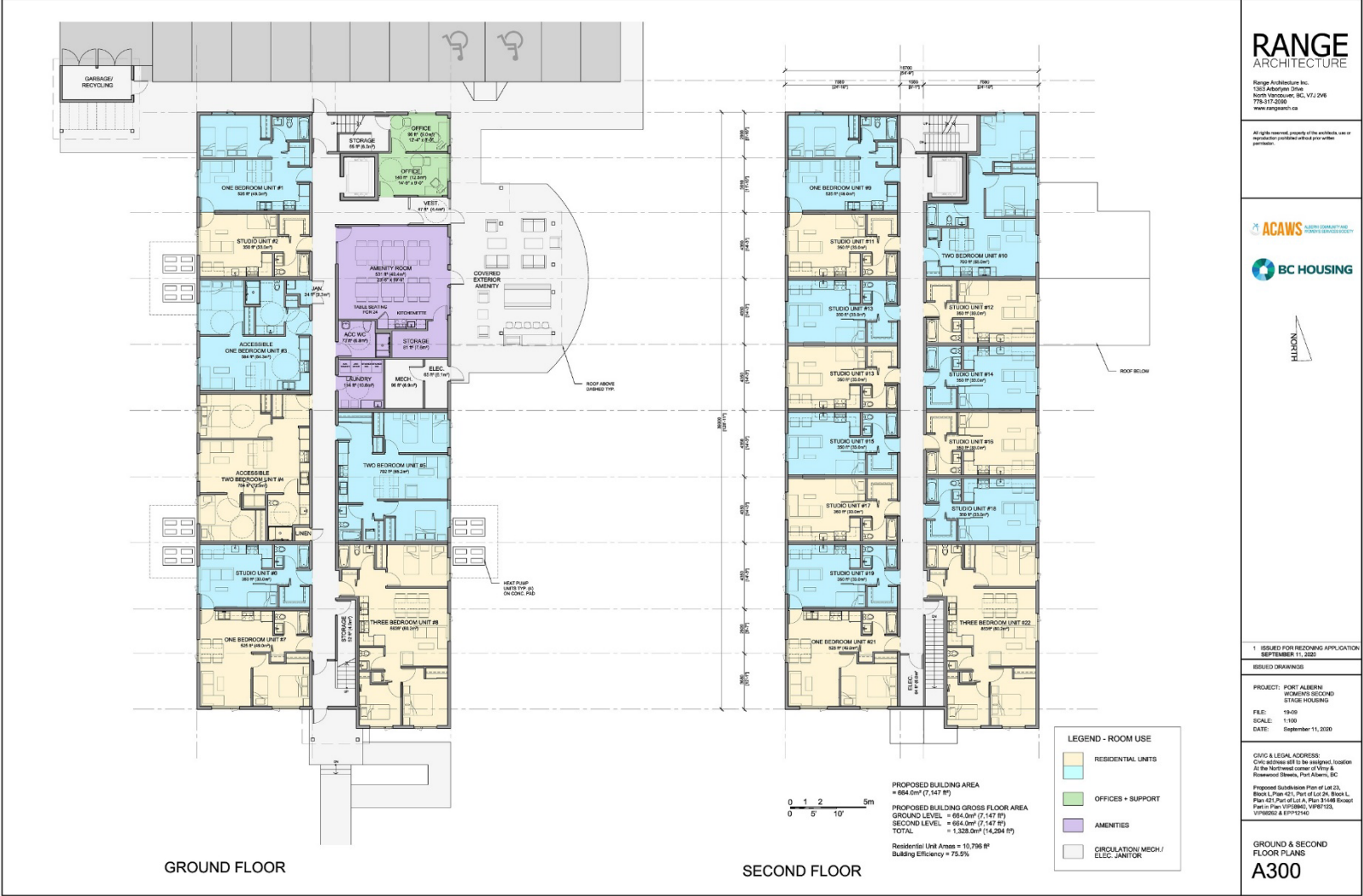


4. Landscape Plan



Port Alberni ACAWS Women's Second Stage Housing - Landscape Rezoning Plan

5. Floor Plans – A300



CITY OF PORT ALBERNI

BYLAW NO. 5036

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN
FOR THE CITY OF PORT ALBERNI

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as "**Official Community Plan Amendment No. 35 (4440 Vimy Street - BC Housing - ACAWS), Bylaw No. 5036**".

2. Official Community Plan Amendments

- 2.1 **Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to change the designation on a portion of Lot A, District Lots 1 and 92, Alberni District, Plan EPP110782 (PID: 031-567-169), located at **4440 Vimy Street**, from 'Parks and Open Space' use to '**Institutional**' use as shown outlined in bold and shaded grey on Schedule "A" attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 13TH DAY OF DECEMBER, 2021.

READ A SECOND TIME THIS 13TH DAY OF DECEMBER, 2021.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF , 2022.

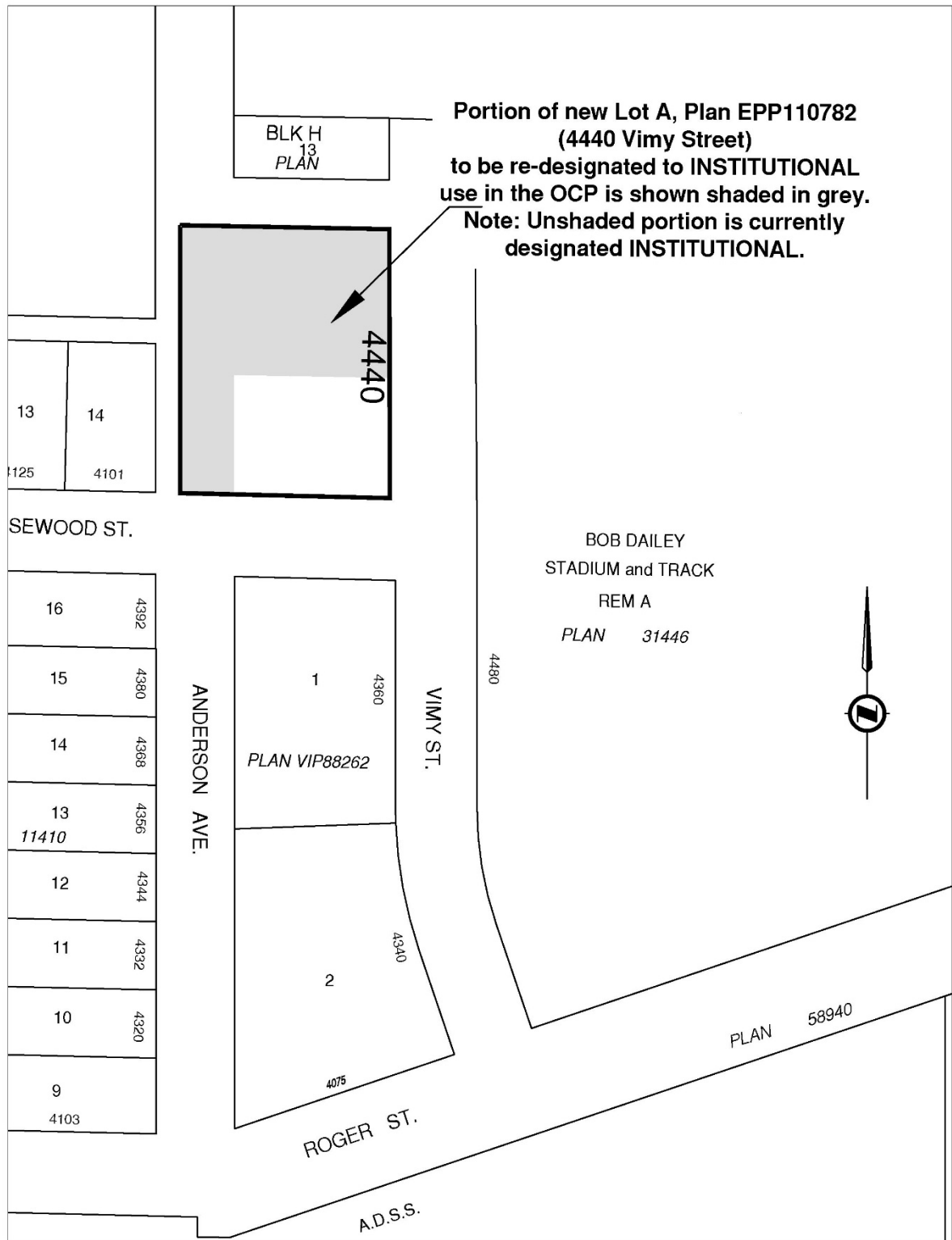
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF ,
2022

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

Schedule "A" to Bylaw 5036



CITY OF PORT ALBERNI

BYLAW NO. 5037

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW 2014, NO. 4832

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all intents and purposes as "**Zoning Map Amendment No. 46 (4440 Vimy Street - BC Housing - ACAWS) Bylaw No. 5037**"

2. Zoning Map Amendment

- 2.1 *Lot A, District Lots 1 and 92, Alberni District, Plan EPP110782 (PID: 031-567-169), located at **4440 Vimy Street** as shown outlined in bold on Schedule "A" attached, is hereby rezoned from 'P2 Parks and Recreation' to **'P1 Institutional'**.*
- 2.2 Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2.1 above.

READ A FIRST TIME THIS 13TH DAY OF DECEMBER, 2021.

READ A SECOND TIME THIS 13TH DAY OF DECEMBER, 2021.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF , 2022.

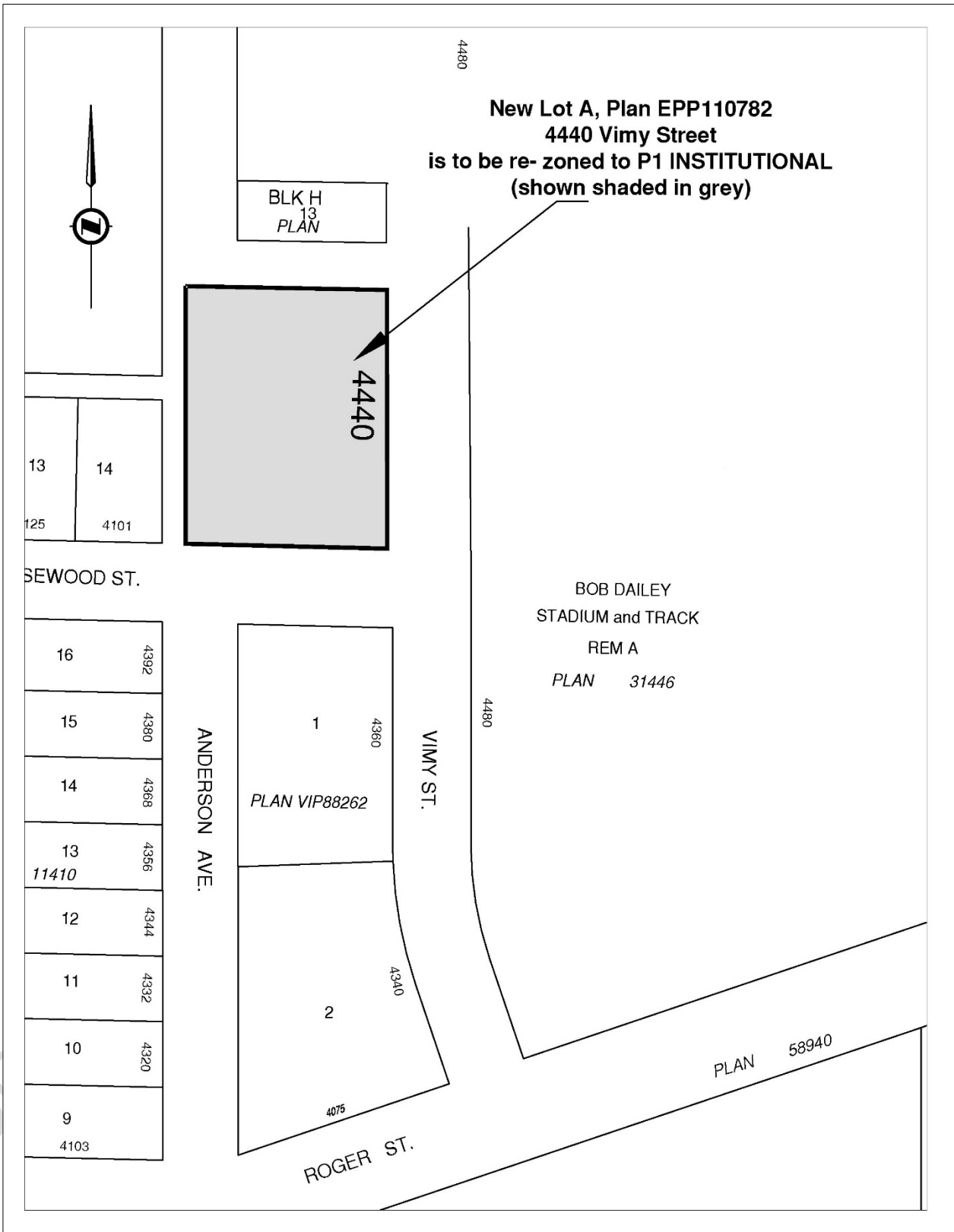
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF ,2022.

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5037



RECEIVED

JAN 20 2022

CITY OF PORT ALBERNI

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Economic Development
<input checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Engineering/PW
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> Parks, Rec. & Heritage
<input type="checkbox"/> Finance	<input checked="" type="checkbox"/> Development Services
<input checked="" type="checkbox"/> Corporate Services	<input type="checkbox"/> Community Safety
<input checked="" type="checkbox"/> Agenda	<input checked="" type="checkbox"/> Other <i>Correspondence</i>

File # *PH Jan 25/22*
3360-20-VIMY

From: Kevin Langlois [REDACTED]
Sent: January 20, 2022 9:57 AM
To: Council <council@portalberni.ca>
Subject: Attn mayor and council

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Re 4440 Vimy street

In regards to the proposed change to the official community plan bylaw No.4602 from parks and open space to institutional is WRONG! This neighborhood is a peaceful area with minimal problems. To change the zoning and build a BC housing facility of such nature in a recreational area is huge mistake! As a home owner in this area we not want it here and neither do any of the surrounding neighbors. The concept is a great idea, but the location is not. This has been a recreational area for many years with that piece of land being used for many things such as movies, parking, fitness, toyrun, fall fair, etc etc. We as homeowners do not want it here and the associated problems that come with it. Please reconsider this proposed zoning application and respect the privacy and peace of this neighborhood. There are many other locations that would be more suitable for housing developments of this nature.

Best regards

Kevin Langlois
Tania Bottaro
[REDACTED]

4125 Rosewood st.