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**PUBLIC HEARING – AGENDA**  
**Monday, December 1, 2025 @ 6:00 PM**  
**At Echo Centre – Cedar Rooms | 4255 Wallace Street, Port Alberni, BC**

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**CALL TO ORDER & APPROVAL OF THE AGENDA**

1. Council would like to acknowledge and recognize that we work, live and play in the City of Port Alberni which is situated on the unceded territories of the Tseshaht [čičaaʔath] and Hupačasath First Nations.

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

**Introductory Remarks by the Chair:**

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

**Applicant: Number Ten Architectural Group dba BC Housing Management Commission**

The applicant is seeking to change the zoning of the property located at 3027 2<sup>nd</sup> Avenue to enable construction of a 55 unit, 6 storey, supportive housing development.

The proposed bylaws are:

- i. "Official Community Plan Amendment (3027 2<sup>nd</sup> Avenue) Bylaw No. 5136".  
If amended, this bylaw would change the OCP land use designations from 'General Commercial' to 'Multi-Family Residential', and 'Development Permit Area No. 1 Multi-Family Residential'.
- ii. "Zoning Amendment (3027 2<sup>nd</sup> Avenue) Bylaw No. 5137".  
If amended, this bylaw would change from 'C7 Core Business' to 'CD7 Comprehensive Development – 3027 2<sup>nd</sup> Avenue'.

3. **Background Information:**

Report dated November 24, 2025 from the Manager of Planning.

4. **Correspondence:**

- Email dated November 5 & 26, 2025 from K. Ruissen
- Email dated November 21, 2025 from C. Mudge
- Email dated November 26, 2025 from L. Phillips
- Email dated November 27, 2025 from C. Schellenberg
- Email dated November 27, 2025 from C. Patterson

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

6. **Questions from Council:**

7. **Chair to Invite Input from the Public:**

For the first time, is there anyone who wishes to speak to the proposed bylaws?

For the second time, is there anyone who wishes to speak to the proposed bylaws?

Before I call for a third and final time, I would 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.

For the third and final time, is there anyone who wishes to make any further representation regarding the proposed bylaws as it pertains to 3027 2<sup>nd</sup> Avenue?

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.*



# NOTICE OF PUBLIC HEARING

## OCP and Zoning Bylaw Amendments

The City of Port Alberni has received an application to amend Official Community Plan Bylaw No. 4602 and Zoning Bylaw No. 5105, 2024 to enable a supportive housing development.

### AMENDING BYLAW(S):

- A. "Official Community Plan Amendment (3027 2<sup>nd</sup> Avenue) Bylaws No. **5136**"
- B. "Zoning Amendment (3027 2<sup>nd</sup> Avenue) Bylaw No. **5137**"

### SUBJECT PROPERTY:

1. **3027 2<sup>nd</sup> Avenue: Lot 1, Block 72, District Lot 1, Alberni District, Plan EPP143827 (PID's: 032-512-945)**

### DETAILS:

The proposed amendments would enable construction of a 55-unit, 6 storey, supportive housing development at the subject property.

The amendments would change the OCP land use designations from 'General Commercial' to '**Multi-Family Residential**', and '**Development Permit Area No. 1 Multi-Family Residential**'. Zoning would change from 'C7 Core Business' to '**CD7 Comprehensive Development - 3027 2<sup>nd</sup> Avenue**' in the Zoning Bylaw.

### TO PROVIDE FEEDBACK:

All comments to City Council **must be received before December 1, 2025 at 12:00 P.M.**

- Address correspondence to 'Mayor and Council' c/o 4850 Argyle St., Port Alberni, BC V9Y 1V8
- Include in the subject line: "**Bylaw numbers 5136 and 5137**"
- Include the **name and address** of the person making the submission
- Email correspondence may be sent to: [corp\\_serv@portalberni.ca](mailto:corp_serv@portalberni.ca)
- Correspondence may also be hand delivered to the drop box located left of the main entrance to City Hall.

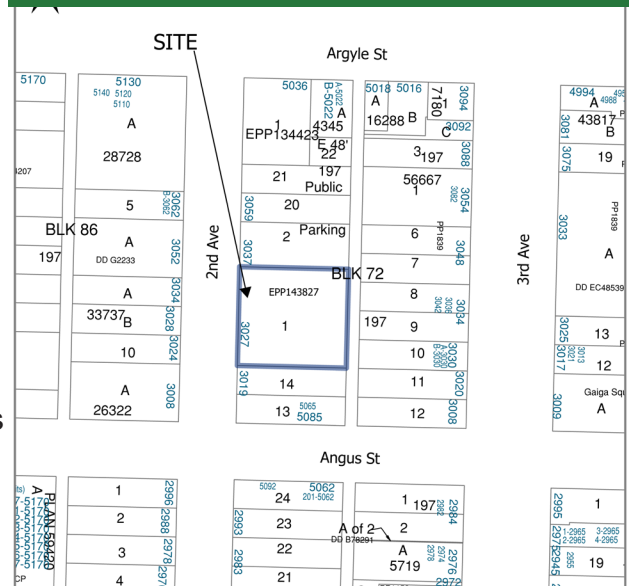
### TO SPEAK AT THE PUBLIC HEARING:

- Attend the meeting in person at the date and time of the meeting at the Echo Centre, Cedar Room.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.

## Public Hearing

**December 1, 2025 6:00 PM**

Echo Centre, Cedar Room  
4255 Wallace Street  
Port Alberni



## LOOKING FOR MORE INFORMATION?

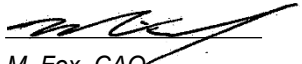
### TO VIEW DOCUMENTS

Copies of the amending bylaws as well as relevant reports, plans, and documents are available for inspection at the **Development Services Department, now located at 4835 Argyle Street**, from 8:30 A.M.- 4:30 P.M. November 19 to December 1, 2025.

### QUESTIONS?

Call the Development Services Department at 250-720-2835, or email to: [developmentservices@portalberni.ca](mailto:developmentservices@portalberni.ca)

Date: November 24, 2025  
File No: 3027 2<sup>nd</sup> Avenue  
To: Mayor and Council  
From: M. Fox, CAO  
Subject: **DEVELOPMENT APPLICATION – OCP and Zoning Bylaw Amendments for Property at 3027 2<sup>nd</sup> Avenue, Port Alberni**  
LOT 1 BLOCK 72 DISTRICT LOT 1 ALBERNI DISTRICT PLAN EPP143827  
(PID: 032-512-945)  
Applicant: Number Ten Architectural Group dba BC Housing Management Commission

Prepared by:  <i>S. Smith</i> Dir. of Development Services/ Deputy CAO	Supervisor:  <i>M. Fox</i> Chief Administrative Officer	CAO Concurrence:   M. Fox, CAO
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#### PURPOSE

To consider OCP and Zoning Bylaw amendments that would enable a new supportive housing development at 3027 2<sup>nd</sup> Avenue. The amendments add policy support to the OCP, for multi-residential buildings to contain support services. The property would also be rezoned to a unique Comprehensive Development zone. The proposed amendments would enable supportive housing to be built and operated on the property.

#### BACKGROUND

The property at 3027 2<sup>nd</sup> Avenue is owned by the City of Port Alberni and is currently vacant. BC Housing is proposing the development of a 6-storey, 55-unit supportive housing project. The development would house vulnerable people who are experiencing homelessness, mental health or substance use challenges. The project would be funded and managed by BC Housing and their operators. Development Services staff reviewed the housing proposal, and drafted OCP and Zoning Bylaw amendments for Council's consideration.

#### Status of the Application

1. At the Regular Council Meeting on November 10, 2025, Council gave 1<sup>st</sup> and 2<sup>nd</sup> readings to the *Official Community Plan Amendment Bylaw No. 5136* and *"Zoning Amendment (3027 2<sup>nd</sup> Avenue) Bylaw No. 5137"* and advanced the application to a Public Hearing.

#### ANALYSIS

The proposed amendments would update the City's bylaws to achieve the following:

- Change the OCP land use designation of 3027 2<sup>nd</sup> Avenue from 'General Commercial' to 'Multi Family Residential'.
- Add a text amendment to allow supportive housing in the multi-residential land use where specified by site-specific zoning.
- Add 3027 2<sup>nd</sup> Avenue to Development Permit Area No.1 Multi Family Residential in the OCP. Add a new Comprehensive Development zone (CD7) for 3027 2<sup>nd</sup> Avenue to the Zoning Bylaw.



- Change the classification of 3027 2<sup>nd</sup> Avenue to the new CD7 zone on the Zoning Bylaw map.

Figure 1 – Subject Property Map



Figure 2 - OCP Land Use Map

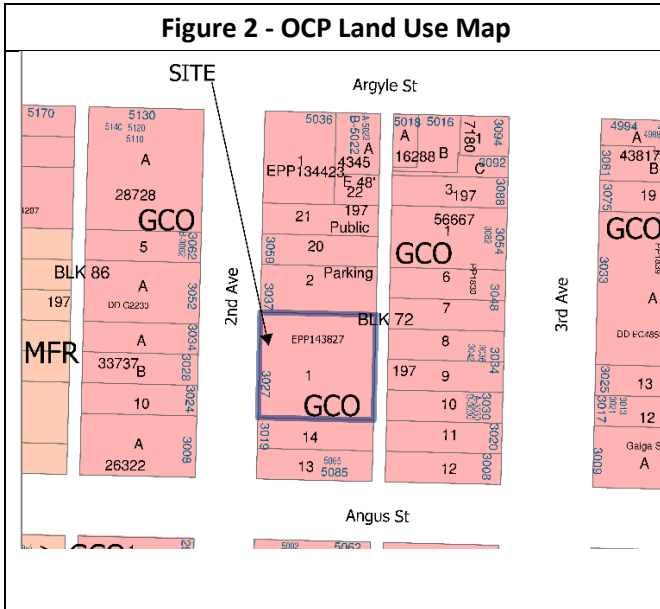
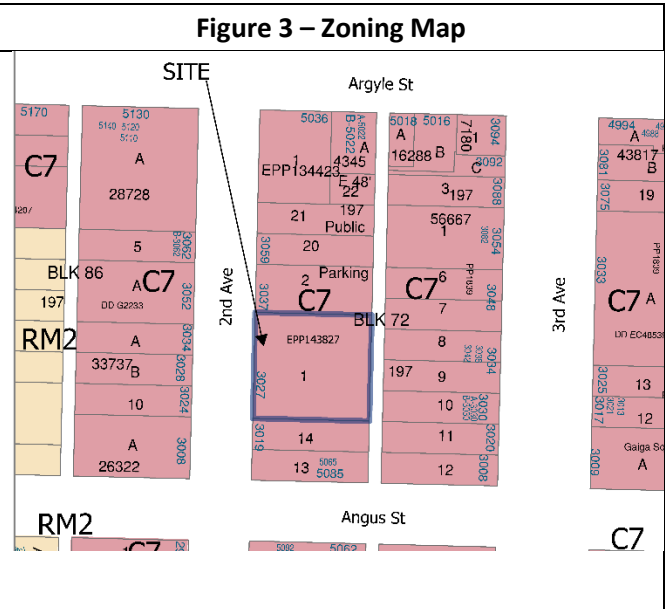


Figure 3 – Zoning Map



### Proposed Development

The proposed BC Housing project is a 6-storey supportive housing building. The building would consist of 55 studio units, with 8 units being accessible and 47 units being adaptable. The building also includes a full commercial kitchen, large dining room, lounge, library, counselling room, staff rooms, bike storage and laundry facilities. The development plans from the architect are attached for additional information.

Supportive housing provides a home with access to on-site supports to help residents maintain housing stability and supportive housing is currently defined in the Zoning bylaw as housing that has no limit on length of stay, is purpose-designed building that provides ongoing supports and services to individuals who cannot live independently. Information from BC Housing “Community Benefits of Supportive Housing” is attached for more detailed information on supportive housing projects.

The most recent Homeless Count for Port Alberni was completed on April 30, 2025 with 180 people experiencing homelessness in Port Alberni. More detailed information on Port Alberni’s homeless count from the Homelessness Services Association of BC is attached for information.

**Figure 4 – Proposed Development at 3027 2<sup>nd</sup> Avenue**



Official Community Plan Amendment

When considering re-designation of areas to Multi-Family Residential (MFR), the City shall consider the following criteria:

- Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks;
- Should be located on or in proximity to major collectors or arterial roads in order to reduce traffic impacts on local roads;
- An adequate transition between lower density housing and compatibility with adjacent land uses must be provided.

The location meets the OCP criteria (4.4.3) for the re-designation of land to MFR.

- The property is within 800 m of a commercial node (Uptown Core Business District). The site is a good location for residents to access daily needs within walking distance of the development.
- The property is located one block of arterial roads (Argyle Street and 3<sup>rd</sup> Avenue).
- The proposed 6 storeys would be the tallest structure in the immediate area and will impact some existing lower structures. The area is zoned C7 which allows for a building height of 16 m and other taller buildings are anticipated to be constructed over time. The project provides landscape areas on both the north and south property lines to buffer and improve the transition to adjacent properties.

Specifically, the OCP text amendment would allow supportive housing in the multi-residential land use where specified by site-specific zoning. This policy would support Council in approving supportive housing projects on a broader range of properties in Port Alberni through a rezoning process. Proposed changes to *OCP Section D: Plan Policies* are summarized in Table 2.

Table 2 - Proposed OCP Text Amendments to Section D: Plan Policies	
OCP Section	Proposed Text Amendment
Section D: Plan Policies 4.0 Residential, Multi-family Housing	Add - "Supportive housing can be permitted within the Multi-Family Residential for specialty housing that address community housing needs. Such housing may include congregate care with integrated support services in the MFR land use designation through site-specific zoning."
4.3 Multi-Family Residential (MFR)	Add - "6. To enable supportive housing, including congregate care, to be located in the Multi-Family Residential (MFR) land use designation through site-specific zoning." Delete - "2. (except congregate care which should be located within the Institutional designation)".

Zoning Bylaw Text and Map Amendment

An amendment to the Zoning Bylaw is required to create a new CD7 Comprehensive Development zone, and to re-classify the property on the Zoning Bylaw map. The new CD7 zone is specific for the supportive housing development proposed for 3027 2<sup>nd</sup> Avenue.

The proposed CD7 zone Site Development Regulations are similar to the adjacent C7 Core Business zone. The CD7 zone has a lower maximum lot coverage and floor area ratio and minor setback differences. The CD7 zone allows for a greater height of 17.5 metres compared to 16 metres in the C7 zone.

The parking standard for residential in the C7 zone is 0.5 parking spaces per dwelling unit. The proposed parking requirement for this supportive housing project in the CD7 is 0.25 parking spaces per dwelling unit. The tenants of this facility are very unlikely to own a vehicle and the proposed 14 parking spaces will be adequate for staff and any visitors. The site on 2<sup>nd</sup> Avenue is very walkable, close to public transit and cycling networks. The project includes a bicycle storage area within the building.

The proposed Useable Open Space is less than what a multi-family residential building would be required to provide under the medium or high density MFH requirements in the Zoning Bylaw. The focus of the project was to maximum the number of supportive units and this reduced the potential open space. The open space provided is raised above street level and enclosed is on all sides. The location makes for greater privacy and allows for staff to supervise any outdoor activity.

The full CD7 zone description is in the attached amending Bylaw No. 5137.

#### Transportation Impact Assessment

The City required the applicant submit a Transportation Impact Assessment (TIA) from a professional engineer.

The TIA noted the following:

- The neighborhood road network can accommodate traffic created by the proposed housing development.
- Due to the constrained site, commercial vehicles cannot turn around and must exit by reversing onto 2<sup>nd</sup> Avenue with limited site lines. Safety measures will need to be put in place as part of the building design.

#### Inter-agency Referrals

Referrals were sent to City departments and external agencies for comment on the proposed development. The follow is a summary of responses that were received.

Port Alberni Fire Department	10/3/2025	Fire Department has concerns about the three hydrants used for the fire flow calculations. It would appear problematic to have to lay three separate supply lines in through one access way. Have questions about adding another hydrant, and access to the rear of the building for firefighting apparatus (Tower 3).
RCMP	10/9/2025	<p>This housing is intended to support and provide “permanent housing for vulnerable individuals, particularly those experiencing homelessness and mental health or substance use challenges”. Other BC Housing facilities that already exist in Port Alberni are for individuals of varying acuity with this project being intended for those of lowest acuity. RCMP are enduringly supportive of every effort to aid vulnerable individuals but as regards to this proposal, concern does exist not just for police but for all first responder agency groups. Additionally, the facility may serve individuals from outside the community. With this facility’s proposed proximity to an area already evincing these same challenges that draw first response with regularity. It is anticipated that co-locating this facility may amplify existing challenges that would equate to increased call for services, increase officer safety concerns, increased risk to public safety generally and further entrenchment for continued substance abuse in this area.</p> <p>Though an alternate location may be more tenable, increased resources and specifically, more police officers, would be required to meet the added pressures associated to this endeavor.</p>



Island Health (VIHA)	10/10/2025	Island Health acknowledges the need for culturally safe and accessible housing to support individuals experiencing homelessness and substance use challenges. Island Health is supportive of the new development application.
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## IMPLICATIONS

The proposed OCP and Zoning amendments would re-designate the property at 3027 2<sup>nd</sup> Avenue to Multi-Family Residential in the OCP and would create a new Comprehensive Development zone to enable the development of a 55-unit supportive housing project. If adopted by Council, the new CD7 zone would only apply to this property.

## COMMUNICATIONS

### OCP Amendment Pre-Engagement

In accordance with *Section 475* of the *Local Government Act* (LGA), BC Housing provided additional opportunity for residents to receive information and provide input.

- Neighbour letter, introducing the proposed supportive housing project.
- Email to interested parties.
- First Nations Engagement.
- BC Housing dedicated project webpage.
- Public Information Open House.

Notices were mailed to owners and occupants within 200 metres of 3027 2<sup>nd</sup> Avenue, with information on the supportive housing project, and an invitation to a public information meeting. The meeting was held on April 1, 2025 at the Best Western Barclay Hotel. BC Housing, Architect and City staff attended the meeting, and BC Housing collected written and verbal feedback that included:

- Support for additional affordable housing.
- Concern for scale/density of proposed development.
- Concern regarding the location for the project.
- Concern regarding crime and drug use.

A detailed Engagement Summary Report from BC Housing and the Community Open House written comments are attached to this report.

### Public Hearing

Prior to the Public Hearing, staff completed all required statutory notifications including mailing letters to all owners and occupants of properties with 100 metres of the subject property. Notices were also placed in the newspaper as required by Section 465 and 466 of the Local Government Act. A total of 224 letters were mailed and as of the date of this report one email has been received to the Public Hearing notice. All further correspondence will be provided to Council as late items.

## BYLAWS/PLANS/POLICIES

### Official Community Plan Bylaw No. 4602

The proposed amendment would do the following:

- a) Add text to *Section D: Plan Policies, 4.3 Multi-Family Residential (MFR)* to enable supportive housing, including congregate care, to be located in the MFR land use designation through site-specific zoning.

- b) Change the land use designation of the property from General Commercial (GCO) to Multi-Family Residential (MFR).
- c) Add the property to *Development Permit Area No.1 Multi-Family Residential*.

Zoning Bylaw No. 5105

The proposed amendment would do the following:

- a) Add text to *Section 5: Establishment of Zones* to create CD7 Comprehensive Development as a new zone.
- b) Change the Zoning Bylaw map to rezone 3027 2<sup>nd</sup> Avenue from *C7 Core Business* to *CD7 Comprehensive Development*.

2023-2027 Corporate Strategic Plan

Council strategic priorities, including No. 5 Fostering a Complete Community :

- 5.2 Safe and accessible housing options exist for all members of the community.

2024 Interim Housing Needs Report

The City's [2024 Interim Housing Needs Report](#) and [data inventory](#) identifies a need for housing that would be provided by this project. Housing targets for the next 5 years are as follows:

- 101 dwelling units needed for households of a “person experiencing homelessness”.
- 176 deep subsidy & supportive rental units.
- The report assumes that all persons experiencing homelessness require Deep Subsidy + Supportive Rental units.

**SUMMARY**

The property at 3027 2<sup>nd</sup> Avenue is owned by the City of Port Alberni and is currently vacant. BC Housing is proposing the development of a 6-storey, 55-unit supportive housing project. The development would house vulnerable people who are experiencing homelessness, mental health or substance use challenges. The project would be funded and managed by BC Housing and their operators. The most recent Homeless Count for Port Alberni was completed on April 30, 2025 with 180 people experiencing homelessness in Port Alberni.

**ATTACHMENTS/REFERENCE MATERIALS**

1. *Development Plans from the Architect.*
2. BC Housing “Community Benefits of Supportive Housing”
3. *Port Alberni – 2025 Homeless Count.*
4. *OCP Amendment Pre-Engagement – BC Housing Engagement Summary Report dated May 2025.*
5. *OCP Amendment Pre-Engagement – Community Open House Comments*
6. *Official Community Plan Amendment (3027 2<sup>nd</sup> Avenue) Bylaw No. 5136*
7. *Zoning Amendment (3027 2<sup>nd</sup> Avenue) Bylaw No. 5137*



# PORT ALBERNI SUPPORTIVE HOUSING REZONING APPLICATION ~ RESUBMISSION

November 3rd 2025



## Project Team

Client & Operator	Structural Engineer	Civil Engineer	Energy Model
BC Housing	RJC Engineering	Gwaii Engineering	RJC Engineering
Contact: Elsaabe Fourie	Contact: Caleb Goertz	Contact: Corey Brown	Contact: Mohammad Fakoor
Email: efourie@bchousing.org	Email: CGoertz@rjc.ca	Email: cbrown@gwaiieng.com	Email: MFakoor@rjc.ca
Phone: 236-997-0379	Phone: 778-746-1114	Phone: 250-886-0049	Phone: 778-357-0593
Project Manager:	Mechanical Engineer	Landscape Architect	Building Envelope
Colliers Project Leaders	Avalon Mechanical	LADR Landscape Architects	RJC Engineering
Contact: Dave Roy	Contact: Kevin Jackson	Contact: Chris Wndjack	Contact: Sameer Hasham
Email: Dave.Roy@colliersprojectleaders.com	Email: kjackson@avalonmechanical.com	Email: cwindjack@ladra.ca	Email: SHasham@rjc.ca
Phone: 236-878-5799	Phone: 250-940-2976	Phone: 250-598-0105	Phone:250-386-7794
Architect & Prime Consultant	Electrical Engineering	Geotechnical Engineer	Commercial Kitchen
NumberTEN Architectural Group	AES Engineering	Onsite Engineering	Steelhead Design
Contact: Rob Halliday	Contact: Gurp Malhi	Contact: Kevin Leopold	Contact: Kevin Frost
Email: rhalliday@numberten.com	Email: Gurp.Malhi@aessengr.com	Email: kleopold@onsite-eng.ca	Email: steelheaddesign@shaw.ca
Phone: 250-360-2106 ext. 5209	Phone: 250-940-3495	Phone: 778-647-5643	Phone: 778-422-3988

## Drawing List

Architectural	
A-000	Cover, Drawing List & Project Team
A-001	General Information
A-100a	Site Grading Plan
A-101	Main Floor Plan
A-102	Second Floor Plan
A-103	Third Floor Plan
A-107	Roof Plan
A-200	North & West Elevations
A-201	South & East Elevations
A-800	3D Images
A-801	Solar Shading Study

### 2025-11-03 UPDATED SUBMISSION LIST OF BUBBLED CHANGES:

1. UPDATED PROJECT INFORMATION TO MATCH UPDATED ZONE WORDING.
2. DEMONSTRATING LOCATION, SIZE & AREA OF USABLE OPEN SPACE PER ZONING BYLAW REQUIREMENTS.
3. PROVIDED HORIZONTAL DIMENSION OF ACCESSIBLE PARKING STALL PER ZONING BYLAW.
4. SHOWING UPDATED PROPERTY SETBACKS TO MATCH UPDATED ZONE WORDING.
5. SHOWING DRIVE AISLE VISIBILITY MITIGATION MEASURES AS NOTED IN THE TRAFFIC IMPACT ASSESSMENT.
6. UPDATED SOLAR STUDY SHOWING FALL EQUINOX CONDITIONS.
7. RENAMED ROOM TO 'BIKE STORAGE' ONLY.

CLIENT

GENERAL NOTES

3	Re-issued for Rezoning	2025-11-03
2	Re-issued for Rezoning	2025-07-25

numberTEN

architectural group

200 - 1619 Store Street  
Victoria, BC  
Canada V8W 3K3  
T 250.360.2106  
F 250.360.2166  
[www.numberten.com](http://www.numberten.com)  
[victoria@numberten.com](mailto:victoria@numberten.com)

number  
10

ARCHITECTURAL

CONSULTANTS

SEAL	As Noted	2025-11-03
SCALE	DATE	

Port Alberni Supportive  
Housing  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC

Cover, Drawing List & Project Team

SHEET TITLE	SD	RH
DRAWN BY	CHECKED BY	
CLIENT PROJECT NO.		A-000
NTAG PROJECT NO.	2024522	SHEET NO.



Zoning and Development Data Summary

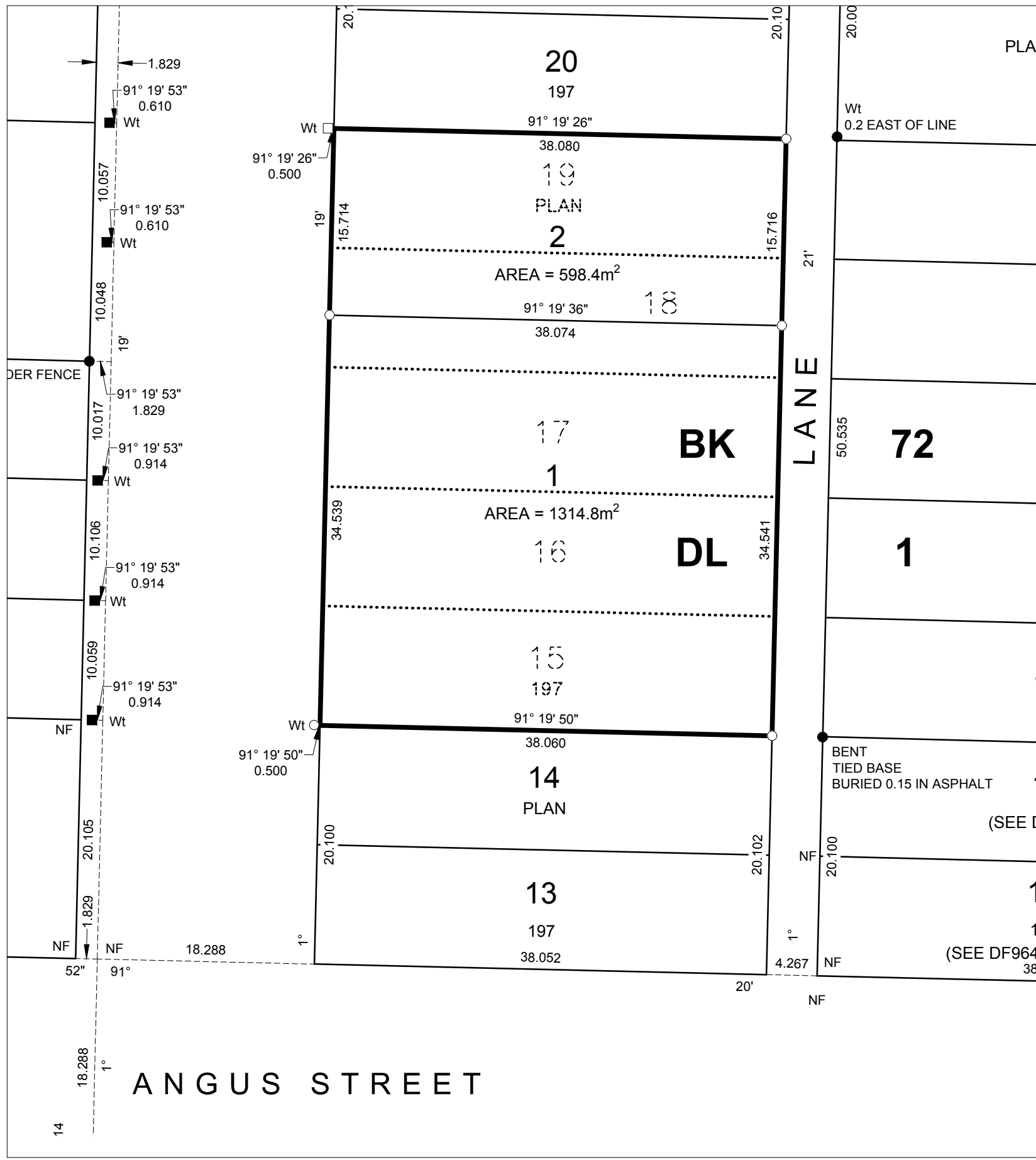
Authority Having Jurisdiction: City of Port Alberni

Property Address 3027, 3037, 3059 2nd Avenue, Port Alberni  
Legal Address: LOTS 15, 16 & 17, & PORTION OF LOT 18, BLOCK 72, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

PIDs:  
3027 Second Ave, Lot 15 000.039.918  
3037 Second Ave, Lot 16 000.039.926  
3037 Second Ave, Lot 17 000.031.496  
3059 Second Ave, Lot 18 (portion of) 009.277.447

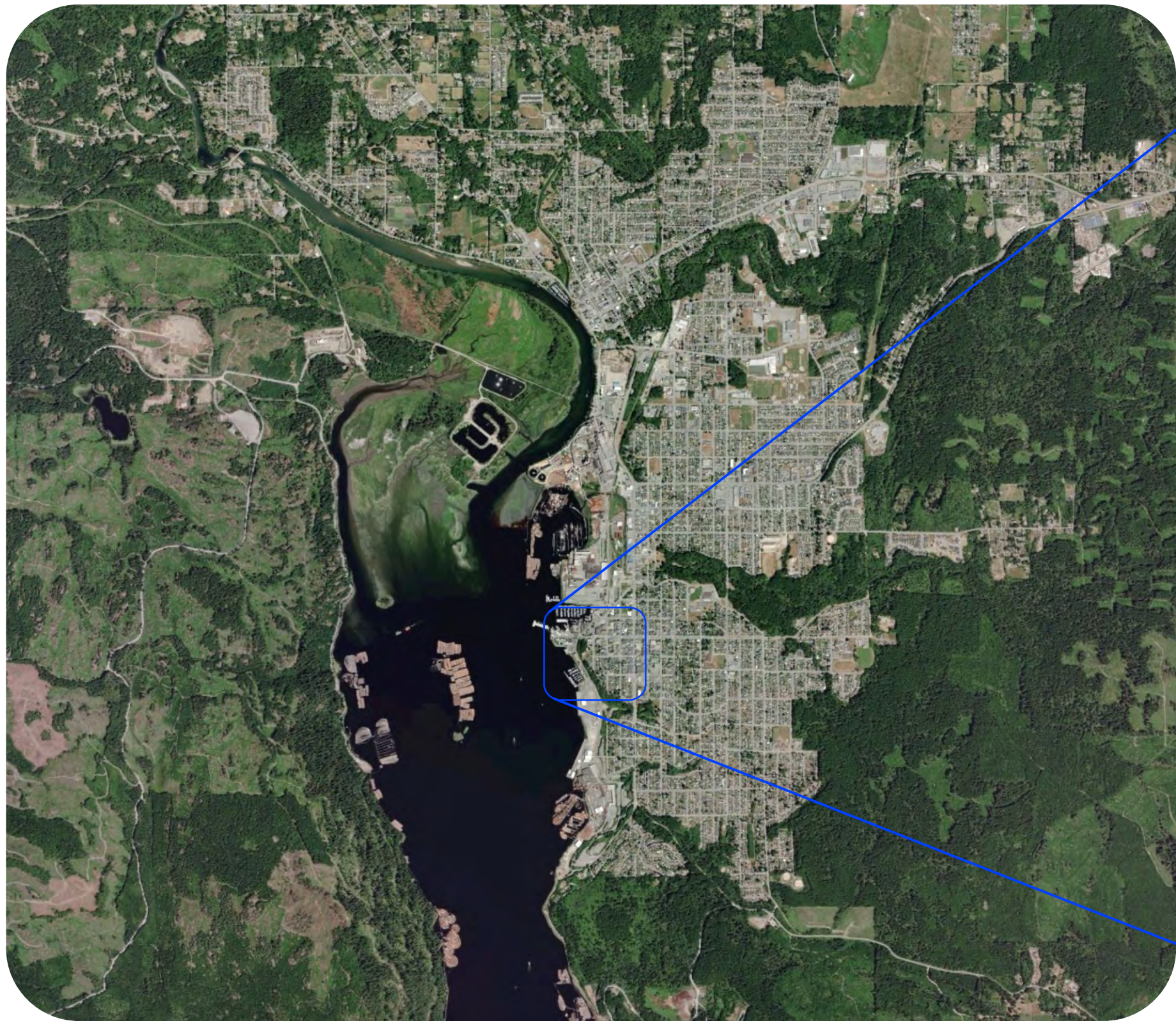
Site Area	Sq.ft	Sq.m	
Total Site Area	14,152 sq.ft	1316.2 sq.m	
Building Area	Sq.ft	Sq.m	# of Studio Units
Main Floor (partially below grade)	4,722 sq.ft	439.2 sq.m	0
Second Floor	6,196 sq.ft	576.3 sq.m	7
Third Floor	6,124 sq.ft	569.5 sq.m	12
Fourth Floor	6,124 sq.ft	569.5 sq.m	12
Fifth Floor	6,124 sq.ft	569.5 sq.m	12
Sixth Floor	6,124 sq.ft	569.5 sq.m	12
Gross Livable Floor Area	35,413 sq.ft	3,293.4 sq.m	55
Gross Residential Floor Area	22,827 sq.ft	2,122.9 sq.m	* 8 Units accessible, 47 units adaptable
Total Service Space Below Grade	2,871 sq.ft	267.0 sq.m	
Building Efficiency (Total Residential/ Total Liveable - Service Below Grade)	0.7		

Zoning	Existing: C-7 Zoning	Proposed:
Proposed Use	Core Business	Supportive Housing
Setbacks	Permitted in C-7 Zoning	Proposed
Front Yard	0 Meters	0 Meters
Side Yard	0 Meters	1.5 Meters
Rear Yard	3 Meters	0 Meters
Lot Coverage & Floor Area Ratio	Permitted in C-7 Zoning	Proposed
Lot Coverage	90%	70%
Floor Area Ratio (Gross Floor Area / Total Site Area)	3:1	2.6: 1
Building Height	Permitted in C-7 Zoning	Proposed
From Average Grade (34.1m geo.) to Top of Parapet	16m (52.5)	17.5m (57' 3")
Off-Street Parking	Required in C-7 Zoning	Proposed
Vehicle	14	14
1 Stall per 4 Tenant Units (based on 'Supportive Housing' requirements in Zoning Bylaw)		
Bike		25
Interior & Exterior Bike stalls	No Municipal Requirement	
Outdoor Space		Proposed
Open Space	No Municipal Requirement	230 sq.m / 2,475.7 sq.ft
Total Open Space		230 sq.m / 2,475.7 sq.ft



1 Site Survey  
Scale: NOT TO SCALE

CITY OF PORT ALBERNI



DOWNTOWN CORE



SITE LOCATION - 2ND AVENUE & ANGUS STREET



3 Re-issued for Reasoning 2025-11-03  
2 Re-issued for Reasoning 2025-07-25

numberTEN  
architectural group  
200 - 1619 Store Street  
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ARCHITECTURAL

CONSULTANTS

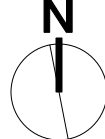
REGISTERED ARCHITECT  
BRETT WALTER  
ARCHITECT  
COLUMBIA  
Robert Hendry, Architect AIBC  
2026-11-03

SEAL As Noted 2025-11-03  
SCALE DATE

Port Alberni Supportive  
Housing  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC  
PROJECT

General Information

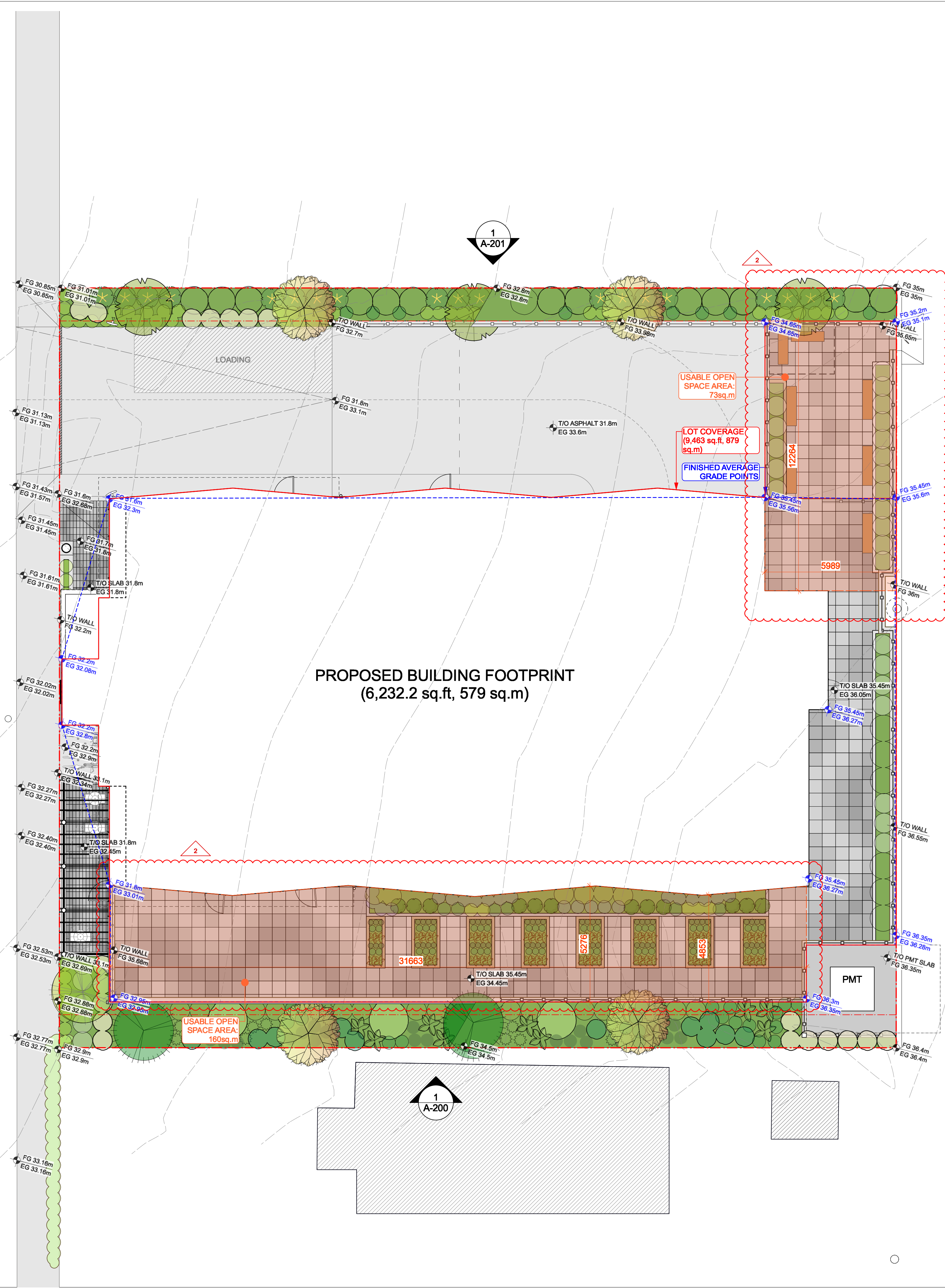
SHEET TITLE  
DRAWN BY SD  
CLIENT PROJECT NO. 2024522  
NTAG PROJECT NO.  
CHECKED BY RH  
A-001  
SHEET NO.



3 Site Context  
Scale: NOT TO SCALE



Average Grade Calculation	
Grade Points:	35.45
	35.45
	31.6
	32.2
	32.2
	31.8
	32.95
	36.3
	36.25
	34.65
	35.2
	35.45
	35.45
Total:	443.9
Average Grade (Geodetic):	443.9 / 13 = 34.1m



CLIENT

GENERAL NOTES

3 Re-issued for Reasoning 2025-11-03

2 Re-issued for Reasoning 2025-07-25

numberTEN architectural group

number 10

200 - 1619 Store Street  
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www.numberten.com  
victoria@numberten.com

ARCHITECTURAL

CONSULTANTS

SEAL As Noted 2025-11-03

SCALE

As Noted

DATE

2025-11-03

PROJECT

Port Alberni Supportive Housing  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC

SHEET TITLE

Site Grading Plan

DRAWN BY

SD

CHECKED BY

RH

CLIENT PROJECT NO.

2024522

SHEET NO.

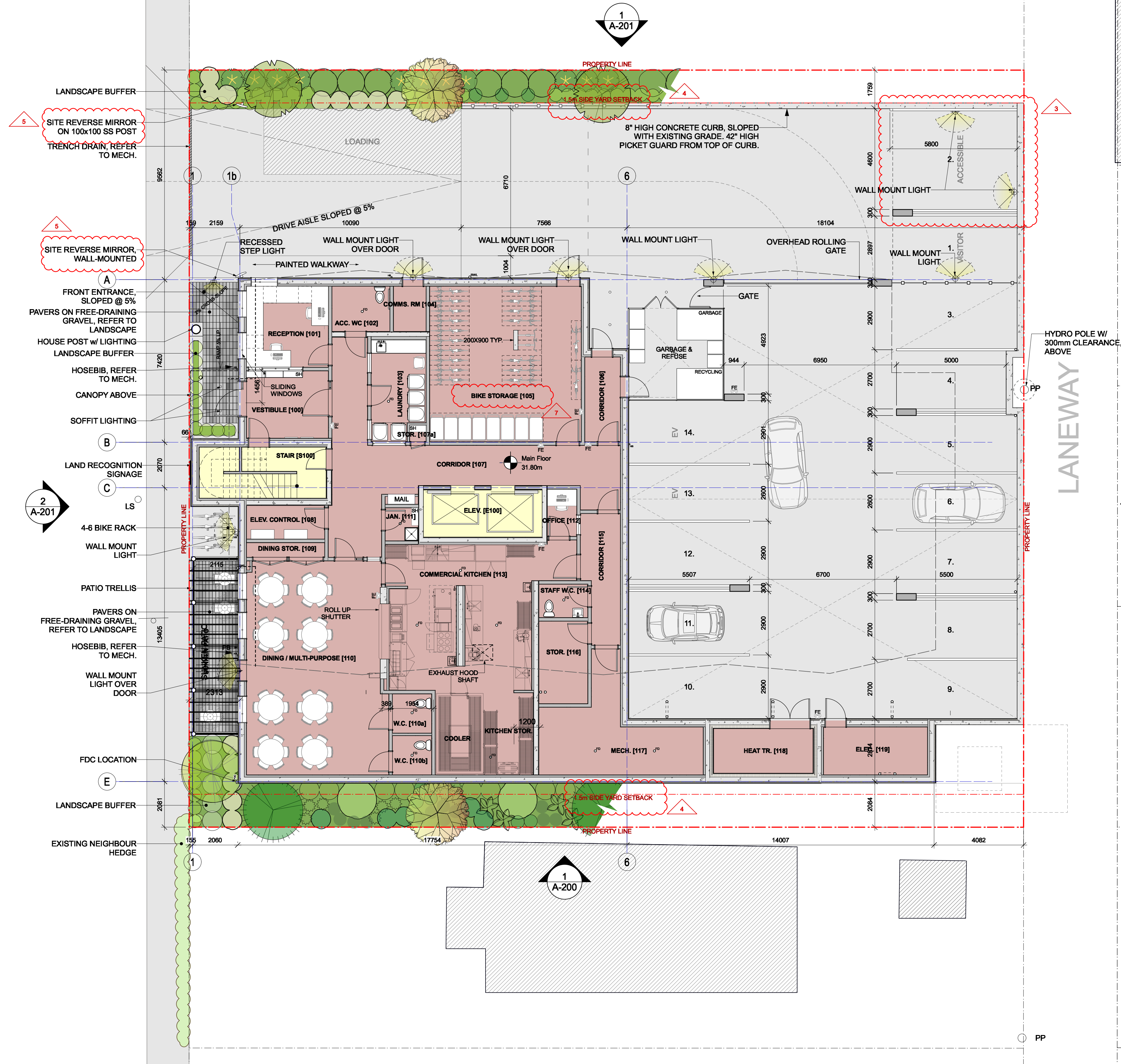
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SHEET NO.



2ND AVENUE



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GENERAL NOTES

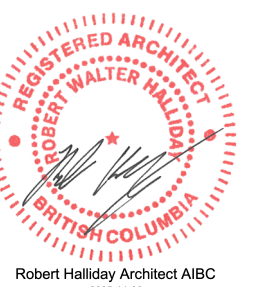
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2 Re-issued for Reasoning 2025-07-25

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DATE

Port Alberni Supportive  
Housing  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC

PROJECT  
Main Floor Plan

SHEET TITLE

DRAWN BY

CLIENT PROJECT NO.

NTAG PROJECT NO.

SD

CHECKED BY

RH

2024522

SHEET NO.

A-101









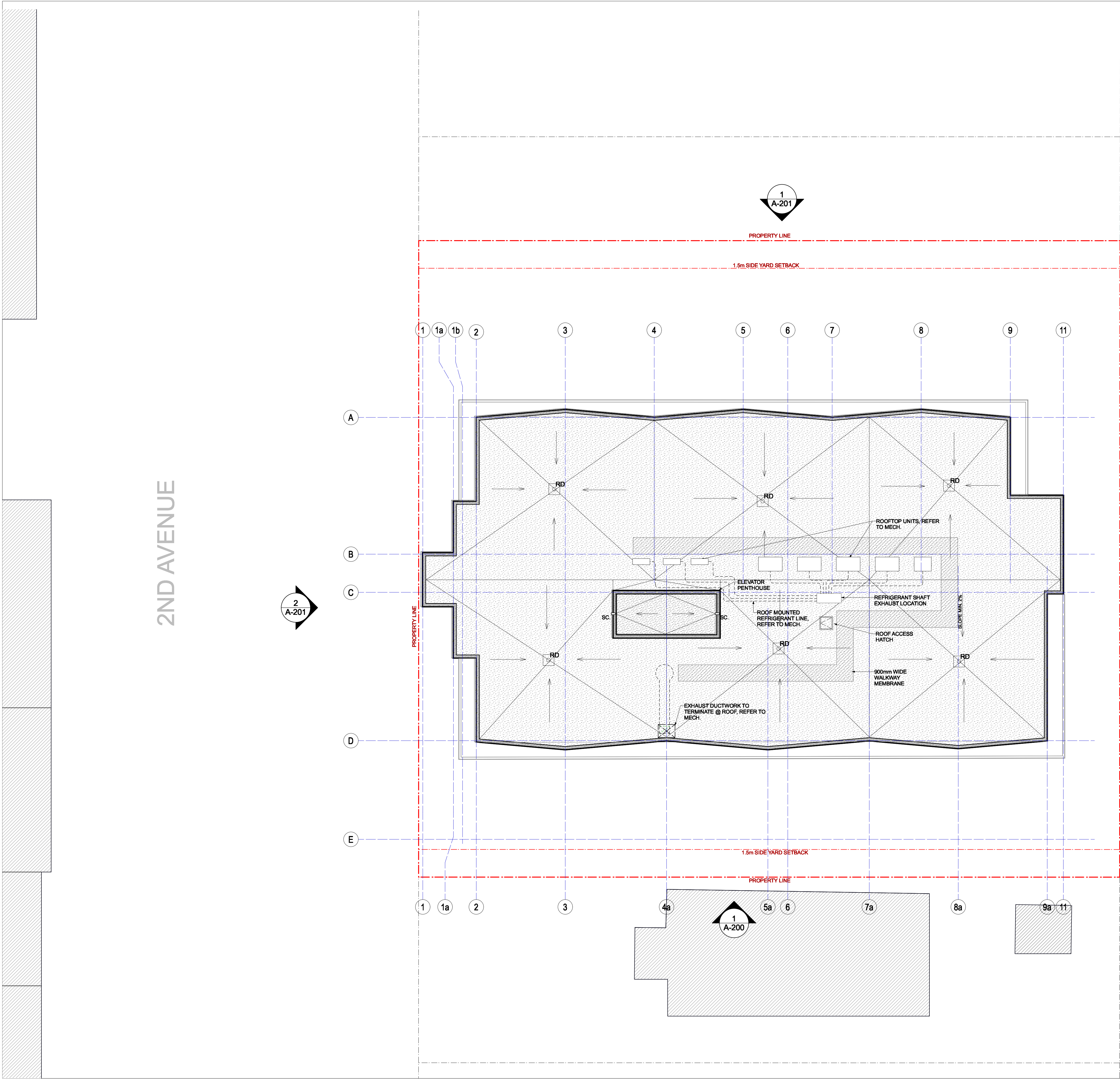
2ND AVENUE

LANEWAY

ET NO.

**A-103**





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GENERAL NOTES

3 Re-issued for Reasoning 2025-11-03  
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DATE 2025-11-03

PROJECT  
**Port Alberni Supportive Housing**  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC  
**Roof Plan**

SHEET TITLE  
DRAWN BY SD  
CHECKED BY RH  
CLIENT PROJECT NO. 2024522  
SHEET NO. A-107





1 North Elevation  
Scale: 1:100



2 Street (West) Elevation  
Scale: 1:100

- CLIENT
- GENERAL NOTES
- MATERIAL LEGEND**
1. CEMENT BOARD SIDING:  
FINISH: CUSTOM BLUE COLOUR  
STYLE: WIDE PANEL
  2. CEMENT BOARD SIDING:  
FINISH: OFF-WHITE  
STYLE: SHINGLE HORIZONTAL ORIENTATION, NARROW PROFILE
  3. CEMENT BOARD TRIM OR METAL FLASHING:  
FINISH: OFF-WHITE  
STYLE: REFER TO DETAILS
  4. CEMENT BOARD TRIM OR METAL FLASHING:  
FINISH: CHARCOAL  
STYLE: REFER TO DETAILS
  5. STEEL FENCE:  
FINISH: PRE-FINISHED STEEL FENCE (BLACK)  
STYLE: MAX. 6H
  6. HEAVY TIMBER CANOPY STRUCTURE:  
FINISH: CEDAR POSTS  
STYLE: WEATHER TREATED
  7. CEMENT BOARD SIDING:  
FINISH: CHARCOAL  
STYLE: WIDE PANEL
  8. METAL PICKET GUARDRAIL:  
FINISH: PRE-FINISHED BLACK/CHARCOAL
  9. CEMENT BOARD TRIM OR METAL FLASHING:  
FINISH: CEDAR TONE  
STYLE: REFER TO DETAILS
  10. CEMENT BOARD TRIM OR METAL FLASHING:  
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STYLE: REFER TO DETAILS
  11. WOOD-LOOK SIDING:  
FINISH: CEDAR TONE  
STYLE: HORIZONTAL 6" PROFILE
  12. SOLAR SHADE:  
FINISH: PRE-FINISHED METAL (WHITE)  
STYLE: REFER TO DETAILS

3 Re-issued for Reasoning 2025-11-03  
2 Re-issued for Reasoning 2025-07-25

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**number 10**

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**REGISTERED ARCHITECT**  
Robert Hinkley Architect AIBC  
2025-11-03

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DATE

**Port Alberni Supportive Housing**  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC

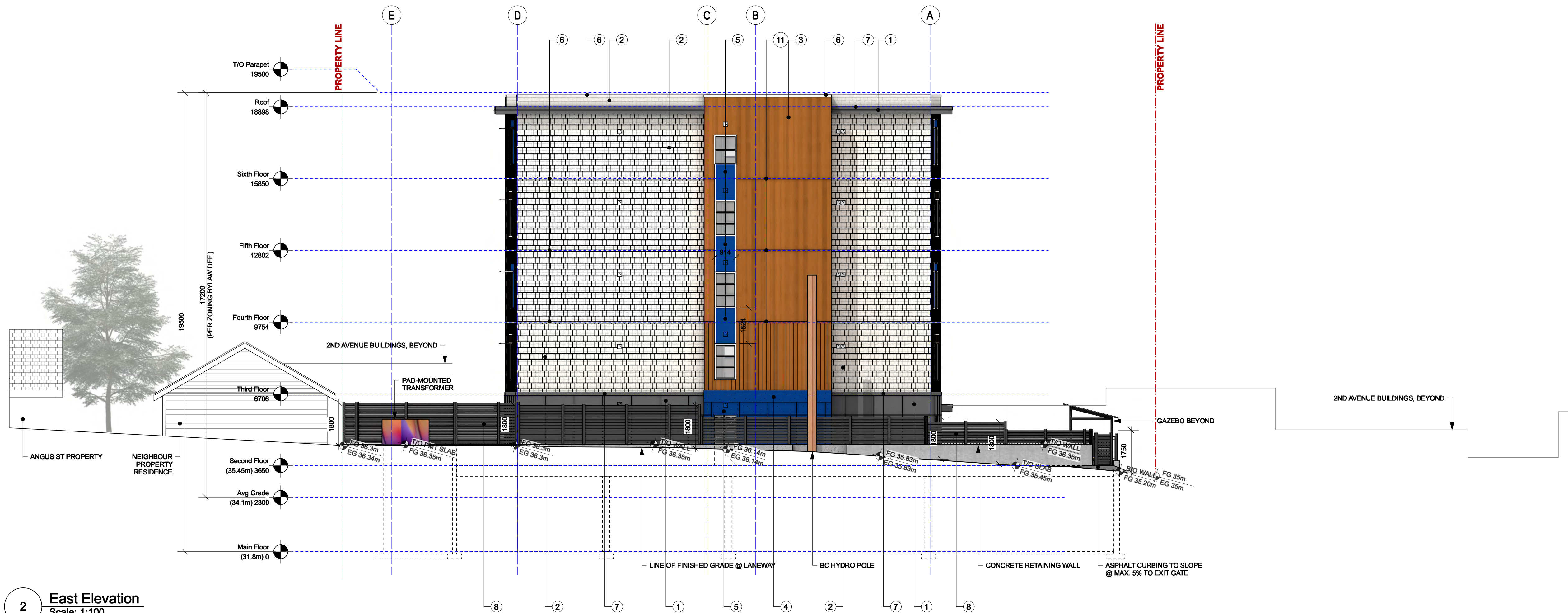
PROJECT  
**North & West Elevations**

SHEET TITLE  
DRAWN BY SD  
CLIENT PROJECT NO. 2024522  
NTAG PROJECT NO.  
CHECKED BY RH  
A-200  
SHEET NO.





1 South Elevation  
Scale: 1:100



2 East Elevation  
Scale: 1:100

CLIENT

GENERAL NOTES

**MATERIAL LEGEND**

- CEMENT BOARD SIDING:  
FINISH: CHARCOAL  
STYLE: WIDE PANEL
- CEMENT BOARD SIDING:  
FINISH: OFF-WHITE  
STYLE: SHINGLE HORIZONTAL ORIENTATION, NARROW PROFILE
- WOOD-LOOK SIDING:  
FINISH: CEDAR TONE  
STYLE: HORIZONTAL 6" PROFILE
- CEMENT BOARD TRIM OR METAL FLASHING:  
FINISH: CUSTOM BLUE COLOUR  
STYLE: REFER TO DETAILS
- CEMENT BOARD SIDING:  
FINISH: CUSTOM BLUE COLOUR  
STYLE: WIDE PANEL
- CEMENT BOARD TRIM OR METAL FLASHING:  
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- CEMENT BOARD TRIM OR METAL FLASHING:  
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STYLE: REFER TO DETAILS
- STEEL FENCE:  
FINISH: PRE-FINISHED STEEL FENCE (BLACK)  
STYLE: MAX. 6'H
- HEAVY TIMBER CANOPY STRUCTURE:  
FINISH: CEDAR POSTS  
STYLE: WEATHER TREATED
- METAL PICKET GUARDRAIL:  
FINISH: PRE-FINISHED BLACK/CHARCOAL
- CEMENT BOARD TRIM OR METAL FLASHING:  
FINISH: CEDAR TONE  
STYLE: REFER TO DETAILS
- SOLAR SHADE:  
FINISH: PRE-FINISHED METAL (WHITE)  
STYLE: REFER TO DETAILS

3 Re-issued for Reasoning 2025-11-03

2 Re-issued for Reasoning 2025-07-25

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10

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SCALE

DATE

Port Alberni Supportive Housing  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC

PROJECT

South & East Elevations

SHEET TITLE

SD RH

DRAWN BY

CHECKED BY

CLIENT PROJECT NO.

2024522

NTAG PROJECT NO.

A-201

SHEET NO.





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GENERAL NOTES

3 Re-issued for Reasoning 2025-11-03  
2 Re-issued for Reasoning 2025-07-25

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SCALE As Noted DATE 2025-11-03

Port Alberni Supportive  
Housing  
3027, 3037 & 3059 2nd Avenue  
Port Alberni, BC

3D Images

SHEET TITLE  
DRAWN BY SD CHECKED BY RH  
CLIENT PROJECT NO. 2024522  
NTAG PROJECT NO. SHEET NO. A-800



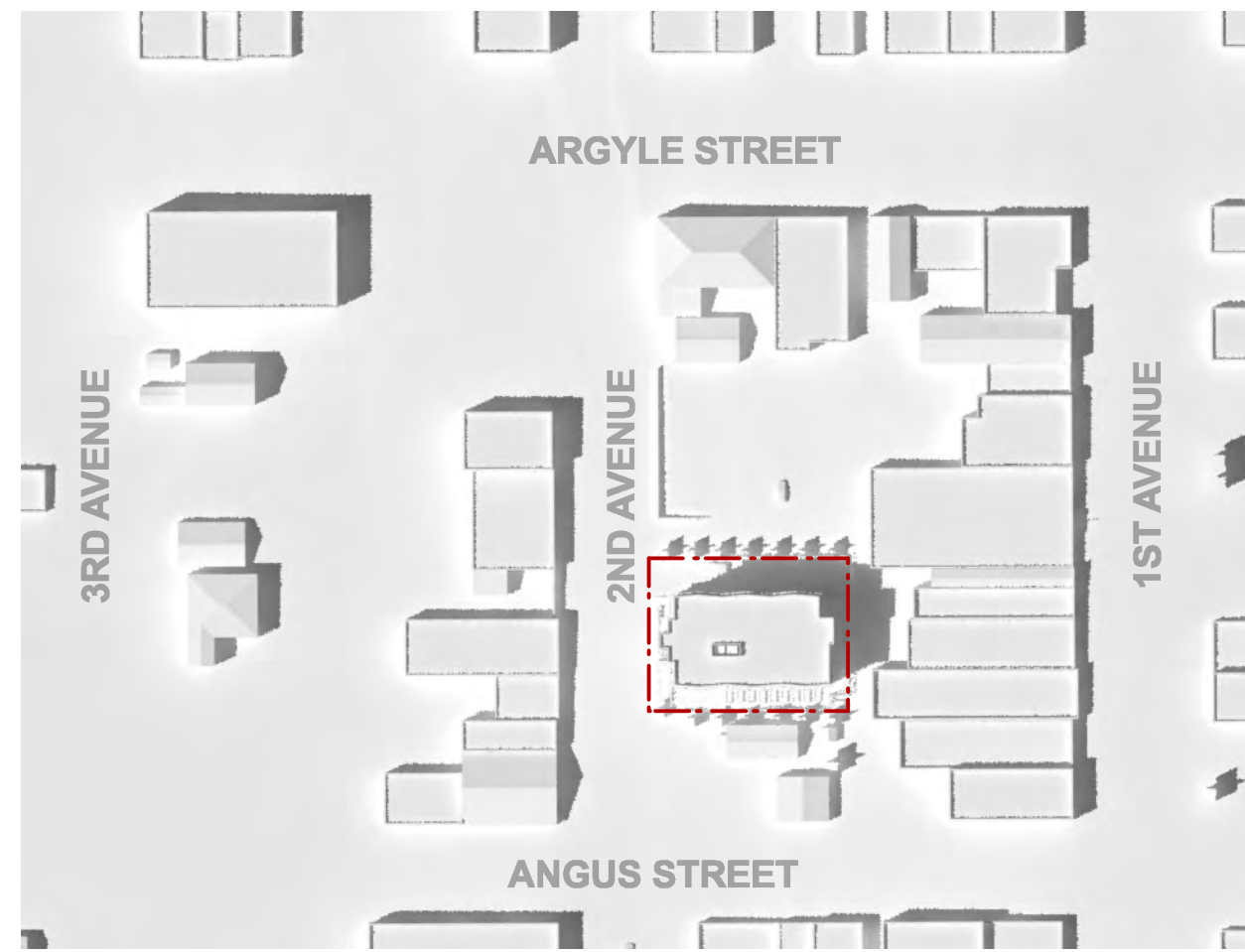
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Scale: 1:1500

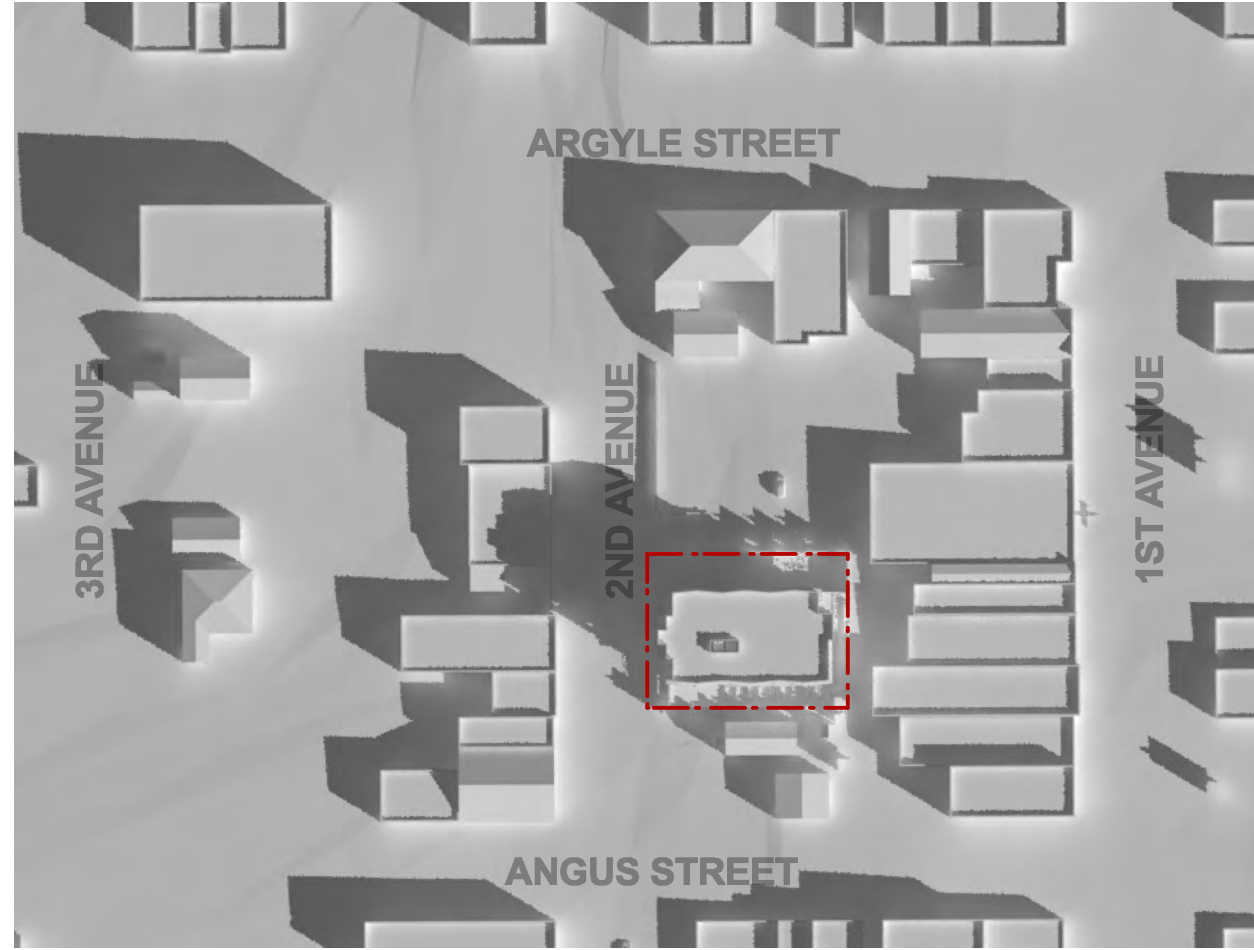


2 June 21st - 12:00 pm  
Scale: 1:1500



3 June 21st - 3:00 pm  
Scale: 1:1500

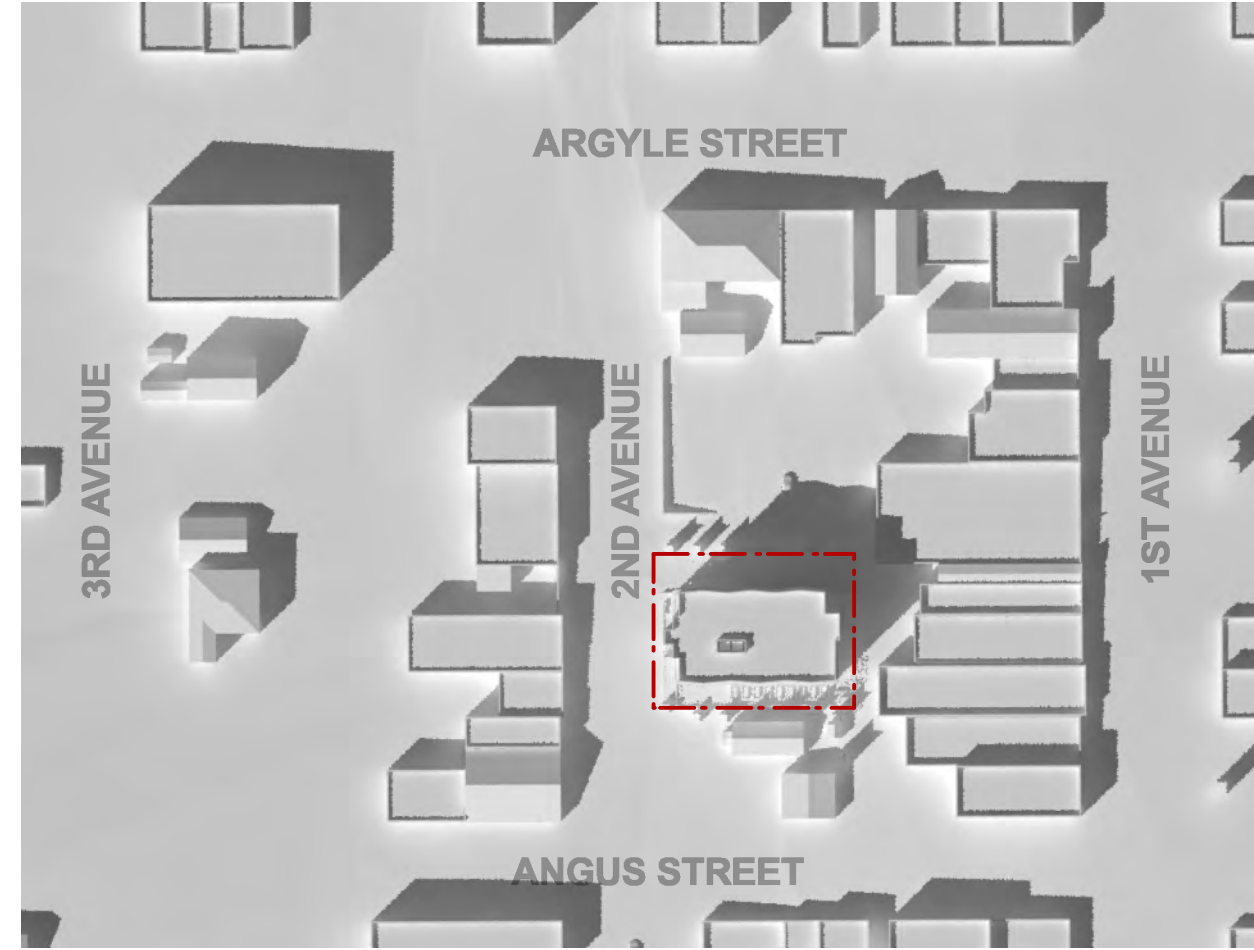
SPRING EQUINOX



4 March 20th - 9:00 am  
Scale: 1:1500



5 March 20th - 12:00 pm  
Scale: 1:1500



6 March 20th - 3:00 pm  
Scale: 1:1500

FALL EQUINOX



7 September 22nd - 9:00 am  
Scale: 1:1500



8 September 22nd - 12:00 pm  
Scale: 1:1500

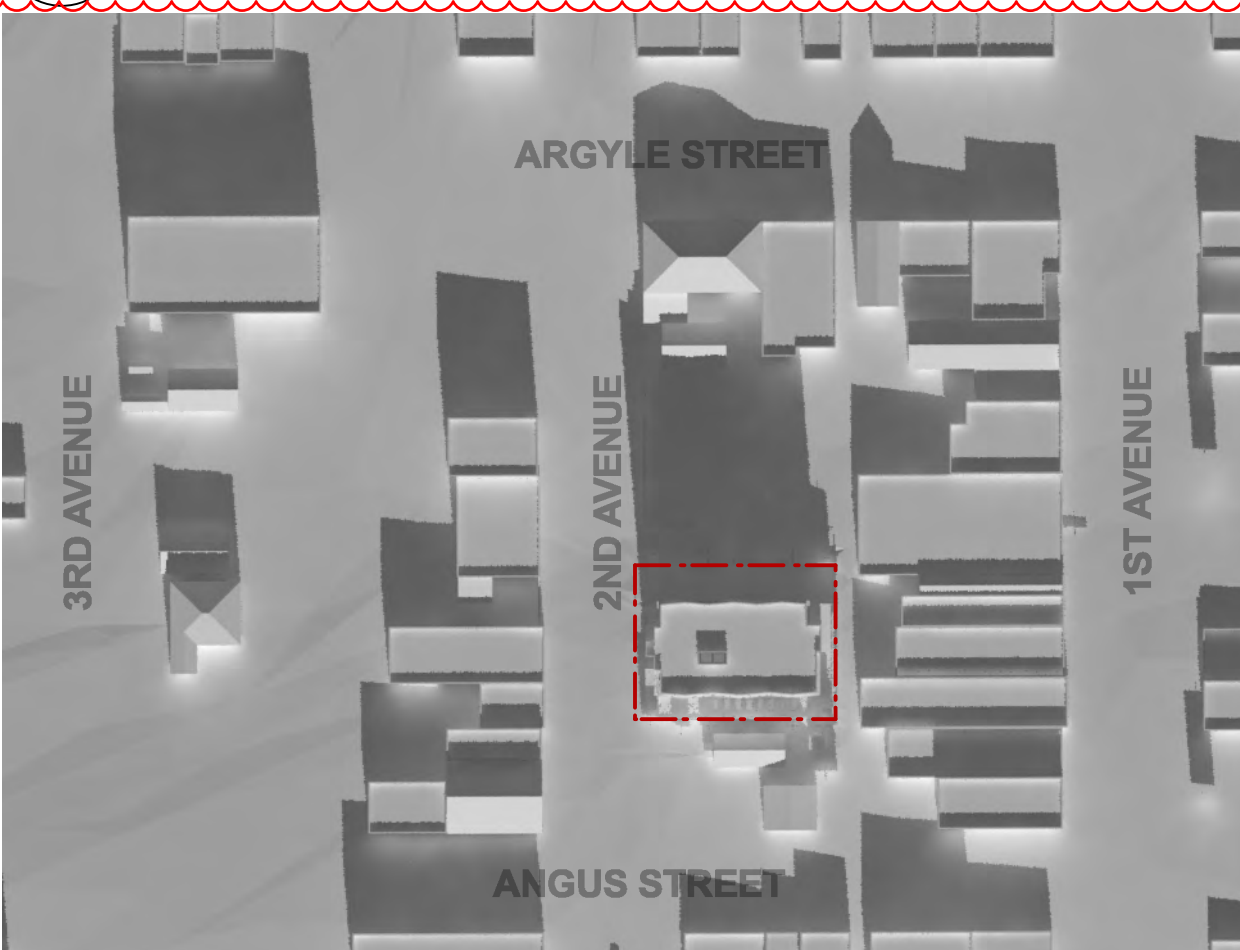


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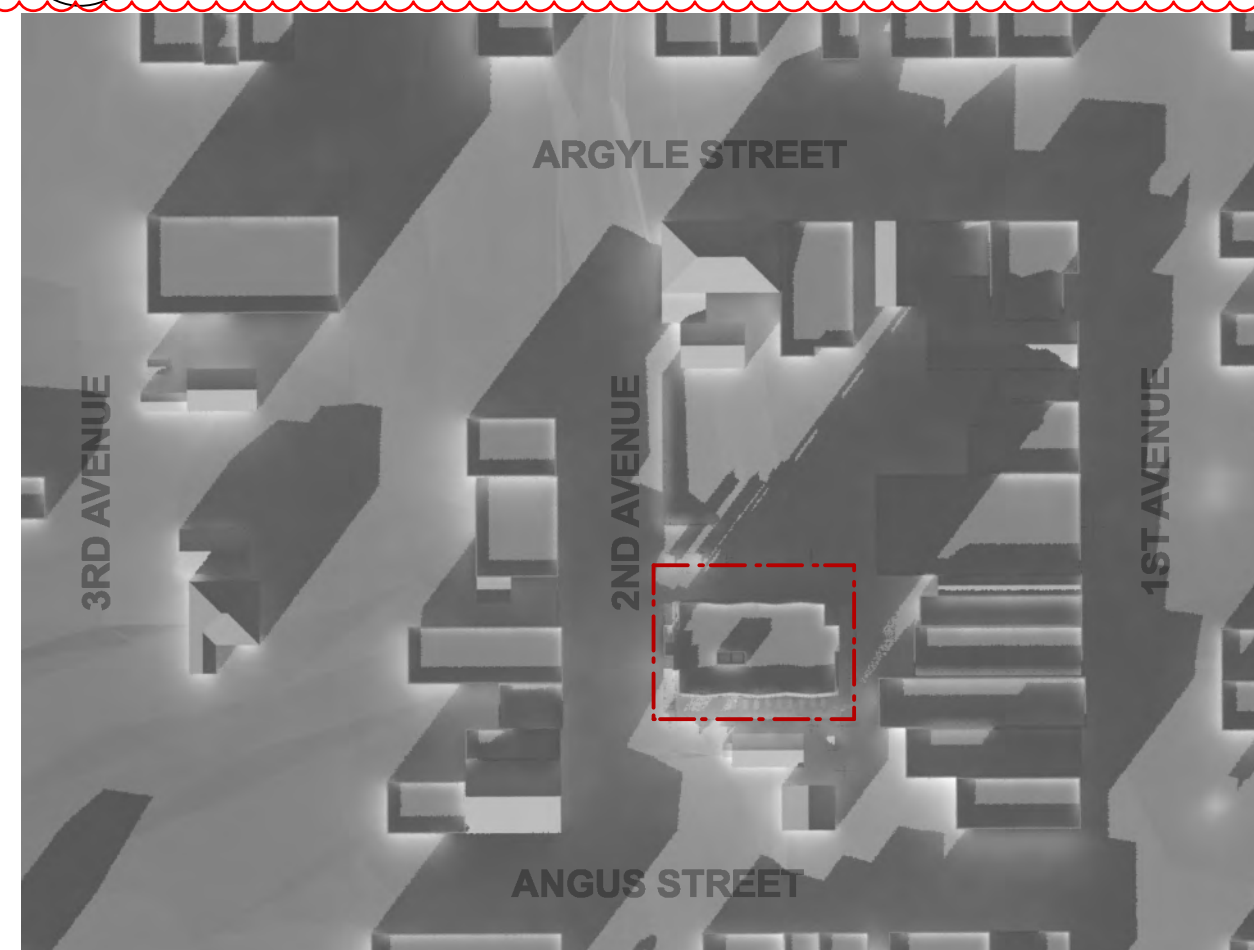
WINTER SOLSTICE



10 December 22nd - 9:00 am  
Scale: 1:1500



11 December 22nd - 12:00 pm  
Scale: 1:1500



12 December 22nd - 3:00 pm  
Scale: 1:1500

CLIENT

GENERAL NOTES

2 Re-issued for Reasoning 2025-11-03  
1 Re-issued for Reasoning 2025-07-25

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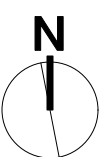
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SEAL

SCALE As Noted DATE 2025-11-03

Port Alberni Supportive  
Housing  
3027 & 3037 2nd Avenue  
Port Alberni, BC  
PROJECT  
Solar Shading Study

SHEET TITLE  
DRAWN BY SD CHECKED BY RH  
CLIENT PROJECT NO. 2024522  
NTAG PROJECT NO. SHEET NO. A-801





# Community Benefits of Supportive Housing

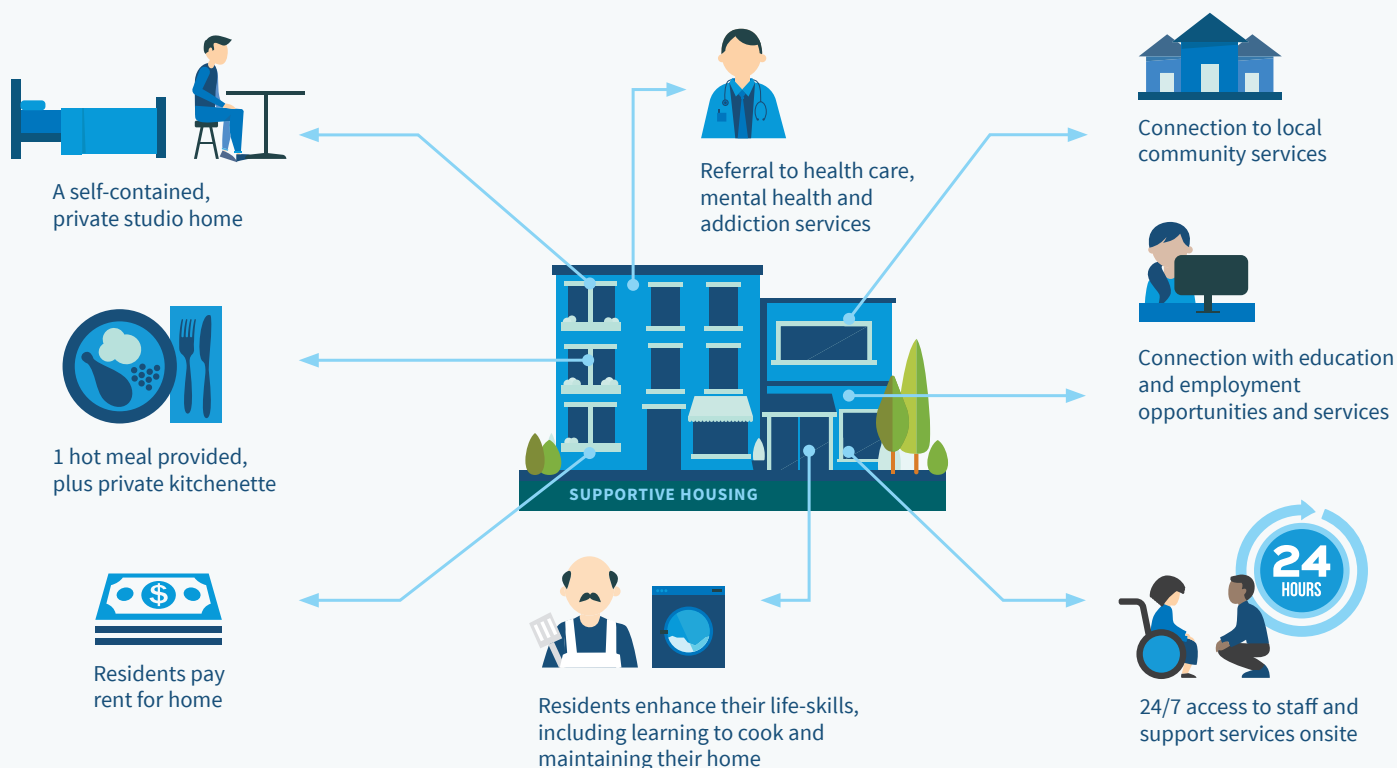
This resource answers questions about Supportive Housing  
in your neighbourhood



## What is supportive housing?

Provincially-funded supportive housing is for people experiencing homelessness. Supportive housing provides a home with access to on-site supports to ensure people can achieve and maintain housing stability. Residents have access to their own self-contained studio apartment or, in some cases, a secure unit with shared bathroom and amenity spaces. All residents sign either a program or tenancy agreement and participate in programming based on an individualized case plan.

All residents in supportive housing have made a choice to live there and are able to access the services provided by non-profit housing operators, such as life-skills training, and connections to primary health care, mental health and/or substance use services.





## Will supportive housing affect property values in my neighbourhood?



Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.



### Facts and Statistics

- ➔ Research completed in 2019 of 13 B.C. supportive housing sites showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends.
- ➔ A study in New York City of 7,500 supportive housing units from 1974 to 2005 found no evidence of a negative impact on property values close to supportive housing.

#### Sources:

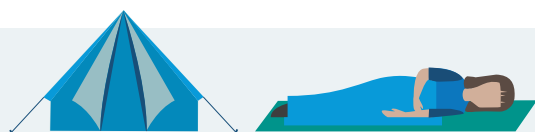
- Insight Specialty Consulting. 2019. *Exploring Impacts of Non-Market Housing on Surrounding Property Values*. BC Housing
- Furman Center for Real Estate & Urban Policy. 2008. *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City*. New York University. [furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing\\_LowRes.pdf](https://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf)



## Is supportive housing costly for tax-payers?



Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.



VS



On average, a person **experiencing homelessness** with addictions and/or mental illness used

**\$55,000** per year in health care and/or corrections services

On average, a person **in supportive housing** with addictions and/or mental illness used

**\$37,000** per year in health care and/or corrections services

Supportive housing residents were **64% less likely** than shelter clients to use ambulance services



Average hospital stay for supportive housing residents was **50% less** than shelter clients



### Facts and Statistics

- A 2008 B.C. study found that on average a person experiencing homelessness with addictions and/or mental illness used \$55,000 per year in health care and/or corrections services compared to \$37,000 for a person in supportive housing.
- A 2019 B.C. study linking data for more than 450 individuals in BC Housing-funded supportive housing and emergency shelters found:
  - Supportive housing residents were 64 per cent less likely than emergency shelter clients to use ambulance services.
  - The average hospital stay for supportive housing residents was 50 per cent less than for emergency shelter clients.

#### Sources:

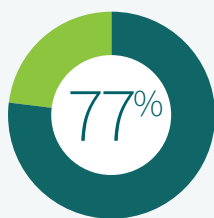
- Patterson, Michelle, Julian Somers, Karen McIntosh, Alan Shiell, Charles James Frankish. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University [www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html](http://www.sfu.ca/carmha/publications/housing-and-support-for-adults-with-severe.html)
- Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation*. BC Housing (Underway).



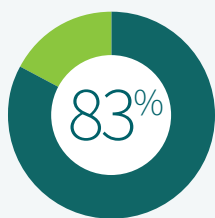
## Will supportive housing change my neighbourhood?



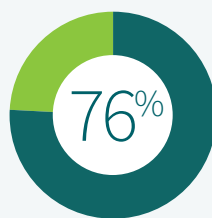
Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in. Often the initial concerns from neighbourhoods about supportive housing decrease over time.



of modular supportive housing survey respondents reported **a prior connection** to the neighbourhood



of modular supportive housing survey respondents reported **positive interactions** with neighbours



of modular supportive housing survey respondents reported having **friends or relatives** in the neighbourhood



Supportive housing staff and residents **care about safety and well-being** of their neighbourhoods



### Facts and Statistics

- 77 per cent of survey respondents across modular supportive housing sites reported having a prior connection to the neighbourhood before moving into their modular housing unit.
- 83 per cent of survey respondents across modular supportive housing sites reported experiencing positive interactions with neighbours in the surrounding community since they moved in.
- 76 per cent of survey respondents across modular supportive housing sites reported having friends or relatives in the neighbourhood who they can talk to.
- Community Advisory Committees established when developing supportive housing sites often find they no longer need to meet once the sites become operational, as issues and concerns become infrequent. Awareness also increases amongst neighbours to contact the housing provider to address any issues or concerns that do arise.
- Supportive housing staff and residents care about the safety and well-being of their neighbourhoods and are active participants in revitalizing their communities.

#### Sources:

- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports*. [www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate](http://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate)
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes*. Toronto: Wellesley Institute.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview*. [www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate](http://www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate)

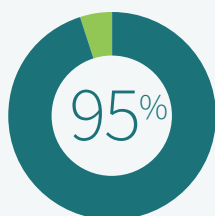


## Does supportive housing work to reduce homelessness in my neighbourhood and community?

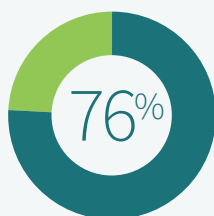


Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, people who previously experienced homelessness report improvements in access to employment, income, education, mental health supports and life-skills.

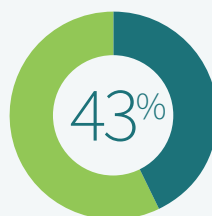
### After Six Months:



of supportive housing residents  
**remained housed**



of modular supportive housing  
survey respondents reported  
**improved  
overall well-being**



of modular supportive housing  
survey respondents reported  
**improved access to  
employment opportunities**



of modular supportive housing  
survey respondents reported  
**improvements in  
life skills**



### Facts and Statistics

- 95 per cent of residents living in BC Housing-funded supportive housing in 2020-21 had been housed for at least six months, including 81 per cent who had been housed for at least one year.
- 76 per cent of survey respondents in modular supportive housing sites reported improvements to their overall well-being.
- 43 per cent of survey respondents in modular supportive housing sites reported improved access to employment opportunities and employment support services.
- 52 per cent of survey respondents in modular supportive housing sites reported improvements in life skills. Staff interviewed said residents life skills improve in terms of cooking, keeping their space tidy, and personal hygiene.

#### Sources:

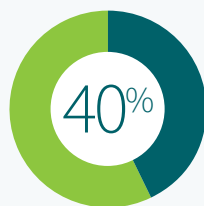
- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports*. [www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate](http://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortType=sortByDate)
- BC Housing. 2022. *Supportive Housing Demographics and Outcomes*.



## Why does supportive housing allow residents to use addictive substances?



Supportive housing uses a harm reduction approach. “Harm reduction” is a term used to describe an array of strategies aimed at reducing potential harm to individuals and communities associated with substance use. Not everyone who moves into supportive housing has substance use issues.



of modular supportive housing survey respondents reported **improvements in substance use issues** six months after moving in.



Many supportive housing sites have volunteer programs for residents to **help keep the neighbourhoods clean.**

### Facts and Statistics:

- ➔ In a study of residents living in BC Housing-funded modular supportive housing, 40 per cent reported improvements in substance use issues six months after moving in. 35 per cent reported that their substance use issues were the same (note: not all residents have substance use issues).
- ➔ Supportive housing providers use several strategies to reduce harm related to substance use. These include access to naloxone, peer involvement, supervised injection rooms, staff training and overdose protocols.
- ➔ Supportive housing can reduce substance use paraphernalia found in neighborhoods. For example, the Clean Team operated by a supportive housing provider in Vancouver, sweeps the neighbourhood, looking for substance use and other drug-related paraphernalia.
- ➔ Many supportive housing sites have volunteer programs for residents to help keep the neighbourhoods clean. This includes picking up garbage and substance use paraphernalia left by people who do not live in supportive housing.
- ➔ About half of residents in BC Housing-funded supportive housing reported having an substance use issue.

#### Sources:

- Homeless Hub. 2021, October. *Harm Reduction*. Retrieved from Homeless Hub: [www.homelesshub.ca/about-homelessness/substance-use-addiction/harm-reduction](http://www.homelesshub.ca/about-homelessness/substance-use-addiction/harm-reduction)
- BC Housing. 2021. *Modular Supportive Housing Resident Outcomes Study Reports*. [www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortByDate](http://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortByDate)
- Urban Health Research Initiative. 2009. *Findings from the evaluation of Vancouver's Pilot Medically Supervised Safer Injecting Facility*. BC Centre for Excellence in HIV/AIDS.
- Cohen, E. 2019. *The Effects of Designated Homeless Housing Sites on Local Communities: Evidence from Los Angeles County*. Los Angeles: UCLA.
- BC Housing. 2018. *Community Acceptance Series – Supportive Housing Case Study Series: Overview*. [www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortByDate](http://www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortByDate)

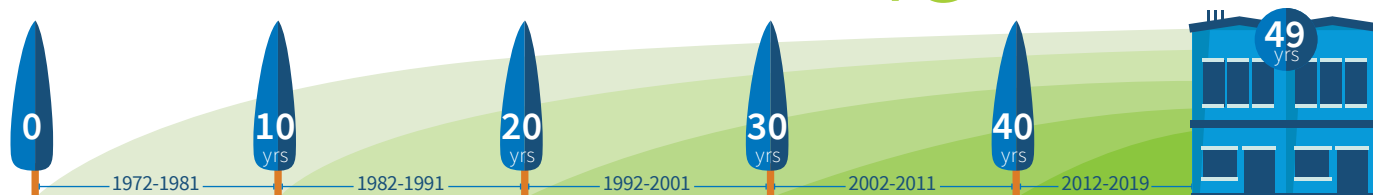


## Will supportive housing have an impact on nearby schools in my neighbourhood?



Many supportive housing sites across the province have been operating in their communities and near schools for 10+ years with few issues and support from the community.

Oldest supportive housing site operating for **49** years



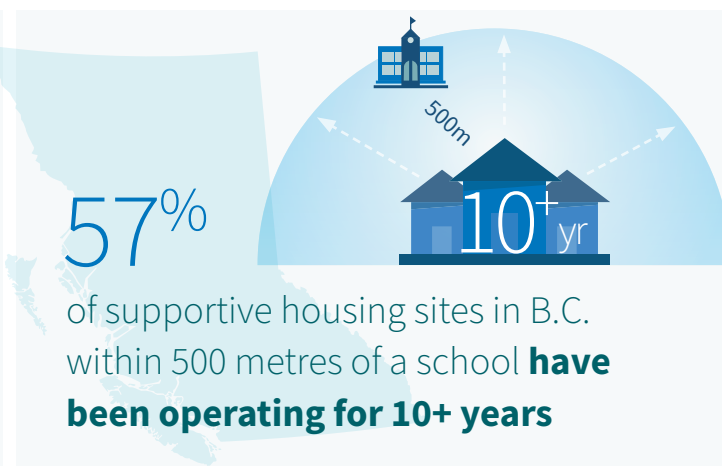
**225+**

provincially-funded sites operate **within 500 metres** of a school



**57%**

of supportive housing sites in B.C. within 500 metres of a school **have been operating for 10+ years**



### Facts and Statistics

- The oldest supportive housing site in B.C. has been operating for 49 years.
- There are over 225 provincially-funded supportive housing sites across the province that are within 500 metres of a school.
- 57 per cent of provincially-funded supportive housing sites in B.C. within 500 metres of schools have been operating for 10+ years.

#### Sources:

• BC Housing, 2021. Central Property System.





## How will supportive housing contribute to my neighbourhood's local economy?



Residents of supportive housing contribute to the economy of the neighborhoods they live in by spending money at local businesses. The construction and operation of supportive housing also creates local jobs.

Every dollar invested in supportive housing puts

**\$4-5**

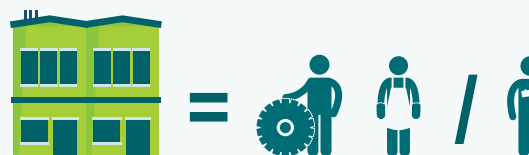
**back into the local economy** through social and/or economic activities



An Ontario study found for every new residential unit built, an estimated

**2-2.5**

**new jobs are created**



### Facts and Statistics:

- 2018 B.C. studies showed that every dollar invested in supportive housing creates four to five dollars in social and/or economic value. Neighbourhood benefits include improved well-being and increased local spending.
- A 2008 study of two supportive housing buildings located in the same Toronto community found that the tenants' local economic footprint is modest because of tenants' income. This does, however, result in tenants shopping at local convenience stores, pharmacies, coffee shops and restaurants, contributing to the local economy of the neighborhood.
- An Ontario study found for every new residential unit built, an estimated 2 to 2.5 new jobs are created.

#### Sources:

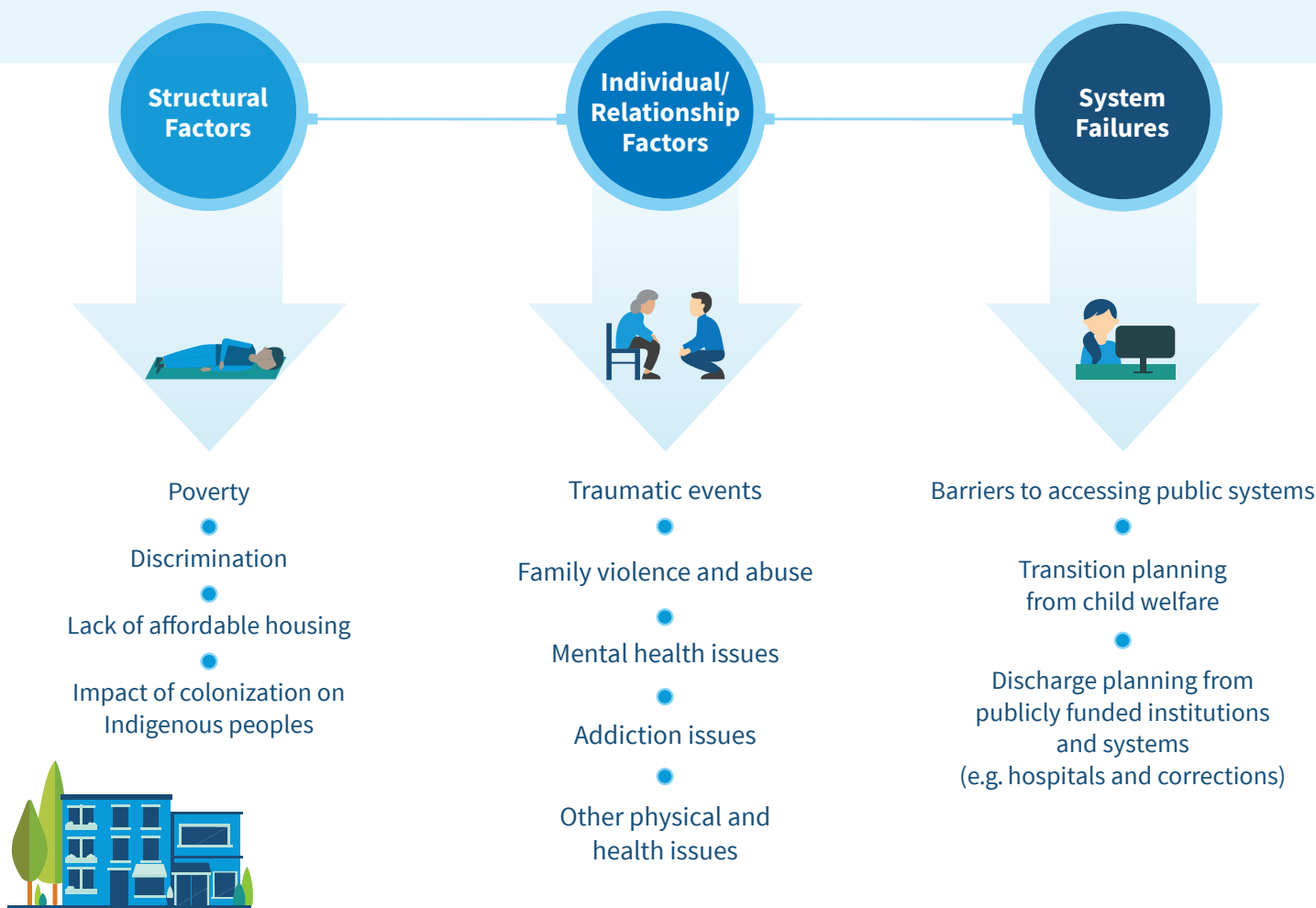
- Constellation Consulting Group. 2018. *SROI Analysis: The Social and Economic Value of Dedicated-Site Supportive Housing in B.C.* BC Housing. [www.bchousing.org/research-centre/library/tools-developing-social-housing](http://www.bchousing.org/research-centre/library/tools-developing-social-housing)
- Wolf, A. d. 2008. *We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes.* Toronto: Wellesley Institute.
- ONPHA, *Affordable Housing as Economic Development: How Housing Can Spark Growth in Northern and Southwestern Ontario.* [onpha.on.ca/Content/PolicyAndResearch/Other\\_Research/Housing\\_and\\_Economic\\_Growth.aspx?WebsiteKey=49cb1e54-80a5-4daf-85fb-a49e833ec60b](http://onpha.on.ca/Content/PolicyAndResearch/Other_Research/Housing_and_Economic_Growth.aspx?WebsiteKey=49cb1e54-80a5-4daf-85fb-a49e833ec60b)



## Understanding Pathways to Homelessness

The information below provides a brief overview of pathways to homelessness.

Often it is a combination of factors.



### Sources:

- Gaetz, Stephen, Jesse Donaldson, Tim Richter and Tanya Gulliver. *The State of Homelessness In Canada 2013*. A Homeless Hub Research Paper. [www.homelesshub.ca/sites/default/files/SOHC2103.pdf](http://www.homelesshub.ca/sites/default/files/SOHC2103.pdf)

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## Land Acknowledgement

We acknowledge that the 2025 Homeless Count in Port Alberni took place on the unceded territory of the Hupacasath and Tseshaht First Nations. They have been stewards of this land since time immemorial and we pay our respect to the Elders and Knowledge-Keepers both past and present.

## What is a Point-in-Time Homeless Count?

Point-in-Time homeless counts ("PiT counts" or "counts") provide a snapshot of people who are experiencing homelessness over a 24-hour period in a community. Counts include an estimated number of people experiencing homelessness, their demographic characteristics, and other information including service use, income, and reasons for housing loss. On April 30, 2025, a PiT count was conducted in Port Alberni. This was the fourth count in Port Alberni, with the next most recent conducted on May 2, 2023.

## Limitations & Interpretation

- A PiT count represents the minimum number of people who are experiencing homelessness on a given day in the community.
- The purpose of a PiT count is not intended to be a measure of everyone who experiences homelessness. By focusing on a single day, a count will not include some people who cycle in and out of homelessness and staff and volunteers will not encounter everyone despite best attempts.
- While an accepted methodological tool, PiT counts are likely to be an undercount and represent only those individuals identified and included during a 24-hour period.
- This report details the characteristics of people experiencing homelessness who answered each survey question and percentages are based on the number of respondents to each question. Percentages may not be representative of the total population experiencing homelessness; the number (n) of respondents may vary within each question.
- There are a variety of reasons why a count number will change over time in a community. These include changes in actual homelessness, supportive housing, and/or services available. Caution should be used when making comparisons across time or between communities.
- Given these limitations, decision makers are encouraged to seek complimentary sources of data — such as reports from local service agencies — to corroborate the findings in this report.

## How Many People Were "Counted" as Experiencing Homelessness in Port Alberni in the 2025 Count?

In total, 180 people in Port Alberni were included in the Count by either staying in a shelter or completing a survey. This total and comparison to the previous count is shown in Figure 1. A comparison of those experiencing sheltered and unsheltered homelessness is shown in Figure 2.

### What is Sheltered Homelessness?

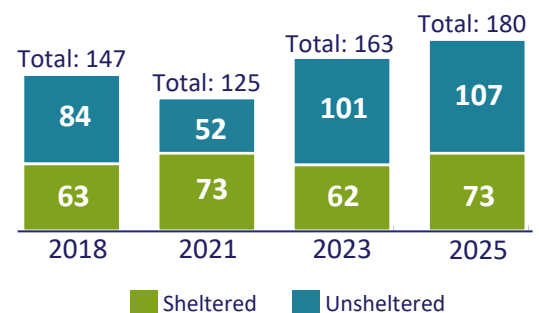
Sheltered homelessness includes those who stayed overnight on the night of the Count in homeless shelters, including transition houses and youth safe houses, and people with no fixed address (NFA) staying temporarily in hospitals, local holding cells, and detox facilities. **Note:** shelter capacity can change in a community after the Count, including opening or closure of temporary or year-round shelter programs.

### What is Unsheltered Homelessness?

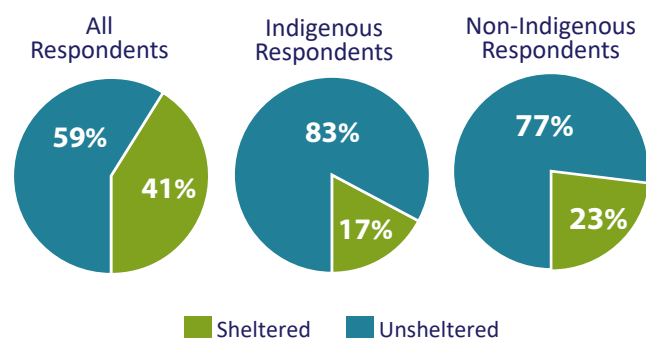
Unsheltered homelessness includes those who stayed outside in alleys, doorways, parkades, parks and vehicles or those who were staying temporarily at someone else's place (couch surfing), a hotel without a place to return to, or with their parents in a temporary situation on the night of the Count. **Note:** the unsheltered count relies on finding individuals on the day of the Count. It may change due to a variety of factors (see Limitations).

**Of the 107 respondents experiencing unsheltered homelessness in this community, 21% were staying with others** - such as temporarily couch surfing with friends, relatives, their parents, or others.

**Figure 1: Total Number of Persons Experiencing Homelessness and Included in the Count**



**Figure 2: Where Respondents Stayed the Night of the Count**



**Indigenous Homelessness and PiT Counts**

Indigenous people are consistently overrepresented in the population of people experiencing homelessness. Disproportionate rates of homelessness are rooted in the ongoing structural violence of settler colonial society that creates hierarchical systems of privilege and oppression. Indigenous people in Canada face racism, discrimination, and the impacts of intergenerational trauma which can limit safe and equitable access to services making it easier to lose, and harder to acquire, safe and stable housing.

**Presentation of Indigenous Data**

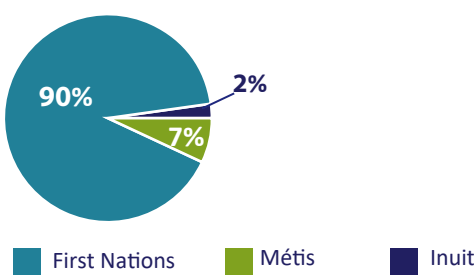
Indigenous refers to the diverse cultures of First Nations, Métis, and Inuit people, whether they have legal status, or are living in urban, rural, or remote areas. To inform Indigenous-led service planning, this report presents some Indigenous responses alongside those of non-Indigenous respondents and all respondents combined.

Indigenous respondents tend to report accessing services at a lower rate than non-Indigenous respondents. While the PiT Count methodology does not allow for definitive conclusions, these results align with the well-documented harms of the Canadian health and social service sector towards Indigenous peoples.

**Figure 3: Indigenous Identity (n=94)**



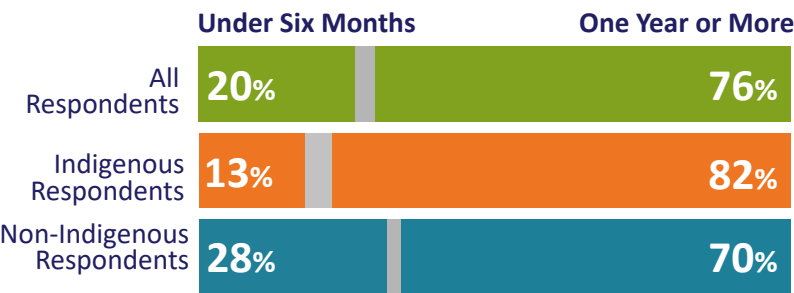
**Figure 4: Indigenous Distinction (n=41)**



**Figure 5: Length of Time in Community  
All Respondents (n=74)**



**Figure 6: Length of Time Experiencing Homelessness (n=83)**



**Figure 7: Top Reasons for Housing Loss  
All Respondents (n=72)**



**Figure 8: Percentage of Respondents Identifying  
Eviction as Cause of Most Recent Housing Loss (n=66)**



**How Long Have Respondents Been in Port Alberni?**

The vast majority of individuals experiencing homelessness are long-time residents of their community, as shown in Figure 5 for Port Alberni. This is consistent with all other communities in the 2025 PiT Homeless Count in BC.

**How Long Have Respondents Experienced Homelessness?**

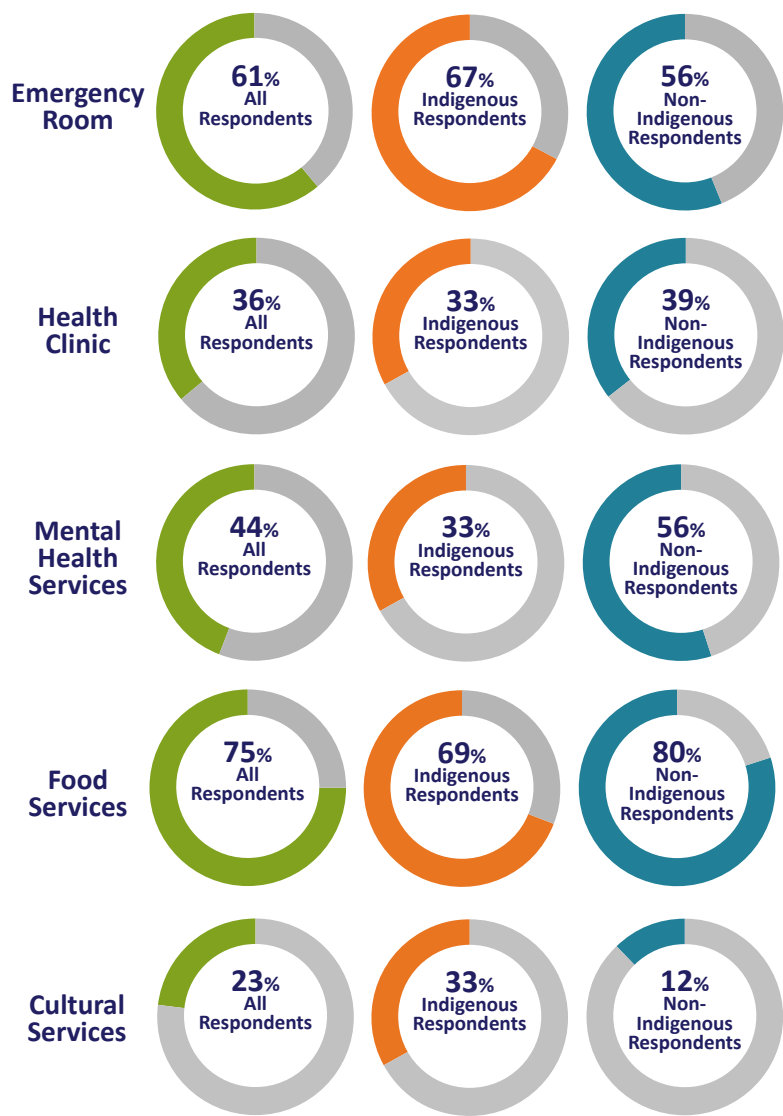
Figure 6 shows the duration of respondents' experiences of homelessness. Those who have experienced homelessness for longer can require different services, and may face different barriers in accessing housing than those with shorter experiences of homelessness.

**What Causes a Loss of Housing?**

An experience of homelessness is almost always the result of more than one event. Often, income challenges are pushed to a crisis by an event, such as a health challenge, relationship change, or eviction. The top three reasons for housing loss identified by respondents in Port Alberni are shown in Figure 7.

For the first time in the Provincial Count, respondents were asked if their most recent experience of homelessness was the result of an eviction. Results for Port Alberni are shown in Figure 8.

Figure 9: Services Accessed in the Past Year (n=84)



**What Services do People Access?**

Respondents were asked to check all that apply in a list of services on the survey. Figure 9 shows the percentage of respondents who accessed commonly used services. Service access is often a reflection of service availability and perceived safety.

**What Sources of Income do People Have?**

A majority of respondents report receiving income assistance (including Persons with Persistent Multiple Barriers benefits) or disability assistance (Figure 10).

Many respondents have other sources of income (Figure 11), and 6% in Port Alberni report having a part-time job.

Figure 10: Percentage of Respondents Who Report Being On Income Assistance (n=84)



Figure 11: Top Sources of Income Other Than Income Assistance for All Respondents (n=83)

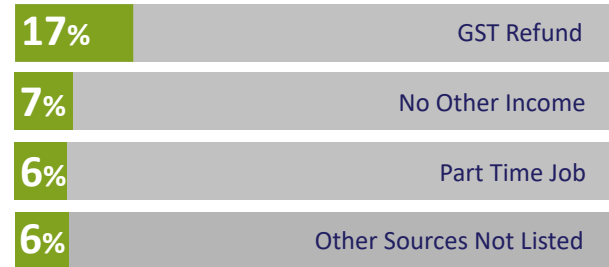


Figure 12: Gender Identity of Respondents (n=92)

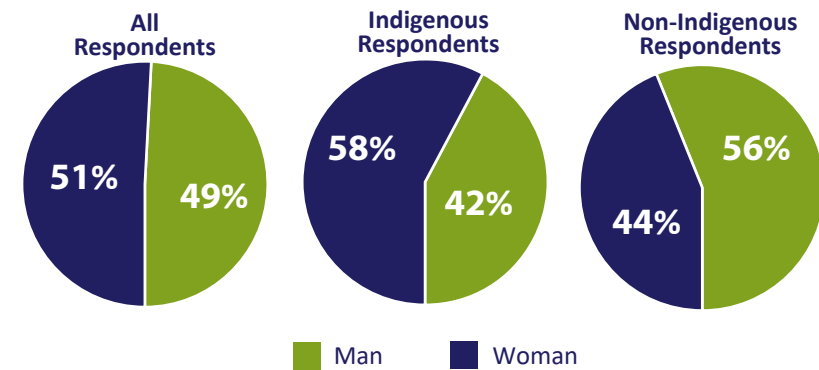
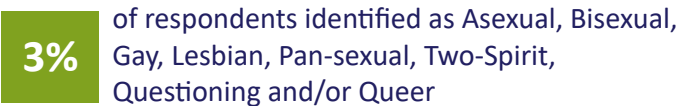


Figure 13: Transgender Experience (n=77)



Figure 14: Sexual Orientation (n=77)



**What are the Gender Identity and Sexual Orientation of Respondents?**

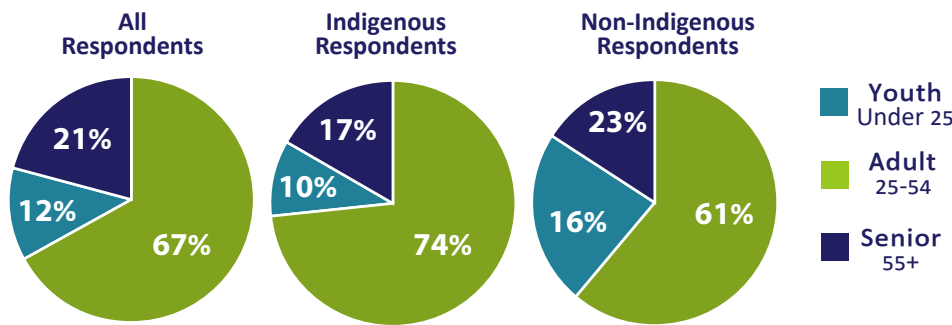
Homelessness services that are safe are needed for all identities and orientations. This includes sheltering options, residential supports, and outreach services.

Respondents' gender identity is shown in Figure 12, those who identified as having a transgender experience in Figure 13, and those who identified as asexual, bisexual, gay, lesbian, pan-sexual, Two-Spirit, questioning and/or queer are shown in Figure 14.

**While the number of respondents who identify as a gender other than man or woman is zero, this does not mean that there is no one who identifies as another gender experiencing homelessness in Port Alberni.** There may be additional barriers for them to access services and they are more likely to experience hidden homelessness.



Figure 15: Age of Respondents (n=90)



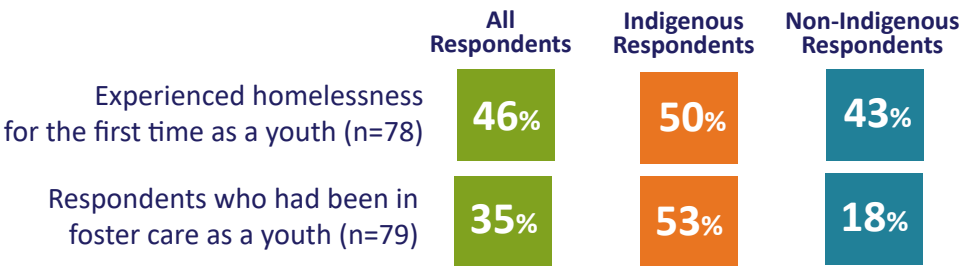
**What Are the Ages of Respondents?**

Age groups of respondents are shown in Figure 15. Fifty-five years of age or older is used as the benchmark for “senior” in this report as it aligns with the eligibility for BC Housing’s Seniors’ Supportive Housing program.

**What Percentage of Respondents Experience Homelessness as Youth and the Foster Care System?**

Figure 16 shows the percentage of respondents who experienced homelessness for the first time as a youth, and those who reported being in foster care, a youth group home, or on an Independent Living Agreement as a youth.

Figure 16: Youth Homelessness and Foster Care



**What Health Challenges do Respondents Face?**

Respondents were asked if they identify as currently having a challenge with a series of types of health conditions, which is shown in Figure 17. In this figure, the number of respondents who identified as having each health challenge ranged from 21 to 69. Those with co-occurring mental health and substance use challenges are shown in Figure 18.

Figure 17: Percentage of Respondents Identifying As Having a Challenge with Their Health - By Category (n=87)

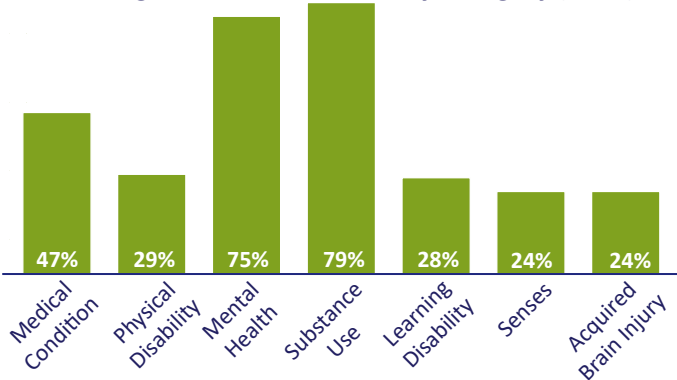
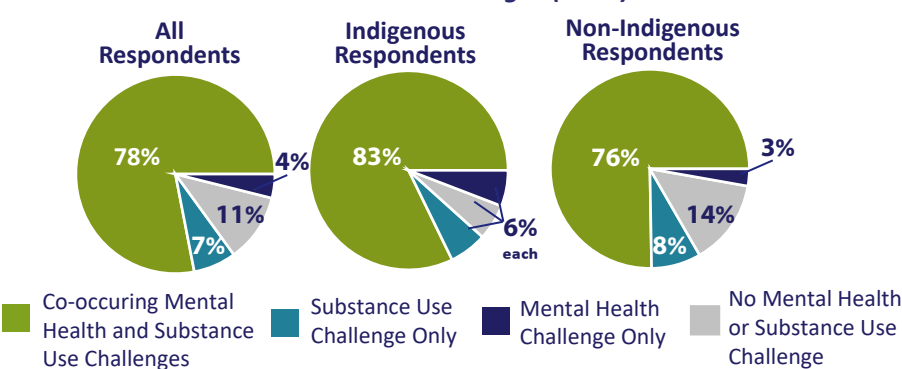


Figure 18: Percentage of Respondents with Co-occurring Mental Health Challenges (n=74)



**What Substances do People Use?**

Not all people experiencing homelessness use substances, and those who use substances do not all use one type. This is important when considering what health services might be needed in a given community. Respondents in Port Alberni reported using (n=90): nicotine (81%), alcohol (59%), stimulants (59%), cannabis (57%) and opiates (46%).

**With Gratitude**

We would like to thank all those who participated in the Count process in Port Alberni this year, including;

- All the people currently experiencing homelessness who gave their time to respond to our survey and share their stories.
- All persons with lived and living experience of homelessness who formed part of survey teams.
- All staff and organizations who spent time on this project. For a complete list of agencies, please see the final report.
- Marcie DeWitt, who served to coordinate the Count in Port Alberni.



# Engagement Summary Report

3027/3037 2nd Avenue  
Proposed Supportive Housing  
Port Alberni, BC

May 2025

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## Purpose of the Report

The purpose of this Engagement Summary Report is to provide an overview of engagement that took place regarding BC Housing’s proposed 55-unit supportive housing development at 2037/3037 2nd Avenue in Port Alberni. This report details how direct neighbours and businesses, as well as the wider community were engaged, key themes that emerged, as well as outcomes to support the project moving forward.

## Background

BC Housing is proposing to build 55 new supportive homes in a 6-storey building on City-owned land at 3027 & 3037 2nd Avenue in Port Alberni. This proposed development is an important step to address the urgent need to offer culturally safe and accessible housing with supports and services to people experiencing homelessness in Port Alberni.

The proposed development requires rezoning. BC Housing submitted a rezoning application to the City of Port Alberni on February 3, 2025. This application is currently pending review by City Council.

On February 10, 2025, the City of Port Alberni Council released a council meeting summary including the following resolution:

*“That staff prioritize the processing of the Zoning Amendment, Development Permit, and Building Permit applications for the proposed permanent supportive housing project located at 3027 and 3037 2nd Avenue.”*

## Engagement Goals

- To engage during the rezoning phase with immediate neighbours, interested parties (IPs), and the wider community.
- To share information about proposed supportive housing, the planning process, and associated timelines.
- To build awareness about the importance and need for supportive housing in Port Alberni.
- To listen and respond to questions from community members about the proposed development.

## Engagement Team and Partners

- Jennifer Fox, Regional Director
- Sarah Smith, Director, Regional Development
- Elsabe Fourie, Development Manager
- Crystal Paul, Indigenous Relations Advisor (IR)
- Jerry Michael, Coordinated Access and Assessment Manager
- Michelle Brossoit, Access and Assessment Coordinator
- Laura McLeod, Senior Communications Advisor (MRIM)
- Emily Kendy, Senior Communications Advisor
- Maggie Sheeshka, Senior Communications Specialist
- City of Port Alberni Director of Development Services-Deputy CAO
- Number Ten Architects

## Introductory Communications – January-February 2025

### **Neighbour Letter**

On January 28, 2025, BC Housing mailed a letter to 464 neighbours within a 200m radius of the proposed supportive housing at 3027/3037 2nd Ave (**Appendix A**). This letter included:

- An introduction to the proposed supportive housing project and the services to be provided
- An overview of the rezoning application and operator selection processes
- A commitment to host engagement opportunities in the near future
- A link to the Let's Talk Housing BC project webpage and direct email address for questions

### **Interested Parties (IPs) Emails**

On January 28, 2025, BC Housing emailed 48 IPs in the immediate vicinity including the Uptown Merchants. This message included:

- An introduction to the proposed supportive housing project and the services to be provided
- An overview of the rezoning application and operator selection processes
- A commitment to host engagement opportunities in the near future
- A link to the Let's Talk Housing BC project webpage and direct email address for questions

### **First Nations Engagement**

On February 3 and 4, 2025, BC Housing reached out directly to Chief Councilor Brandy Lauder of the Hupačasath First Nation, and Chief Councilor Ken Watts of the Tseshaht First Nations to develop collaborative relationships and to seek feedback on proposed designs (**Appendix B**).

### **Let's Talk Housing BC project webpage**

On January 29, 2025, BC Housing launched a dedicated webpage with the full details about this project ([letstalkhousingbc.ca/port-alberni-second-avenue](https://letstalkhousingbc.ca/port-alberni-second-avenue)). This page will continue to share the latest information on the project as well as community engagement opportunities. The page also invites public feedback via BC Housing's Community Relations email address ([communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)). As of the date of this report, we've responded to 16 queries through this email.

### **Community Open House Invitations and Promotion**

On February 25, 2025, BC Housing mailed a follow-up letter to the same neighbours and IPs (**Appendix C**) with an invitation to an in-person open house for community, scheduled for Tuesday, April 1, 2025.

Additional event promotions included (**Appendix D**):

- Community board posters (City-led) were shared around the community
- Alberni Valley News ad ran the week of March 10, and again March 24 (BC Housing led)

## **BC Housing Community Relations Email**

Contact information for BC Housing's Community Relations inbox at [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) has been included on all notification and presentation materials to date. This has given community members and IPs the opportunity to ask questions, provide input on the project, and receive responses from BC Housing staff.

BC Housing will continue to monitor the community relations inbox and respond to inquiries throughout the project timeline.

## **Community Open House: April 1, 2025**

On April 1, 2025, BC Housing hosted a Community Open House event for neighbours and the broader community of Port Alberni to learn more about the proposed supportive housing at 3027/3037 2nd Avenue.

The open house was hosted at the Best Western Plus Barclay Hotel Conference Centre in Port Alberni. This was a drop-in format. Poster boards (**Appendix E**) were situated throughout the room with members of the project team, including representatives from BC Housing, Number Ten Architectural

Group and the City of Port Alberni. Attendees were able to stop by at a time that was most convenient, view poster boards throughout the room and have one-on-one discussions with project team members.

#### **Uptown Merchants' First Look (5:00 p.m. – 5:30 p.m.)**

During planning for this event, BC Housing corresponded with the Uptown Merchants via email over several weeks, and as a result, a separate session was developed ahead of the community open house. This gave local businesses in the area the chance to have a first look at the proposed project details, and focused time with the project team to ask questions.

**Approximately 13 Uptown Merchants** came through during their half-hour 'first look' session. Common themes from attendees' questions included:

- What supportive housing is and how it works
- The expected timeline for the project
- Questions around the location and why it was chosen
- The process for operator selection

#### **Community Open House (5:30 p.m. – 7:30 p.m.)**

Doors opened for the wider community following the Uptown Merchants' First Look session.

**Approximately 44 community members** attended the open house. Common themes included:

- What supportive housing is and how it works
- The supports and services that will be available to residents
- Expected operations such as programming for residents
- Expectations regarding resident conduct
- Questions around how neighbourhood safety will be managed
- Housing First approach and harm-reduction strategies
- Questions around the location and why it was chosen
- The process for operator selection
- The expected timeline for the project

See the Engagement Outcomes section below for detailed responses to frequently asked questions.

## Feedback and Surveys

All event attendees were invited to fill out feedback forms (**Appendix F**) and a survey (**Appendix G**) about the engagement. On April 8 and 9, 2025, BC Housing also emailed this survey to all open house attendees.

Of the 57 total attendees, 9 feedback forms and 9 surveys were received.

Of the feedback forms received, most were curious with concern around location and previous experiences with housing in Port Alberni.

The survey responses highlighted themes such as the need for accountability, the presence of Indigenous staff, and concerns about neighbourhood security. The tone of the responses was predominantly neutral, with one negative mention.

## Engagement Outcomes

The combination of direct mail and email communications, a publicly accessible webpage and a community open house gave neighbours and other interested parties ample opportunity to learn more about the need for supportive housing in Port Alberni and the important role this project plays in helping meet that need.

In total, we reached out to **464** neighbours and **48** interested parties – by either direct mail or email – with project information, contact information and invitations to our community open house event. These communications resulted in **57** people engaging with us in person to ask questions and discuss the proposed supportive housing at 3027/3037 2nd Avenue. As of this report's writing, there have been over **285** visits from **436** visitors to the Let's Talk page.

Overall, BC Housing and our project partners aimed to produce communications and project information that was simplified in format and language to provide equitable, accessible and inclusive opportunities for learning, asking questions and voicing concerns. These communications and engagements allowed BC Housing to lay a foundation for strong relationships with neighbours and the community surrounding these much-needed supportive homes.

## Questions & Answers

The following is a summary of key questions/concerns expressed during the Community Open House, as well as responses provided by the project team:

### **WHAT IS SUPPORTIVE HOUSING AND HOW DOES IT WORK?**

**Response:** Supportive homes are deeply affordable studio apartments intended for people experiencing or at risk of homelessness who need supports to maintain their housing. Supportive housing includes two meals a day, laundry services and a variety of onsite services for residents.

### **WHAT ARE THE SUPPORTS AND SERVICES AVAILABLE FOR RESIDENTS?**

**Response:** Supportive housing provides many onsite support services to residents, including:

- Daily meals
- Life and employment skills training
- Culturally appropriate services for Indigenous clients
- Individualized case planning
- Integrated health and wellness supports, including:
  - Connections to mental health and community-based substance-use programs, in conjunction with health partners
  - Overdose prevention and response programs
  - Services focused on stabilization and connections to housing

### **WHAT IS EXPECTED OF RESIDENTS IN TERMS OF APPROPRIATE BEHAVIOUR?**

**Response:** Tenants in supportive housing have rights and responsibilities under the Residential Tenancy Act. Residents would sign an addendum that addresses expectations about appropriate and respectful behavior, especially as it relates to the health and safety of themselves and others. Supportive housing providers rely on guest management policies and conduct wellness checks to protect both tenants and staff and support an inclusive and safe environment. The non-profit housing operator would work with residents and neighbours to foster good community relationships. This could include opportunities for engagement activities and volunteer programming (e.g. neighbourhood clean teams, etc.).

### **HOW WILL NEIGHBOURHOOD SAFETY BE MANAGED?**

**Response:** The most important security feature, both for residents and the community, is staffing. This building would have a minimum of two staff on site 24/7 to ensure that residents are supported

and that any concerns are addressed in a timely manner. Security measures on the property would include camera monitoring, fencing and controlled access through a monitored single-point entry. We all want a safe community. While BC Housing and our non-profit operators are not funded to address community safety concerns beyond our properties, we remain committed to working with neighbours as well as partners who are best positioned to address safety issues beyond our housing sites. These include bylaw, law enforcement, or other emergency services.

### **WHAT ARE BC HOUSING'S HOUSING-FIRST APPROACH AND HARM REDUCTION STRATEGIES?**

**Response:** BC Housing uses the widely recognized and proven Housing First approach. This approach recognizes that people are better able to improve their well-being if they are first housed. After a person can access a warm bed, washrooms and meals, they are in a better position to improve their physical and mental health, including substance-use recovery. If residents choose to use substances, we take a harm reduction approach, which means support staff would work with each person to use safely. The goal of harm reduction is to prevent the negative consequences of substance use and to improve health. Harm reduction acknowledges that many people may not be in a position to remain abstinent. The harm reduction approach meets people where they are at and provides an option to engage with peers, medical and social services in a non-judgmental way. Harm reduction approaches and programming are seen as a best practice for engaging with people who have substance use issues. If residents want to access treatment or recovery, staff will support them in accessing those services. The operator will also work closely with Island Health in determining best practices to ensure tenants are safe and healthy.

### **WHY WAS THIS LOCATION CHOSEN?**

**Response:** The property was selected after consultation with local partners, including the City of Port Alberni. It is important for supportive housing to meet people where they are, in the community where they already live. Supportive housing must also be located close to services, amenities and transit. These things are essential for people who are transitioning out of homelessness and working towards a healthy, stable life. Land availability is also a major factor in choosing a location for supportive housing. The property at 3027 & 3037 2nd Avenue is City-owned, vacant and available.

### **WHAT IS THE PROCESS FOR OPERATOR SELECTION?**



**Response:** BC Housing selects a non-profit operator through a fair and open process to manage the building and provide services to residents. Through this process, we have selected Lookout Housing Health Society to operate this proposed housing should it be approved by City Council.

**WHAT IS THE EXPECTED TIMELINE FOR THIS PROJECT?**

**Response:** A decision by City Council is estimated within a six-month window on submission of the rezoning application, which took place in February 2025. Should the housing be approved, the next steps include development permit and building permit phases, ahead of construction. Relevant timeline information will be posted to the Let's Talk page and shared with neighbours if/when confirmed.

## Appendices

### Appendix A: Announcement Letter, January 28, 2025



January 28, 2025

## Neighbourhood Update

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

Hello Neighbour,

We are writing to announce that BC Housing is proposing to build 55-units of supportive housing at 3027 and 3037 2<sup>nd</sup> Avenue, in Port Alberni, with the support of the City of Port Alberni. This development is an important part of our continued effort to address the urgent need to offer safe, indoor housing to people experiencing homelessness in the community. The 2023 Point-in-Time (PIT) homeless count identified 163 people experiencing homelessness in Port Alberni.

### About the Proposed Supportive Housing

Supportive housing is deeply affordable studio apartments. They are intended for people who need support to maintain their housing. Residents will pay shelter rates and sign a lease with an addendum that addresses expectations about appropriate and respectful behavior, especially as it relates to the health and safety of themselves and others. There will be a variety of health and safety services and supports onsite, including:

- Cultural 24/7 staffing and security
- Meal programs
- Life and employment skills training
- Health and wellness support

BC Housing will select a non-profit operator for this project through a fair and public process. They would be responsible for managing the building, the property, and providing support services to residents. The operator would also work to foster positive relationships and keep open communication with neighbours.

### Community Engagement

Neighbours can watch out for engagement opportunities to be shared in the coming weeks. We encourage you to participate and share your thoughts and feedback as we continue to focus on delivering needed housing to people living in Port Alberni. The proposed development requires rezoning of the land that must be considered by City Council, and BC Housing will be submitting the rezoning application to the City on February 3, 2025.

### More Information

To learn more, please visit our web page at: [letstalkhousingbc.ca/port-alberni-second-avenue](https://letstalkhousingbc.ca/port-alberni-second-avenue). You can also reach out at any time with questions or feedback by emailing [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

Sincerely,  
BC Housing

## Appendix B: Letters to First Nations Chiefs



January 29, 2025

Chief Councilor Brandy Lauder  
Hupačasath First Nation  
5500 Ahahswinis Drive  
Port Alberni, BC V9Y 8J9

### Re: Proposed supportive housing project

3027, 3037 2nd Avenue, Port Alberni

Dear Chief Councilor Lauder,

I am reaching out to you and the Hupačasath First Nation to share that BC Housing is proposing to build 55 units of supportive housing at 3027 and 3037 2nd Avenue in Port Alberni, with the support of the City of Port Alberni. This development is an important part of our continued effort to address the urgent need to offer safe, indoor housing to people experiencing homelessness in the community. The 2023 Point-in-Time (PIT) homeless count identified 163 people experiencing homelessness in Port Alberni.

#### About the proposed supportive housing

Supportive housing is deeply affordable studio apartments. They are intended for people who need support to maintain their housing. Residents will pay shelter rates and sign a lease with an addendum that addresses expectations about appropriate and respectful behaviour. There will be a variety of health and safety services and supports onsite, including 24/7 staffing, meal programs, life and employment skills training and health and wellness supports.

BC Housing will select a non-profit operator for this project through a fair and public process. They would be responsible for managing the building and the property and providing support services to residents. The operator would also work to foster positive relationships and keep open communication with neighbours.

#### Invitation to meet with BC Housing

I would like to invite you to meet with our project leaders to discuss this housing proposal in more detail. Currently, we are available on **February 10 or 14 at 1:00 p.m.** Please let us know if either of these dates work for you. You can reach our Development Manager Elsabe Fourie directly at [efourie@bchousing.org](mailto:efourie@bchousing.org) or **236-997-0379**.

For more project information, please visit [letstalkhousingbc.ca/port-alberni-second-avenue](https://letstalkhousingbc.ca/port-alberni-second-avenue).

Sincerely,

Sarah Smith  
Director, Regional Development  
BC Housing

January 29, 2025

Chief Councillor Ken Watts  
Tseshah First Nation  
5091 Tsuma-as Drive  
Port Alberni, BC V9Y 8X9

## Re: Proposed supportive housing project 3027, 3037 2nd Avenue, Port Alberni

Dear Chief Councillor Watts,

I am reaching out to you and the Tseshah First Nation to share that BC Housing is proposing to build 55 units of supportive housing at 3027 and 3037 2nd Avenue in Port Alberni, with the support of the City of Port Alberni. We acknowledge that the project is situated in the traditional, ancestral and unceded homelands of your Nation and peoples. This development is an important part of our continued effort to address the urgent need to offer safe, indoor housing to people experiencing homelessness in the community. The 2023 Point-in-Time (PiT) homeless count identified 163 people experiencing homelessness in Port Alberni.

### About the Proposed Supportive Housing

Supportive housing is deeply affordable studio apartments. They are intended for people who need support to maintain their housing. Residents will pay shelter rates and sign a lease with an addendum that addresses expectations about appropriate and respectful behaviour. There will be a variety of health and safety services and supports onsite, including 24/7 staffing, meal programs, life and employment skills training and health and wellness supports.


BC Housing will select a non-profit operator for this project through a fair and public process. They would be responsible for managing the building, the property, and providing support services to residents. The operator would also work to foster positive relationships and keep open communication with neighbours.

### Invitation to meet with BC Housing

I would like to invite you to meet with our project leaders to discuss this housing proposal in more detail. Currently, we are available on **February 10 or 14 at 1:00 p.m.** Please let us know if either of these dates work for you. You can reach our Development Manager Elsabe Fourie directly at [efourie@bchousing.org](mailto:efourie@bchousing.org) or **236-997-0379**.

For more project information, please visit [letstalkhousingbc.ca/port-alberni-second-avenue](https://letstalkhousingbc.ca/port-alberni-second-avenue).

Sincerely,

Sarah Smith   
Director, Regional Development  
BC Housing

## Appendix C: Open House Invitation, February 25, 2025



February 25, 2025

### Neighbourhood Update

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

Hello Neighbour,

We are writing as a follow up to our Jan 28 letter to invite you to a Community Open House to learn more about the proposed Supportive Housing at 3027 and 3037 2<sup>nd</sup> Avenue in Port Alberni. The rezoning application for this proposed project was submitted to the City on February 3, 2025.

#### In-Person Community Open House Event

Join us in person to learn more, meet with project team members and ask questions about the project.

- Date: Tuesday, April 1, 2025
- Location: Best Western Barclay Hotel (Ballroom), 4277 Stamp Ave, Port Alberni
- Time: 5:30 p.m. – 7:30 p.m.
- RSVP at: [second-avenue-open-house.eventbrite.ca](https://second-avenue-open-house.eventbrite.ca)

*Registration is appreciated to help with planning.*

#### More Information

This development is an important part of our continued effort to address the urgent need to offer safe, indoor housing to people experiencing homelessness in the community.

To learn more, please visit our web page at: [letstalkhousingbc.ca/port-alberni-second-avenue](https://letstalkhousingbc.ca/port-alberni-second-avenue). You can also reach out at any time with questions or feedback by emailing [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

Sincerely,  
BC Housing

## Appendix D: Additional Promotional Material (Poster & Newspaper Ad)

### Community Open House

3027 and 3037 2nd Avenue, Port Alberni

---

BC Housing is proposing to build **55-units of supportive housing** at 3027 and 3037 2nd Avenue in Port Alberni.

Learn more at our community open house:

**Date:** Tuesday, April 1st  
**Time:** 5:30pm-7:30pm  
**Location:** Best Western Barclay Hotel (Ballroom)



Scan here to register or visit:  
[letstalkhousingbc.ca/port-alberni-second-avenue](https://letstalkhousingbc.ca/port-alberni-second-avenue)



### Community Open House

3027 and 3037 2nd Avenue, Port Alberni



BC Housing is proposing to build **55-units of supportive housing** at 3027 and 3037 2nd Avenue in Port Alberni.

Learn more at our community open house:

**Date:** Tuesday, April 1st  
**Time:** 5:30pm-7:30pm  
**Location:** Best Western Barclay Hotel (Ballroom)



Scan here to register or visit:  
[letstalkhousingbc.ca/port-alberni-second-avenue](https://letstalkhousingbc.ca/port-alberni-second-avenue)

## Appendix E: Open House Poster Boards

[letstalkhousingbc.ca/47074/widgets/205257/documents/153523](http://letstalkhousingbc.ca/47074/widgets/205257/documents/153523)

## Appendix F: Feedback Form



# Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

Your feedback is important

All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

[illegible]

Thank you for sharing your thoughts!

## Appendix G: Survey and Responses

### BC Housing Survey: 3027 and 3037 2nd Avenue Port Alberni - Community Open House

Thank you for your participation at our open house. We value your feedback.  
If you have any further questions or concerns, please reach out to [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)

1. What brought you here today? (Choose all that apply)

- ☐ I care about the topic
- ☐ I like in the neighbourhood
- ☐ I'm affiliated with a local business
- ☐ I wanted to learn more about the project
- ☐ I wanted to learn more about the operator
- ☐ I wanted to provide feedback about the project and community interests
- ☐ I wanted to hear and share opinions with other community members

2. Were your questions about the project answered? (Choose any one option)

- ☐ Yes
- ☐ Mostly
- ☐ Somewhat
- ☐ No

3. Was the information shared clear and easy to understand? (Choose any one option)

- ☐ Yes
- ☐ Mostly
- ☐ Somewhat
- ☐ No

4. Did you feel able to express your views/that you were heard? (Choose any one option)

- ☐
- ☐
- ☐
- ☐

5. Did attending the open house grow your understanding of supportive housing and its role in addressing homelessness? (Choose any one option)

- ☐ Yes
- ☐ Mostly
- ☐ Somewhat
- ☐ No

6. Do you have any other questions you would like to submit?

7. Was there anything missing from today's open house that you would like to have seen or heard?

### 1. Was there anything missing from today's open house that you would like to have seen or heard?

Various responses including the need to hear from the City, accountability from those in charge, and more representatives from Port Alberni.

### 2. Do you have any other questions you would like to submit?

Questions ranged from neighborhood security to the presence of Indigenous staff.

### 3. Did attending the open house grow your understanding of supportive housing and its role in addressing homelessness?



Responses were "Mostly" (2 respondents), "Somewhat" (4 respondents), and "No" (1 respondent).

**4. Did you feel able to express your views/that you were heard? (Choose any one option)**

A few respondents felt somewhat heard. The majority felt "Mostly" (2 respondents), with some feeling "Somewhat" (2 respondents), and "No" (1 respondent).

**5. Was the information shared clear and easy to understand? (Choose any one option)**

Responses were "Mostly" (2 respondents), "Somewhat" (2 respondents), and "No" (1 respondent).

**6. Were your questions about the project answered? (Chose any one option)**

Responses included "Mostly" (2 respondents), "Somewhat" (4 respondents), and "No" (1 respondent).

**7. What brought you here today? (Choose all that apply)**

Common reasons for attendance included caring about the topic, affiliation with a local business, living in the neighbourhood, and wanting to provide feedback about the project and community interests.



**BC HOUSING**

## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

### Your feedback is important

All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

I'm here today to represent  
Gayle's Fashions @  
5262 Argyle St.  
Project looks very promising  
& positive  
Would love to be kept up to  
date on how it's all coming  
together  
<gaylesfashion@shaw.ca>

Thank you for sharing your thoughts!

Ihx, Gayle.



**BC HOUSING**

## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

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E [redacted] Chasse

[redacted]  
Port Alberni [redacted]

Tiny Holmes

Home on 8th

Good example of what

not to do

Thank you for sharing your thoughts!



BC HOUSING

## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

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I do not think this is a great idea  
we live across the street from where  
the proposed facility is suppose to be. We have  
put up with the Port Pub & heard no good things  
by the police station supportive housing is. We <sup>have</sup> ~~live~~  
lived here many years & it is slowly cleaning up  
We do not want this facility here there  
must be a better place for it (i)  
Somewhere away from the public & businesses

X [Redacted] Russen  
[Redacted]

Thank you for sharing your thoughts!



## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

### Your feedback is important

All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

Encouraging news for a large need in community.

Would appreciate a more fulsome conversation about coordinated access and assessment to determine criteria for acceptance.

[Redacted]  
Fletcher.

Thank you for sharing your thoughts!



# Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

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All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

This is so being proposed in the wrong location

d [REDACTED] savard [REDACTED]

Thank you for sharing your thoughts!





## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

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All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

I work at a business on 3rd Ave. I am concerned with this proposal due to when the Port Pub Hotel was open. Lots of crime and drugs. Throwing people out of the store I work in due to being high. A couple of O's at my job.

I just don't understand because the possibility of this all coming back when it has just been cleaned up.

People's property values will go down in price as well.

Thank you for sharing your thoughts!



**BC HOUSING**

## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

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All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

Gross that you would put a addiction population that close to a Government/Taxpayer funded drag den and that close to the jewel of port alberni of the harbor Key. That's all this town has for hope is the Quay, don't destroy it!

my advice is extend a bus route, build army barrack style and help them there!

Thank you for sharing your thoughts!



## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

### Your feedback is important

All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

This is a big housing unit, it will address some of the problems around homelessness. Homelessness has many facets as to why some are in that situation, some face poverty due to the high cost of living, some have Mental Health issues, some have addictions either related to legal or illegal drugs, some trauma related. How do we address all this in a way so everyone is "safe" the neighborhoods around are becoming victimized by the homeless to address their habits, the Justice system needs to be looked at, the Health system needs to be looked at, the well being of every person is important homeless or not, you can't build something without taking into consideration all that surrounds something like this - Is it fixing a problem or just moving it to a different location.

Thank you for sharing your thoughts!



# Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

## Your feedback is important

All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

*This development is in the wrong area of Port Alberni. It should be located where the other buildings are on 9<sup>th</sup> ave & Maitland.*

Thank you for sharing your thoughts!



BC HOUSING

## Community Open House Comment Form

3027, 3037 2<sup>nd</sup> Avenue, Port Alberni

BC Housing plans to build a 55-unit supportive housing complex at 3027 & 3037 2nd Avenue. This project aims to provide safe and accessible housing with services for people experiencing homelessness in Port Alberni.

### Your feedback is important

All comments from this event will be included in a community engagement report, which will be posted on the project webpage at [letstalkhousingbc.ca/port-alberni-second-avenue](http://letstalkhousingbc.ca/port-alberni-second-avenue).

PE [redacted] chello

Port Alberni

strongly oppose

TINY homes, home on 8th

Good example of what ~~is~~

NOT TO DO

Thank you for sharing your thoughts!

## CITY OF PORT ALBERNI

### BYLAW NO. 5136

#### 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**

- 1.1 This Bylaw may be known and cited for all purposes as "**Official Community Plan Amendment (3027 2<sup>nd</sup> Avenue), Bylaw No. 5136**".

2. **Official Community Plan Map Amendments**

Respecting Lot 1, Block 72, District Lot 1, Alberni District, Plan EPP143827 (PID: 032-512-945) located at **3027 2<sup>nd</sup> Avenue**, and shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw, the following amendments apply:

- 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 the property from 'General Commercial' use to '**Multi-Family Residential**' use.
- 2.2 **Schedule B - Development Permit Areas Map** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended by removing the property from 'Development Permit Area No. 2 General Commercial' and adding the property into '**Development Permit Area No. 1 Multi-Family Residential**'.

3. **Official Community Plan Text Amendments**

- 3.1 Add the following text to the end of Section D: Plan Policies, 4.0 Residential, Multi-Family Housing:

"Supportive housing can be permitted within the Multi-Family Residential for specialty housing that address community housing needs. Such housing may include congregate care with integrated support services in the MFR land use designation through site-specific zoning."

- 3.2 Add the following text to Section D: Plan Policies, 4.3 Multi-Family Residential (MFR):



“6. To enable supportive housing, including congregate care, to be located in the Multi-Family Residential (MFR) land use designation through site-specific zoning.”

- 3.3 Delete the following text from Section D: Plan Policies, 4.3 Multi-Family Residential (MFR):

*“2. (except congregate care which should be located within the Institutional designation)”.*

**READ A FIRST TIME** this 10<sup>th</sup> day of November, 2025.

**READ A SECOND TIME** this 10<sup>th</sup> day of November, 2025.

**A PUBLIC HEARING WAS HELD** this       day of       , 2025.

**READ A THIRD TIME** this       day of       , 2025.

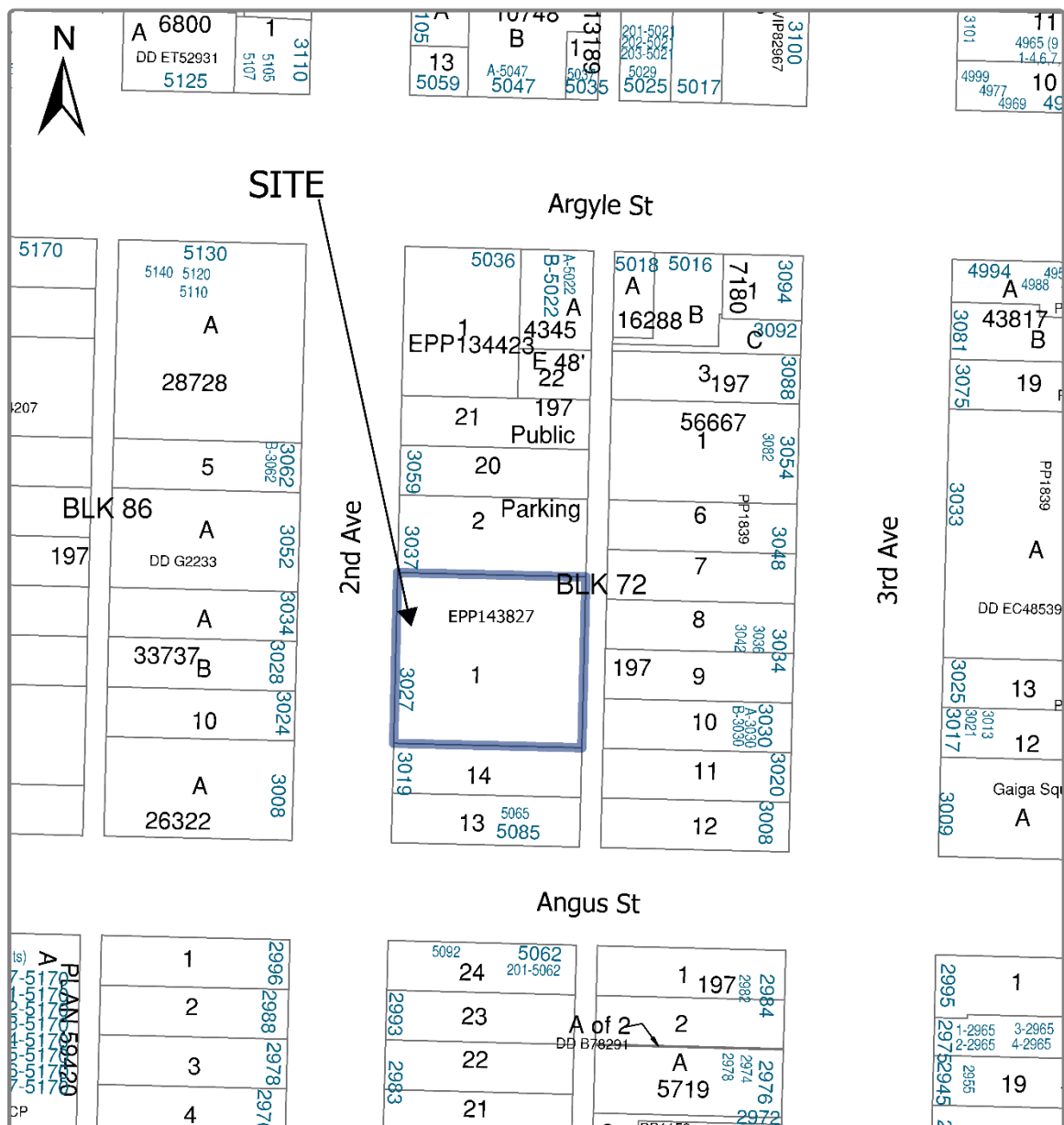
**FINALLY ADOPTED** this       day of       , 2025.

---

**Mayor**

---

**Corporate Officer**



**CITY OF PORT ALBERNI**

**BYLAW NO. 5137**

**A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW NO. 5105**

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

**1. Title**

- 1.1 This Bylaw may be known and cited for all purposes as “**Zoning Amendment (3027 2<sup>nd</sup> Avenue), Bylaw No. 5137**”.

**2. Zoning Text Amendments:**

- 2.1 Adding the following text to Establishment of Zones Section 5.1:

“CD7 Comprehensive Development – 3027 2<sup>nd</sup> Avenue”

- 2.2 Zoning Bylaw No. 5105, 2024 is hereby amended by adding the following text under Section 5:

***CD7 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL - 3027 2<sup>nd</sup> Avenue***

- 8.7 The purpose of this zone is to enable a multi-family infill housing development with on-site support services at 3027 2<sup>nd</sup> Avenue.

**8.7.1 Permitted Uses**

**Principal Uses**

Multiple family dwellings  
Supportive Housing

**Accessory Uses**

Office  
Medical Services  
Social Service Centre

**8.7.2 Site Development Regulations**

Minimum Lot Area	1,300 m <sup>2</sup>	(13,993 ft <sup>2</sup> )
Minimum Frontage	30m	(180.4 ft)
Maximum Coverage	70%	
Minimum Setbacks:		
Front yard	0 m	
Rear yard	0 m	
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	2.6	
Maximum Height, Principal Building	17.5m	(57.4 ft)

**8.6.3 Conditions of Use**

- (a) Occupancy of *dwelling units* is restricted to *Residential Rental Tenure*.
- (b) Notwithstanding any other provision of the Bylaw, on-site parking shall be provided at a rate of 0.25 spaces per *dwelling unit*.
- (c) Notwithstanding any other provision of the Bylaw, the amount of Useable Open Space required shall be 230 m<sup>2</sup>.

**3. Zoning Map Amendment**

- 3.1 The property legally described as Lot 1, Block 72, District Lot 1, Alberni District, Plan EPP143827 (PID: 032-512-945), and located at 3027 2<sup>nd</sup> Avenue, as shown outlined in heavy line on Schedule "A" attached hereto and forming part of this bylaw, is hereby rezoned from 'C7 Core Business' to 'CD7 Comprehensive Development – 3027 2<sup>nd</sup> Avenue'.
- 3.2 Schedule "A" (Zoning Map) which forms an integral part of Port Alberni Zoning Bylaw No. 5074 is hereby amended to denote the zoning outlined in Section 2 above.

**READ A FIRST TIME** this 10<sup>th</sup> day of November, 2025.

**READ A SECOND TIME** this 10<sup>th</sup> day of November, 2025.

**A PUBLIC HEARING WAS HELD** this       day of       , 2025.

**READ A THIRD TIME** this       day of       , 2025.

**FINALLY ADOPTED** this       day of       , 2025.

---

**Mayor**

---

**Corporate Officer**



RECEIVED

NOV 05 2025

CITY OF PORT ALBERNI

From: K [REDACTED] RUISSEN [REDACTED]  
Sent: Wednesday, November 5, 2025 3:49 PM  
To: CityPa <[citypa@portalberni.ca](mailto:citypa@portalberni.ca)>  
Subject: No

☐ Council  
☐ Mayor  
☒ CAO  
☐ Finance  
☒ Corporate Services  
☒ Agenda  
File # 3560-20-3027 2nd Ave

☐ Economic Development  
☐ Engineering/PW  
☐ Parks, Rec. & Heritage  
☒ Development Services  
☐ Community Safety  
☐ Other

PH DEC 1/35

This is so wrong!! When is the hearing this should be at another location not in the middle of town !!!



Sent from my iPhone

RECEIVED

NOV 26 2025

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 type="checkbox"/> Other

File # PH Dec 1/25  
3360-20-3027 2nd Ave

From: [REDACTED]

Sent: November 26, 2025 4:33 PM

To: Corporate Services Department <corp\_serv@portalberni.ca>

Cc: [REDACTED]

Subject: MAYOR AND COUNCIL C/O 4850 ARGYLE ST PORT ALBERNI B.C. V9Y 1V8 BYLAW 5136 AND 5137

Importance: High

J [REDACTED] AND K [REDACTED] RUISSSEN  
[REDACTED]

We own commercial property on Angus street with two street level office space rentals and reside in the suite on the second floor. Over the past many years we have seen an increase in problems with open drug use, people milling about at all hours of the night, people with mental health problems to the point where we worry not only for our safety but also for the safety of our tenants and their clients. Since the demolition of the old King Edward Hotel, we have noticed an improvement. We believe that the proposed six story low barrier housing units is just going to bring back an element of people to this area that we absolutely do not want! As most of our neighbours and local businesses agree with us.

J [REDACTED] and K [REDACTED] Ruissen  
[REDACTED]



RECEIVED

NOV 21 2025

CITY OF PORT ALBERNI

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Economic Development
<input 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 type="checkbox"/> Agenda	<input type="checkbox"/> Other

File # 3360-20-2025-Montrose

From: C [REDACTED] Mudge [REDACTED]  
Sent: Friday, November 21, 2025 8:25 AM  
To: Corporate Services Department <[corp\\_serv@portalberni.ca](mailto:corp_serv@portalberni.ca)>  
Subject: Bylaw numbers 5136 and 5137

C [REDACTED] Mudge  
[REDACTED]  
Port Alberni, BC  
[REDACTED]

Mayor and Council  
City of Port Alberni

Dear Mayor and Council,

I am writing to formally express my opposition to the proposed supportive housing development at **3027 2nd Avenue**. While I strongly believe in the need for compassionate and effective solutions to homelessness and mental health challenges in our community, I am concerned that this particular location—and the current state of supportive housing management in Port Alberni—will not lead to positive outcomes for either the residents of the facility or the surrounding neighbourhood.

As many residents and business owners know, the city is already struggling to manage the impacts of existing supportive housing sites. These challenges have placed considerable strain on nearby businesses, community spaces, and public areas. Introducing an additional development without first addressing these ongoing issues risks compounding the problems rather than alleviating them.

The 2nd Avenue area has been working hard to attract new businesses, revitalize storefronts, and build a sense of safety and optimism. Many small businesses are just beginning to regain stability, and I fear that placing another supportive housing project in this location will undermine that fragile progress. Increased pressures on the neighbourhood could discourage new investment, push existing businesses to leave, and ultimately harm the economic and social well-being of the area.

I urge Council to reconsider this location and to prioritize strengthening the oversight, resources, and community coordination of the supportive housing facilities we already have. Only once those challenges are meaningfully addressed should the City move forward with additional developments of this type.

RECEIVED

Thank you for your attention to this matter. I appreciate the difficult decisions Council must make and hope you will consider the concerns of residents and business owners who want to see this neighbourhood—and the whole community—continue to grow and prosper.

Sincerely,

C. [REDACTED] Mudge

[REDACTED]

(I have attached a copy of a previous letter that I believe still rings true and will benefit the uptown area.)











RECEIVED

NOV 26 2025

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 type="checkbox"/> Other _____

File # 3360-20-3071 and Avc **PH Dec 11/25**

**From:** L. Phillips [REDACTED]  
**Sent:** November 26, 2025 6:54 PM  
**To:** Corporate Services Department <[corp\\_serv@portalberni.ca](mailto:corp_serv@portalberni.ca)>  
**Subject:** The proposed construction for Bylaw numbers 5136 and 5137.

Mayor and City Council.  
c/o 4850 Argyle St.  
Port Alberni, B.C.  
V9Y 1V8

November 26th, 2025

I agree we need more multi-family residential buildings in Port Alberni. Definitely a treatment centre with trained staff would be more than welcome here. What I can't agree with is another multi-unit building to be built at 3027 2nd Ave. just to house individuals that have mental health and addiction issues. Building more of these housing facilities without trained staff to treat their residents issues is only a band-aid solution to a real problem in our city and nation wide.

Port Alberni already has many multi-unit apartments for hard to house people. For example: 3690 Roger St. ( Roger Street Apartments ), 3626 5th Ave. ( Phoenix House ), 3675 4th Ave. ( Tiny Homes ), and the housing units on the 4300 block of Kendall Ave. Along with: 3978 and 3939 8th Ave. ( Friendship Centre Shelter Society ), 3130 3rd Ave. ( The Bread of Life ) and 3679 3rd Ave. ( The Sobering Centre ).

These places are a blessing to the people who live there and use their services. Please note, I have first hand information that the Bread of Life is usually half full or less on any given day or night for people in need of a bed. I have inquired before on why is this? The answer I was given was: " Some people choose not to stay there, because these individuals want to keep using their illegal substances, rather than have a safe place to stay, because The Bread of Life doesn't allow the use of narcotics or alcohol consumption on their property ". Rightfully so!

This leads to a question I have about the proposed building that is to be built is: What rules if any are going to be enforced on a private residence with tenants who are already addicted to various substances and who have mental health issues? It has been stated in the November 19th 2025 edition of the Alberni Valley News, the column, on A5 written by Austin Kelly mentions " staff will be on site 24hrs ".

This is a good thing for this building, but what about when unwanted guests that are told to leave the property by staff/ security? Do we have a guarantee these unwanted guests are going to leave vicinity and go back home or somewhere else without any issues? Of course not! From my experience as being a taxi driver in this city for the past twenty-four years, I have seen on many occasions intoxicated people arriving at residential buildings, private homes, and businesses, only to see them a short time later loitering in the neighborhood, continuing to consume their drugs and alcohol a short distance away on private property/sidewalks, or passed out or camped out there hours. There is usually a trail of trash there after they decide to leave.



My question for the Mayor, City Council and Island Health Authority would be: Do you have a plan in place to clean up the surrounding area from the amount of trash this building will generate from its tenants within a reasonable radius, and at scheduled times of the nearby properties that will be affected from this building's tenants?

Do you have other locations in Port Alberni where this building could be built?

Myself, being a homeowner and living in the neighborhood for more than twenty years, I have seen my share of street disorder in the neighborhood. The Port Pub, at the corner of 1st Ave. and Argyle St. when it was there, housed the very same type of tenants that would be living in the proposed building to be built at 3027 2nd Ave. People with mental health and substance abuse issues. Our neighborhood endured for decades:

People loitering and intoxicated on our property, shopping carts abandoned with trash in it, bags of unwanted clothing left wherever, drug paraphernalia on our property, along with human waste. Emergency vehicles with their sirens on all hours of the day and night. Since those nuisance tenants left a year and a half ago, and the property was torn down, the surrounding area has been in a better state and has been more peaceful.

Building this kind of proposed property at 3027 2nd Ave. would be a disservice to our community and neighborhood. Maybe the Mayor and City Council members should consider creating a treatment centre in the Alberni Valley area, instead of another multi-unit building to house more of these individuals without getting them the treatment they need. Yes, continue to build more affordable housing for individuals, and people with families who have jobs and that would like to live here and be productive on their own merits. Simply housing people with their mental health and addiction issues they live with daily doesn't help them or our community in the long term.

L [REDACTED] Phillips  
[REDACTED]

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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 type="checkbox"/> Other
File #	<u>3360-20-50272nd</u>

PH Dec 1/25

RE: Bylaws No. 5136 and 5137- Proposed 6- storey, 55 unit Development at 3027 2<sup>nd</sup> Ave

To Who It May Concern,

I am writing in regard to the proposed six storey, 55- unit development at 3027 2<sup>nd</sup> avenue I live at 2988 2<sup>nd</sup> avenue, approximately three houses away from the proposed site, and I am deeply concerned about the impact this project will have on the safety, livability, and long-term stability of our neighborhood.

Since the Port Pub closed and was demolished, our neighborhood has become significantly more peaceful, with noticeable reductions in crime, vandalism, and disturbances. When the unhoused population previously gathered around the Port Pub, residents frequently dealt with vagrancy, public intoxication, break-ins to homes and vehicles, and even human waste around our properties. The community finally regained a sense of safety and comfort once the site ceased to be a gathering point.

The proposed building raises serious concerns that these issues will return, A low- barrier housing facility- intended for individuals dealing with addiction, mental health challenges, and other complex needs- will dramatically change the character of our neighborhood. Many of us fear we will once again experience increased crime, property damage, and safety risks. This will inevitably affect property values, and some long term residents may be forced to sell at a loss simply to find a safer place to live.

Additionally, several authorities have already expressed significant concerns:

**-RCMP:** according to the AV Times, RCMP stated that the facility" may amplify existing challenges that would equate to increased calls for service, increased officer safety concerns, and increased risk to public safety in general" adding that " another location would be better"

**-Fire Department:** As reported by AV Times- The fire department raised issues regarding fire hydrant locations, access to the rear of the building and their ability to adequately douse a fire at that location

**-City Planners:** Planners noted that this would be the tallest structure in the area and would have notable impacts on the neighboring properties

Given these concerns from residents, first responders and the city staff, it is clear that this is not an appropriate development for this neighborhood, We respectfully ask that Council reconsider this proposal and work to place supportive or low- barrier housing in a location better suited to its needs- one that does not jeopardize the progress, safety, revitalization efforts of our community.

Thank you for your time and consideration

Sincerely

C [REDACTED] Schellenberg

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NOV 28 2025

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 type="checkbox"/> Other
File #	<u>Pit 11/25</u> <u>3360-20-2023 2nd</u>

From: [REDACTED]  
Sent: November 27, 2025 6:50 PM  
To: Corporate Services Department <[corp\\_serv@portalberni.ca](mailto:corp_serv@portalberni.ca)>  
Subject: Bylaw numbers 5136 and 5137 \*INFORMED SUPPORT\*

Mayor and Council,

After spending most of the day reading about this BC Housing initiative, I can now offer you what I believe to be my informed support.

It seems very similar to the highly successful "Our Home on Eighth" near 10<sup>th</sup> and Redford, also a BC Housing supportive housing and shelter initiative, this one managed by the Port Alberni Shelter Society. We all recall the concerns voiced by the neighbours but the January 2021 "results at six months after opening" survey was resoundingly positive.

In this new Uptown initiative, BC Housing wrote that "the property was selected after consultation with local partners, including the City of Port Alberni. It is important for supportive housing to meet people where they are, in the community where they already live. Supportive housing must also be located close to services, amenities and transit. These things are essential for people who are transitioning out of homelessness and working towards a healthy, stable life. Land availability is also a major factor in choosing a location for supportive housing. The property at 3027 & 3037 2nd Avenue is City-owned, vacant and available."

QUESTION 1 => What other properties were proposed to BC Housing ? Was lower 4<sup>th</sup> near Bute considered ?

QUESTION 2 => What considerations to the effect on local businesses were discussed with this supportive housing unit, in our Uptown business sector, right in the heart of the Arts District ?

QUESTION 3 => Will our 180 people reported to be experiencing homelessness be housed before any out of towners ? Will you have any influence on the Lookout Housing and Health Society ?



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QUESTION 4 => Will BC Housing's Development Permit be required to update the surrounding road and infrastructure to facilitate the services including PAFD and RCMP ?

I would be grateful if you would address these questions at the December 1<sup>st</sup> 6pm Public Hearing, as I am unable to attend but plan to read the minutes and watch the video.

Warmest regards,

C [REDACTED]

C [REDACTED] Patterson

[REDACTED]