
PUBLIC HEARING – AGENDA
Monday, November 24, 2025 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

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 [čič̓aaʔath] 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. The Public Hearing will proceed in two parts as follows:
Part A – Applicant – R. Lemkay, 5405 Argyle Street
Part B – Applicant: - Windward Homes, 15th Avenue at Montrose Street

- A1. 5405 Argyle Street – Description of the Application** *(To be read by the Corporate Officer)*

Applicant: R. Lemkay

The applicant is seeking to change the zoning of a portion of the property located at 5405 Argyle Street to enable the development of a restaurant expansion and commercial kitchen.

The proposed bylaw is:

- i. "Zoning Amendment (5405 Argyle Street) Bylaw No. 5134".

If amended, this bylaw changes the zoning classification of 5405 Argyle Street from a split-zoned 'W1 Waterfront Commercial' and 'W2 Waterfront Industrial' to 'W1 Waterfront Commercial' in the Zoning Bylaw.

- A2. Background Information:**
Report dated November 17, 2025 from the Manager of Planning.
- A3. Correspondence:**
- A4. Late Correspondence Regarding the Matter:** *(To be read by the Corporate Officer)*
- A5. Questions from Council:**

A6. Chair to Invite Input from the Public:

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

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

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 bylaw as it pertains to 5405 Argyle Street?

There being no further speakers, I declare this portion [Part A – R. Lemkay, 5405 Argyle Street] of the Public Hearing closed.

B1. 15th Avenue at Montrose Street – Description of the Application: *(To be read by the Corporate Officer)*

Applicant: Windward Homes

The applicant is seeking to change the land use designation and zoning of the property located at 15th Avenue at Montrose [a portion of Lot A (DD F39405) of District Lot 113, Alberni District, Plan VIP1044 Except part in Plan VIP55450] to enable sale and subdivision for residential development of 13 lots.

The proposed bylaws are:

- i. "Official Community Plan Amendment (15th Avenue at Montrose Street), Bylaw No. 5110".

If amended, this bylaw changes the land use designation from 'Future Residential' to 'Residential' in the OCP.

- ii. "Zoning Amendment (15th Avenue at Montrose Street), Bylaw No. 5111".

If amended, this bylaw changes the zoning classification 'FD Future Development' to 'R Primary Residential' in the Zoning Bylaw.

B2. Background Information:

Report dated November 17, 2025 from the Manager of Planning.

B3. Correspondence:

- Email dated October 29, 2025 from B. Eschuk
- Email dated November 17, 2025 from J. King
- Email dated November 18, 2025 from D. Johnson

B4. Late Correspondence Regarding the Matter: *(To be read by the Corporate Officer)*

B5. Questions from Council:

B6. 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 15th Avenue at Montrose?

There being no further speakers, I declare this portion [Part B – Windward Homes, 15th Avenue at Montrose Street] of the Public Hearing closed.

3. Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at _____ pm.



NOTICE OF PUBLIC HEARING

Zoning Bylaw Amendment

The City of Port Alberni has received an application to amend Zoning Bylaw No. 5105, 2024 to enable an expansion of the Broken Bow restaurant for commercial kitchen space and an outdoor seating area.

AMENDING BYLAW(S):

A. "Zoning Amendment (5405 Argyle Street) Bylaw No. 5134"

SUBJECT PROPERTY:

5405 Argyle Street:

*Lot A, District Lot 1, Alberni District, Plan VIP13074
(PID: 003-925-536)*

DETAILS:

The property is currently zoned primarily 'W1 Waterfront Commercial' with a smaller portion zoned as 'W2 Waterfront Industrial'. The amendment would result in the entire property being zoned **'W1 WATERFRONT COMMERCIAL'**.

TO PROVIDE FEEDBACK:

All comments to City Council **must be received before November 24, 2025 at 12:00 PM.**

- Address correspondence to 'Mayor and Council' c/o 4850 Argyle St., Port Alberni, BC V9Y 1V8
- Include in the subject line: **"Bylaw Number 5134"**
- Include the **name and address** of the person making the submission
- Email correspondence may be sent to: corp_serv@portalberni.ca
- Correspondence may also be hand delivered to the drop box located left of the main entrance to City Hall.

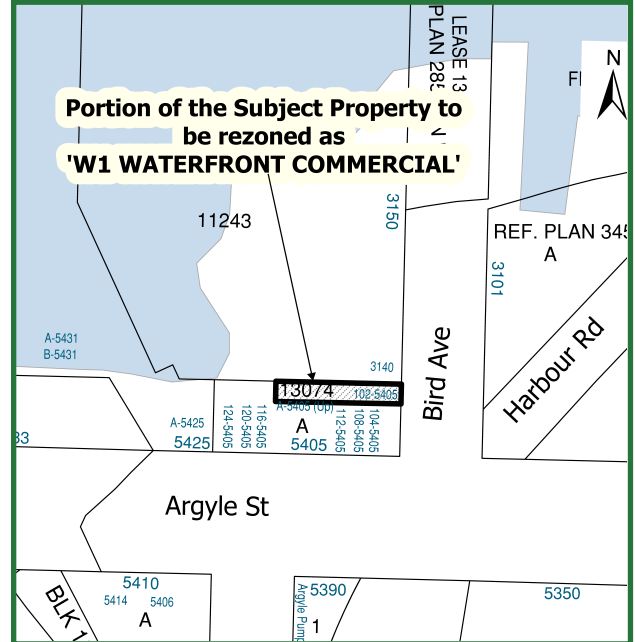
TO SPEAK AT THE PUBLIC HEARING:

- Attend the meeting in person at the date and time of the meeting in City Hall Council Chambers.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.

Public Hearing

November 24, 2025 6:00 PM

City Hall, Council Chambers
4850 Argyle Street
Port Alberni



LOOKING FOR MORE INFORMATION?

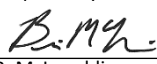
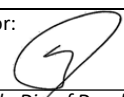
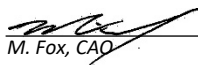
TO VIEW DOCUMENTS

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. Monday through Friday (except Statutory Holidays).

QUESTIONS?

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

Date: November 17, 2025
File No: 3360-20-5405 Argyle St
To: Mayor and Council
From: M. Fox, CAO
Subject: **DEVELOPMENT APPLICATION – Zoning Bylaw Amendment 5405 Argyle Street, Port Alberni**
LOT A, DISTRICT LOTS 1 AND 118, ALBERNI DISTRICT, PLAN 13074, PID: 003-925-536
Applicant: R. Lemkay

Prepared by:  B. McLoughlin Manager of Planning	Director:  S. Smith, Dir. of Development Services Deputy CAO	CAO Concurrence:  M. Fox, CAO
---	---	--

PURPOSE

To consider Zoning Amendment Bylaw No. 5134 at 5405 Argyle Street. The applicant is requesting to rezone a portion of the property from *W2 Waterfront Industrial* to *W1 Waterfront Commercial*.

BACKGROUND

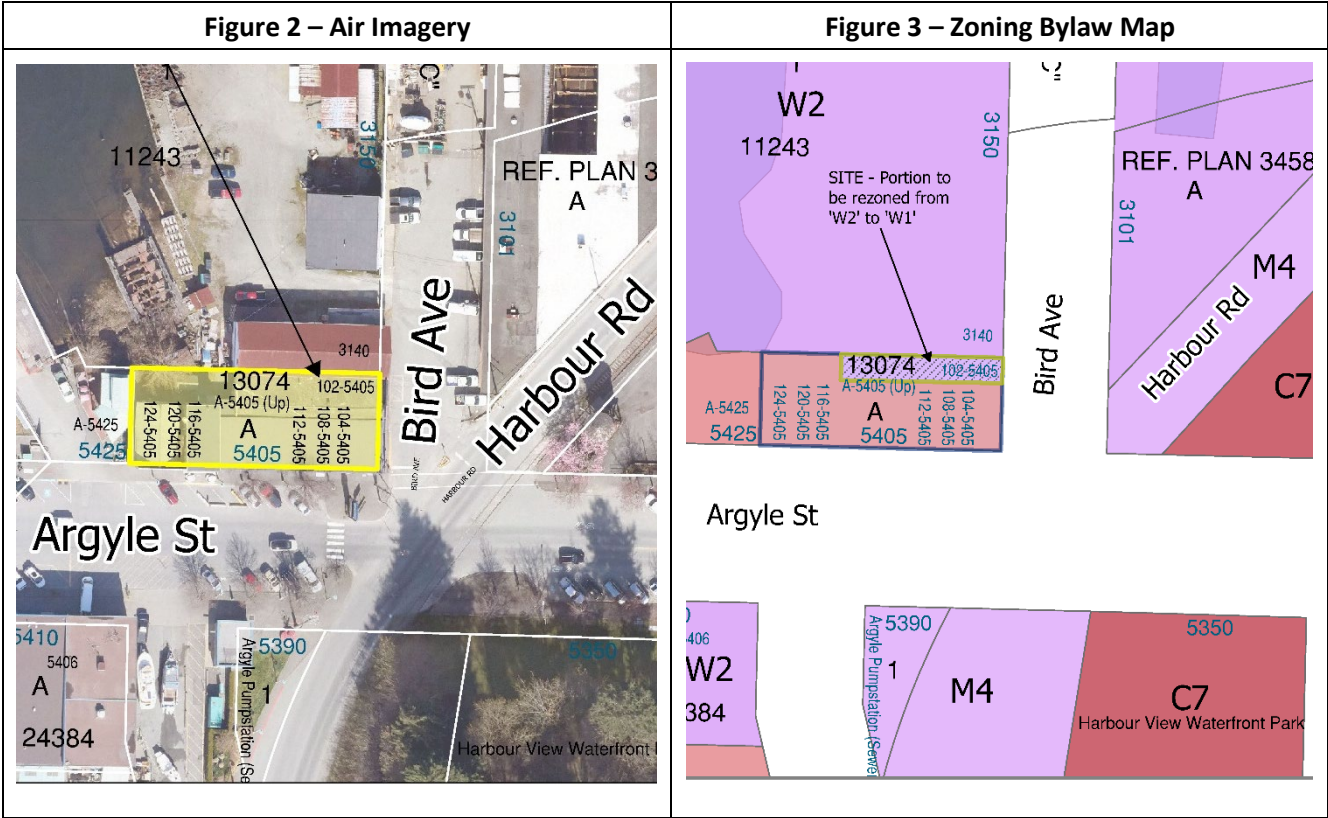
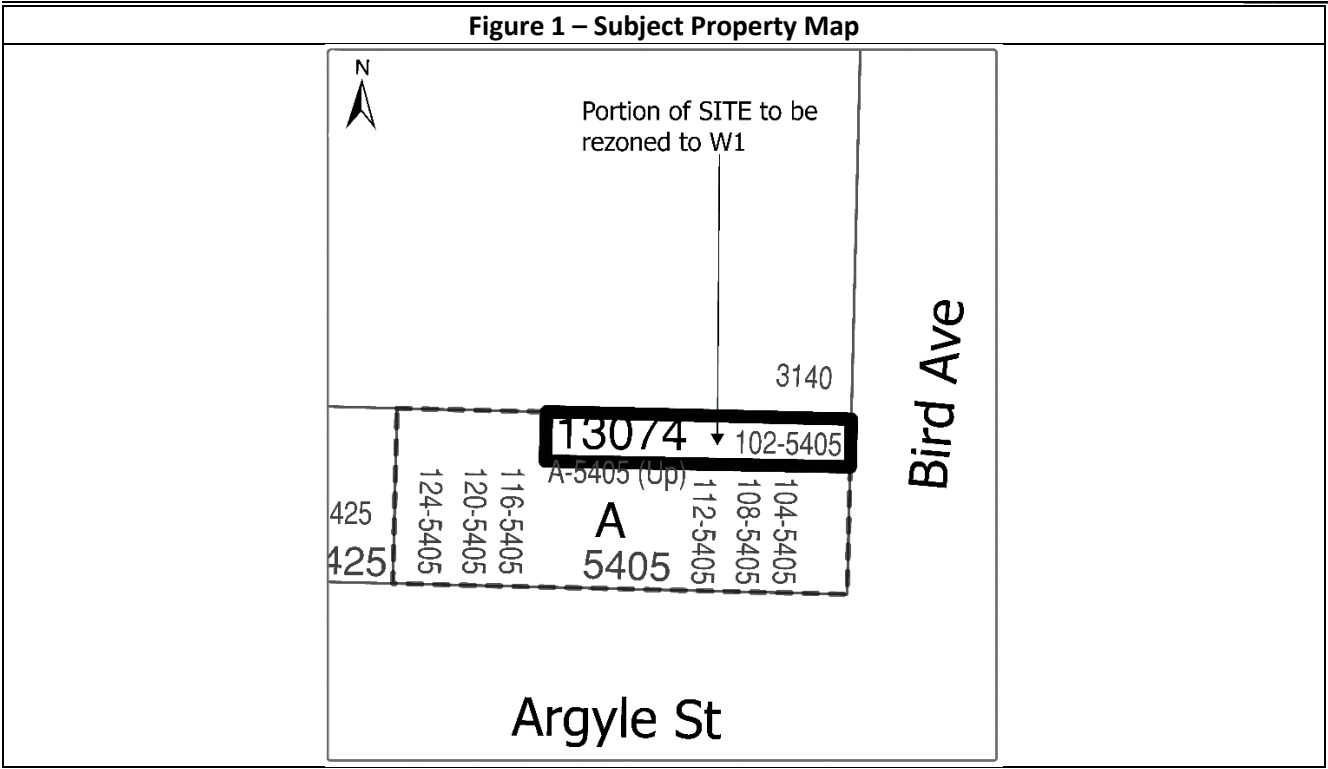
The subject property is located at the entrance to Harbour Quay at the intersection of Argyle Street and Bird Avenue. The property is 806 m² (0.08 acres) and split-zoned *W1 Waterfront Commercial* and *W2 Waterfront Industrial*. The W1 portion of the property contains a commercial building with retail shops, a restaurant, and a second-storey residential suite. The W2 portion contains a former marine industry warehouse. The applicant intends to rezone the W2 portion to match the rest of the property, which would allow the warehouse to be developed into a restaurant expansion and commercial kitchen.

Recent Development Applications at 5405 Argyle Street

- 2022 – Council approved a zoning amendment for the property which authorized site-specific commercial uses (*Barber, Beauty shop, Salon, Spa*), and a second-storey residential suite.
- 2018 – City Council approved Temporary Use Permit No. 18-01 for the property to allow offices as a *principal use* within three units of the building. The TUP expired on August 22, 2021.

Status of the Application

At the Regular Council Meeting on October 27, 2025, Council gave 1st and 2nd readings to the amending bylaw and advanced the application to a Public Hearing.



ANALYSIS

Below is a summary of the proposed Zoning Bylaw amendment:

- Rezone a portion of the property from *W2 Waterfront Industrial* to *W1 Waterfront Commercial* on the Schedule A Zoning Bylaw map.

Official Community Plan (OCP)

The subject property is designated *General Commercial (GCO)* in the OCP. The proposed W1 zoning aligns with the OCP land use and policy for the South Port area. OCP policy in *Section D – 5.2 Southport* outlines a vision for the neighbourhood as a destination for visitors and residents with a recognizably distinct character within the community. Policy highlights the area near the entrance of Harbour Quay as a distinct social node. An expansion of the W1 zone in this location is supported by OCP policy.

Zoning Bylaw No. 5105, 2024

The proposed restaurant expansion aligns with the intent of the W1 zone. The *W1-Waterfront Commercial* zone is designed with limited uses, and is only located at Harbour Quay and Clutesi Haven Marina. The purpose of the zone is to create vibrant places for tourists and the general public, and to maintain areas for marine-oriented activities.

“Split zoning” refers to the practice of assigning multiple zones to a single property. 5405 Argyle Street is split-zoned W1 for the commercial building, and W2 for the former marine industrial building and rear yard. Generally, staff support the removal of split zoning as it can be challenging for property owners to comply with, and difficult for the City to administer. Split zoning should be reserved for circumstances where doing so would reduce the impacts of development and benefit the community.

Industrial Land Inventory

The warehouse building has been vacant for several years, and is likely too small to have a practical marine industrial use beyond storage. Rezoning this portion of the property is not anticipated to impact the availability of industrial land in Port Alberni.

Parking and Loading

The Zoning Bylaw does not require parking to be provided in the W1 zone, but nearby parking is available on Argyle Street, Kingsway Street, and at Harbour Quay. The parking requirement is zero because the neighbourhood is a highly-walkable commercial district.

Properties at Harbour Quay have little space for commercial vehicles to load goods in and out of the building. At 5405 Argyle Street it is expected that loading will occur from Bird Avenue where the warehouse doors exit onto the street. An existing loading space is currently marked on the asphalt in this location.

Infrastructure

If renovation of the warehouse building requires new service connections these will be confirmed during Development Permit, and required to be installed at Building Permit at the expense of the applicant.

IMPLICATIONS

Harbour Quay is a unique community destination that attracts visitors to Port Alberni. The rezoning aligns with the OCP land use designation, and neighbourhood policy that supports Harbour Quay as a waterfront

destination and attraction. Rezoning the remainder of 5405 Argyle Street from W2 to W1 is not anticipated to impact the availability of marine industrial land in Port Alberni.

COMMUNICATIONS

Prior to the Public Hearing, staff completed all required statutory notifications including mailing letters to all owners and occupants of properties within 100 metres of the 5405 Argyle Street. Notices were also placed in the newspaper as required by sections 465 and 466 of the *Local Government Act* (LGA). A total of 112 letters were mailed, and as of the date of this report no letters of correspondence have been received in response to the Public Hearing notice.

BYLAWS/PLANS/POLICIES

Official Community Plan Bylaw No. 4602

No OCP amendment is required. The proposed W1 zoning aligns with the GCO land use designation.

Zoning Bylaw No. 5105

The proposed amendment would change the zoning of a portion of the property from *W2 Waterfront Industrial* to *W1 Waterfront Commercial*.

Shoreline Master Plan

Rezoning a portion of 5405 Argyle Street to W1 aligns with the uses identified for Harbour Quay in the *Port Alberni Shoreline Master Plan*: retail, restaurant, microbrewery, nightclub, cabaret, bar, pub, public market.

SUMMARY

The City has received an application to rezone a portion of the property at 5405 Argyle Street from *W2 Waterfront Industrial* to *W1 Waterfront Commercial*. The property is currently split zoned, and this application would change the zoning of the rear of the property to match the rest of the site. The rezoning would enable a small industrial warehouse to be developed into a restaurant expansion and commercial kitchen.

ATTACHMENTS/REFERENCE MATERIALS

- *Site Photos - 5405 Argyle Street*

SITE PHOTOS – 5405 ARGYLE STREET



CITY OF PORT ALBERNI

BYLAW NO. 5134

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 (5405 Argyle Street), Bylaw No. 5134”**.

2. Zoning Map Amendment

- 2.1 With respect to the property, legally described as Lot A, District Lot 1, Alberni District, Plan VIP13074 (PID: 003-925-536) located at 5405 Argyle Street, a portion shown outlined in heavy black line on Schedule A attached hereto and forming part of this bylaw, is hereby rezoned from 'W2 Waterfront Industrial' to 'W1 Waterfront Commercial' zone.
- 2.2 Schedule “A” (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 5105 is hereby amended to denote the zoning outlined in Section 2.1 above.

READ A FIRST TIME this 27th day of October, 2025.

READ A SECOND TIME this 27th day of October, 2025.

A PUBLIC HEARING WAS HELD this day of , 2025.

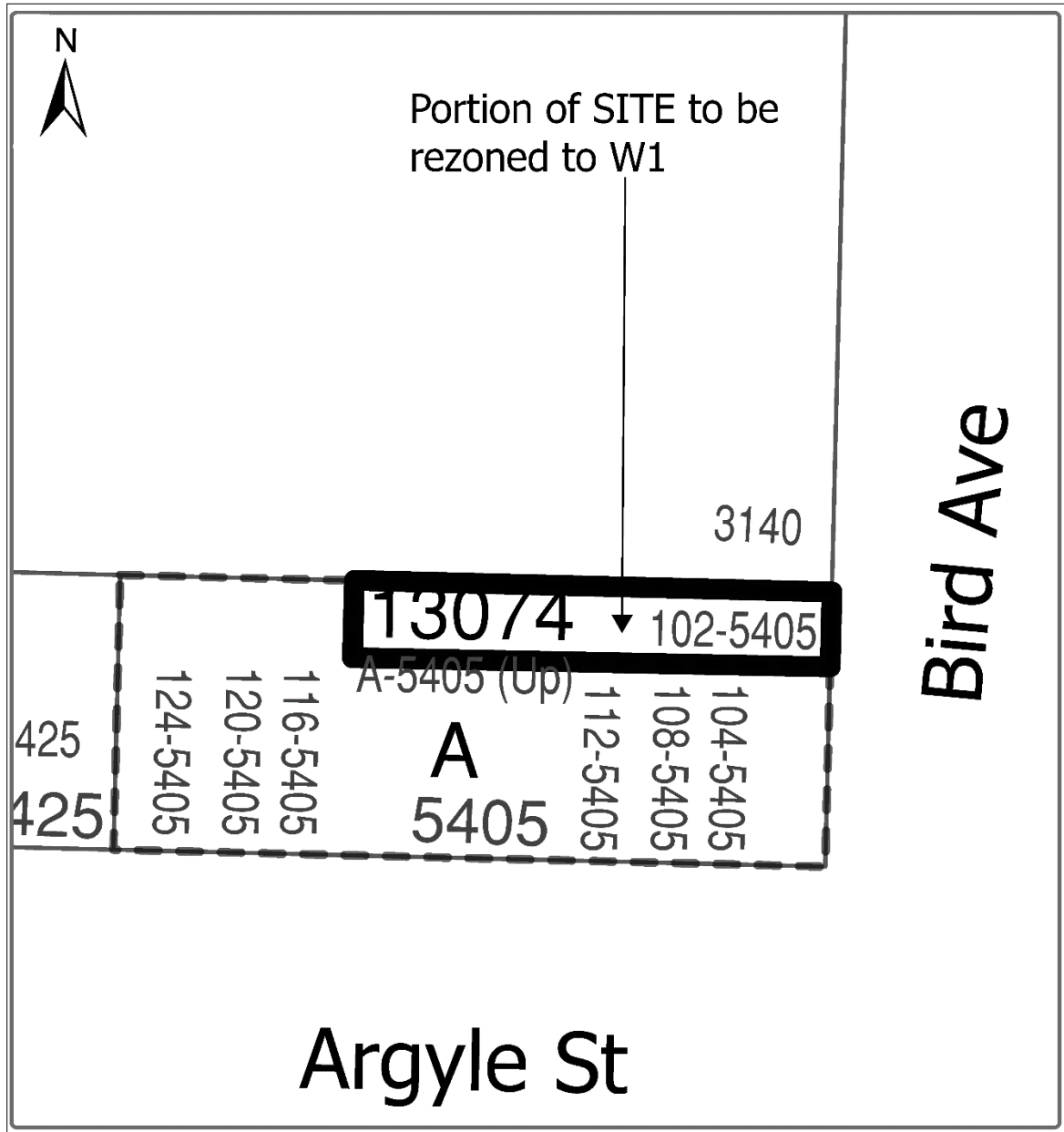
READ A THIRD TIME this day of , 2025.

FINALLY ADOPTED this day of , 2025.

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5134





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 to enable residential development of the property.

AMENDING BYLAWS:

- A. "Official Community Plan Amendment (15th Avenue at Montrose Street), Bylaw No. **5110**"
- B. "Zoning Amendment (15th Avenue at Montrose Street) Bylaw No. **5111**"

SUBJECT PROPERTY:

- 1. **15th Avenue at Montrose Street** - a portion of Lot A (DD F39405) of District Lot 113, Alberni District, Plan VIP1044 Except part in Plan VIP5450 (PID: 008-079-820) as shown in heavy line on the map beside.

DETAILS:

The proposed amendments would enable sale and subdivision of the property for residential development.

The OCP land use designation would change from 'Future Residential' to '**Residential**' use and the zoning would change from 'FD Future Development' 'to '**R Primary Residential**' in the Zoning Bylaw.

TO PROVIDE FEEDBACK:

All comments to City Council **must be received before November 24, 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 5110 and 5111**"
- Include the **name and address** of the person making the submission
- Email correspondence may be sent to: 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 in City Hall Council Chambers.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.

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. Monday through Friday (except Statutory Holidays).

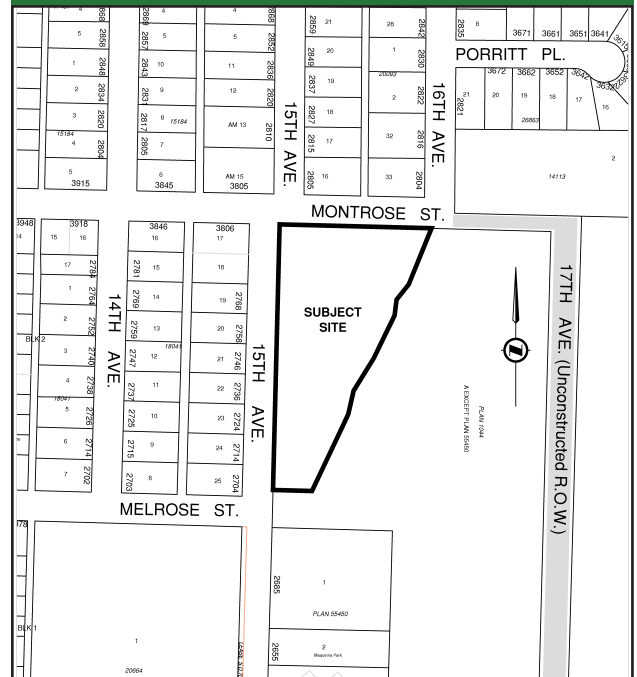
QUESTIONS?

Call the Development Services Department at 250-720-2835, or Email to: developmentservices@portalberni.ca


Public Hearing

November 24, 2025 6:00 PM

City Hall, Council Chambers
4850 Argyle Street
Port Alberni



Date: November 17, 2025
File No: 3360-20-15th Ave at Montrose
To: Mayor and Council
From: M. Fox, CAO
Subject: **DEVELOPMENT APPLICATION – OCP and Zoning Bylaw Amendments for a portion of LOT A at 15th Avenue and Montrose Street**
Lot A (DD F39405) OF DISTRICT LOT 113, ALBERNI DISTRICT, PLAN 1044, EXCEPT PART IN PLAN VIP55450 (PID: 008-079-820)
Applicant: Windward Homes

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

PURPOSE

To consider Official Community Plan (OCP) and Zoning Bylaw amendments for a portion of City-owned land at the southeast corner of the 15th Avenue and Montrose Street. The bylaw amendments would enable sale of the land to Windward Homes in accordance with a Contract of Purchase and Sale. The proposed subdivision development would create 13 residential lots.

BACKGROUND

The subject property is approximately 2.8 acres (11,330 m²) of forested land located at the intersection 15th Avenue and Montrose Street. The proposed development site has no civic address, but is a portion of the parcel and described as *Lot A (DD F39405) OF DISTRICT LOT 113, ALBERNI DISTRICT, PLAN 1044, EXCEPT PART IN PLAN VIP55450*. The subject property will be referred to as the “portion of Lot A” in this report. Boundaries are shown as the subject site. Property is surrounded by a residential neighbourhood and approximately 104 acres of City-owned land.

Contract of Purchase and Sale

In 2021, Council directed staff to issue a public Request for Proposals (RFP) for the purchase and development of a portion of Lot A located nearest to the 15th Avenue and Montrose Street intersection. The proposal from Windward Homes was selected during the RFP process, and they were granted purchase of the property subject to the following:

- Amendment of the OCP and Zoning Bylaw
- Subdivision of the property according to the site plan.

An application for OCP and Zoning bylaw amendments was submitted in May 2022. While the City currently owns Lot A, there is a Contract of Purchase and Sale for the portion of land with proposed amendments (signed January 17, 2022 and extended to December 31, 2025).

Status of Application

On November 12, 2024 Council directed staff to bring forward the application following adoption of the new 2042 Official Community Plan. However, the new OCP has been delayed due to vacancies in the Development

Services Department. Staff recommended that Council move forward with consideration of the application. Below is a summary of the application status:

- **July 2021** – City issued public Request for Proposals for the subject property.
- **March 23, 2022** – Notice mailed to residents about a Contract of Purchase and Sale with Windward Homes
- **April 2023** – Archaeological Overview Assessment completed
- **October 12, 2023** – Environmental Assessment completed
- **June 20, 2024** – Advisory Planning Commission (APC) passed a motion recommending that Council support the application.
- **July 22, 2024** – City mailed letters to all owners and occupants of property within 100 metres of the site as pre-engagement for the OCP amendment.
- **November 12, 2024** – Council made a resolution to consider the application following adoption of a new Official Community Plan.
- **October 27, 2025** – At the Regular Council Meeting on October 27, 2025, Council gave 1st and 2nd readings to the amending bylaws and advanced the application to a Public Hearing.

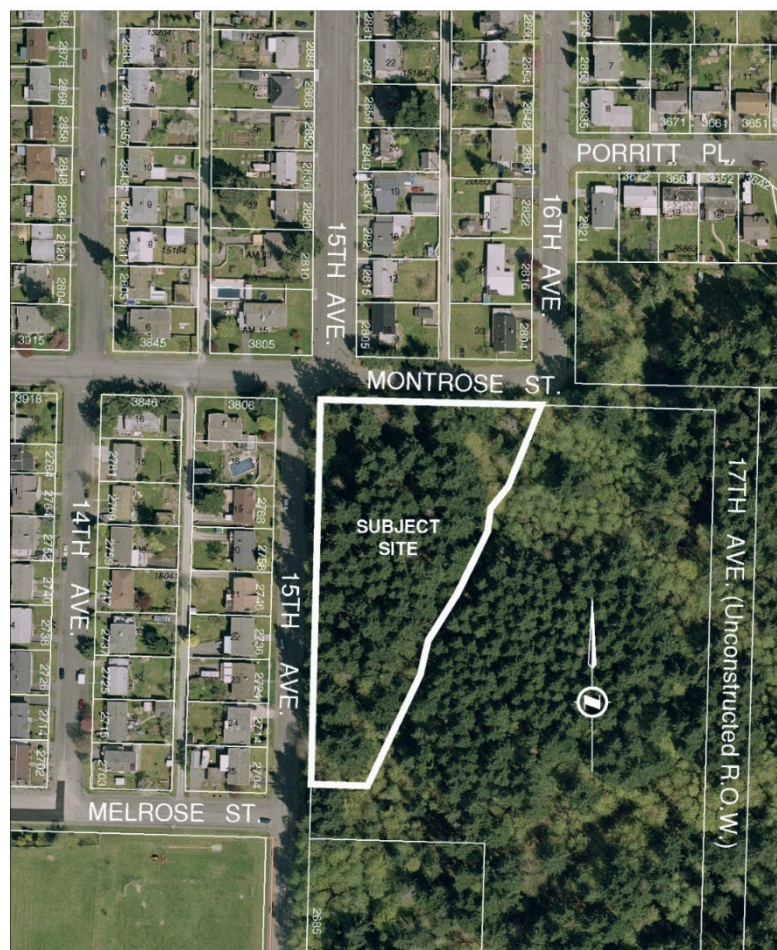


Figure 1 – City-Owned Lands

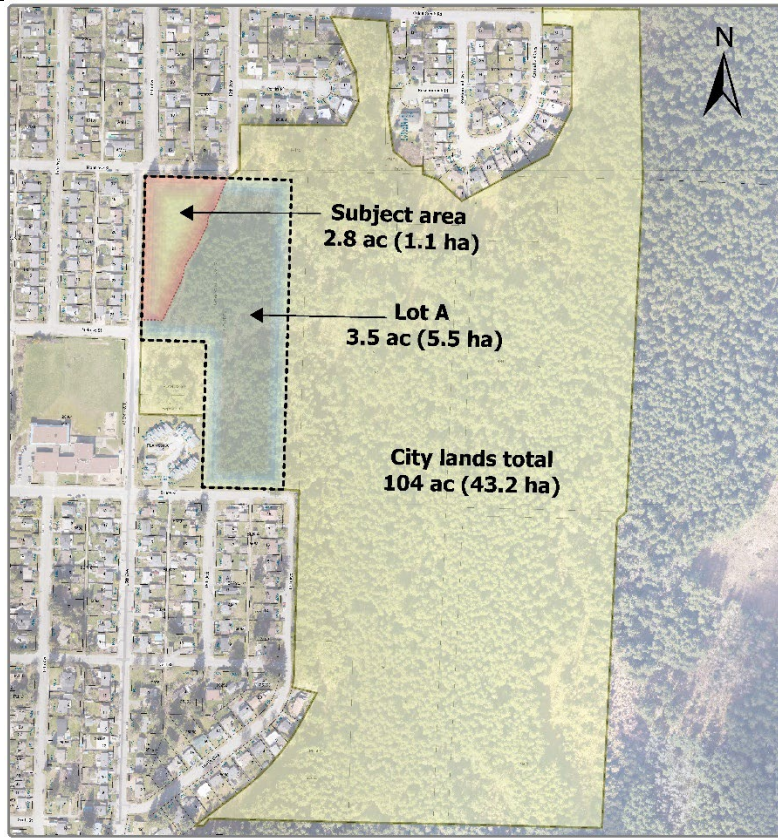


Figure 2 - OCP Land Use Map

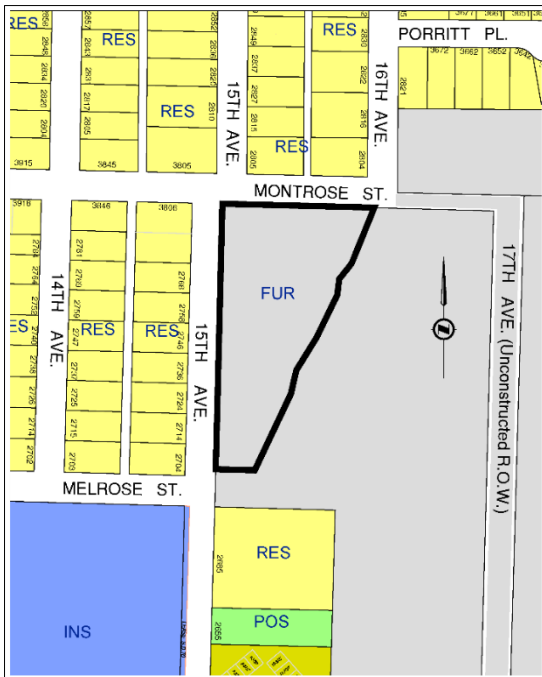


Figure 3 – Zoning Map



ANALYSIS

Summary of Proposed Bylaw Amendments

- Change the Official Community Plan land use designation of the property from ***Future Residential*** to ***Residential***.
- Change the zoning of the property from ***Future Development*** to ***Primary Residential*** in the Zoning Bylaw.

Official Community Plan Bylaw No. 4602

Lands designated *Future Residential* in the OCP are intended to accommodate future residential growth. A policy request that a “neighbourhood plan” be prepared as a condition of development be approved by Council prior to changing the designation. The City has not prepared a neighbourhood plan for this portion of Lot A, or the surrounding City-owned lands shown in Figure 1.

The proposal is to designate the land Residential (RES), which is compatible with the surrounding neighbourhood. While OCP policy states that *Residential* land is intended for up to two dwelling units, the BC *Local Government Act* required the City to allow up to four units via the property zoning.

a) OCP Policy for Future Residential (FUR) Land Use

Section C: 2.0 – Land Use Designations

- [Future Residential] identifies areas that will accommodate future residential growth at a low density for up to 20 years. Lands with this designation will require as a condition of development, the preparation of a neighbourhood plan that identifies how development will occur in a planned and sustainable manner. This designation may include some non-residential land uses.

Section D: 4.0 - Residential

- The Future Residential (FUR) designation applies to undeveloped lands reserved to accommodate residential growth over the next 20 years based on a projected 1.5% growth rate.

Section D: 4.4.2 – Future Residential (FUR)

- In those areas designated in the Official Community Plan as “Future Residential”, a neighbourhood plan is required in order to address the specifics of the proposed land use. The neighbourhood plan must be approved prior to an OCP designation change by Council. The proposed subject site is separated from the larger parcel by a man-made drainage ditch. The proposed subdivision aligns with the intent of the FUR definition in the OCP. The potential development of the subject site would not negatively impact a future neighbourhood plan. Staff recommends a “neighbourhood plan” not be required as a condition of development and support moving forward with consideration of the OCP and Zoning amendments.

Zoning Bylaw No. 5105, 2024

The proposed *Primary Residential* zoning aligns with the surrounding neighborhood, and the preliminary subdivision plan meets the minimum lot size and frontage requirements of the Zoning Bylaw. Additional details would be confirmed during subdivision. If rezoned, and development would need to meet the requirements of the *Primary Residential* zone.

a) *General Impact*

The proposed development would increase traffic and use of street parking, and there would be a loss of green space. These impacts are typical of residential neighbourhoods, and is not anticipated to

affect the surrounding area in a way that would preclude development.

b) *Development Plans*

A preliminary subdivision plan submitted by Windward Homes would create thirteen (13) new parcels for residential housing (Figure 4). The *Primary Residential* zoning permits a mix of unit types including single-detached dwellings, duplexes, tri-plexes or fourplexes. Secondary suites and ADUs are also permitted. While each lot is permitted up to four (4) units, the size of the lots, minimum setbacks, and restrictions on coverage limit the number of feasible units.

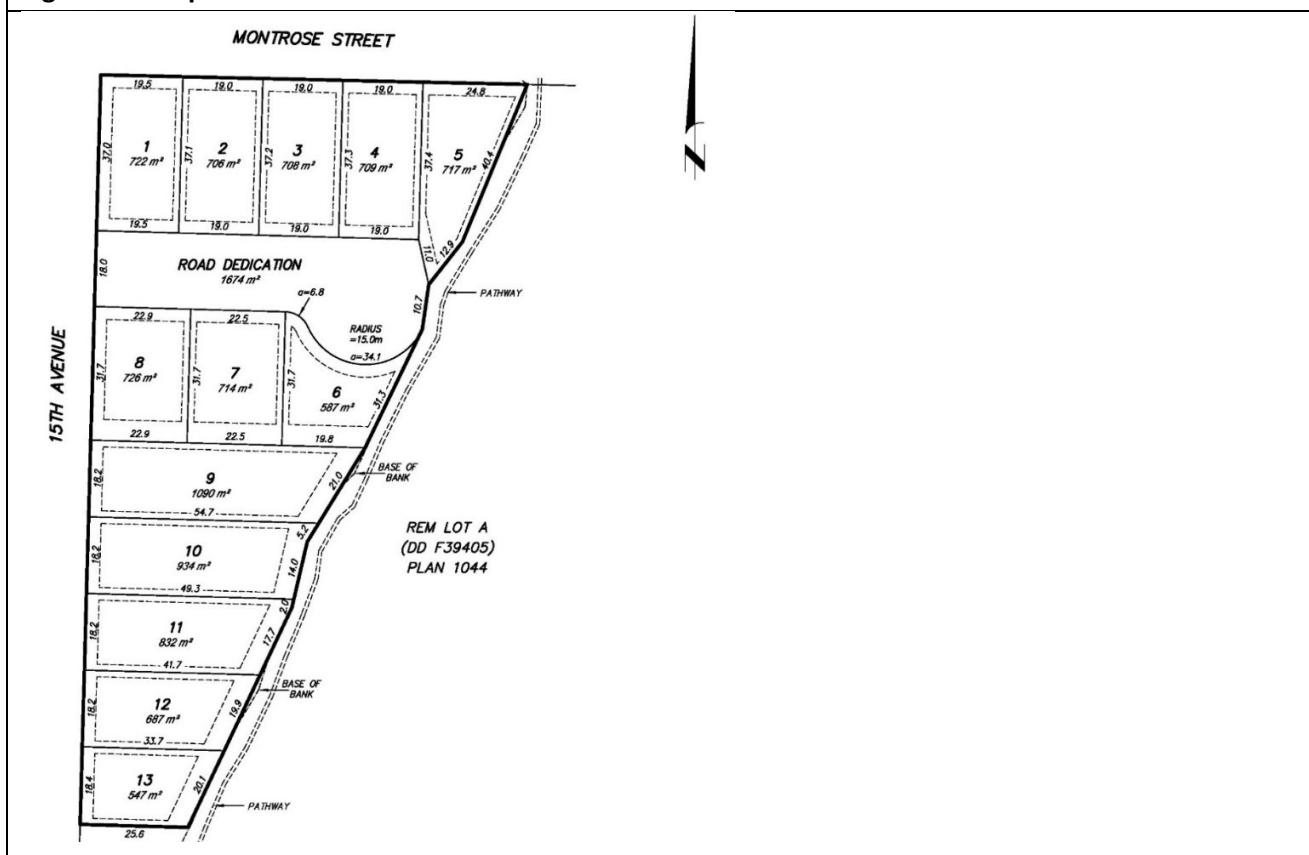
c) *Parking*

Parking for properties with *Primary Residential* zoning must be provided at a minimum ratio of one (1) space per dwelling unit.

d) *Roads and Access*

Lots would have direct access from both 15th Avenue and Montrose Street, and from a new east/west cul-de-sac.

Figure 4 – Proposed Subdivision Plan



Archaeological Overview Assessment

The City requested an Archaeological Overview Assessment (AOA) for the site in response to comments from the Tseshah First Nation. An AOA was obtained in April 2023, which assessed the study area as having low archaeological potential and recommended no further work. The AOA was provided to Tseshah and Hupacasath First Nations.

Environmental Report

The OCP includes policies for preserving and protecting watercourses, riparian areas, areas with significant wildlife values, and fisheries sensitive zones. An environmental report on the man-made drainage ditch on Lot A was obtained on October 12, 2023. The work was undertaken by a registered professional biologist who confirmed the following:

- The ditch does not provide fish habitat, but does provide seasonal flows to downstream fish bearing waters (Dry Creek).
- The ditch may provide minimal habitat value as a seasonal water source for wildlife.
- The primary environmental consideration for future development of the site is sediment control.
- The berm located on the ditch's western side currently prevents run-off from flowing to the ditch.

Infrastructure and Services

If the current proposal is supported, site servicing requirements would be determined at subdivision, with the new owner responsible for the cost of designing and installing necessary upgrades.

IMPLICATIONS

The proposed OCP and Zoning amendments would allow a subdivision plan to be considered that would create thirteen (13) new parcels for residential housing.

2042 Official Community Plan and Housing Needs

Community input received during engagement for 2042 OCP supported a growth scenario that emphasizes complete communities and limits development of natural “greenfield” areas. However, the *BC Local Government Act* requires Council to adopt an OCP that will enable 20 years of housing growth identified in the *City's Interim Housing Needs Report*.

It is likely that meeting the City's housing needs will require a combination of new “greenfield” development and infill of existing neighbourhoods. A review of potential land for housing development is underway, including the subject lands owned by the City.

COMMUNICATIONS

Advisory Planning Commission (APC)

The APC discussed the application and passed a motion at their June 20th 2024 meeting recommending that Council support the application. Members of the APC inquired about:

- How the City chose this property for development;
- Whether the nearby trail system would be impacted;
- What requirements would be placed on the developer (i.e. parkland dedication and infrastructure upgrades).

Members of the APC also expressed that the City should consider preserving municipal land along the jurisdictional border as greenspace in the OCP update. A copy of the meeting Summary Minutes is attached to this report.

OCP Pre-Engagement

In accordance with *Section 475* of the *Local Government Act* (LGA), the City provided an additional opportunity for members of the community to receive information and provide input on the OCP amendment. Staff mailed letters to all owners and occupants of property within 100 metres of the subject property. A total of 78 letters were mailed, and 23 responses were received.

A detailed summary of pre-engagement comments is attached to this report, key topics included:

- Support for increased housing in Port Alberni.
- General opposition to location and scale of development.
- Concern that current OCP update is not being considered in the application's review and approval timeline.
- Concern that the application does not align with community feedback on 'Climate Action' and 'Growth Scenarios' during 2042 OCP engagement.
- Concern that the proposed development will impact the area's environmental features, habitats, and ecological assets.
- Concern that proposed development will impact the trail system and result in loss of green/recreation space.
- Concern for potential safety issues in the area caused by increased traffic.

Public Hearing

Prior to the Public Hearing, staff completed all required statutory notifications including mailing letters to all owners and occupants of properties within 100 metres of the subject property. Notices were also placed in the newspaper as required by Sections 465 and 466 of the Local Government Act (LGA). A total of 82 letters were mailed and as of the date of this report 3 letters of correspondence have 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 change the OCP land use designation of a portion of Lot A from '*Future Residential*' to '*Residential*'.

Zoning Bylaw No. 5105

The proposed amendment would change the zoning of a portion of Lot A from '*FD Future Development*' to '*R Primary Residential*' on the Zoning Bylaw map.

Interim Housing Needs Report 2024 (IHNR, 2024)

Under the proposed zoning and site plan, the number of units provided by the development could range from 13 to 52. This equals 1% to 4% of the housing required to achieve the City's estimated housing target. Approximately 1,220 dwellings units (550 rental units, 670 ownership units) are needed over the next 5 years to meet Port Alberni's housing needs.

SUMMARY

For Council's consideration are amendments to the OCP and Zoning Bylaw, that would remove land from the *Future Residential* land use designation, enable a property sale, and the creation of 13 lots for residential development.

ATTACHMENTS/REFERENCE MATERIALS

- *July 16 2024 Pre-Engagement Summary of Feedback*
- *June 20, 2024 APC Meeting Minutes*
- *October 15 2023 Environmental Report*
- *April 2023 Archaeological Overview Assessment*
- *March 23, 2022 Neighbourhood Notice Letter*
- *"Official Community Plan Amendment (15th Avenue at Montrose Street) Bylaw No. 5110"*
- *"Zoning Amendment (15th Avenue at Montrose Street) Bylaw No. 5111"*



Summary of Pre-engagement

Application: OCP22-01/ZON22-05	
Address: 15 th & Montrose	Date: Wednesday, July 16 2024
Applicant: P. Turner dba Windward Homes Ltd.	

RE: Application to amend Official Community Plan to change land designation from *Future Residential* to *Residential*

Description:	<p>On Wednesday July 3rd, 2024 a letter was mailed to all owners and occupants of property within 100 metres of the property at the corner of 15th Avenue and Montrose Street. The distance of the mail-out is consistent with the City of Port Alberni's <i>Development Procedures Bylaw No 5076, 2023</i>.</p> <p>This letter contained a description of the requested OCP amendment, along with a subject property map, and proposed subdivision plan. The letter provided instructions on how to contact City staff with comments on the proposal either in-person, by email, or phone. The letter requested that all feedback be received by Wednesday July 24th.</p>
Details:	A total of 78 letters were mailed. A total of 23 written letters/emails were received in response to the mailed letter.
Summary of Responses:	<p><u>Areas of Support</u></p> <ul style="list-style-type: none"> • General support for proposed development. • Support for creating additional housing in Port Alberni to meet needs. <p><u>Areas of Opposition/Concern</u></p> <p><i>General</i></p> <ul style="list-style-type: none"> • General opposition for proposed development. • Concern that the proposed development is a poor use of City resources with little benefit to community. • Concern that property is a poor location to add housing as it is not within walking distance of commercial nodes and services. • Concern for scale of development (too many lots) and concern that higher density buildings (duplexes, triplexes, and fourplexes) permitted under new 'R' zoning will be inconsistent with surrounding neighbourhood. • Concern that proposed housing type/tenure isn't needed in community and doesn't reflect recommendations of 2021 Alberni Valley Housing Needs Assessment. • Concern that proposal implements greenfield development/urban sprawl rather than infill development. • Request that street trees be planted along the proposed development's frontage.

**Official Community Plan Update**

- Concern that current OCP update isn't being considered in the application's review/approval timeline. Prefer that Council wait until OCP update is complete before considering application.
- Concern that proposal doesn't align with community and youth feedback summarized in OCP "*Growth and Climate Action What We Heard Report*" (Committee of the Whole Meeting – April 15, 2024) regarding preservation of natural areas and climate action.
- Concern that proposal doesn't align with the "*Alternative Growth Scenario*" supported by Council (Committee of the Whole Meeting – April 15, 2024). Concern that proposal aligns more closely with "*Business as Usual Growth Scenario*" (not supported by Council).
- Concern that the proposal doesn't align with the "*Ecosystem Protection and Leadership*" touchstone supported by Council for OCP update process.

Green Space and Recreation

- Concern that the proposed development would result in loss of community green/recreation space and natural areas.
- Concern that the proposed development would restrict community access to trail network and recreation opportunities.
- Prefer that property (or portion of property) be dedicated as community park.
- Concern that development contributes to a decline of community character. Access to outdoor space is an asset valued by residents of Port Alberni.
- Concern that lack of access to green space/natural areas will negatively impact Port Alberni's youth.

Parking and Access

- Concern that the additional lots will result in increased traffic and congestion in the area which may cause safety issues given nearby elementary school.
- Concern that there may be a lack of on-site parking.
- Safety concerns for pedestrians in area (school children).
- Prefer that access to the cul-de-sac be off of Montrose Street rather than 15th Avenue.

Environmental

- Concern that development near environmentally sensitive area (pond, stream, natural area) will result in habitat disruption/fragmentation and wildlife displacement. Area provides habitat for insects, frogs, snakes, squirrels, deer, several bird species, bears, and cougars.
- Concern that developing this area would result in removal of ecological assets (forest & wetland) which help provide heat/wind/flood protection and clean air.



	<ul style="list-style-type: none">• Drainage feature and tributaries are important for downstream fish habitat (Dry Creek). Provincial guidelines for stream protection/fish habitat should be applied if developing near the drainage ditch.• Request that Provincial best practices for setbacks from streams be followed given drainage feature's habitat services.• Concern that vegetation removal will negatively impact local bird populations. Added concern for vegetation removal occurring during nesting window.• Request that bird boxes be provided in remaining green space for local populations. <p><i>Infrastructure</i></p> <ul style="list-style-type: none">• Concern that development will result in increased stormwater run-off and flooding. Appropriate storm infrastructure needed.• Request that stormwater management best practices be used given proximity to environmentally sensitive area (retention and slow discharge for roof leaders and perimeter drains, and oil/water separators).• Concern that light emitted from proposed development will disrupt night skies in neighbourhood. Request that light pollution be considered in designs. <p><i>Impacts to Surrounding Properties</i></p> <ul style="list-style-type: none">• Concern that development will reduce enjoyment of surrounding properties (reduced privacy, additional noise, additional traffic).• Concern for disruption to neighbourhood during construction process (noise).
--	---



Summary Report / Minutes of the Advisory Planning Commission Meeting
held on June 20, 2024 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)

Commission Members Present

Stefanie Weber (CHAIR)
Harley Wylie (VICE-CHAIR, Tseshah (č išaa?ath) F.N)
Dan Holder
Sandy McRuer
Jack Roland
Larry Ransom (Alt.- S.D.70)
Councilor Dustin Dame (Council Liaison)
Derrin Fines (P.A.F.D. Liaison)

Staff

Scott Smith, Director of Dev. Services/Deputy CAO
Haley Stevenson, Planner I

Guests

Applicant/s: B. Wilson
Applicant/s: N/A
Members of the public: N/A

Regrets

Joe McQuaid
Councilor Serena Mayer, (Hupačasath F.N)
Callan Noye
Sgt. Ryan Archer, (R.C.M.P. Liaison)

Alternates and Staff not in attendance

Christine Washington (Alternate - School District #70)
Ken Watts (ECC, Alt. Tseshah (č išaa?ath) F.N)
Councilor Deb Haggard (Alt. Council Liaison)
Cara Foden, Planning Technician
Brian McLoughlin, Manager of Planning



1. Acknowledgements and Introductions

- The Chair acknowledged that this meeting is being held within the un-ceded, traditional territories of the Hupačasath Nation and the Tseshah (č išaa?ath) First Nation.

2. Adoption of previous meeting minutes:

- Summary Report/Minutes from the APC Meetings held on January 18, 2024

(Holder/Wylie) CARRIED

3. DEVELOPMENT APPLICATION: Zoning Bylaw

4691 Gertrude St. - Lot 1, Block 7, District Lot 1, Alberni District, Plan 197 PID: 009-270-469

APPLICANT: Brent Wilson for Seebros Holdings Ltd., INC.NO. BC0812664.

- The Planner presented a summary of the application. A full report dated June 13, 2024 was included in the Agenda package for this meeting.
- Attendees discussed the proposed zoning bylaw amendment as follows:
 - Zoning/OCP amendment applications within 800 m of Highway 4 require MOTI approval.
 - Applicant anticipates that new storage building will be used by both staff and customers.
 - Applicant's intent is for new parking area to be accessed from Gertrude Street. No new access off of Burke Road.
 - The application would not be referred to the Advisory Traffic Committee as part of the review process.
 - How/whether future review of "Lumber and Building Materials Retailers and Wholesalers" use in C7 zone would impact the business. Discussed relevance to current application.
 - Discussion/consideration needed for future of this neighbourhood. This discussion to occur during OCP review process.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the application.*

(Ransom/Wylie) CARRIED

4. **DEVELOPMENT APPLICATION:** Official Community Plan (OCP) and Zoning Bylaw
15th Avenue at Montrose Street - a portion of Lot A (DD F39405) of District Lot 113, Alberni District,
Plan VIP1044 Except part in Plan VIP55450 PID: 008-079-820

APPLICANT: Paul Turner dba 521803 BC Ltd. (Windward Homes).

- The Planner presented a summary of the application. A full report dated June 11, 2024 was included in the Agenda package for this meeting.
- Attendees discussed the proposed zoning bylaw amendment as follows:
 - Reasons property was chosen to be sold, RFP process, and what degree of review was done at time of RFP (prior to this OCP/ZON application).
 - City should prioritize preserving municipal land along jurisdictional boundary for green space and recreation. Should be considered in OCP update.
 - Walking path along property's eastern boundary would remain on City-owned portion of land, not within development area. Path is not a designated/maintained City trail.
 - Applicant required to pay cash-in-lieu of parkland dedication at time of subdivision.
 - Applicant required to pay DCC's on top of any necessary infrastructure upgrades at time of subdivision.
 - Proposed lots are comparable to existing lot sizes in neighbourhood, but are larger than permitted under new 'R' zone (280 m²).

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the application.*


(Roland/Wylie) CARRIED

5. Updates from the Director of Development Services

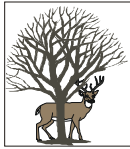
- Staff working on OCP policy and drafting document over the summer.
- New zoning bylaw adopted by Council Bylaw at June 10th meeting. Adopted to align with Provincial legislation for SSMUH.
- Status of Microtel development application.
- Status of Port Pub remediation order.

6. Other Business: N/A

7. **Adjournment** – The meeting adjourned at 1:00 pm. The next regular meeting is scheduled for 12:00 pm on **Thursday, July 18, 2024.**



(Chair)



Toth and Associates Environmental Services

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602

E-mail: stoth@shaw.ca

October 12, 2023

Paul Turner

Via e-mail: windwardhomes@telus.net

Re: Assessment of a drainage feature on PID 008-079-820, Lot A of D.L. 113, Alberni District, Plan 1044, Port Alberni

Toth and Associates Environmental Services (Steve Toth, AScT, R.P.Bio) conducted a survey of a drainage feature running south to north through the 5.46 ha subject property on September 22, 2023. According to the City of Port Alberni's mapping the subject property is not within a Development Permit Area (DPA).

The drainage course through the property consists of a deeply entrenched excavated ditch (Photograph 1) with an informal walking trail located on the elevated berm of side-cast material left from ditch excavation along the west side of the ditch (Photograph 2). The ditch originates from storm drain utilities discharging onto the property at the south end of the property, and the ditch flows to the underground storm drain network (Photograph 3) at the north end of the property (Figure 1). According to the Map No. 11 of the City's Official Community Plan the storm drain network discharges to Dry Creek north of Church Street approximately 375 m north of the subject property.

The ditch through the property was dry at the time of survey. The ditch through the subject property does not provide fish habitat, but does provide seasonal flows to the fish bearing waters of Dry Creek via the storm drain system. The ditch likely has some minimal habitat value as a seasonal water source for wildlife.

The primary environmental consideration for future development of the subject property will be to control sediment in run-off from the west side of the property to the open ditch section. The existing berm of soils along the west side of the ditch currently prevents run-off from flowing to the ditch. As the drainage system is entirely man-made, the provincial *Water Sustainability Act* does not apply to it.

Please contact us if you require any additional information.

Sincerely,

Steve Toth, AScT, R.P.Bio.

Toth and Associates Environmental Services

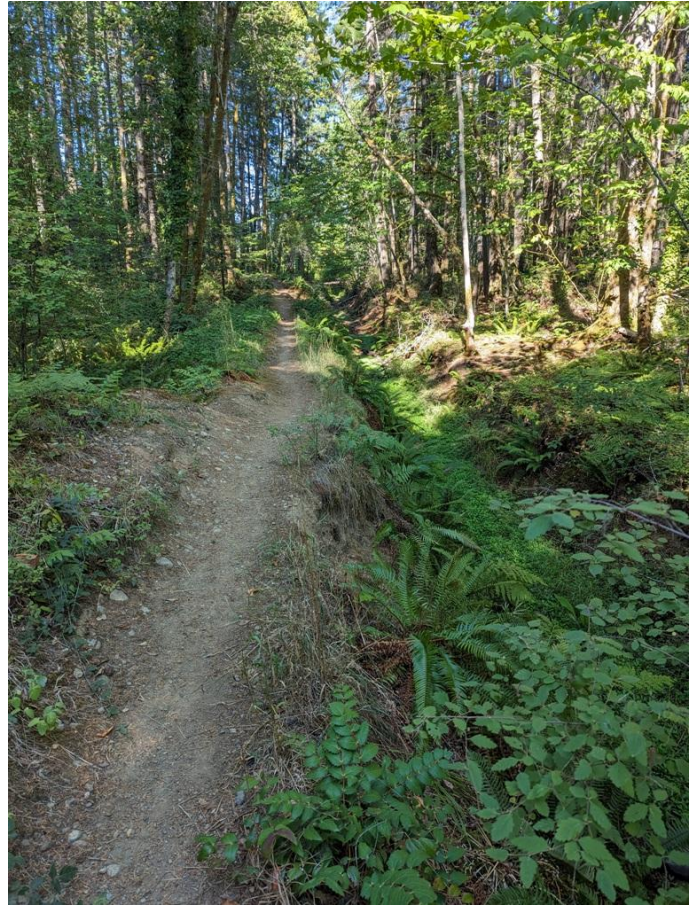


Figure 1. Subject property location and storm drainage network





Photograph 1. View north (downstream) on excavated ditch through the property.



Photograph 2. View of walking trail on berm along the west side of the ditch.



Photograph 3. View of ditch inlet to storm drain system at the north end of the property.

**Archaeological Overview Assessment
for the City of Port Alberni:
Zoning Amendment for Lot A, District Lot 133,
At 15th Ave and Montrose Street**

Prepared For:

Scott Smith, MCIP, RPP
Director of Development Services
City of Port Alberni
4850 Argyle Street, Port Alberni,
BC
V9Y 1V8

First Nations

Hupcasath First Nation
Tseshah First Nation

Prepared By:



556 Harmston Avenue
Courtenay, BC V9N 2X5
April 2023

Credits

Author	Michael Ross, B.A.
Senior Review	Owen Grant, B.A.
Editing	Phil Whalen, B.A.
Field Crew	Michael Ross (Baseline) John Ross (Tseshah First Nation)
Mapping	Michael Ross

Management Summary

At the request of Scott Smith, the Director of Development Services from the City of Port Alberni (the City), Baseline Archaeological Services Ltd. (Baseline) undertook an archaeological overview assessment (AOA) for a proposed zoning amendment of a land parcel located southeast of the intersection of 15th Ave and Montrose Street (the Study Area). As part of the AOA, a preliminary field reconnaissance (PFR) was undertaken to verify and ground truth the results of the desktop review.

The Study Area is located on central Vancouver Island, southeast of Sproat Lake, southwest of Cameron Lake, and east of Alberni Inlet. The legal description of the land parcel is Lot A of District Lot 113, Alberni District, Plan VIP1044 Except part in Plan VIP55450, PID: 008-079-820. The land parcel is 1.13 ha in size and is currently owned by the City. The City requires a zoning amendment to reclassify the Study Area as residential and facilitate the sale of the land. It is anticipated that development of the land will include the subdivision of the land parcel into 15 lots, and the construction of residences, associated service infrastructure, and a road.

The Study Area is located within the consultative boundaries of the Hupcasath First Nation and the Tseshah First Nation. The concerned First Nations were notified of the project and were invited to participate in the PFR fieldwork. Fieldwork was undertaken by a Baseline archaeologist and a member of the Tseshah First Nation on March 17, 2023. The Study Area was assessed as having low archaeological potential for both CMTs and non-CMT resources, and no additional work is recommended.

Table of Contents

Credits.....	i
Management Summary	ii
Table of Contents	iii
List of Figures.....	iv
Introduction.....	1
Project Area.....	2
General Project Location.....	2
Biogeoclimatic Zone	2
Methodology	3
Background	5
Culture Setting.....	5
Archaeology	5
Expected Site Types	5
Aboriginal Forest Utilization Sites	5
Other Types of Archaeological Sites	6
Aboriginal Forest Utilization/Types of CMTs	6
Bark-Stripped Trees	6
Aboriginally Logged Trees	7
Other Modified Trees.....	8
Results	10
Archaeological Overview Assessment.....	10
Field Observations.....	10
Archaeological Potential Assessment	11
Recommendations	12
Reference List.....	13

List of Figures

Figure 1. Project Location.....	4
Figure 2. PFR Survey Coverage	9

Introduction

At the request of Scott Smith, Director of Development Services for the City of Port Alberni (the City), Baseline Archaeological Services Ltd. (Baseline) undertook an archaeological overview assessment (AOA) of a land parcel located southeast of the intersection of 15th Ave and Montrose Street (the Study Area). As part of the AOA, a preliminary field reconnaissance (PFR) was undertaken to verify the results of the desktop review. The Study Area is located on central Vancouver Island, southeast of Sproat Lake, southwest of Cameron Lake, and east of Alberni Inlet (*Figure 1*).

The legal description of the land parcel is Lot A of District Lot 113, Alberni District, Plan VIP1044 Except part in Plan VIP55450, PID: 008-079-820. The land parcel is 1.13 ha in size and is currently owned by the City. The City requires a zoning amendment to reclassify the Study Area as residential and facilitate the sale of the land. It is anticipated that development of the land parcel will subdivide the Study Area into 15 lots, and the subsequent construction of residences, associated service infrastructure, and a road is anticipated once the zoning amendment and land sale is complete.

The Study Area is located within the consultative boundaries of the Hupcasath First Nation and the Tseshah First Nation. The concerned First Nations were notified of the project and were invited to participate in the PFR. Fieldwork was undertaken by a Baseline archaeologist and a member of the Tseshah First Nation on March 17, 2023.

The primary purpose of the AOA process is to:

- To identify and evaluate archaeological potential, including the potential to identify archaeological resources and CMTs, within the Study Area;
- To identify potential conflicts between previously identified archaeological sites to avoid potential impacts which might result from development of the Study Area; and
- To recommend whether additional work is warranted.

Additional work may involve a recommendation to proceed to an AIA. AIA fieldwork involves work completed by one or more archaeologists, and one or more First Nation representatives with an interest in the development area. AIA work would require a heritage inspection permit (HIP) issued by the BC Archaeology Branch (the Branch). Currently, Baseline does not hold an HIP for the Study Area and would need to apply for a permit if this is deemed necessary.

This AOA report outlines the project area, details the methodology used to determine archaeological potential, summarizes the results of the AOA and PFR assessments, and provides recommendations for future work.

Project Area

General Project Location

The Study Area is located on central Vancouver Island, southeast of Sproat Lake, southwest of Cameron Lake, and east of Alberni Inlet (*Figure 1*). The Study Area measures 1.13 hectares and is located in a wooded area on the periphery of the urban environment that characterizes the majority of Port Alberni.

Biogeoclimatic Zone

The Study Area lies within the Coastal Western Hemlock (CWH) Biogeoclimatic Zone. The area is characterized by stands of western hemlock and amabilis fir, with western redcedar and sitka spruce. Douglas fir is present in the drier parts of the zone (Province of British Columbia 1992). The CWH zone is generally the rainiest zone in British Columbia, characterized by cool summers and warm winters. The CWHxm is the driest of the CWH zones and is characterized by a forest cover of Douglas fir, western hemlock, western redcedar, and Prince's pine. Salal, sword fern, bracken fern, trailing blackberry, vanilla-leaf, dull oregon-grape, heart-leaved twayblade, Alaskan blueberry, flat moss, lanky moss, and step moss make up the understory and ground cover within the CWHxm sub zone (Meidinger and Pojar 1991:101). This zone supports a wide variety of terrestrial animals, including black-tailed deer, black bear, cougar, wolf, marten, squirrels, Roosevelt elk, beavers, shrews, voles, mice, and grizzly bear on the mainland.

Methodology

The Province of BC's *Consultation Areas Database* (CAD) website was accessed to determine which First Nations' asserted traditional territory overlap with the Study Area.

The Province of BC's *Remote Access to Archaeological Data* (RAAD) website was accessed to determine if any previously recorded archaeological sites are in conflict with the Study Area (*Table 1*), and to determine what types of archaeological sites are expected in the area.

Archaeological site potential was assessed primarily based on the following variables: proximity to water, wildlife, fish and plant resources, drainages, as well as the slope, aspect, forest cover, and any pertinent local knowledge. CMT site potential was based on an attempt to identify areas with veteran forest stands. Forest cover type(s), species, age class, shorelines (past and present), and proximity to the shore, watercourses, and well-drained landforms were taken into consideration in the assessment of archaeological potential.

The results of previous studies conducted in the vicinity of these proposed developments was also considered. Largely, the results of archaeological studies are available on the *Provincial Archaeological Report Library* (PARL) website.

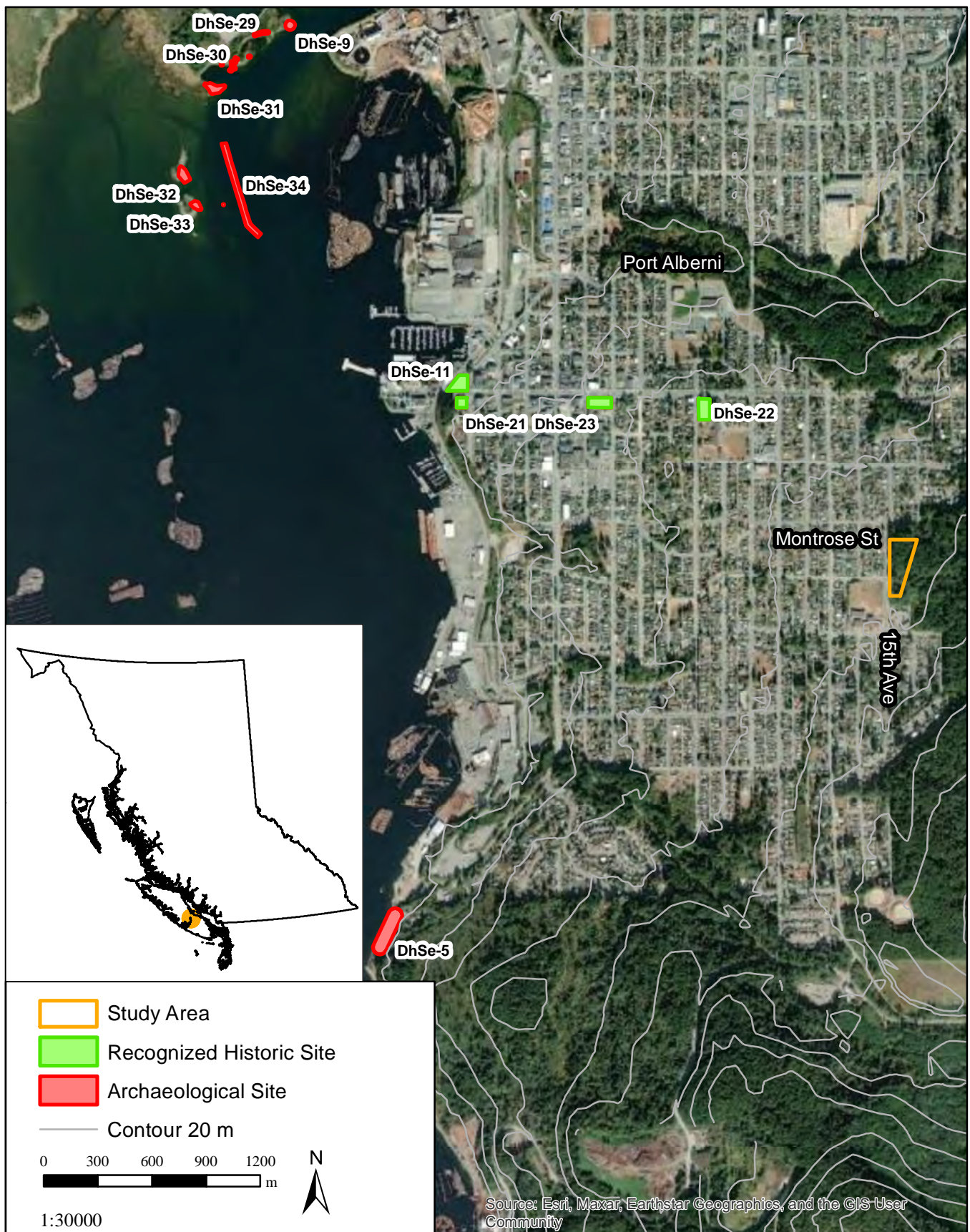


Figure 1. Project Location

Background

Culture Setting

The Study Area falls within the traditional territory of the Nuu-chah-nulth Tribal Council, which is presently divided into several separate bands. Each band holds several reserves that were once the locations of traditional villages, fishing stations, and other traditional land uses at the time of the reserve commissioners visit in the late 1800s (McMillan 1999). The Study Area is located within the consultative boundaries of the Hupcasath First Nation and the Tseshaht First Nation. The Hupcasath are a Salish speaking people who occupy the area around Sproat Lake, the Somass River, and Alberni Inlet, and have adopted Nootkan culture (Arima & Dewhirst 1990). Tseshaht First Nation are Nootkan speakers who occupy the Alberni Valley and Alberni Inlet. For more detailed ethnographic summaries on these Nuu-chah-nulth Bands see McMillan (1999) and Arima & Dewhirst (1990).

Archaeology

On the whole, the archaeology of the Study Area is not well documented as previous archeological surveys have largely concentrated on shoreline areas with minimal surveys taking place within inland areas or the City. Vancouver Island indigenous cultures were the subject of a resource inventory by Kennedy et al. (1993). While AOAs consisting of archaeological potential models to assist in predicting archaeological site locations exist for the surrounding area (e.g. Arcas 1998, and I.R. Wilson 2009), none have been produced to date within the current Study Area.

Previous archaeological surveys conducted in the general area include the Toquaht Archaeological Project (McMillan and St. Claire 1991, 1992, 1996), and McMillan's (1975, 1981) surveys of the Alberni Inlet. Some of the archaeological excavations include areas in northwestern Barkley Sound by McMillan and St. Claire (1991, 1992, 1996), and the head of the Alberni Inlet (McMillan and St. Claire 1982).

Expected Site Types

For the purposes of forestry-related archaeological impact assessments, the expected site types within the Study Area can be divided into two different categories: aboriginal forest utilization sites and 'other' types of archaeological sites. The following is a list of expected site types from both categories, as per Arcas (1998), Archaeology Branch (2001) and Golder (1999).

Aboriginal Forest Utilization Sites

- Bark harvesting sites, comprised of bark-stripped trees.
- Wood procurement sites, comprised of aboriginally logged trees.

*Aboriginal forest utilization sites can often contain both bark-stripped and aboriginally logged CMTs. *See section below.*

Other Types of Archaeological Sites

The site types that may be recorded within the Study Area include, but are not limited to:

- Artifact scatters: stone artifacts (consisting of the actual tools themselves as well as the detritus from their manufacture), and butchered and/or worked mammal bones. These artifacts can be located through both surface and subsurface investigations.
- Burials and associated evidence: the material and/or features associated with mortuary practice, including human remains and burial pits, mounds, cairns, boxes and trees from which they are found, as well as grave goods and grave markers.
- Rock art: comprised of two general types, pictographs (rock paintings), and petroglyphs (rock carvings/etchings). These are generally encountered on large rock outcroppings or large boulders. They are most often recorded near bodies of water.
- Trails: paths providing overland access to resource locations. Trails can also be links between waterways.
- Post contact features: structures, features, and artifacts associated with settlement and land use during the post-contact period in the late 1700's.
- Middens: refuse from the discarded shellfish remains in association with past human activity. Midden can also be mixed with mammal and bird bone, artifacts, fire cracked rock (FCR), and ash.
- Habitation sites: areas used as seasonal or permanent village sites characterized by features such as house depressions, platforms, caves and rock shelters, hearths and midden deposits.
- Wet sites: artifacts generally made of wood, bark or fibre (basketry, netting, cordage, wooden posts associated with fish weirs or traps) that have been preserved in water-saturated anaerobic environment. (Golder 1999)

Aboriginal Forest Utilization/Types of CMTs

All CMT recording within the province is done using a classification scheme and typology formalized in *Culturally Modified Trees of British Columbia: A Handbook for the Identification and Recording of Culturally Modified Trees (CMT Handbook)* published by the Archaeology Branch (2001). This classification system recognizes three types of CMTs: bark stripped CMTs, aboriginally logged trees and other types of CMTs. The following is a discussion of the three types of CMTs quoted from the *CMT Handbook*.

Bark-Stripped Trees

Bark-stripped trees are trees from which the bark has been partially removed. They are generally characterized by one or more area of removed bark and exposed wood, commonly referred to as a bark scar. Scar lobing, which is formed as the tree continues to grow along the sides of the scar, tends to expand over the dead wood on the scar face. Eventually, the original scar will appear to be a long, concave slot.

In coastal areas, bark scars tend to be primarily recorded on Western redcedars and yellow cedar trees. There are two categories of bark-stripped trees: tapered bark scars and rectangular bark scars. Taper bark scars are generally long and narrow, gradually tapering towards the top. When the bark was harvested from this type of CMT, a horizontal cut would have been made at the base of the tree and a strip of bark would have been pulled away from the tree until it narrowed and broke loose at the top. Taper bark CMTs result from the harvesting of the flexible inner bark, used in the manufacture of clothing, hats, mats, and other woven items. Conversely, rectangular bark scars are typically wider and more rectangular in shape, with cut marks at the top and the bottoms of the scars (Archaeology Branch 2001:16-25). Rectangular scars represent the harvesting of the outer bark.

Aboriginally Logged Trees

Aboriginally logged trees are trees that have been felled, cut or otherwise modified for the procurement of wood. They can be standing or non-standing (wind felled or intentionally felled) trees. With the exception of heavily deteriorated subjects, tools markings are generally visible on most aboriginally logged CMTs and can be attributed to chisel or axes and, in rare instances, stone tool markings can be seen. There are seven major types of aboriginally logged CMTs; these are classified based on the types of features present at the CMT. When multiple features are present on one tree, the feature that is presumed to be the final one in the modification sequence is used to describe the CMT type, for it is presumed that the last modification most closely represents the intended use of the tree (Stryd 2001). Listed below are the seven aboriginally logged CMT types as described in the *CMT Handbook* (Archaeology Branch 2001):

- Tested tree: a tree with one or more rectangular holes that have been chopped or cut into the heartwood.
- Undercut tree: a tree that has an area of missing wood or bark, removed as part of the initial stage of felling the tree.
- Felled tree: a tree which was completely felled using traditional felling techniques, such as girdling or undercutting. Felled trees are characterized by the presence of a stump or a log. A log is defined as a tree stem that has been cut from a stump but otherwise is unmodified. Based on the morphology of the stump surface, there are five kinds of stump:
 - Flat: characterized by level or sloping surfaces on a single plane.
 - Barberchair: characterized by a distinctive spire of wood on one side of the stump.
 - Step: characterized by a level surface on two planes separated by a vertical step.
 - Basin: characterized by a concave top with sides that slope down gradually from the outside circumference of the tree to the centre of the tree.
 - Unclassifiable or indeterminate: surface is badly deteriorated or obscured by a nursing tree.
- Sectioned tree: a non-standing tree (intentionally felled or wind fallen) where the stem has been cut into two or more sections. The log sections show no signs of further modification although some sections might have been removed.
- Notched tree: a standing or non-standing tree (intentionally felled or wind fallen) into which one or more notches have been chopped. A notch is a rectangular feature chopped into a tree or log, usually representing the first stage of wood removal (usually plank), although large notches could be the first stage in felling a tree.

- Planked tree: a standing or non-standing tree (intentionally felled or wind fallen) from which planks have been detached. Features on the tree include one or more plank scars and a remnant notch at either end of the plank scar.
- Canoe tree: a log (intentionally felled or wind fallen) in the initial stage of being shaped into a canoe, generally exhibiting tapering bow and stern sections.

Other Modified Trees

This class of CMT is for trees modified for purposes other than bark collection or wood procurement. These other purposes include the collection of kindling, pitch and small pieces of wood suitable for the making of tools. Other types of archaeological sites that do not fit into these categories are:

- Kindling tree: can be a standing or non-standing tree with one or more kindling removal scars. These scars usually take the form of chop marks and missing pieces of wood which were probably removed for use as kindling or fuel.
- Burned tree: a standing or non-standing tree with evidence of controlled burning, usually in strip around the tree, stump or log end, or in a hollow cut into a tree or log. Controlled burning was used by some coastal groups to fell large cedars, or to help section logs.
- Blazed tree: a standing tree that has bark removal and chop marks which most often have been modified to identify a trail or boundary.



Figure 2. PFR Survey Coverage

Results

Archaeological Overview Assessment

The Branch's RAAD website was accessed to determine if any previously recorded archaeological sites conflict with the Study Area. The results indicate that there are eight previously recorded archaeological sites located within 3 km of the Study Area: DhSe-5, DhSe-9, DhSe-29, DhSe-30, DhSe-31, DhSe32, DhSe-33, and DhSe-34. These sites are all located within near-shore and intertidal locations along Alberni Inlet, and consist of fishing weirs, historic house platforms, lithic and wooden artifacts, and burials. No previously recorded archaeological sites are located within 2 km of the Study Area and no impact to these sites will be sustained by the development of the Study Area.

Several recognized historic places are located within Port Alberni: only one site is located within 1 km of the Study Area, the Ellen Rollin House.

The archaeological potential modelling within RAAD was referenced, but no AOA study has been completed on the east side of Alberni Inlet or within the Study Area (I.R. Wilson 2009). A review of available topographic maps and aerial imagery indicate that the Study Area occupies an area that displays little topographic relief, with no significant landforms or watercourses present. Given the location of the Study Area within an urban environment, it is unlikely that significant numbers of old growth or veteran trees remain, and second growth forest cover is expected. The AOA assessed the Study Area as having low archaeological potential for both archaeological resources and CMTs.

Field Observations

The Study Area is located across a paved road (15th Ave) from an existing subdivision of single-family homes. Information provided to Baseline by the City indicates that services lines including water, sanitary sewer, and storm sewer lines exist under the paved surface of this road.

The terrain was observed to be generally level and undulating, lacking any distinct topographic features in the north end of the Study Area, becoming low lying and poorly drained to the south.

A waterway flows along the southeast boundary of the Study Area. The watercourse is straight and lacks any topographic features (cutbanks, point bars, floodplain, or terraces) that commonly accompany a natural watercourse. A berm/dyke has been built up along the banks of the watercourse, presumably to prevent flooding in the adjacent neighborhood. The watercourse has been completely altered by development of the surrounding area.

The forest cover in the Study Area is comprised predominantly of second growth Douglas fir, with some balsam fir and alder also present. The understory includes fern, salal, Oregon grape, holly, salmonberry, and blackberry. Springboard scars were observed on a few remnant, large-diameter

stumps, and evidence suggesting the area has been previously impacted by fire was noted. No veteran western red cedar or other tree species commonly associated with traditional forest use practices were observed within the Study Area, and no evidence of scaring or cultural modification was noted on any of the veteran stumps.

To summarize, the Study Area has been subjected to numerous impacts including logging, fire, road construction, urban development, and earth movement. These previous impacts have completely altered the natural landscape, and no landforms suitable for human occupation were observed.

Archaeological Potential Assessment

The results of the AOA indicate that the Study Area is in an area assessed as having low archaeological potential, an assessment confirmed by the in-field PFR survey. Because of a lack of veteran trees and tree species commonly associated with traditional forest use practices, the CMT potential is assessed as low. Because of a lack of distinct landforms commonly associated with archaeological sites, the potential for identifying archaeological sites within the Study Area is assessed as low.



Photo 1. Terrain and vegetation typical of the Study Area.



Photo 2. Berm and watercourse located along the southeast boundary of the Study Area.

Recommendations

The current AOA assesses the Study Area as having low archaeological potential, and no further work is recommended as a result.

Under the *Heritage Conservation Act (HCA)*, any sites (or sites which include specific features) that predate or are likely to predate 1846 are protected by law. Although the potential for encountering archaeological resources within the Study Area is assessed as low, developers and operators should be aware that undiscovered archaeological remains may be present in the Study Area. In the event that archaeological remains are encountered, the *HCA* requires that all development activities in the vicinity be halted as not to threaten these remains, and that the BC Archaeology Branch be immediately notified.

The archaeological study described herein does not address all concerned First Nations' interests in the Study Area. This study does not comprehensively address all the potential areas of spiritual significance, cultural and traditional use, and cannot classify any intangible heritage concerning involved First Nations. The potential for any such areas within the development area is best assessed by the concerned First Nations. Developers and operators should be made aware that culturally and spiritually significant areas regardless of whether they are on private, or public lands may fall under the protection of BC's *Declaration on the Rights of Indigenous Peoples Act (DRIPA)* (2019) and the *Heritage Conservation Act* (1996). Developers should consult directly with concerned First Nations prior to initiating development to ensure obligations to meaningful engagement are met and to mitigate any potential conflicts with culturally or spiritually significant areas.

Reference List

Archaeology Branch

- 2001 *Culturally Modified Trees of British Columbia: A Handbook for the Identification and Recording of Culturally Modified Trees. Version 2.* BC Ministry of Forests, Vancouver Forest Region, Nanaimo BC.

Arcas Consulting Archaeologist Ltd.

- 1998 *GIS Modeling of Archaeological Potential for the Northern Nuw-chah-nulth Hahoulthees, 1998.* On file with the BC Archaeology Branch, Ministry of Farming, Natural Resources, and Industry.

Arima, Eugene and John Dewhirst

- 1990 Nootkans of Vancouver Island. In, *Handbook of North American Indians*, Volume 7: *Northwest Coast*, edited by Wayne Suttles, pp. 391-411. Smithsonian Institution, Washington DC.

Golder Associates Ltd.

- 1999 *Report on an Archaeological Overview of the Central Coast LRMP Area.* Ministry of Forests, Vancouver Forest Region. On file with the BC Archaeology Branch, Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

I.R. Wilson Consultants Ltd.

- 2009 *Archaeological Overview Assessment: TFL44 Archaeological Potential Model, Port Alberni, B.C.* On file with the BC Archaeology Branch, Ministry of Farming, Natural Resources and Industry.

Kennedy, Dorothy, Randy Bouchard, Morley Eldridge and Alexander Mackie

- 1993 *Vancouver Island Cultural Resource Inventory.* On file with the BC Archaeology Branch, Ministry of Farming, Natural Resources and Industry.

McMillan, Alan D.

- 1975 Preliminary Report on Archaeological Survey in the Alberni Valley and Upper Alberni Inlet. On file with the BC Archaeology Branch, Ministry of Farming, Natural Resources and Industry.
- 1975 Archaeological Survey in the Alberni Valley. *The Midden* 7(4):6-10.
- 1981 Archaeological Research in Nootka Territory: Barkley Sound to the Alberni Valley. *B.C. Studies* 48:86-102.
- 1999 *Since the Time of the Transformers: The Ancient Heritage of the Nuw-chah-nulth, Ditidaht, and Makah.* UBC Press, Vancouver.

McMillan, Alan D. and Denis St. Claire

1982 *Alberni Prehistory. Archaeological and Ethnographic Investigations on Western Vancouver Island.* Theytus Books: Port Alberni.

1991 The Toquaht Archaeological Project: Report on the 1991 Field Season. Unpublished Report Submitted to the British Columbia Heritage Trust and Archaeology Branch, Victoria and the Toquaht Band, Ucluelet.

1992 The Toquaht Archaeological Project: Report on the 1992 Field Season. Unpublished Report Submitted to the British Columbia Heritage Trust and Archaeology Branch, Victoria and the Toquaht Band, Ucluelet.

1996 The Toquaht Archaeological Project: Report on the 1996 Field Season. On file with the Archaeological Registry, Ministry of Sustainable Resource Management, Victoria.

Meidinger, D. and J. Pojar (editors)

1990 *Ecosystems of British Columbia.* Research Branch, Ministry of Forests and Lands, Victoria BC.



CITY OF PORT ALBERNI

City Hall
4850 Argyle Street,
Port Alberni, BC V9Y 1V8
Telephone: 250-723-2146 Fax: 250-723-1003
www.portalberni.ca

Our File No. 0890-07

March 23, 2022

Dear Resident,

Re: City-Owned Land | 15th Avenue/Montrose Street

The City of Port Alberni values the importance of keeping you informed about matters and projects that may affect your neighbourhood.

One of Council's strategic priorities addresses responding to demographic change and improving the quality of life for all citizens. Ideally, one way to support this strategic priority is to provide additional housing opportunities by leveraging City-owned assets. Following a community notice distributed July 2021 the City issued a Request for Proposals (RFP) for a vacant parcel of City-owned land at the corner of 15th Avenue and Montrose Street. The RFP process has since closed and an agreement of sale and purchase has been reached with Windward Construction Management Corporation, subject to an Official Community Plan amendment and rezoning process.

Enclosed is a map identifying the subject land. The land is currently zoned as 'Future Residential Development', and will be suitable for residential dwellings consistent with surrounding properties. With the sale and development of the land, the City intends to make improvements such as upgrading the parking area at the existing trailhead and revitalizing a section or sections of the trail near 15th Avenue and Montrose Street.

As part of this process the City will also be surveying the land to set legal boundaries and undertake a rezoning process to allow for the potential of single-family and duplex construction. As part of this process, the City will be inviting formal feedback from the surrounding neighbourhood and the community of Port Alberni as a whole. Details on this process will be made public in the months ahead.

We look forward to working with you as we advance Council's vision and contribute to the vibrancy, growth and quality of life in your neighbourhood. In closing, we encourage you to reach out should you have any questions or concerns regarding the content of this letter.

Yours truly,
CITY OF PORT ALBERNI

Scott Smith, RPP, MCIP
Acting CAO | Director of Development Services
Phone: 250.720.2807
Email: scott.smith@portalberni.ca

c: Council
T. Slonski, Director of Corporate Services
R. Dickinson, Director of Engineering
W. Thorpe, Director of Parks, Recreation and Heritage

Potential Development
Site = ~ 11,042 m²

STORM WATER RETENTION POND

MONTROSE ST.

MELROSE ST.

15TH AVE.

16TH AVE.

PORRITT PT.

14TH AVE.

15TH AVE.

16TH AVE.

17TH AVE.

18TH AVE.

19TH AVE.

20TH AVE.

21ST AVE.

22ND AVE.

23RD AVE.

24TH AVE.

25TH AVE.

26TH AVE.

27TH AVE.

28TH AVE.

29TH AVE.

30TH AVE.

31ST AVE.

32ND AVE.

33RD AVE.

34TH AVE.

35TH AVE.

36TH AVE.

37TH AVE.

38TH AVE.

39TH AVE.

40TH AVE.

41ST AVE.

42ND AVE.

43RD AVE.

44TH AVE.

45TH AVE.

46TH AVE.

47TH AVE.

48TH AVE.

49TH AVE.

50TH AVE.

51ST AVE.

52ND AVE.

53RD AVE.

54TH AVE.

55TH AVE.

56TH AVE.

57TH AVE.

58TH AVE.

59TH AVE.

60TH AVE.

61ST AVE.

62ND AVE.

63RD AVE.

64TH AVE.

65TH AVE.

66TH AVE.

67TH AVE.

68TH AVE.

69TH AVE.

70TH AVE.

71ST AVE.

72ND AVE.

73RD AVE.

74TH AVE.

75TH AVE.

76TH AVE.

77TH AVE.

78TH AVE.

79TH AVE.

80TH AVE.

81ST AVE.

82ND AVE.

83RD AVE.

84TH AVE.

85TH AVE.

86TH AVE.

87TH AVE.

88TH AVE.

89TH AVE.

90TH AVE.

91ST AVE.

92ND AVE.

93RD AVE.

94TH AVE.

95TH AVE.

96TH AVE.

97TH AVE.

98TH AVE.

99TH AVE.

100TH AVE.

CITY OF PORT ALBERNI

BYLAW NO. 5110

**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 (15th Avenue at Montrose Street), Bylaw No. 5110"**.

2. Official Community Plan Amendments

- 2.1 Respecting a portion of the property legally described as LOT A (DD F39405) OF DISTRICT LOT 113, ALBERNI DISTRICT, PLAN 1044 EXCEPT PART IN PLAN VIP55450, *having* PID: 008-079-820 and located at the southeast corner of 15th Avenue and Montrose Street as shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw, the following amendment applies:
- 2.2 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 relevant portion of the property from 'Future Residential' use to 'Residential' use.

READ A FIRST TIME this 27th day of October, 2025.

READ A SECOND TIME this 27th day of October, 2025.

A PUBLIC HEARING WAS HELD this day of , 2025.

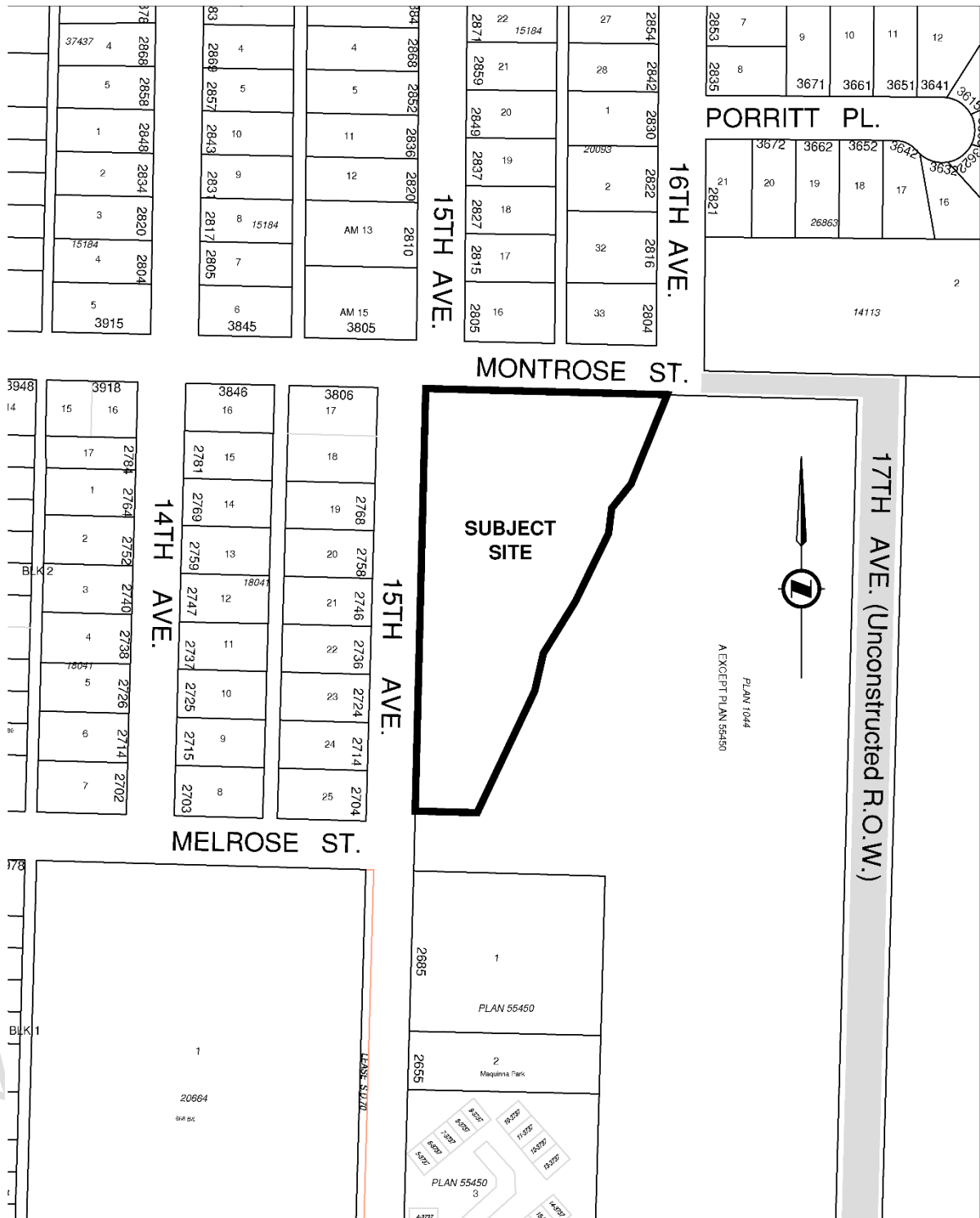
READ A THIRD TIME this day of , 2025.

FINALLY ADOPTED this day of , 2025.

Mayor

Corporate Officer

Schedule "A" to Bylaw 5110



Site: 15th Ave. at Montrose St.

CITY OF PORT ALBERNI

BYLAW NO. 5111

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 (15th Avenue at Montrose Street), Bylaw No. 5111**”.

2. Zoning Map Amendments

- 2.1 A portion of the property legally described as LOT A (DD F39405) OF DISTRICT LOT 113, ALBERNI DISTRICT, PLAN 1044 EXCEPT PART IN PLAN VIP55450, having PID: 008-079-820 and located at the southeast corner of 15th Avenue and Montrose Street as shown outlined in heavy black line on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'FD Future Development' to 'R Primary Residential'.
- 2.2 Schedule “A” (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw No. 5105 is hereby amended to denote the zoning outlined in Section 2.1 above.

READ A FIRST TIME this 27th day of October, 2025.

READ A SECOND TIME this 27th day of October, 2025.

A PUBLIC HEARING WAS HELD this day of , 2025.

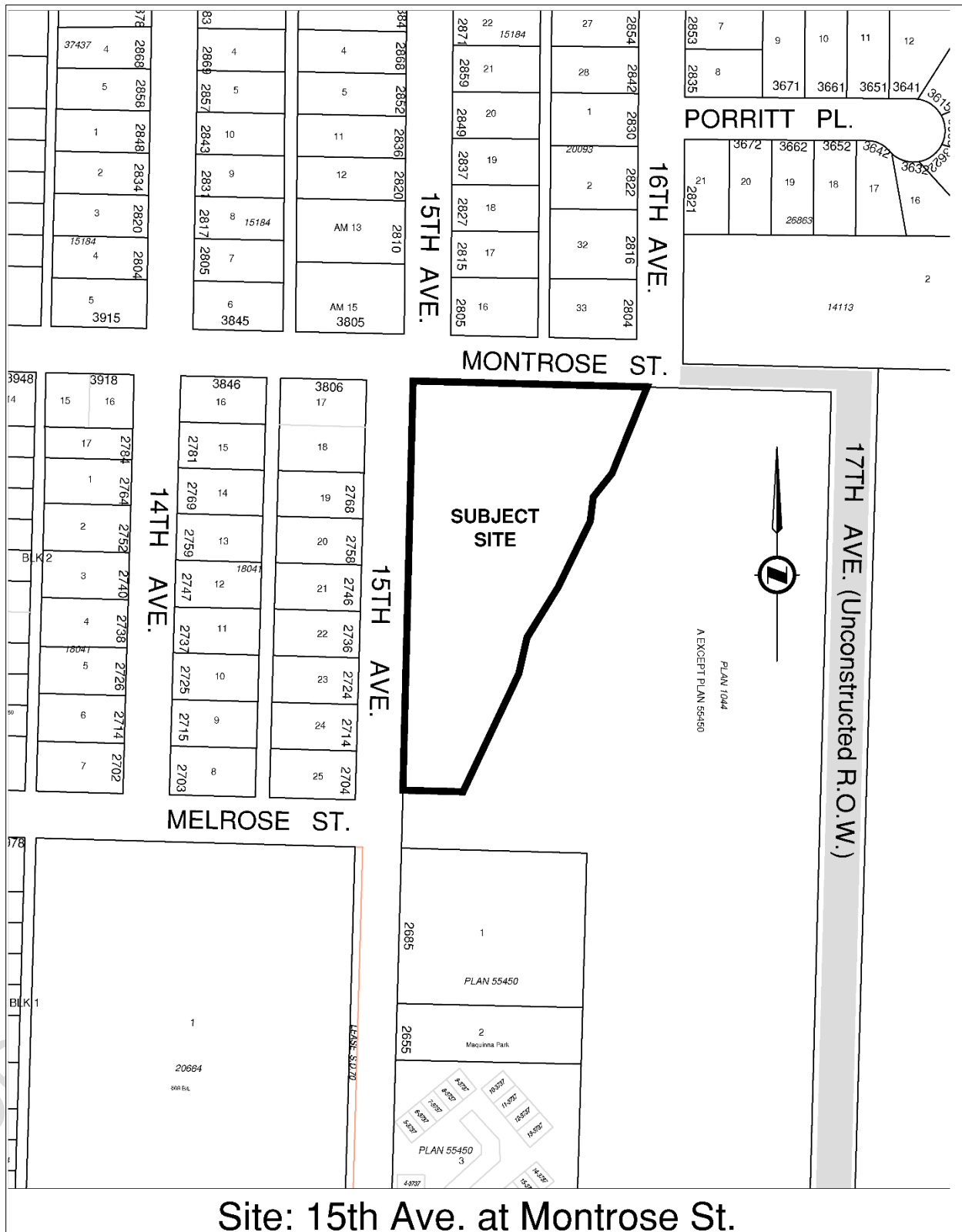
READ A THIRD TIME this day of , 2025.

FINALLY ADOPTED this day of , 2025.

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5111



RECEIVED

OCT 29 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 type="checkbox"/> Agenda	<input type="checkbox"/> Other

File # 3360-20-2025 CCR Oct 31

From: B [REDACTED] Eschuk [REDACTED]
Sent: October 29, 2025 12:02 PM
To: Corporate Services Department <corp_serv@portalberni.ca>; Sharie Minions <sharie_minions@portalberni.ca>
Subject: Official Community Amendment (15th Ave at Montrose) Bylaw 5110 and zoning amendment bylaw 5111

Good Afternoon Mayor and Council,

I am re-sending my letter to reiterate my strong opposition to these bylaws. Please do not amend the OCP, and rezone this parcel. The value to the neighbourhood and the greater community is far more in its natural form than creating a few lots for single family dwellings which the missing middle will not be able to afford. Residigate this as 'Park' rather than 'Residential'.

Sincerely,
B [REDACTED] Eschuk, MA (Human Geography)
[REDACTED]

City of Port Alberni
Development Services
4850 Argyle St.
V9Y 1V8

July 23rd, 2024

**Re: DEVELOPMENT APPLICATION – Proposed Amendment to City of Port Alberni Official Community Plan Property at 15th Avenue and Montrose Street
Lot A (DD F39405) of District Lot 113, Alberni District, Plan 1044 Except part in Plan VIP55450**

Mayor and Council,

I am writing in strong opposition to the proposed amendment to the Official Community Plan regarding the property listed above for the following reasons:

Critical importance of urban greenspace and access to nature.

My family chose Port Alberni for its close proximity to nature, and opportunities for our children to grow and explore their community. The forested area around Maquinna Park provides kilometers of trails, important wildlife habitat, and opportunities for neighbours and children to meet, exercise, and play.

My husband and I have three young boys. The area surrounding Maquinna Park provides them with invaluable opportunities to learn about their interaction with nature, to learn to manage their own risk on the mountain bike trails, to be socially and physically active. In addition to understanding how they fit into the environment and their responsibility to protect it on a starting on a local scale.

In a world of technology, outdoor play and exploration is critically important to the health and cognitive development of children. My thesis research focused on the significance of outdoor creative play and physical activity. The area is used by children from all over the city, Maquinna School students and immediate neighbours. The value of greenspace for play and recreation far outweighs the 13 proposed lots. Growth needs to be focused on more central locations.

Housing in the downtown / uptown areas

I agree that the City of Port Alberni finds itself in a bit of a housing availability crisis. As a human geographer and social scientist, I am especially interested in how policy decisions and development affect all members of community. The proposed development will feature higher end single family dwellings, generally unaffordable to those who are middle income earners. Home ownership is generally unattainable for those families even with two incomes. While housing is needed urgently, this development will not benefit these families. Families are struggling to access housing, cope with the massively increasing cost of living not to mention opportunities for recreation. This development doesn't help on any front. Port Alberni needs rental housing for families.

Instead, enable development in areas such as uptown (3rd avenue; Argyle / Port Pub location). Encouraging higher density living rather than increasing sprawl is far more important socially and environmentally. Planners should be finding ways to encourage community members to live and work close to shops, and amenities. This brings people downtown, builds a sense of community among residents and supports local small business while preserving accessible urban greenspace. It is key to a strong local economy.

The Official Community Plan review and update has not been completed

The planning department has not yet completed the OCP review. During an OCP review a municipality is required to consult with the community on several different aspects of land use. As I'm sure you've seen from the survey and the let's connect page, there are many, MANY comments centering on the importance of access to greenspace, issues of climate change and mitigation as well as park space. It feels as though The City views community engagement is an exercise to be completed, and not a valuable tool to help people feel included, valued, and heard. I, as well as my neighbours, wish to see these parcels currently designated as FD Future development redesignated as Park. Before decisions are made regarding this parcel, I urge you to wait until the community has a chance to review the updated Official Community Plan. What a waste of a community asset and draw for future residents! There are other areas in the city where housing development is better suited. The proposed site should be designated as park.

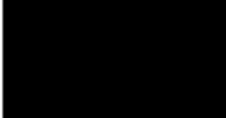
Impact on neighbours

My neighbours on 15th avenue are extremely worried about the increased traffic, and decrease of privacy, especially those who have decks and backyards facing the proposed development. the development will add congestion where there is none now. I also worry for those neighbours on 15th when those mature trees are removed. The trees serve as a windbreak, they shelter from the morning sun. I was grateful last week when it was so hot that the sun didn't reach my backyard until the afternoon.

I am strongly of the belief The City needs to prioritize greenspace, climate action, and the reduction of urban sprawl. There are far better locations for additional housing, for people who can barely afford to make ends meet. This development feels frivolous, and short sighted. The City is missing one of the most important reasons people move to the valley: access to recreation, being close to nature, and a strong sense of community. Please do not designate the parcels surrounding Maquinna Park Residential. Wait for the Official Community Plan to be completed. Do not rush this decision.

Sincerely,

B. [redacted] Eschuk
B. [redacted] Eschuk, MA (Social Geography)



RECEIVED

NOV 17 2025

CITY OF PORT ALBERNI

From: J [REDACTED] King [REDACTED]
Sent: November 17, 2025 4:33 PM
To: Corporate Services Department <corp_serv@portalberni.ca>
Subject: Montrose/15th

<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 Nov 24/25
3360-20-15th/Montrose

Hello, I am writing to voice my objection to the proposed development to convert this wooden area to residential. I believe it should be designated as Parkland because it is adjacent to a trailhead, and it is a popular place for people to walk their dogs and enjoy nature. There are a few parks in Southport and the park boundary should be expanded. Future generations will appreciate your foresight.

Sincerely, J [REDACTED] King
[REDACTED]

RECEIVED

NOV 19 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 # 3360-20-15th / Montrose

From: Johnson, D [REDACTED]
Sent: November 18, 2025 8:30 PM
To: Corporate Services Department <corp_serv@portalberni.ca>
Subject: Bylaws number 5110 and 5111

Dear Mayor and Council

RE: Bylaws number 5110 and 5111 (zoning amendment for 15th Avenue at Montrose Street, enabling the sale and subdivision of the property for residential development).

I **strongly object** to the proposed amendments.

The City of Port Alberni should be encouraging redevelopment at derelict uptown brownfield sites, rather than allowing developers to tear down woodlands close to trails, further contributing to urban sprawl.

Development at this site will impact the area's environmental features, habitats and ecological assets. It is a poor location to add housing as it is not within walking distance of commercial nodes and services.

Sincerely,

D [REDACTED] Johnson & G [REDACTED] Muirhead
[REDACTED]