

PUBLIC HEARING REPORT
Tuesday, May 31, 2022 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

PRESENT: Mayor S. Minions
Councillor D. Haggard
Councillor R. Paulson
Councillor C. Solda

Absent: Councillor R. Corbeil
Councillor H. Poon
Councillor D. Washington

Staff: S. Smith, Director of Development Services | Deputy CAO
S. Darling, Deputy City Clerk

Gallery: 28

CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 6:00 pm.

MOVED AND SECONDED, THAT the agenda be approved as circulated.

CARRIED

Chair Minions noted that the Public Hearing is held pursuant to section 464, 465 and 466 of the *Local Government Act*. Chair Minions then invited the Deputy City Clerk to provide a summary of the application.

1. Description of the Application:

The Deputy City Clerk provided a summary of the application as follows:

The applicant has applied to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate the development of a 4-storey, 35-unit affordable housing residential building.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051".

The Bylaw, if amended, will change the designation of the site from 'Institutional' use to 'Multi-Family Residential' use prompting the addition of the site to the Development Permit Area No. 1 – Multiple Family Residential.

- ii. "Zoning Map Amendment No. 49 (4210 Cedarwood Street – Citaapi Mahtii Housing Society) Bylaw No. 5052".

The Bylaw, if amended, will rezone the site from 'P2 Parks and Recreation' to 'RM3 High Density Multiple Family Residential'.

7. **Closing Remarks by the Chair:**

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.

Before closing the Public Hearing, Chair Minions called three times for any further speakers on any of the matters contained in the proposed bylaws.

For the first time, at 7:20 pm, Chair Minions asked for any further input from the public.

Councillor Solda, provided comment with regards to the challenges associated with living unhoused.

At 7:28 pm, Chair Minions called for a second time for input from the public.

Councillor Paulson, commented as follows requested a definition of affordable housing.

At 7:39 pm, Chair Minions called for a third time for input from the public.

Les Toews, Rosewood Street commented as follows:

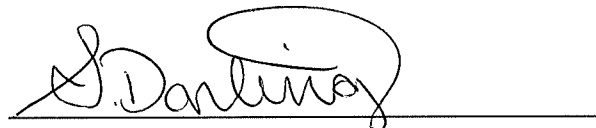
- What is the ratio of units with regards to subsidy rates?
20 percent 'Shelter Aid' rates
50 percent 'Rent Geared to Income' rates
Remainder 'Market Rent' rates

There being no further speakers, Chair Minions declared the Public Hearing closed.

8. **Termination of the Public Hearing:**

MOVED and SECONDED, THAT this Public Hearing terminate at 7:43 pm

CARRIED



Sara Darling, Deputy City Clerk