

PUBLIC HEARING REPORT
Tuesday, March 29, 2022 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

PRESENT: Mayor S. Minions
Councillor R. Corbeil
Councillor D. Haggard
Councillor R. Paulson
Councillor H. Poon
Councillor C. Solda
Councillor D. Washington

Staff: S. Smith, Acting CAO | Director of Development Services
T. Slonski, Director of Corporate Services
M. Wade, Manager of Planning
B. McLoughlin, Development Planner
S. Darling, Deputy City Clerk

Gallery: 1

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 read an opening statement pertaining to the process and conduct of the Public Hearing.

1. Description of the Application:

The Director of Corporate Services provided a summary of the application as follows:

The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to enable the development of two, separate, multi-family residential apartment buildings.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042".

The Bylaw, if amended, will change the designation of the properties located at 4825 & 4835 Burde Street from 'General Commercial' use to 'Multi-Family Residential' use and remove the said properties from 'Development Permit Area No. 2 General Commercial' and add it to 'Development Permit Area No. 1 Multiple Family Residential'.

- ii. "Zoning Text Amendment No. T30 (CD3 – Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043".

The Bylaw, if amended, would add 'Residential Rental Tenure' to the list of definitions in Section 4 – Definitions, add 'CD3 – Comprehensive Development – Multi-Family Residential Infill to Section 5.1 – Establishment of Zones, and add 'CD3 – Comprehensive Development – Multi-Family Residential Infill to Section 8 – Comprehensive Development Zones.

- iii. "Zoning Map Amendment No. 47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044".

The Bylaw, if amended, will rezone the properties located at 3614 & 3618 5th Avenue from 'RM2 Medium Density Multiple Family Residential' to 'CD3 – Comprehensive Development – Multi-Family Residential Infill and will rezone the properties located at 4825 & 4835 Burde Street from 'C3 Service Commercial' to 'CD3 – Comprehensive Development – Multi-Family Residential Infill.

2. **Background Information from the Development Services Department:**

The Development Planner provided background information regarding the proposed amendments by way of summarizing the report of March 16, 2022.

3. **Correspondence: None**

4. **Late Correspondence Regarding the Matter:**

- Sue Green dated March 28, 2022
- Graham McDonald dated March 28, 2022

The Director of Corporate Services referenced additional items of correspondence received from Val Baggaley and Chris Doman/Ann Cullen in relation to a Comprehensive Development Application for 4738 Athol Street [not yet considered by Council] given their letters provided comment on Comprehensive Development designation generally.

5. **Questions/Comments from Council:**

Questions from Council included the following:

- Are there storage areas on-site?
Applicant Response: There is limited storage on-site.
- Are the unit prices based on market-value or low-income?
City Staff Response: The units will be based on market-value however given the size and scope of the units [1 bedroom and bachelor] this should assist in providing a more affordable option. Should Council desire the ability to regulate rental cost, a Housing Agreement would be required between the City and Developer.
- Will there be a Manager on-site?
Applicant Response: An on-site Manager has been considered but not yet determined. There will be security measures in place including increased lighting and cameras.

- What is the project timeline?
Applicant Response: The Architects and Engineers will now be engaged to support the permit process with the potential to commence development in the fall.
- Thanks to the Developer for pursuing the project and enhancing the area.

Mayor Minions called for any additional questions from Council including confirmation that there were no additional queries related to the use of the Comprehensive Development designation.

6. **Public Representation:**

Chair Minions called for a first, second and third time for anyone present wishing to speak to the application. Hearing none, Chair Minions declared the Public Hearing closed.

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

MOVED and SECONDED, THAT this Public Hearing terminate at 6:20 pm
CARRIED



Twyla Slonski, Corporate Officer