

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD  
MONDAY, APRIL 23, 2007 AT 7:00 PM IN THE CITY HALL COUNCIL CHAMBERS**

**PRESENT:** Mayor McRae, Councillors McLeman, Mealey, Patterson, Solda and Whiteman

**EXCUSED:** Councillor Chopra

**A. APPROVAL OF AGENDA (including introduction of late items)**

*Patterson/Mealey*

*That the agenda be approved as circulated with the addition of C.4 - Chris Ashby, Uptown Merchants Association.*

*Carried*

**B. ADOPTION OF MINUTES**

*Mealey/Patterson*

*That the minutes of the April 10, 2007 Regular Council meeting be adopted as circulated.*

*Carried*

**C. DELEGATIONS**

**1. Island Radio**

Rob Bye, General Manager of Island Radio and Chris Talbot, Operations Manager of CJAV-FM The Peak, were in attendance to discuss their emergency preparedness contingencies and the importance of providing excellent service to the citizens of Port Alberni.

Councillor Solda declared a potential conflict of interest on account of being an employee of the developer. She left the meeting at 7:15 pm.

**2. Jochem Juurlink**

Jochem Juurlink was in attendance to discuss the Post Office Zoning Text Amendment application (Item H. 3) and requesting a public hearing be held to allow for public consultation.

Councillor Solda returned to the meeting at 7:27 pm.

3. **Rita Lajeunesse, USW 1-85**  
Requesting Council's support of a Natural Resource Policy.

*Mealey/Patterson*

*WHEREAS throughout Canada governments have historically given access to our natural resources to corporations in exchange for economic and social development, and*

*WHEREAS this arrangement has provided many opportunities for local entrepreneurs, workers, resource communities and governments to prosper in British Columbia; and*

*WHEREAS today, governments are all too willing to respond to corporate demands for lower taxes and royalties and fewer commitments to communities and workers;*

*NOW THEREFORE BE IT RESOLVED THAT we urge the provincial and federal governments to enact an equivalency export tax that will discourage the export of raw and unprocessed timber and logs outside of our province; and*

*BE IT FURTHER RESOLVED THAT we encourage the federal and provincial governments to provide access to our natural resources under terms that generate domestic jobs, training and investment in our communities.*

*Carried*

4. **Chris Ashby, Uptown Merchants Association**  
In attendance to request that Council support Canada Post keeping a full retail store in South Port.
5. **Heather Graham**  
Addressed Council regarding Canada Post issues.

**D. PROCLAMATIONS**

1. **Winston Joseph, Folkfest Society**

*Patterson/Mealey*

*That the letter dated April 11, 2007 requesting that the last week of June be proclaimed as "The Canadian Flag Month" be received and the week be proclaimed as requested.*

*Carried*

**2. Deb Barr, Recreation Programmer**

*Solda/McLeman*

*That the letter dated April 18, 2007 requesting that the week of June 3 to 9, 2007 be proclaimed as "Seniors' Week" in Port Alberni and a photo op be arranged as requested.*

*Carried*

**3. Tandem Foods Inc.**

*Whiteman/McLeman*

*That the letter dated April 13, 2007 requesting that May 9, 2007 be proclaimed "McHappy Day" in Port Alberni be received and the day be proclaimed as requested.*

*Carried*

**E. CORRESPONDENCE FOR ACTION**

**1. Ucluelet First Nation**

*Whiteman/Mealey*

*That the letter dated February 1, 2007 advising of the Ucluelet First Nation hosting the "First Annual Yu-cluth-aht Holistic Celebration of Health" on August 10 to 12, 2007 be received and their request for financial support referred to the Grants in Aid Committee.*

*Carried*

**2. South Island Woodlot Association**

*Whiteman/Solda*

*That the letter dated April 2, 2007 advising of their Conference/Annual General Meeting/Trade Show to be held September 27 to 30, 2007 be received and their request for financial support for rental of Glenwood Centre for the event be referred to the Grants in Aid Committee.*

*Carried*

**3. Navy League Cadet Corps Armour Ford #113**

*McLeman/Mealey*

*That Council for the City of Port Alberni concur with the request of the Armour Ford Navy League Cadet Corps for the closure of a portion of the Alberni Harbour Quay, northwest of the Donut Shop, between the hours of 10 am to 4 pm on Saturday, June 16, 2007 subject to consultation with the Port Alberni Port Authority and all Alberni Harbour Quay merchants.*

*Carried*

**4. Evergreen Exhibitions**

*McLeman/Solda*

*That the letter from Evergreen Exhibitions Ltd. dated February 28, 2007 requesting permission to suspend a banner across 10<sup>th</sup> Avenue near Echo Centre from April 30 to May 7, 2007 to promote its annual Home and Leisure Show to be held at the Alberni Valley Multiplex, be received and the request approved, subject to the standard conditions of liability insurance.*

*Carried*

**5. Union of British Columbia Municipalities**

*Whiteman/Mealey*

*That the fax dated April 5, 2007 inviting attendance to a conference on May 23/24 in Richmond regarding the three final treaty agreements to be concluded under the BC Treaty Process be received and filed.*

*Carried*

**6. Central Coast Regional District**

*Solda/Mealey*

*That the letter from the Central Coast Regional District requesting support for the continued and expanded provision of BC Ferries Route 40 by writing to the provincial government and local MLA, be received and the letters be written as requested.*

*Carried*

**7. Port Alberni & District Labour Council**

*Solda/Mealey*

*That the letter dated April 17, 2007 requesting that the City of Port Alberni fly the National Day of Mourning Flag at half-mast on Saturday, April 28, 2007 and the following week be received and the observance held as requested.*

*Carried*

**F. INFORMATIONAL CORRESPONDENCE**

**1. Gordon Campbell, Premier**

Letter dated April 4, 2007 replying to the Mayor's letters regarding childcare concerns advising he has asked the Minister of State for Child Care to provide a response.

**2. BC Government and Service Employees' Union (BCGEU)**

Letter dated April 10, 2007 thanking the Mayor for his letter to the Premier regarding support for child care.

- 3. Union of British Columbia Municipalities (UBCM)**  
Memorandum dated April 4, 2007 regarding the meeting held on March 28<sup>th</sup> to discuss RCMP contract issues and inviting local governments not able to attend the meeting to provide input, to participate in a survey.
- 4. Union of British Columbia Municipalities (UBCM)**  
Letter dated April 2, 2007 advising the Province has asked UBCM to administer the Public Transit Infrastructure Program on its behalf noting BC Transit and the City of Port Alberni Transit is allocated \$165,796.
- 5. BC Local Government Leadership Forum**  
Fax dated April 4, 2007 advising of the Local Government Leadership Academy Inaugural Event on June 13 to 15, 2007 in Delta, featuring Premier Campbell as the guest speaker.
- 6. Don and Mary Gillis**  
Letter dated April 18, 2007 attaching a petition of 1,197 signatures in opposition to any action by the City to sell the properties at 5350 Argyle Street and 3050 Kingsway Avenue (Sea Cadet Park). *(Note: there is now a total of 1,560 signatures to date).*
- 7. BC Transit**  
Letter dated April 10, 2007 advising of a newly appointed Chair of the BC Transit Board of Directors.
- 8. Marion McKimm**  
E-mail dated April 10, 2007 regarding Council's decision regarding the Official Community Plan, specifically the Park at Alberni Harbour Quay.
- 9. Ministry of Community Services and Minister Responsible for Seniors and Women's Issues**  
Fax dated April 13, 2007 informing of the 2007 grant allocations under the Small Community Grant program noting that \$149,200 will be transferred to the City of Port Alberni before the end of April.
- 10. Chris Bowers, Stop the TILMA (Trade Investment and Labour Mobility Agreement) Coalition**  
E-mail dated April 13, 2007 providing information regarding their non-partisan group of concerned citizens who have come together to raise awareness about and resistance to TILMA.

- 11. Ministry of Small Business and Revenue and Minister Responsible for Regulatory Reform**  
Letter dated April 12, 2007 responding to the Mayor's letter expressing concerns about services levels provided by BC Assessment (BCAA) as a result of the regionalization of BC Assessment offices, and advising that the Board of BCAA and its management team are working with staff, CUPE Local 1767 and management to ensure BCAA is achieving its vision, mission, values and service commitments.
- 12. Rose Windley**  
E-mail dated April 4, 2007 asking Council to reconsider the future of the grove of trees at the bottom of Argyle Street.
- 13. Ministry of Public Safety and Solicitor General**  
Letter dated April 5, 2007 advising that "Emergency Preparedness Week" is May 6 to 12, 2007 and encouraging activities to increase awareness about personal emergency preparedness and reducing the impacts of disaster.
- 14. Federation of Canadian Municipalities**  
Fax dated April 11, 2007 advising that the Green Municipal Fund will offer financing to municipal governments and their partners to implement specific energy and transportation capital projects.
- 15. Uptown Merchants Association**  
Letter dated April 13, 2007 requesting Council support for Canada Post keeping a full service retail store in the Uptown area.
- 16. Ministry of Community Services and Minister Responsible for Seniors and Women's Issues**  
Letter dated April 5, 2007 providing "Building Effective Regional Districts", a Workshop Report on a forum held at the 2006 UBCM Convention.

*Mealey/Patterson*

*That Informational Correspondence items numbered 1 through 16 be received and filed.*

*Carried*

**G. UNFINISHED BUSINESS**

*(from April 10/07 Regular Council Meeting)*

**1. Bylaw Enforcement Officer/Business Licence Inspector - Nuisance Premises - 5165 Golden Street**

*Solda/Mealey*

*That the report dated April 18, 2007 from the Bylaw Enforcement Officer/Business Licence Inspector advising that the property owners of 5165 Golden Street have been voluntarily complying with the requirements of the Resolution passed by Port Alberni Council on February 13, 2007, be received.*

*Carried*

*(from April 10/07 Regular Council Meeting)*

**2. City Engineer - Snow Pack**

*Mealey/Solda*

*That the verbal report from the City Engineer regarding the current snow pack be received.*

*Carried*

*(from March 26/07 Regular Council Meeting)*

**3. Uptown Merchants Association**

*McLeman/Mealey*

*That the letter dated April 13, 2007 responding to Council's requested additional information regarding their Street Fair and Sidewalk Sale on Saturday, June 16, 2007 and the Community Clean Up on Sunday, May 27, 2007 be received and Council for the City of Port Alberni approve the request for assistance by way of garbage collection, power washing of sidewalks and equipment for the Event.*

*Carried*

**H. BYLAWS**

**1. Director of Finance - Tax Rates 2007, Bylaw No. 4658**

*Solda/McLeman*

*That the report dated April 19, 2007 from the Director of Finance be received.*

*Carried*

*Solda/Mealey*

*That third reading of "Tax Rates 2007, Bylaw No. 4658", be rescinded.*

*Carried*

*Solda/Mealey*

*That "Tax Rates 2007, Bylaw No. 4658" be amended at second reading by replacing Schedule "A".*

*Carried*

*Solda/Mealey*

*That "Tax Rates 2007, Bylaw No. 4658" be read a third time as amended.*

*Carried*

*Solda/Mealey*

*That a Special Meeting of Council be held on April 30, 2007 at 12 noon to consider final adoption of the Bylaw.*

*Carried*

**2. City Planner – Advisory Planning Commission**

*Mealey/Patterson*

*That the summary report of the March 16, 2007 meeting of the Advisory Planning Commission be received.*

*Carried*

Councillor Solda declared a potential conflict of interest. She is negotiating a potential business arrangement with the developer. She left the meeting at 7:57 pm.

**3. "Zoning Text Amendment No. T25 (Post Office), Bylaw No. 4659"**

*Mealey/McLeman*

*That "Zoning Text Amendment No. T25 (Post Office), Bylaw No. 4659" be now introduced and read a first time.*

*Carried*

*Mealey/Patterson*

*That "Zoning Text Amendment No. T25 (Post Office), Bylaw No. 4659", be read a second time.*

*Carried*

**4. Setting a Public Hearing Date for Bylaw Number 4659**

*Mealey/Whiteman*

*That "Zoning Text Amendment No. T25 (Post Office), Bylaw No. 4659", be advanced to a Public Hearing on Monday, May 7, 2007 at 5:00 pm in the Council Chambers at City Hall.*

*Carried*

Councillor Solda returned to the meeting at 8:00 pm.

**I. REPORTS**

**1. Accounts**

*Solda/Mealey*

*That the certification of the Director of Finance dated April 23, 2007 be received and the cheques numbered 95314 to 95492 inclusive, in payment of accounts totalling \$715,583.84 be approved.*

*Carried*

**2. RCMP**

*Solda/Mealey*

*That the monthly report from the OIC, Port Alberni providing information about current departmental operations, be received.*

*Carried*

**3. Manager of Human Resources and Community Development Report**

*Solda/Mealey*

*That the monthly report from the Manager of Human Resources and Community Development providing information about current departmental operations, be received.*

*Carried*

**4. Director of Parks and Recreation**

*Whiteman/Mealey*

*That the monthly report from the Director of Parks and Recreation providing information about current departmental operations and events, be received.*

*Carried*

**5. Fire Chief - Ship Board Firefighting**

*Solda/Patterson*

*That the report dated April 18, 2007 from the Fire Chief be received and Council for the City of Port Alberni endorse the Policy Statement as provided by the Fire Chief in the Operational Guideline - "Special Operations - Ship Boarding Firefighting #3.24.05, and that the Port Alberni Port Authority be notified.*

*Carried*

**6. Alberni Valley Museum and Heritage Commission**

*Patterson/Mealey*

*That the minutes from the meeting held April 4, 2007 be received and filed.*

*Carried*

**7. City Planner**

*Mealey/Solda*

*That the report dated April 3, 2007 from the City Planner regarding the Uptown and Waterfront Redevelopment Strategy be received.*

*Carried*

**1. Argyle Infill Development**

*Mealey/Solda*

*That the City of Port Alberni advertise the property consisting of 5231 & 5201 Argyle Street for sale by May 31, 2007, requesting proposals for a mixed commercial/residential development.*

*Carried*

**2. Harbour View Village**

*Mealey/Solda*

*That the City of Port Alberni meet with the Port Authority by the end of May 2007 to discuss Option 1. If the Port Authority is favourable, meet in June or July 2007 with the two private property owners (Western Forest Products Inc. and Imperial Oil Ltd.) to determine if there is an opportunity to pursue Option 1.*

*Carried*

3. Industrial Re-Investment at the former Plywood Site

*Mealey/McLeman*

*That the City of Port Alberni confirm plans to market the site for industrial use, continue in the process to acquire the filled lands, and meet with the Port Authority and Western Forest Products Inc., by the end of June 2007, to determine if there is an opportunity to partner in the marketing of the lands.*

*Carried*

4. Fisherman's Harbour Improvements

*Mealey/Solda*

*That the Port Authority be encouraged to take the lead on this project with support from the City of Port Alberni to work with Western Forest Products Inc. and the federal Department of Fisheries and Oceans Small Craft Harbours program. The City will meet with the Port Authority by the end of May 2007 to discuss this project.*

*Carried*

5. Streetscape Improvements

*3<sup>rd</sup> Avenue Improvements*

*Mealey/Solda*

*That the Engineering Department should make application in 2007 for any provincial and federal grant programs to assist in funding for phased street improvements. If the grant funding is successful, construction would be in 2008. If the grant funding is unsuccessful the 3<sup>rd</sup> Avenue improvements should be re-evaluated.*

*Carried*

*Argyle Street improvements*

*Mealey/Solda*

*That the engineering department should proceed with detailed construction plans for this work. The City should plan to borrow the money to construct this project in phases. The budget details should be presented to Council during the financial plan meetings later this year with construction of the first phase to begin in 2009.*

*Carried*

6. Uptown Village

*Mealey/Solda*

*That the City of Port Alberni should plan to be open to discussing innovative redevelopment of these lands with the development industry and promote the concept of a major residential component.*

*Carried*

7. Harbour Quay Improvements

*Mealey/Whiteman*

*That if the City of Port Alberni is successful with the grant application from the provincial Spirit Square program, the design work should be completed over the spring and summer of 2007. The City of Port Alberni would then make a grant application for capital construction of Harbour Quay improvements with construction occurring in early 2008.*

*Carried*

8. Cruise Ship Infrastructure

*Mealey/Whiteman*

*That the City of Port Alberni should meet with the Port Authority by the end of May 2007 to discuss the status of cruise ship initiatives.*

*Carried*

9. Harbour Shuttle

*Mealey/Solda*

*That the City of Port Alberni not pursue providing a harbour shuttle.*

*Carried*

**8. Administrative Assistant - Bylaw Amendments Fees and Charges Increases**

*Solda/Mealey*

*That Council for the City of Port Alberni accept the report dated April 16, 2007 outlining the priorities for Bylaws to be amended with respect to increasing fees and charges and direct staff to prepare the necessary amendments within the proposed timeframes, and that the City Engineer be directed to prepare a detailed work plan and cost estimate for implementing Development Cost Charges for Council's consideration.*

*Carried*

**9. Director of Finance - Request for Information on Percentage Changes in Tax Levels**

*Solda/Mealey*

*That the report dated April 12, 2007 providing information on the percentage changes in the amounts of municipal taxation over the last ten years, be received.*

*Carried*

**10. Administrative Assistant - Advance Contract Services - Lease of former Plywood Mill Site**

*Solda/Mealey*

*That the report dated April 17, 2007 regarding a request from Advance Contract Services (Pat O'Connell) to use a portion of the former Plywood Mill site for assembling wooden floats for Parks Canada be received, and Council for the City of Port Alberni approve the lease with Advance Contract Services for use of Block B, District Lot 232, Alberni District (former Plywood Mill Site), effective April 1, 2007 at a monthly rate of \$140 plus GST.*

*Carried*

**11. City Manager - BC Community Forest Association Annual Conference**

*McLeman/Mealey*

*That the report dated April 17, 2007 from the City Manager be received and Councillor McLeman authorized to attend the Conference in McBride, BC, June 1 to 3, 2007, on the City's behalf, with funds required to attend allocated from the 2007 Economic Development Budget.*

*Carried*

**12. Administrative Assistant - Assignment of Lease - Waters Edge Bistro**

*Solda/Mealey*

*That the report dated April 16, 2007 be received and Council for the City of Port Alberni approve assignment of the lease for the Waters Edge Bistro at Alberni Harbour Quay from 623743 BC Ltd. (Clint Dow, President) to Lixourion Hospitality Ltd. (Thomas Geiger), effective May 1, 2007.*

*Carried*

**13. Home Inspections**

*Mealey/Patterson*

*That the report dated April 18, 2007 from the Business Licence Inspector/Bylaw Enforcement Officer advising of the Home Inspection companies operating in Port Alberni noting membership in the Canadian Association of Home and Property Inspectors is not a requirement, be received.*

*Carried*

**14. Current Status Report**

*Mealey/Solda*

*That the Current Status Report be received.*

*Carried*

**15. Mayor's Report**

The Mayor reported on recent activities and matters of current interest.

*Mealey/Patterson*

*That the Mayor's report be received.*

*Carried*

**16. Councillors' Reports**

The Councillors reported on recent activities related to their various portfolios.

*Mealey/Patterson*

*That the Councillors' reports be received.*

*Carried*

**J. QUESTION PERIOD**

The public and the press were provided the opportunity to ask questions of the Mayor and Council.

**Gary Robertson, 2560 5<sup>th</sup> Avenue, Co-Chair, Uptown Merchants Association**

With respect to dilapidated buildings, Mr. Robertson encouraged Council to look in to a vacancy tax. He expressed concern regarding budgeted dollars for 3<sup>rd</sup> Avenue improvements as well as Argyle Street improvements not currently scheduled until 2009.

**K. OTHER COMPETENT BUSINESS**

**Uptown Area**

*McLeman/Mealey*

*That Council for the City of Port Alberni direct the Bylaw Enforcement Officer/Building Licence Inspector to tour the Uptown Area to identify bylaw infractions.*

*Carried*

**Canada's Hockey Hall of Fame**

*Whiteman/Mealey*

*That Corey Curtis be invited to a Regular Meeting of Council to discuss his recent award from Canada's Hockey Hall of Fame recognizing his volunteer work.*

*Carried*

**L. ADJOURNMENT**

*Mealey/Patterson*

*That the meeting adjourn at 9:10 pm.*

*Carried*

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk