

**REPORT OF THE PUBLIC HEARING HELD ON WEDNESDAY, APRIL 4, 2007
AT 6:00 PM IN THE DOGWOOD ROOM AT ECHO CENTRE
TO HEAR REPRESENTATION RELATIVE TO CHANGES TO THE
“OFFICIAL COMMUNITY PLAN, BYLAW No. 4602, 2005”**

PRESENT:

Council: Mayor McRae (Chair)
Councillor Chopra
Councillor McLeman
Councillor Mealey
Councillor Patterson
Councillor Solda
Councillor Whiteman

City Staff: Russell Dyson, Acting City Manager
Davina Sparrow, Administrative Assistant
Scott Smith, City Planner
Scott Kenny, Director of Parks & Recreation
Guy Cicon, City Engineer

Members of the Public: Approximately 50

The Chair explained the Public Hearing procedures for the meeting.

1. Description of the Application

The Acting City Manager provided a summary of the application:

The Public Hearing is being held in order to allow the public to make representation to Council regarding a comprehensive amendment of the Official Community Plan, including the outline of specific changes made since the initial introduction of “Official Community Plan, Bylaw No. 4602, 2005”.

2. Background Information from the City Planner

The City Planner provided background information regarding the Official Community Plan by way of summarizing his report of March 27, 2007, attached hereto and forming part of this report.

3. Correspondence

- a) Correspondence was received from the following regarding “Official Community Plan, Bylaw No. 4602, 2005” and is attached hereto and forms part of this report:

William and June Windley
Don and Mary Gillis
Richard Berg
Chris Ashby
Lesley and Badi Shams
Sola-Gaye Casale and Anthony Casale
Gillian Shearwater
L. A. More
Doreen Leach
Ann Woodfin
Manjit Basra
Dorothy and Cliff Couleau
Uptown Merchants Association

4. Input from the Public

The Chair asked for comments from the public.

Don Gillis, 2829 Kingsway Avenue, stated that "Sea Cadet Park" should be designated as "Park". Visitors/residents are shocked that Council would consider selling this Park.

The Lanarc Study did not contain options to retain the whole area as a park. This should be a real option. Mr. Gillis has 1,508 signatures on an ongoing petition in support of park status.

Higher density development in this area is inevitable, and the value of this park will increase greatly over time. He strongly urges Council to consider the recommendation in his letter that the property be changed to Parks and Open Space in the Official Community Plan and preserved forever.

Mr. Gillis' presentation is attached to and forms part of these minutes.

Kay Rolls, 4908 Regina Avenue, stated she is not in favour of commercial development on Johnston Road. The Mac's Convenience Store at the corner of Johnston and Tebo did not benefit the Neighbourhood.

There is commercial space available with the new Mall, and on lower Johnston Road too. There is no need for additional commercial development in this area. Especially not in residential neighborhoods.

Doreen Leach, 4988 B Beale Street, spends a lot of time at "Sea Cadet Park" to sit under the trees. It is a good place to relax; look out over the water and enjoy family and friends. She suggests that more trees should be planted and the City should provide picnic tables and a washroom. She stated that we need this Park.

Fred Mann, 4034 Rex Road, spoke in regard to the proposed commercial designation along Johnston Road. He supports what Kay Rolls stated. The Planning Department recommended against development, as did the City's Consultant (UMA Engineering). Further, 62% of the public also opposed commercial designation on Johnston Road.

He stated that elected officials are morally obligated to follow the wishes of the electorate. There is not sufficient support for commercial designation on Johnston Road, and he opposes this in the Plan.

Jerri Jelinek, 4313 Southgate Road, stated she agrees with the previous speaker regarding Johnston Road. The strip development is offensive. We don't need a sprawl like Duncan/Nanaimo. UMA Engineering did not encourage commercial development to extend along Johnston Road. She (quoted) the recommendations of UMA Engineering.

There is no lack of commercially zoned land in the community. She asked why the consultants' recommendations were not adopted.

Dewayne Parfitt, 3181 McNaughton Avenue, spoke to the Johnston Road issue and the proposed commercial designation. Port Alberni is going through a major transition with tax cuts and downsizing. He doesn't want us to shut out/discourage investment. Business wants to locate where they will make money.

Johnston Road is a major highway. Business is trying to stop people, and can do it in many ways. We need to keep people here shopping in Port Alberni.

Mr. Parfitt spoke about the potential in uptown to change for the better. The Uptown Waterfront Strategy should be adopted and allow for development of a portion of the Harbour View Site.

If a development proposal comes along, Council can review it and ensure it meets a standard. He proposes that Council leave options open and work with developers and the public through the consultation process.

Pamela Day, 5213 Mar Street, stated that Port Alberni is a waterfront City, but has no park on the waterfront. There is no pedestrian access to the beach and no hotel complex.

Port Alberni is a destination for early retirees. We are struggling with crime and vandalism. There is no low-cost housing, or land available. There are too many absentee landlords, and they should be required to fix up their buildings. We need to encourage greater density in the South Port area. Other cities have faced this issue. We need to learn from their experience.

Gillian Shearwater, 4773 Angus Street, quoted from the Parks and Open Space policies in the Plan regarding even distribution of open space. She observed from Victoria Quay to Polly's Point, only green space is at the Harbour Quay. It is already stretched to capacity.

Ms. Shearwater read her letter which is attached to and forms part of these minutes.

Donna Brett, 4099 Maitland Street, stated she attends Alberni Harbour Quay with her grandkids four times a week. She respects the thoughts of people here, but does not necessarily agree. Port Alberni needs to look at different ways to diversify economy. She commends the Official Community Plan - leave as is with "Sea Cadet Park" zoned commercial. If development comes along, it will go through the public process. She hopes the Official Community Plan will stay as it is proposed.

Pat Cleary, 3151 4th Avenue, stated that she has a beautiful view of the trees at the Harbour View site. The problem is when friends/family visit, they have to give directions to follow the road to Bamfield. Need a sign to City Centre. People don't know it's there.

Chris Ashby, 5251 Argyle Street, on behalf of the Uptown Merchants Association, read his letter which is attached hereto and forms part of these minutes.

He stated the City should not force landlords to fix up their buildings. What's the point when you can't lease the building out.

Rosemary Babitt, 4777 Maitland Street, advised she has spent time at the Sea Cadet Park. She stated we should keep this park. The Tall Ships Festival attracts thousands of tourists. She has spent time at the Sea Cadet Park. We need more places for seniors on low income. Not a high-rise.

She stated she doesn't want a building in this Park.

Dave Babakaiff, Harbour Quay Homes, is impressed with informed comments tonight. He praised the OCP document. Development Permit areas are a good idea. He stated he appreciated the reduced text of the Official Community Plan. Argyle Street has potential for growth. It is not necessary to develop the park. Other brown space is available along the waterfront. As a developer, it is a great place to develop.

Jens, 4701 North Park Drive, stated that the waterfront has lots of empty car park areas that could be developed. The City should acquire and develop them. Public waterfront is essential.

Pamela Mann, 4034 Rex Road, had questions about the Johnston Road corridor. If two blocks are zoned commercial, how many business could be established and what would the parking requirements be?

She also asked why her letter was not included on the agenda. The City Planner stated her letter went to Council at a previous meeting. He indicated the question regarding the number of businesses is difficult to answer as it depends on what type of business.

Doug Hudson, 4095 Rex Road, is opposed to the proposal for the Johnston Road corridor being designated commercial. Most reasons have been addressed by others tonight. He supports maintaining what we already have. Maintain the status quo as recommended by the City Planner, the consultant and the Advisory Planning Commission. He asked Council to reconsider the direction for Johnston Road. He read the last paragraph of the UMA

Engineering report that the residential designation of the Johnston Road Corridor be maintained.

Terry Short, 4110 Kendall Avenue, stated that the Official Community Plan has no plans for when the mills are gone. He proposed a Convention Centre, and asked Council to consider greenbelt along the waterfront.

Clem Rousseau, 3909 Exton Street, has lived here for 57 years. Parks are valuable. He spoke against the High School being relocated to Echo Fields. "Sea Cadet Park" should be kept. He expressed concern that the waterfront will have been excluded from the people of Port Alberni. He recommended dedicating the Harbour View site as a Park.

Ed Francoeur, 3961 Wood Avenue, spoke in favour of the proposed Official Community Plan. The City needs investment and needs people to move to our community. Development and Parks can exist together, like in Steveston Harbour. He stated that he supports the Plan.

Jason Penner, 5427 Greenard Street, stated that he supports the Plan as is. It is a happy medium at the Harbour View site. The status quo for downtown is not working.

Gillian Shearwater asked the question if the park is designated in the Plan, can it be sold without a Public Hearing?

The Acting City Manager indicated that the OCP does not prevent the sale of the land. The land would have to be designated by bylaw as dedicated by subdivision to require public process before being sold.

Ken Rolls, 4908 Regina Avenue, doesn't want to see the community go downhill. He would like to see the UMA Engineering Report implemented for the Johnston Road corridor.

Jerri Jelinek stated that it was her impression that Council believes that Port Alberni has too much land, and is willing to sell land. It is a false economy to sell off lands now.

We were able to build: the College/RCMP/Hospital/Echo Village/Fir Park Village/Pioneer Towers.

Frank Stini, 5265 Edland Road, stated the City should not sell its land or develop its parks.

4. Late Correspondence regarding the Matter

Additional correspondence received from Joan Jacobson, J. Marion McKimm, Ken Woolley, Alexandra Pazitch and Minna Hamilton was read by the Acting City Manager and is attached hereto and forms part of this report.

5. Questions from Council

6. Calling for Further Input

The Chair asked for any further input from the public.

Fred Mann, 4034 Rex Road enquired whether Council can arbitrarily make decisions despite input from public.

Steve Kalugin, 4247 Johnston Road, advised he is disappointed this process is still going after two years

The Chair called a second time for input, there was none.

The Chair asked for input for a third and final time, there was none.

7. Closing remarks by the Chair

The Chair made closing remarks on the matter of the Public Hearing.

Moved by Councillor Mealey, seconded by Councillor Patterson, that this Public Hearing terminate at 8:05 pm.

Carried

Pursuant to Section 890 of the *Local Government Act*, I hereby certify the foregoing to be a fair and accurate summary of the representations made at the

Public Hearing held April 4, 2007, regarding “Official Community Plan, Bylaw No. 4602, 2005”.

Davina Sparrow
Administrative Assistant

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