

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, June 24, 2024 @ 2:00 PM
In the City Hall Council Chambers & Via Video-Conference
4850 Argyle Street, Port Alberni, BC

Present: Mayor S. Minions
Councillor D. Dame
Councillor Douglas
Councillor D. Haggard
Councillor C. Mealey
Councillor C. Solda
Councillor T. Patola

Staff: M. Fox, Chief Administrative Officer
S. Smith, Director of Development Services | Deputy CAO
D. Leurebourg, Director of Corporate Services
R. Macauley, Deputy Director of Finance
S. Darling, Deputy Director of Corporate Services | Recording Secretary
J. Pelech, Information Services Manager

Gallery: 1

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 2:00 PM.

MOVED AND SECONDED, THAT the agenda be amended to include an item under 'New Business' L.7 | Notice of Motion – Graffiti Removal. The agenda was then approved, as amended.

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the Minutes of the Regular Council meeting held at 2:00 pm and Special meeting held at 4:00 pm on June 10, 2024, and minutes of the Special meeting held at 4:00 pm on June 17, 2024 be adopted, as presented.

CARRIED

C. DELEGATIONS

D. UNFINISHED BUSINESS

1. 5170 Argyle Street [Port Pub] | Revised Remedial Action Order

MOVED AND SECONDED, THAT Council pass a resolution for a remedial action requirement in the following terms:

WHEREAS Division 12 of Part 3 of the Community Charter authorizes Council to impose a remedial action requirement on the owner of a building or structure which is in a hazardous condition, including a requirement to demolish or remove the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS Division 12 of Part 3 of the Community Charter authorizes Council to declare a building or other structure to be a nuisance and so dilapidated or unclean as to be offensive to the community, and to impose a remedial action requirement on the owner of such a building or structure, including a requirement to demolish or remove

the building or structure or to otherwise deal with it in accordance with the directions of Council or a person authorized by Council;

AND WHEREAS 1052162 BC Ltd. is the registered owner (the "Owner") of the property at 5170 Argyle St and having a legal description of: LT 24 BLK 86 DL 1 ALD PL VIP197 & LT 23 BLK 86 DL1 ALD PL VIP197 (the "Property");

AND WHEREAS section 17 of the Community Charter provides that the authority of Council to require that something be done includes the authority to direct that, if a person subject to the requirement fails to take the required action, the Municipality may fulfill the requirement at the expense of the person;

AND WHEREAS Council passed a previous resolution for a remedial action requirement on the Property on January 22, 2024 [the "January Remedial Action Requirement"], which has not been carried out by the Owner within 30 days of receiving notice, or at all;

NOW THEREFORE, the Council of the City of Port Alberni, in open meeting assembled, resolves as follows:

- 1. THAT Council hereby considers that the building located on the Property (the "Structure") is unsafe and contravenes the BC Building Code and the Port Alberni Building Standards Bylaw No. 4975, 2018, and therefore is in a hazardous condition within the meaning of Section 73 of the Community Charter;*
- 2. THAT Council hereby considers that the Structure and the discarded materials and refuse about the Structure on the Property are a nuisance and are so dilapidated and unclean as to be offensive to the community, within the meaning of Section 74 of the Community Charter;*
- 3. THAT Council hereby requires, pursuant to its powers under Section 72(2)(b) of the Community Charter, that the Owner, within 30 days of the date this Resolution is sent to the Owner, do all things necessary to apply for a demolition permit for the Structure under the Port Alberni Building Standards Bylaw;*
- 4. THAT the Owner, within 30 days of receiving a demolition permit under Section 3 of this Resolution, must demolish the Structure and remove all resulting debris, and comply with all requirements of the demolition permit and the Building Standards Bylaw in relation to the demolition, including but not limited to requirements for the abatement and handling of hazardous materials;*
- 5. THAT the Owner may request that Council reconsider the terms of this Resolution by providing the City with written notice within 14 days of the date on which notice of this Resolution is sent to the Owner under Section 77 of the Community Charter; and*
- 6. THAT if the Owner has not completed any requirement imposed by this Resolution within the time limit for so doing, City staff and contractors are authorized to enter on to the Property for the purpose of and to fulfil the applicable requirement(s) without further notice to and at the expense of the Owner, and may recover the cost of so doing from the Owner, together with costs and interest, as a debt and in the same manner as municipal taxes in accordance with sections 17, 258 and 259 of the Community Charter.*

CARRIED | Res. No. 24-238

E. STAFF REPORTS [Item moved subsequent to G.1 under Correspondence for Action]

F. BYLAWS

G. CORRESPONDENCE FOR ACTION

1. Uptown Merchants' Association | Grassroots Uptown Market

MOVED AND SECONDED, THAT Council authorize the Uptown Merchants' Association access to City streets on 3rd Avenue between Argyle Street and Angus Avenue on July 17, 2024 and August 21, 2024 from 4:00 to 9:00 p.m. for the purpose of the Grassroots Uptown Market subject to:

- *the notification of emergency services and BC Transit;*
- *consultation with all affected businesses/residents;*
- *implementation of a Traffic Safety Plan to be approved by the City of Port Alberni, including qualified Traffic Control Personnel as required;*
- *provision of standard liability insurance in the amount of \$5M [minimum].*

CARRIED | Res. No. 24-239

E. STAFF REPORTS

1. Accounts

MOVED AND SECONDED, THAT the certification of the Director of Finance dated June 24, 2024, be received and the cheques numbered 155096 to 155159 inclusive, in payment of accounts totalling \$2,897,918.81, be approved.

CARRIED | Res. No. 24-240

G. CORRESPONDENCE FOR ACTION CONTINUED....

2. Western Vancouver Island Industrial Heritage Society (WVIHS) | Annual Antique Truck & Machinery Show

MOVED AND SECONDED, THAT Council authorize the Western Vancouver Island Industrial Heritage Society access to City streets from 5:00 p.m. on Friday, August 30, 2024 to 5:00 p.m. on Sunday, September 1, 2024 on Dunbar Street, from the corner of 7th Avenue to 9th Avenue for the purpose of an antique trucks and machinery show subject to:

- *the notification of emergency services and BC Transit;*
- *consultation with all affected businesses/residents;*
- *implementation of a Traffic Safety Plan to be approved by the City of Port Alberni, including qualified Traffic Control Personnel as required;*
- *provision of standard liability insurance in the amount of \$5M [minimum].*

CARRIED | Res. No. 24-241

3. Spirit Square Farmer's Market | Equinox Garlic Festival

MOVED AND SECONDED, THAT Council authorize the Harbour Quay Spirit Square Farmer's Market to utilize additional space as outlined in the attached map and to extend their use of Spirit Square to 3:00 pm on Saturday, September 21, 2024 for the Equinox Garlic Festival.

CARRIED | Res. No. 24-242

H. PROCLAMATIONS

I. CORRESPONDENCE FOR INFORMATION

The Director of Corporate Services summarized correspondence to Council as follows:

- a. City of Kamloops | Support for Downloading Costs on Municipalities
- b. Alberni-Clayoquot Regional District | News Release - West Coast Multi-Use Path
- c. Alberni-Clayoquot Regional District | Keeping you Connected May 2024
- d. Ministry of Housing | Zoning Bylaw Compliance Deadline
- e. Ministry of Municipal Affairs | BC PNP Entrepreneur Immigration Regional Pilot
- f. Alberni Valley Museum and Heritage Commission Minutes | May 1, 2024

MOVED AND SECONDED, THAT Council receive correspondence for information, as presented.

CARRIED

J. REPORT FROM IN-CAMERA

1. Council released for public consumption appointment of Dr. A. Elias to serve as the City municipal representative to the Port Alberni Port Authority Board of Directors for a term of three years effective July 1, 2024.
2. Council released for public consumption authorization for the Mayor and Corporate Officer to execute a renewal agreement between the City and the Alberni Valley Bulldogs and the Port Alberni Bombers for a 10-year term (August 1, 2024 – July 31, 2034), subject to the advertised Notice of Intent to lease receiving no objections.
3. Council released for public consumption approval the draft 2023 Annual Municipal Report as amended including proceeding with the public inspection period as per legislative requirements.

K. COUNCIL REPORTS

1. **Council and Regional District Reports**
Council received reports outlining recent meetings and events related to the City's business.

L. NEW BUSINESS

1. **City of Port Alberni Accessibility Plan**
MOVED AND SECONDED, THAT Council approve the City of Port Alberni Accessibility Plan dated June 2024.
CARRIED | Res. No. 24-243

2. **Leasing Policy for City-Owned Properties**
MOVED AND SECONDED, THAT Council for the City of Port Alberni approve a comprehensive leasing policy for City-Owned Properties.
CARRIED | Res. No. 24-244

MOVED AND SECONDED, THAT Council for the City of Port Alberni issue a Request for Proposals for a third-party to manage the lease agreements at Harbour Quay with costs to come out of Harbour Quay lease revenue.

CARRIED | Res. No. 24-245

3. **Options for Façade Improvement Project Allocation**
MOVED AND SECONDED, THAT Council for the City of Port Alberni direct that the \$50,000 funding allocation for the Façade Improvement Program be invested in a placemaking initiative.
CARRIED | Res. No. 24-246
4. **Presentation of the Annual Report**
MOVED AND SECONDED, THAT Council for the City of Port Alberni endorse the Annual Report for the year ended December 31, 2023, as presented.
CARRIED | Res. No. 24-247
5. **Statement of Financial Information**
MOVED AND SECONDED, THAT Council approve the statements and schedules included in the Statement of Financial Information for 2023, prepared to comply with the Financial Information Act, as outlined in the report from the Director of Finance dated June 14, 2024.
CARRIED | Res. No. 24-248
6. **2023 Development Cost Charges**
MOVED AND SECONDED, THAT Council receive the report dated May 27, 2024 and titled "2023 Development Cost Charges".
CARRIED | Res. No. 24-249
7. **Notice of Motion | Councillor Solda**
That Council direct staff to review mechanisms to address Graffiti in the downtown area.

M. QUESTION PERIOD

N. ADJOURNMENT


MOVED AND SECONDED, THAT the meeting adjourn at 2:34 pm.

CARRIED

CERTIFIED CORRECT



Mayor



Corporate Officer