

PUBLIC HEARING REPORT
Monday, March 25, 2024 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

PRESENT: Mayor S. Minions
Councillor D. Dame [electronic participation]
Councillor J. Douglas [electronic participation]
Councillor D. Haggard [electronic participation]
Councillor C. Mealey
Councillor T. Patola
Councillor C. Solda

Staff: S. Smith, Director of Development Services | Deputy CAO
D. Monteith, Director of Corporate Services
H. Stevenson, Planner I

Gallery: 4

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 Director of Corporate Services to provide a summary of the application.

1. Description of the Application:

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

The applicant has applied to change the land use designation and zoning of the property located at 2856 4th Avenue to enable a four-unit townhouse with a new TH1 Townhouse Multi-Family zone.

The proposed bylaws are:

- i. "Official Community Plan Amendment (2856 4th Avenue) Bylaw No. 5098".

If amended, this bylaw:

- Changes the land use designation of 2856 4th Avenue from 'General Commercial' to 'Multi-Family Residential' in the OCP, and
- Removes the property at 2856 4th Avenue from 'Development Permit Area No. 2 Commercial Development' and adds it to 'Development Permit Area No. 1 Multiple Family Residentials' in the OCP.

- ii. "Zoning Amendment (2856 4th Avenue) Bylaw No. 5099".

If amended, this bylaw:

- Changes the zoning classification of 2856 4th Avenue from 'C7 Core Business' to 'TH1 Townhouse Multi-Family' in the Zoning Bylaw.

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

The Planner provided background information regarding the proposed amendments by way of summarizing the report of March 18, 2024.

3. **Correspondence:** None

4. **Late Correspondence Regarding the Matter:** None

5. **Questions/Comments from Council:** None

6. **Closing Remarks from 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.

Chair Minions called the first time for any further input from the public.

Leslie MacDonald

Inquired regarding the amount of parking and expressed concerns about lack of parking. *Staff indicated that a total of 5 parking space would be provided which is consistent with the 1.25 spaces per dwelling unit required by the zoning bylaw for multi-residential developments. 4th Avenue street parking would likely be used for any additional parking. Residents of multi-family developments within walking distance of transit, services, and recreation areas may be less vehicle-dependent.*

Chair Minions called for a second time for input from the public.

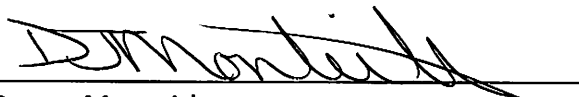
Chair Minions called for a third time for input from the public.

There being no further speakers, 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



Donna Monteith

Director of Corporate Services