



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on July 28, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Ken McRae, (Vice - Chair)
Harley Wylie (Alt. – Tseshah (č išaa?ath) F.N)
Stefanie Weber
Joe McQuaid
Amy Anaka
Councillor Deb Haggard, Council Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison

Regrets

Jolleen Dick, Councillor, Hupačasath F.N
Ken Watts, (CEO Tseshah (č išaa?ath) F.N)
Callan Noye
Christine Washington, SD70

Staff

Scott Smith, Dir. of Dev. Services/Deputy CAO
Marianne Wade, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Guests

Applicant: A. Nordemann
Applicant: R. DeBeeld via phone
Public: Len Watts, (Tseshah (č išaa?ath) F.N)

Alternates (not in attendance)

Vicky White, (Tseshah (č išaa?ath) F.N)
Councillor Helen Poon (Alt.– Council Liaison)
Larry Ransom (Alt.– S.D.70)



1. Acknowledgements and Introductions:

Acknowledgement by Chair that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaa?ath) First Nations. Welcome and introductions.

2. Minutes: Adoption of June 16, 2022 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the June 16, 2022 regular meeting as amended.

(McQuaid / Weber) CARRIED

**3. DEVELOPMENT APPLICATION – Development Variance Permit 107
3747 10th Ave.**

Lot 2, District Lot 1, Alberni District, Plan VIP12949 (PID: 004-680-740)

APPLICANT: Raymond de Beeld dba Raymond de Beeld Architect Inc

- Development Planner (B.M.) summarized his report dated July 28, 2022.
- APC discussed the proposed amendment with respect to the following:
 - APC asked about commercial tenants for the space. Applicant advised on tenant would be a dollar store and another possible tenant may be relocating their existing business into the space.
 - Parking was discussed. The space is generous and the applicant indicated that it is no more than 60% full most of the time.
 - Safety was discussed with regards to any outdoor patio space that might be planned. Currently there are several small seating areas outside existing mall tenants however no larger patio spaces are planned at this time.
 - It was noted that the mall had been around for a long time and retro-fitting for more parking

could become an issue. The Development Planner indicated that the parking calculation was based on floor space. When asked about the possibility of increasing the number of parking spaces by creating spaces geared to motorcycle/motorbike and cyclists he noted that Port Alberni does allow for small car stalls. Port Alberni could improve Zoning Bylaw parking requirements by considering more diverse modes of transportation.

- The applicant advised that bike parking was included in the proposal.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the application.*

(McRae / Weber) CARRIED

4. DEVELOPMENT APPLICATION – Development Variance Permit (DVP112)

5019 Montrose St.

Lot 1, District Lot 1, Alberni District, Plan 119230

APPLICANT: A. Nordemann dba JamJar Properties Inc.

- The Development Planner (B.M.) summarized his report dated July 28, 2022.
- APC discussed the proposed amendment with respect to the following:
 - The size of the site and its suitability for the proposal was discussed. The Development Planner indicated to the APC that the proposed density (Floor Area Ratio) was within that allowed by the Zoning bylaw.
 - Impact on the neighbour to the north was mentioned as a concern as the back decks may impact privacy. The Development Planner noted that the landscape plan included a path and greenspace as well as on-site parking that should help mitigate complaints about street parking. A Development Permit will be required and the site plan will be thoroughly reviewed.

Motions:

2. *That the Advisory Planning Commission recommends to City Council that Council support the application.*

(McQuaid / Weber) CARRIED

5. OCP – Vision and Guiding Principles – Manager of Planning

- At this week's C.O.W. meeting the draft OCP public engagement strategy and process was supported. The recommendation will be presented to Council Aug. 8/22.
- When ready, the draft strategy will be presented to the APC. Staff will consult with the APC Chair to determine the meeting time and format.
- A housekeeping Zoning bylaw amendment is being drafted and will also be brought forward to a C.O.W. meeting for discussion and recommendations to Council.

6. Status Update: Director of Development Services

- No application yet received for property at 4th Ave. and Mar St. Developer may adjust their plans.
- Vimy St. development with BC Housing will likely begin soon.

7. OTHER BUSINESS: None at this time.

8. ADJOURNMENT: The meeting adjourned at 12:45 pm. The next meeting is scheduled for 12:00 pm on **August 18, 2022.**

(McQuaid / Francoeur) CARRIED



Ed Francoeur (Chair)