



Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on December 17, 2020
Via remote access through Zoom, at 12:00 p.m.)

Commission Members Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Stefanie Weber
Amy Anaka
Ed Francoeur

Councillor Deb Haggard, Council Liaison
Rick Newberry, P.A.F.D. Liaison

Guests

Members of the Public: None
Applicant/s: D. Firouzli, K. Barbon

Staff

Katelyn McDougall, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaa?ath) F.N.
Jim Tatoosh, Hupačasath F.N.
Peter Dione (Alternate–R.C.M.P.)
Rob Gaudreault, Parks Liaison
Callan Noye
Chris Washington, S.D.70 Liaison

Alternates (not in attendance)

Larry Ransom (Alternate–SD70)
Councillor Helen Poon (Alternate–Council)
Darren Mead-Miller (Alternate – Tseshah F.N.)



1. Acknowledgements and Introductions –

- Acknowledgement, by the 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.
- The Manager of Planning thanked John Douglas for his years of service on the APC. John has fulfilled the permitted three consecutive terms.

2. MINUTES - Adoption of November 19, 2020 Minutes as amended.

MOTION:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the November 19, 2020 regular meeting as amended.

(Anaka / Douglas) CARRIED

3. DEVELOPMENT APPLICATION: Proposed Zoning Bylaw Text Amendment

2943 10th Ave. (Quality Foods)

*Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966 (PID: 004-503-112);
and*

Applicant: Daryoush Firouzli, Architect, AIBC

- The Development Planner presented a summary of his report dated December 10, 2020.
- APC discussed the proposed amendments and report as follows:
 - Handicapped parking was discussed and noted as being four spaces currently. The parking is tight in the parking lot and the applicant was asked if there would be less handicapped parking. The Architect indicated that four spaces are proposed. The Architect indicated that some of the regular parking stalls would be lost if they add handicapped spots but it would be possible to do so.

- PAFD asked if the parking lot (the separate lot) could be sold off separately. The Manager of Planning clarified that there is a Covenant registered on the separate parking lot that specifies that it must be used only as parking for the lot occupied by the Quality Foods store. For this reason the two parcels are essentially tied together and cannot be sold separately.
- Councilor Haggard expressed approval for the design improvements that had been submitted for the proposal.
- Several APC members commented on the proximity of the proposed liquor store to the V.A.S.T. alternative school. The alternative school is made up of students of various age groups and some of their challenges could be exacerbated by proximity of a Liquor Store.
- It was noted that the proposed liquor store would likely service the local neighbourhood rather than become a destination liquor store.
- A motion was proposed and discussed that would recommend to Council that comments from SD70 be obtained prior to moving forward with the application. As part of the motion the APC wished to include a statement recommending that Quality Foods be encouraged to work closely with the V.A.S.T. school to build a collaborative relationship to resolve issues that might arise for the student body. The Development Planner indicated that SD70 would be able to provide comments after their meeting in January and those would be available for a public hearing to be held in future.
- There was an expression of approval for the improvements made to the proposal and also comment that the parking lot is still a concern as it is a very busy lot. Anything that can be done to improve the parking flow or design would be welcomed.
- Manager of Planning thanked the applicants for their collaborative approach on this project.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966 (PID: 004-503-112) located at 2943 10th Avenue.*
 - a) *Amend Zoning Bylaw No 4832, Section 5.19.1 to add “**Liquor, Wine, and Beer store**” as a permitted principle use at 2943 10th Avenue.*
2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before Council proceeds with scheduling a public hearing:*
 - a) *Submit security in the amount required for completion of required works and services as determined by the City’s Engineering Department, prior to scheduling a Public Hearing.*
3. *That the Advisory Planning Commission recommends to City Council that comments from SD70 be obtained prior to moving forward with the application and that Quality Foods be encouraged to work closely with the V.A.S.T. school to build a collaborative relationship to resolve issues that might arise for the student body*
(Francoeur / Douglas) CARRIED

4. STATUS UPDATE:

What's been happening since the last APC meeting:

- Housing Needs Report – survey closed
- Subdivision and DP/DVP pending – 4000 Burde St
- Small Capital Grant Implementation – Harbour Quay
- Several new development applications have been received

Coming to Council in January

- Rezoning applications
- DP – various applications
- Housing Agreement – Rainbow Gardens
- Amendments to Housing Agreement – Redford St
- Co-op (2 applications include card lock and a convenience store)

5. OTHER BUSINESS- None

6. ADJOURNMENT – The meeting adjourned at 12:45 pm. The next meeting is scheduled for 12:00 pm on **January 17, 2021**.

(Weber / McRae) CARRIED

Ken McRae (Chair)

