



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on November 18, 2021 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ken McRae (Chair)  
Amy Anaka  
Jolleen Dick, Councillor, Hupačasath F.N.  
Callan Noye  
Ken Watts, (CEO Tseshah (č išaa?ath) F.N)  
Ed Francoeur (Vice-Chair)  
Stefanie Weber  
Joe McQuaid  
Andre Guerin, P.A.F.D. Liaison  
Councillor Deb Haggard, Council Liaison

**Staff**

Scott Smith, Dir. of Dev. Services/Deputy CAO  
Brian McLoughlin, Development Planner  
Price Leurebourg, Development Planner  
Cara Foden, Planning Technician

**Guests**

Members of the Public: None  
Applicants: D. Hais (APM)

**Regrets**

Amy Needham, Parks Operations Liaison  
Chris Washington, S.D.70 Liaison  
Peter Dionne, R.C.M.P. Liaison

**Alternates (not in attendance)**

Larry Ransom (Alt. – S.D.70)  
Councillor Helen Poon (Alt. – Council)  
L. Sam, (Alt. – Tseshah (č išaa?ath) F.N)  
Roger Nopper CEO, (Alt. - Hupačasath 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.
- Welcome and introductions.

**2. Minutes - Adoption of October 12, 2021 Minutes**

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the October 21, 2021 regular meeting.*

**( Anaka / Francoeur ) CARRIED**

**3. DEVELOPMENT APPLICATION – Development Variance Permit**

**3170 1<sup>st</sup> Avenue (Alberni Power and Marine)**

*Lot A, District Lot 1, Alberni District Plan VIP86551*

*Lot 1, Block 104, District Lot 1, Alberni District, Plan 197D*

*Lot 2, Block 104, District Lot 1, Alberni District, Plan 197D*

*Lot 7, Block 104, District Lot 1, Alberni District, Plan 197D*

*Lot 8, Block 104, District Lot 1, Alberni District, Plan 197D*

**Applicant:** D. Hais for owners R. Zilliken and S. Zilliken dba 0963231 BC Ltd.

- City Development Planner (B.M.) summarized his report dated November 2, 2021. He noted that the Variance for height had been amended since the report to APC was completed. The amended Variance requested provides for an increase to the permitted maximum height of a principal building from 10 metres to 12.9 metres, an increase/variance of 2.9 metres for the site.
- APC discussed the proposed amendments and report.
  - The APC members indicated support for the requested Variances as amended.
  - It was noted that the provision of on-site parking for employees was important especially as future growth and development would further test parking capacity in core business areas.

**Motions:**

1. *THAT the Advisory Planning Commission recommends to City Council they approve the Development Variance Permit requested for **3170 1st Avenue** to:*
  - a) *Vary section 7.9 Required Amount of Parking to permit a reduction from 43 spaces to 33 spaces for a total reduction of 10 spaces.*
  - b) *Vary section 5.20.2 Site Development Regulations to permit an increase to the maximum height of a principal building from 10 metres to 12.9 metres for an increase of 2.9 metres.*

**( Anaka / Francoeur ) CARRIED**

**4. DEVELOPMENT APPLICATION – Development Variance Permit  
5535 Woodland Crescent East**

*Lot 40, Section 9, Alberni District, Plan VIP62208 (PID:023-235-748)*

**Applicant:** Carey Conover dba Dycon Construction Ltd.

- City Development Planner (P.L.) summarized his report dated November 18, 2021.
- APC discussed the proposed amendments and report.
  - Potential impact for adjacent single family homes. Footpath on the west side of the property would mitigate the impact for the adjacent house to the west.
  - APC asked if access from Georgia Road was considered. The City Planner indicated access to the site off Georgia Rd. was not encouraged or supported at this time for a variety of reasons.
  - The challenges of developing the site for multi-family residential use required a creative approach to the design.
  - The requested Variances would accommodate the required fire separations.

**Motions:**

1. *THAT the Advisory Planning Commission recommends to City Council that they approve the Development Variance Permit requested for property legally described as Lot 40, Section 9, Alberni District, Plan VIP62208 (PID:023-235-748) and located at 5535 Woodland Crescent as follows:*

- a) *Vary section 5.14.2 Site Development Regulations to permit a reduction of the required frontage from 30 metres to 27.192 metres, a variance of 2.8 metres.*
- b) *Vary section 5.14.2 Site Development Regulations to permit a reduction of the required rear yard setback from 9 metres to 7.5 metres, a variance of 1.5 metres.*

**( Francoeur / Weber ) CARRIED**

**5. STATUS UPDATE:**

The Director of Development Services updated the APC with respect to the following:

- OCP Project – The consultants (McElhanney Ltd) and City Staff sent out an invitation to APC to meet and discuss the project on November 25/21 at 2:30 pm. It will not be the only opportunity available for the APC members to provide their perspectives for consideration
- Vimy Street – The bylaws will go to Council once the approved subdivision has been registered by Land Titles.
- Projects that have been approved by Council but have not yet submitted applications for a Building Permit include Quality Foods (Cascadia Liquor) and the 4305 Kendall Avenue (Oomiqusu / Mother's Centre).

**6. OTHER BUSINESS**

7. **ADJOURNMENT** – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **December 16, 2021**.

**( McRae / Francoeur ) CARRIED**



Ken McRae (Chair)