

# A G E N D A

## COMMITTEE OF THE WHOLE MEETING OF COUNCIL MONDAY, JULY 15, 2019 AT 4:00 PM IN THE CITY HALL COUNCIL CHAMBERS

### PRESENT:

#### A. CALL TO ORDER AND APPROVAL OF AGENDA

1. Recognition of unceded Traditional Territories.

*That the agenda be approved as circulated.*

#### B. ADOPTION OF MINUTES - Page

1. Meeting held at 3:00 pm on May 21, 2019.

#### C. DELEGATIONS

##### **Revitalizing Uptown: The Future of the Port Alberni Train Station**

Introduction by the CAO and report dated July 9, 2019 regarding the City's retention of Waymark Architecture to provide insight into what it might take to update the train station and make it suitable for potential new occupancies.

Will King, Architect in attendance to present findings/opportunities.

#### E. PUBLIC INPUT/COMMENTS

*That the presentation from Will King, Waymark Architecture be provided to the next regular meeting of Council for further consideration.*

#### F. ADJOURNMENT

*That the meeting adjourn at     pm.*

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF COUNCIL  
HELD TUESDAY, MAY 21, 2019, AT 3:00 PM  
IN THE CITY HALL COUNCIL CHAMBERS**

**PRESENT:** Mayor Minions; Councillors Corbeil, Haggard, Poon, Solda and Washington

**A. CALL TO ORDER AND APPROVAL OF AGENDA**

*It was moved and seconded.*

*That the agenda be approved as circulated.*

CARRIED

**B. ADOPTION OF MINUTES**

*It was moved and seconded.*

*That the minutes of the Committee of the Whole Meeting held at 2:30 pm on February 19, 2019 be adopted.*

CARRIED

**D. DELEGATIONS**

**1. North Island College – Expanding International Education**

President, John Bowman; Vice-President of Academics and Chief Operating Officer, Lisa Domae; and Executive Director of International Education, Mark Herringer attended to present a plan to diversify international students' programs of study at the Port Alberni Campus.

The plan includes increasing international student enrolment at the Port Alberni Campus from 7 currently to 20/25 over the next year. Between 17 and 20 students from India will attend on a contracted (2 year) basis in the Early Childhood Education and Care program.

Community supports required include connection with the local community; accommodation options; transportation availability; employment; recreation and health care.

The draft plan is being targeted for input by mid-August.

**ENTERED**

B.1

E. ADJOURNMENT

*It was moved and seconded:*

***That the meeting adjourn at 3:30 pm.***

CARRIED

CERTIFIED CORRECT

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Mayor

*Dawn Hartley*  
City Clerk



# CITY OF PORT ALBERNI

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## CHIEF ADMINISTRATION OFFICER'S REPORT

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TO: City Council FILE

FROM: Tim Pley, CAO

COPIES TO: Willa Thorpe, Director of Parks, Recreation and Heritage  
Rob Kraneveldt, Supervisor of Facilities  
Katelyn McDougall, Manager of Planning

DATE: July 9, 2019

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**SUBJECT:** Potential for Redevelopment of the Train Station

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**Issue:**

The City has sought input from an architect regarding the potential for redevelopment of the City-owned Train Station.

**Background:**

The City owns the former E&N Train Station located at Argyle Street and Harbour Road. Built in 1911/1912, the Train Station represents a typical one-and-one-half storey early 20<sup>th</sup> century Canadian Pacific Railway station building. Recognizing the historic value of the Train Station, the City purchased it, and in 1990 the building was restored by volunteers from the Western Vancouver Island Industrial Heritage Society (WVIHHS).

City Bylaw # 3963, adopted in 1990, designates the Train Station as a heritage building.

The Train Station was utilized by WVIHHS for many years. In 2017 the City leased the Train Station to the McLean Mill Society (MMS), with a caveat that WVIHHS could continue to utilize the upstairs meeting space. MMS was unsuccessful in their attempts to sublet the Train Station for the purposes of generating revenue.

In 2018, partly through the efforts of MMS, the City received two high quality expressions of interest in redeveloping the Train Station. In discussing next steps with those proponents it became clear that before any redevelopment could be considered some preliminary work would need to be done. That work would include an assessment of potential contaminants (ex. lead, asbestos), a structural engineering review, an energy needs assessment, and architectural considerations.

At a special in camera meeting on September 4, 2018 Council for the City of Port Alberni discussed potential lease of the train station noting the considerable work required in order for a potential proponent to invest in a business opportunity at that location. Council was in agreement that a consultant be retained to undertake the above-noted work, and a presentation provided to Council. The City retained Waymark Architecture.

**Discussion:**

Will King, architect, will be in attendance at the Committee of the Whole meeting on July 15<sup>th</sup>, 2019 to present his findings and respond to questions from Council.

**Recommendation:**

*That the report from the CAO dated July 9, 2019 be received.*

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Timothy Pley  
Chief Administrative Officer



# COMMITTEE OF THE WHOLE

**JULY 15, 2019**

**@  
4 PM, CITY HALL**

## Revitalizing Uptown: The Future of the Port Alberni Train Station

Join Council as they explore unique opportunities in the revitalization of Port Alberni's train station (3100 Kingsway Ave.)

At this meeting, Waymark Architecture will present a report on:

- the architectural state of current building structures;
- opportunities for a cultural and commercial hub at the location; and
- key ingredients to creating successful public spaces.

As a participant, you can ask questions, provide input or simply take in the information provided.

For more information, please call 250-723-2146.

### **What is a Committee of the Whole (COW)?**

A COW allows Council the opportunity to engage in informal discussion on ideas and proposals which may eventually result in recommendations for Council's consideration.



Photo credit: Alasdair McLellan



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