

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, November 23, 2020 @ 2:00 PM
Via Video-Conference

PRESENT: Mayor S. Minions
Councillor R. Corbeil
Councillor D. Haggard
Councillor R. Paulson
Councillor C. Solda
Councillor D. Washington

ABSENT: Councillor H. Poon

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 2:00 PM.

MOVED AND SECONDED, THAT Council approve Heidi Hartman, Regional Director, BC Housing as a delegation to Council and that the order of delegations as outlined on Council's agenda be re-ordered to permit Ms. Hartman as the first delegation to Council. The agenda was then approved as amended.

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the minutes of the Special Meeting held at 9:30 am and Regular Council Meeting held at 2:00 pm on November 9, 2020 be adopted.

CARRIED

C. PUBLIC INPUT PERIOD

D. DELEGATIONS

1. BC Housing

Heidi Hartman, Regional Director for BC Housing discussed current shelter options in Port Alberni, particularly with respect to low-barrier emergency lodging.

2. Cascadia Seaweed

Erin Bremner-Mitchell, Manager of Communications and Engagement presented the story of Cascadia Seaweed and expressed their appreciation to the City of Port Alberni for recognizing the opportunity and welcoming Cascadia as an anchor tenant of the Port Alberni Food Hub.

3. Alberni Aquarium Association

Amira Strain on behalf of the Alberni Aquarium Association requested Council's financial support in the way of rent reduction due to the ongoing impact of COVID-19 on operations.

R20-284

MOVED AND SECONDED, THAT Council, in response to the request for a rent reduction as it relates to the lease agreement for Unit 7-5440 Argyle Street, recommend that the Alberni Aquarium Association first apply for the Canada Emergency Rent Subsidy.

ENTERED
B.11(C)

E. UNFINISHED BUSINESS

F. STAFF REPORTS

1. Accounts

MOVED AND SECONDED, THAT the certification of the Director of Finance dated November 23, 2020 be received and the cheques numbered 147482 to 147568 inclusive, in payment of accounts totalling \$837,446.37, be approved.

CARRIED

2. Manager of Community Safety – 5170 Argyle Street [Port Pub]

R20-285

MOVED AND SECONDED, THAT Council receive the report dated November 12, 2020 from the Manager of Community Safety providing an update regarding the property at 5170 Argyle Street in response to Council's Remedial Action Order. Further, that staff provide a property update to Council in six months' time.

CARRIED

3. Manager of Community Safety - 3118 3rd Avenue [Harbourview Apartments]

R20-286

MOVED AND SECONDED, THAT Council, in the absence of progress being made on the part of the property owner to address the Remedial Action Requirements as ordered by Council, return to an in-camera meeting to consider Council's next steps in addressing property located at 3118 3rd Avenue, noting that further considerations of this item in an in-camera meeting meets Section 90(1)(e) of the Community Charter.

CARRIED

4. Manager of Community Safety – 3629, 3633, and 3655 4th Avenue Remedial Action

R20-287

1. MOVED AND SECONDED, THAT Council, pursuant to Sections 72 and 73 of the Community Charter, considers that the properties at 3629 4th Avenue, 3633 4th Avenue and 3655 4th Avenue and having legal descriptions of: LT 20 BLK 46 DL 1 ALD PL VIP197B; LT 21 BLK 46 DL1 ALD PL VIP197B; & LT 22 BLK 46 DL 1 ALD PL VIP197B (the "Properties") are in an unsafe condition and that the structure on the Properties (the "Structure") contravene the BC Building Code and the 'Port Alberni Building Standards Bylaw No. 4975, 2018';

CARRIED

R20-288

2. MOVED AND SECONDED THAT Council, pursuant to Sections 72 and 74 of the Community Charter, declares that the Structure and the discarded materials and refuse about the Structure on the Properties are a nuisance and are so dilapidated and unclean as to be offensive to the community;

CARRIED

R20-289

3. MOVED AND SECONDED, THAT Council, pursuant to Section 72, 73 and 74 of the Community Charter, resolves that:

a. Folded Hills Farms and Randall Brown, being the registered owner of the Properties (the "Owner"), is hereby required to:

- Page 3 | 8

11. *Remove and properly dispose of all refuse from the interior and exterior common spaces of the Property, including food waste, combustibles, non-combustibles, furniture, appliances, tires, construction waste, stripped or wrecked automobiles, trucks, trailers, boats, vessels or machinery; parts or components of any of the aforementioned, to an appropriate disposal site;*
12. *Empty, clean and repair the garbage disposal bins on the Property;*
13. *Permanently remove all objects placed, stored, or maintained upon any balcony, hallways, or entrance way which may interfere with access or egress to or from the Building in case of fire or other emergency;*
14. *Remove all trailers and recreational vehicles on property;*
15. *Ensuring all apartment units install working stove hood fans, with proper ventilation;*
16. *Replace or repair all heat registers and covers;*
17. *Cease all renovations, and obtain proper permits and building inspections for renovations;*
18. *Prepare a Fire Safety Plan in cooperation with Port Alberni Fire Department.*

CARRIED

Compliance & Reconsideration Notice Time Limit Recommendations:

R20-290

4. *MOVED AND SECONDED, THAT Council, pursuant to Section 78 of the Community Charter, direct staff to advise the Owner that the Owner may request that Council reconsider this Resolution by providing written notice within 14 days of the date on which notice of the Remedial Action Requirement was sent to the Owner.*

CARRIED

Municipal Action at Defaulter's Expense:

R20-291

5. *MOVED AND SECONDED, THAT Council, pursuant to Section 17 of the Community Charter, authorizes City staff to carry out any requirement set out in Paragraph 3 of this Resolution which the Owner fails to complete within the time permitted by this Resolution, and to recover the cost of carrying out such requirement from the Owner as a debt.*

CARRIED

5. Manager of Planning – Development Application No. 20-08 - 3483 3rd Avenue
R20-292 *MOVED AND SECONDED, THAT City Council authorize the issuance of Development Permit No. 20-08, and that the Corporate Officer be authorized to sign the permit including the following development plans prepared by McGill & Associates Engineering LTD. titled '3483 3rd Ave Renovations' and dated October 2020:*

- a) McGill & Associates Engineering Ltd. – Legal Plan*
- b) McGill & Associates Engineering Ltd. – Existing Site Plan*
- c) McGill & Associates Engineering Ltd. – Proposed Site Plan*
- d) McGill & Associates Engineering Ltd. – Elevation Views*
- e) McGill & Associates Engineering Ltd. – Proposed Renovations*
- f) McGill & Associates Engineering Ltd. – Proposed Floor Plan*
- g) McGill & Associates Engineering Ltd. – Proposed Landscaping Plan*
- h) McGill & Associates Engineering Ltd. – Concrete Fence Structural Details*
- i) McGill & Associates Engineering Ltd. – Sign Plan*

CARRIED

- 2) MOVED AND SECONDED, THAT City Council direct staff to provide a report summarizing the Development Permit Area guidelines with visual images that help explain the criteria, as well as information about how to simplify the Development Permit process with a minor and major Development Permit distinction.*

CARRIED

G. BYLAWS

1. Manager of Planning - Development Application: Official Community Plan Bylaw and Zoning Bylaw Amendments - 4305 Kendall Avenue

R20-293 *a. MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 32 (4305 Kendall Avenue - BC Housing Oomiiqsu), Bylaw No. 5015" be now introduced and read a first time.*

CARRIED

R20-294 *b. MOVED AND SECONDED, THAT "Zoning Map Amendment No. 42 (4305 Kendall Avenue- BC Housing Oomiiqsu), Bylaw No. 5016" be now introduced and read a first time.*

CARRIED

R20-295 *c. MOVED AND SECONDED, THAT "Zoning Bylaw Text Amendment No. T26 (Site Specific Use – P1 Institutional), Bylaw No. 5017" be now introduced and read a first time.*

CARRIED

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- 2. Manager of Planning – Building Bylaw Amendments: Relocation/Recycled Homes**
R20-296 **MOVED AND SECONDED, THAT City Council direct staff to proceed with amendments to the City's Building Bylaw No. 4577 as outlined in the report dated November 16, 2020 from the Manager of Planning. Further, that prior to Council considering final adoption of the Bylaw, that staff consult with the Alberni-Clayoquot Regional District and local building and development stakeholders on the proposed changes.**
CARRIED

H. CORRESPONDENCE FOR ACTION

- 1. Rosemary Bonanno, Executive Director, Vancouver Island Regional Library Board**
R20-297 **MOVED AND SECONDED, THAT Councillor Haggard be appointed to the Vancouver Island Regional Library Board for a term of one year commencing January 1 to December 31, 2021 and that Mayor Minions be appointed as alternate.**
CARRIED
- 2. Alberni Community & Women's Services – Coldest Night of the Year 2021**
MOVED AND SECONDED, THAT Council receive the email dated November 17, 2020 from Ellen Frood, Executive Director for Alberni Community & Women's Services providing information regarding the annual Coldest Night of the Year fundraiser event and challenging the City to enter a team.
CARRIED

I. PROCLAMATIONS

J. CORRESPONDENCE FOR INFORMATION

- 1. Letter to BC Housing**
Copy of a letter dated November 17, 2020 from the City of Port Alberni to BC Housing calling for additional emergency low-barrier housing in the community.
- 2. Port Alberni Port Authority**
Letter dated October 21, 2020 providing a summary/update of Port Alberni Port Authority activities.
- 3. Vancouver Island Economic Alliance**
Report dated October 2, 2019 introducing the '2019 State of the Island Economic Report'.

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4. **John Allan, Deputy Minister of Forests, Lands, Natural Resource Operations and Rural Development**
Letter dated November 4, 2020 thanking Mayor and Council for meeting with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development during this year's virtual Union of British Columbia Municipalities (UBCM) Annual Convention.
 5. **Kevin Richter, Acting Deputy Minister of Transportation and Infrastructure**
Letter dated November 10, 2020 thanking Mayor Minions for meeting with both the former Minister and the Acting Deputy Minister of Transportation and Infrastructure during this year's virtual UBCM Annual Convention.
 6. **Sunny Dhaliwal, Assistant Deputy Minister of Real Property Division Ministry of Citizens' Services**
Letter dated November 10, 2020 advising Council of the 2020 Grant-In-Lieu of Property Tax payment to be issued to the City in the amount of \$50,286.05.

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

1. **Council and Regional District Reports**
MOVED AND SECONDED, THAT the Council reports outlining recent meetings and events related to the City's business, be received.
CARRIED

M. NEW BUSINESS

N. QUESTION PERIOD

The Director of Corporate Services read the following submission.

- Q: John Adams wrote "On June 24, 2019 Dr. Paul Hassleback appeared before Council to comment on studies done on septic and environment issues at Mclean Mill. Dr. Hassleback said during his presentation "I do think those areas of environmental concern need to be looked at". After Dr. Hassleback spoke, the CAO commented on the environment aspect as follows

"That the Terrawest report be forwarded to Worksafe BC". Was this done?

"That the City continue to work with Dr. Hassleback to identify prudent next steps". Was this done?

"That VIHA and other stakeholder agencies be consulted in the future prior to any changes of use at Mclean Mill". Has or is this being done?

"That the City seek comment on this matter from Ministry of Environment". Where there any recommendations; suggestions or Orders given to the City? Was there further communication?

"That staff prepare a report recommending potential local professional participants who might sit on a City advisory group, as Dr Hassleback has recommended". Has such a group been implemented?

A: The CAO noted that staff will provide a report to Council in response to Mr. Adam's questions at Council's Regular meeting December 14, 2020.

O. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 4:31 PM.

CARRIED

CERTIFIED CORRECT

Mayor

Corporate Officer