

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF COUNCIL
HELD TUESDAY, FEBRUARY 19, 2019, AT 2:30 PM
IN THE CITY HALL COUNCIL CHAMBERS

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

REGRETS: Councillor Solda

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 3:30 pm January 21, 2019 be adopted.

CARRIED

D. DELEGATIONS

1. Joe Calenda, Consulting City Planner - "1400 Days"

The Consulting City Planner presented a report regarding a Strategy for Growing Port Alberni Housing and Attainable Housing Through Environmentally Responsible Development and a Dialogue about New City Planning and Governance for Port Alberni and responded to questions.

It was moved and seconded:

That 'The Next 1400 Days' Full Report, Executive Summary, Briefing Notes and Transmittal Report prepared by the Consulting City Planner, be received.

CARRIED

That the Committee of the Whole refer the initiatives and recommendations in 'The Next 1400 Days' to Strategic Plan 2019 for review and consideration.

CARRIED

The Mayor called a recess at 3:20 p.m.

The meeting was reconvened at 4:00 p.m.

E. REPORTS

1. Economic Development Manager/Manager of Planning - Harbour View Lands

The Manager of Planning presented information regarding the properties known as the Harbour View Lands located at 5350 Argyle Street and 3050 Kingsway Avenue and comprising 2.166 acres of land. She provided an overview of the location and servicing, the surrounding area, permitted land use and explained the planning/development process.

The Manager of Planning also advised of the online public engagement open from February 14 to March 5, 2019 noting that a summary report of feedback will be provided to the March 11, 2019 regular council meeting.

Public input is invited through the City's Let's Connect platform at:

<https://www.letsconnectpa.ca/the-future-of-harbourview-lands>

The Economic Development Manager provided background regarding the property and previous interest. He indicated there has been recent interest in developing the property and outlined the desirable attributes of the property.

The Economic Development Manager advised that any development would likely be mixed use commercial/residential with emphasis on residential.

F. PUBLIC INPUT/COMMENTS

Jim del Rio supported the idea of development noting some trees would need to be removed for development. He commented on cruise ships coming in and seeing a beautiful, high end development on the hill.

Ken McRae stated the Harbour View Lands were one of the best places in the community. He told Council that they have one chance – don't spoil it.

Penny Cote advised she has been a long-time owner of the adjacent Carmoor building. She stated how the property is developed is important to her business and her tenants. She commented on the flavor happening in that area with the new Thunderbird building, the station across the street, and the other commercial/residential building. She advised families and kids do come to the "park" and that the trees are important. She suggested Lot 2 was used extensively through the summer as there is not a lot of accessible parking in the area.

Ed Francoeur stated he is in favour of public spaces but we need to be open to ideas from the public and developers. He referenced other well developed spaces including Sidney which has a bandstand and hosts festivals; Nanaimo Boardwalk connecting Bowen Park to downtown. He suggested we don't know what it could be until we ask developers and that we shouldn't settle for a basic building development. He suggested building on a theme (such as Carmoor) and that the train station, Tyee Landing, Harbour Quay, need to be connected together. He stated Council has an obligation to issue an RFP.

Lyle Boffy advised he has just returned to live in Port Alberni and sees this as a huge opportunity for the community and would bring people here.

Brian Cote stated he is not against development – he noted the need for parking in the area for events – little bit of parking; little bit of park.

Dan Savard advised he has been a business owner for the past few years – they stayed in the community because they saw an opportunity. He commented that the Harbour View Lands is a strategic property in the community and that a mixed density use would have the ability to start a nucleus that would spread further up Argyle.

E. ADJOURNMENT

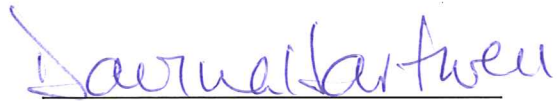
It was moved and seconded:

That the meeting adjourn at 4:50 pm.

CARRIED

CERTIFIED CORRECT

Mayor



City Clerk