

**CITY OF PORT ALBERNI - MEETING SCHEDULE  
MONDAY, JANUARY 23, 2017**

5:30 pm	Special In-Camera Meeting <i>@ Committee Room</i>	CLOSED TO PUBLIC
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7:00 pm	Regular Council Meeting <i>@ Council Chambers</i>	OPEN MEETING
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**DATES TO NOTE**

<b>Wed. Feb 1</b> 6:00 pm	Special Meeting - Presentation of Draft of Five Year Financial Plan <i>@ Council Chambers</i>	OPEN MEETING
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7:00 pm	Alberni Valley Heritage Commission <i>@ Alberni Valley Museum</i>	OPEN MEETING
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<b>Thurs. Feb 2</b> 4:30 pm	Food Security & Climate Disruption Committee <i>@ Committee Room</i>	OPEN MEETING
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<b>Wed. Feb 8</b> 6:00 pm	Special Meeting - Review Draft Five Year Financial Plan <i>@ Council Chambers</i>	OPEN MEETING
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<b>Thurs. Feb 9</b> 4:30 pm	Seniors Advisory Committee <i>@ Committee Room</i>	OPEN MEETING
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<b>Tues. Feb 14</b> 7:00 pm	Regular Council Meeting <i>@ Council Chambers</i>	OPEN MEETING
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<b>Wed. Feb 15</b> 6:30 pm	eTown Hall Public Budget Meeting <i>@ Council Chambers</i>	OPEN MEETING
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# AGENDA

## REGULAR MEETING OF COUNCIL

**MONDAY, JANUARY 23, 2017 AT 7:00 PM  
IN THE CITY HALL COUNCIL CHAMBERS**

*The following pages list all agenda items received by the deadline. A sample resolution is provided for most items in italics for the consideration of Council. For a complete copy of the agenda including all correspondence and reports refer to the City's website [www.portalberni.ca](http://www.portalberni.ca) or contact the City Clerk phone: (250 720-2810) or email: [davina\\_hartwell@portalberni.ca](mailto:davina_hartwell@portalberni.ca)*

### **PRESENT:**

#### **A. CALL TO ORDER AND APPROVAL OF AGENDA (including introduction of late items)**

*The deadline for agenda items is 12 noon on the Wednesday before the scheduled regular meeting. Acceptance of late items is at the discretion of Council.*

1. Recognition of Traditional Territories.
2. Late items identified by Councillors.
3. Late items identified by the City Clerk.

*That the agenda be approved as circulated with the addition of late items as outlined.*

#### **B. ADOPTION OF MINUTES - Page 10**

1. Special Meetings held at 3:00 pm and Regular Council Meeting held at 7:00 pm on January 9, 2017.

#### **C. PUBLIC INPUT PERIOD**

*An opportunity for the public to address Council on topics of relevance to City Council. A maximum of four speakers for no more than three minutes each will be accommodated.*

**D. DELEGATIONS**

**1. Rosemarie Buchanan**

In attendance to present a request to remove the name "Neill" (as in A. W. Neill) from Neill street

**2. Cameron Stefiuk**

In attendance regarding the proposed renaming of Neill Street.

**E. UNFINISHED BUSINESS**

*Includes items carried forward from previous Council meetings.*

**1. Proposed Renaming of Neill Street - Page 19**

Correspondence received in response to the proposed renaming of Neill Street from:

Michelle Dowling	Darren Saare	Huu ay aht First Nations
Frank Holm	National Association of	Greg Alkerton
Wayne B. Oliver	Japanese Canadians	Russell & Brenda Widdess
Donald MacGowan	Gary Young	Emrys Evans
Rosalind Chapman	Richard Kudra	Sam Brownlee
Jan Gunn	Mason Salmon	Rob Frolic
Kama Money	Ian Caplette	Diane Waddington
Lawrence Pfau	Jen Fisher-Bradley	Charli Chaisson
Sukhraj Singh Gill	Corey Anderson	Trudy Stimp
Brenda West	Lydian Heiman	Kiwanis Hilton Children's
Janette Cormier	Renaye Smith	Centre
Maria Gomez	Alex Catchpole	Darren Evans
Dennis Dalla-Vicenza	Penn Thrasher	Shelley Shenton
Rosina Galbraith	David Watts	Matthew Pearson
Alberni Valley Drug &	Stephen Fisher-Bradley	Gabby Osborne
Alcohol Prevention	Kelly Foxcroft-Poirier	Carolyn Jasken
Service	Lance Boer	Dawn Foxcroft

*That the correspondence received regarding the proposed renaming of Neill Street, be received.*

(Notice of motion provided January 9, 2017)

Report provided by Councillor Alemany - Page 82

*That Council for the City of Port Alberni, in the spirit of Reconciliation, work with the Hupacasath and Tseshaht First Nation Councils, the Community and any affected property owners to potentially rename Neill Street.*

**2. Chief Administrative Officer – Response to Questions – Roland Smith  
January 3, 2017 - Page 106**

Report dated January 18, 2017 responding to a letter from Roland Smith received at the regular meeting of January 9, 2017 regarding the McLean Mill.

*That the report dated January 18, 2017 from the Chief Administrative Officer providing responses to Mr. Roland Smith regarding the McLean Mill, be received.*

**F. STAFF REPORTS**

*Members of the public may be recognized by Council to speak to a report if the report is a response to their correspondence or an application.*

**1. Accounts**

*That the certification of the Director of Finance dated January 23, 2017 be received and the cheques numbered \_\_\_\_\_ to \_\_\_\_\_ inclusive, in payment of accounts totalling \$\_\_\_\_\_, be approved.*

**2. City Planner – Development Permit 16-05 (4410 Glenwood Drive) - Page 113**

Report dated January 18, 2017 from the City Planner regarding consideration of an application for Development Permit No. 16-05 to facilitate the construction of a steel frame building at 4410 Glenwood Drive.

*That Council for the City of Port Alberni approve Development Permit No. 16-05 and that the City Clerk be authorized to sign the permit.*



**3. City Planner – Draft Request For Proposals – Westporte - Page 146**

Report dated January 17, 2017 from the City Planner requesting Council's direction regarding the Request for Proposals for the sale and development of a portion of City owned property off Russell St. adjacent to the Westporte neighbourhood.

*That the report from the City Planner dated January 17, 2017 be received.*

Council direction is requested.

**4. City Planner – Oil to Heat Pump Energy Rebate Program for the City of Port Alberni - Page 163**

Report dated January 18, 2017 providing information for Council to consider with respect to implementing a residential, 'Oil to Heat Pump', energy rebate initiative as recommended by the FSCDC.

*That the report from the City Planner dated January 18, 2017 be received and Council for the City of Port Alberni direct staff to implement Oil to Heat Pump Energy Rebate Program.*

*That Council direct staff to work with City Green Solutions to move forward with the implementation of an 'Oil to Heat Pump Incentive' leveraging the Provincial 'Oil to Heat Pump Incentive Program'.*

**5. City Clerk - Alberni Harbour Quay, Unit #6, All Mex'd Up Inc. - Page 171**

*That Council for the City of Port Alberni authorize the Mayor and Clerk to enter into a lease for Unit #6 at the Alberni Harbour Quay with "All Mex'd Up Inc." (Matt Dunk) for a five year term commencing February 1, 2017 at the current monthly rent of \$709.85 per month plus taxes.*

**6. Fire Chief – Application for Funding – FireSmart Planning Grant Program - Page 176**

Report dated January 16, 2017 requesting support of a funding application through Strategic Wildfire Prevention Initiative FireSmart Planning Grant Program.

*That the report from the Fire Chief dated January 16, 2017 be received, and Council for the City of Port Alberni support activities proposed in the application for funding to the Strategic Wildfire Prevention Initiative FireSmart Planning Grant Program and confirm its willingness to provide overall grant management.*

**7. Current Status Report - Page 177**

*That the Current Status Report be received.*

**8. Managers' Monthly Reports**

*Providing information about current departmental operations.*

**RCMP Department - Page 182**

*That the quarterly report from the RCMP providing information about current departmental operations, be received.*

**G. BYLAWS**

*Bylaws are required for the adoption of regulations, financial plans, changes to land use policy and to approve borrowing. A bylaw requires four separate resolutions to be adopted and must be considered over a minimum of two Council meetings. Each reading enables council to reflect on the bylaw before proceeding further.*

**1. City Planner – Official Community Plan and Zoning Bylaw Amendments (Burde Street – Evans) - Page 187**

Report dated January 16, 2017 from the City Planner advising the Preliminary Layout Approval letter for subdivision has been issued for Bylaws 4923 and 4924.

**“Official Community Plan Amendment No. 22 (2720 Burde Street – Evans), Bylaw No. 4923”**

*That “Official Community Plan Amendment No. 22 (2720 Burde Street – Evans), Bylaw No. 4923”, be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4923.*

**“Zoning Amendment No. 17 (2720 Burde Street – Evans), Bylaw No. 4924”.**

*That “Zoning Amendment No. 17 (2720 Burde Street – Evans), Bylaw No. 4924”, be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4924.*

**H. CORRESPONDENCE FOR ACTION**

*All correspondence addressed to the Mayor and Council by an identifiable citizen is included on an Agenda. Action items are those asking for a specific request of Council and will be provided a response.*

**1. Golden Oldies Car Club - Page 188**

Email dated January 10, 2017 requesting use of City streets for a one day closure of Third Avenue from Argyle Street to Mar Street for the 43<sup>rd</sup> Annual Show n’ Shine Car Show on July 8, 2017 from 7 am to 2 pm.

*That the email dated January 10, 2017 from Golden Oldies Car Club requesting use of City streets for a one day closure of Third Avenue from Argyle Street to Mar Street for the 43<sup>rd</sup> Annual Show n’ Shine event on July 8, 2017 from 7 am to 2 pm, be received and Council concur with the request subject to notification of emergency services, consultation with all affected businesses to minimize potential conflict and traffic concerns and provision of standard liability insurance.*

**I. PROCLAMATIONS**

## **J. INFORMATIONAL CORRESPONDENCE**

*Correspondence which provides information to Council but does not make a specific request or topics that are not relevant to city services and responsibilities are included.*

### **1. Western Forest Products Inc. (WFP) - Page 189**

Letter dated January 9, 2017 advising that WFP is preparing a replacement Forest Stewardship Plan for its activities within the Port Alberni and Stillwater (Powell River) forest operations and inviting written comments by March 17, 2017. *(Note: Letter forwarded to Alberni Valley Community Forest Corporation).*

### **2. Island Corridor Foundation - Page 192**

Community Round Table event in Parksville on February 3, 2017 - 9:30 am – 3:00 pm, cost \$30.

### **3. Employment and Social Development Canada - Page 194**

Email dated January 12, 2017 advising the call for nominations for Canada's Volunteer Awards is now open until February 3, 2017.

### **4. Industrial / Business Use of Electricity - Page 195**

Copy of a letter dated January 16, 2017 from eight municipalities to Premier Christy Clark and Minister de Jong requesting the provincial government to exempt the industrial and business use of electricity from Provincial Sales Tax.

*That Informational Correspondence items numbered 1 through 4 be received and filed.*

## **K. REPORT FROM IN-CAMERA**

## **L. COUNCIL REPORTS**

### **1. Mayor's Report**

*That the Mayor's verbal report be received.*

**2. Regional District Report (Mayor Ruttan/Councillor McLeman)**

*That the Regional District verbal report be received.*

**3. Councillors' Reports**

*That the Councillors' verbal reports be received.*

**M. NEW BUSINESS**

*An opportunity for the Mayor or Council to raise issues as a result of the business of the meeting or to identify new items for subsequent meetings.*

**1. Committee of the Whole**

*That Council for the City of Port Alberni direct staff to investigate and provide a report regarding the potential for Committee of the Whole meetings for Council's consideration.*

**N. QUESTION PERIOD**

*An opportunity for the public and the press to ask questions of the Mayor and Council.*

**O. ADJOURNMENT**

*That the meeting adjourn at     pm.*

**MINUTES OF THE SPECIAL MEETING OF COUNCIL  
FOR THE PURPOSE OF ESTABLISHING AN IN-CAMERA MEETING  
MONDAY, JANUARY 9, 2017 AT 3:00 PM  
IN THE CITY HALL COMMITTEE ROOM**

**PRESENT:** Mayor Ruttan, Councillors Alemany, McLeman, Minions, Paulson, Sauvé and Washington

**STAFF:** Tim Pley, CAO  
Davina Hartwell, City Clerk  
Scott Smith, City Planner

*It was moved and seconded that:*

*That Council conduct a Special Council meeting closed to the public on the basis that one or more matters covered under Section 90 of the Community Charter will be considered, specifically outlined as follows.*

- Section 90(1)(e)** the acquisition, disposition or expropriation of land or improvements
- Section 90(1)(f)** law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment
- Section 90(1)(k)** negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

CERTIFIED CORRECT

\_\_\_\_\_  
Mayor Mike Ruttan

  
\_\_\_\_\_  
Davina Hartwell, City Clerk

**MINUTES OF REGULAR MEETING OF COUNCIL  
MONDAY, JANUARY 9, 2017 AT 7:00 PM  
IN THE CITY HALL COUNCIL CHAMBERS**

**PRESENT:** Mayor Ruttan; Councillors Alemany, McLeman, Minions, Paulson, Sauvé 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 Special Meetings held at 3:00 pm and 5:30 pm and Regular Council Meeting held at 7:00 pm on December 12, 2016, be adopted.*

CARRIED

**C. PUBLIC INPUT PERIOD**

Cameron Stefiuk expressed his opposition to the renaming of streets suggesting if we keep trying to change the past we can never move forward.

Jan McKay commented regarding funding for Canal Beach, disrepair of Clock Tower, status of Catalyst taxes, condition of streets and also provided her opinion that street names should not be changed.

**D. DELEGATIONS    NIL**

E. UNFINISHED BUSINESS NIL

F. STAFF REPORTS

1. Accounts

*That the certification of the Director of Finance dated January 9, 2017 be received and the cheques numbered 137490 to 137752 inclusive, in payment of accounts totalling \$1,057,971.42, be approved.*

2. City Clerk - Lease of Property to Handy Andy Maintenance Ltd.

*It was moved and seconded:*

***That Council for the City of Port Alberni authorize the Mayor and Clerk to enter into a lease agreement with Tina Smith of Handy Andy Maintenance Ltd. for the portion of lane adjacent to the property at 4917 Burde Street for a two year period at a cost of \$350.00 per year plus taxes effective January 1st, 2017.***

CARRIED

3. City Clerk – Fire Protection Agreement – Coulson Manufacturing Ltd.

*It was moved and seconded:*

***That Council for the City of Port Alberni approve the Agreement with Coulson Manufacturing Ltd. as presented for the provision of fire suppression and medical first responder services for the mill site on Sezai Road, and that the Mayor and City Clerk be authorized to sign the Agreement on the City's behalf.***

CARRIED



4. **Current Status Report**

Discussion was held regarding items not considered at the December 12<sup>th</sup>, 2016 Special Meeting of Council.

*It was moved and seconded:*

***That Item 29 be split into two separate items – zoning bylaw amendments to permit the sale of eggs and honey; waterworks bylaw amendment to provide urban farms with the same water rates as industrial customers.***

CARRIED

*It was moved and seconded:*

***That the CAO's report regarding the Current Status Report be received.***

CARRIED

5. **Managers' Monthly Reports**

**Planning Department**

*It was moved and seconded:*

***That the monthly report from the City Planner providing information about current departmental operations, be received.***

CARRIED

G. **BYLAWS**

1. **“Official Community Plan Amendment No. 23 (5350 Russell Street – Rainbow Gardens), Bylaw No. 4926”**

*It was moved and seconded:*

***That “Official Community Plan Amendment No. 23 (5350 Russell Street – Rainbow Gardens), Bylaw No. 4926”, be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4926.***

CARRIED

**“Zoning Amendment No. 19 (5350 Russell Street – Rainbow Gardens),  
Bylaw No. 4927”**

*It was moved and seconded:*

***That “Zoning Amendment No. 19 (5350 Russell Street – Rainbow Gardens) Bylaw No. 4927”, be now finally adopted, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4927.***

CARRIED

**H. CORRESPONDENCE FOR ACTION**

**1. Roland Smith**

*It was moved and seconded:*

***That the letter dated January 3, 2017 regarding the decision to operate a restaurant at McLean Mill, be received and referred to the Chief Administrative Officer for response.***

CARRIED

**2. Kevin Hunter, President, Western Vancouver Island Industrial Heritage Society (WVIHS)**

The CAO advised that the WVIHS has withdrawn their request for Council to forgive outstanding debt in the amount of \$9,620.54

**I. PROCLAMATIONS      NIL**

**J. INFORMATIONAL CORRESPONDENCE**

**1. Canadian Home Builders Association – Vancouver Island**

Email dated December 8, 2016 inviting Mayor and Council to attend the January Building Industry Outlook Forum on January 12, 2017 at the Coast Bastion in Nanaimo. (\$55 person)

2. **Minister of Fisheries and Oceans**  
Letter dated December 13, 2016 responding to the Mayor's correspondence of September 16, 2016 and acknowledging the work of West Coast Aquatic and the Barclay Salmon Roundtable.
3. **Union of British Columbia Municipalities**  
Letter dated December 13, 2016 advising that the Asset Management Maturity Assessment & Road Map Development project has received funding of \$10,000.00 through the 2017 Asset Management Planning grant program.
4. **District of Kitimat**  
Press Release dated December 9, 2016 providing an open letter to Canada stating "Canadians must seize opportunities to add value to our natural resources before exporting to foreign markets".
5. **Councillor Alemany - Island Corridor Foundation Liaison**  
Notes from the October 2016 Board Meeting of the Island Corridor Foundation.
6. **Alberni Valley Museum & Heritage Commission**  
Minutes from September 7, October 5, and November 2, 2016 meetings.
7. **Five Year Financial Plan Public Input**
  - Letter dated December 21, 2016 from the Civic Affairs Committee of the AV Chamber of Commerce providing comments for consideration during development of the 2017 – 2021 Five Year Financial Plan.
  - Email dated January 4, 2017 from Gail Horvath expressing concern regarding policing and costs.
8. **Ministry of Community, Sport and Cultural Development**  
Letter dated December 21, 2016 advising of a review of rural education practices and rural education funding and requesting feedback by participating in an online discussion forum at <http://engage.gov.bc.ca/ruraleducation/> open until January 31, 2017 at 4:00 pm.
9. **RCMP - Municipal Policing Agreement**  
Letter dated December 19, 2016 providing expenditures to November 30, 2016.
10. **Alberni Valley Community Stakeholders Initiative to End Homelessness (AVCSI)**  
Minutes of December 2, 2016 meeting and Project Coordinator's monthly report.

**11. CanTimber Biotech Inc.**

Golder Associates Ltd. evaluation of operations and emissions from CanTimber Biotech Inc. Complete report at:  
<http://www.portalberniportauthority.ca/sites/default/files/Cantimber-Operations-Emissions-Evaluation.pdf>

*It was moved and seconded:*

***That Informational Correspondence items numbered 1 through 11 be received and filed.***

CARRIED

**K. REPORT FROM IN-CAMERA NIL**

**L. COUNCIL REPORTS**

**1. Mayor's Report**

*It was moved and seconded:*

***That the Mayor's verbal report be received.***

CARRIED

**2. Regional District Report (Mayor Ruttan/Councillor McLeman)**

*It was moved and seconded:*

***That the Regional District verbal report be received.***

CARRIED

**3. Councillors' Reports**

*It was moved and seconded:*

***That the Councillors' verbal reports be received.***

CARRIED

**M. NEW BUSINESS**

**1. Draft Call for Proposals**

*It was moved and seconded:*

***That Council for the City of Port Alberni direct staff to bring forward a draft call for proposals for the development of approximately 8 hectares (20 acres) of vacant land adjacent to Westporte Place.***

CARRIED

**2. Notice of motion - Renaming Neill Street  
(For consideration January 23, 2017)**

Councillor Alemany provided a notice of motion that Council for the City of Port Alberni, in the spirit of Reconciliation, work with the Hupacasath and Tseshaht First Nation Councils, the Community and any affected property owners to potentially rename Neill Street.

**N. QUESTION PERIOD**

The public and press was afforded an opportunity to ask questions of the Mayor and Council.

Mayor Ruttan responded to questions from Neil Anderson confirming that he is meeting with Roland Smith to discuss his letter (H.1) and that the response to the letter from the CAO will be provided to an upcoming meeting of Council.

In regards to Clock Tower repairs, the Mayor advised there is no specific plan currently and that the City will continue to seek funding for the work.

The Mayor advised the proposed RFP for lands adjacent to Westporte Place has been discussed openly.

Gail Horvath addressed her letter (J.7) in regards to RCMP costs and response advising there are many questions for Council to consider.

O. ADJOURNMENT


*It was moved and seconded:*

*That the meeting adjourn at 8:03 pm.*

CARRIED

CERTIFIED CORRECT

\_\_\_\_\_  
Mayor

  
Clerk

J:\Clerks\Council\RegularCouncilMeetings\Minutes\Jan9\_tf.doc

4690 Cordova Bay Road  
Victoria, B.C. V8X 3V7  
January 11<sup>th</sup> 2016

Mayor Mike Rattan and member of City Council:

I am writing in support of the name change of A.W. Neill School and Neill Street in Port Alberni.

Alan Webster Neill also supported the local residential school system. It is beyond why we would honour such hateful actions and ideas with him namesake. In a time of reconciliation the time for action is now. I can't even begin to fathom what life would have been like in a residential school but there are many Port Alberni residents who can. This is in my opinion; insulting, demeaning, distasteful to the local First Nations.

Seeing as Port Alberni's sister city is Abashiri, Japan and welcomes numerous students from the sister city we are showing them a great amount of disrespect. It is well known that Alan Webster Neill was an opponent to Japanese immigration and I think it's a disgrace to the city of Port Alberni to knowingly know the hateful agendas of this man and not do anything about it. Apologies mean little. Actions speak louder than words.

I understand that changing street/school names does not come easy. It seems, as there are many residents who oppose this name change. I have heard many residents say, "but it will cost too much money" or "it's a part of Port Alberni's history" and that "A.W. Neill must of done some things right as he was re-elected consecutively in six general elections" but we also have to look out for the First Nations of Canada and most definitely the First Nations of community of Port Alberni as well as the growing population of immigrants. It is your job as Mayor and City Council to make this happen.

It is my hope that the 'City With A Heart' removes his namesake and educates people about this man; the good, the bad and the ugly. Let us not honour him in a way that is offensive to the people that reside in Port Alberni. The place for his name is in the museum not on a school or street sign.

Michelle Dowling  
250-217-5079

**From:** Darren Saare [<mailto:dsaare@yahoo.com>]

**Sent:** Thursday, January 12, 2017 12:51 PM

**To:** Davina Hartwell

**Subject:** Letter to Mayor and Council supporting renaming of streets

Mayor and Council,

I am writing this letter to voice my full support for the renaming of the local streets within City limits that are no longer appropriate in today's culture. I commend Councillor Alemany for his leadership in bringing this important topic forward.

Respectfully,

Darren Saare  
Port Alberni BC





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ANCIENT SPIRIT, MODERN MIND

January 12, 2017

Mayor and Council of the City of Port Alberni  
4850 Argyle Street  
Port Alberni, BC V9Y 1V8

Dear Mayor and Council,

The people and government of the Huu-ay-aht First Nations have been watching with great interest the recent topic concerning the name of a school and a road in the Alberni Valley.

The topic was raised by a leader within the Alberni Valley proposing a discussion for the potential change of name for this school and road, both currently named after a former Indian Agent and Member of Parliament, the late A.W. Neill.

Our people have had long-standing historic connections to the Alberni Valley back to when it was called *Somass*, *Kitsuksis*, and so on. Our familial and political connections to the Hupacasath and Tseshaht chiefs and peoples go back centuries. More recently, our people have come to be so deeply connected to the Alberni Valley that nearly half of our population live, work, shop, and go to school there.

Along with the Crown and many Canadians everywhere, the Huu-ay-aht First Nations government identifies the on-going process of reconciliation as being vital to the success of our country in a globalized world. There are many aspects to the process of reconciliation – legal, political, economic, and social. In each of these, symbolism matters.

In Canada's 150<sup>th</sup> year, a time of great symbolic meaning for people across the country, there occur instances where a symbolic act can add great meaning and benefit to an on-going relationship between peoples and communities.

We believe this is one of those opportunities to go forward together in respect and friendship.

As a community and as a government, the Huu-ay-aht First Nations would like to express our appreciation for this topic coming up in a respectful and dialogue-focused manner.

Office: Anacla Government Office, 170 Nookemus Road, Anacla, B.C., V0R 1B0

Phone: 1.838.644.4555 | 250.728.3414 | Fax: 250.728.1222

Mail: Port Alberni Government Office, 3483 – Third Ave., Port Alberni, BC, V9Y 4E4 | Phone: 250.723.0100 | Fax: 250.723.4646



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ANCIENT SPIRIT, MODERN MIND

True reconciliation is often uncomfortable but it is ultimately important work. We look forward to participating in the on-going process of working together for the benefit of all in the spirit of reconciliation and Canada 150.

On behalf of the Huu-ay-aht First Nations,

*Emchaik* (Robert J. Dennis Senior)  
Chief-Councillor, Huu-ay-aht First Nations

John A. Jack  
Councillor, Huu-ay-aht First Nations

**CC:** Nuu-chah-nulth Tribal Council, Maa-nulth Treaty Society, Hupacasath First Nation, Tseshaht First Nation; Alberni-Clayoquot Regional District, School District 70 Board of Trustees

Office: Anacla Government Office, 170 Nookernus Road, Anacla, B.C., V0R 1B0  
Phone: 1.888.644.4555 | 250.728.3414 | Fax: 250.728.1222

Mail: Port Alberni Government Office, 3483 -- Third Ave., Port Alberni, BC, V9Y 4E4 | Phone: 250.723.0100 | Fax: 250.723.4646

Frank Holm  
3034 6<sup>th</sup> Avenue  
Port Alberni, B.C. V9Y 2G9  
January 2, 2017

Phone - 250-723-6051

Dear Port Alberni Councilor/Mayor :

I would like to voice my discontent at the suggested removal of A.W. Neill's name from a Port Alberni Street. Apparently, in the spirit of "political correctness" and "reconciliation" this is considered a solution by one of your councilors. What about GPS data, road maps and other familiarity? Each change requires another large change. And more importantly, what about the late A.W. Neill and his profound contributions to this city?

Who and what, honoured in one decade, can be viewed differently than in another, and then flipped over again when a new revelation or *perception* is made. People and social groups can have differing values and perspectives and then there is the grey area of being political correct perhaps. In an open, demographic society why is unity rare?

Let's think about Mr. A.W. Neill. He was a political populist. He voiced what the people wanted to hear. He listened to the people. He implemented policies based on what the majority of the people wanted. He was first elected as a Progressive Member and then in 1925 as an Independent and went on for reelection four more times. He served **six** terms. He was committed to the people in a trying time - a historical time - during the World Wars. He went above and beyond at a time when foreign countries were trying to take over British Columbia. He served the people he represented with utmost commitment and values. When a law/policy exuded merit; he went the distance.

And now, it appears that we are highlighting political indiscretions. No doubt he may have had his faux pas - we all do. From a much bigger picture, we must highlight the historical term he served within this area over a historical twenty-three year period. He was a great leader in *his* time within our Alberni Valley. He sacrificed of himself over and over to make this area what it is today. Many other great leaders like Abraham Lincoln, Nelson Mandela, WAC Bennett, Tommy Douglas also experienced lows but each are revered for the roads they paved for the people, no different than our A.W. Neill. Mr. Neill was on the first Alberni Council back in 1913 and went onto to become our Mayor. And what about his great achievements?

*Neill sought issuance of commercial fishing licences to Canadians ahead of foreign operators*

- Was a magistrate, Indian Agent, school trustee, and businessman
- Lobbied for a B.C. minimum wage, while our M.L.A. for five years
- Advocated for eight hour work days.
- Supported creation of work unions.
- Boosted life saving services on ~~our~~ west coast lighthouses and telegraph trails.
- Lobbied to Ottawa for a set Remembrance Day date – November 11.
- Passage of old age pensions for Canadians Neill was fully aware of the number of constituents within his riding and their debilitating war injuries. Seniors were afforded this pension in 1927 thanks to Mr. A. W. Neill.
- He was instrumental for the four-hour time off work block- to ensure voters had time off to vote.

There are more accomplishments.

Meandering through Port Alberni's Greenwood Cemetery, a unique headstone stands tall honouring William DERBY. Engraved on that headstone, Mr. DERBY takes the honour of being Canada's first recipient of the Canada's Old Age Pension Cheque. That was ninety years ago. That highlights who Mr. A.W. Neill was. A man dedicated to the people. After all, Mr. A.W. Neill lobbied for the implementation of the Seniors Pension – it continues to this day.

And so it is – within our politically correct era – I would hope that there is ample thought given to our honourable ancestors who contributed beyond any words that can decorate this paper. The climate created by "political correctness" tactics can be seen to squash the goodness in people in an attempt to please everyone. We are perfect in our flaws! It is those flaws that make each and every one of us unique in our ways. Yet it is those flaws that drive us to continuous improvement over and over again.

And really, today I am left with very warmhearted memories and gratitude as I stepped back into history to revere history and ultimately to stand up for a man that stood for each and every Alberni citizen many years ago. May he rest in peace and gaze down at his little memory lane – named A W Neill Street within our diverse city.

*Use the balance scales. A.W. Neill deserves our continued recognition.*

Respectfully,



Frank Holm





January 16, 2017

Mayor Ruttan and Council  
City of Port Alberni  
4850 Argyle Street  
Port Alberni, BC V9Y 1V8

Dear Mayor Ruttan and Council

The National Association of Japanese Canadians (NAJC) supports the renaming of the A.W. Neill Elementary School and Neill Street as the first step towards reconciliation. We urge you to work with First Nations and the Japanese Canadian community to determine a meaningful process that would educate the public on the historical injustices and why tributes to A.W. Neill are tacit support for his racist actions.

Neill's racism is well documented. His racist comments are recorded in the House of Commons debates. In 1936 when he opposed the right to vote for Canadians of Japanese ancestry, he referred to Japanese Canadians as smallpox, and stated, "This is a white man's country, and we want it left a white man's country." He also introduced a motion in 1938 to stop immigration from Japan. Also, Neill was an Indian agent who supported the unjust residential school system and viewed indigenous children as convicts.

The NAJC has worked for 70 years, on human rights, redress, and sharing the story of the 22,000 innocent Canadians, children, women, and men, of Japanese ancestry who were unfairly stripped of their rights, their freedom, and their property. We also work with indigenous peoples and others to effect change to create a more inclusive society.

My family story is connected to Vancouver Island, north of Port Alberni. My mother's side of the family settled in Cumberland in the 1800's. Their hard work and contributions to Canada were ignored when they were uprooted, dispossessed, and incarcerated in 1942. What the Canadian government did to their own citizens was wrong. There wasn't any evidence of wrongdoing. The heads of the Canadian Army and RCMP told the government there wasn't any need to target these Canadians of Japanese ancestry.

Facts were ignored and Canadians (of Japanese ancestry) were labelled "enemy aliens." A.W. Neill was one of the fear mongering MPs who encouraged the hate and supported the injustice. He never acknowledged Canadians with Japanese

ethnicity as Canadians.

My mother's and father's side of the family were taken to prison camps in the interior of BC. In 1949, four years after the end of the Second World War, the government said that Canadians of Japanese ancestry may return to the west coast. There was nothing to return to; everything had been taken from them. Families had to sacrifice once more, endure racism, work hard, and rebuild. The stories of my family are only two accounts of the 22,000 Japanese Canadians.

When we fail to know or learn our history, the suffering continues not only for the community who suffered, but for all of us when the hate is repeated. It's harmful to the city.

Mayor Ruttan and Council, 2017 marks the 75<sup>th</sup> anniversary of the historical injustice against Canadians of Japanese ancestry. You have an opportunity to send a strong message that racism is not acceptable, and that you support a safe, welcoming, and inclusive community. Please remove and reject the tributes to A.W. Neill, and work with the First Nations and Japanese Canadian communities toward reconciliation.

Sincerely,

Lorene Oikawa  
Vice President  
National Association of Japanese Canadians (NAJC) and  
Chair (NAJC) Human Rights Committee

**From:** greg alkerton [[mailto:guitar\\_art@hotmail.com](mailto:guitar_art@hotmail.com)]  
**Sent:** Sunday, January 15, 2017 11:25 AM  
**To:** Davina Hartwell  
**Subject:** Renaming City Streets and Infrastructure

My name is Greg Alkerton and I have been a citizen of Port Alberni since 1994. I left the army after serving in two war zones and a decade of service and moved here without ever seeing this place before, hoping to establish a permanent home for my young family. I did not know at the time that I was also mentally ill however as I came to terms I realized that this is not a great place for people who are in anyway, "different", I'm not a guy who gets pushed around easily so I forced this town to accept me as I am. I know all to well how hard it is to make people see the worth of change but I know in time that they will. I congratulate you on the work you are doing to root out the names of people who held back others and remove them from our infrastructure. I believe that discrimination is an act of particular cowardice, unfortunately it would seem that most people can't identify until it has hit them squarely in the face, in taking up this cause I believe you have elevated yourselves to a very high standard and feel that you all need a sound pat on the back for embracing such a monumental task in the face of so much opposition. You are true heroes.

Thank you from the bottom of my heart.

Greg Alkerton

January 15, 2017

M Ruttan, Mayor  
City of Port Alberni  
4850 Argyle Street  
Port Alberni BC V9Y 1V8

Your Worship and members of your Council.

Subject: Renaming of Neil Street and AW Neil School.

I wish to make my views known that I am opposed to this initiative. My reason for this view is, I see it creating more dissension and division within our Community which, in my view, is more harmful than the Issue itself.

It brings back memories of a proposal at the Clutesi Haven Marina a few years ago. Just like opposing the renaming of Neil Street and AW Neil School, one was almost immediately subject to accusations of Racist by the proponents.

I respectfully ask Council to defeat this motion and bring and end to the dissension and division within our Community.

Respectfully

Wayne B Oliver



RECEIVED

JAN 16 2017

CITY OF PORT ALBERNI

4615 Neill Street  
Port Alberni BC

January 16, 2017

Dear Mayor Ruttan and Members of the City Council

I am opposed to changing the name of Neill Street. We have lived on this street for over fifty years.

This proposed change could cause financial and mental stress for many of the Neill Street residents. I implore City Council not to single out one neighbourhood. Were this to proceed, would all the property owners on the street be given the opportunity to approve and/or veto any street name change?

Apparently there will be a cost of several thousand dollars for at least one business. It has been suggested that this expenditure could perhaps be offset by the City and other government grants. Would this not be setting a precedent for any other name changes to streets, parks or buildings that the City might consider in the future? Would the City provide assistance to the other property owners and residents in this time consuming task of informing all of their friends, relatives, businesses, associations and various government agencies that need to be notified of their change of address?

Surely Council can find more positive and less disruptive ways to spend this time and money that would better achieve the spirit of reconciliation for our City.



Gary Young

**From:** Brenda W [<mailto:brendabw@shaw.ca>]  
**Sent:** Tuesday, January 17, 2017 1:46 PM  
**To:** Davina Hartwell  
**Subject:** Neill Street name change

January 17, 2017

Mayor and Council

After reading what a horrible, blantly racist man A.W. Neill was we strongly believe Port Alberni should not have a street named after him. In the 1940's (which wasn't that long ago) while in parliament Mr. Neill declared that B.C. was to have only white people living in the province, no others were welcome! If B.C. can erect fifteen markers to commemorate the positive contributions of Chinese Canadian's to B.C.'s history, culture and prosperity, Port Alberni should be able to change one street sign.

We commend Councilor Alemany for being honest, kind, forward thinking and committed at all times to keep his constituents informed of what is happening with regards to our city. He is an intelligent young man and a great asset to City Council.

We agree 100% with changing the street name from Neill to another name.

Yours truly

Russell and Brenda Widdess  
2258 Mallory Drive



MAYOR AND COUNCIL  
CITY OF PORT ALBERNI  
4850 ARGYLE STREET  
PORT ALBERNI, B.C.  
V9Y-1V8

RECEIVED

JAN 17 2017

CITY OF PORT ALBERNI

4472 NEILL ST  
PORT ALBERNI, B.C.

V9Y-1E4

JAN 17, 2017.

I am writing this letter to express my opposition to the proposal to re-name Neill Street.

I am 76 years old and have resided in Port Alberni for over 50 years and on Neill Street since 1972.

In all this time, I was completely unaware of the origin of name of the street - if in fact, this was the origin.

I would suggest that 99.9% of the residents who live in the area or, for that matter, the entire Valley were not cognizant of the history of the name.

The amount of inconvenience, stress and financial burden that this proposal will place on the affected citizens and tax payers goes a lot further than simply changing a few street signs.

In my opinion, all it has done is opened old wounds and created new ones. You cannot move forward if you are constantly dredging up old wrongs from the past.

You cannot change history and I wonder how much longer people who had nothing to do with past wrongs are going to be

punished for them.

What is considered racist by to-days' standards was the way a lot of people spoke and thought back in the days when Mr. Neill was active. How else would he have been elected to six terms as M.P. if the electorate of the time had not agreed with his views?

I would bet that a great number of people who have streets and buildings named after them in Port Alberni and many other cities would be considered racists and bigots by today's "enlightened" standards.

I urge the City Council to defeat the motion to rename Neill Street and get on with the job they were elected to do - look after the problems and citizens of present day Port Alberni - Thank you.

Yours sincerely  
Donald E MacGowan  
4472 NEILL ST  
Port Alberni, B.C.

Mr Donald MacGowan  
4472 neill St  
Port Alberni BC V9Y 1E4



**From:** Email Service® [<mailto:gewarren@shaw.ca>]

**Sent:** Tuesday, January 17, 2017 2:36 PM

**To:** Davina Hartwell

**Subject:** Place names is a Charter Question

Dear Ms. Hartwell,

Could You Please add this to the agenda of the 23rd of January 2016, Council of the whole Meeting as My Initial Input to the ongoing discussion,

"

R.A.KUDRA,

Intends to question the constitutional validity, applicability or effect of ,

Non compliance to Charter of Rights and Freedoms by denying class of Individuals proper Section 7 provisional protections During Place-name Renaming;

Not following City Bylaws where-by causing negative effects to City abet 'Discriminatory Practices Perpetuation " ,

Critical and ongoing Mental anguish to Classes of individuals and Cities Financial Harms.

Cities s.1 does not Out weigh classes of individuals s.7 when it is in the instance of Public Place Names that cause individual classes Mental Anguish to be Perpetuated

Resistance to change is Counter to Federal Government's Present Policy of Truth and Reconciliation's With Indigenous Peoples.

Cities ByLaw as it presently is testament states. " The sign Bylaw...#4843 @ 3rd para, "Council deems it desirable,

b) To protect the "appearance" of the City from the EFFECTS of signs which May be inappropriate."

Mr. Richard A KUDRA  
11th Ave . Port Alberni, BC



**From:** Evans [<mailto:geerre@islandnet.com>]  
**Sent:** Tuesday, January 17, 2017 2:51 PM  
**To:** Jake Martens; Davina Hartwell  
**Subject:** Street re-naming

I was listening to a CBC programme, 90.5 FM, yesterday afternoon, 10 July 2017, which addressed proposed street re-namings in Port Alberni. The lead in to the programme explained the reason, which seemed a positive correction of what could be described as addressing a first nations "put-down". Driving at the time I am short on detail such as names, but the lady spokesperson contradicting the City's intentions seemed to me to be angling for a benefit, \$10K - \$12K or something like that, but the morality viewpoint for the change didn't seem to be a factor.

I see no reason why this change should not be within the purview and authority of Port Alberni City.

A street address is mainly useful to the city for example fire brigade, and gas and water main matters.

Our own address changed from 922, to 7086 Paconla Place here in Central Saanich. A neighbour I knew in West Vancouver told me that he lost his birth Street/ (Place) entirely to the construction of the Benthall Tower complex in Vancouver!

When attending a concert in Gottingen Germany in 1948, as an 18 year old "Tommy", I was fascinated that the Square was known as Opera Haus Platz formerly Adolf Hitler Platz.

May I offer that the new names you are proposing are in a higher case than the superseded names and the word formerly is added discreetly to the indicator board.

I hope this note will be a little support.

Yours truly,  
Emrys Evans, Brentwood Bay BC.

January 17, 2017

To: Port Alberni Mayor and Council

I am writing this letter in support of Councillor Alemany's motion for the City of Port Alberni to begin the process of reconciliation by removing the name of 'Neill' from the street sign and replacing it with a more respectful name.

I have heard a number of arguments and platitudes against taking this step. Most of the comments express the sentiment that 'the past is the past' and that we should move on. Unfortunately, what was done in the past was a mistake, and in order to 'move on' that mistake must be corrected. It is up to the people who were affected, and their descendants, to decide on a new, more appropriate name, and how they can move forward.

A.W. Neill was a racist. He used his position of power and authority to enforce his view that other races were inferior. He did so in such an extreme way that even his contemporaries found his conduct disgraceful. His actions, which continued for many years, caused hurt, humiliation, and degradation to First Nations, Japanese, and Chinese residents.

Changing a street name will not change the past. But, by making this symbolic gesture, the City will acknowledge the harm done to those whose lives were affected by the actions of a deplorable man.

This is an opportunity for the Mayor and Councillors to act with courage and integrity – Please pass this motion.

Regards,

Rosalind Chapman

Resident, Port Alberni

ENTERED

From: Mason Salmon [<mailto:salmonm@icloud.com>]  
Sent: Wednesday, January 18, 2017 9:11 AM  
To: Davina Hartwell  
Subject: To Mayor & Council

To the Mayor & Council:

I support the name change for Neill street, the times are changing and we need to change with the times. The past is the past, but we need to heal and to heal I believe we need to change the name of Neill Street.

Thanks

Mason Salmon

ENTERED



4207 Burde Street,  
Port Alberni, BC, V9Y 3L1

Mayor and Council  
City of Port Alberni  
4850 Argyle Street,  
Port Alberni, BC, V9Y

Via email

Dear Mayor Ruttan and Councillors,

In 2016, Prime Minister Trudeau promised a new and positive relationship with First Nations across Canada. That new relationship has begun well, with greater respect for our first people and more consultation with First Nations leadership.

The Alberni Valley has a significant population of First Nations residents, many of whom are survivors of a residential school system that has caused significant damage to traditional ways and community support structures. Among other things, A.W. Neill was a vocal supporter of this system that suppressed First Nations culture, among other things.

Naming a school and a street in honor of people like Neill is a relic of Canada's past; a time when many things that we would find unacceptable today occurred. It is time for Port Alberni to put this behind us and shed this reminder of our past by changing the name of Neill Street to something that reflects our hopes for the future of our City and the Alberni Valley.

Yours truly,  
Sam Brownlee

ENTERED

**From:** Jan Gunn [<mailto:jangunn@gmail.com>]  
**Sent:** Wednesday, January 18, 2017 10:05 AM  
**To:** Davina Hartwell  
**Subject:** Support for Changing Neill St Name

January 18, 2017

City Hall

Port Alberni, BC

Dear Mayor and Council,

Re: Support for Changing Neill St. Name

Although I have not live in Port Alberni in over 20 years (not by choice), I was born and raised there. Even after all these years there are many things that make me proud of my small home town. Which is why I believe that changing street names to respect aboriginal citizens is a positive move forward. Support for bigotry and intolerance are things we can and must end.

I encourage you to be on the right side of history.

Sincerely,

Jan Gunn

Vancouver BC

ENTERED

**From:** Ian Caplette [<mailto:ian.caplette@gmail.com>]  
**Sent:** Wednesday, January 18, 2017 8:34 AM  
**To:** Davina Hartwell  
**Subject:** Rename Neill Street and A.W. Neill School

To Mayor and City Council of Port Alberni,

There is a motion forthcoming from a fellow city councillor, Chris Alemany on the subject of renaming a school in Port Alberni and a street which are named after A.W. Neill. who was a renowned and confirmed white supremacist and champion of white supremacy. I wish to support and endorse Chris Alemany's motion to rename the school and the street along with the street named "Indian Avenue" as they are anachronisms to what where we are at today and will continue to be a blight on future relations in the valley.

My wife and I have significant investments in the region and we are becoming concerned that the valley is not a place which welcomes change and rather is committed to perpetuating bigotry and hostilities toward minorities through allowing the names of white supremacists and racist names to be enshrined upon public structures and street signs.

Regards.

--

šahyut?i?aal,

Yawač (

Ian Caplette

)

ENTERED

**From:** Rob Frolic [<mailto:rfrolic@hotmail.com>]  
**Sent:** Wednesday, January 18, 2017 8:29 AM  
**To:** Davina Hartwell  
**Subject:** Changing the school and street names

To Mayor Mike Ruttan and City Council,

Hello,

I am writing this letter to you to show my support for the name changes to Neill St and AW Neill school. I am a believer in reconciliation and progress.

There has been a lot of racist, and negative reactions to this subject on social media within the last month. I, for one, am sick of this. The attacks made toward the council members regarding this subject are unbelievable.

In this day in age, to see this is disgusting. It affects how Port Alberni is viewed by the outside world and shows how close-minded we are towards change. Change is good for our community. We can't be stuck in the past, and need to show we can move forward to improve ourselves. This in turn will attract more investment and industry to our valley.

Change doesn't happen overnight, but we need to take the small steps towards change.

Thank you for your time.

Regards,

Rob Frolic

From: Kama Money [<mailto:orangebridgecommunications@gmail.com>]  
Sent: Wednesday, January 18, 2017 8:19 AM  
To: Davina Hartwell; Chris Alemany  
Subject: Letter of Support

To Whom It May Concern,

I support the change of name of Neill street as an act of reconciliation in our community. My son's paternal grandfather attended residential school and its intergenerational effects continue to affect our lives, not to mention Neill's impact on our Japanese and Chinese residents.

Appreciate your consideration on changing the name of Neill street. Yes, Port Alberni has a history of genocide and discrimination. It's our choice how we acknowledge the past and move forward.

Kama Money  
2311 11th Ave  
Port Alberni BC  
V9Y 2S4

ENTERED



From: Jen Fisher-Bradley [<mailto:humandignity@shaw.ca>]  
Sent: Wednesday, January 18, 2017 10:47 AM  
To: Davina Hartwell  
Subject: Letter to Mayor and Council re changing street name to reflect new tone of reconciliation

Dear Mayor and Council,

In the controversy that Councilor Alemany's proposal, and motion, to change the street name from that of a vile racist to something else, we have uncovered a lot of very important, and useful, truths about the attitudes held by many who live in our community and their state of mind. Thanks to the immediacy of social media, it has become an expose of what lies beneath. I believe it is an important step towards reconciliation. We must always start where we are when it comes to healing, denial will only make things worse.

Some seem to feel very strongly about the need to make the change. I am in that category. It is well known that I have an anti-racist agenda for Port Alberni which has been included in my platform when running for mayor. Especially the last time, in 2011, when I advocated for all our businesses and institutions, including the Corporation of the City of Port Alberni, and the school district to become a part of the Safe Harbour program.

Some folks have shared their stories of how the racism itself drove them and their business enterprise out of the community. They found it that toxic. This is beyond a dirty shame, it is shameful and the results are counterproductive, RACISM IS BAD FOR BUSINESS BAD FOR COMMUNITY. These people were able to move away, many of us cannot do that in order to improve our oppressed situation.

Others in the community have strong views about ending, or at least exposing the deep roots of the scourge of racism in our community, which this proposal attempts to do, at least, exposing the history of racism in local governance, but they are afraid to speak out. They have been referred to many times in different social media posts as the silent supporters. I truly hope they lift their voices and join this writing campaign. But who can blame them for wanting to avoid some of the toxic outfall that has been coming out? If they don't feel safe they don't feel safe. I don't feel safe.

The fact that they are afraid to speak out in their own community is alarming. Mayor and Council are responsible for the safety of this community and they need to speak up about this safety, or lack of it.

You all need to set the tone and take the ensuing heat as part of the job of governing a town in the midst of this unique crisis. If you can't find the moral courage to do this then get out of the way and let others who can, take on the job. Our community's viability is at stake because people's well being is at stake.

Others in the community seem to be really struggling with their own discriminatory viewpoints, either in a fully conscious way or on a subconscious level. They repeat the stereotypes as if they are truths and dismiss the need to take action on Truth and Reconciliation because, take your pick, it doesn't affect them, they didn't commit the crimes, they don't believe it, they want a warped kind of peace that only works for them or they don't have a true understanding of what the residential school experience has created in our community. For example they see some of the folks ravaged by generational PTSD as all kinds of hateful things except deeply hurt individuals whose only immediate way to cope is often to self-medicate with alcohol and drugs.

ENTERED

It's a tremendously difficult time to be in local governance in Port Alberni in 2017. My heart goes out to each of you. How you and the community handle it could very well be our best comeback story ever. The little town that truly became a safe harbour for all its citizens and neighbours, and hosts, post residential school experience.

We have all lived this racist reality for so long in true human adaptation style we have normalized the toxic nature of it. Normalized or not, we are ALL still suffering deeply from the pain of discriminatory behaviour. As a brown skinned person who is often assumed to be Native, living on the Island since 1971, I can tell you the daily oppression is horrible, insidious and widespread. But now we have the golden opportunity to turn and face our illnesses, denial being the illness, develop a TRC action plan together with our FN friends and anyone who wants to participate including Mayor and Council.

So please take this first important baby step and remove this racist person's name from the street in my neighborhood. It would send a clear message that we are done with the racist way of operating. As for the costs, all the costs, including Hilton's, it must be considered an investment in peace and good governance. We all share in this hateful man's legacy of division, cruelty and injustice, of course it will cost, but it is money well spent on the true recovery of an important and vital town on Vancouver Island. Without truth and reconciliation there can be no recovery. I truly believe this and I hope all of you come to believe it too.

Sincerely, Jen Fisher-Bradley

ENTERED

From: D S WADDINGTON [<mailto:dswaddington@shaw.ca>]  
Sent: Wednesday, January 18, 2017 10:52 AM  
To: Davina Hartwell  
Subject: Changing Street Names

Attention: Mayor and Council

I am against any street name or school name changes in our city.

Diane Waddington  
4252 8th Avenue  
Port Alberni V9Y 4S5

ENTERED



From: lawrence pfau [<mailto:lwpfau@hotmail.com>]

Sent: Wednesday, January 18, 2017 10:55 AM

To: Davina Hartwell

Subject: Truth and Reconciliation: Changing the name of Neill Street in Port Alberni

Attention: Mayor and City Council of Port Alberni

In honouring and respecting First Nations all across Canada I fully support changing the name of Neill Street in Port Alberni. It's the right thing to do in these times of reconciliation.

Thank you!

Lawrence Pfau  
Port Alberni BC

ENTERED

**From:** Corey Anderson [<mailto:CoreyA@tseshaht.com>]  
**Sent:** Wednesday, January 18, 2017 11:26 AM  
**To:** Davina Hartwell  
**Subject:** Renaming of Neill street

Dear Mayor and City Council,

As a resident of the community of Port Alberni and a Tseshaht First Nation council member, I am writing you today to let you know that I am in full support of the renaming of Neill street.

I believe that true reconciliation can be achieved through small changes such as this. Port Alberni has such huge growth potential and it can become a larger and much stronger community if we keep working together to make it a healthier and more welcoming place to live.

Corey Anderson  
Tseshaht First Nation  
Elected Council Member

ENTERED

**From:** Charli M-C [<mailto:charli-barli@hotmail.com>]  
**Sent:** Wednesday, January 18, 2017 11:15 AM  
**To:** Davina Hartwell  
**Subject:** On the matter of A.W. Neill..a letter to council.

To the Mayor and Council,  
To those who are concerned..

I would like to take this opportunity to extend my full support of the efforts to change the names of both A.W. Neill School as well as Neill Street. Continuing to bestow any kind of honour on a man whom we are now fully aware held a strong stance against people's of other races and who actively participated in efforts to establish an "all-white British Columbia", is deplorable. It is clear he is not worthy of association with our local elementary school..the place we send our children to learn how to "be" with each other in this world. I'd rather not see his name on the roadsigns either. I still hold contention with "Indian Avenue", but I understand that the band has opted to maintain the moniker.

I know I am not alone in this position, as I have been actively discussing this issue with a diverse group of people both on social media as well as in the "real world". Recently, my husband and I shared our home with Caribou Legs (Brad Firth), a First Nations marathon runner who has crossed Canada in his efforts to raise awareness of missing and murdered Aboriginal women. When he learned who A.W. Neill was in all of this, his vote fell in favour of changing the Names. It seems the obvious option if we are to move forwards in this era of Reconciliation and learning from the errors of our past ways. Our present still does not offer a bright future for First nations in this country, but that is another subject for another time. Another friend, whose opinions on all things First Nations I respect greatly, offered his support of this project as well. So does my partner, and I am sure that if I were to poll those in my own spheres, we would see an overwhelming show of support.

There is more I could say, but in the interests of being clear and concise, I will desist. Thank you for all the work you do in our community, and an extra Thank you to Councillor Alemany for bringing light to the darker avenues of our fair neighbourhoods.

Most Sincerely,

Charli Chaisson

ENTERED

From: Steven Gill [<mailto:stevengill@live.ca>]  
Sent: Wednesday, January 18, 2017 11:16 AM  
To: Davina Hartwell  
Subject: Neill

Dear Mayor & Council,

I support the changing of the name of Neill Street to a name that is respectful of all Canadians from all nations & the First Nations.

I appreciate all the work & decisions you all make for us.

I wish you all: Joy, Peace, Happiness, & continued Success for all of 2017.

Respectfully,

Sukhraj (Sooke/Steven) Singh Gill, B.Ed.  
3758 Argyle Way  
Port Alberni, BC, Canada  
V9Y 8A6  
C: 1-778-686-0635  
@SookeGill

ENTERED

**From:** Lydian Heiman [<mailto:lydbell88@gmail.com>]  
**Sent:** Wednesday, January 18, 2017 11:31 AM  
**To:** Davina Hartwell  
**Subject:** Re: To the Mayor and City Council

On Jan 18, 2017 11:10 AM, "Lydian Heiman" <[lydbell88@gmail.com](mailto:lydbell88@gmail.com)> wrote:  
To the Mayor and City Council :

I am writing this letter to send my support for the current proposal made by Chris Alemany to rename the proposed streets. I feel it is our duty to do a thoughtful and thorough consultation with all those affected and move forward with this proposal. I'm not going to pretend that I know a lot about reconciliation and the work being done in that area. I just feel this is the right thing to do to make right what is in this day and age is wrong. I may not know as much as some but I trust in the council member that I voted for. That he does know that he has researched and that he is doing what is right to honour the process.

Yours truly,  
Lydian Heiman

ENTERED

**From:** [trudystimp@yahoo.com](mailto:trudystimp@yahoo.com) [<mailto:trudystimp@yahoo.com>]  
**Sent:** Wednesday, January 18, 2017 11:28 AM  
**To:** Davina Hartwell  
**Subject:** Re: Mayor and City Council

I strongly disagree with Christopher's motion regarding the name change.

I follow Christopher on Facebook. I am confused as to why a city council member is liking racist posts on Facebook. I would advise the City Council to ask Christopher Allmeny, to find better things to do on the tax payers dime.

You say you want to reconcile But Christopher instead you have caused a huge divide within our city.

Thanks for your time.

ENTERED



**From:** Brenda West [<mailto:BWest@sd70.bc.ca>]  
**Sent:** Wednesday, January 18, 2017 11:51 AM  
**To:** Davina Hartwell  
**Subject:** reconciliation and name change

Dear Council,

I am writing this letter in support of the name change of Neill Street. I understand the controversy and cost involved and still I feel it is time for leadership to step bravely and model reconciliation in a concrete way. It is one gesture to hopefully spur on more.

Sincerely,  
Brenda West



**From:** Renaye Smith [<mailto:rinnes1@hotmail.com>]  
**Sent:** Wednesday, January 18, 2017 11:59 AM  
**To:** Davina Hartwell  
**Subject:** Mayor and City Council.

My name is Renaye Smith. I was born and raised here in Port Alberni. I believe We need to become one community again. Saying that I fully support the name changes.

Dear Honorable Mr. Mayor Ruttan and City Council Members:

We believe that the community conversation concerning the proposed Neill Street renaming should include our cost perspective at this time. This letter is not intended to be an opinion of whether the initiative proceeds, but a neutral statement of cost to our family of organizations at Hilton Centre. Since there has been much speculation on cost and who would be impacted on Neill, we felt it was time to add to the conversation. We respectfully submit this letter for your consideration for the cost of the three affected children's charities within the centre.

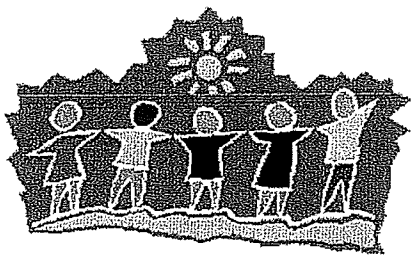
Due to the wider community conversation at play, we feel it is also fair to provide this information to the public and our families. Given our work with families, young children and agencies who work with persons with a spectrum of different abilities, and who follow social media we felt that the audio/social media connection the Peak offers is the most accessible source for our families and clients.

We hope you find benefit and insight from our letter, and we thank you for taking the time to consider this information.

Sincerely,

Susan Fox, and Julie Spencer

PER KIWANIS HILTON CHILDREN'S CENTRE, OUTREACH THERAPY AND ALBERNI VALLEY CHILDCARE SOCIETY



## Kiwanis Hilton Children's Centre

4325 Neill Street

Port Alberni BC, V9Y 1E5

Phone: 250-723-7345

Fax: 250-723-7349

Email: [hiltoncentre@outreachtherapy.org](mailto:hiltoncentre@outreachtherapy.org)

---

Mayor and Council  
City of Port Alberni, 4850 Argyle Street  
Port Alberni BC, V9Y 1V8

BY EMAIL

January 11, 2017

**Re: Letter of Organization Cost and Implication for Street Name Change**

Dear Honorable Mayor and City Council Members,

Over the last several weeks, there has been a lot of information presented to the community about the proposed renaming of Neill Street. We want to add to the conversation by presenting information on the financial impact for our family of children's charities located at Kiwanis Hilton Children's Centre (Hilton Centre) at 4325 Neill Street.

Mr. Alemany's December 2016 letter to Hilton Centre requested support for the renaming initiative. We notified Mr. Alemany that our group of organizations would need further discussion within our respective boards due to the costs associated with a name change. We advised Mr. Alemany that further research on costs would be shared with council, which is the purpose of this letter.

## **Addresses Affected**

4325 Neill Street, Kiwanis Hilton Children's Centre, is one of 31 addresses on the street. Other addresses with footprint significance are the M'akola subsidized housing complex at 4950 Neill (41 units) and Laurel Towers at 4855 Neill (8 units).

## **What do We Do and Who Benefits?**

Hilton Centre is a family of children's services, [www.hiltoncentre.org](http://www.hiltoncentre.org), (also see brochure attached). We have five separate not for profit organizations providing special needs, early learning programs, daycares and preschools. We have early childhood mental health services and therapies for children with disabilities; preschool speech therapy, pediatric occupational therapy and pediatric physiotherapy. We provide the pre-and post surgical therapy for children going to/coming home from BC Children's Hospital. The therapies are all provided at no charge to *all* children in our communities in the Alberni Valley and the West Coast communities; Tofino, Ucluelet and Ahousaht. The early learning and childcare programs of one of our agencies (Alberni Valley Childcare Society) operates three sites in Port Alberni.

Three of the five children's services are Incorporated Registered Charities who are legally, administratively, and program attached to the 4325 Neill Street address. These three charities are CTH Management Association (Kiwanis Hilton Children's Centre) itself, Alberni Valley Childcare Society (AVCS), and the Port Alberni Association for Children with Developmental Disabilities (Outreach Therapy). As a family of services, we serve over 500 families a year and represent 36+ permanent jobs in the community.

## **Costs to Organizations**

The list is not exhaustive, but illustrates a large portion of what would need to be undertaken over a 6-9 month period:

- We will need to bring on transition coordinator to oversee the migration as we do not have capacity within our very lean administration.
- All charities will need to file changes with BC Societies and CRA Charities Directorate.
- Cost of transfer of property titles for Hilton Centre.
- Sending out address change notices to families, doctors, social workers, tertiary care.
- Consulting our files and creating a list of organizations, businesses and clients that need to be notified.
- Sending out change of address notifications, retaining mail forwarding services from Canada Post for 6-9 months.
- Ensuring that any forms that need to be re-issued and signed are completed and filed.
- Updating websites, signage
- Lawyer fees to retain Norton Rose Fulbright (Bull Housser), charity/health specialists.

Where children's health and education records are involved, there is a higher duty of care to protect and store information correctly. Further, we have Community Care Facilities Licensing, the College of Occupational Therapists, the College of Physiotherapists, and the Ministry of Children and Family Development standards of privacy and protection to adhere to. Past and current records need review, reports and documents in transit need to arrive safely.

- Extra board meetings for motions of authorizations for address changes to be made for Canada Post, bank records, cheques, mortgage changes, contract changes, etc.

- Forms, cheques, stamps will need to be re-purchased. With combined caseloads of over 500 families, 172 contracts, current medical records and funding agreements, vendors, suppliers, we will need thorough audit, action and oversight.

### **Delay or Loss of Revenue**

An address change will trigger changes for licensed child care programs at the Center. A new license and inspection under Community Care Facilities will occur as each license is attached to a legal address. A new license will then trigger a renewal under our major CCOF grant and will either be a delay or potentially we go to the back of the queue and lose the grant. CCOF will not provide us with an answer to the outcome at this time, either outcome is possible. This will also trigger our current subsidy contracts to be void and will require renewals. For AVCS this would be an interruption of \$38,000 per month until the new facility license is fully transitioned.

### **Translating the Cost**

We do not have extra funding to support the transition and the focus of this effort would draw away from service provision to children. \$5,000 - \$7,000 of street name change cost for Outreach Therapy translates into 140 sessions of therapy that children with disabilities won't receive and adds a 2 month waitlist on top of current wait time. \$5,000 - \$7,000 of cost for AVCS equals the loss of the transportation budget, or the elimination of the equipment and supply budget, or 8 months' of hot lunches that would not be provided to littles ones, (some whose families are unable to provide lunch).

There is also a future cost. According to UBC's Early Development Instrument (<http://earlylearning.ubc.ca/maps/edi/>), Port Alberni and the West Coast are among the most

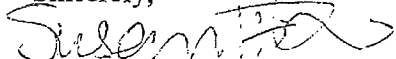
vulnerable communities in BC for early childhood development. The work of the family of services at Hilton Centre decreases those vulnerabilities. Keeping our dollars in early intervention in children's services means an investment that decreases crime, homelessness, and substance use and increases positive social outcomes in our community in the future.

One of Mr. Alemany's living documents at [www.chrisalemany.ca](http://www.chrisalemany.ca) says that the City should set aside \$1,000 - \$5,000 to assist in our costs. The estimated costs for administrative labour, lawyer costs and other transition fees for the three affected charities is between \$13,500 - \$15,500. We would need financial assistance to cover the costs in full. There is no room in our budget for this, our monies are all directed to providing services.

If the name change initiative proceeds, we request the City provide financial assistance of \$15,500 to cover costs so that name change doesn't negatively impact the community's early learning programs and therapy services for children with disabilities.

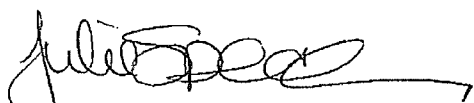
If you have any questions please do not hesitate to us. You can reach Susan Fox, (Centre Administrator, Executive Director Outreach Therapy, Financial Administrator AVCS) at [sfox@outreachtherapy](mailto:sfox@outreachtherapy), [hiltoncentre@outreachtherapy.org](mailto:hiltoncentre@outreachtherapy.org) / 250-723-7345 or Julie Spencer, (Program Administrator for AVCS) at [ss@avchildcare.ca](mailto:ss@avchildcare.ca) /250-723-5012.

Sincerely,



Susan Fox

PER KIWANIS HILTON CHILDREN'S CENTRE, OUTREACH THERAPY, AVCS



Julie Spencer

PER AVCS



## Philosophy of

### Kiwanis Hilton Children's Centre

The management philosophy of Kiwanis Hilton Children's Centre is based on the belief that greater benefit to the community occurs when groups work together, share resources and plan cooperatively.



[www.hiltoncentre.org](http://www.hiltoncentre.org)

Phone: 723-7345 / Fax: 723-7349  
[hiltoncentre@outreachtherapy.org](mailto:hiltoncentre@outreachtherapy.org)  
[www.hiltoncentre.org](http://www.hiltoncentre.org)

Visit us at:  
4325 Neill Street  
Port Alberni, B.C.  
V9Y 1E5

Administration  
Kiwanis Hilton Children's Centre  
Phone: 723-7245

Alberni Valley Childcare Society-  
Stepping Stones Childcare Programs  
Phone: 723-5012

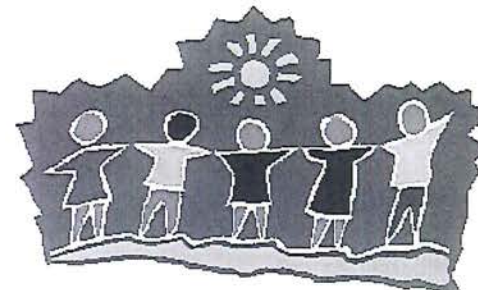
Preschool Speech Services  
Phone: 723-1118

Discovery Preschool/  
Parks & Recreation  
Phone: 723-2181

Physiotherapy &  
Occupational Therapy  
Grandparents Raising Grandchildren  
Phone: 723-1117

Early Childhood Mental Health  
Phone: 723-1141

**KIWANIS HILTON  
CHILDREN'S CENTRE**  
"CARING TOGETHER"  
[www.hiltoncentre.org](http://www.hiltoncentre.org)



Stepping Stones Daycare, Preschool,  
Baby Steps, Before & After School Care  
(Alberni Valley Childcare Society)

Discovery Preschool  
Parent Programs, Fitness Boot Camps  
(Port Alberni Parks & Recreation Department)

Outreach Therapy Program  
Occupational Therapy & Physiotherapy  
(Port Alberni Association for Children  
with Developmental Disabilities)

Early Childhood Mental Health  
(Port Alberni Association for Children  
with Developmental Disabilities)

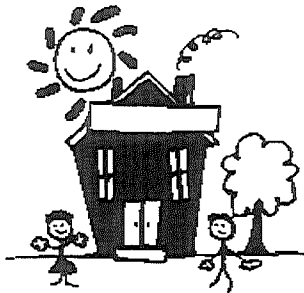
Preschool Speech Services  
(Island Health)

Play and Learn Library  
(Kiwanis Hilton Children's Centre)

## WHAT IS KIWANIS HILTON CHILDREN'S CENTRE?

Kiwanis Hilton Children's Centre is a unique community centre, providing services for young children and their families, located at 4325 Neill Street. It is owned and administered by C.T.H. Management Association, a registered not-for-profit society. All member programs are not-for-profit organizations.

Kiwanis Hilton Children's Centre was founded in 1982, on the site of a former elementary school.



Kiwanis Hilton Children's Centre currently provides services for more than 500 families in the community. All children with special needs in the community receive services from at least one program in the Centre. Programming is enhanced through a team approach of the services offered.

Five unique not-for-profit organizations work together to provide over 15 programs for children in the Alberni Valley and West Coast communities of Vancouver Island.

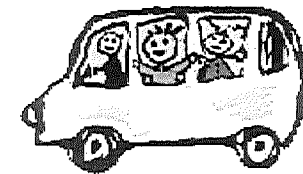
## SERVICES PROVIDED AT KIWANIS HILTON CHILDREN'S CENTRE

- ❖ Licensed group care for infants and toddlers, birth to three years.
- ❖ Licensed group care for children from 30 months to school age.
- ❖ Licensed out-of-school care for children from Kindergarten to Grade six.
- ❖ Special needs wheelchair seating clinics from Sunny Hill Health Centre For Children in Vancouver.
- ❖ Two licensed preschool programs.
- ❖ Recreation programs for parents and tots.
- ❖ Physiotherapy and occupational therapy for children ages 0-19 with developmental delays & disabilities.
- ❖ Preschool speech and language therapy.
- ❖ Early childhood mental health programs for young children, ages 0 to seven, who are displaying behavioral problems and their families.
- ❖ Provision of a range of services for supporting inclusive child care in the community for children who may need extra support.
- ❖ A community wide toy lending library.
- ❖ A community wide grandparents raising grandchildren support group.
- ❖ Community playgrounds.

## FUNDING OF KIWANIS HILTON CHILDREN'S CENTRE

Fund raising has always been an important responsibility of the Centre. Parent fees and the individual programs involved cannot absorb the full costs of operating and maintaining Kiwanis Hilton Centre.

Kiwanis Hilton Centre continues to be grateful for the generosity of the many community organizations, service clubs, charitable foundations, businesses and individuals who have supported them in their goal of providing important services for young children.



**From:** Janette Cormier [<mailto:cormier.ja@gmail.com>]

**Sent:** Wednesday, January 18, 2017 1:17 PM

**To:** Mike Ruttan; Jack McLeman; Sharie Minions; Denis Sauve; Chris Alemany; Ron Paulson; Davina Hartwell

**Subject:** Supporting Truth and Reconciliation in Port Alberni

Hello Mayor, Councillors, and Davina,

I am unable to attend council meetings so thought I would email you all to say that I support the City of Port Alberni following an indigenous-led relationship of healing and reconciliation.

I believe that working with the Tseshaht and Hupacasath on issues is important and I support Councillor Chris Alemany's move to rename Neill St.

There are many of us in Port Alberni that want to move forward towards mutually respectful and healthful relationships with our indigenous neighbours, citizens, friends, and family.

I also strongly believe in working with all Nuu-Chah-Nulth nations that have connection to the Alberni Valley for economic development and job creation. Taking steps towards good relationships (such as changing street names) will in turn have deep, meaningful, and lasting benefits to our beautiful community.

Thank you,

**Janette Cormier, RAc, RH**

Acupuncture and Herbal Medicine

2-5023 Johnston Rd.

Port Alberni, BC

[250-720-7240](tel:250-720-7240)

<http://janettecormier.com>

**From:** Maria Gomez [<mailto:mgomez97@shaw.ca>]  
**Sent:** Wednesday, January 18, 2017 1:21 PM  
**To:** Davina Hartwell  
**Subject:** Support of changing the name of Neill street

Mayor and City Council,

I support changing the name of Neill street so we can stop honouring and protecting bigotry.

Maria Gomez



January 18, 2017

Mayor and Council  
City of Port Alberni  
4850 Argyle Street  
Port Alberni, BC  
V9Y 1V8

**Re: Proposal to work with Hupacasath and Tseshaht First Nation Councils, other Community members and affected property owners to potentially rename Neill Street**

Dear Port Alberni Mayor and Council,

I hope this letter finds you well. I am writing to express my support for the proposal to begin a process to potentially rename Neill Street. I urge you to support this motion, and to move forward with the process in a spirit of reconciliation.

I am not an Indigenous person – my parents come from settler-immigrant backgrounds with roots in England, Ireland, and other places unknown to me. I was raised in Port Alberni, and attended school there from Kindergarten to grade 12.

I am now a law student at the University of British Columbia. This month, the Indigenous Legal Studies Program and Indigenous Law Students Association are hosting an event called “Reconciliation Resolution”. The event asks students to think about three things they can do to work toward reconciliation. I made my resolutions yesterday. The first is to seek out more Indigenous writers and speakers on topics I am learning about. The second is to show up more for Indigenous rights work – by attending more events and offering more support. The third is to speak up more to other White people and settler folks when there is an opportunity to push people to learn, challenge themselves, and take a step in the right direction.

This third resolution guides my letter to you today. I want to ask you what reconciliation might mean to you, as elected representatives of a community that has healing to do.

I am proud to come from Port Alberni, and I love many things about the town: the beautiful rivers and lakes, the openness and honesty of the people, and the hard working and optimistic culture. Port Alberni also, however, has things it needs to confront, be honest about, and do the hard work of changing. Racism against Indigenous people is something I saw often while growing up in Port Alberni. I am seeing it again this week as I hear and watch discussions about the re-naming proposal. It is something that Indigenous people have done so much work to change – but it cannot only be the responsibility of Indigenous people to heal the wounds created by colonization. Settlers have to show up. We have to challenge ourselves to learn. We have to challenge each other.

Choosing to no longer name parts of Port Alberni after a man with a record of White supremacy and extreme racism will not solve these problems overnight. But choosing to continue to honour him in this highly visible way will exacerbate them. It exacerbates them every day. Not acting, in this context, is not a neutral act.

I have a suggestion for what reconciliation might mean for the Port Alberni mayor and council members who come from settler backgrounds. I think it means showing leadership. I think it means having the moral and political courage to do the right thing. I think it means learning about your community's history from an Indigenous perspective. I think it means being ready to engage in tough conversations, from the perspective and position of working to make things right. I think it means welcoming everyone into the conversation, but setting ground rules that exclude the use of words and messages of racial hatred as people make their points.

I have seen people in Port Alberni note that the rest of the country is also watching this discussion. I can tell you that this is true in Vancouver, among the people I know. It should not be your reason for supporting this motion, but I do believe that the community as a whole will benefit from facing its past and moving forward in a positive way. Port Alberni limits its pool of potential residents from diverse backgrounds by having a reputation as having a racism problem. It limits its pool of doctors, teachers, investors, families, and innovators.

I urge you to make a reconciliation resolution. I urge you to support the motion to move forward in a process toward renaming Neill Street.

Sincerely,



Alex Harrison Catchpole  
201-3688 Inverness Street  
Vancouver, BC  
V5V 0C5

**From:** Darren Evans [<mailto:darren.evans@shaw.ca>]  
**Sent:** Wednesday, January 18, 2017 1:55 PM  
**To:** Davina Hartwell  
**Subject:** Neill st name change support

Hello Davina

I just wanted to let council know that I fully support changing the name of Neill Street. Alan Webster Neill is a racist who's name that should not be honoured on a street in Port Alberni.

thank you,  
Darren Evans



**From:** Dennis Dalla-Vicenza [<mailto:dennisdv@telus.net>]  
**Sent:** Wednesday, January 18, 2017 1:56 PM  
**To:** Davina Hartwell  
**Subject:** Mondays Notice of Motion.

To Mayor and Council.

Please note I am opposed to spending tax money on the motion being put forth by Councilor Alemany. His reasoning on this issue is suspect and divisive in its own way and only adds to the problems of the area. Until he started this campaign most people in Port Alberni and area were either unaware of the problem or were complacent to let the names sit as they are.

Instead of ramming his 'solutions' through council why not vote to sit on the problem and ask people, at a later date, for their input at a properly publicized public meeting hosted by the city and local first nations. Reconciliation is only valid if both sides are given equal footing in the final say.

Respectfully

---

Area resident.

**From:** [penn.circlesofcedar@shawbiz.ca](mailto:penn.circlesofcedar@shawbiz.ca)  
**Sent:** January 18, 2017 2:20 PM  
**To:** [davina\\_hartwell@portalberni.ca](mailto:davina_hartwell@portalberni.ca)  
**Subject:** AW Neill renaming

Dear Mayor and Council

As we move to an era of Reconciliation with First Nations Peoples, it is time we address the inappropriate honouring of people that had adversarial and demeaning relationships with the founding nations of this valley.

Please proceed to rename AW Niell School, preferably with a First nations name.

Thank you

Penn Thrasher

Mayor and Council  
City of Port Alberni

January 18, 2016

**Subject:**                    **Motion to Rename Neill Street**

I am writing to express my full support for the renaming of Neill Street. I feel it is imperative that we proceed for the following reasons:

- obviously there are deep scars here and we need to start addressing them, the racism and hate that was recently displayed publicly was atrocious and tells clearly how much work there is yet to do, it revealed a horrible darkness that exists here
- Neill focused his career on oppressing those he didn't think were worthy humans, everyone that was not white: Japanese, Chinese, First Nations – we must make a statement about what is no longer acceptable in our community, that we welcome and value everyone, that we care enough to give respect to them now and desire to help with healing the wrongs of the past
- to not carry through with this renaming now will surely validate and may further fuel the racism we know exists here and things could escalate
- this renaming gesture is a spark on the road to reconciliation, something we must commit to

Additionally, I ask for Mayor and Council to fully embrace the report from the Truth and Reconciliation Commission as well as the United Nations Declaration on Indigenous People. The time has come to start implementing the recommendations. We are miles behind most communities and that simply is not acceptable. .

Thank you for your time.

Shelley Shenton  
3749 6<sup>th</sup> Ave  
Port Alberni BC V9Y 4L9

**From:** [rgisgreat@yahoo.ca](mailto:rgisgreat@yahoo.ca)  
**Sent:** January 18, 2017 2:55 PM  
**To:** [davina\\_hartwell@portalberni.ca](mailto:davina_hartwell@portalberni.ca)  
**Reply-to:** [rgisgreat@yahoo.ca](mailto:rgisgreat@yahoo.ca)  
**Subject:** Neill Street and School

To the Mayor and City Council of Port Alberni:

I am First Nations and I absolutely support re-naming the street. I am a Port Alberni resident and have been for most of my life. There is noticeable racism in this town, so many wonderful things too but the renaming would be a great step towards letting it be known that we are equals here.

Sincerely,  
Rosina Galbraith

To the Mayor Mike Ruttan, and City Council of Port Alberni. Jack McLeman, Sharie Minions, Denis Sauve, Chris Alemany, Ron Paulson, and Dan Washington.

Re: Change of street name Neill Street.

January 18, 2017

From: David Watts

4961 Gallic Road, Port Alberni, BC.

As a member of the Tseshaht First Nation, I would like to give my support to changing the name of Neill Street to a name that is acceptable to the entire community. To me, the name AW Neill represents a man who clearly viewed Japanese and First Nations people as races that were lower than his. So, I feel there needs to be a change in order to build a healthier relationship between the City and the neighboring First Nations, and First Nations people who live in Port Alberni. I dream of a future that we can all build together, and that means letting go of past injustices and discrimination towards minorities in this Country. Personally I would prefer a name more reflective of a unified community, and Ken McRae was a Mayor who reached out and worked with First Nations in building better relationships between us. But, this is only my suggestion, and I am sure there are many other names that are deserving of consideration.

Sincerely,

David Watts.

RECEIVED

JAN 18 2017

CITY OF PORT ALBERTA

To the  
Mayor & City Council:

Please change the name of  
Neill street and Neill School  
to celebrate someone  
less racist.

Matthew Pearson.

Jan 18, 2017





Alberni Valley Drug and Alcohol Prevention Service  
4260A-10<sup>th</sup> Ave Port Alberni BC V9Y 4X3  
250.724.6166

January 18, 2017

To: Mayor and Council,  
City of Port Alberni

Dear Mayor and Council,

On behalf of the Staff and Board of Directors of Alberni Valley Drug and Alcohol Prevention Service, please accept this letter of support for the initiative to change the name of Neill Street.

When our community is given an opportunity for steps toward reconciliation, the community leadership has a responsibility to act. A small act such as a name change can be a supportive move toward creating Cultural Safety for all citizens.

ADAPS wholeheartedly supports and honours acts of reconciliation. These acts assist in creating safer communities and systems within which true healing can begin. This kind of change is in line with the Mission, Values and Ethics of our agency, and the services we deliver to Youth and Families of Port Alberni. We thank the Mayor and Council for its due consideration of this initiative.

Sincerely,

A handwritten signature in cursive script that reads 'Brent Ronning'.

Brent Ronning  
Board Chair  
Alberni Valley Drug & Alcohol Prevention Service



**From:** [valjean@shaw.ca](mailto:valjean@shaw.ca)  
**Sent:** January 18, 2017 3:12 PM  
**To:** [davina\\_hartwell@portalberni.ca](mailto:davina_hartwell@portalberni.ca)  
**Subject:** Changing Name of Neill Street

Hi Davina,

Please post this message to Mayor and Council for their reading.

Thank you.

Mayor and Council,

The community of Port Alberni cannot move forward without achieving truth and reconciliation for the longstanding injustice that eats at the heart of our community.

The subjugation of one people by another and one group holding themselves superior and the other subhuman, has been happening for at least 5000 years. This evil at the root of empire, slavery, and endless warfare, was racialised based on skin colour from the beginning, due to accidents of geography.

After 5000 years, it is certain that institutionalised racism is imbedded in the institutions and psyches of every major nation. No shame in that unless we refuse to recognise it and work to re-educate ourselves and change our behaviours.

After centuries of the openly racist ideology of the British Empire, an unpopular truth after the 2nd World War, Canadians have excelled at hiding from awareness what is detestable about ourselves, pretending that racism is a US problem.

As a person who suffers from PTSD I am aware of the basics of this condition which afflicts this whole town in a big way. Not only victims are traumatised, but also perpetrators are traumatised by the de-humanising act of de-humanising others.

This is Nuuchanulth territory for at least 10,000 years. They are also the fastest growing segment of our population. We can never revitalise our community without truth and reconciliation.

I know for a fact that many people and businesses have been driven out of our community by their discomfort with racist and other hateful attitudes.

The issue of Neill school and Neill Street is already gathering online attention across the continent. Not the image we would have hoped for. We need to redefine our image, but it has to be real.

A traumatised person is re-traumatised when others refuse to accept that the trauma happened or belittle it or say let's forget the past before the traumatised person has had the opportunity to be heard, validated, apologised to, and concrete steps taken to make the apology real.

Coping with unhealed trauma costs our city in dollars and cents as well as image and spirit.

The issue of blatant racist Neill having his name removed from a place of honour on our street and school is a beautiful opportunity to do just that. This is as important to us as toppling statues of Stalin was to communities in the former Soviet Empire.

Making such a concrete and public expression of our human rights stance will be very healing for victims and unrepentant racists alike. Hurtful attitudes thrive in secret and wither when the community takes a public stance against them.

Now we have an urgent and pressing need to make a name change for the future of the whole community.

I suggest it be renamed Goodwin Street for a local hero who, unlike many early labour leaders, was not a racist.

Sincerely,

Stephen Fisher-Bradley

**From:** GABBY OSBORNE [<mailto:gabbyosborne@shaw.ca>]

**Sent:** Wednesday, January 18, 2017 3:53 PM

**To:** Davina Hartwell

**Cc:** Timothy Pley

**Subject:** renaming streets city council

Hello:

I think that spending money is not necessary. It will make confusion for all. Address changes do cost money, as I believe the Daycare center on Neill and 10th it would affect. Any, new streets can be named whatever but not now and rename.. I oppose this and I think I missed the deadline but feel it is important issue. gabby Osborne

Gabriele Osborne (Gabby)

President of Sorority Council 2016 -2017

<http://pabeautiesconclave2017.wordpress.com>

Laureate Beta Iota

Folkfest & Canada Day Parade 2017

Director/Secretary

2292 Anderson Avenue

Port Alberni, BC

V9Y2W8

Anything can bring you peace but yourself." Ralph Waldo Emerson

January 18, 2017

Submitted via e-mail  
Mayor Rattan and City Council,

We, the family of Kelly and Michael Poirier, wish to submit our support for the motion presented by Councilor Alemany to change the name of Neill Street.

Although this is a small step in the process of Reconciliation (which is really a fancy way of saying being and acting in a good relationship with your neighbours and community), as a Tseshah member of this community I honour and welcome this small gesture and step. It is a start towards the change and transformation that we all feel is needed for Port Alberni.

It is interesting that this proposal has managed to unearth and expose much of the not 'historical' but existing and very real sentiments within our community of hatred and bigotry such as those historically demonstrated by Mr. A.W Neill during time of leadership, it is, I fear a symptom that the work of reconciliation within our community, meaningful discussion, education and discourse is incredibly necessary.

This step, and the outrage expressed, has been an essential catalyst for our community to begin facing NOT the truth of our history long past, but the truth of existing currents of racism, indifference, and even hatred that continues to resonate since the closure of our residential school not very long ago in 1979.

I not only support the name change of the street sign, but stand up to support the work, that we all need to do as a community, as local leaders and citizens to talk about what is possibly to ensure we truly do move towards being the community we all imagine and value. I believe that these transformations will be incredibly hard, incredibly uncomfortable, and incredibly necessary to ensure that this is truly the 'community with a heart' as currently I believe we are the community who has had their hearts cracked wide open.

I believe in this community deeply, and that is founded in watching the ways that people truly do step up, come together and care for one another. It comes founded in watching our struggle for identity and resulting resilience through socio-economic hardships and transition.

Everything about this community and everyone I meet here, strengthens my resolve and belief that together we can ALL contribute, show up for each other, and work to do better and be better. Not for ourselves, but for the sake of a better legacy for our grand children and great grandchildren, much better, at the very least than those who came before us. Our small actions, done with tremendous love WILL send a big message about changing our story, and eliminate hate and intolerance in the very fabric of our community.

I am thankful for an opportunity to contribute some thoughts on the way forward and look very much forward to the ways that our local leadership will show courage, fortitude and commitment to shared values of inclusivity, justice and equity as we move forward into reconciliation.

ħeco! ħeco!

Kelly Foxcroft-Poirier



**From:** carolyn jasken [[mailto:carolyn\\_jasken@hotmail.com](mailto:carolyn_jasken@hotmail.com)]  
**Sent:** Wednesday, January 18, 2017 4:12 PM  
**To:** Davina Hartwell  
**Subject:** Street name changes

Dear mayor and Council,

I am writing this letter due to Council man Chris Alemanys request on social media dated Jan 18, 2017 to send in a letter to mayor and council to consider writing a short letter "In Support" of changing the name of Neill street so we can stop honoring and protecting bigotry.

I am writing this letter to "Not support" Mr. Alemanys request of changing the name of Neill street in Port Alberni.

Councillor Alemany in his highly public agenda and position has conducted himself not appropriate of a public official representing his constituents in this day and age and appears has deliberately and without conscience and due diligence provoked incitement to racial hatred. Made inflamatory public speeches, incited inflamatory rumors about an individual(s) for the purpose of spreading racial discontent and ethnic aggravation and perpetuated the above without conscience constituting possible aggravated offenses as a public official and without due diligence and consideration of consequences to the pubic at large, those affected and including costs to any affected resident.

I feel that the city and actions by a member of council has potentially exposed himself, the city and tax payers to litigation in a court of law and unsubstantiated claims that the signs caused harm and are racist, offensive or promote bigotry or any other offenses deemed inappropriate.

It is my opinion that the only harm caused by these signs over all these years recognizing contributions has been caused by the proponent and a rush to judgement of a single man during times of conflict and war. It is not the place of mayor and council to be judge and jury of history, emotions and thoughts and freedom of speech by an individual and legitimate political discourse in the legislature at that time involving national security issues and legitimate policy debate at that time.

It appears the agenda only wishes to punish freedom of speech and the "thoughts" of a singled out man from a long ago era and erase history. This is a slippery slope that could never end, be costly and not solve any of the objectives being sought and places council in the bizaar situation of punishing a persons opinions and thoughts and freedom of speech in the legislature and policy debate. We rightly have laws in place today adopted and established by the founding fathers and mothers and all the bloodied battles fought that came before us for which we should never forget and learn from

We are obliged to remember history and people on street signs that contributed in this community already established. Names such as Anderson, Burde, Maquinna, Elizabeth,

Gertrude etc. Mr. Neill is a part of that history chosen by our pioneers and should not be forgotten or removed. Removing names will not accomplish anything of real tangible substance to meet goals of truth and reconciliation to which I remind council the public at large did not request this mandate of street name changes to be pursued towards truth and reconciliation.

For all of the above I respectfully request you not change the names on street signs and reject Mr. Alemanys agenda of changing street names and work towards goals and identified prioritized needs that will produce results and consider moving forward to healing this multicultural community and our neighbors from the affects caused by this agenda.

C. Jasken

Port Alberni



Lance Boer

3749 Morgan South Crescent  
Port Alberni, BC V9Y 6B9  
778-678-2429  
LBoer@me.com

January 10, 2017

Mayor and Council  
City of Port Alberni  
4850 Argyle Street  
Port Alberni, BC V9Y 1V8

Dear Mayor Ruttan and Councillors,

I am writing today to ask you all to support Councillor Chris Alemany's efforts to rename Neill Street. Councillor Alemany has estimated the cost of this undertaking to be \$5000 total. A few thousand dollars is a small price to pay to put an end to honouring the white supremacist A.W. Neill in our city.

However, I do not support any efforts to "honour his work" in other ways.

Renaming Neill Street as an effort to stop honouring A.W. Neill and then making moves to honour him in other ways is illogical. If the Council wishes for A.W. Neill to be honoured, then it should leave the street name as it is, rather than spending money and effort to move Neill's name from one sign to another.

More importantly, his racism overshadows other work he has done, and celebrating racists for doing good work despite their racism only leads to the erasure of their racism in the public consciousness. The Council should take the stand that espousing of one's support for racist or white supremacist views disqualifies one from receiving recognition for other work they may have done.

Racist should be remembered as racists, and taking a hard line against racism and white supremacy should be an easy stance for the Council to take. It is the morally right choice to make, and in line with the findings of the Truth and Reconciliation Commission's conclusions.

Sincerely



Lance Boer

January 17, 2017

Dear Mayor and City Council

In Nuu-chah-nulth we have the principle of ʔiisaak, which means respect, respect with action. In this time of reconciliation, that is long overdue, I am writing this letter in support of changing the name of Neill Street in Port Alberni. As a Nuu-chah-nulth person, a grandchild of a residential school survivor, and advocate of constructive action towards reconciliation, I would like to see our community take some concrete actions towards reconciling past wrongs done to cultural groups such as, but not exclusively: Nuu-chah-nulth, Japanese, and Chinese in our community.

I believe that upholding and fighting for the legacy of A.W Neill for our community perpetuates damaging colonial attitudes. The history of A.W. Neill is an important one for our community to acknowledge but not to be proud of, not to uphold someone who believed in Canada as “white man’s country,” who acted as an Indian Agent in support of the residential schools and who was a Member of Parliament who opposed Japanese immigration.

Re-naming Neill Street would be a small step in our city’s actions towards reconciliation. I would hope that our Mayor and Council would ʔiisaak and take the name change into serious consideration along with engaging yourselves and our community in a larger discussion about actions towards reconciliation and relationship building.

Čuu

Taaʔisumqa, Dawn Foxcroft

## **TABLE OF CONTENTS**

**PAGE 1 : TABLE OF CONTENTS**

**PAGE 2-3 : RECONCILIATION AND LEADERSHIP - INTRODUCTION**

### **HONOURING A.W. NEILL LEGACY**

**PAGE 4 : HISTORY**

**PAGE 5-6 : WEST COAST AND ALBERNI INDIAN RESIDENTIAL SCHOOLS**

**PAGE 7-8 : DENIAL OF MINORITY AND RELIGIOUS VOTING RIGHTS**

**PAGE 9-11 : ANTI-IMMIGRATION AND WHITE SUPREMACIST ORGANIZATIONS**

**PAGE 12 : JAPANESE INTERNMENT**

**PAGE 13 : CONCLUDING THOUGHTS ON A.W. NEILL'S LEGACY**

### **INDIAN AVENUE**

**PAGE 14 : "INDIAN" AVENUE JUSTIFICATION**

### **PRACTICAL IMPACTS**

**PAGE 15 : INDIAN AVENUE PROPERTIES AFFECTED**

**PAGE 16 : NEILL STREET PROPERTIES AFFECTED**

**PAGE 17 : CONSULTATION**

**PAGE 18-20 : EDUCATIONAL OPPORTUNITIES, COSTS, FUNDING**

**PAGE 21-22 : REFERENCES**

# Reconciliation and Leadership

## INTRODUCTION

**NOTE THIS PAPER IS A DRAFT AND CAN AND WILL CHANGE.  
ALL CONSTRUCTIVE INPUT WELCOME.**

Reconciliation is one of the most pressing issues facing Canada today. Communities across the country have been working with First Nations as well as other cultural groups such as Japanese and Chinese communities to redress the hateful policies of the past.

Justice Murray Sinclair, Chair of the Truth and Reconciliation Commission of Canada states in his opening of the “What we have learned: Principles of truth and reconciliation” document<sup>(1)</sup>:

*All Canadians must now demonstrate the same level of courage and determination, as we commit to an ongoing process of reconciliation. By establishing a new and respectful relationship between Aboriginal and non-Aboriginal Canadians, we will restore what must be restored, repair what must be repaired, and return what must be returned.*

The Principles identified by the Truth and Reconciliation Commission give guidance with both First Nations and as common sense principles for reconciliation efforts with other groups<sup>(1)</sup>:

*#3: Reconciliation is a process of healing of relationships that requires public truth sharing, apology, and commemoration that acknowledge and redress past harms.*

*#4: Reconciliation requires constructive action on addressing the ongoing legacies of colonialism that have had destructive impacts on Aboriginal peoples' education, cultures and languages, health, child welfare, the administration of justice, and economic opportunities and prosperity.*

*#9: Reconciliation requires political will, joint leadership, trust building, accountability, and transparency, as well as a substantial investment of resources.*

*#10: Reconciliation requires sustained public education and dialogue, including youth engagement, about the history and legacy of residential schools, Treaties, and Aboriginal rights, as well as the historical and contemporary contributions of Aboriginal peoples to Canadian society.*

From the TRC Report “Honouring the Truth, Reconciling for the Future”<sup>(1)</sup> (Page 210):

*A just reconciliation requires more than simply talking about the need to heal the deep wounds of history. **Words of apology alone are insufficient**; concrete actions on both symbolic and material fronts are required. Reparations for historical injustices must include not only apology, financial redress, legal reform, and policy change, **but also the rewriting of national history and public commemoration.***

*In every region of the country, Survivors and others have sent a strong message, as received by this Commission: for reconciliation to thrive in the coming years, Canada must move from apology to action.*

In the words of Prime Minister Brian Mulroney in the apology for Internment and disenfranchisement of Japanese Canadians, Canada made a “*solemn commitment... that such violations will never again in this country be countenanced or repeated.*”<sup>(2)</sup>

And in the words of Premier Christy Clark during the 2014 official apology to Chinese-Canadians:

*“While the governments which passed these laws and policies acted in a manner that was lawful at the time, today this racist discrimination is seen by British Columbians - represented by all members of the legislative assembly - as unacceptable and intolerable.”*

## Honouring A.W. Neill Legacy History

From the book "Place Names of the Alberni Valley" by Helen Forde et al.<sup>(3)</sup>:

*"Between Third and Seventeenth Avenue. Named for A.W. Neill, who arrived in Alberni in 1891. He was a pioneer farmer of Cherry Creek, business man (Pioneer Feed Store), Member of the British Columbia Legislative Assembly from 1896-1903, Indian Agent for the West Coast of Vancouver Island 1903-1913. He was Mayor of Alberni 1916-17. He was Independent Member of the House of Commons for Comox-Alberni 1921-1945"*



Mr. Neill was also an Alderman on the first Council of the City of Port Alberni (in image third from left - 1912<sup>3</sup>) and he notably delivered the first Old Age Pension cheque to a resident of Port Alberni<sup>(4)</sup>. Thanks to these high profile positions, Mr. Neill was a well known figure in early 20th

century Port Alberni.

As an Independent Member of Parliament A.W. Neill sat on the Committee that made recommendations to Parliament on Old Age Pensions<sup>(5)</sup>. According to the Canadian History Museum: "When his government finally won a majority in 1926, Mackenzie King followed up on his promise to Woodsworth and Heaps by introducing legislation that became the Old Age Pensions Act in 1927"<sup>(7)</sup>. The Act was presented by the Mackenzie King on April 15 1926.<sup>(6)</sup> The Canadian History Museum also notes: "Status Indians were excluded."

It was A.W. Neill's private members bill that moved Armistice Day to November 11 and renamed it Remembrance Day.<sup>(28)</sup>

**These achievements should still be honoured in ways respectful to Neill's full legacy.**



## Honouring A.W. Neill Legacy West Coast and Alberni Indian Residential Schools

“Their mortality will compare with a similar number of white people after making allowances for their traditions. They have a pernicious habit of abandoning their wives and taking others” - A.W. Neill 1909

Following is some of A.W. Neill’s history as Indian Agent. The letter at left from Neill states<sup>8</sup>: *“These Indians come to maturity so much sooner than whites that it is like keeping white children in a board school until they are 22 or 23. It leads to immorality among the children unless they are watched like convicts.”*

Below is correspondence from Neill in the Department Indian Affairs 1909 Annual Report<sup>9</sup>:

*“Temperance and Morality — Their mortality will compare with a similar number of white people after making allowances for their traditions. They have a pernicious habit of abandoning their wives and taking others, for which, under existing laws.... can not be punished either for deserting their wives or for bigamy when they take another wife.”*

Documents at the website: “thechildrenremembered.ca” quote Principal Motion in 1904<sup>(10)</sup>:

*“The hardest battle fought by our ex-pupils is the persistent endeavour of the older people to make them take part in those dances, so that the dances may be continued in the future.”*

In comments in Parliament in 1936 A.W. Neill confirmed his success as Indian Agent<sup>(11)</sup>:

*“...what is now more properly called the potlatch consists in an Indian who wishes to get a high standing among his fellow men collecting a large quantity of goods.... But that practice gradually died away. **The influence of the white man induced an individualism amongst the Indians, and I was careful to instil that point of view myself when I was Indian agent. I used to point out to them that it left them in poverty...**”*

As a demonstration of some of the trauma experienced at the Alberni IRS, an excerpt from “The Survivors Speak”, a part of the Truth and Reconciliation Report<sup>(1)</sup>.

*“Middle of the night. So, I thought that was one of the things going on there..... I just fell down and cried, and cried, and cried. Finally, he left me alone. And then we went into the dining room.... The next thing I know he had all his clothes off too.... ”*

A.W. Neill, as Indian Agent from 1903 to 1913 held a position of significant responsibility and purpose in those efforts of the state to assimilate First Nations. For this reason he represents a key symbolic figure in that history deserving of scrutiny under the Truth and Reconciliation Report’s goals recognizing the “cultural genocide” of Residential Schools<sup>(12)</sup>

## Denial of Minority and Religious Voting Rights “The Scottish-born parliamentarian declared Canada to be a “white man’s country.” To the everlasting shame of his district...”



It is worth noting that during his six terms the “significant Japanese-Canadian population” in Comox-Alberni as well as other minorities and First Nations were not allowed to vote. A.W. Neill is featured prominently on the Elections Canada and Canadian Museum of History websites on the history of minorities right to

vote<sup>(13)(14)</sup>:

*“In 1936, a delegation of Japanese Canadians asked the House of Commons to extend the franchise to them. Prime Minister Mackenzie King said that he had been unaware that they wanted the franchise. A. W. Neill, MP for Comox–Alberni, an area with a significant Japanese Canadian population, said the request for the franchise was “sob stuff” and “claptrap.”*

Elections Canada quotes A.W. Neill saying Japanese were, *“being spread all over Canada like the smallpox disease. ... This is a white man’s country, and we want it left a white man’s country*

Elections Canada also point out Neill’s leadership in opposition to religious minorities gaining the right to vote.

*“A.W. Neill... said that only “sickly sentimental” MPs wanted Doukhobors to have the franchise. Debating further revisions to the elections act in 1938, Esling, Stirling and Neill again opposed giving Doukhobors the vote... The Doukhobors remained disenfranchised.”*

In 1936-37 during a call for extending the right to vote to Asian immigrants, he worked with MP from New Westminster Thomas Reid on a brief titled **“Opposing Oriental Franchise in the Province of British Columbia”**.<sup>(30)</sup>

Elections Canada says, “After the Second World War, the most virulently anti-Japanese MPs lost their seats to more moderate members, and public opinion began to shift as well.”

Finally, a Globe and Mail column titled "Blocked from polls as an 'Oriental,' he cherishes his vote" from May 2, 2011 states<sup>(15)</sup>:

"A later call for the franchise was dismissed as "sob stuff" and "claptrap" by A.W. Neill, a retired merchant who was the longtime independent MP for Comox-Alberni. The Scottish-born parliamentarian declared Canada to be a "white man's country." To the everlasting shame of his district, the supremacist was re-elected in 1940, his sixth consecutive successful campaign.."

## Anti-Immigration and White Supremacist Organizations

*"we want them to stop standing, pick up their feet, move ahead, make some progress toward bringing about a white British Columbia"*

In his Address in response to the Speech to the Throne on March 16, 1922 A.W. Neill said<sup>(16)</sup>,

*"The important planks [of the King Government] are those with reference to the **restriction of Japanese control of the fishing industry, the immigration of Asiatics, the eight hour law, old age pensions....** And when I suggest that the Government take action in these matters, I mean exactly that the putting of legislation on the statute books. We do not want to have somebody standing up here and proposing an academic resolution or flourishing a flag and saying: **We stand for a white British Columbia.** Mr. Speaker, we in British Columbia are sick to death of seeing and hearing people who "stand for a white British Columbia." The time for that has passed; we want them to stop standing, **pick up their feet, move ahead, make some progress toward bringing about a white British Columbia.** Therefore I stress the point that if the Government will put legislation covering these points into concrete form and pass it, **they can count on my hearty support.**"*

Neill represented a constant voice leader in Parliament even though exclusion leagues like the White Canada Association, "had no adequate support on which to build popular support".<sup>(31)</sup>

Recently, in Vancouver, the Japanese Canadian society protested the Naming of the "Howard Green" Building<sup>(17)</sup> as he was an MP that supported A.W. Neill, they state: "**When A.W. Neill led BC MPs in demanding a halt to further Japanese immigration** in February of that year [1938], Green was the first of many BC MPs to offer support. " The building name was changed in 2007.

Neill has been described in "The Politics of Racism" reproduced at [japanesecanadianhistory.ca](http://japanesecanadianhistory.ca) as a zealot on the topic<sup>(18)</sup>:

*"Indeed some were zealots. Men like Thomas Reid, the Liberal M.P. for New Westminster, and A.W. Neill, an Independent representing Comox-Alberni,*

*had consistently assumed an anti-asian position, using arguments and literature supplied by the White Canada Association...."*

On February 1, 1938 A.W. Neill moved in the House "An Act respecting Japanese Immigration"<sup>(19)</sup> which in his words, "proposes to place the Japanese nation on the same plane as regards immigration to Canada [prohibited], as that occupied by the Chinese during the last fifteen years... and I think has the support of ninety per cent of the people of British Columbia".

He modelled it after the restrictions in place for Chinese immigrants which he said in his remarks <sup>(20)</sup>: "*So you can imagine that the Chinese population is rapidly disappearing.*

When it was defeated by the Government, A.W. Neill brought another proposal with Bill 38. On March 9, 1938, A.W. Neill explained his new Bill in the House<sup>(22)</sup>:

**Prime Minister Mackenzie King:** *What is the bill about?*

**Mr. Neill:** *It is to amend a section 3. To put it in two words, it proposes to add the words "of Europe" to section 3 paragraph (t).*

**Mackenzie King:** *What is the effect of the bill?*

**Mr. Neill:** *--- in addition to the foregoing "prohibited classes," the following persons **shall also be prohibited from entering or landing in Canada:** Persons over fifteen years of age, physically capable of reading **who cannot read the English or the French language** or some other language or dialect commonly spoken by and native to the people of any country, state, province or other political or territorial division **of Europe"***

The Bill would have had the effect of denying anyone who did not read a European Language. Mr. Neill quoted the Pattullo government of BC at the time:

***"Oriental immigration into Canada should be prohibited, and as many orientals as possible returned to their home countries".***

Neill said immediately after in defence of his new Bill:

"While I am anxious to secure the best that can be obtained for the people of British Columbia, in friendliness to the government, too, I should be glad to see them accept this bill because it is a way out of **the un-popularity**



**that will accrue to them if they reject Bill No 11 without accepting some reasonable substitute."**

This rhetoric was in tune with that of White Supremacist Organizations like the Native Sons of British Columbia<sup>(23)</sup>

*"Chinese who have spent forty years within our borders, are today just as Chinese as when they came from their own land. Their traditions, their mental reactions, their habits and their secret contempt [dislike] for ways that are not their own definitely mark them as unfitted [unable] to adopt the responsibilities of a democracy such as Canadians cherish."*

A.W. Neill's Bill 38 was thrown out by the Speaker of the House on a technicality. This same xenophobic rhetoric still reverberates today with groups like Immigration Watch Canada or the Council for European Canadians. Council for European Canadians founder Richard Duchesne is described in Wikipedia<sup>(24)</sup>:

Duchesne criticized a motion of the Vancouver council to investigate discriminatory policies imposed by Whites on Chinese immigrants in the city before 1947 as an exercise in manipulating "white guilt", claiming they have "the goal of taking Canada away from the Europeans and transforming the nation into a multicultural and multiracial society."

A mass email from Immigration Watch Canada sent to Port Alberni City Councillors on January 5, 2017 states<sup>(25)</sup>:

*These and other facts about the detrimental effects of mass immigration on the well being of Canadians are well documented by government statistics and academic research. Unfortunately, governments and the beneficiaries of mass immigration have prevented these facts from reaching wide audiences and allowing political parties to continue to use mass immigration policies for their narrow self-interest. However, the election of President Donald Trump shows that there is a limit to these policies.*

Those pre-1947 policies are directly linked to the policies A.W. Neill referenced, and defended, in his speech on Bill 38 in the House of Commons in 1938 and the debates on Bill 11.

## Japanese Internment

A.W. Neill again represented the extreme. Going so far as to compare Japanese-Canadians to smallpox<sup>(26)</sup>. May 5, 1944 while debating what to do with the Internment Camp residents Neill suggested:

*"It is very much as though we discovered three hundred cases of smallpox in Canada, and instead of segregating them all in one place and providing doctors and nurses to attend them, we spread them over a number of different towns and said, nobody will notice a case of smallpox here and there, and everything will be lovely.*

*On the basis of that theory we are going to start clusters, centres, cancers if you like, of this alien pagan race in every province, all reaching out and spreading out like some evil pool of poison in the province, and by and by they would unite."*

In a previous debate June 30, 1943 Mr. Neill<sup>(27)</sup> that CCF leader Angus McInnis immediately described as "flesh creeping", when asked by MP John Knox Blair on the Japanese internees, "What would you do with them" Neill replied, "Send them back to Japan..." he continued, "you cannot breed a white man in a brown or yellow hide. And you cannot let the brown man boss you."

If Government did not take his advice he threatened he, "would subscribe to the demand to break away from eastern Canada, and have a federation of provinces west of the great lakes".

In Parliament, July 7, 1944 he said when relating conversations held on the issue of voting for Japanese Canadians:

*"I said, "Well, you were aware that those were the conditions to which you were coming when you came here?" And he said, "Yes".. So that all this sob story about the poor Japanese being deprived of their rights is all bunk. They knew the conditions which existed.."*

## **Concluding Thoughts on A.W. Neill**

Mr. Neill's leadership, and direct support of both the Indian Residential School system and with discriminatory efforts against Canadians of Japanese, Chinese and others of non-European descent as well as religious minorities makes Mr. Neill a powerful symbol of a very dark chapter in Canadian and British Columbia history.

His connections with unpopular white supremacist organizations of the day are disturbing. These policies are incompatible with the values of modern Port Alberni and the message of reconciliation with Indigenous peoples under the recommendations of the Truth and Reconciliation report.

It is also at odds with our cooperation with people of all backgrounds in the Alberni Valley including those of Japanese, Chinese and South Asian descent and most notably our formal Sister City relationship with Abashiri, Japan. The School District 70 board is undertaking a parallel effort to rename A.W. Neill school due to the same concerns

## Practical Impacts “Indian” Avenue Justification

### PROPOSAL WITHDRAWN AFTER HFN INPUT



The Canadian Encyclopedia states: “Indian is a term that is now considered outdated and offensive, but has been used historically to identify Indigenous people in South, Central and North America. In Canada, the term is used most often to refer to legally defined identities.”

In Port Alberni it has been historically associated with other negative and racist terminology for local First Nations.

While the term is still often used in official capacities such as Federal and First Nations Ministries and Organizations, discussions with government organs like the BC Business Registry service indicate that requests to use the word “Indian” in a First Nations context have been near zero for many years as First Nations or Aboriginal is preferred. While the use of the word in Business would not automatically be considered objectionable in a Business name it would depend on the context used. Discussions with students indicate any use of the word Indian to refer to First Nations students or people is severely frowned upon and students would be reprimanded for doing so.

However, informal consultation with Hupacasath residents on Indian Avenue has indicated they do not see the name as a problem.

***There is a disconnect between what is deemed acceptable in official government verbiage, versus what is acceptable to First Nations on the reserve, versus what is acceptable to the wider public (non-Aboriginal and Aboriginal) as a whole including accepted business practice.***

## Indian Avenue Properties Affected

Indian Avenue borders the City of Port Alberni on the East side of the road and Hupacasath First Nation (HFN) Ahahswinis 1 Reserve on the West side.

According to BC Assessment there are 14 properties in the CPA ranging from 4959 to 5327 Indian Avenue. There are approximately 5 properties (confirmation needed from HFN) that would be affected on the HFN reserve.



## Options

Existing street names of adjoining roads at Ahahswinis Drive on the HFN reserve or Grandview Road in the CPA could be used as alternate names for Indian Avenue or a completely new

name could be devised. Some properties may be able to be re-designated to the cross streets of Pleasant Road or Wilkinson Road.



A walking path could be created along one or both sides of the street that would provide a safe route with interpretative signage explaining some the history of the area and of efforts towards reconciliation.

## Costs

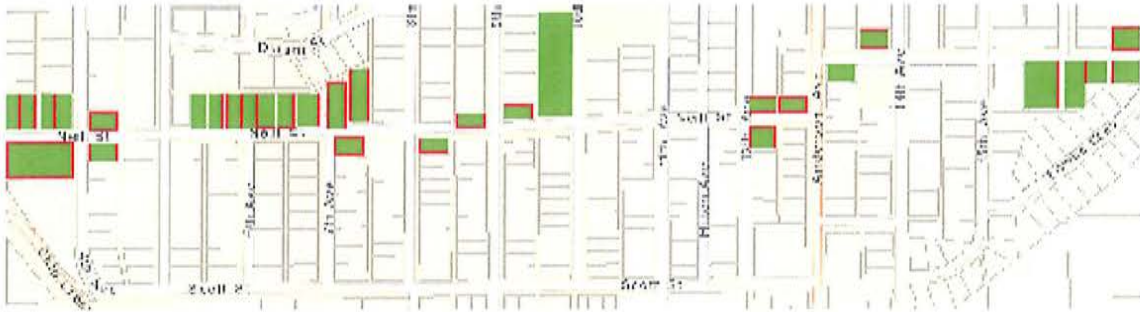
There are 4 Indian Avenue street signs. At an estimated cost of \$110 each, total cost to City would be \$440. There are only residential properties on the street.

Canada Post reports municipally initiated residential address changes are free to residents unless Mail Forwarding is used.



## Neill Street Properties Affected

Neill Street runs from 3rd Avenue in the West to Fowlie Cresc/17th Avenue in the East. Affected addresses span from 3615 to 4950 Neill Street.



There are approximately 31 properties with Neill Street addresses including at least one non-residential address. Those addresses are shaded green in the picture above according to BC Assessment. Many properties bordering Neill Street are assigned to cross streets.

## Options

Depending on planning department conventions and regulations, cross streets could be used as alternatives for 16 of the 31 addresses depending on the preferences of the owner. Options for the new name of the street and for property owners suggestions and preferences would be communicated with them in writing after initial consultation.

## Costs

There are approximately 27 Neill St. street signs. At an estimated cost of \$110 each, the total cost to the City would be \$3000. There are mostly residential properties on the street (on either the Hupacasath or City of the avenue). Canada Post reports municipally initiated residential address changes are free to residents unless Mail Forwarding is used.

Hilton Centre, at 4325 Neill Street houses multiple non-profit organizations that would be required to change their address. They may incur large costs and the City should budget \$10000-\$20000 to assist with those costs.

## **Consultation**

Hupacasath and Tseshaht First Nations Councils must be equally and fully engaged and supportive of the process. The Nuu-chah-nulth Tribal Council would also be an excellent support for reconciliation work.

Once a decision has been made to investigate the issue, property owners must be consulted in writing of the City's intent and justifications for doing so which could include this document. Property owners must be informed of any potential costs or inconveniences and ways to mitigate them. Suggestions and feedback on the issue should be sought from both property owners and the general public on implications for the community, opportunities for healing, education and reconciliation work, and new names for the streets.

Comment should be sought from Japanese-Canadian, Chinese-Canadian and other cultural groups in Port Alberni and in the region that may have dealt with the history and effect of A.W. Neill from an immigration perspective.

## **Overall Educational Opportunities, Costs, Funding**

### **Education and Healing Ceremonies and Memorials**

As this initiative potentially exposes wounds or re-ignites suffering to do with residential schools, Japanese internment, and other hateful periods of our history it would be important for the City to work with all involved on educational opportunities, healing ceremonies and memorials that explain the significance of the changes to the community and the history of the people and places involved in a way that can begin to heal those past harms and bring the entire community together.

One idea may be to create a walking path along Indian Avenue (which currently does not have a sidewalk) that would include interpretive signage relating to the history of the Hupacasath peoples and the relationship between Hupacasath and the City of Port Alberni.

Another idea could be for Aboriginal symbols to be stamped on the sidewalk corner stones along Neill Street which also bear Neill's name or a plaque could be installed on City property that would explain Neill's significance to the community both from Colonial, First Nations, and Immigration perspective.

Another idea, in order to honour A.W. Neill's work as MP could be to install a cairn/plaque in the Josephine Street Cemetery that recognized his Bill that set November 11 as the date for Remembrance Day. Similar efforts could be taken to honour his work on the Committees that recommended a National Old Age Pensions program to Parliament.

## Costs

### To Residents:

Costs to residents must be determined as accurately as possible and communicated with the public. A preliminary investigation indicates:

- Canada Post: Free for Municipal Changes
- Drivers License and Medical Services Plan: Free
  - <https://www.addresschange.gov.bc.ca>
  - Call 1 866 775-0011 (8AM-5PM Monday to Friday)
- BCID as a Driver: Free
  - <http://www.icbc.com/driver-licensing/getting-licensed/Pages/Change-your-address-or-name.aspx>
  - Call 1-800-950-1498
  - In Person at an ICBC Drivers License Office (7th and Wallace)
- BCID as a Non Driver: Free
  - Call 1-800-950-1498
- Passport: Free - <http://www.cic.gc.ca/english/passport/help/general.asp>
- Mastercard/Visa/AMEX: Free
  - Free Online or Phone (back of Credit Card)
- Bank: Free
  - Free Online or Phone (back of Debit Card)
- Land Title: No change required (relies on legal, not civic address), no fee.
- Wills: No need for change.
- Business License: Change at time of annual renewal automatic by City.

### To Non-Residents:

Hilton Centre / Outreach Therapy is a facility housing a number of non-profit services for children and other community groups at Neill and 10th Avenue. It is the only active non-residential business property affected by the proposal. There may be more significant costs associated with administrative issues that the City should attempt to cover in whole or in part. An estimate of this cost should be able to be obtained from Hilton Centre and every effort should be undertaken to

cover. Cost of **\$16000**(29) is a preliminary estimate and may be greater or less and should be covered by the City.

**To City:**

The production of street signs is expected to cost approximately \$110 per sign. There are approximately 31 signs affected. **Estimated cost ~\$4000.**

The City should cover the non-residential costs for businesses like Hilton Centre. **Estimated cost: \$16000**

Neill Street includes stamped names in the corner sidewalk stones. These could be replaced, so as to also improve accessibility by creating better ramps to street level but would add to the cost. The corners could be left as is as a reminder of the Street's historic name or even a new stamp added signifying the reconciliation work the City has done. **Estimated cost: \$0**

Further work to honour A.W. Neill's other contributions could include a cairn and plaque in the Josephine Street Cemetery commemorating his Bill that designated November 11th as Remembrance Day. A suitable plaque to explain and commemorate his work on Old Age Pensions could be installed at the Alberni Valley Museum or another location. Costs for these commemorations is unknown at this time. **Estimated cost: Unknown.**

**Funding Opportunities:**

**Residents:**

As the City may not be able to grant monies to individuals, this would be a good opportunity for fundraising to cover any costs of residents. A local community organization or individual could start a funding drive including perhaps a GoFundMe type internet initiative with any excess funds being donated to an appropriate Reconciliation or Immigration related charity. The City should investigate any interested groups or individuals that would be willing to take on this fundraising.

**Non-Residents:**

The City should budget an amount that would cover part or all of the costs associated with the Outreach Therapy facility's administrative costs for the change. A maximum of **\$16000** would seem appropriate.

**City Costs:**

As this initiative falls under Reconciliation work mandated by the TRC and the Government of Canada, every effort should be made to investigate granting opportunities from all levels of Government. Our Members of Parliament and of the Legislative Assembly should be able to advise the City on funding opportunities.

Some possible Granting sources include:

Inter-Action: Multiculturalism Funding Program

<http://canada.pch.gc.ca/eng/1469471946307>

The Canada 150 Program through Province of BC

<http://www.civicinfo.bc.ca/grants?grantid=759>

UBCM: Community to Community Forum

<http://www.ubcm.ca/EN/main/funding/lgps/community-to-community-forum.html>



## References

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- 2 Government of Canada - "20th Anniversary of the Canadian Government's Formal Apology for Japanese Internment during World War II": <http://www.cic.gc.ca/english/multiculturalism/asian/20years-jap.asp>
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- 5 Canadian Hansard - via LIPAD <http://www.lipad.ca/full/permalink/740593/>
- 6 Canadian Hansard Debates - via Library of Parliament [http://parl.canadiana.ca/view/oop.HOC\\_1501\\_63\\_01/217?r=0&s=1](http://parl.canadiana.ca/view/oop.HOC_1501_63_01/217?r=0&s=1)
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- 9 Annual Report of the Department of Indian Affairs for the Year Ended March 31 1909: [http://archives.algomau.ca/main/sites/default/files/2010-011\\_001\\_043\\_Part1.pdf](http://archives.algomau.ca/main/sites/default/files/2010-011_001_043_Part1.pdf)
- 10 Residential School Archive Project - *The Children Remembered* <http://thechildrenremembered.ca/school-locations/alberni/>
- 11 Hansard A.W. Neill March 20, 1936 on Potlaches <http://www.lipad.ca/full/permalink/1086237/>
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- 13 *A History of the Vote in Canada - Elections Canada* <http://www.elections.ca/content.aspx?section=res&dir=his&document=chap3&lang=e>
- 14 *A History of the Vote in Canada - Canadian Museum of History* [http://www.historymuseum.ca/cmhc/exhibitions/hist/elections/el\\_037\\_e.shtml](http://www.historymuseum.ca/cmhc/exhibitions/hist/elections/el_037_e.shtml)
- 15 Blocked from the polls as an 'Oriental' he cherishes his vote: <http://tomhawthorn.blogspot.ca/2011/05/blocked-from-polls-as-oriental-he.html>
- 16 Hansard A.W. Neill March 16, 1922 - <http://www.lipad.ca/full/permalink/620136/>
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- 28 PRIVATE MEMBERS' PUBLIC BILLS PASSED BY PARLIAMENT - <http://www.lop.parl.gc.ca/parlinfo/compilations/HouseOfCommons/legislation/privatememberspublicbills.aspx>
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<http://documentslide.com/documents/japanese-internment-and-uprooting-in-1942-a-racial-issue.html>
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# 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: Davina Hartwell, City Clerk

DATE: January 18, 2017

ATTACHMENTS: January 3<sup>rd</sup> 2017 Letter from Roland Smith

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**SUBJECT:** Response to Letter – Roland Smith January 3, 2017

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**Issue:**

At a regular meeting on January 9<sup>th</sup> 2017 Council for the City of Port Alberni received a letter dated January 3<sup>rd</sup> 2017 from Roland Smith. Council referred the letter to the CAO for response.

**Discussion:**

The January 3<sup>rd</sup> 2017 letter from Roland Smith contained a number of questions. This report copies or paraphrases each of those questions below, and provides a response where appropriate. Mr. Smith's entire letter is attached for reference.

In some cases Mr. Smith's letter asks or infers questions about the basis for decisions made by Council, the Western Vancouver Island Industrial Heritage Society (WVIHS) or the McLean Mill Board of Management (BOM). This report does not speculate as to the basis for decisions made by those bodies.

**Question 1:** *What is the status of the physical condition of the in-situ assets at the mill site, and what costs are anticipated to repair/maintain them in the next 2 years, 5 years, or 10 years?*

**Response 1:** In the early 1990's significant work was undertaken at McLean Mill to refurbish existing heritage structures, to install new equipment and erect new buildings. Since that time the condition of historical structures at McLean Mill and the non-historical assets (visitors center, gift shop, office building) has declined. While considerable maintenance and restoration work has been undertaken since the 1990's, there remains significant work to be done.

The failures in 2016 of the fire pump and the visitor center furnace are indications that the McLean Mill facility structures and equipment will require refurbishing and/or replacing in coming years. The City has not yet budgeted for all of these costs.

The City is working with the McLean Mill Society to develop a 5 year capital replacement plan and budget.

**Question 2:** *Has the longevity of the railroad been considered, and what costs are anticipated to repair/maintain the railway for the next 2 years, 5 years, or 10 years?*

**Response 2:** The City has not developed a long term plan for maintenance of railway infrastructure utilized by Alberni Pacific Railway. This work should be done in conjunction with WVIIHS.

**Question 3:** *Has the impact of reduced visitor traffic on sales at the restaurant or attendance at the mill been considered, should the railroad no longer be able to operate?*

**Response 3:** The McLean Mill Society is actively working on a business plan for McLean Mill that addresses their mandate. That mandate includes reducing the annual subsidy provided by the City. The McLean Mill Society's emerging vision for McLean Mill includes the controlling of expenditures and the increasing of revenues from site rentals, both of which may reduce McLean Mill financial dependency on visitors arriving via Alberni Pacific Railway.

**Question 4:** *Why did council authorize the spending of tax money to purchase restaurant equipment with no sales documents on hand, no third-party appraisals done on the equipment, and no business plan presented?*

**Response 4:** During 2016 WVIIHS entered into an agreement to purchase commercial kitchen equipment for McLean Mill. As the City understands it, the purchase involved a \$10,000 down payment, as well as a \$15,000 payment by December 31 2016, and a final payment of \$20,000 due by December 31 2017 (total \$45,000). On December 12<sup>th</sup> 2016 Council for the City of Port Alberni made a decision to pay to the vendor the \$15,000 installment that was due by December 31 2016 and pay \$10,000 to WVIIHS, effectively assuming from WVIIHS their interests as purchaser of the commercial kitchen equipment.

Prior to the end of 2016 a new purchase agreement was reached between the City and the vendor of the commercial kitchen equipment that involved the City purchasing the commercial kitchen equipment for a total cost to the City of \$25,500. That purchase has now been completed.

The decision to purchase the commercial kitchen equipment was based in part on advice that Council received from the McLean Mill Society.

**Question 5:** *Why is Mr. Collette negotiating with the vendor if it was not he or his board who made the decision to enter into an agreement of sale and purchase between the vendor and the I.H.S. for the restaurant equipment in the first place?*

**Response 5:** Bill Collette had been a member of the McLean Mill Advisory Committee since 2015, and was on the Board of Management in 2016 when the BOM collaborated with WVIIHS on the decision to purchase commercial kitchen equipment. Mr. Collette is now the President of the McLean Mill Society. In his capacity as President of the McLean Mill Society Mr. Collette was engaged to negotiate a new purchase agreement with the vendor. The City's CAO worked closely with Mr. Collette on the negotiation.

**Question 6:** *Mr. Collette said he had no knowledge of the books of the I.H.S., but members of the I.H.S. were present in council chambers during the discussion on restaurant equipment. Why didn't council ask the I.H.S. to present documentation regarding this transaction for council's perusal before council made a decision to purchase the restaurant equipment?*

**Response 6:** Not known.

**Question 7:** *The restaurateur selected to operate the recently purchased kitchen equipment, had shut down his own restaurants on more than one occasion previously. Why was this particular restaurateur selected, considering the track record of this operator?*

**Response 7:** The decision to purchase commercial kitchen equipment was made by WVHHS with input from the BOM. City Council and City staff were not involved in that decision.

The City understands that at the time that the commercial kitchen equipment was purchased there was consideration that the vendor of that equipment would install and operate the kitchen at McLean Mill. That did not come to be.

**Question 8:** *Did council determine what the margins are for full service and limited service restaurants before deciding to support the McLean Mill Society's directors' idea to "get in the game?"*

**Response 8:** Council did not receive such information.

**Question 9:** *Some restaurants in town, as a part of their business operations, already provide catering to weddings and other large events. And now, the directors of the McLean Mill Society believe they should get into the catering business at McLean Mill. Has the possibility been considered by council that owners of local restaurants, after they've paid annual property taxes and license fees on their businesses to the city, paid their residential property taxes to the city, and who ironically may also have paid annual Chamber of Commerce membership fees, may not accept the notion that the city would spend their tax dollars to permit the McLean Mill Society to compete against them for business in the special events and catering market?*

**Response 9:** Limited food service has been offered for visitors at McLean Mill for a number of years.

The City currently operates concessions serving hot food and beverages in other City-owned facilities, and provides kitchen equipment at some City-owned facilities available for use by caterers. The City also contracts the use of a City-owned commercial kitchen concession at Echo Park fieldhouse.

Providing commercial kitchen facilities at McLean Mill is envisioned to provide enhanced food services for visitors as well as supporting the rental of the facility for catered events such as weddings. This is consistent with current practices in some other City-owned facilities, as noted above.

The McLean Mill Society has expressed a vision that, through improved food services and catering opportunities at McLean Mill, the level to which City taxpayers support the operation and maintenance of McLean Mill will decrease.

**Question 10:** *The sewerage regulations require properly functioning, and adequately sized septic tanks and fields. From page 87, paragraph 1, sentence 2 of the Commonwealth Historic Resource Management Report, the same report referred to by Mr. Collette: "An engineering study will be required to estimate the sewage needs, identify the most appropriate locations for septic tanks, and to determine whether additional treatment facilities will be required." The report is*

*over 20 years old. It predates the engineering study suggested. Sewerage regulations have changed over the past 20 years.*

*Was an engineering study completed as recommended in that report? Where does this study reside, if it was completed? Has anyone asked about its existence?*

**Response 10:** No engineering report for the sewerage system has been located.

**Question 11:** *Has the local office for Provincial Environmental Health been contacted for records they may have on file regarding the status of the septic field at the McLean Mill site? Is the site compliant with current sewerage regulations?*

**Response 11:** The capacity for the current McLean Mill sewage management system to accommodate a commercial kitchen is currently being investigated. Island Health has been contacted as part of that investigation.

**Question 12:** *Giving it “two more years to see where we’re at” is hardly a business plan for the McLean Mill site. There should be clearly defined benchmarks set out to measure progress, or lack of it, before committing more millions of dollars in aggregate of city taxpayers’ money to McLean Mill over the coming years.*

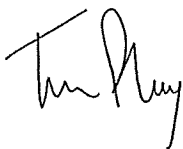
*Will those benchmarks be established, and once established, are they realistically attainable?*

**Response 12:** The McLean Mill Society will be bringing forth to Council for the City of Port Alberni both an operating vision for McLean Mill and a Five Year Financial Plan. The establishment of benchmarks and the attaining of those benchmark goals will be best considered at the time that the operating vision and financial plan are considered.

**Recommendation:**

It is recommended that Council receive this report for information.

*That the report dated January 11, 2017 from the Chief Administrative Officer providing responses to Mr. Roland Smith regarding the McLean Mill, be received.*



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Timothy Pley  
Chief Administrative Officer



RECEIVED

JAN 03 2017

CITY OF PORT ALBERNI

January 3rd, 2017

Dear Mr. Mayor and Councillors:

We are in a 15 second, sound-bite world, but it takes at least five minutes or more to explain some topics. Complex or substantive issues cannot be reduced to grab-all summaries of one or two paragraphs, so please bear with me.

The public learned at the November 14, 2016 council meeting that the McLean Mill Board of Management has decided to pursue the operation of a restaurant at McLean Mill. At the December 12, 2016 council meeting, Bill Collette urged council to move forward with the purchase of commercial restaurant equipment. The reason articulated by Mr. Collette for doing so was because the Directors of the just incorporated McLean Mill Society strongly believe that having a restaurant is a critical piece to economic success at the mill. Council concurred by a 5-2 decision, with Councillor Sauv  and Mayor Ruttan voting against.

We also learned that taxpayers were being asked to plug a \$55000 hole in the 2016 I.H.S. budget, in large part because of confusion, misunderstandings, subtle persuasion or other issues between the Board of Management and the I.H.S. that caused the I.H.S. to purchase used restaurant equipment in order to operate a commercial kitchen at the mill.

The state of the septic system was raised by Mayor Ruttan, but no clarification regarding the status of the sewerage system at McLean Mill was determined at the meeting, nor was there direction given to determine that status before proceeding with building a restaurant.

The railway is being relied upon to transport the majority of customers to the mill - customers that the restaurant will need for sales. No one discussed the status of the railroad. Unless members of the I.H.S. or the directors of the McLean Mill Society can offer qualified, legally sanctioned railroad inspections, and who are also authorized to issue permits for the railway to transport passengers, then it would be prudent for council to have the railway assessed by the proper authority to determine its short, mid and long-term status. The untrained eye can see that the railroad, without significant repair work done soon, will not last long.

Full service, or sit-down restaurants, have an average net margin of 3.5%. This means the mill restaurant must have 50000 patrons paying \$20 per lunch to generate \$1 million gross sales, to net a \$35000 margin. The problem is, the average attendance at the mill for more than a decade is about 13000 people annually, and \$35000 hardly moves the needle on reducing the total annual taxpayer contribution to this facility. Yet a restaurant would expose taxpayers to regulatory and compliance risk, and the vagaries of several other uncontrollable input costs.

Despite all of this, council appears to view the rank of projects in this order: restaurant first, then septic, then railroad. It should be the other way around: railroad first, then septic, then restaurant. Without knowing the status, and not taking apparent steps to date to pre-determine the status for the railroad and septic, there is no point spending money building a restaurant, if the costs for the first two blow the premise for operating the third one right out of the water. And the premise for



operating the third becomes less convincing after a cursory look at how the math for that one works out. What was discussed, but more importantly, what wasn't discussed at the last couple of meetings, has raised a lot of questions, many of which should have been asked at those meetings.

What is the status of the physical condition of the in-situ assets at the mill site, and what costs are anticipated to repair/maintain them in the next 2 years, 5 years, or 10 years?

Has the longevity of the railroad been considered, and what costs are anticipated to repair/maintain the railway for the next 2 years, 5 years, or 10 years?

Has the impact of reduced visitor traffic on sales at the restaurant or attendance at the mill been considered, should the railroad no longer be able to operate?

Why did council authorize the spending of tax money to purchase restaurant equipment with no sales documents on hand, no third-party appraisals done on the equipment, and no business plan presented?

Why is Mr. Collette negotiating with the vendor if it was not he or his board who made the decision to enter into an agreement of sale and purchase between the vendor and the I.H.S. for the restaurant equipment in the first place?

Mr. Collette said he had no knowledge of the books of the I.H.S., but members of the I.H.S. were present in council chambers during the discussion on restaurant equipment. Why didn't council ask the I.H.S. to present documentation regarding this transaction for council's perusal before council made a decision to purchase the restaurant equipment?

The restaurateur selected to operate the recently purchased kitchen equipment, had shut down his own restaurants on more than one occasion previously. Why was this particular restaurateur selected, considering the track record of this operator?

Did council determine what the margins are for full service and limited service restaurants before deciding to support the McLean Mill Society's directors' idea to "get in the game?"

Some restaurants in town, as a part of their business operations, already provide catering to weddings and other large events. And now, the directors of the McLean Mill Society believe they should get into the catering business at McLean Mill. Has the possibility been considered by council that owners of local restaurants, after they've paid annual property taxes and license fees on their businesses to the city, paid their residential property taxes to the city, and who ironically may also have paid annual Chamber of Commerce membership fees, may not accept the notion that the city would spend their tax dollars to permit the McLean Mill Society to compete against them for business in the special events and catering market?

It is one thing to provide some form of food service to a "captive" audience who, by the nature of being at the mill site, would not be available to patronize other local restaurants for a lunch. But in my view, it is another thing entirely to step outside of that service and use public money to compete against private sector businesses in a subset of the economy, such as catering services for example.

The sewerage regulations require properly functioning, and adequately sized septic tanks and fields. From page 87, paragraph 1, sentence 2 of the Commonwealth Historic Resource Management Report, the same report referred to by Mr. Collette: “**An engineering study will be required to estimate the sewage needs, identify the most appropriate locations for septic tanks, and to determine whether additional treatment facilities will be required.**” The report is over 20 years old. It predates the engineering study suggested. Sewerage regulations have changed over the past 20 years.

Was an engineering study completed as recommended in that report? Where does this study reside, if it was completed? Has anyone asked about its existence?

Has the local office for Provincial Environmental Health been contacted for records they may have on file regarding the status of the septic field at the McLean Mill site? Is the site compliant with current sewerage regulations?

There may be a substantial septic system already in place, if earlier councils believed and acted on the findings in the Commonwealth Historic Resource Management Report. How is this possible? Well, the report’s authors stated, along with their restaurant recommendation, their prediction for attendance of 116000 in the first year of the attraction’s opening in 1997, and growing to 143000 by 2007. That would make the installation 20 years ago of an adequate septic system that would accommodate the 400 people predicted to be regularly on the site at any one time while the facility was open, a foregone conclusion. None the less, it should be verified if this was done.

At recent council meetings, some councillors expressed that it was “late in the game” for having this discussion. I disagree. Taxpayers weren’t aware of any of this until late in the game, despite obvious discussions taking place on the issue outside council chambers. And now this taxpayer, and others, want to know why council would move forward on this venture without having first addressed the issues outlined above. Still, council authorized spending of taxpayer money to proceed on building a restaurant, in part because they do not wish to burden their new volunteer board of directors with city budgetary issues. That is antithetical to council’s first responsibility, which is to taxpayers. It is *never* too late in the game to revisit how taxpayers’ money is being spent. The I.H.S. volunteers, the McLean Mill Board of Directors, the C.A.O. or other senior staff do not have authorization to spend money in this manner until that authorization is given by a resolution of council. And to give the authorization to spend the money, council should first know as much as possible about the substance of the topic before doing so.

Giving it “two more years to see where we’re at” is hardly a business plan for the McLean Mill site. There should be clearly defined benchmarks set out to measure progress, or lack of it, before committing more millions of dollars in aggregate of city taxpayers’ money to McLean Mill over the coming years.

Will those benchmarks be established, and once established, are they realistically attainable?

I look forward to learning the answers to the above.

Respectfully submitted,  
Roland Smith



# CITY OF PORT ALBERNI


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## PLANNING DEPARTMENT

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TO: Tim Pley, CAO  
FROM: Scott Smith, City Planner  
DATE: January 18, 2017

I concur, forward to next Regular  
Council Meeting for Consideration:



Tim Pley, CAO

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**SUBJECT: DEVELOPMENT APPLICATION**  
**Development Permit – 4410 Glenwood Drive**  
Lot 2, District Lot 1, Alberni District, Plan VIP7078 Except part in plan  
47468 (PID: 005-813-131)  
**Applicant:** Rose Zilliken

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### **ISSUE**

At issue is the consideration of an application for Development Permit No. 16-05 to facilitate the construction of a steel frame building at 4410 Glenwood Drive.

### **BACKGROUND**

The owners of 4410 Glenwood Drive are planning to construct a new metal storage building on the property. The property is zoned M1 – Light Industry and is within Development Permit Area No. 3 (Industrial Development).

### **DISCUSSION**

The property at 4410 Glenwood has two existing light industrial buildings with majority of the property being graveled and lightly used as storage and truck parking.

The new owners of the property are proposing to construct a large 1300 m<sup>2</sup> (14,000 ft<sup>2</sup>) metal building. The proposed use of the building will be to store boats and boat trailer packages and marine related products.

The site plan shows the location of the proposed metal building on the north side of the property in front of one of the existing buildings. The existing access points from Glenwood Drive will be maintained. The existing gravel area to the south of the proposed building will be used for the loading and unloading into the building. The existing grass area south of the gravel loading area will be cleared and cleaned up to be used for parking. The amount of parking available will exceed the requirements of the Zoning Bylaw.

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The building will be slate gray in colour and of full metal construction. There are two large bay doors are on the south side of the building. The building will have lighting on the sides of the building. This lighting will be directionally down lite to provide adequate lighting for the outside of building with no impact on adjacent properties

**CONCLUSIONS**

The Planning Department supports the issuance of a Development Permit to allow for the construction of the new marine storage building at 4410 Glenwood Drive.

**RECOMMENDATION**

1. *That Council for the City of Port Alberni approve Development Permit No. 16-05 and that the City Clerk be authorized to sign the permit.*

Respectfully submitted



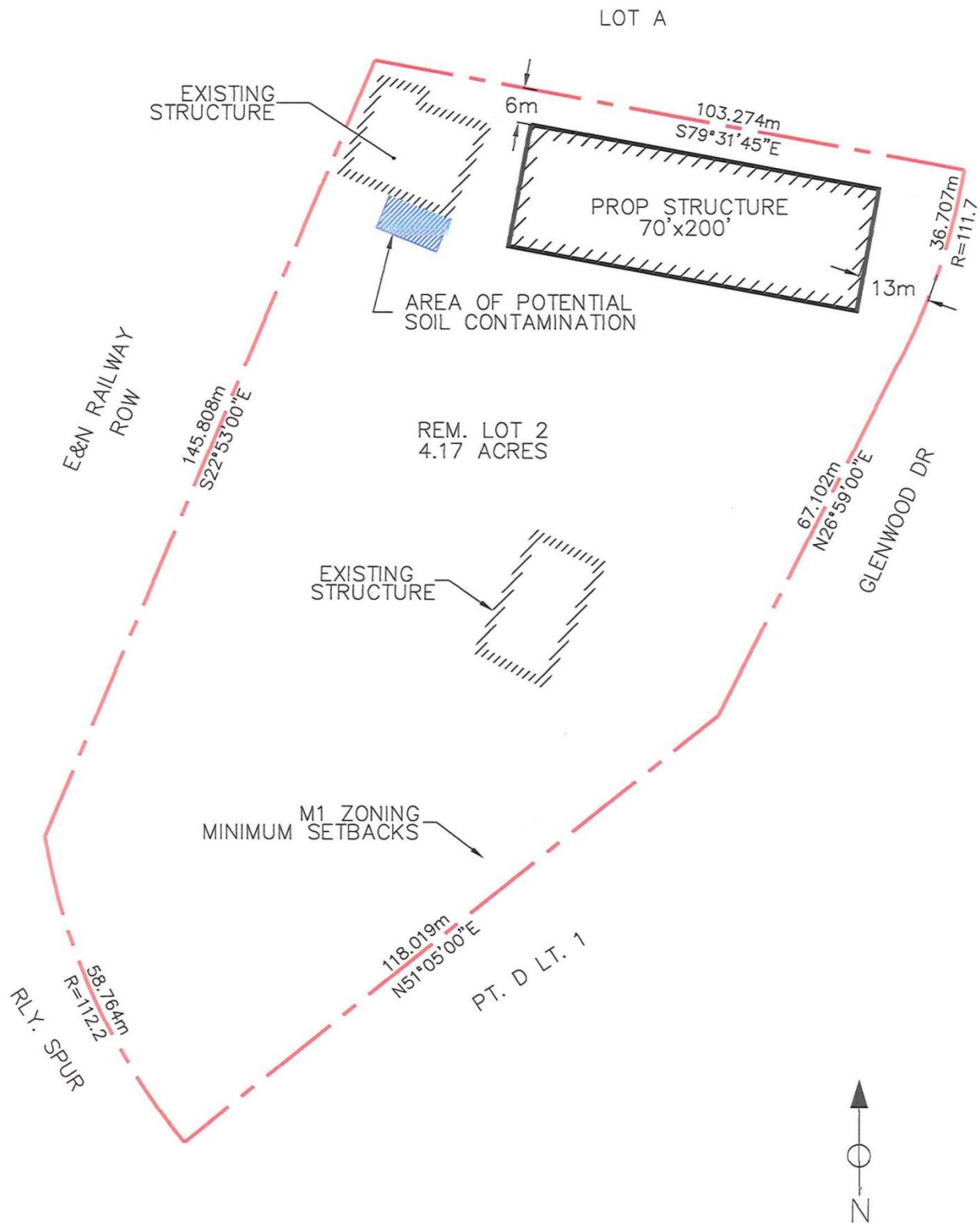
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Scott Smith, MCIP  
City Planner



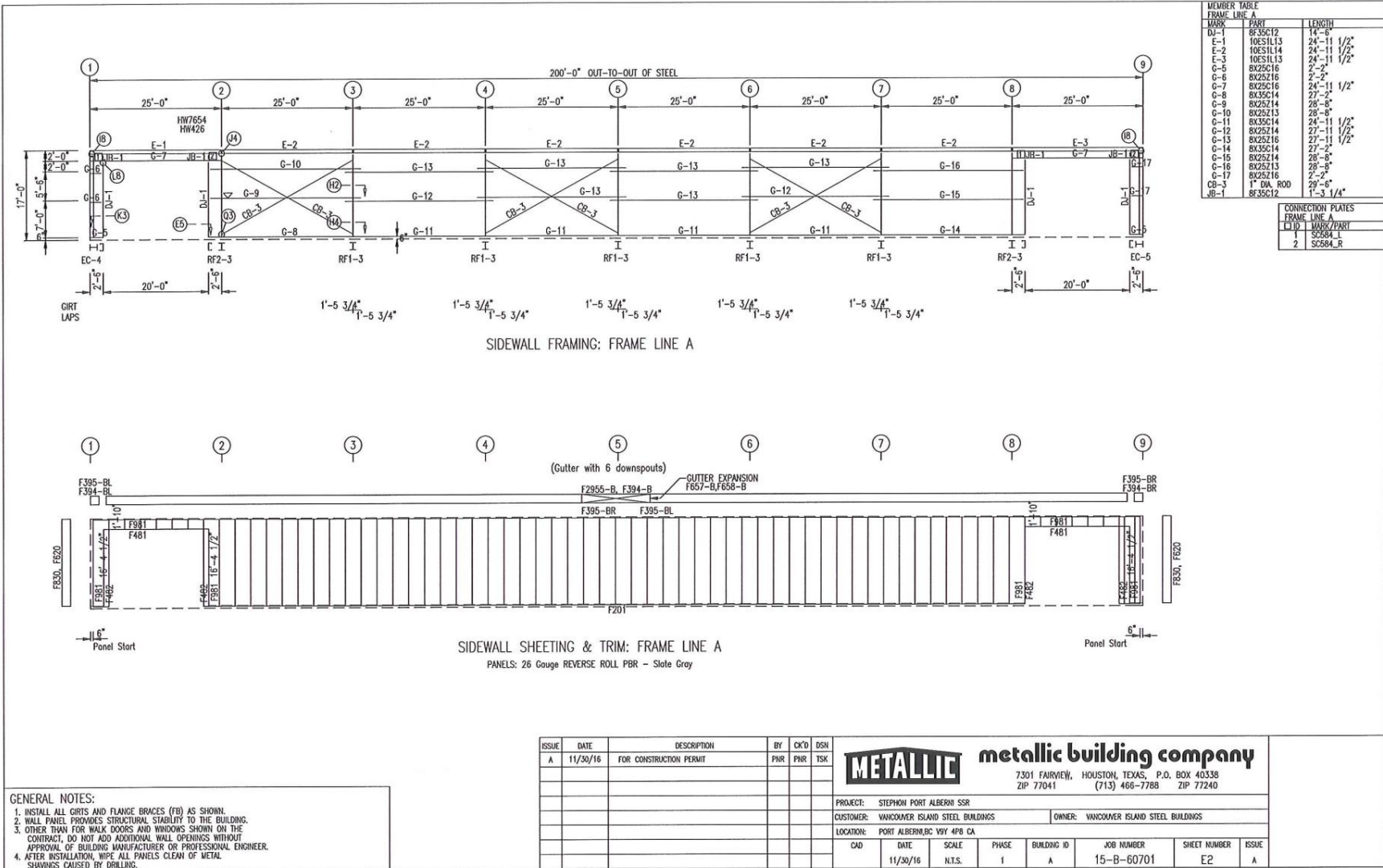


SUBJECT PROPERTY – 4410 GLENWOOD DRIVE



4410 GLENWOOD DR SITE PLAN  
SCALE = 1:750





**GENERAL NOTES:**

1. INSTALL ALL GRIS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

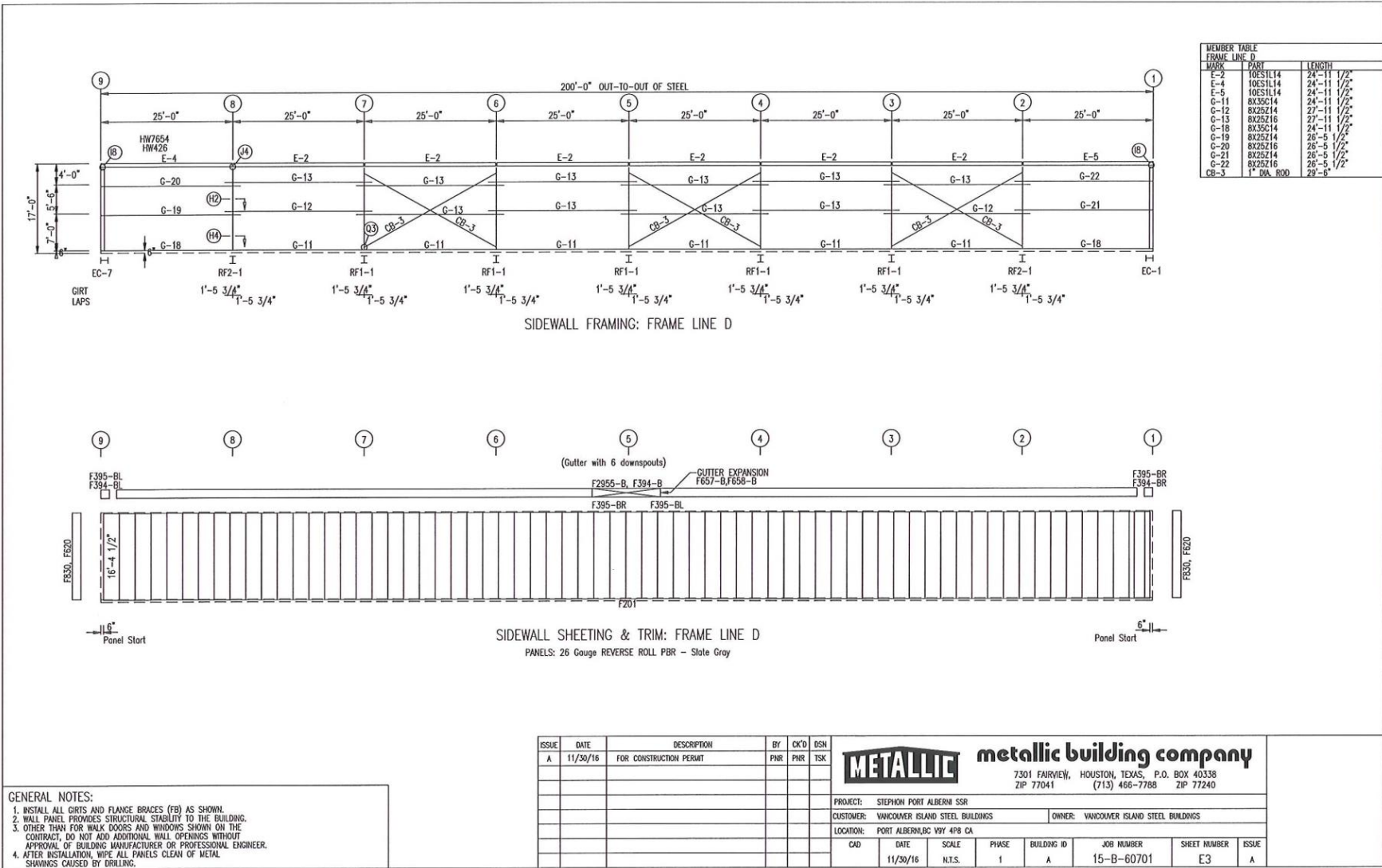
ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

**METALLIC** metallic building company

7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
CUSTOMER: WACOMBER ISLAND STEEL BUILDINGS OWNER: WACOMBER ISLAND STEEL BUILDINGS  
LOCATION: PORT ALBERNI BC V04 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	I	A	15-B-60701	E2	A



MARK	PART	LENGTH
E-2	10ES1L14	24'-11 1/2"
E-4	10ES1L14	24'-11 1/2"
E-5	10ES1L14	24'-11 1/2"
G-11	8X35C14	24'-11 1/2"
G-12	8X25Z14	27'-11 1/2"
G-13	8X25Z16	27'-11 1/2"
G-18	8X35C14	24'-11 1/2"
G-19	8X25Z14	26'-5 1/2"
G-20	8X25Z16	26'-5 1/2"
G-21	8X25Z14	26'-5 1/2"
G-22	8X25Z16	26'-5 1/2"
CB-3	1" DIA. ROD	29'-0"

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK



7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	E-3	A

**GENERAL NOTES:**

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHavings CAUSED BY DRILLING.

**ENDWALL FRAMING: FRAME LINE 1**

**ENDWALL SHEETING & TRIM: FRAME LINE 1**  
PANELS: 26 Gauge REVERSE ROLL PBR - Slate Gray

**BEARING FRAME ONLY**  
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE, WASHER NOT HEADED ON CLIP SIDE.

LOCATION	QUAN	TYPE	DA	LENGTH
ER-1/ER-2 Columns/Raft	8	A325	5/8"	1 3/4"
	4	A325	1/2"	1 1/4"

MARK	PART	LENGTH
EC-1	WBX10	14'-11 9/16"
EC-2	WBX10	16'-11 3/4"
EC-3	WBX10	16'-11 3/4"
EC-4	WBX10	14'-11 9/16"
ER-1	WBX24	35'-1 3/16"
ER-2	WBX24	35'-1 3/16"
G-1	8X25C14	23'-6"
G-2	8X25Z12	23'-6"
G-3	8X25C16	19'-4"
G-4	8X25Z14	19'-4"
CB-1	3/4" DIA. ROD	28'-6"
CB-2	3/4" DIA. ROD	28'-6"

ID	PART	LENGTH
FB29.5	L2X2X1/4	2'-5 1/2"
FB6-1	L2X2X1/4	2'-5 1/2"

ID	MARK/PART
1	SC-5

**FB6 Flange Brace Detail**

**GENERAL NOTES:**

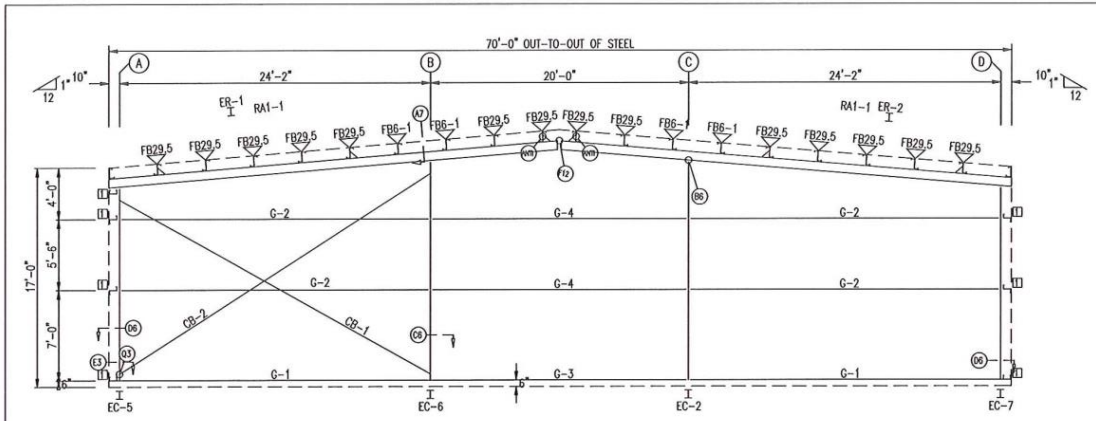
- INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
- WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
- OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
- AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAWINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PHR	PHR	TSK

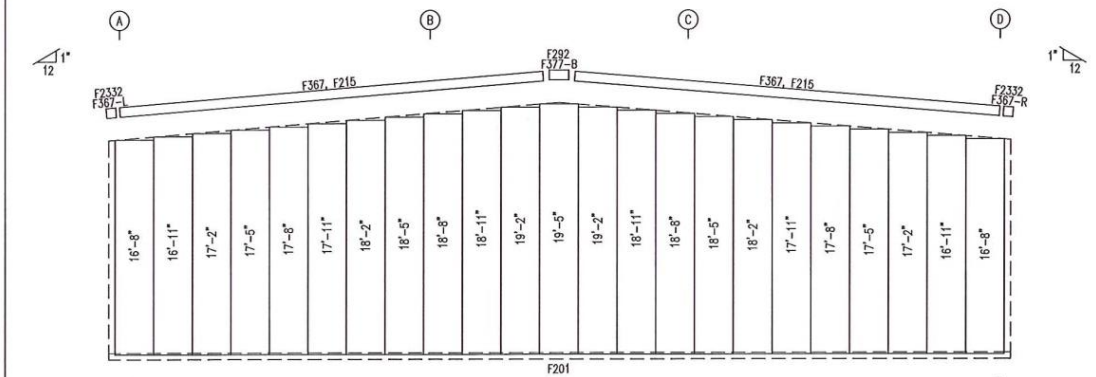
**METALLIC** **metallic building company**  
7301 FAIRMEN, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHEN PORT ALBERNI SSR  
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	E4	A



ENDWALL FRAMING: FRAME LINE 9



ENDWALL SHEETING & TRIM: FRAME LINE 9

PANELS: 26 Gauge REVERSE ROLL PBR - Slate Gray

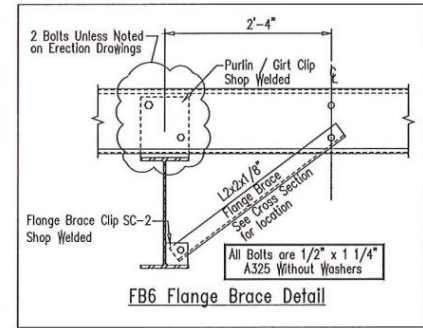
**BEARING FRAME ONLY!**  
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE				
FRAME LINE 9				
LOCATION	QUAN	TYPE	DIAM	LENGTH
ER-1/ER-2	8	A325	5/8"	3/4"
Column/Raft	4	A325	1/2"	1 1/4"

MEMBER TABLE		
FRAME LINE 9		
LINE	PART	LENGTH
EC-2	WBX10	16'-11" 3/4"
EC-5	WBX10	14'-11" 9/16"
EC-6	WBX10	16'-11" 3/4"
EC-7	WBX10	14'-11" 9/16"
ER-1	WBX24	35'-1" 3/16"
ER-2	WBX24	35'-1" 3/16"
G-1	RX25C14	23'-6"
G-2	RX25Z12	23'-6"
G-3	RX25C16	19'-4"
G-4	RX25Z14	19'-4"
CB-1	3/4" DIA. ROD	28'-6"
CB-2	3/4" DIA. ROD	28'-6"

FLANGE BRACE TABLE		
FRAME LINE 9		
ID	PART	LENGTH
FB29.5	L2X2X1/4	2'-5" 1/2"
FB6-1	L2X2X1/4	2'-5" 1/2"

CONNECTION PLATES		
FRAME LINE 9		
CLIP	MARK/PART	
1	SC-2	



**GENERAL NOTES:**  
 1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.  
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.  
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.  
 4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PHR	PHR	TSK

**METALLIC** metallic building company  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT:	STEPHON PORT ALBERNI SSR	OWNER:	VANCOUVER ISLAND STEEL BUILDINGS				
CUSTOMER:	VANCOUVER ISLAND STEEL BUILDINGS	LOCATION:	PORT ALBERNI, BC V9Y 4P8 CA				
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	I	A	15-B-60701	E5	A

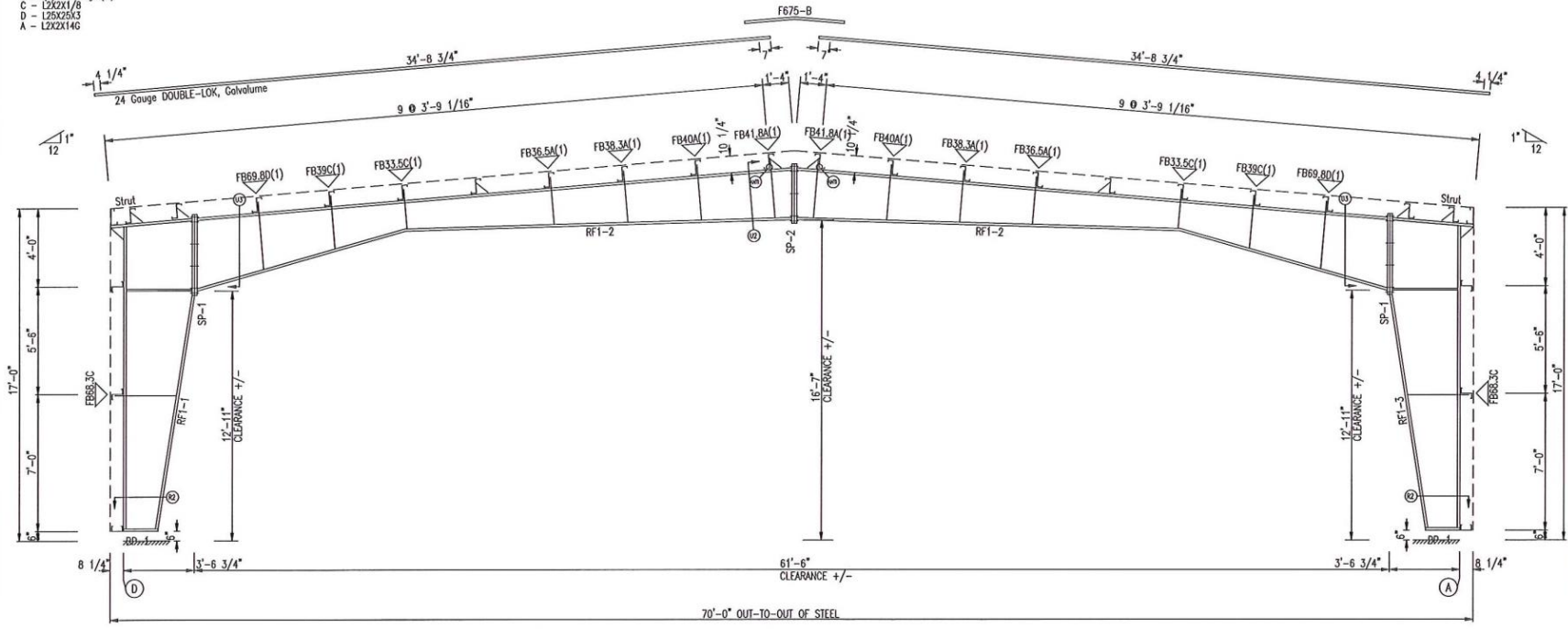


SPUCE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	4	4	A325	1"	3 1/4"	1'-0"	1"	4'-3 6/8"
SP-2	4	4	2	2	A325	3/4"	2 1/4"	6"	5/8"	3'-0 1/8"

BASE PLATE TABLE			
Col Mark	Plate Size	Width	Thick
BP-1	10"	3/4"	1'-7"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)  
 FBxx(1); xx=length(in)  
 C - L2X2X1/8  
 D - L25X25X3  
 A - L2X2X1/4G

MEMBER TABLE						
Mark	Web Depth	Slot/End	Web Plate Thick	Length	Outside Flange	
					W x Thk x Length	W x Thk x Length
RF1-1	16.0/28.0	0.250	60.0	8 x 17/4" x 60.0	8 x 17/2" x 145.8	
	28.0/42.0	0.313	130.9	8 x 5/16" x 127.3		
RF1-2	42.0/27.9	0.313	71.6	8 x 5/16" x 60.6	6 x 5/8" x 134.1	
	27.9/16.0	0.250	60.0	6 x 1/4" x 60.0	6 x 1/2" x 120.1	
	16.0/22.6	0.185	120.0	6 x 1/2" x 120.0	6 x 1/4" x 117.8	
RF1-3	22.6/28.0	0.250	120.0	6 x 5/8" x 120.0		
	42.0/28.0	0.313	130.9	8 x 5/16" x 60.6	8 x 1/2" x 145.8	
	28.0/18.0	0.250	60.0	8 x 5/16" x 127.3	8 x 1/4" x 60.0	



FRAME CROSS SECTION: FRAME LINE 3 4 5 6 7

**GENERAL NOTES:**  
 1. ALL BOLTED JOINTS WITH A325M-09 TYPE 1 BOLTS GREATER THAN 1/2" DIAMETER ARE SPECIFIED SUPERLOK PRETENSIONED JOINTS IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004. PRETENSIONING CAN BE ACCOMPLISHED BY USING THE TURN-OF-NUT METHOD OF TIGHTENING, CALIBRATED WRENCH, TWIST OFF TYPE TENSION CONTROL BOLTS OR DIRECT TENSION INDICATOR SUPERLOK ACCEPTABLE TO THE INSPECTING AGENCY AND BUILDING OFFICIAL. INSTALLATION INSPECTION REQUIREMENTS FOR PRE-TENSIONED JOINTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.2) USING TURN-OF-NUT METHOD IS SUGGESTED. THE CONNECTIONS ON THIS PROJECT ARE NOT SLIP CRITICAL.  
 2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 BOLTS.  
 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER SUPERLOK SHOWN

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PHR	PHR	TSK

**METALLIC** metallic building company  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7785 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	I	A	15-B-60701	E6	A

**CITY OF PORT ALBERNI**  
**DEVELOPMENT PERMIT NO. 16 - 05**

---

**Development Permit Issued to:**        **1089510 BC Ltd.**  
3149 Kingsway Avenue  
Port Alberni, BC  
V9Y 3B2

The land affected by this permit is shown on Schedule A attached hereto and forming part of this Permit and is legally described as the whole or/a portion of:

Lot 2, District Lot 1, Alberni District, Plan VIP7078,  
Except part in plan 47468 (PID: 005-813-131)  
located at  
**4410 Glenwood Drive**

**CONDITIONS OF PERMIT**

1. Development of the land to be undertaken shall be limited to the area shown on Schedule A.
2. Development of the land to be undertaken shall be in accordance with the development plan shown on Schedule B attached hereto and forming part of Development Permit No. 16-05.
3. The owner of the land shall provide the general contractor and all professionals associated with the development with copies of this permit.
4. The owner of the land shall maintain any undeveloped land in a neat and tidy condition at all times.
5. If there has not been any substantial commencement of construction with respect to which the permit was issued within two years after the date it was issued, the permit lapses.

The City of Port Alberni shall file notice of this permit in the Land Title Office stating the land is subject to Development Permit No. 16-05.

In accordance with the provisions of Section 489 of the *Local Government Act RSBC 2015*, approval of this Permit was granted by resolution of the City Council on \_\_\_\_\_, 2017.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

**THIS IS NOT A BUILDING PERMIT**



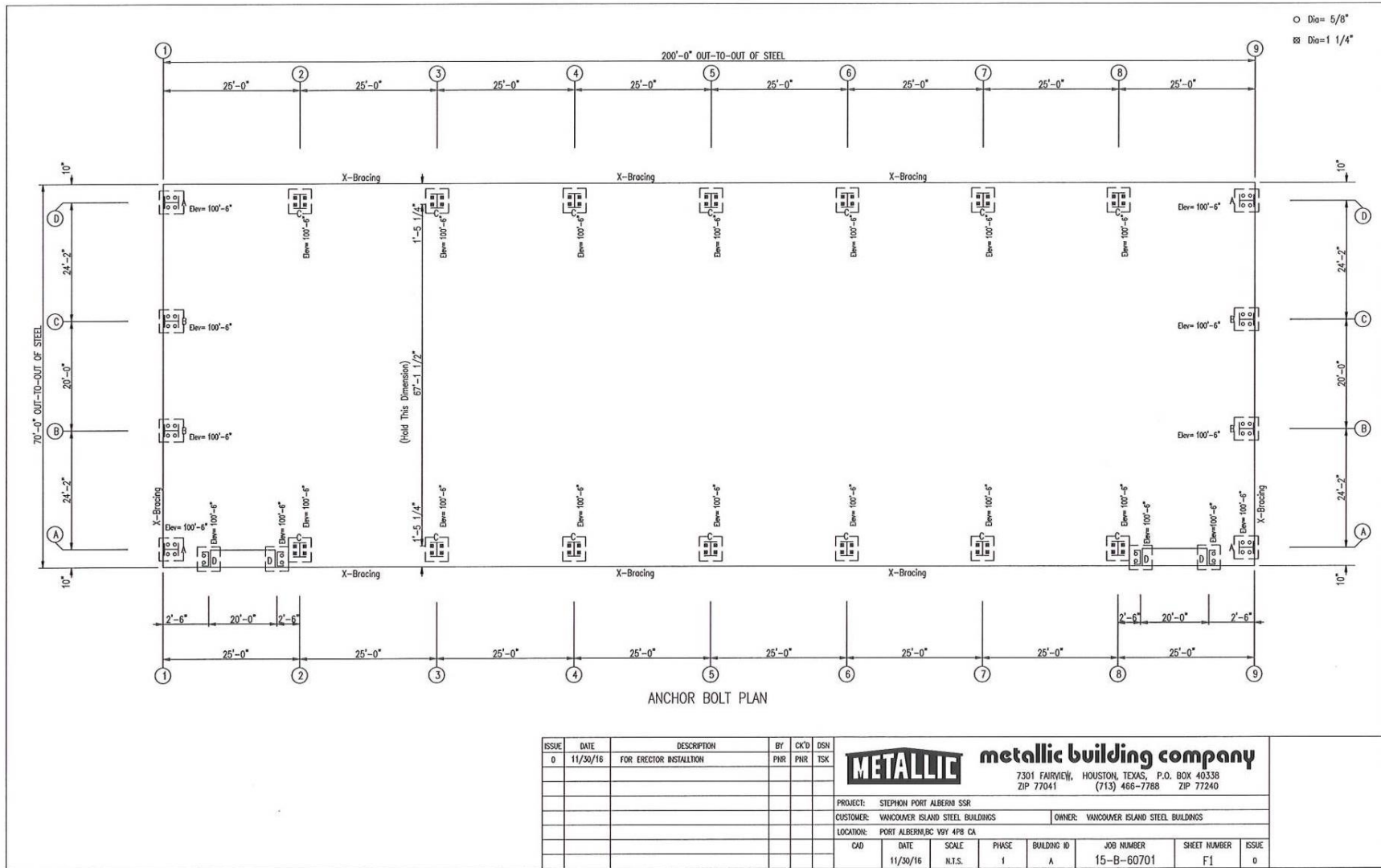
# SCHEDULE A TO DEVELOPMENT PERMIT 16-05



I:\Engineering\Planning\Development Applications\Development Permits\DP-2016\DP16-05-4410 GlenwoodDr\DP16-05-4410 GlenwoodDr SiteMap.dwg, 1/16/2017 2:12:59 PM



SCHEDULE B TO DEVELOPMENT PERMIT 16-05



ANCHOR BOLT PLAN

ISSUE	DATE	DESCRIPTION	BY	CK'D	ESN
D	11/30/16	FOR ERECTOR INSTALLATION	PHR	PHR	TSK

**METALLIC** metallic building company  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
 CUSTOMER: VANCOMER ISLAND STEEL BUILDINGS OWNER: VANCOMER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	I	A	15-B-60701	F1	0



**NOTES FOR REACTIONS**

BUILDING REACTIONS ARE BASED ON THE FOLLOWING BUILDING DATA:

- WIDTH (FT) = 70
- LENGTH (FT) = 290
- EAVE HEIGHT (FT) = 17 / 17'
- ROOF SLOPE (deg/12) = 1.0/12 / 1.0/12
- DEAD LOAD (psf) = 3.112
- COURTIAL LOAD (psf) = 20.90
- ROOF LIVE LOAD (psf) = 20.9
- FRAME LIVE LOAD (psf) = 20.9
- ROOF SNOW LOAD (psf) = 68.8
- GROUND SNOW LOAD (psf) = 62.718
- WIND SPEED (mph) = 67
- WIND CODE = ASCE 2012
- EXPOSURE = D
- ENCLOSURE CATEGORY = 2
- IMPORTANCE - WIND = 1.00
- IMPORTANCE - SEISMIC = 1.00

EXPOSURES: R = > 1.0 Km ROUGH TERRAIN  
 R1 = 0.75 Km ROUGH TERRAIN  
 R2 = 0.62 Km ROUGH TERRAIN  
 R3 = 0.25 Km ROUGH TERRAIN  
 D = OPEN TERRAIN

**ID DESCRIPTION**

- 1 1500wch1500dbrnd1890w1150w\_djh1150k\_Sow
- 2 1500wch1500dbrnd1890w1150w\_djh1150k\_Sow
- 3 1500wch1500dbrnd1890w1150w\_djh1150k\_Sow
- 4 050wch140w140h1
- 5 050wch140w140h1
- 6 050wch140w140h1
- 7 050wch140w140h1
- 8 050wch140w140h1
- 9 050wch140w140h1
- 10 050wch140w140h1
- 11 050wch140w140h1
- 12 050wch140w140h1
- 13 050wch140w140h1
- 14 050wch140w140h1
- 15 1500wch1500dbrnd1890w1150w\_djh1150k\_Sow
- 16 1500wch1500dbrnd1890w1150w\_djh1150k\_Sow
- 17 1500wch1500dbrnd1890w1150w\_djh1150k\_Sow

**GENERAL NOTES**

1. THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAKING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAKING.
2. REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FOUNDATION ENGINEER WILL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS TO DETERMINE BRACING PROVISIONS AND CONCRETE DESIGN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN.
3. THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIS/HER DESIGN PROCEDURES AND ALLOW FOR AN ECONOMICAL FOUNDATION DESIGN.
4. THE METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE ANCHOR BOLT DIAMETER ONLY TO PERMIT THE TRANSFER OF FORCES BETWEEN THE BASE PLATE AND THE ANCHOR BOLT IN SHEAR, BENDING AND TENSION, BUT IS NOT RESPONSIBLE FOR THE ANCHOR BOLT EMBEDMENT FOR TRANSFER OF FORCES TO THE FOUNDATION. THE METAL BUILDING MANUFACTURER DOES NOT DESIGN AND IS NOT RESPONSIBLE FOR THE DESIGN, MATERIAL AND CONSTRUCTION OF THE FOUNDATION UMBRELLAS. THE END USER (CUSTOMER) SHOULD ASSURE HIS/HER THAT ADEQUATE PROVISIONS ARE MADE IN THE FOUNDATION DESIGN FOR LOADS IMPOSED BY COLUMN REACTIONS OF THE BUILDING. OTHER IMPOSED LOADS, AND BEARING CAPACITY OF THE SOIL AND OTHER CONDITIONS OF THE BUILDING SITE. IT IS RECOMMENDED THAT THE ANCHORING AND FOUNDATION OF THE BUILDING BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH STRUCTURES, (SECTION 15.04.0100 2006 METAL BUILDING SYSTEMS MANUAL).
5. BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION. (UNLESS NOTED)
6. ANCHOR BOLTS ARE ASTM F1554 GRADE 36 MATERIAL UNLESS NOTED OTHERWISE.

**ENDWALL COLUMN:**

BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Colo1 Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Right1 Horz	Wind_Left2 Horz	Wind_Right2 Horz	Wind_Press Horz
1	D	0.8	0.3	2.8	7.9	0.0	-2.1	0.0	-2.1	0.0
1	C	1.7	0.6	6.4	18.1	0.0	-4.9	0.0	-4.9	0.0
1	B	1.7	0.6	6.4	18.1	1.0	-3.7	0.0	-3.7	0.0
1	A	0.8	0.3	2.8	7.9	0.0	-0.6	1.0	-2.8	0.0

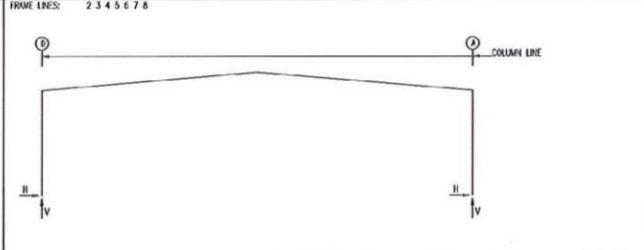
  

Frm Line	Col Line	Wind Suct Horz	Wind Suct Vert	Wind Long2 Vert	Seis_Left Horz	Seis_Right Horz	EUNR_SL_L Horz	EUNR_SL_R Horz
1	D	0.0	-1.6	-1.6	0.0	0.0	0.0	0.0
1	C	1.3	-3.6	-3.6	0.0	-0.1	0.1	0.0
1	B	1.3	-3.6	-3.6	0.0	0.0	0.0	0.0
1	A	0.7	-1.6	-1.6	0.0	7.2	9.0	-5.4

**ANCHOR BOLTS & BASE PLATES**

Frm Line	Col Line	Anchor Qty	Base Plate Wdth	Base Plate Length	Thick	Grout (cu ft)
1	D	4	0.625	8.000	0.375	6.0
1	C	4	0.625	8.000	0.375	6.0
1	B	4	0.625	8.000	0.375	6.0
1	A	4	0.625	8.000	0.375	6.0
9	A	4	0.625	8.000	0.375	6.0
9	B	4	0.625	8.000	0.375	6.0
9	C	4	0.625	8.000	0.375	6.0
9	D	4	0.625	8.000	0.375	6.0



**RIGID FRAME:** ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anchor Qty	Base Plate Wdth	Base Plate Length	Thick	Grout (cu ft)
2*	D	4	1.250	10.000	0.375	6.0
2*	A	4	1.250	10.000	0.375	6.0

**RIGID FRAME:** ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anchor Qty	Base Plate Wdth	Base Plate Length	Thick	Grout (cu ft)
3*	D	4	1.250	10.000	0.375	6.0
3*	A	4	1.250	10.000	0.375	6.0

**ANCHOR BOLT SUMMARY**

Qty	Locs	Dia (in)	Type	Prod (in)
12	36	5/8"	F1554	2.00
12	36	5/8"	F1554	2.00
12	36	1 1/4"	F1554	3.50

**BUILDING BRACING REACTIONS**

Reactions in plane of wall + Reaction (k)

Loc Line	Col Line	Wind Horz	Seismic Horz	Wind Vert	Seismic Vert	Wind Suct
L_EW	1	8.4	0.0	22.4	0.0	0.0
F_SW	A	2.3	0.0	22.4	0.0	0.0
		6.7	0.0	22.4	0.0	0.0
R_EW	9	8.0	0.0	22.4	0.0	0.0
R_SW	D	2.7	0.0	22.4	0.0	0.0
		6.4	0.0	22.4	0.0	0.0
		12.2	0.0	22.4	0.0	0.0

\*See RF reactions table for vertical and horizontal reactions in plane of the rigid frame.

**RIGID FRAME:** BASIC COLUMN REACTIONS (k)

Frame Column	Dead	Deload	Live	Snow	Wind_Left1 Horz	Wind_Right1 Horz
1* D	2.8	4.8	1.3	1.8	13.2	18.3
1* A	-2.9	4.8	-1.3	1.8	-13.2	18.3
2* D	2.8	4.8	1.3	1.8	13.2	18.3
2* A	-2.9	4.8	-1.3	1.8	-13.2	18.3

Frame Column	Wind_Left2 Horz	Wind_Right2 Horz	Wind_Long1 Horz	Wind_Long2 Horz	Seismic_Left Horz	Seismic_Right Horz
1* D	-3.1	-1.7	-0.1	0.6	-4.2	-8.8
1* A	0.1	0.6	3.1	-1.7	4.4	-8.2
2* D	-3.1	-1.7	-0.1	0.6	-4.2	-8.8
2* A	0.1	0.6	3.1	-1.7	4.4	-8.2

Frame Column	Seismic_Long Horz	F2UNB_SL_L Horz	F2UNB_SL_R Horz
1* D	0.0	-13.0	27.6
1* A	0.0	-13.0	-27.7
2* D	0.0	-13.0	27.6
2* A	0.0	-13.0	-27.7

ISSUE	DATE	DESCRIPTION	BY	CHKD	BSN
0	11/30/16	FOR ERECTOR INSTALLATION	FNR	PHR	TSK

**metallic building company**

7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77241 (713) 468-7788 ZIP 77240

PROJECT:	STEPHEN PORT ALBERTA SSR
CUSTOMER:	VANCOUVER ISLAND STEEL BUILDINGS
OWNER:	VANCOUVER ISLAND STEEL BUILDINGS
LOCATION:	PORT ALBERTA, BC V9Y 4P6 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.I.S.	1	A	15-B-60701	F2	0

DETAIL A Base EL. 100'-6"

DETAIL B Base EL. 100'-6"

DETAIL C Base EL. 100'-6"

DETAIL D Base EL. 100'-6"

AR Detail Framed Opening AR Layout  
5/8"

**Pre-Assembled Walk Door Anchor Placement**

AC05110  
Dec '16

The base anchors required to attach the door frame to the foundation are not the responsibility of the building manufacturer. It is recommended that (2) 1/2" diameter anchors per base be used. The type and length of the anchor should be determined by a qualified foundation engineer.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	11/30/16	FOR ERECTOR INSTALLATION	PNR	PNR	TSK

**metallic building company**  
7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERN SSR  
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
LOCATION: PORT ALBERN, BC V9Y 4P8 CA

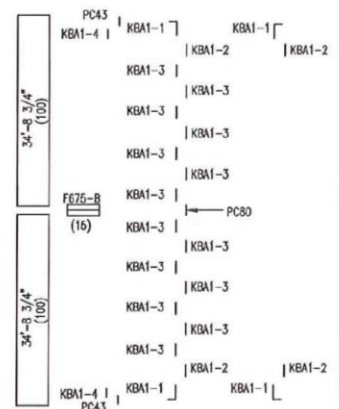
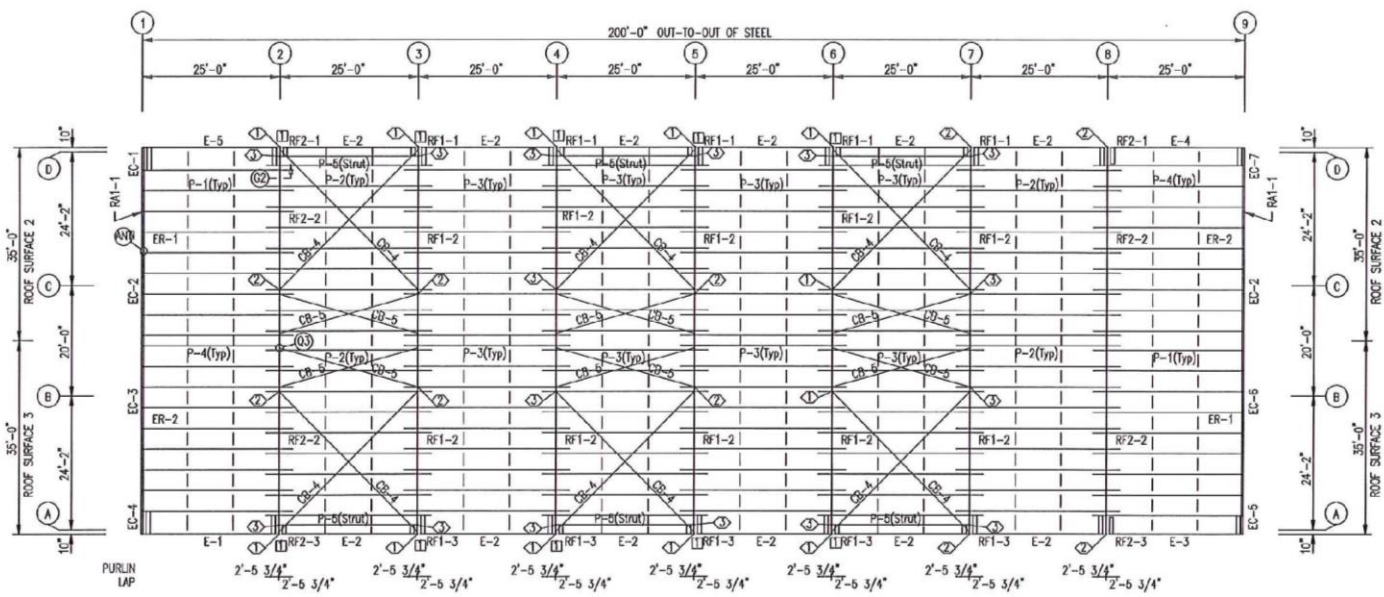
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	F3	0

SCHEDULE B TO DEVELOPMENT PERMIT 16-05

SPECIAL BOLTS					
ROOF PLAN					
ID	QTY	TYPE	DA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	2
2	2	A325	1/2"	1 1/4"	2
3	4	A325	1/2"	1 1/4"	0

MEMBER TABLE		
ROOF PLAN		
MEMB	PART	LENGTH
P-1	10X35212	27'-5 1/2"
P-2	10X35212	29'-11 1/2"
P-3	10X35212	29'-11 1/2"
P-4	10X35212	27'-5 1/2"
P-5	10X28214	26'-7 1/2"
E-1	10ES1113	24'-11 1/2"
E-2	10ES1114	24'-11 1/2"
E-3	10ES1113	24'-11 1/2"
E-4	10ES1114	24'-11 1/2"
E-5	10ES1114	24'-11 1/2"
CB-4	7/8" DIA. ROD	30'-0"
CB-5	1/2" DIA. ROD	26'-7"
KBAl-1	L1X1X14G	10 1/4"
KBAl-2	L1X1X14G	3'-8"
KBAl-3	L1X1X14G	3'-11"
KBAl-4	L1X1X14G	2'-11 1/4"

CONNECTION PLATES	
ID	WASH/PART
1	SC1R



ROOF SHEETING  
 PANELS: 24 Gauge DOUBLE-LOK Galvalume

ROOF FRAMING PLAN

- GENERAL NOTES:**
1. INSTALL ALL PURLIN AND FLANGE BRACES (FB) AS SHOWN.
  2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
  3. STRUT PURLINS, IF PROVIDED, MUST BE INSTALLED AND FASTENED TO ROOF SHEETING PER "PBR" PANEL ROOF DETAIL.
  4. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
  5. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
  6. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

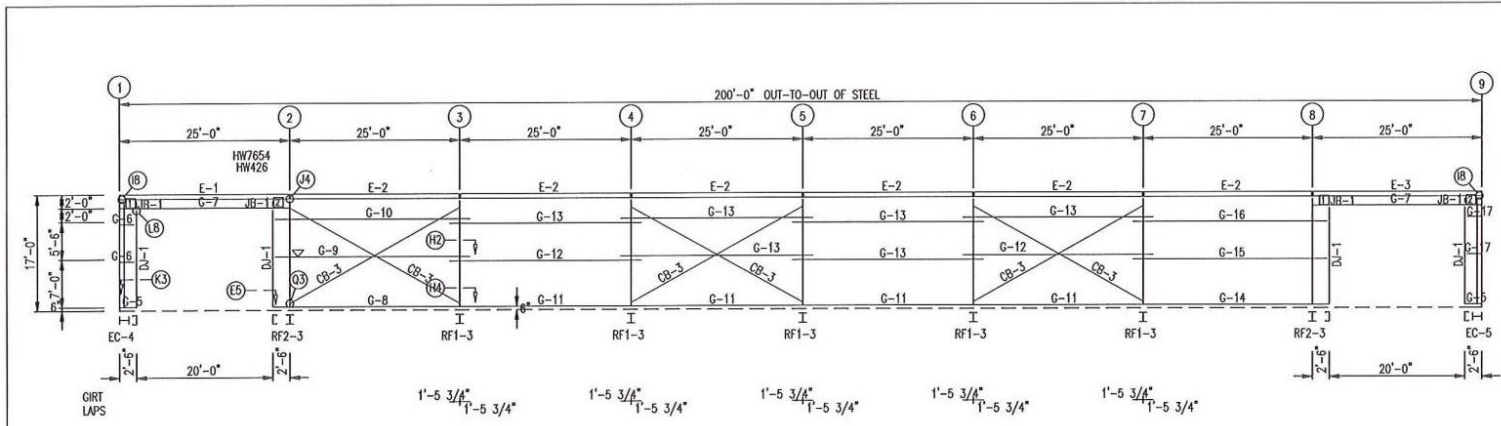
**metallic building company**

7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHEN PORT ALBERNI SR		OWNER: WACOMBER ISLAND STEEL BUILDINGS					
CUSTOMER: WACOMBER ISLAND STEEL BUILDINGS		LOCATION: PORT ALBERNI, BC V9F 4P8 CA					
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ESSE
	11/30/16	N.T.S.	1	A	15-B-60701	E1	A



SCHEDULE B TO DEVELOPMENT PERMIT 16-05

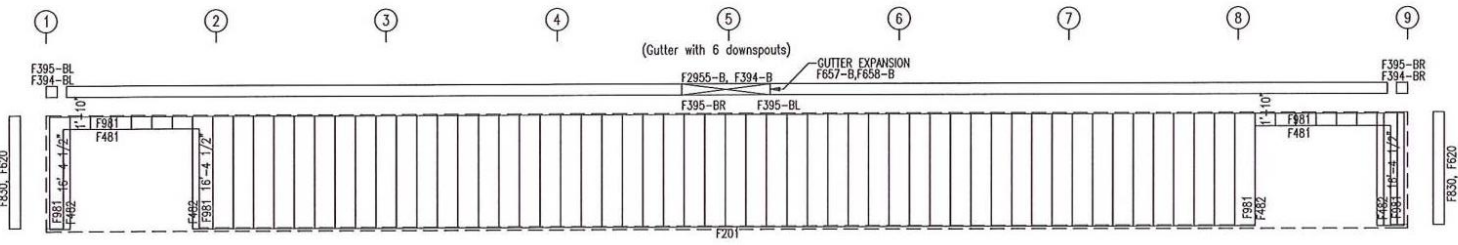


MEMBER TABLE		
FRAME LINE A		
MARK	PART	LENGTH
DJ-1	8F35C12	14'-5"
E-1	10ES1L13	24'-11 1/2"
E-2	10ES1L14	24'-11 1/2"
E-3	10ES1L13	24'-11 1/2"
G-5	8X25C16	2'-2"
G-6	8X25Z16	2'-2"
G-7	8X25C16	24'-11 1/2"
G-8	8X35C14	27'-2"
G-9	8X25Z14	28'-8"
G-10	8X25Z13	28'-8"
G-11	8X35C14	24'-11 1/2"
G-12	8X25Z14	27'-11 1/2"
G-13	8X25Z16	27'-11 1/2"
G-14	8X35C14	27'-2"
G-15	8X25Z14	28'-8"
G-16	8X25Z13	28'-8"
G-17	8X25Z16	2'-2"
CB-3	1" DA. ROD	29'-5"
JB-1	8F35C12	1'-3 1/4"

CONNECTION PLATES		
FRAME LINE A		
CLD	MARK/PART	
1	SC584_L	
2	SC584_R	

SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A  
PANELS: 26 Gauge REVERSE ROLL PBR - Slate Gray

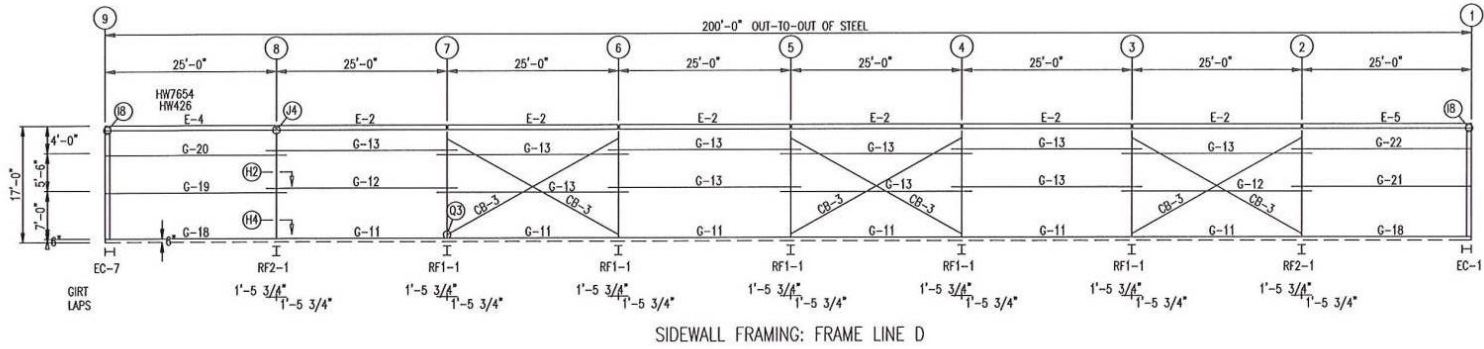
- GENERAL NOTES:**
1. INSTALL ALL GRIS AND FLANGE BRACES (FB) AS SHOWN.
  2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
  3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
  4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAWINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PHR	PHR	TSK

**metallic building company**

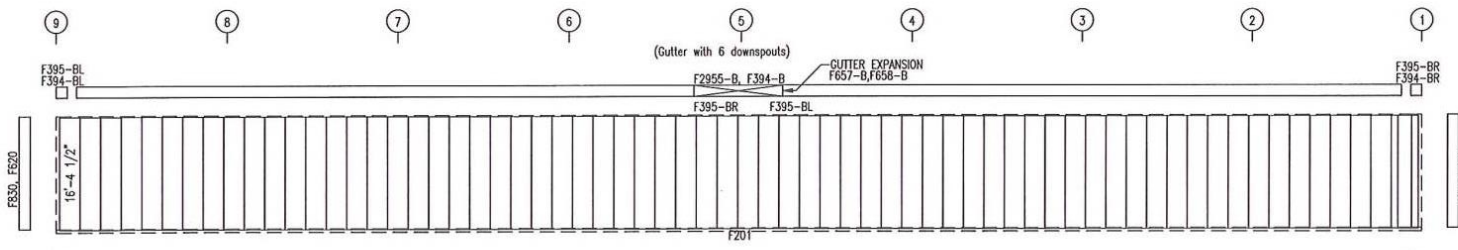
7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERN SSR							
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS	OWNER: VANCOUVER ISLAND STEEL BUILDINGS						
LOCATION: PORT ALBERN, BC V9Y 4P8 CA							
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	I	A	15-B-60701	E2	A



MEMBER TABLE		
FRAME LINE D		
MARK	PART	LENGTH
E-2	10ES1L14	24'-11 1/2"
E-4	10ES1L14	24'-11 1/2"
E-5	10ES1L14	24'-11 1/2"
G-11	8X35C14	24'-11 1/2"
G-12	8X25Z14	27'-11 1/2"
G-13	8X25Z16	27'-11 1/2"
G-18	8X35C14	24'-11 1/2"
G-19	8X25Z14	26'-5 1/2"
G-20	8X25Z16	26'-5 1/2"
G-21	8X25Z14	26'-5 1/2"
G-22	8X25Z16	26'-5 1/2"
CP-3	1" DIA. ROD	29'-6"

SIDEWALL FRAMING: FRAME LINE D



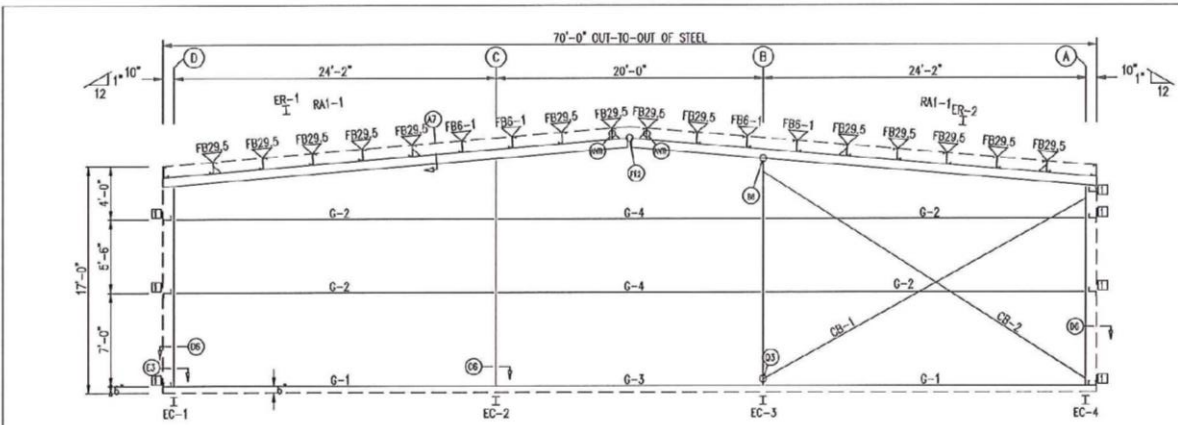
SIDEWALL SHEETING & TRIM: FRAME LINE D  
PANELS: 26 Gauge REVERSE ROLL PBR - Slate Gray

- GENERAL NOTES:**
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
  2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
  3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
  4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

**METALLIC** metallic building company  
 7301 FAIRMVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR							
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS	OWNER: VANCOUVER ISLAND STEEL BUILDINGS						
LOCATION: PORT ALBERNI, BC V9Y 4P8 CA							
CAD	DATE	SCALE	PIWSE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	E3	A



ENDWALL FRAMING: FRAME LINE 1

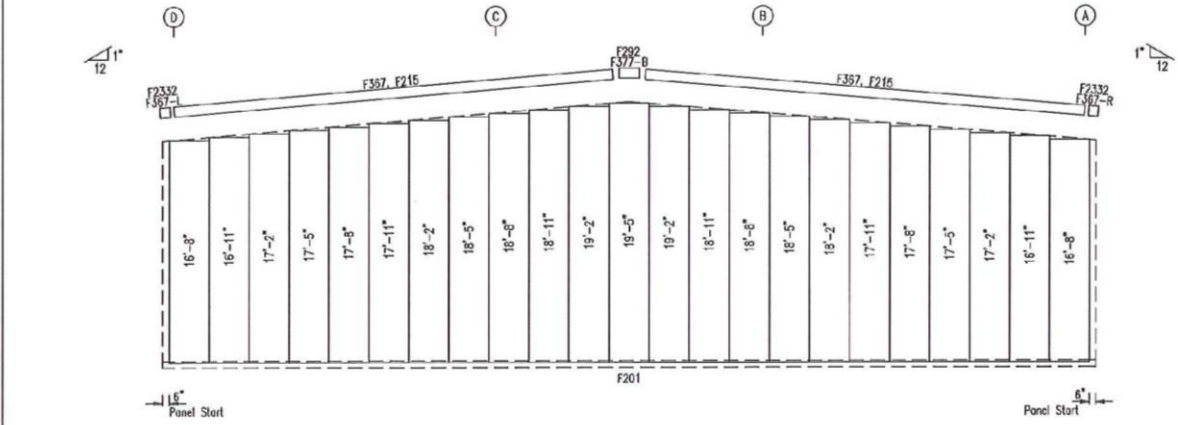
**BEARING FRAME ONLY**  
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOUY TABLE				
FRAME LINE	LOCATION	QUAN	TYPE	DA
ER-1/ER-2	Columns/Raft	6	A325	5/8"
		4	A325	1/2"

MEMBER TABLE		
FRAME LINE	PART	LENGTH
EC-1	WBX10	14'-11 9/16"
EC-2	WBX10	15'-11 3/4"
EC-3	WBX10	15'-11 3/4"
EC-4	WBX10	14'-11 9/16"
ER-1	WBX24	35'-1 3/16"
ER-2	WBX24	35'-1 3/16"
G-1	BC25C14	23'-6"
G-2	BC25712	23'-6"
G-3	BC25C16	19'-4"
G-4	BC25C14	19'-4"
CB-1	3/4" DIA. ROD	29'-6"
CB-2	3/4" DIA. ROD	29'-6"

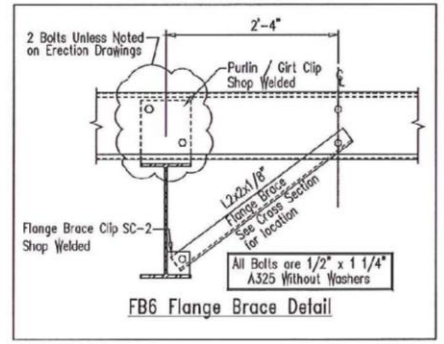
FLANGE BRACE TABLE		
FRAME LINE	PART	LENGTH
FB29.5	L2X2X1/4	2'-5 1/2"
FB5-1	L2X2X1/4	2'-5 1/2"

CONNECTION PLATES		
FRAME LINE	PLATE	SC
FB6-1	SC-5	



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge REVERSE ROLL PDR - Slate Gray



**GENERAL NOTES:**  
 1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.  
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.  
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.  
 4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAWINGS CAUSED BY DRILLING.

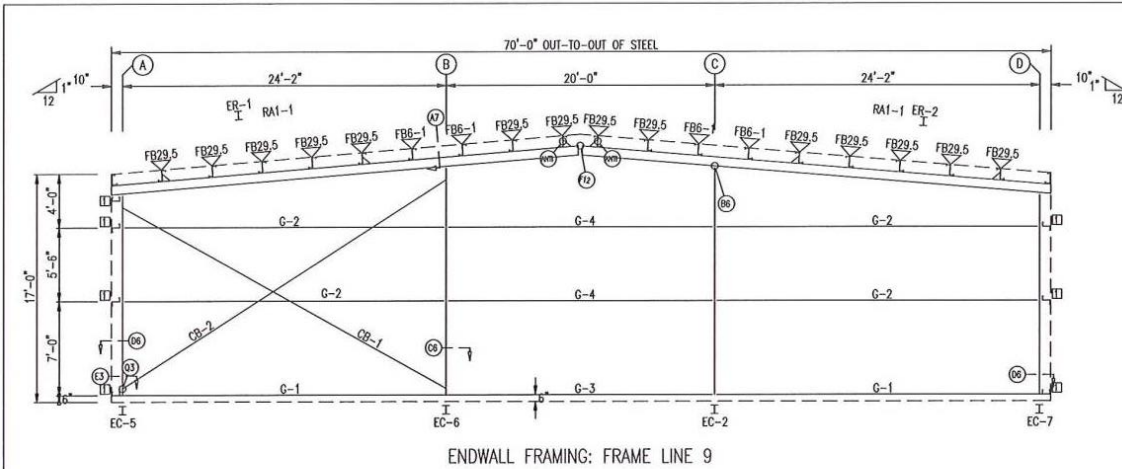
ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	FNR	TSK

**METALLIC** **metallic building company**  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (715) 466-7788 ZIP 77240

PROJECT: STEPHON FORT ALBERNI SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERNI/BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	E4	A

SCHEDULE B TO DEVELOPMENT PERMIT 16-05



**BEARING FRAME ONLY**  
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

**BOLT TABLE**  
 FRAME LINE 9

LOCATION	QUAN	TYPE	DIAM	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Columns/Raft	4	A325	1/2"	1 1/4"

**MEMBER TABLE**  
 FRAME LINE 9

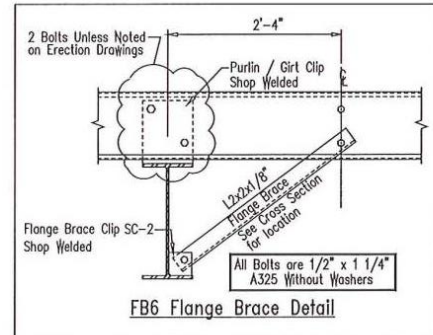
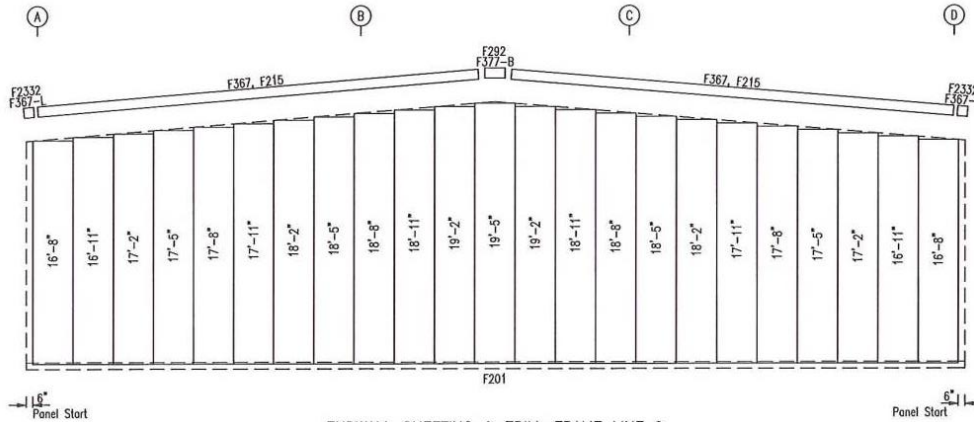
WASK	PART	LENGTH
EC-2	WBX10	16'-11 3/4"
EC-5	WBX10	14'-11 9/16"
EC-6	WBX10	16'-11 5/4"
EC-7	WBX10	14'-11 9/16"
ER-1	WBX24	35'-1 3/16"
ER-2	WBX24	35'-1 3/16"
G-1	8X25C14	23'-6"
G-2	8X25Z12	23'-6"
G-3	8X25C16	19'-4"
G-4	8X25Z14	19'-4"
CB-1	3/4" DIA ROD	29'-6"
CB-2	3/4" DIA ROD	29'-6"

**FLANGE BRACE TABLE**  
 FRAME LINE 9

ID	PART	LENGTH
FB29.5	L2X2X1/4	2'-5 1/2"
FB6-1	L2X2X1/4	2'-5 1/2"

**CONNECTION PLATES**  
 FRAME LINE 9

ID	WASK/PART
1	SC-5



- GENERAL NOTES:**
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
  2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
  3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
  4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAWINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CHKD	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

**METALLIC** metallic building company  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	E5	A

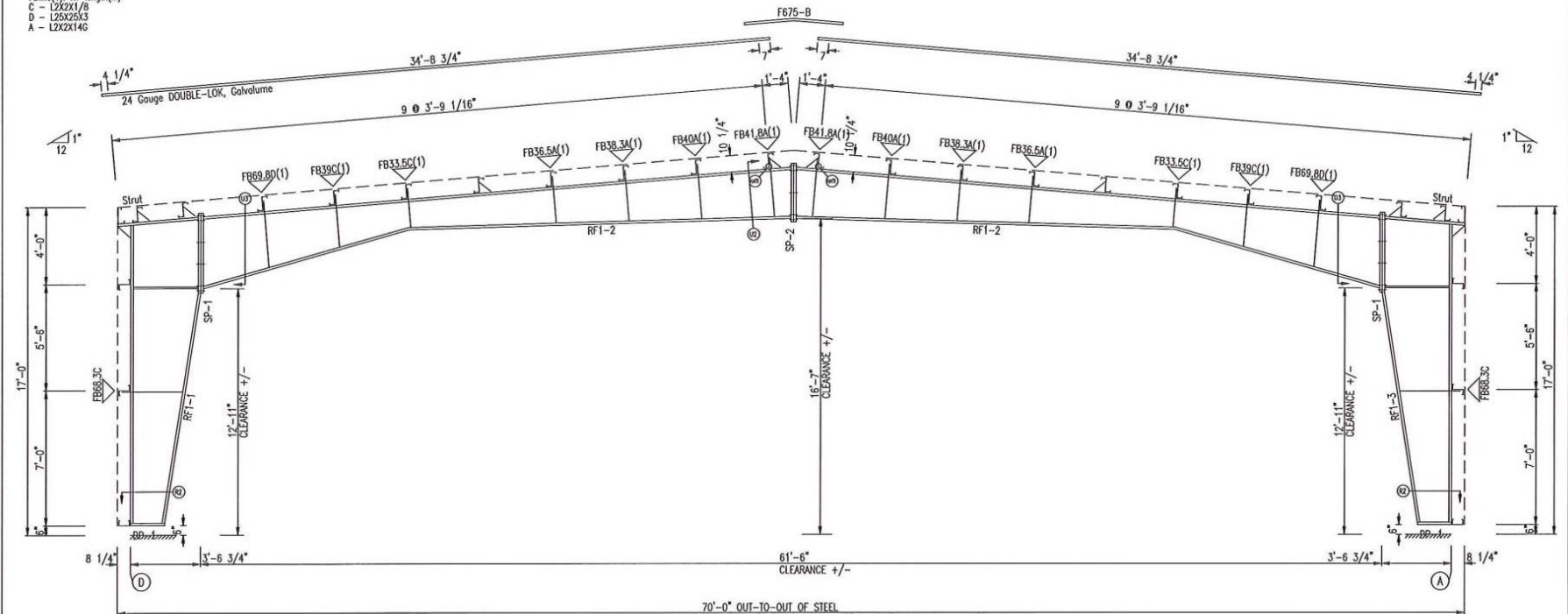


SPUCE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	4	4	A325	1"	3 1/4"	1'-0"	1"	4'-3 5/8"
SP-2	4	4	2	A325	3/4"	2 1/4"	6"	5/8"	3'-0 1/8"	

BASE PLATE TABLE			
Col Mark	Width	Thick	Length
BP-1	10"	3/4"	1'-7"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)  
 FB(x)(y): xx=length(in)  
 C - L2X21/8  
 D - L26X26X3  
 A - L2X21/4G

MEMBER TABLE						
Mark	Web Depth		Web Flange		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
	Start/End	Thick	Length	Length		
RF1-1	18.0/28.0	0.250	60.0		8 x 1/4" x 60.0	8 x 1/2" x 145.8
	28.0/42.0	0.313	130.9		8 x 5/16" x 127.3	8 x 5/16" x 50.6
RF1-2	42.0/27.9	0.313	71.6		6 x 5/16" x 68.1	6 x 5/8" x 134.1
	27.9/16.0	0.250	60.0		6 x 1/4" x 60.0	6 x 1/2" x 120.1
	16.0/22.6	0.185	120.0		6 x 1/2" x 120.0	6 x 1/4" x 117.8
RF1-3	22.6/29.0	0.250	120.0		6 x 5/8" x 120.0	
	42.0/28.0	0.313	130.9		8 x 5/16" x 50.6	8 x 1/2" x 145.8
	28.0/18.0	0.250	60.0		8 x 5/16" x 127.3	8 x 1/4" x 60.0



FRAME CROSS SECTION: FRAME LINE 3 4 5 6 7

**GENERAL NOTES:**

- ALL BOLTED JOINTS WITH A325M-09 TYPE 1 BOLTS GREATER THAN 1/2" DIAMETER ARE SPECIFIED SUPERLOK PRETENSIONED JOINTS IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004. PRETENSIONING CAN BE ACCOMPLISHED BY USING THE TURN-OF-NUT METHOD OF TIGHTENING, CALIBRATED WRENCH, TIGHT OFF TYPE TENSION CONTROL BOLTS OR DIRECT TENSION INDICATOR SUPERLOK ACCEPTABLE TO THE INSPECTING AGENCY AND BUILDING OFFICIAL. INSTALLATION INSPECTION REQUIREMENTS FOR PRE-TENSIONED JOINTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.2) USING TURN-OF-NUT METHOD IS SUGGESTED. THE CONNECTIONS ON THIS PROJECT ARE NOT SLIP CRITICAL.
- ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 BOLTS.
- INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER SUPERLOK SHOWN

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

**METALLIC** metallic building company  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

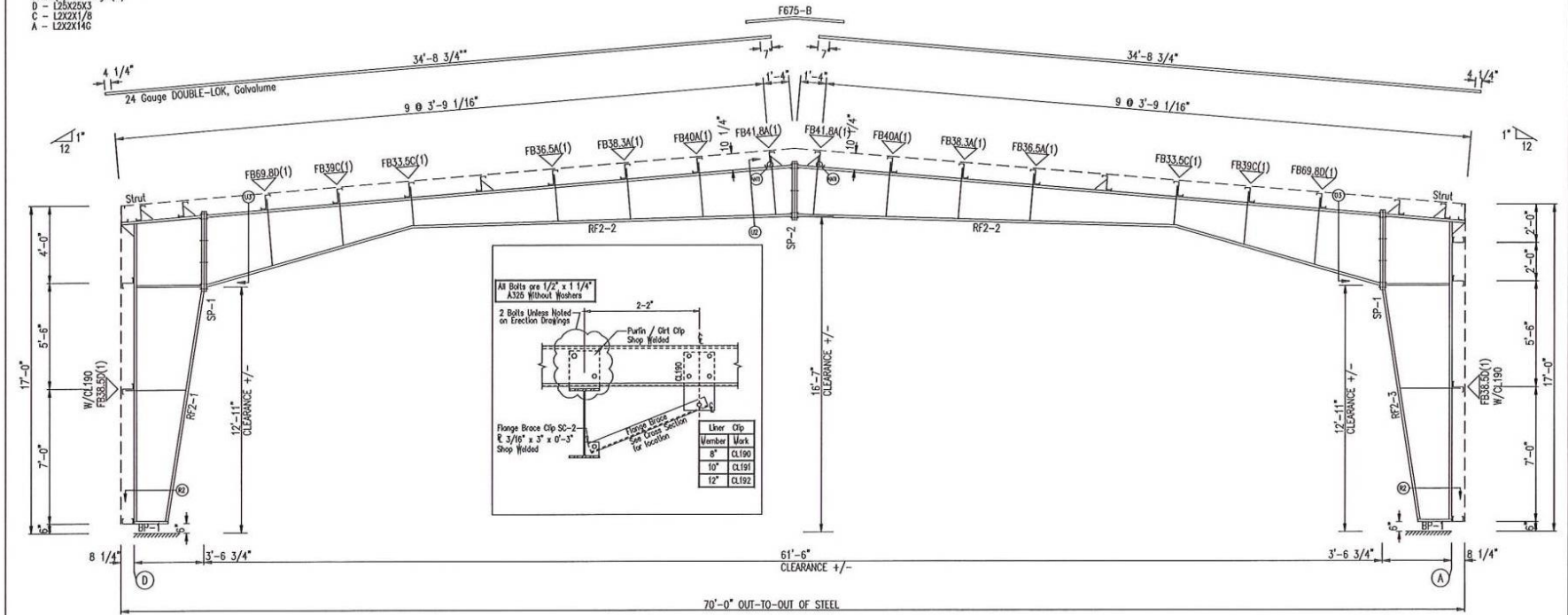
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	I	A	15-B-60701	E6	A

Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	4	4	A325	1"	3 1/4"	1'-0"	1"	4'-3 5/8"
SP-2	4	4	4	4	A325	3/4"	2 1/4"	6"	5/8"	3'-0 1/8"

Col	Width	Thick	Length
BP-1	10"	3/4"	1'-2"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)  
 FBxxM(1): xx=length(in)  
 D - L25X25X3  
 C - L2X2X1/8  
 A - L2X2X1/4

Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start	End	Thick	Length	W x Thk x Length	W x Thk x Length	W x Thk x Length	
RF2-1	18.0	28.0	0.250	60.0	8 x 1/4" x 60.0	8 x 1/2" x 145.8		
	28.0	42.0	0.313	130.9	8 x 5/16" x 127.3 8 x 5/16" x 50.6			
RF2-2	42.0	27.9	0.313	71.6	6 x 5/16" x 68.1	6 x 5/8" x 134.1		
	27.9	16.0	0.250	60.0	6 x 1/4" x 60.0	6 x 1/2" x 120.1		
	16.0	22.6	0.185	120.0	6 x 1/2" x 120.0	6 x 1/4" x 117.8		
RF2-3	42.0	28.0	0.313	130.9	8 x 5/16" x 50.6	8 x 1/2" x 145.8		
	28.0	18.0	0.250	60.0	8 x 5/16" x 127.3 8 x 1/4" x 60.0			



FRAME CROSS SECTION: FRAME LINE 2 8

**GENERAL NOTES:**  
 1. ALL BOLTED JOINTS WITH A325M-09 TYPE 1 BOLTS GREATER THAN 1/2" DIAMETER ARE SPECIFIED SUPERLOK PRETENSIONED JOINTS IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004. PRETENSIONING CAN BE ACCOMPLISHED BY USING THE TURN-OF-NUT METHOD OF TIGHTENING, CALIBRATED WRENCH, TWIST OFF TYPE TENSION CONTROL BOLTS OR DIRECT TENSION INDICATOR SUPERLOK ACCEPTABLE TO THE INSPECTING AGENCY AND BUILDING OFFICIAL. INSTALLATION INSPECTION REQUIREMENTS FOR PRE-TENSIONED JOINTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.2) USING TURN-OF-NUT METHOD IS SUGGESTED. THE CONNECTIONS ON THIS PROJECT ARE NOT SLIP CRITICAL.  
 2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 BOLTS.  
 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER SUPERLOK SHOWN

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSR
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

**metallic building company**  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR		OWNER: VANCOUVER ISLAND STEEL BUILDINGS	
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS		JOB NUMBER: 15-B-60701	
LOCATION: PORT ALBERNI, BC V9Y 4P8 CA		SHEET NUMBER: E7	
CAD	DATE: 11/30/16	SCALE: N.T.S.	PHASE: 1
BUILDING ID: A	JOB NUMBER: 15-B-60701		ISSUE: A



**A7** SECTION THRU HOT ROLLED RAFTER

**ANTI** PURLIN ANTI-ROLL CLIP

**B6** HOT ROLLED ENDWALL COLUMN TO RAFTER

**C6** ENDWALL COLUMN TO WALL GIRTS

**D6** CORNER COLUMN TO WALL GIRTS

**E3** BASE PLATE FOR ENDWALL COLUMN

**E5** BASE PLATE FOR DOOR JAMB

**F12** RAFTER SPLICE AT SURFACE CHANGE

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	FNR	PHR	TSK

**metallic building company**

7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR		OWNER: WACOMER ISLAND STEEL BUILDINGS	
CUSTOMER: WACOMER ISLAND STEEL BUILDINGS		OWNER: WACOMER ISLAND STEEL BUILDINGS	
LOCATION: PORT ALBERNIC VBY 4PB CA			
CAD	DATE	SCALE	PHASE
	11/30/16	N.T.S.	1
BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
A	15-B-60701	DET1	A

**RIDGE TIE PC80**

Fastener #55  
12-24 x 1 1/4" DP5  
3 Each end of PC80

**DoubleLek / UltraDek  
Gutter Expansion Installation - 100'-0" Maximum**

Standard	Outer	Outer End Cap	Expansion Cap
F300	F300 (13) Fastener #14	F303	F303
Standard Large	F300 (13) Fastener #14	F303	F303
Northern	F304 (13) Fastener #14	F307	F308
Northern Large	F304 (13) Fastener #14	F307	F308

**DoubleLek / UltraDek  
Rake End Lap Installation - 12" Wall Panel**

**Eave Gutter End Lap Installation - DL/UD Roof**

Standard	Outer	Outer End Cap	Expansion Cap
F300	F300 (13) Fastener #14	F303	F303
Standard Large	F300 (13) Fastener #14	F303	F303
Northern	F304 (13) Fastener #14	F307	F308
Northern Large	F304 (13) Fastener #14	F307	F308

**Downspout To Gutter Attachment Detail**

- Refer to the building erection drawings for the location and spacing of the downspouts.
- Locate all downspouts over a major panel rib if possible.
- Make a cardboard template of the downspout shape. Place the template on the bottom of the gutter and trace the outline. Remove the template and draw a line from corner to corner, forming an 'X' pattern.
- Drill a hole at the center of the 'X'. Using the hole, cut along the lines of the 'X' with a utility knife. Do not cut along the outside lines of the downspout square.
- Bend each triangular tab down toward the ground, 90 degrees to the bottom of the gutter.
- Position the top of the downspout under the gutter. Make sure all four gutter tabs are on the inside of the downspout.
- Install Fastener #14 through the downspout into the gutter tab. Drive the tips of the tabs and the front of the downspout fit receive fasteners.

TRIM\_98

**4" x 5" Roll Form Downspout**

**Field Splice**  
A field splice is required for eave heights greater than 16'-0". Cut a 10'-6" or 14'-6" length of downspout. Always measure the required length starting at the swaged end. After cutting to length, insert the swaged end of the cut downspout into the top of the lower downspout. Secure with pop rivets.

TRIM\_96

**Downspout Strap Attachment Detail**

TRIM\_61

**Downspout Kickout**

TRIM\_123

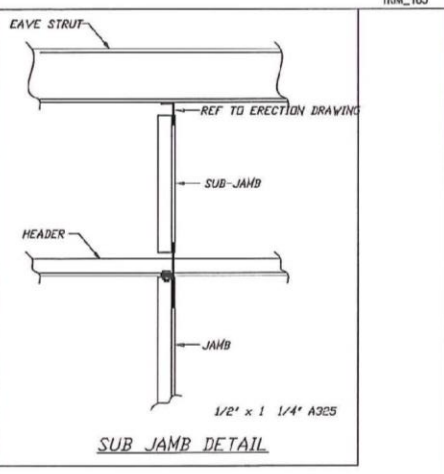
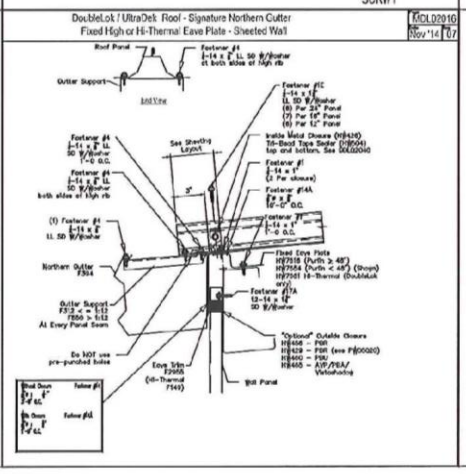
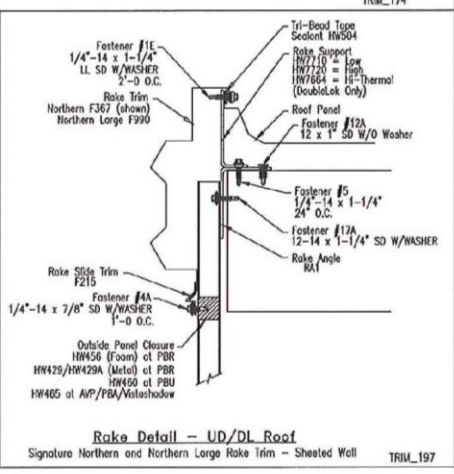
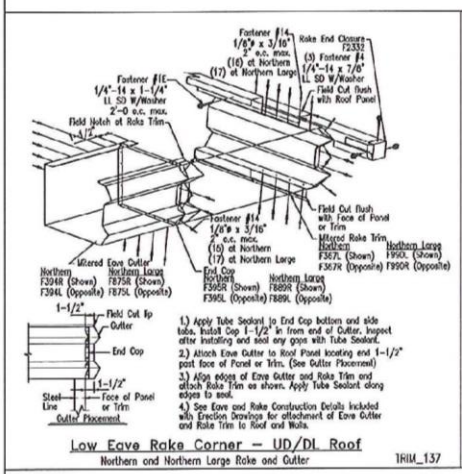
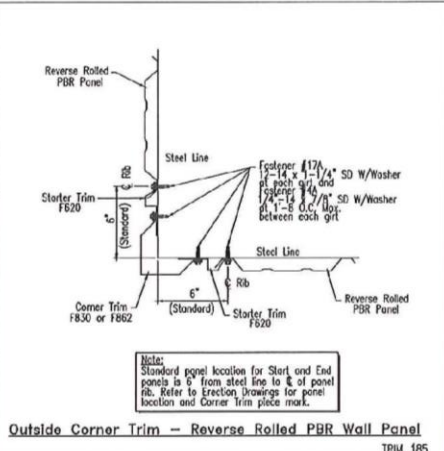
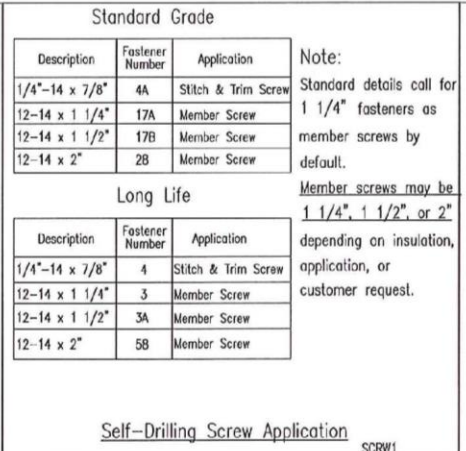
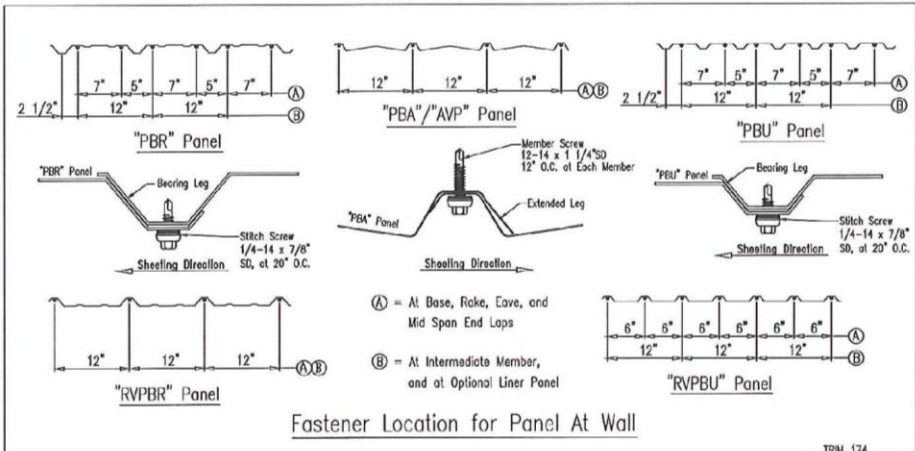
ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

**metallic building company**

7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT:	STEPHEN PORT ALBERNI SSR
CUSTOMER:	WACO/VER ISLAND STEEL BUILDINGS
OWNER:	WACO/VER ISLAND STEEL BUILDINGS
LOCATION:	PORT ALBERNI, BC V8Y 4P6 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	DET4	A



ISSUE	DATE	DESCRIPTION	BY	CHKD	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

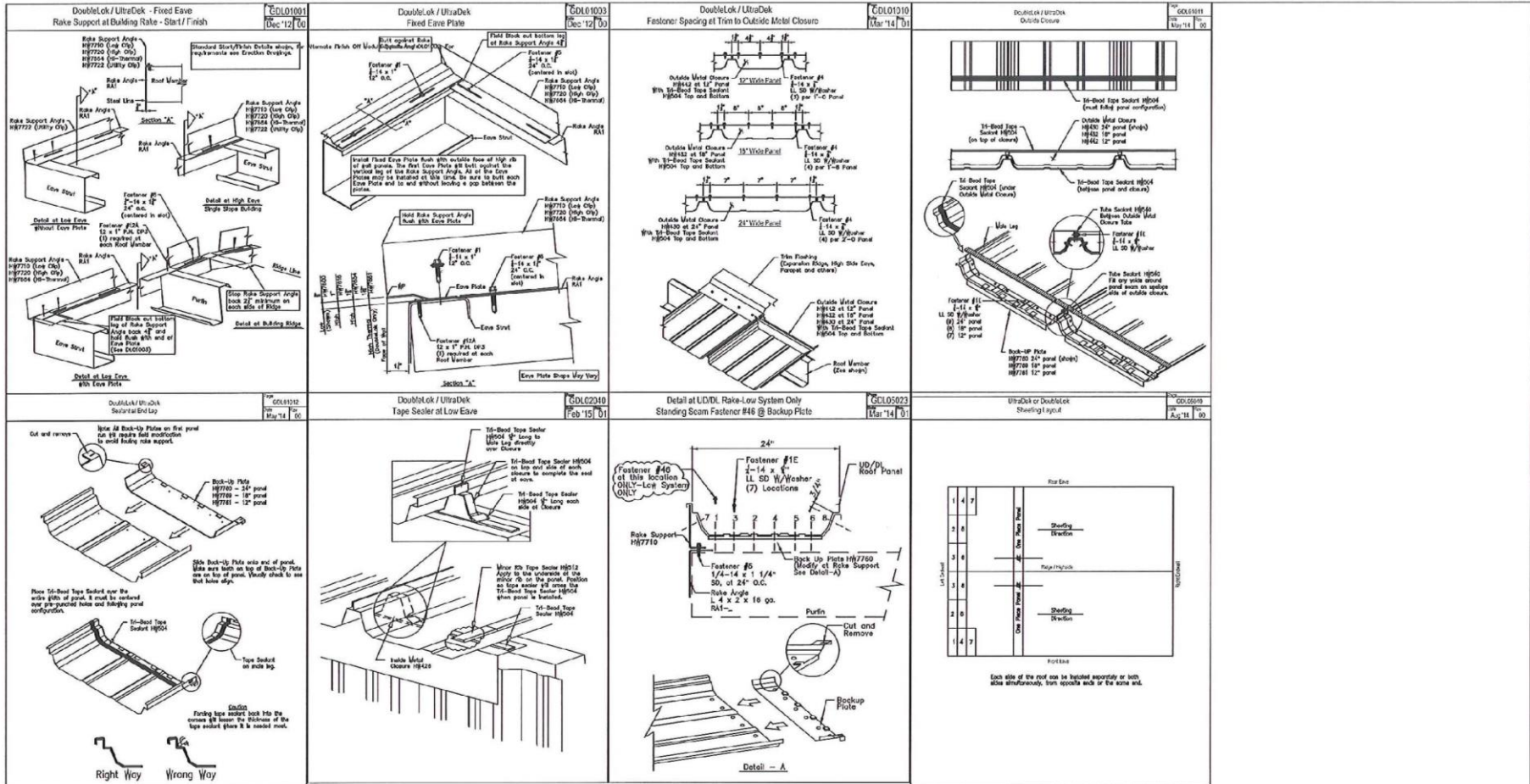
**METALLIC** metallic building company

7301 FARMVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERN SSR  
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
LOCATION: PORT ALBERN, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	DET5	A



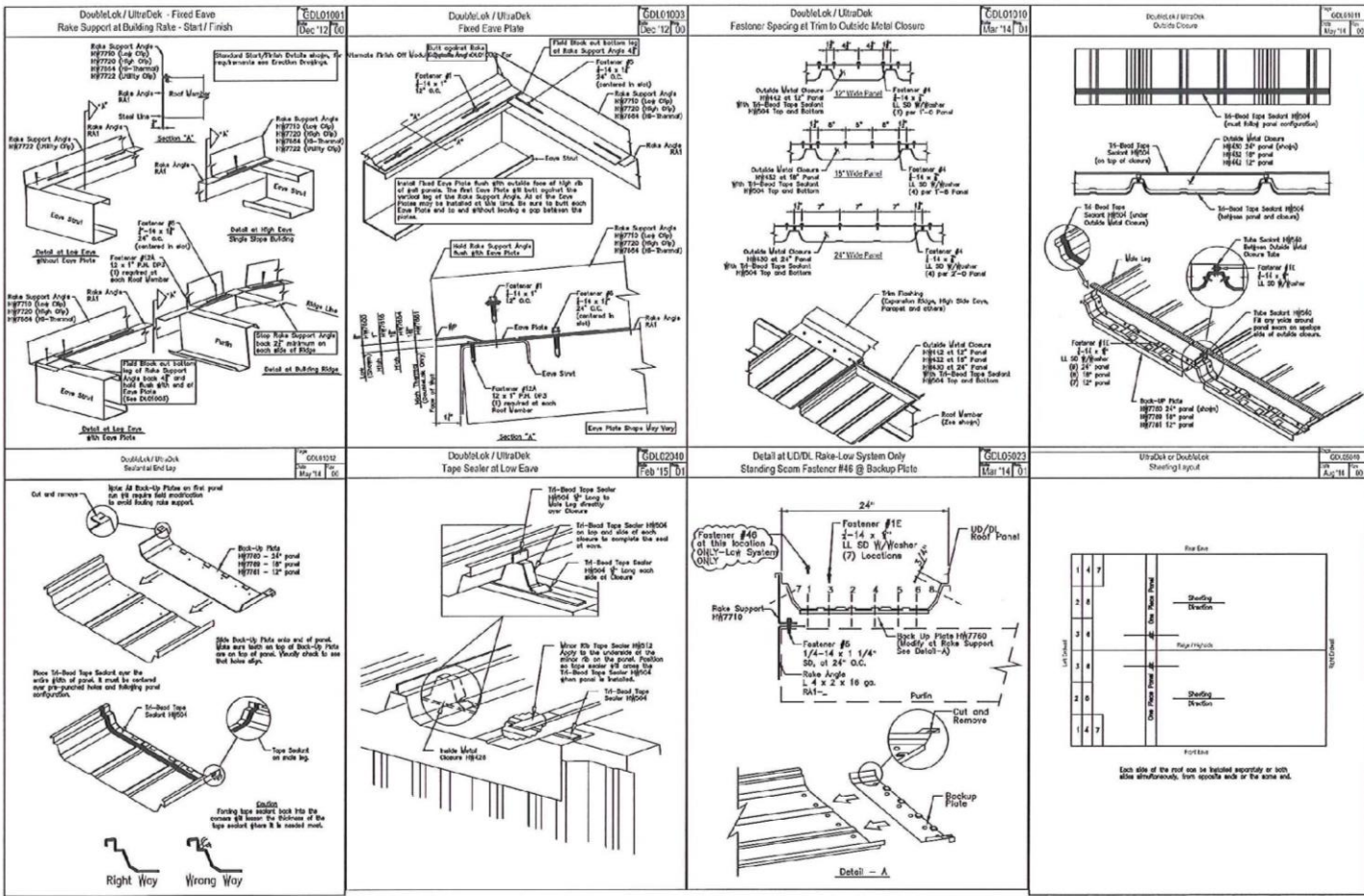


ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PNR	PNR	TSK

**METALLIC** metallic building company  
 7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERN SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERN/BC V01 4PB CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	DET6	A



ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	FNR	PNR	TSK

**METALLIC** metallic building company

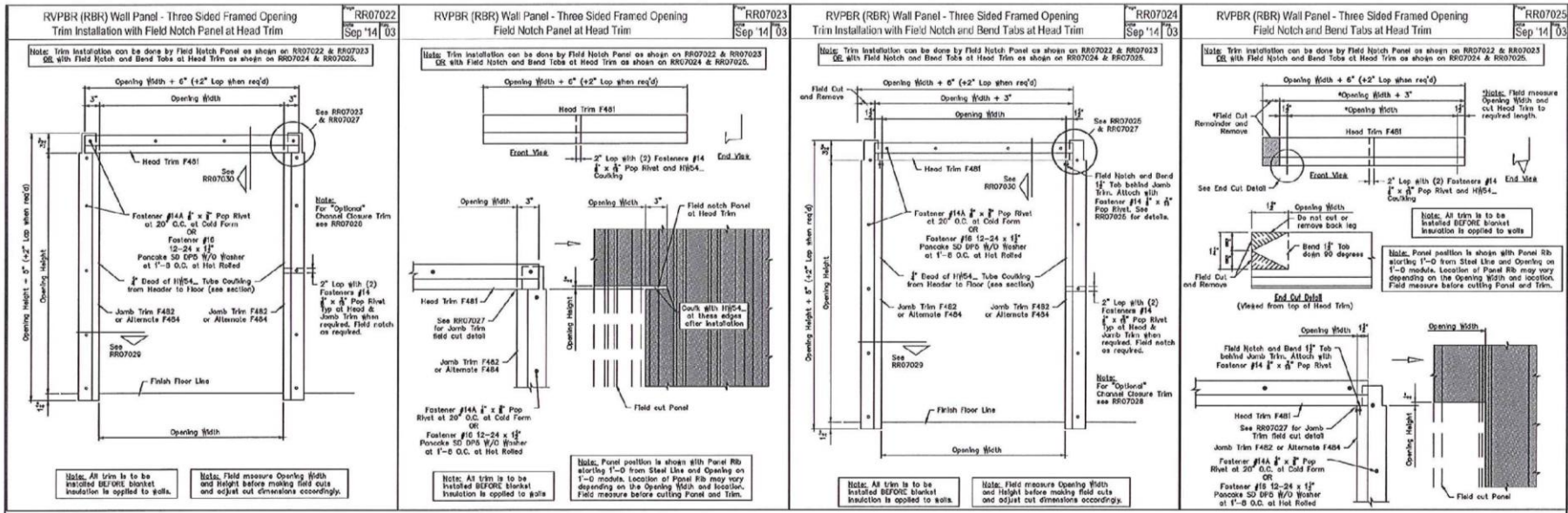
7301 FAIRMEN, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.I.S.	1	A	15-B-60701	DET6	A

<p><b>DoubleLok/UltraDek Expansion Ridge End Cap Assembly</b></p> <p style="text-align: right;">GDL06001 Mar'14 01</p> <p><b>Expansion Ridge End Cap Assembly</b></p> <ol style="list-style-type: none"> <li>Apply (2) rows of knee welds along vertical and horizontal surfaces of expansion and end cap.</li> <li>Place end cap inside expansion ridge flashing, sliding the end cap to position in the ridge flashing profile. Do not distort the top of the ridge by working the end cap.</li> <li>Make sure tabs are even (flat), but not resting on top of the peak box. Tab "A" must be able to pivot in front of the peak box because of panel construction.</li> <li>Using a screwdriver, insert the blade in the space of tab "B" and "C", and spread the blade enough to ensure tab "B" to spread slightly away from tab "C".</li> <li>Secure base and top to the ridge flashing (4) (5) Fastener #4 1/4" x 1/4" x 7/8" as shown.</li> </ol>	<p><b>DoubleLok / UltraDek Expansion Ridge End Cap</b></p> <p style="text-align: right;">GDL06002 Mar'14 03</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------



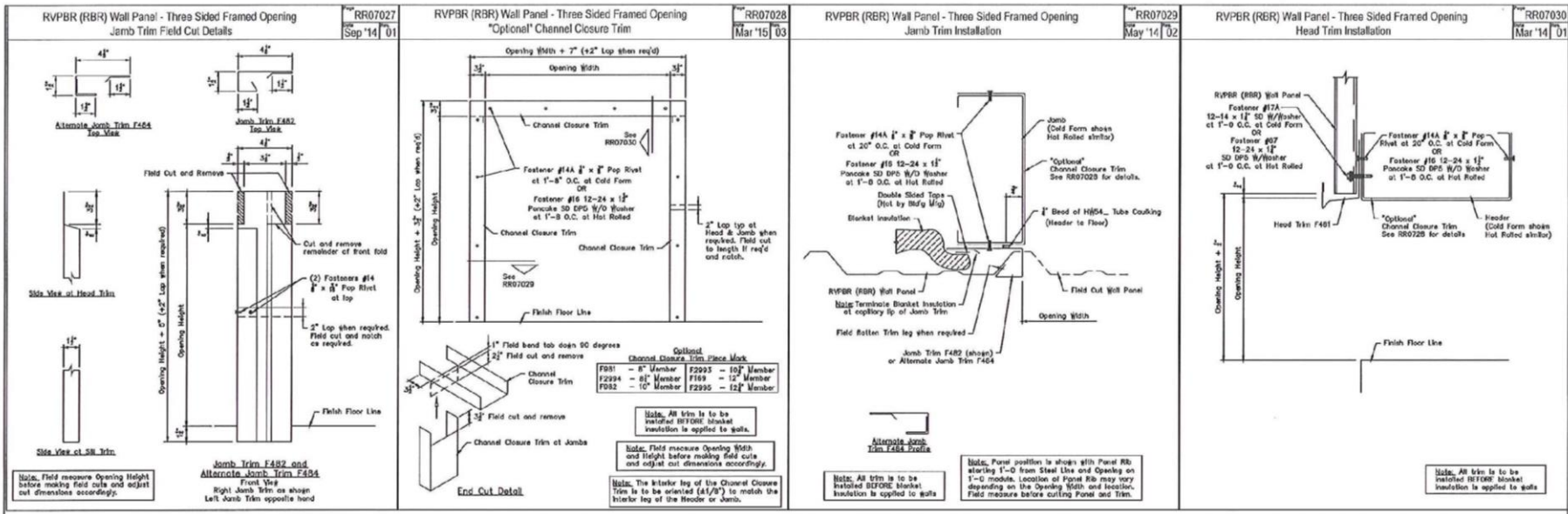


STANDARD FRAMED OPENING DETAILS (PBR REVERSE ROLLED WALL PANEL)

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PHR	PHR	TSK

<b>METALLIC</b>		<b>metallic building company</b>					
7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338		ZIP 77041 (713) 466-7788 ZIP 77240					
PROJECT:	STEPHON PORT ALDERIN SSR	OWNER:	WACO/VALE ISLAND STEEL BUILDINGS				
CUSTOMER:	WACO/VALE ISLAND STEEL BUILDINGS	OWNER:	WACO/VALE ISLAND STEEL BUILDINGS				
LOCATION:	PORT ALBERN, BC V8Y 4P6 CA						
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	DET8	A



STANDARD FRAMED OPENING DETAILS (PBR REVERSE ROLL WALL PANEL) CONT.

ISSUE	DATE	DESCRIPTION	BY	CHK'D	ESN
A	11/30/16	FOR CONSTRUCTION PERMIT	PHR	PHR	TSK

**METALLIC** metallic building company

7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7768 ZIP 77240

PROJECT: STEPHON PORT ALBERNI SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: PORT ALBERNI, BC V9Y 4P8 CA

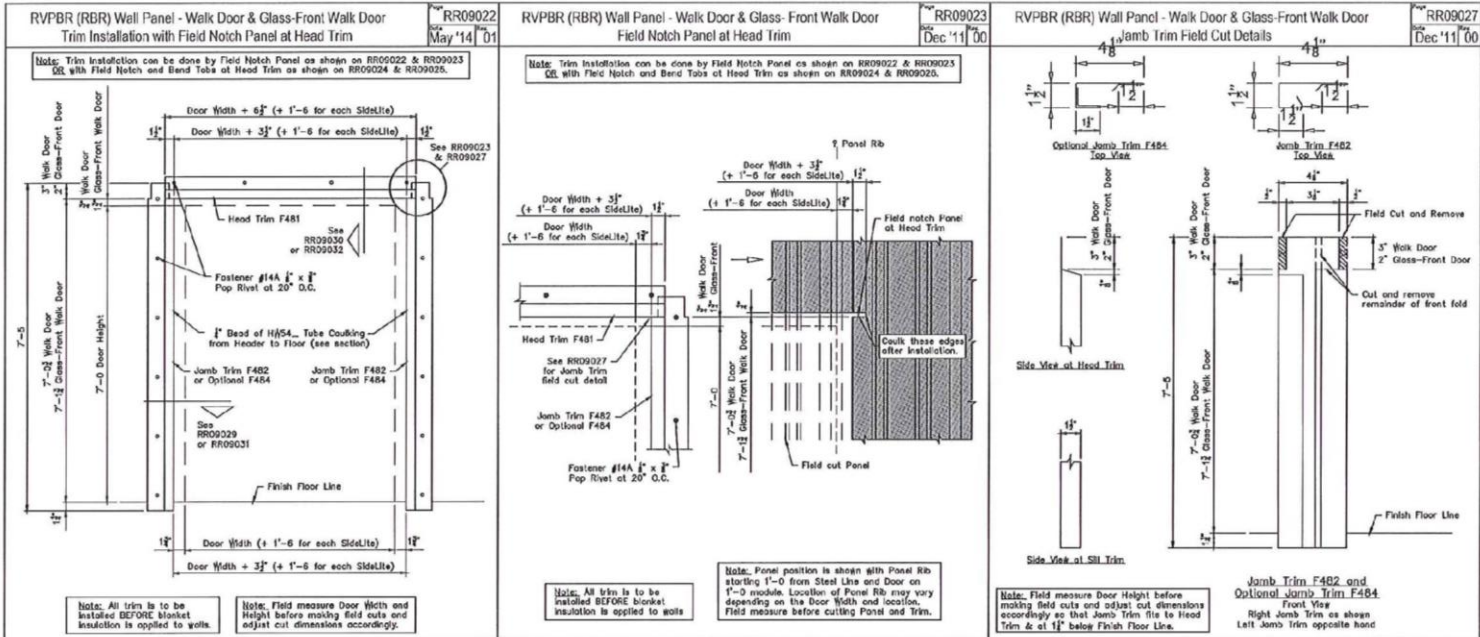
CD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	DET9	A

Notes: All trim is to be installed BEFORE blanket insulation is applied to walls.

Notes: Field measure Opening Width and Height before making field cuts and adjust cut dimensions accordingly.

Notes: The bracket leg of the Channel Closure Trim is to be oriented (45°) to match the bracket leg of the Header or Jamb.

Notes: Panel position is shown with Panel Rib starting 1'-0" from Steel Line and Opening on 1'-0" module. Location of Panel Rib may vary depending on the Opening Size and location. Field measure before cutting Panel and Trim.



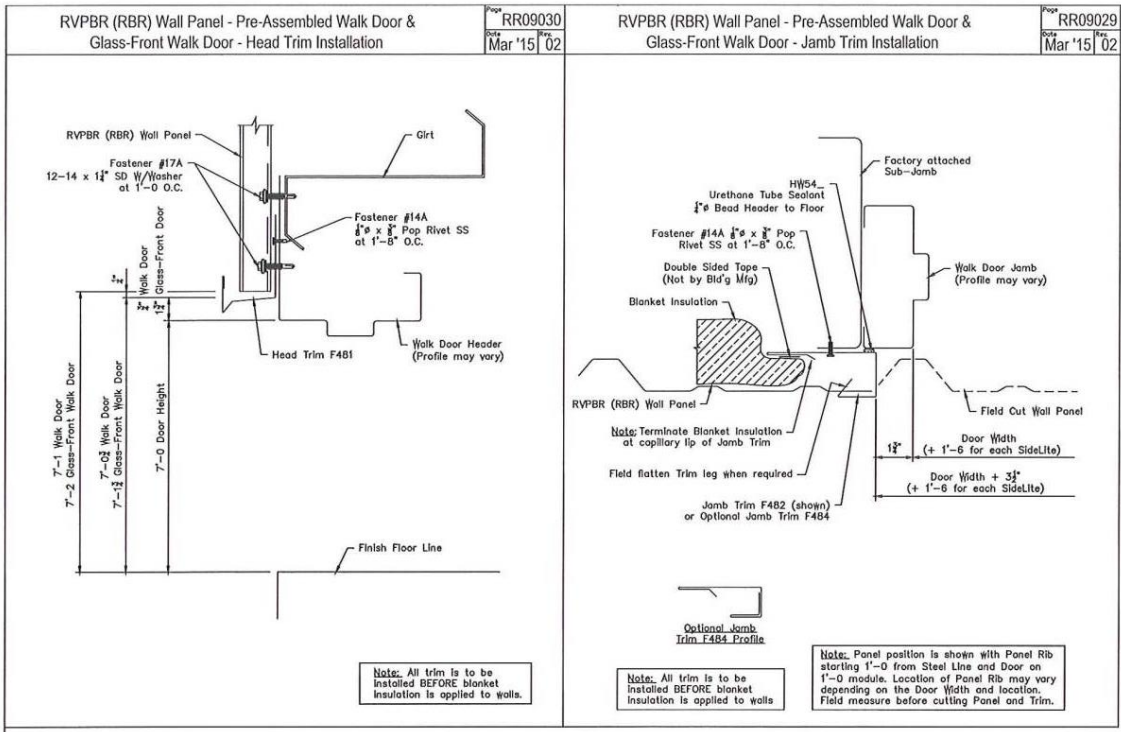
STANDARD WALKDOOR DETAILS (REV ROLLED PBR WALL PANEL)

ISSUE	DATE	DESCRIPTION	BY	CHKD	DSN
A	11/30/15	FOR CONSTRUCTION PERMIT	FNR	FNR	TSK

**METALLIC** metallic building company  
 7301 FARVIEW, HOUSTON, TEXAS, P.O. BOX 40338  
 ZIP 77041 (713) 466-7788 ZIP 77240

PROJECT: STEPHON FORT ALBERNI SSR  
 CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS OWNER: VANCOUVER ISLAND STEEL BUILDINGS  
 LOCATION: FORT ALBERNI, BC V9Y 4P8 CA

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	DET10	A



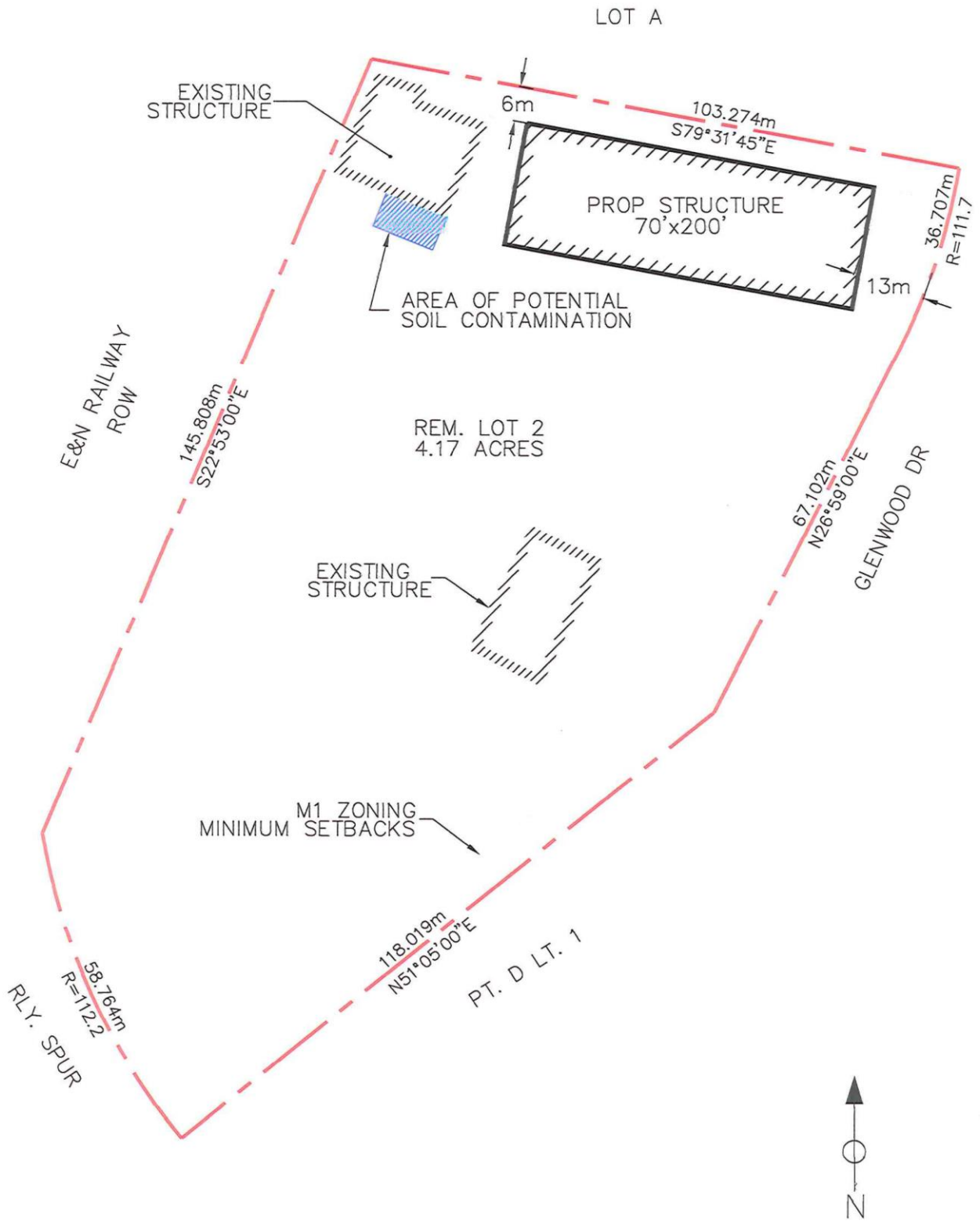
STANDARD WALKDOOR DETAILS (REV ROLLED PBR WALL PANEL)  
CONT.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	11/30/16	FOR CONSTRUCTION PERMIT	PHR	PHR	

<b>METALLIC</b>	<b>metallic building company</b>	7301 FAIRVIEW, HOUSTON, TEXAS, P.O. BOX 40338 ZIP 77041 (713) 466-7788 ZIP 77240					
PROJECT: STEPHON PORT ALBERNI SSR		OWNER: VANCOUVER ISLAND STEEL BUILDINGS					
CUSTOMER: VANCOUVER ISLAND STEEL BUILDINGS							
LOCATION: PORT ALBERNI, BC V9Y 4P8 CA							
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/30/16	N.T.S.	1	A	15-B-60701	DET11	A



# SCHEDULE B TO DEVELOPMENT PERMIT 16-05



4410 GLENWOOD DR SITE PLAN



# CITY OF PORT ALBERNI

## PLANNING DEPARTMENT

TO: Tim Pley, Chief Administrative Officer  
FROM: Scott Smith, City Planner  
DATE: January 17, 2017

I concur, forward to next Regular Council Meeting for Consideration:

Tim Pley, CAO

**SUBJECT: Draft Request for Proposal**

### Issue

To consider a draft of a Request for Proposals (RFP) on a portion of City of Port Alberni owned property off Russell Street.

### Background

Council for the City of Port Alberni had directed that an RFP for the sale and development of a portion of City owned property adjacent to the Westporte neighbourhood be prepared for Council's consideration. Attached is a preliminary draft of an RFP to sell and develop approximately 8 hectares (20 acres) of City of Port Alberni owned property.

### Discussion

The following are some of the key issues in the draft Request for Proposals:

1. To ensure that a high quality project is developed that is compatible with the surrounding neighbourhood.
2. To ensure the development of an active Neighbourhood Park of approximately 0.8 hectares (2 acres) as part of any project.
3. Requirement for preliminary engineering plans to be provided during any OCP and Rezoning process, specifically to address possible storm drainage concerns.
4. The City of Port Alberni may cut the harvestable timber on the property.

Council has had some preliminary discussion regarding the area of the property to be included in the RFP. The draft RFP reflects an area of 8 hectares, however it has been stated in the RFP that larger or smaller areas will be considered. Attached is a plan showing the 8 hectare area and a 2 hectare area for Council's information. If Council wishes to have the RFP propose an area closer to the 2 hectares in size, it is recommended that the required neighbourhood park area be additional to the potential development area when considering the total area to be sold.



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**Recommendation**

*That the report from the City Planner dated January 17, 2017 be received.*

*Direction from City Council is requested.*

Respectfully submitted,



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Scott Smith, MCIP  
City Planner





# REQUEST FOR PROPOSALS

## RUSSELL STREET SITE



CITY OF PORT ALBERNI  
JANUARY 2017

## 1.0 INTRODUCTION

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### 1.1 General Background

The property is located in Port Alberni, adjacent to Russell Street, in the north end of the city. The site consists of a portion ( $\pm 8.1$  ha), of a larger city owned property. Proposals may submit a smaller or larger area for the City of Port Alberni to consider.

### 1.2 City's Objectives for the Development of the Russell Street site

- a) To sell the lands in whole or in part to the successful proponent.
- b) To obtain the highest possible investment in the local community in terms of both job creation and capital investment.
- c) To ensure that a high quality project is developed that is compatible with the surrounding neighbourhood.
- d) To ensure that an active Neighbourhood Park ( $\pm 0.8$  ha) is developed as part of the project.

## 2.0 SITE DESCRIPTION

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### 2.1 Legal Description:

The subject site is currently a portion of a large tract of land, owned by the City of Port Alberni, legally described as Lot A, Section 9, Alberni District, Plan VIP59681 except Plan VIP78980 (PID 023-022-060), and outlined in bold on the attached maps. (See attached legal plans)

### 2.2 Official Community Plan

The Russell Street property is designated as a mix of 'Future Residential' and 'Park and Open Space' in the current Official Community Plan (OCP). Any OCP bylaw amendment requirements shall be included with the proposal submissions.

### 2.3 Zoning

The existing zoning of the Russell Street property is 'Future Development'. Any Zoning bylaw amendment requirements shall be included with the proposal submissions.

### 2.4 The Property

The property is located to the east of the area known locally as the Westporte development. The site consists of a portion ( $\pm 8.1$  ha), of a larger city owned property. Proposals may submit a smaller or larger area for the City of Port Alberni to consider.

Municipal services are located in the area through Oxford Street, Westporte Blvd., and Robson Street. (See attached Municipal Services map). Preliminary Engineering plans must be provided during any OCP and Rezoning process, with a specific plan to mitigate any possible storm drainage concerns.

The property is currently treed. The City of Port Alberni may cut the harvestable timber on the property prior to completion of any sale.



### 3.0 REQUIRED FORMAT OF PROPOSALS

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3.1 Sealed proposals shall be received by the Owner's representative up to 4:00 p.m. on \_\_\_\_\_, 2017, proposals received after this time and date shall not be considered.

3.2 Proposals must be submitted in the format described below and shall contain all of the information required by this Request for Proposals to facilitate comparison and evaluation of the proposals.

- a) Cover Letter, (signed by the principals of the firms included in the proponent's team).
- b) Purchase Price to be paid to the City of Port Alberni.
- c) Executive Summary (describing the nature and components of the proposed development and how it meets the City's objectives as set out in Section 1.2 of this Request for Proposals.
- d) Proponent Identification (description of owners, members, firms or individuals, to be involved in the proposed operation along with the proposed legal structure).
- e) Details of the Qualifications and Experience of the Proponents.
- f) Conceptual Development Plans including an active Neighbourhood Park.
- g) An outline demonstrating a plan to provide the required preliminary engineering plans.
- h) Evidence of Financing Capacity.

3.3 The proposal must be submitted to the City of Port Alberni as follows:

- One (1) digital file, on a USB drive, in PDF (Portable Document Format) format
- One (1) hardcopy of the proposal in bound form
- One (1) hardcopy of the proposal in unbound form with plans in a form no larger than 11" x 17". One set of large scale plans may be provided if desired.

### 4.0 GENERAL CONDITIONS

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#### 4.1 Owner Representative

The City Planner, as the City of Port Alberni (Owner) representative is authorized to communicate and officially deal with Proponents and all Proponents must communicate and officially deal with that person only.

Scott Smith, MCIP, City Planner  
City of Port Alberni  
4850 Argyle Street  
Port Alberni, B.C. V9Y 1V8  
Telephone: (250) 720-2808 Fax: (250) 723-3402  
e-mail: [scott.smith@portalberni.ca](mailto:scott.smith@portalberni.ca)

The Owner representative may involve other City staff and resource people in meetings and discussions with proponents and in evaluations of submissions received. Proposals along with evaluations will be considered by City Council.



#### **4.2 Deadline for Submissions**

Proposal submissions will be accepted until 4:00 p.m. on \_\_\_\_\_, 2017.

#### **Legal Relationship Created by and Nature of this Request for Proposals**

Neither this Request for Proposals nor the submission of a proposal by a Proponent is intended to create a legal relationship between, or any duties or obligations on the part of the Owner or a Proponent.

This Request for Proposals is an invitation to treat, and if the Owner decides upon receipt and review of proposals to explore, negotiate or otherwise treat with any Proponents, it may do so, and until a written offer is made and accepted under the seal of the Owner, by resolution of its Council, no contractual relationship of any kind will exist.

In considering any proposals received whether compliant to this Request for Proposals or not, the Owner may treat further and negotiate with anyone or all of the Proponents or none of the Proponents as it sees fit and may ultimately contract with one or more of the Proponents, or with none of the Proponents as in its unfettered discretion it considers desirable.

This Request for Proposals does not impose on the Owner any duty of fairness or natural justice to any or all respondents with respect to this Request for Proposals or the process it creates. Unless the Owner is expressly permitted or required by this Request for Proposals to "act reasonably", the Owner is entitled to act in its sole, absolute and unfettered discretion.

#### **4.3 Confidentiality of Proposals**

The Owner is subject to the Freedom of Information and Protection of Privacy Act. That Act creates a right of access to records in the custody or under the control of the Owner, subject to the specific exceptions in the right set out in the Act. The Owner will receive all proposals submitted in response to this Request for Proposals in confidence, including for the purposes of S.21 of the Act. Because of the right of access to information created by that Act, the Owner does not guarantee that information contained in any proposals will remain confidential if a request for access in respect of any proposal is made under the Act.

#### **4.4 Proprietary Information**

If a Proponent considers that any part of its proposal is proprietary, including by reason of its being copyright, the proposal must clearly identify those portions of it that are considered proprietary.

#### **4.5 Responsibility or Liability**

The Owner accepts no responsibility or liability for the accuracy or completeness of this Request for Proposals (including any schedules or appendices to it) or of any recorded or verbal information communicated or made available for inspection by the Owner (including through the Owner's representative of any other individual) and no representation or warranty, either expressed or implied, is made or given by the Owner with respect to the accuracy or completeness of any of those things. The sole risk, responsibility and liability connected with reliance by any proponent or any other person on the Request for Proposals or any other such information as is described in this paragraph is solely that of each Proponent.

Each Proponent acknowledges and agrees that it is solely responsible for obtaining its own independent financial, legal, accounting, engineering and other advice with respect to the contents of the Request for Proposals or any such information as is described in this paragraph. Each Proponent who submits a proposal to the Owner is deemed to have released the Owner from, and waived, any action, cause of action, claim, liability, demand, loss, damage, cost or expense, of every kind, in any way connected with or arising out of the contents of the Request for Proposals or any such information as it described in this paragraph.

Each Proponent who submits a proposal is deemed to have agreed that it is solely responsible and liable to ensure that it has obtained and considered all information necessary to enable to understand the requirements of the Request for Proposals and to prepare and submit its proposal.

#### **4.6 Compliance with Regulations**

The successful Proponent/s will be responsible for complying with all municipal, provincial, and federal statutes, regulations, bylaws, and permits.

### **5.0 EVALUATION PROCESS**

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#### **5.1 Evaluation Process**

Submissions in response to this Request for Proposals will be evaluated by a team of senior City Managers and resource people designated by the Owner's representative. If a phased project is proposed please note that an active Neighbourhood Park must be included in the first phase.

#### **5.2 Evaluation Criteria**

- Comprehensiveness of the development proposal.
- Level of capital investment.
- Short and long term job creation.
- Other economic benefits to the community.
- Understanding of and commitment to developer's responsibilities for on-site services and construction.
- Time line for development.
- Experience and qualifications of key members of the Proponent's team.
- Evidence of financial capacity of the Proponent to fund the development.
- Price offered for the property.

The Owner may give such weight to these evaluation criteria as it sees fit. Selection of the preferred proposal will be the decision of City Council. A proposal deemed at Council's sole discretion to be the most advantageous to the City of Port Alberni may be selected. City Council, at its sole discretion may choose to reject all proposals.

### **6.0 TERMS OF AGREEMENT**

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#### **6.1 Further Process Leading to Contract**

The Owner may negotiate and treat with any of the Proponents whose proposals best meets the objectives of the City.

#### **6.2 General Conditions**

- a) The land is offered, "as is" and the City makes no representation and will take no responsibility with respect to the condition of the property. The property is currently treed and the City of Port Alberni may cut all the harvestable timber on the property prior to completion of any sale. The City will not remove unmarketable timber and stumps from the site.
- b) All Proponents are advised that an agreement will not be signed until and unless, the successful Proponent submits, within two weeks of the City's acceptance of the offer, a Security Deposit of 10% of the purchase price. The Security Deposit will be refunded if completion of the sale does not occur.



- c) All submissions should be clearly marked as follows:
- d) "Response to Request for Proposals for the Development of the Russell Street Site should be directed to:
- Scott Smith, City Planner  
City of Port Alberni  
4850 Argyle Street  
Port Alberni, B.C. V9Y 1V8  
Telephone: (250) 720-2808  
Fax: (250) 723-3402  
e-mail: [scott.smith@portalberni.ca](mailto:scott.smith@portalberni.ca)
- e) The City of Port Alberni reserves to right to reject or negotiate any or all offers.

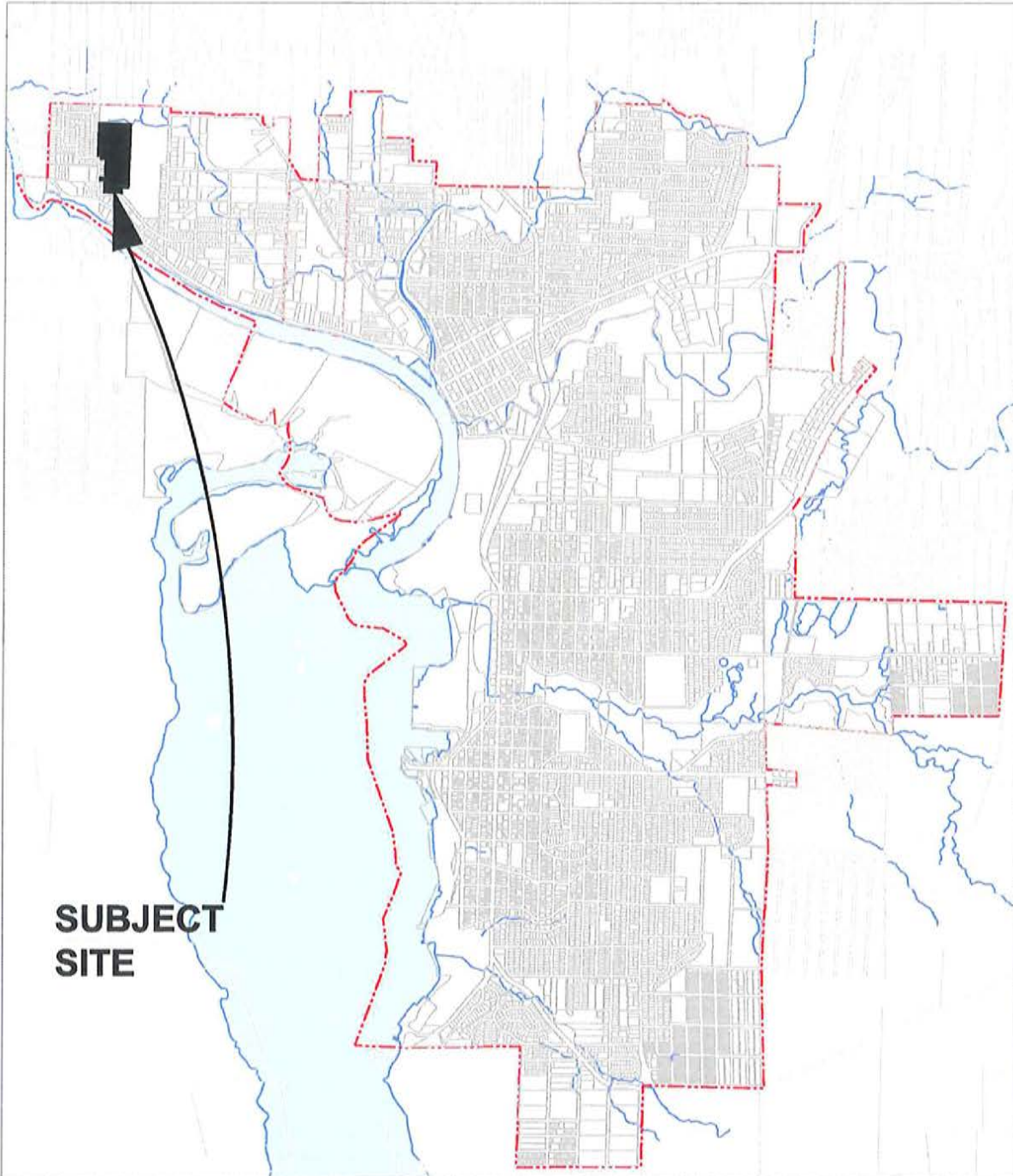
#### 7.0 ATTACHMENTS TO THIS PROPOSAL:

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- Location Plan
- Legal Plans – A subdivision will be required to create the subject site
- Area Official Community Plan designations – Bylaw amendments will be required
- Area Zoning designations – Bylaw amendments will be required
- Area Orthophoto
- Contour Map
- Municipal Infrastructure Map



## CITY OF PORT ALBERNI LOCATION MAP

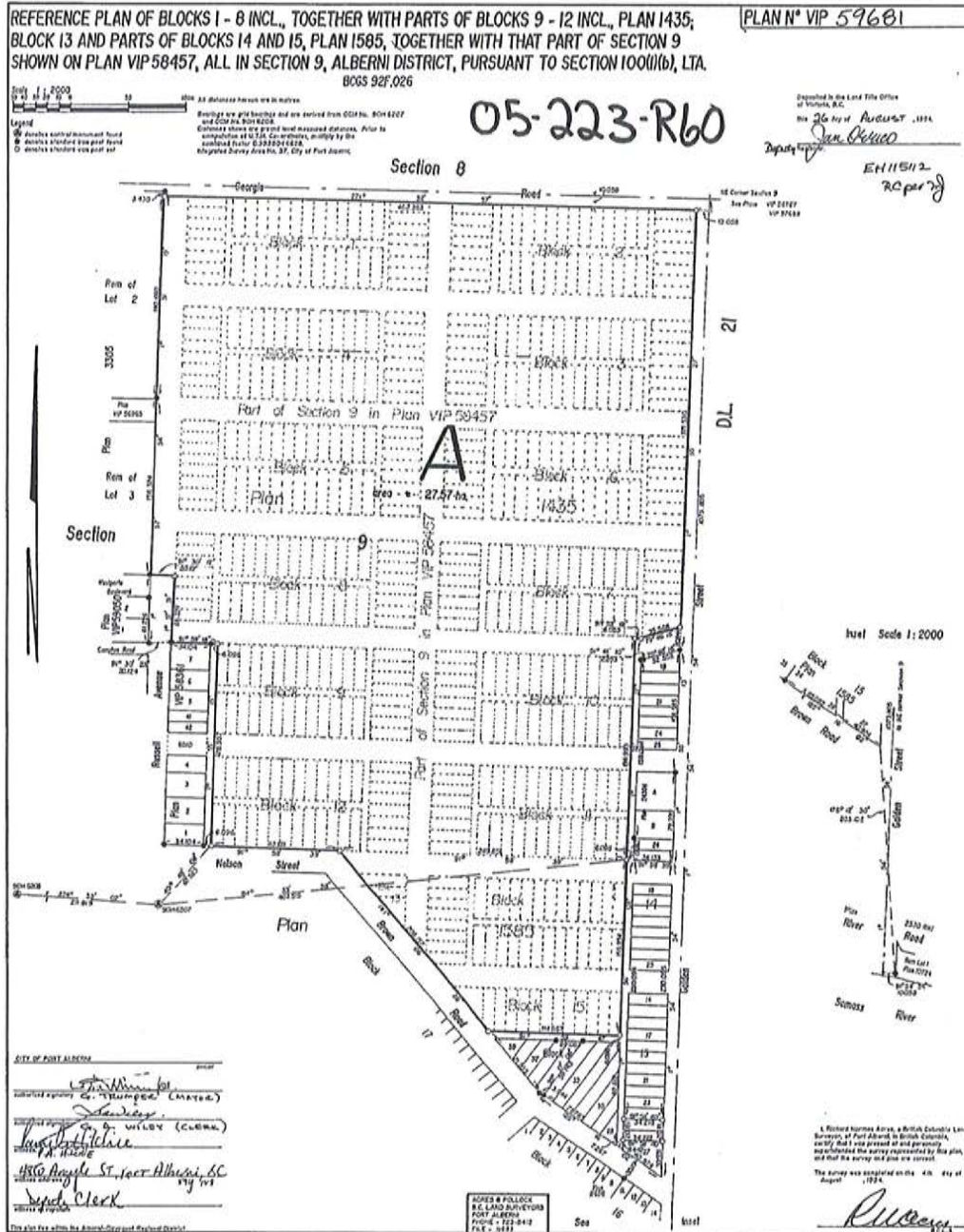


**SUBJECT  
SITE**

Russell Street - a portion of 'Lot A, Section 9, Alberni District, Plan VIP59681 except Plan VIP78980' (PID 023-022-060)

# LEGAL PLAN (1 of 2) VIP59681

L1B/CD/11/4/200





LEGAL PLAN (2 of 2) VIP78980

**PLAN OF SUBDIVISION OF PART OF LOT A, SECTION 9, ALBERNI DISTRICT, PLAN VIP59681**

BCGS 92F.026

Scale : 1:1000

**Legend**

- ⊙ denotes control monument found
- ▲ denotes USA Invarera hub found 13/4" rebar in pavement
- ⊗ denotes standard iron pipe found
- denotes standard iron post set

All distances hereon are in metres.  
Bearings are grid bearings and are derived from OCM No. 94H1626 and OCM No. 94H1629.  
Distances shown are ground level measured distances. Prior to computation of 0.724 correction, multiply by the mean of combined factors.  
Integrated Survey Area No. 37, City of Port Alberni.

**PLAN N° VIP 789 80**

Deposited in the Land Title Office of Victoria, B.C.

the 8 day of JUNE, 2005.

Registrar [Signature]

su EX 67772  
ad

25  
Plan VIP 62200

Rem.  
Lot A  
Plan VIP59681

CITY OF PORT ALBERNI

[Signature]  
authorised signatory

[Signature]  
authorised signatory

Dawina Sparrow  
address

4850 Argyle St. Port Alberni  
address

ADMIN ASSISTANT  
address occupation

Approved under the Land Title Act,  
the 30<sup>th</sup> day of MAY, 2005.

[Signature]  
City of Port Alberni

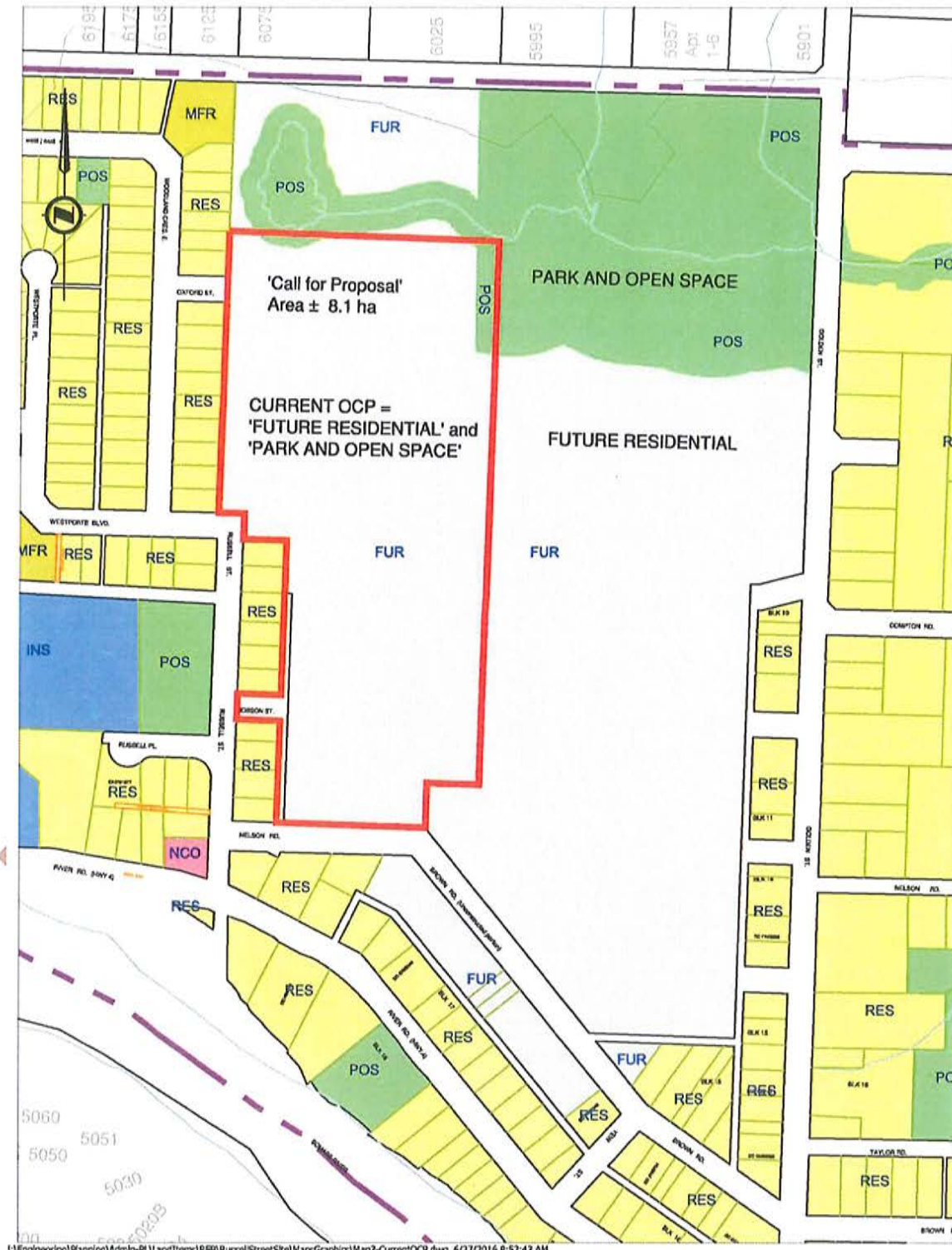
I, Richard Norman Acres, a British Columbia Land Surveyor, of Port Alberni, in British Columbia certify that I was present at, and personally supervised the survey represented by this plan, and that the survey and plan are correct.

The field survey was completed on the 26th day of May, 2005. The plan was completed and checked, and the checklist filed under # 31846 on the 27th day of May, 2005.

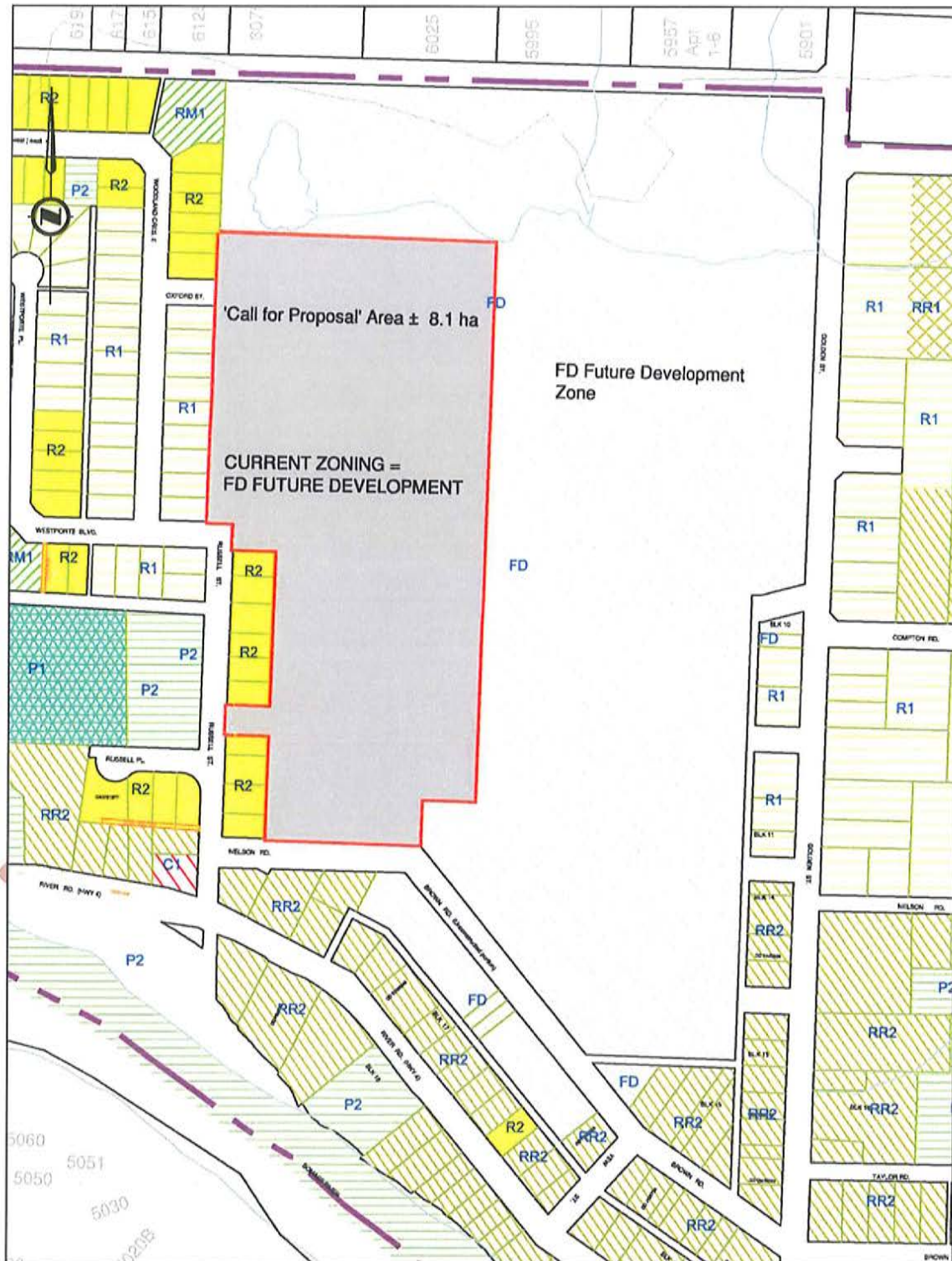
[Signature]

ACRES & POLLOCK  
B.C. LAND SURVEYORS  
PORT ALBERNI, B.C.  
PHONE 250 723 5112

# CURRENT OFFICIAL COMMUNITY PLAN DESIGNATIONS

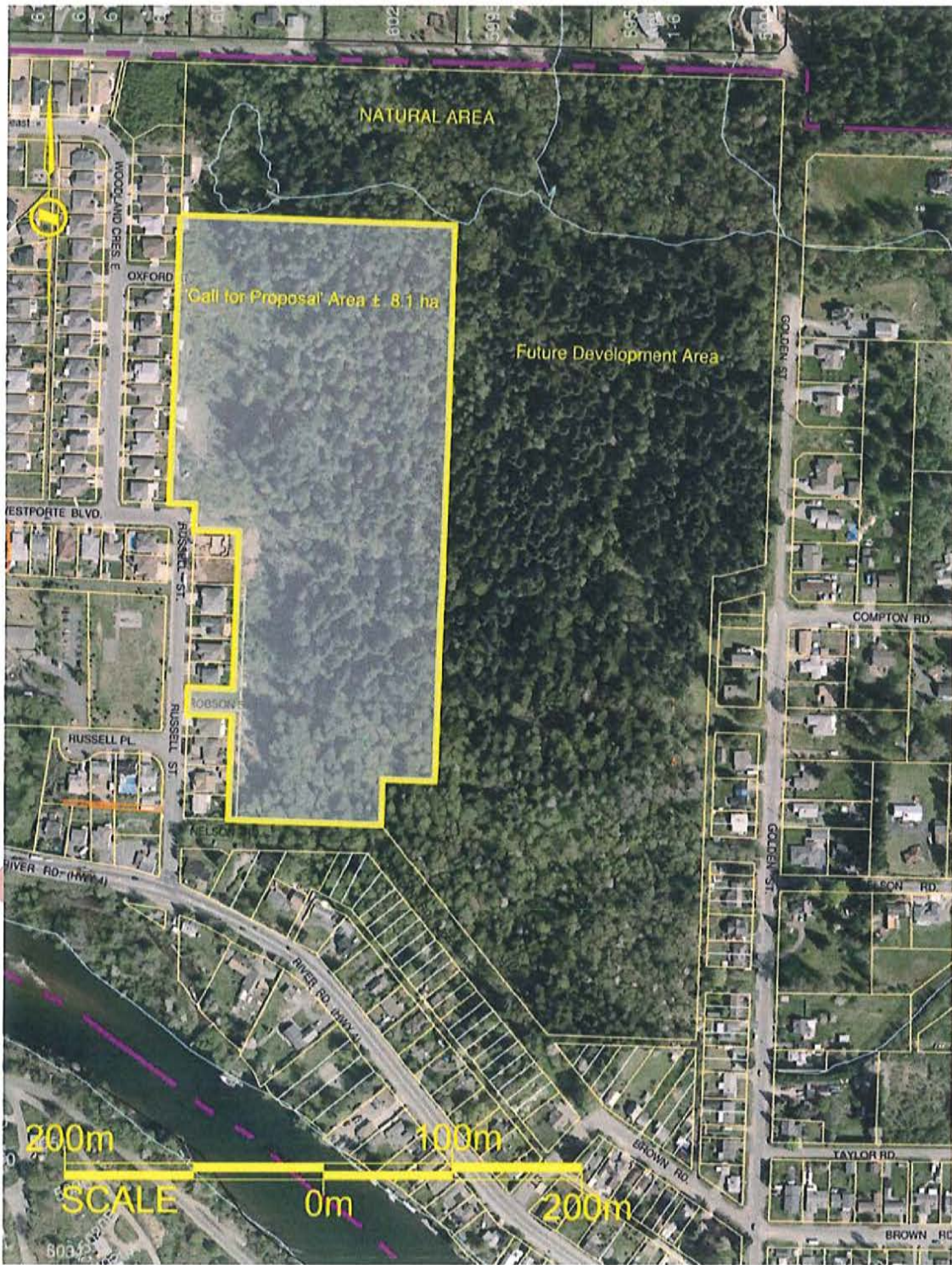


# CURRENT ZONING DESIGNATIONS



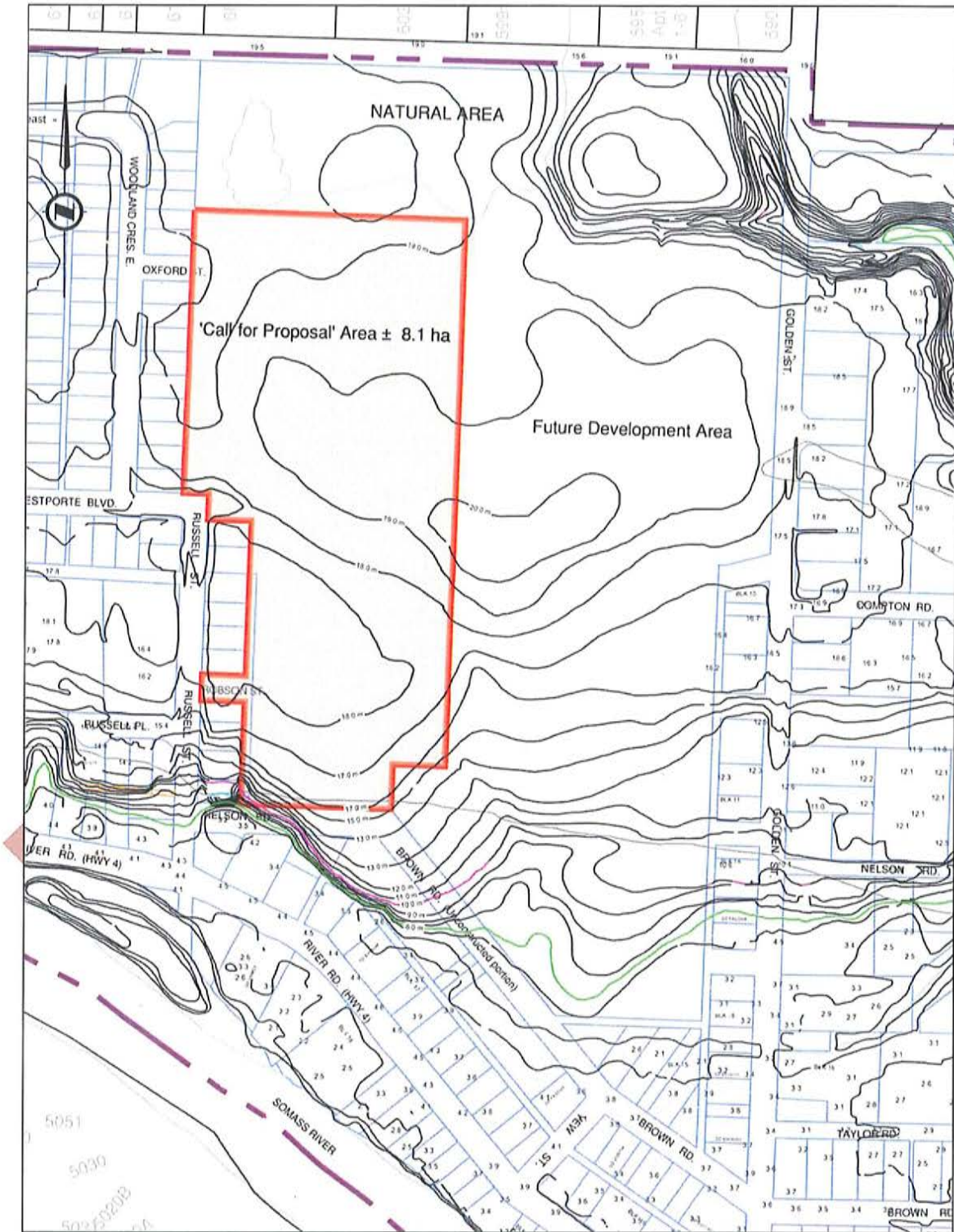


SUBJECT AREA - AERIAL VIEW



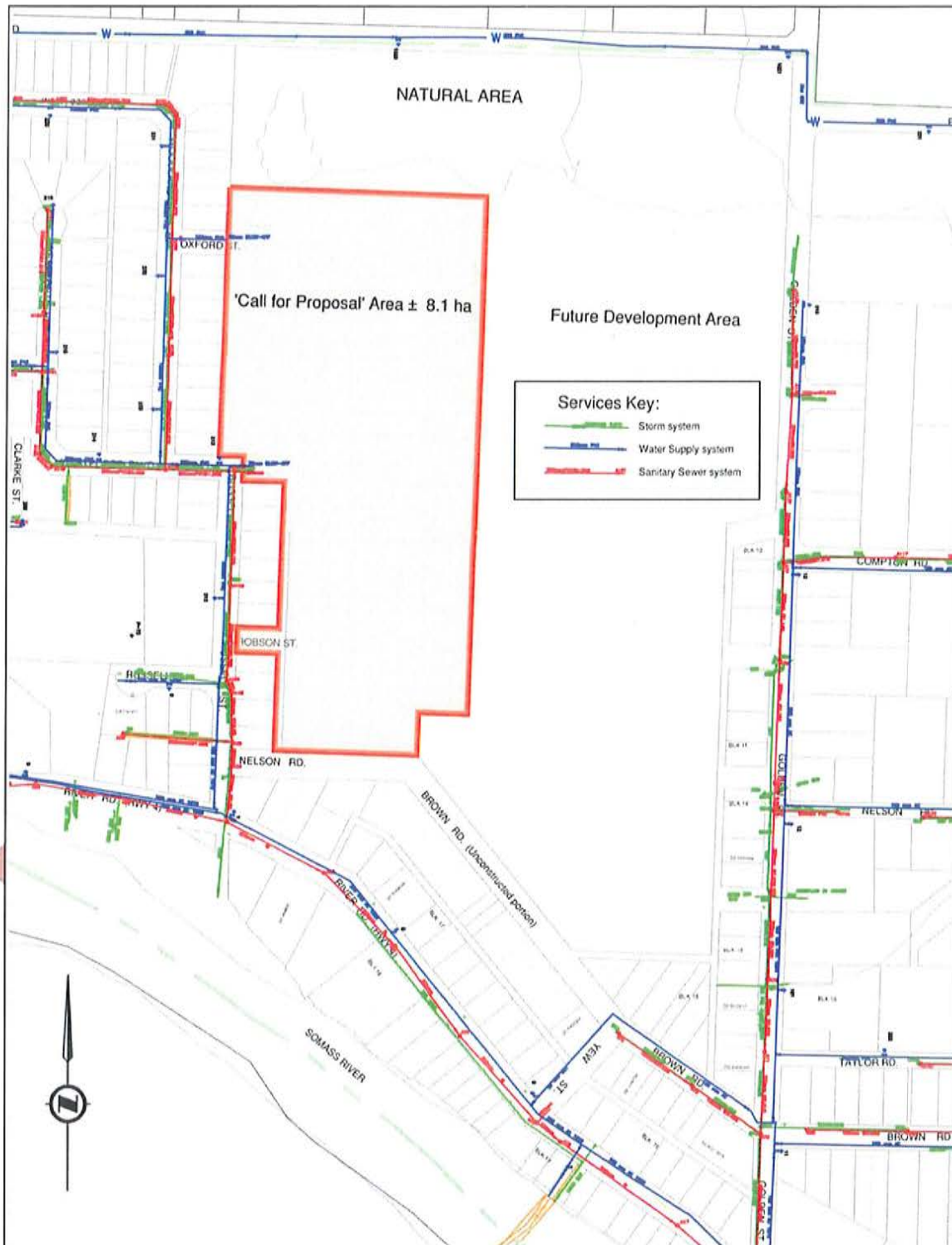


# SUBJECT AREA - TOPOGRAPHY





# SUBJECT AREA – MUNICIPAL SERVICES



J:\Engineering\Planning\Admin-PL\LandItems\RFP\Active\RussellStreetSite\RFP-RussellStreet-Jan2017.doc



# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT

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TO: Tim Pley, Chief Administrative Officer

FROM: Scott Smith, City Planner  
Cara Foden, Planning Technician

DATE: January 18, 2017

I concur, forward to next Regular  
Council Meeting for Consideration:

Tim Pley, CAO

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**SUBJECT: Oil to Heat Pump Energy Rebate Program for the City of Port Alberni**

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### Issue

The Food Security and Climate Disturbance Committee (FSCDC) made recommendations to City Council regarding the implementation of residential energy rebates (FSCDC Annual Report, 2015). The purpose of this report is to provide more information for Council to consider with respect to implementing a residential, 'Oil to Heat Pump', energy rebate initiative, one of the three proposed initiatives ('Oil to Heat Pump/Electric', and 'Energy Audit Rebates' and 'Energy Retrofit Half-the-Tax Challenge') recommended by the FSCDC.

### Background

The Province of B.C. has committed to reducing greenhouse gas (GHG) emissions by 33 per cent, from 2007 levels, by the year 2020. It is estimated that local governments have control or influence over approximately 45 per cent of these emissions<sup>1</sup>. The Provincial [Climate Action Charter \(CAC\)](#) was created to recognize the shared commitment of municipalities and the Province of BC in addressing climate change. The City of Port Alberni has voluntarily signed on to the CAC, committing to the advancement of the Provincial goals through local municipal initiatives.

In addition, the [City of Port Alberni Corporate Strategic Plan: 2015-2018](#) includes Goal No. 3.1 to "Protect water, air and land quality". At a [Special Meeting of Council \(2016-2020 Five Year Financial Plan\)](#), held on February 23, 2016, a Council resolution was carried as follows:

*"That staff be directed to include \$30,000 in the 2016 Operating Budget for the Green Home Renovation Tax Credit Program, with funding from the Carbon Fund."*

By providing an incentive for homeowners, that rewards efforts resulting in a reduction of residential building GHG emissions, the City may advance the goals of both the Climate Charter and of the City's own Strategic Plan.

### Climate Disturbance Impact:

The BC Ministry of Environment performed a [Community Energy and Emissions Inventory \(CEEI\)](#) for municipalities to assist with meeting the goals and commitments of the *Climate Action Charter*. The CEEI is used by the City of Port Alberni to measure its progress towards its



goal of becoming carbon neutral. Local governments are required to report on their progress in achieving their carbon neutral goals under the Climate Action Charter.

From 2007 to 2010 Port Alberni's overall, community wide GHG emissions decreased by 1,928 tCO<sub>2</sub>e, (2%). From 2007 levels the Residential Building portion of GHG emissions decreased 6% from 25,000 tCO<sub>2</sub>e to 23,446 tCO<sub>2</sub>e.<sup>2</sup> (see below)

**Table 2 – From the City of Port Alberni 2010 Community Energy Emissions Inventory Residential Buildings**

Buildings	2007				2010				
	Connections	Consumption	Energy (GJ)	CO <sub>2</sub> e (t)	Connections	Consumption	Energy (GJ)	CO <sub>2</sub> e (t)	
Residential	Wood	N/A	175,951 GJ	175,951	3,565	N/A	170,327 GJ	170,327	3,451
	Heating Oil	N/A	146,839 GJ	146,839	10,351	N/A	142,146 GJ	142,146	9,721
	Propane	N/A	25,321 GJ	25,321	1,545	N/A	24,511 GJ	24,511	1,495
	Natural Gas	2,225	138,277 GJ	138,277	6,936	2,299	124,471 GJ	124,471	6,244
	Electricity	8,066	104,115,006 kWh	374,814	2,603	8,202	101,379,158 kWh	364,965	2,535

**TCO<sub>2</sub>e. Definition:** (Aka Tonnes of CO<sub>2</sub>e) Tonnes of carbon dioxide equivalent, which is a measure that allows you to compare the emissions of other greenhouse gases relative to one unit of CO<sub>2</sub>. It is calculated by multiplying the greenhouse gas's emissions by its 100-year global warming potential. Note: Carbon dioxide equivalent (CDE) and equivalent carbon dioxide (CO<sub>2</sub>e and CO<sub>2</sub>eq) are two related but distinct measures for describing how much global warming a given type and amount of greenhouse gas may cause, using the functionally equivalent amount or concentration of carbon dioxide (CO<sub>2</sub>) as the reference.<sup>3</sup>

In Port Alberni the amount of tCO<sub>2</sub>e's produced is significantly greater from Heating Oil than the tCO<sub>2</sub>e's produced from other sources of home heating. An additional factor for consideration is the efficiency of each heat source.

- Wood: 1 tCO<sub>2</sub>e = 49.4 GJ
- Propane: 1 tCO<sub>2</sub>e = 16.4 GJ
- Electricity: 1 tCO<sub>2</sub>e = 144.0 GJ
- Heating Oil: 1 tCO<sub>2</sub>e = 14.6 GJ
- Natural Gas: 1 tCO<sub>2</sub>e = 19.9 GJ

Electricity produces much more energy per tCO<sub>2</sub>e used. This makes the conversion from oil furnaces to electrically sourced heat pumps one of the most effective ways to reduce GHG emissions in Port Alberni. It would also move the City closer to the goals set in the Climate Charter and in City Council's Strategic Plan.

**Discussion**

**Timeframe**

The recommended time frame for implementing the program is within the 2017 Budget Year and continuing, at Council's discretion, into future budget plans noting that the Provincial rebate program end date is March 31, 2018, or when the funding is exhausted, whichever comes first.

**Tracking and Outcomes**

As a voluntary signatory to the CAC, and having committed to the reduction of residential building GHG emissions, it is vital that efforts to reduce the City's emissions be tracked and measurable. The most practical method for measuring and documenting the effectiveness (ex. in reducing Greenhouse Gas (GHG) Emissions) of the program is to use the Energuide ratings scale to facilitate standardized and meaningful reporting.

Results that can be shared with the public and other levels of government, and possibly be used to support future grant applications, are more effective than untracked initiatives. The Planning Department recommends that outcomes of any energy rebate initiative be tracked and measurable.

### Grant and Funding Sources:

The Province of British Columbia has initiated an 'Oil to Heat Pump Incentive Program' to accelerate the adoption of heat pumps that replace less efficient oil heating systems. The Provincial initiative is funded by the Ministry of Energy and Mines' Innovative Clean Energy (ICE) Fund and is designed to support the B.C. government's energy, economic, environmental, and greenhouse gas reduction priorities and advance B.C.'s clean energy sector. **The program has an incentive of up to \$1700 and is administered by City Green Solutions for the Province of BC.**

City Council allocated \$30,000.00 in the 2016 budget, coming from the Municipal Carbon Fund, to establish a City of Port Alberni energy rebate program.

It is likely that the most efficient and effective way to distribute a City of Port Alberni energy rebate program would be to leverage the provincial initiative by providing a local 'top up' incentive to eligible applicants. This would be an effective way to minimize administration costs and move the program forward with the limited staff resources existing.

### Top Up initiatives in other communities:

A number of communities offer "top-up" incentives to homeowners who complete the Provincial Oil to Heat Pump Incentive program. The City of Campbell River and the Regional District of Nanaimo are examples of 'top-up' initiatives, administered by City Green Solutions that demonstrate flexibility for each municipality to tailor a rebate initiative to meet the budget allowed.

Campbell River: Up to 8 incentives of \$1000 per home are available to qualifying City residents. The \$1000 top-up incentive is available to top up incentives (of up to \$1700) available through the provincial Oil to Heat Pump Incentive Program. Applications must be received after Sept. 1, 2016 and before July 31, 2017 (See <http://oiltoheatpump.ca/city-campbell-river-incentive/>)

Regional District of Nanaimo and the District of Lantzville: Homeowners are also offered a rebate incentive to transition from oil heating to heat pumps. Applicants providing the required documentation may receive a \$250 rebate. <http://www.rdn.bc.ca/cms.asp?wpID=3562>

### Proposed City of Port Alberni 'Oil to Heat Pump' rebate:

#### **Rebate #1: Oil to Heat Pump Top Up Incentive**

**Purpose:** To encourage the replacement of oil furnaces with electrically sourced heat pumps. Heating Oil currently ranks as the highest home heating source of GHG emissions in Port Alberni.

**Rebate:** \$1000 per home (including implementation costs) - Only one (1) 'City of Port Alberni Oil to Heat Pump top up incentive' per home

**City Budget:** \$30,000 (including implementation costs).

#### **Eligibility Criteria:**

- Applicants must be homeowners within the City of Port Alberni and the home must be located in the City of Port Alberni's jurisdiction.
- Only one Oil to Heat Pump rebate/home.



- If an individual owns multiple homes, a top-up incentive can be accessed for each qualifying legal dwelling unit.
- Rebates will be distributed on a first come first served basis for as long as the funding lasts.
- The \$1000 City of Port Alberni top-up incentive is available in addition to the Provincial \$1700 in Oil to Heat Pump Incentive program.
- In order to receive the \$1000 municipal rebate offered, applicants must provide all of the following:
  - Copy of the completed provincial [Oil to Heat Pump Incentive Program Application Form](#)
  - Provincial registration number (for above noted program)
  - Proof of initial Home Energy Assessment conducted by a Certified Energy Advisor.
  - Proof of post-retrofit EnerGuide Home Energy Assessment conducted by a Certified Energy Advisor.

**Notes:**

*An Energy Audit is a requirement of the Provincial rebate program. A homeowner applying for the Provincial rebate may also eligible to apply for additional Provincial incentives. See <http://oiltoheatpump.ca/incentive-details/>.*

*The provincial Oil to Heat Pump Incentive Program offers up to \$1700 rebate per home and is administered by City Green Solutions. The rebate offered by the City of Port Alberni is proposed to provide an extra incentive at a local level that leverages ("tops up") the existing Provincial efforts.*

**Implementation**

To implement three initiatives as proposed by the FSCDC would be a challenge. To move forward with a rebate program it is recommended that City Council initially consider placing focus on the Oil to Heat Pump rebate as the amount of tCO<sub>2</sub>e's produced is significantly greater from Heating Oil than other sources of home heating in Port Alberni and electricity produces much more energy per tCO<sub>2</sub>e used than the other energy sources.

The implementation of a rebate program requires a variety of administrative tasks. There is not adequate staff and resources available to create, promote, track, measure and report on the outcomes of the program. Promotional materials and application form must be designed, printed and distributed and placed online. Financial resources must be tracked and managed.

It is recommended that implementation of a rebate program; leverage the Provincial Oil to Heat Pump program, using the services of City Green Solutions to administer the program.

**Rebate program administered by City Green****Staffing Resources**

Leveraging the resources of City Green Solutions to administer, track, measure and report on the outcomes of a city top up initiative would result in a timely rollout for the program. City Green Solutions is already administering the Provincial 'Oil to Heat Pump Incentive Program' and is also tracking top up initiatives for several communities. City staff would be needed to assist in the implementation of the program, but would not be bogged down by the detailed administrative tasks involved in the implementation.



Costs of Implementation

City Green Solutions would prepare a detailed estimate for setup, reporting and administration costs. City Green can do promotional work but recommend that the local government to do their own promotional work to cut down on external costs. Below are some examples of rough costs incurred in setting up other communities.

**Sample Costs** for Oil to Heat Pump Local Government Top Up (exact costs must be negotiated with City Green Solutions and are dependent on a number of variables that would be determined by the City and by uptake from the community):

- \$2000 – Setup fee (includes developing terms and conditions, application form, updating website, setting up financial tracking systems, quarterly short emailed reports on participation in the program, final report on energy and GHG savings)
- \$500 – 10 hours consulting support (e.g. assistance with development/review of promotional campaigns and materials.)
- Administration fee per incentive disbursed. If the number of rebates is 10 or fewer per year the setup fee would cover this cost. By limited the number of rebates to 10 for a one year period would allow for the City can review the program at the end of the year to determine its effectiveness.

Pros

- Staff resources would not be involved to track and administer the rebates.
- Implementation date can be scheduled with some assurance.
- Results can be tracked and measured and reported by City Green Solutions.
- Leverages provincial initiative uptake which required a pre and post installation energy assessment.

Cons

- Some staff time will be required to review 'Terms and Conditions', assist in the design of promotional materials, and promote the program through local channels (website, newsletters, posters at City Hall, media releases, events, etc.).
- The cost of using City Green would need to be funded from the \$30,000.

The table below is a preliminary forecast of tasks that would need to be done be if Option 2 is endorsed.

**Table 2 - Implementation Tasks**

	<b>Proposed Task</b>	<b>Internal (I) or External (E) resourcing</b>
1	Designate a Manager responsible for the Program.	I
2	Work with City Green Solutions to establish rebate parameters and review and approve Terms of Reference for the rebate program.	E/I
3	Research and assemble a list of local companies providing relevant services - Oil Tank removal, Heat Pump Installation, Certified Energy Audit Advisors (Include on Application Forms and How To info).	E
4	Research, prepare and assemble informational "How To Apply" Pamphlets.	E
5	Establish and document eligibility criteria for each rebate initiative.	E

6	Set annual submission and distribution deadlines for rebate initiative.	I
7	Prepare promotional materials and media release strategy for the rebate program.	E/I
8	Report to Council with respect to program uptake, measured success in reducing GHG emissions.	E/I

### **Conclusions**

The proposed rebate program leverages the Provincial Oil to Heat Pump Incentive Program. Based on the data provided in the CEEI the proposed local rebate program would be a reasonable means of advancing the City's goal of reaching carbon neutral status. See Appendix A for information regarding Energuide ratings.

It is recommended that the City of Port Alberni proceed with only one (Oil to Heat Pump) of the three proposed energy rebates from the FSCDC. It is also recommended that implementation of an Oil to Heat Pump Energy Rebate Program be facilitated by City Green Solutions. Using City Green Solutions will allow for this program to be implemented in a timely manner.

### **Recommendations**

- 1) *That the report from the City Planner dated January 18, 2017 be received and Council for the City of Port Alberni direct staff to implement Oil to Heat Pump Energy Rebate Program.*
- 2) *That Council direct staff to work with City Green Solutions to move forward with the implementation of an 'Oil to Heat Pump Incentive' leveraging the Provincial 'Oil to Heat Pump Incentive Program'.*

Respectfully submitted,




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Scott Smith, MCIP  
City Planner

Notations:

<sup>1</sup> Source: <http://www2.gov.bc.ca/gov/content/environment/climate-change/reports-data/community-energy-emissions-inventory> Province of British Columbia website.

<sup>2</sup> Source: [http://www2.gov.bc.ca/assets/gov/environment/climate-change/reports-and-data/community-energy-and-emissions-inventory-ceed/2010-ceed-reports/ceed\\_2010\\_port\\_alberni\\_city.pdf](http://www2.gov.bc.ca/assets/gov/environment/climate-change/reports-and-data/community-energy-and-emissions-inventory-ceed/2010-ceed-reports/ceed_2010_port_alberni_city.pdf) Live Smart BC Port Alberni City, 2010 Community Energy and Emissions Inventory, February 2014.

<sup>3</sup> Source: [https://en.wikipedia.org/wiki/Carbon\\_dioxide\\_equivalent](https://en.wikipedia.org/wiki/Carbon_dioxide_equivalent) Wikipedia "Carbon Dioxide Equivalent" and Eq

<sup>4</sup> Source: <http://www.greenbuildingadvisor.com/blogs/dept/quest-blogs/stop-using-propane-and-oil-and-go-electric#ixzz4EtP5txny> Nick Sisler is a co-founder and Engineer at *Ekotrope*, which provides software and energy consulting for builders. Nick holds a bachelor's degree in Mechanical Engineering from M.I.T.

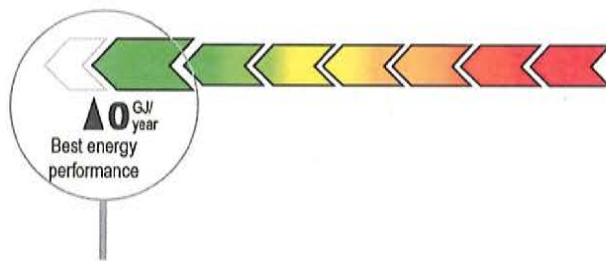
## APPENDIX A

### EnerGuide Rating:

The City of Port Alberni will base their energy rebate program on the EnerGuide evaluation system.

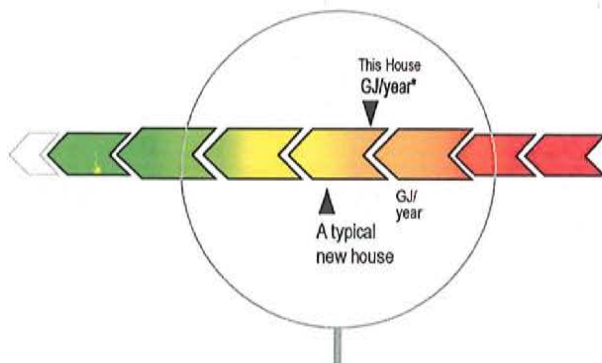
EnerGuide is a project developed by NRCan to help consumers make energy efficient choices with respect to their homes. An EnerGuide Home Energy Assessment must be done by a certified Energy Auditor and is a service designed to help homeowners increase the energy-efficiency and comfort of their homes. A Home Energy Assessment provides the homeowner with an EnerGuide rating that demonstrates the energy performance of a home.

### Understanding the rating



**Aim towards zero** on the rating scale. The lower the number, the better energy performance of the home.

**Best energy performance** indicates high performing homes, with a rating of zero gigajoules per year meaning it produces as much energy as it consumes. Generally, these homes would be highly energy-efficient.



**An annual gigajoule rating (GJ/year)** allows you to see your score as a unit of energy consumption, similar to how you would see a consumption rating of kilowatts per hour for appliances, litres per 100 kilometres for vehicles, or calories for food.

**A typical new house** is the reference point against which to compare your rating. It is a version of your house as if built to typical new construction standards for energy performance.

### Energy Advisor

An Energy Advisor is an individual who conducts EnerGuide home evaluations on behalf of an Natural Resources Canada (NRCan) licensed service organization. Energy Advisors provide third party, expert, advice to homeowners looking to consider responsible energy use. Energy advisors help ensure homes labelled under NRCan's energy efficiency housing initiatives meet the requirements of the respective standards.



## APPENDIX B – SAMPLE PROCESS ONLY

1. [Register](#) for the Oil to Heat Pump Incentive Program. If City of Port Alberni top-up incentives remain at the time of your registration and if you live in the City of Port Alberni, you will be notified that a City of Port Alberni top-up incentive has been reserved for you for a limited time along with your Oil to Heat Pump Incentive.
2. Complete all the other [Oil to Heat Pump Incentive Program steps](#).
3. Submit the City of Port Alberni Incentive Application Form along with your [Oil to Heat Pump Incentive Application Form](#).
4. Receive your City of Port Alberni top-up incentive in addition to your Oil to Heat Pump Incentive via the Oil to Heat Pump Incentive Program.

### **General Terms and Conditions for City of Port Alberni Oil to Heat Pump Top Up Incentives**

1. Incentive amounts and Program Terms and Conditions are subject to revision at the Program's sole discretion. Notwithstanding anything in these Terms and Conditions, payment of incentives is subject to the availability of funds and may change at any time without notice.
2. Incentives are available on a first-come, first-served basis while funds last, or until the program end date, whichever comes first.
3. The Program reserves the right, without incurring any liability, to refuse applications to the Program that the Program determines, in its sole discretion, are incomplete, inaccurate, or otherwise do not meet applicable Program requirements.
4. Processing of applications may take a minimum of 90 days.
5. Neither City Green Solutions nor the City of Port Alberni are responsible for lost, delayed, damaged, illegible, or incomplete applications.
6. Incentives will be issued in the form of a cheque to the property owner listed on the application form.
7. Homeowners who received incentives under the LiveSmart BC Efficiency Incentive Program are eligible to participate in the Program.
8. Participants and installers are responsible for complying with all applicable laws, regulations, and bylaws regarding permits, codes, restrictions, and inspections in relation to any installation or removal/decommissioning for this Program and for ensuring that appropriate products and installation techniques are used that do not compromise their home's structure, indoor air quality, and safety.
9. Participants are solely responsible for researching Program criteria, choosing eligible products, choosing licensed contractors, and meeting all Program requirements.
10. The Program does not endorse any specific product, retailer, or contractor and the Program is not liable for the Participant's selection of materials or products, or the workmanship, operation, performance, or warranty associated with any Upgrades or associated work performed in relation to the Program. The Program makes no representation or warranty, whether express or implied, in respect of any product, materials, services, or measures associated with any work done in relation to the Program.
11. The Program does not guarantee and accepts no liability for the level of energy savings or greenhouse gas reductions achieved by a Participant under this Program.
12. Program participants hereby agree to indemnify and save harmless the Program, City Green Solutions, the City of Port Alberni, and their respective directors, officers, agents, and employees, from all liability, damages, claims, demands, expenses, and costs for claims, costs for injury or death of any person, damage to or destruction of property, and all economic loss suffered by any person arising from or occurring by reason of the Program, receipt of incentive(s) or actual or alleged preparation or installation or use of the Upgrade(s), including any actions or omissions by third party consultants or contractors in the preparation or installation of the Upgrade(s).
13. The Terms and Conditions outlined in this document will be governed by and interpreted in accordance with the laws of the Province of British Columbia.

*This lease is made pursuant to the Land Transfer Form Act*

**LANDLORD:** City of Port Alberni  
4850 Argyle Street  
Port Alberni, B.C. V9Y 1V8

**TENANT:** ALL MEX'D UP INC.  
4561 South Crescent  
Port Alberni BC V9Y 1L7

**1.0 GRANT:**

- 1.1 The Landlord leases to the tenant the following property, ("the premises"):  
6 - 5440 Argyle Street, Port Alberni, B.C.

**2.0 TERM:**

- 2.1 The term of this lease is:  
Beginning Date: February 1, 2017  
End Date: January 31, 2022
- 2.2 If the Tenant is not in default, the tenant may renew this lease for a further five years, provided that this option to renew must not be exercised prior to 6 months before the end of the term, and if exercised must be exercised at least 2 months before the end of the term by notice in writing to the Landlord.

**3.0 RENT:**

- 3.1 The rent is \$709.85 per month (\$15.77 per square foot per year x 540 square feet), plus applicable taxes, payable in advance on the first day of each and every month of the term. (It is understood that the rent includes an amount for taxes, the payment of which shall be made by the City, from this rental amount).
- 3.2 The rent shall increase on January 1<sup>st</sup> of each year at a rate equal to the percentage increase in the B.C. Consumer Price Index for all items for the twelve (12) month period running to October 1<sup>st</sup> of the preceding year.

**4.0 PERMITTED USES:**

- 4.1 The Tenant may use the premises only for the purpose of operating an outlet for Mexican foods and related products.



## 5.0 TENANT'S COVENANTS:

The Tenant covenants as follows:

- 5.1 To pay rent.
- 5.2 To use the premises only for the purposes set forth in paragraph 4.1.
- 5.3 To pay all water, electrical, gas, security alarm, telephone and other rates and charges imposed for services and utilities in respect of the premises.
- 5.4 To observe and comply with all laws, statutes, regulations, by-laws, rules and orders relating to the premises and the use or occupation thereof.
- 5.5 To indemnify and save harmless the Landlord from and against all claims and losses arising out of or in connection with any activities of the tenant, its servants, agents, contractors, or invitees.
- 5.6 The Tenant shall obtain and maintain for the Term, at its sole expense, comprehensive general liability insurance providing coverage for death, bodily injury, property loss and damage arising out of the Tenant's use and occupation of the Premises, in the amount of not less than \$2,000,000 per occurrence, all inclusive; and

Each insurance policy shall:

- (a) name the Landlord as an additional insured;
  - (b) be issued by an insurance company entitled under provincial law to carry on business in British Columbia;
  - (c) state that the policy;
    - (i) applies to each insured in the same manner and to the same extent as if a separate policy of insurance had been issued to each insured; and,
    - (ii) cannot be cancelled, lapsed or materially changed without thirty (30) days written notice to the Landlord;
  - (d) be maintained for a period ending twelve months after this Lease is terminated;
  - (e) not include any deductible amount greater than \$5,000.00 per occurrence; and
  - (f) be on other terms acceptable to the Landlord, acting reasonably.
- 5.7 To obtain the Landlord's approval of, and to keep up, any exterior signs, fences, furnishings and leasehold improvements.

- 5.8 To leave the premises in good repair.
- 5.9 Not to assign, sublet or part with possession of the premises, or any part thereof, without leave.
- 5.10 Not to register this lease in the Land Titles Office.
- 5.11 To repair.
- 5.12 Not to carry on any activity, that may be deemed a nuisance, on the premises.
- 5.13 Not to allow any liens to be filed against the premises. If any improvement as defined in the Builders Lien Act is made to the premises, the Tenant shall post and maintain notices in accordance with that Act.
- 5.14 To lawfully dispose of all waste and debris created by the Tenant on the premises in a manner satisfactory to the Landlord; to keep the premises free of flammable and/or explosive material; to have on the premises at all times fire extinguisher/s as advised are necessary by the Landlord; and to immediately notify the Landlord of any fire damage or other damage or hazards in the vicinity of the premises.

#### **6.0 LANDLORD'S COVENANTS:**

The Landlord covenants:

- 6.1 For quiet enjoyment.

#### **7.0 RE-ENTRY:**

- 7.1 Proviso for re-entry by the Landlord on non-payment of rent or non-performance of covenants.

#### **8.0 TENANT'S BANKRUPTCY:**

- 8.1 If the Tenant becomes bankrupt, this lease shall be terminated immediately.

#### **9.0 TERMINATION:**

- 9.1 Despite the term of this lease, it may be terminated by either party upon sixty (60) days written notice to the other party of its intention to terminate.
- 9.2 (a) The Tenant shall only remove all personal items, supplies, and unattached fixtures or equipment;

- (b) All facility improvements and fixtures attached to the building become the property of the City of Port Alberni. They shall remain in place and shall only be removed by the Tenant, at the expense of the Tenant if approved or directed by the Landlord.

9.3 In case the premises, or any part thereof, if damaged by fire or tempest so as to render it unfit for the Tenant's use, the said term shall immediately come to an end.

**10.0 HOLDING OVER:**

10.1 If the Tenant continues to occupy the premises after the end date of the term and the Landlord accepts rent, then the tenancy created shall be deemed to be on a month-to-month basis and the Tenant shall continue to comply with all other terms and conditions of this agreement.

**11.0 NOTICES:**

11.1 All notices shall be in writing and are deemed duly given if delivered by hand or facsimile or mailed by registered mail postage prepaid addressed to the party concerned at the addresses set out in this lease or to another address a party may designate in writing. Any notice is deemed give and received, if delivered by hand or by facsimile, on the day delivered, and if mailed, when it should have been received in the ordinary course of post.

**12.0 ENUREMENT:**

12.1 This lease enures to the benefit of and is binding on the respective successors and permitted assignees of the parties.

**13.0 INTERPRETATION:**

13.1 The singular includes the plural and vice versa; the masculine includes the feminine and vice versa. The headings are inserted for convenience of reference only and do not affect the construction or interpretation of this lease.

**14.0 INTEREST CHARGES:**

14.1 The Tenant shall pay the Landlord interest at a rate of 2% monthly on any overdue rent or amounts payable under this lease.

**15.0 OTHER TERMS:**

15.1 The Tenant and his staff shall park only in areas approved or designated by the Landlord.

**IN WITNESS WHEREOF** the parties herein have signed this lease as of the effective date.

**CITY OF PORT ALBERNI**

The Corporate Seal of the City of Port Alberni was hereunto affixed in the presence of:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**TENANT**

Matt Dunk  
(Tenant's Name - PRINT)

  
Tenant's Signature

\_\_\_\_\_  
Witness Signature



---

**FIRE DEPARTMENT  
REPORT TO COUNCIL**

---

TO: Tim Pley, CAO  
FROM: Kelly Gilday, Fire Chief  
COPIES TO: Mayor and Council  
Cathy Rothwell, Director of Finance  
DATE: January 16, 2017

---

I concur, forward to next Regular  
Council Meeting for Consideration:

  
Tim Pley, CAO

**SUBJECT: Application for Funding – FireSmart Planning Grant Program**

---

**Issue:**

Council resolution required to support a funding application through Strategic Wildfire Prevention Initiative FireSmart Planning Grant Program.

**Background:**

The City of Port Alberni Fire Department has prepared an application for funding through the Strategic Wildfire Prevention Initiative FireSmart Planning Grant Program for funding to undertake planning activities and to advance local planning efforts to mitigate risk from wildfire on private lands in the wildland urban interface.

The maximum grant is \$10,000 with matching funds and/or cost sharing not required. Up to three applications per regional district can be submitted and the ACRD is submitting applications for the Alberni Valley electoral areas and Cherry Creek giving the region a total of \$30,000 to create fire smart education material, conduct community education programs, identify and train community champions and identify other initiatives that will aid in wildfire mitigation.

**Recommendation:**

A council resolution is required to support the City's application.

*That the report from the Fire Chief dated January 16, 2017 be received, and Council for the City of Port Alberni support activities proposed in the application for funding to the Strategic Wildfire Prevention Initiative FireSmart Planning Grant Program and its willingness to provide overall grant management.*

Respectfully submitted,

Kelly Gilday  
Fire Chief



<b>Council Directed Action Items on Current Status Report</b>					
	<b>Meeting Date</b>	<b>Item</b>	<b>Strategic Plan Fit</b>	<b>Status / Recommendation</b>	<b>Priority</b>
<b>Chief Administrative Officer (CAO)</b>					
1.	Regular Jan 11/16	Re-affirm Vision in the Strategic Plan to improve access to the Waterfront (FSCDC Report).	Goal #4: Revitalize Economy/Liveability	Jan. 31/17 – Strategic Plan?	Low
2.	Regular May 24/16 Special Dec 12/16	Staff to investigate potential for receiving market revenues for services from properties under jurisdiction of senior governments.			Low
3.	Org. Structure Review	Expand role of Fire Chief to include responsibility for fire protection, emergency services, oversight of RCMP municipal staff and bylaw enforcement		September 30, 2017	Low
4.	Org. Structure Review	Pursue Shared Service opportunities with ACRD		In progress	Low
5.	Org. Structure Review	Review non-core services that could be provided by different level of gov't or could be discontinued		Ongoing	
<b>Clerk's Dept.</b>					
6.	Regular May 26/14	Preparation of Bylaws and policies for implementation of bylaw adjudication system	Goal #5: Responsive Government	Bylaws given three readings at the November 28 <sup>th</sup> , 2016 regular meeting.	High
7.	SICC Jan 7/08	Policy requiring review and adoption of Policy Manual following each general municipal election	Goal #5: Responsive Government	Recommend changes to Policy Manual. Ratification of all Policies in Manual by Council. Targeted for September 2017.	Medium
8.	SICC Oct. 14/14 Special Dec 12/16	Direction to issue eviction notice effective December 31, 2017 for Alberni Paving operations at the Fall Fair grounds	Not a strategic priority	Clerk to work with Facility Ops. Suv.	Medium

<b>Council Directed Action Items on Current Status Report</b>					
	<b>Meeting Date</b>	<b>Item</b>	<b>Strategic Plan Fit</b>	<b>Status / Recommendation</b>	<b>Priority</b>
9.	Regular Nov. 24/14	Report on mail-in voting for future elections.	Goal #5: Responsive Government Not strategic priority	Report with options to be provided in with time to allow adoption in advance of 2018 election.	<b>Low</b>
10.	Regular Jan 12/15	Report & recommendations re revisions to Sign Bylaw with regards to election signage	Goal #5: Responsive Government	Report with options to be provided in with time to allow adoption in advance of 2018 election.	<b>Low</b>
11.	Regular Jan 11/16	Community urban food inventory webpage and information (FSCDC Report).	Not a strategic priority	Dec 12/16 - Direction to send letter inviting ACRD partnership (Deputy Clerk).	<b>Low</b>
<b>Community Services Dept.</b>					
12.	Org. Structure Review	Work with community and partners to determine alternate service delivery model for museum and heritage services		July 1, 2017	<b>High</b>
13.	Special Budget – Feb 23/16	Prepare a report outlining a comprehensive plan for the replacement of the Echo Aquatic and Fitness Centre	Goal #4: Revitalize Economy/Liveability		<b>Medium</b>
14.	Regular August 8/16	Report re \$10,000 sponsorship request from Chamber of Commerce re TriConic Challenge event			<b>Medium</b>
15.	Regular Mar 9/15	Revisit options to ban smoking in City facilities and parks	Goal #3: Environmental Protection	Include actions taken by other communities for area specific smoking bans	<b>Low</b>
16.	Regular Sept. 28/15	Review 'Partner in Parks' Program (City of Nanaimo) and provide recommendations	Goal #5: Responsive Government		<b>Low</b>
17.	Regular June 27/16	Draft development plan options for Canal Beach for public consultation regarding a long-term development plan.	Goal #4: Revitalizing Economy/Liveability		<b>Low</b>

<b>Council Directed Action Items on Current Status Report</b>					
	<b>Meeting Date</b>	<b>Item</b>	<b>Strategic Plan Fit</b>	<b>Status / Recommendation</b>	<b>Priority</b>
<b>Economic Development Dept.</b>					
18.	Special Budget – Mar 30/15	Arrange mtg with Chamber/ AV Tourism/ACRD re external marketing of Alberni Valley	Goal #4: Revitalizing Economy/Liveability Goal #5: Responsive Government	AVTA partnering with Tourism Tofino and Tourism Ucluelet on a marketing campaign. Discussion in November/16	<b>Medium</b>
<b>Engineering Dept.</b>					
19.	Regular Sept 14/15	Report recommending alternate truck route options (other than 3 <sup>rd</sup> /Anderson)	Goal #2: Connected Community	On hold pending further discussions with WFP.	<b>High</b>
20.	Regular Jan 11/16	Create a phased implementation plan for all-abilities protected bike lanes including possible tree and garden planting (FSCDC Report)	Goal #2: Connected Community		<b>Medium</b>
21.	Regular Jan 11/16 Special Dec 12/16	Send a letter to the ACRD requesting a pilot kitchen/yard waste pickup compost project (FSCDC Report).	Goal #3: Environmental Protection		<b>Medium</b>
22.	Special Budget – Feb 23/16	Community Solar	Goal #3: Environmental Protection	Feasibility and implementation plan for single city owned location of solar panel "farm" to sell energy to Grid. \$15,000 allocated in 2016 budget.	<b>Medium</b>
23.	Regular Mar 29/16	Report regarding request from Grandview Road residents for walking path on Grandview	Goal #2: Connected Community	Report to be prepared for budget process	<b>Low</b>
24.	Regular Aug 10/15	Review and report re rainbow/artistic crosswalks – upper 3 <sup>rd</sup> /Argyle	Not a strategic priority	Rotary Arts District creative crosswalks proposal referred to budget.	<b>Low</b>
25.	Regular Feb 10/15	Prepare Pesticide Reduction Policy/public education – best practices	Goal #3: Environmental Protection	Policy and public education plan under development	<b>Low</b>

<b>Council Directed Action Items on Current Status Report</b>					
	<b>Meeting Date</b>	<b>Item</b>	<b>Strategic Plan Fit</b>	<b>Status / Recommendation</b>	<b>Priority</b>
26.	Regular Jan 11/16	Develop a plan in coordination with provincial authorities to address sea level rise and flood concerns from climate disruption (FSCDC Report).	Goal #3: Environmental Protection		<b>Low</b>
<b>Finance</b>					
27.	Org. Structure Review	Review non-tax revenue opportunities (incl. review of all external contracts – best practices from other local gov't's and input from working group		Ongoing	<b>Low</b>
<b>Fire Dept.</b>					
28.	Regular June 13/16	Work with BC Wildfire Service, ACRD and other stakeholders to create wildfire management plan for CPA	Goal #5: Responsive Government	Application for funding being made Jan 2017	<b>High</b>
<b>Human Resources</b>					
29.	Regular Feb. 9/16	Prepare Policy outlining duties of Personnel Committee		CAO/HR Manager	<b>Medium</b>
30.	Org. Structure Review	Update City's succession plan		June 1, 2017	<b>Medium</b>
<b>Manager of Operations</b>					
31.	Regular July 28/14 Special Dec 12/16	Install barrier between the moving traffic and pedestrian area from Harbour Quay and Harbour Quay Marina.	Goal #2: Connected Community	Works in progress primarily on former Esso site	<b>Medium</b>

<b>Council Directed Action Items on Current Status Report</b>					
	<b>Meeting Date</b>	<b>Item</b>	<b>Strategic Plan Fit</b>	<b>Status / Recommendation</b>	<b>Priority</b>
<b>Planning Dept.</b>					
32.	Special Budget – Feb 23/16	Create environmental rebate initiatives for property owners (FSCDC Report).	Goal #3: Environmental Protection	January 2017	<b>High</b>
33.	Regular Dec. 14/15	Report on secondary suite provisions of zoning bylaw including provisions for tiny houses/carriage houses	Goal #4: Revitalize Economy/Liveability		<b>High</b>
34.	Regular Feb. 9/16	Draft bylaw to establish a Social Planning Commission	Goal #5 Responsive Government		<b>Medium</b>
35.	Regular October 11/16	Report regarding amendments to the City's Zoning Bylaw to permit the sale of eggs and honey	Goal #4: Revitalize Economy/Liveability	Supporting letter from Food Security Climate Disruption Committee to be included with report.	<b>Low</b>
36.	Regular October 11/16	Report regarding potential amendments to the Waterworks Bylaw to provide urban farms with the same water consumption rates as industrial customers.	Goal #4: Revitalize Economy/Liveability		<b>Low</b>
37.	Regular Oct. 26/15	Report re use and potential regulation of drones within City boundaries	Not a strategic priority		<b>Low</b>
38.	Regular May 24/16	Report (based on Engineer's May 17 report) recommending amendments to the City's property maintenance bylaw to address vacant property concerns	Goal #4: Revitalize Economy/Liveability		<b>Low</b>
39.	Regular June 22/15	Report and amendment to the Zoning Bylaw to restrict liquor sales in grocery stores.	Goal #5: Responsive Government		<b>Low</b>

Respectfully Submitted



Tim Pley - CAO





## CITY OF PORT ALBERNI

### Royal Canadian Mounted Police (RCMP) REPORT

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TO: Tim Pley – Chief Administrative Officer  
FROM: Inspector Brian Hunter – Department Head (RCMP)  
COPIES TO: City Clerk – Davina Hartwell  
DATE: January 17, 2017

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**SUBJECT: City of Port Alberni Departmental Report**

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**ISSUE:** RCMP Fourth Quarter policing report to Mayor and Council

**DISCUSSION:**

This report represents the policing activities undertaken by the Port Alberni RCMP Detachment during the fourth quarter of 2016. (October to December)

I have included a comparator to the statistics from the previous four years.

The following represents some of the calls for services received, investigations undertaken and activities of the RCMP during the quarter:

- Officers received and responded to 2,087 calls for service in the City of Port Alberni.
- Criminal Code Offences were up 8.5% for the quarter compared to 2015. This increase is largely attributed to an increase in thefts, theft from vehicles, cause disturbance and breach of bail.
- There were two very serious files during this reporting period; an infant death resulting in manslaughter charges and a serious, random stabbing that resulted in a charge of attempted murder.
- Implementation of General Duty Staffing Assessment model.
- Implementation of Crime Reduction model.

**The focus of the Port Alberni RCMP's 2016/17 Annual Performance Plan is:**

- **Traffic- Road Safety:** Increased enforcement, both tickets and warnings. Reduction of Impaired drivers on the roads through criminal code charges and Immediate Roadside Prohibitions. This will include joint enforcement with Central Island Traffic Services, the Integrated Road Safety Unit and Speedwatch volunteers.
- **Property Crime:** Reduction in the number of theft complaints through intelligence gathering as well as foot patrols of high crime areas, joint enforcement projects and the use of COP volunteers.
- **Crime Reduction:** Identifying and managing prolific offenders through enhanced enforcement and partnerships with community agencies. The focus will be on drug and property crime offenders.
- **Aboriginal Policing:** This includes traffic safety and enforcement on the First Nations, greater visibility at community events and meetings and a focus on First Nation Youth through prevention programs and involvement in schools and at youth events.

Respectfully submitted:

Inspector Brian Hunter  
Officer in Charge  
Port Alberni RCMP



## Mayor and Council Report

Port Alberni Municipal

Q4 2016 (October – December)

<i>Calls for Service</i>	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016
Total Calls for Service	1871	2052	1959	2112	2087

<i>Occurrences by Crime Type</i>	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016
Violent Crime	110	83	73	85	101
Property Crime	188	271	193	253	243
Other Criminal Code	139	161	175	159	190
Drug Offences	20	27	29	19	26
Total Criminal Code	457	542	470	516	560
Criminal Traffic	40	37	40	39	33

<i>Violent Crime</i>	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016
Assaults	49	43	31	41	49
Assault weapon/bod harm	12	14	13	18	17
Harassment	13	13	9	3	7
Robbery	2	1	2	2	3
Sex Offences	6	1	2	2	3
Uttering Threats	17	7	7	7	15
Domestic Violence	24	31	26	31	29



<i>Property Crime</i>	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016
Auto Theft	4	8	2	5	2
Bike Theft	4	8	12	16	9
Break and Enter - Business	5	4	12	7	13
Break and Enter - Residence	15	26	19	15	13
Break and Enter - Other	4	5	6	8	10
Mischief to Property	72	90	67	97	64
Theft	29	43	35	39	49
Possess Stolen Property	2	4	3	5	2
Shoplifting	11	17	13	21	26
Theft From Vehicle	12	42	6	19	36

<i>Other Criminal Code</i>	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016
Cause Disturbance	76	66	63	64	79
Breach of Probation	19	16	34	29	14
Breach of Bail	29	42	32	35	43

<i>Provincial Statutes</i>	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016
Intoxicated in Public	53	69	58	57	49

<i>Collisions (Incl. Pedestrian)</i>	Q4 2012	Q4 2013	Q4 2014	Q4 2015	Q4 2016
Collision - Fatal	0	0	0	0	0
Collision - Injury	10	8	5	10	8
Collision - Damage	29	32	31	33	39

<i>Calls for Service</i>	2012	2013	2014	2015	2016
Total Calls for Service	8915	8857	8609	8720	8929

<i>Occurrences by Crime Type</i>	2012	2013	2014	2015	2016
Violent Crime	390	387	357	343	362
Property Crime	1016	973	837	984	1043
Other Criminal Code	665	677	659	665	759
Drug Offences	104	96	106	70	104
Total Criminal Code	2175	2133	1959	2062	2268
Criminal Traffic	141	155	142	171	134





# CITY OF PORT ALBERNI


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## PLANNING DEPARTMENT REPORT

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TO: Tim Pley, Chief Administrative Officer  
FROM: Scott Smith, City Planner  
DATE: January 16, 2017

I concur, forward to next Regular Council Meeting for Consideration:

  
Tim Pley, CAO

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**SUBJECT: Official Community Plan and Zoning Bylaw Amendments**

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### Issue

To consider final adoption of Official Community Plan Amendment No. 22 (2720 Burde Street – Evans), Bylaw No. 4923 and Zoning Amendment No. 17 (2720 Burde Street - Evans), Bylaw No. 4924.

### Background

The Official Community Plan amendment is to designate the property Residential and the zoning amendment is to rezone the property to the RR2 – Semi Rural Residential and R1 – Single Family Residential zones to facilitate a subdivision.

Official Community Plan Amendment No. 22 (2720 Burde Street – Evans), Bylaw No. 4923 and Zoning Amendment No. 17 (2720 Burde Street - Evans), Bylaw No. 4924 received 1<sup>st</sup> and 2<sup>nd</sup> reading on November 14, 2016 and received 3<sup>rd</sup> reading on November 28, 2016.

Final adoption of the bylaws is subject to the issuance of a Preliminary Layout Approval letter for subdivision. The Approving Officer issued a PLA letter for the subdivision on January 10, 2017 and the applicant requested that final adoption be considered.

### Recommendation

*That Council for the City of Port Alberni give final adoption to Official Community Plan Amendment No. 22 (2720 Burde Street – Evans), Bylaw No. 4923 and Zoning Amendment No. 17 (2720 Burde Street - Evans), Bylaw No. 4924.*

Respectfully submitted



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Scott Smith, MCIP  
City Planner

CouncilAdoptionMemoJan2017

**From:** Bob and Jane [<mailto:bobandjane@shaw.ca>]  
**Sent:** Tuesday, January 10, 2017 1:04 PM  
**To:** Davina Hartwell  
**Cc:** Pat Deakin; Mike Ruttan  
**Subject:** Re: Golden Oldies Show'n Shine Uptown Port Alberni July 2, 2016

January 10, 2017

To The Mayor and Council of the City of Port Alberni

Re: Golden Oldies Uptown Car Show July 8, 2017

The 42nd Annual Golden Oldies Car Show was held on Third Avenue in 2016. It was a very successful event and the members of the Golden Oldies would like to hold their 43rd Annual Car Show on Third Ave. We would like to host the show on Saturday, July 8th, 2017 from 7:00 am until approximately 2:00pm.

We plan to have the event in the same location as last year, that being along Third Ave. between Argyle St. and Mar St. We would also like to utilize Mar St. for overflow parking, if necessary. We, with the uptown merchants, are hoping to continue having the event in the uptown location and are asking for council's permission to block off Third Ave. from through traffic so that we can host this popular event.

We know this event is beneficial to everyone by bringing participants and spectators into Port Alberni and the Uptown Area.

If this meets with your approval, please advise us as to how to proceed.

Sincerely,

Jane Pfannenschmidt

Treasurer

Golden Oldies Car Club

# Western Forest Products Inc.

DEFINING A HIGHER STANDARD™



January 9, 2017

Timothy Pley  
City Manager  
City of Port Alberni  
4850 Argyle Street  
Port Alberni, BC V9Y 1V8

RE: Replacement of the Forest Stewardship Plan (FSP) for Western Forest Products Inc. Port Alberni and Stillwater (Powell River) Forest Operations: Public Review and Comment Opportunity

Dear Mr. Pley:

This letter is to inform you that Western Forest Products Inc. (WFP) is preparing a replacement Forest Stewardship Plan for its activities within the Port Alberni and Stillwater (Powell River) Forest Operations (attached overview map).

The Forest Stewardship Plan (FSP) is the main Plan under the *Forest and Range Practices Act* (FRPA) and contains legal commitments in the form of **results and strategies** that will govern WFP's forest management activities. These **results and strategies** are tailored to meet the [eleven objectives](http://www2.gov.bc.ca/gov/content/industry/forestry/managing-our-forest-resources/integrated-resource-monitoring/forest-range-evaluation-program/frep-monitoring-protocols) (<http://www2.gov.bc.ca/gov/content/industry/forestry/managing-our-forest-resources/integrated-resource-monitoring/forest-range-evaluation-program/frep-monitoring-protocols>) set by government for the values and resources on the identified land base. If approved, the FSP will form the basis for the future development of roads and the timber harvesting and reforestation of cutblocks. The **replacement** FSP follows the basic construct of the previously approved Plan but has the following general changes:

1. The Forest Development Unit (FDU) has been adjusted to exclude WFP's Mid Island Forest Operation in Central-east Vancouver Island. As such the document has been reduced in size and the tables and summaries have been updated to the revised geographic area of the Plan.
2. Some Results, Strategies, Standards, and Measures have been updated to reflect new forest management considerations and to enhance their measurability and verifiability including: wildlife, riparian, fish habitat, community watersheds, biodiversity, stocking standards, and invasive plants.
3. The FSP has been updated to reflect the Maa-nulth and Tla'amin Final Agreements.

To review WFP's Port Alberni and Stillwater (Powell River) proposed replacement draft FSP and associated maps online please go to [www.westernforest.com/sustainability/environmental-stewardship/planning-and-practices/our-forests/fsp-port-alberni-and-stillwater-operations/](http://www.westernforest.com/sustainability/environmental-stewardship/planning-and-practices/our-forests/fsp-port-alberni-and-stillwater-operations/). Alternatively, the Plan can be viewed in our office by appointment from 9:00am to 4:00pm Monday through Friday until March 3<sup>rd</sup>, 2017. Following your review we invite you to offer comments as to how our proposed forest management activities may potentially affect or align with your interests.

Any comments you provide will be considered by WFP in the formulation of the final FSP document and will be made available to the government decision maker who will adjudicate the submitted Plan.

Port Alberni Forest Operation  
1080A Franklin River Road, PO Box 2001, Port Alberni, BC V9Y 7N3 | 250.720.4200

[www.westernforest.com](http://www.westernforest.com)



## Western Forest Products Inc.

DEFINING A HIGHER STANDARD™



If you have questions, would like to review the Forest Stewardship Plan by appointment, access the Plan through a different avenue, or provide written comments, please contact Brian Marcus at [bmarcus@westernforest.com](mailto:bmarcus@westernforest.com) or by telephone at 250-720-4226.

We look forward to receiving your written comments and contact information **on or before March 17, 2017**.

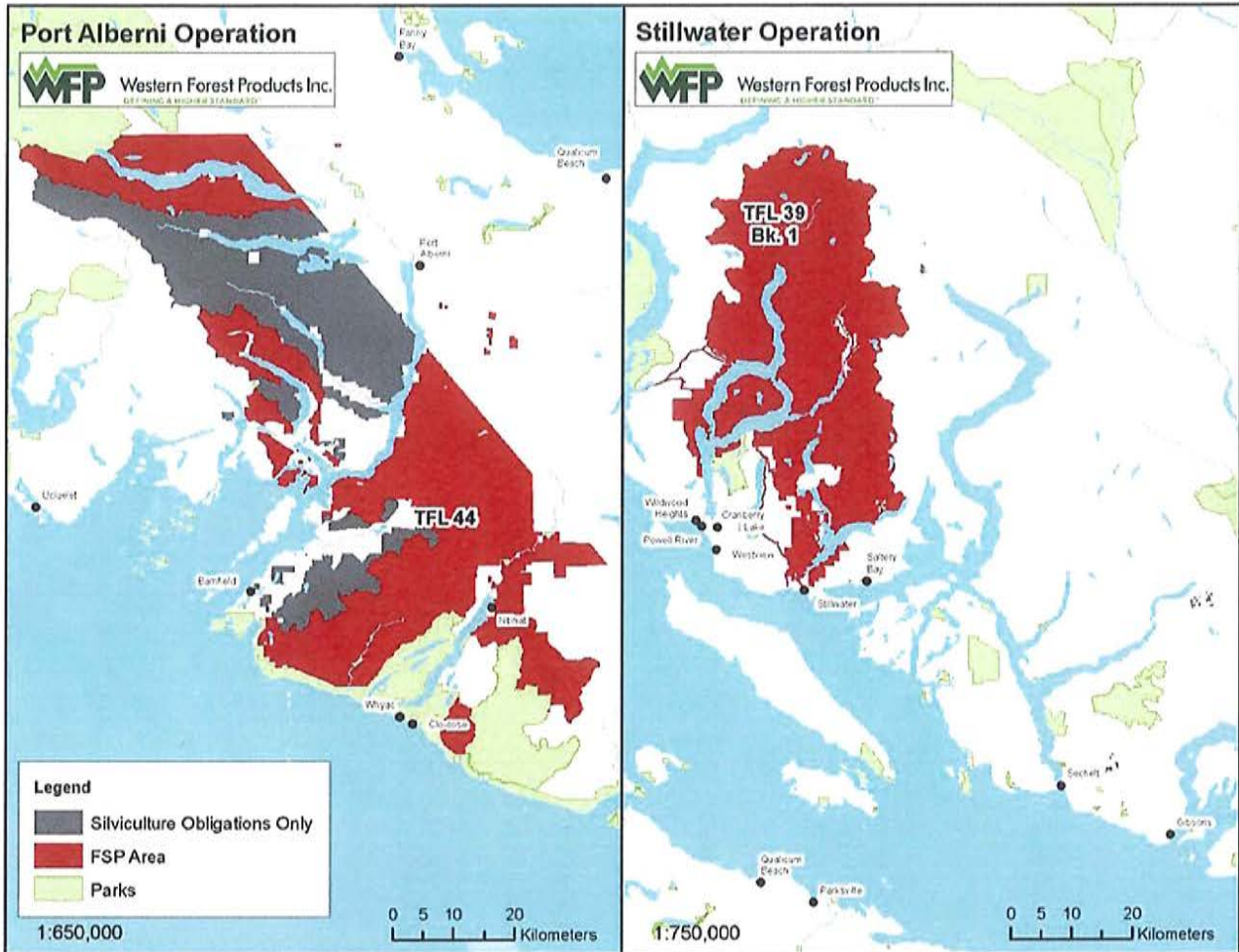
Finally, in conducting forest management activities in TFL 44, WFP will continue to comply with our legal obligations under the applicable forest practice legislation and the *Heritage Conservation Act*. WFP will also continue to work to achieve the targets outlined in our [Sustainable Forest Management Plan](http://www.westernforest.com/wiwag/pdf/PAFO%20SFMP%202010-2014_2014-04-17.pdf) ([http://www.westernforest.com/wiwag/pdf/PAFO%20SFMP%202010-2014\\_2014-04-17.pdf](http://www.westernforest.com/wiwag/pdf/PAFO%20SFMP%202010-2014_2014-04-17.pdf)) monitored to the standards required by the *Canadian Standards Association (CSA)*.

Yours truly,

A handwritten signature in black ink, appearing to read 'Erin Badesso', is written in a cursive style.

WESTERN FOREST PRODUCTS INC.

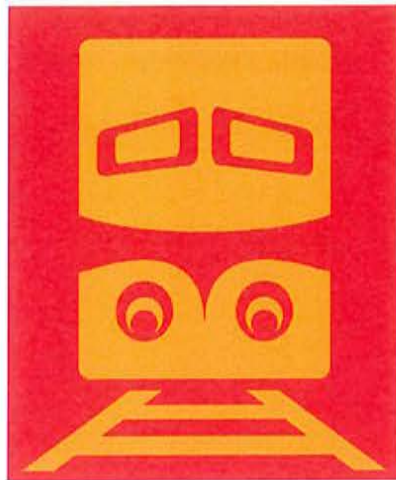
Erin Badesso, RPF  
Operations Forester  
Port Alberni Forest Operation



Port Alberni Forest Operation  
 1080A Franklin River Road, PO Box 2001, Port Alberni, BC V9Y 7N3 | 250.720.4200

[www.westernforest.com](http://www.westernforest.com)





## Island Corridor Foundation

### Community Round Table Meeting



## ISLAND CORRIDOR FOUNDATION

### Community Round Table

You're invited to join our community round table discussion about rail, trail, stations, rail tourism, First Nation opportunities and more on Vancouver Island.

February 3rd 2017 - Parksville

9:30am - 3:00pm

\$30/ea includes lunch

Pre-registration is required.

You're invited to join our community round table discussion about rail, trail, stations, rail tourism, First Nation opportunities and more on Vancouver Island.

The event will include speakers from partnering organizations involved with the corridor foundation to provide an in-depth look of the current and future opportunities.

Round table attendees will participate in topics that may include:

- SVI Rail operations & business plan
- Trail Development
- First Nation Declaration
- Historic Stations
- Tourism Excursion Train
- Agriculture on Vancouver Island
- Alberni Pacific Railway
- Biking Tourism Opportunities
- Commuter Train

We hope that you join us for this informative event, please note that pre-registration is required.

[Buy Tickets Now](#)



[\*\*VISIT OUR WEBSITE\*\*](#)

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**From:** [info-cva-pbc@hrsdc-rhdcc.gc.ca](mailto:info-cva-pbc@hrsdc-rhdcc.gc.ca) [mailto:[info-cva-pbc@hrsdc-rhdcc.gc.ca](mailto:info-cva-pbc@hrsdc-rhdcc.gc.ca)]

**Sent:** Thursday, January 12, 2017 1:02 AM

**To:** Davina Hartwell

**Subject:** Rendez hommage à une personne qui fait un travail important dans votre collectivité / Bring recognition to someone who is doing important work in your community

**Don't miss your chance to bring recognition to someone who is doing important work in your community! Deadline February 3, 2017.**

The call for nominations for Canada's Volunteer Awards is now open, and we encourage you to nominate a not-for-profit organization, an individual/group of volunteers or a business.

Help celebrate Canada's culture of volunteering! You have until **February 3, 2017**, to give Canadian volunteers the recognition they deserve.

Award winners will be recognized at a ceremony and will be able to choose a not-for-profit organization to receive a grant of \$5,000 (regional award) or \$10,000 (national award).

For more information, please visit [Canada.ca/volunteer-awards](http://Canada.ca/volunteer-awards) or call 1-877-825-0434.



Employment and  
Social Development Canada

Emploi et  
Développement social Canada

Canada





January 16, 2017

Hon. Christy Clark  
Premier  
Government of British Columbia  
PO Box 9041, Stn Prov Govt,  
Victoria, BC V8W 9E1

Hon. Mike de Jong  
Minister of Finance  
Government of British Columbia  
PO Box 9048, Stn Prov Govt  
Victoria, BC V8W 9E2

By email: [PREMIER@gov.bc.ca](mailto:PREMIER@gov.bc.ca); [FIN.minister@gov.bc.ca](mailto:FIN.minister@gov.bc.ca)

Dear Premier Clark and Minister de Jong:

**Re: Exempting the industrial and business use of electricity from the PST to protect jobs in rural BC communities**

We write to you today on behalf of the eight municipalities we represent to request the provincial government to exempt the industrial and business use of electricity from the Provincial Sales Tax (PST) as recommended by the BC Commission on Tax Competitiveness ("Commission").

Our communities all share one thing in common: we rely on the forest industry to provide our local economies with high paying jobs and the tax revenues needed to create a healthy place to raise a family.

For generations the forest industry has been the foundation of the BC economy, especially in rural communities. However, our local mills today face rising costs and increasingly stiff competition in the global market, not to mention the threat posed by the expiration of the Softwood Lumber Agreement. Unfortunately, recent curtailments and mill closures across the province have significantly impacted communities like ours, demonstrating that the competitive threat facing our local mills is real.

As you know, BC's forest industry is closely integrated. The integrated nature of the pulp and paper and solid wood sectors keeps both viable, while helping to maximize the full value of our forest resources. For example, sawmills on the coast and in the Interior sell chips and hog fuel to pulp and paper mills, providing them with much needed revenue. Yet, when one link in the 'forestry value chain' suffers, the entire industry suffers. It also hurts the thousands of other businesses and jobs in logging, trucking, equipment operations, mechanical services, and much more, that provide goods and services to the industry.

In reviewing the Commission's final report, we were surprised to learn that British Columbia is the only jurisdiction in North America that levies a retail sales tax on electricity purchased by industry and business. The 7 per cent PST adds a significant cost to these manufacturing facilities, particularly those that rely heavily on electricity in their manufacturing processes. The net effect of the PST is that energy intensive mills in BC face a 7 per cent cost disadvantage compared to mills in other competing jurisdictions.

Our discussions with forest industry representatives have made it clear that the elimination of the PST on industrial electricity purchases would improve the competitiveness of the forest industry and support and protect jobs in our communities.

The Commission's objective to modernize BC's PST and other business taxes to drive competitiveness and economic growth is laudable and complements your government's commitment to improve the competitiveness of BC's forest industry.

Communities in rural British Columbia are not experiencing the same economic growth enjoyed in Lower Mainland communities. Protecting and growing jobs in rural communities is a priority that we can all agree is important for British Columbia and its future.

As mayors of forest dependent communities, we stand together to voice our support for the elimination of the PST on purchased electricity for industrial and commercial purposes in the upcoming 2017 provincial budget. Eliminating the PST on electricity for businesses is meaningful action you can take that will not only help the forestry industry and the jobs it supports, but will also benefit the mining industry and other energy intensive job creators in our province.

Over the past year you have consulted widely to create a plan for a competitive forest industry ("*Strong Past, Bright Future: A Competitiveness Agenda for British Columbia's Forest Sector*") and directed the Commission to identify opportunities to modernize BC's tax system. With this important work complete, we believe eliminating the PST on electricity for industry and business is the right next step in your government's ongoing efforts to promote economic growth.

Thank you for your consideration of this matter which is of great importance to our local mills and the communities, employees and families that depend on them.

If you would like to discuss this matter in further detail, we would be very pleased to meet with you. Please have your staff contact Mayor Dave Formosa's office at 604 485-8601 to coordinate a meeting date and time.

Regards,



Mayor Dave Formosa, City of Powell River



Mayor Jon Lefebure, Municipality of North Cowichan



Mayor Bob Simpson, City of Quesnel



Mayor Rob Fraser, District of Taylor



Mayor Akbal Mund, City of Vernon



Mayor Mike Ruttan, City of Port Alberni



Mayor Pat Crook, District of Mackenzie



Mayor Jan Allen, Village of Port Alice



EC: Minister Steve Thomson  
Minister Shirley Bond  
Minister Bill Bennett  
Minister of State Donna Barnett