AGENDA

REGULAR MEETING OF COUNCIL

MONDAY, JULY 8, 2019 AT 2:00 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 or contact the City Clerk phone: (250 720-2810) or email: 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 unceded 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 8

1. Regular Council Meeting held at 2:00 pm on June 24, 2019.

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. <u>DELEGATIONS</u>

1. Introduction of Manager of Recreation Services

Willa Thorpe, Director of Parks, Recreation and Heritage to introduce Jeff Toews, new Manager of Recreation Services.

E. <u>UNFINISHED BUSINESS</u>

Includes items carried forward from previous Council meetings.

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	ce dated	July 8, 2019, be
received and the cheques numbered	to	
inclusive, in payment of accounts totalling \$_		_, be approved.

2. Chief Administrative Officer - Log Pond Dam Project Revisited - Page 20

Report dated June 26, 2019 from the CAO recommending that the log pond dam remediation project now resume.

That the report dated June 26, 2019 from the CAO recommending that the log pond dam remediation project now resume, be received.

Council direction required.

3. Director of Engineering and Public Works - Remedial Action Requirement - Demolition of 5109 Athol Street - Page 21

Report dated July 2, 2019 from the Director of Engineering and Public Works requesting Council's consideration of a public tender issued for demolition of 5109 Athol Street and the estimated cost of complete remediation of the site.

That the Director of Engineering and Public Works' report dated July 2, 2019 be received;

And that Council for the City of Port Alberni award contract ITT No. BYL 19-01 Demolition of 5109 Athol Street to Bowerman Excavating Ltd. for \$435,225.00 plus GST, for a total of \$456,986.25, with funds provided from the Land Sale Reserve Fund.

4. Economic Development Manager - Request for Resolution in Support of Regional Food Hub - Page 23

Report dated July 8, 2019 from the Economic Development Manager requesting a resolution from Council in support of the Regional Food Innovation and Processing Hubs Request for Qualification.

That the report dated July 8, 2019 from the Economic Development Manager, be received.

That Council for the City of Port Alberni authorize the response to the Regional Food Innovation and Processing Hubs RFQ and support the project category of a Full-Scale Food Processing and Innovation Centre.

5. Manager of Planning - Development Variance Permit – Page 25

Report dated July 3, 2019 from the Manager of Planning requesting consideration of an application for a Development Variance Permit to allow for the construction of a new porch.

That the report dated July 3, 2019 from the Manager of Planning regarding proposed Development Variance Permit No.93, be received and Council proceed with consideration of the Development Variance Permit at 3510 12th Avenue.

Introductory remarks by the Chair – Input received from the public and applicant and comments by staff and Council will form part of the record of input into the Development Variance Permit application.

- a) Background information from the Manager of Planning.
- b) Correspondence.
- c) Late correspondence regarding the matter.
- d) Presentation by the Applicant.
- e) Input from the Public.
- f) Questions from Council (Members of Council may ask questions through the Chair.)

That Development Variance Permit No.93 to vary the Zoning Bylaw regulations to allow for the construction of a new porch at 3541 10th Avenue be authorized by City Council on July 8, 2019.

6. Manager of Planning - Observations from Granville Island and Lonsdale Quay - Page 36

Report dated July 3, 2019 from the Manager of Planning providing observations from Granville Island and Lonsdale Quay in relation to the Harbour Quay.

That the report from the Manager of Planning dated July 3, 2019 be received.

7. Acting City Clerk - June 24, 2019 Public Hearing - Page 37

That the report of the Public Hearing held June 24, 2019 regarding Bylaw No. 4989 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. Manager of Planning - Advisory Planning Commission - Page 40

The summary report of the June 27, 2019 meeting of the Advisory Planning Commission is provided for Council's consideration.

That the summary report of the June 27, 2019 meeting of the Advisory Planning Commission, be received and all recommendations accepted.

DEVELOPMENT APPLICATION - Zoning Bylaw Map and Text amendments 4202 8th Avenue and 4238 8th Avenue

Applicant: Raymond de Beeld dba Raymond de Beeld Architect Inc.

"Zoning Bylaw Map Amendment No.35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993" - Page 56

That "Zoning Bylaw Map Amendment No.35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993" be now introduced and read a first time.

That "Zoning Bylaw Map Amendment No.35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993" be read a second time.

That "Zoning Bylaw Map Amendment No.35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993" be advanced to a Public Hearing on August 12, 2019 at 6:30 pm in City Hall Council Chambers.

"Zoning Text Amendment No. T22 (Site Specific Uses - RM3 High Density Multiple Family Residential), Bylaw No. 4994" - Page 58

That "Zoning Text Amendment No. T22 (Site Specific Uses - RM3 High Density Multiple Family Residential), Bylaw No. 4994" be now introduced and read a first time.

That "Zoning Text Amendment No. T22 (Site Specific Uses - RM3 High Density Multiple Family Residential), Bylaw No. 4994" be read a second time.

That "Zoning Text Amendment No. T22 (Site Specific Uses - RM3 High Density Multiple Family Residential), Bylaw No. 4994" be advanced to a Public Hearing on August 12, 2019 at 6:30 pm in City Hall Council Chambers.

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. City of White Rock - Proposed Vacancy Tax - Page 60

Copy of a letter dated June 26, 2019 from the City of White Rock to the Union of British Columbia Municipalities (UBCM) canvassing support of their resolution requesting UBCM work with the Province in amending the Community Charter to allow municipalities the authority to impose an annual vacancy tax.

That the copy of a letter dated June 26, 2019 from the City of White Rock to the Union of British Columbia Municipalities (UBCM) canvassing support of their resolution requesting UBCM work with the Province in amending the Community Charter to allow municipalities the authority to impose an annual vacancy tax, be received and Council for the City of Port Alberni provide support as requested.

I. PROCLAMATIONS

J. <u>INFORMATIONAL CORRESPONDENCE</u>

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. City of Richmond - Lobbyist Registration - Page 64

Letters dated June 28, 2019 from the City of Richmond requesting Council support their resolutions at the UBCM Convention in September.

2. Guru Nanak Sikh Society - Page 67

Letter dated June 28, 2019 inviting Council to attend the 2019 Punjabi Cultural Event taking place September 21, 2019 at Echo Centre.

That Informational Correspondence items numbered 1 through 2 be received and filed.

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

1. Council and Regional District Reports - Page 68

That the Council reports outlining recent meetings and events related to the City's business, be received.

M. <u>NEW BUSINESS</u>

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.

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.

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MINUTES OF THE REGULAR MEETING OF COUNCIL HELD MONDAY, JUNE 24, 2019 AT 2:00 PM IN THE CITY HALL COUNCIL CHAMBERS

PRESENT: Mayor Minions, Councillors Corbeil, Haggard, Poon, Paulson, Solda and

Washington

A. CALL TO ORDER AND APPROVAL OF AGENDA

It was moved and seconded:

That the agenda be approved as circulated.

CARRIED

B. ADOPTION OF MINUTES

It was moved and seconded:

That the minutes of the Regular Council Meeting held at 2:00 pm on June 10, 2019, be adopted.

<u>CARRIED</u>

C. PUBLIC INPUT PERIOD

1. Roland Smith

Provided input on the City's management of the McLean Mill septic system inspection and other matters related to the maintenance and operation of the site.

2. Peter Wienold

Presented on the upcoming drama festival, Mainstage 2019. The event will be held at the ADSS Performing Arts Theater from July 5th to 13th.

3. John Adams

Supported Roland Smith's comments and expressed his own concerns on the management of McLean Mill.

D. DELEGATIONS

1. Owen Jones - R. Anderson & Associates Chartered Accountants

It was moved and seconded:

That the Auditor's Report and the 2018 Audited Financial Statements, be received as presented.

CARRIED

2. Mosaic Forest Management

Domenico Iannidinardo, Vice President, Forest & Sustainability and Chief Forester and Mark Leitao, Vice President, Operations, introduced the new company.

3. Art Shambrooke

Discussed city sidewalks/streets and let-downs for wheelchairs and presented a document containing 22 signatures from Heritage Place residents supporting his concerns.

It was moved and seconded:

That Council for the City of Port Alberni direct staff to draft a report on current state of access along 10th Avenue corridor.

CARRIED

E. <u>UNFINISHED BUSINESS</u>

1. Director of Parks, Recreation and Heritage - McLean Mill Septic System Inspection

It was moved and seconded:

That the report from the Director of Parks, Recreation and Heritage, providing results of the McLean Mill septic system inspection, be received.

2. Dr. Paul Hasselback

Dr. Hasselback attended the meeting at the request of Council and provided his opinion on the McLean Mill Stage One Preliminary Site Investigation Report at the request of Council.

It was moved and seconded:

That Council for the City of Port Alberni direct staff to provide a report containing recommendations on septic system operations and infrastructure renewal;

That Council for the City of Port Alberni direct staff to forward the TerraWest Environmental report to WorkSafe BC for information;

That Council for the City of Port Alberni direct staff to continue to work with Dr. Hasselback to identify next steps;

That Council for the City of Port Alberni direct staff to consult with Vancouver Island Health and other stakeholder agencies prior to any changes of use at McLean Mill;

That Council for the City of Port Alberni direct staff to seek comment on next steps from the Ministry of Environment;

That Council for the City of Port Alberni direct staff to prepare a report recommending potential local and professional participants who might sit on a City advisory group;

That Council for the City of Port Alberni direct staff to send a letter of thanks to Dr. Hasselback.

CARRIED

3. Director of Finance – Audit Committee

It was moved and seconded:

That the report from the Director of Finance dated June 17, 2019, be received.

F. STAFF REPORTS

1. Accounts

It was moved and seconded;

That the certification of the Director of Finance dated June 24, 2019, be received and the cheques numbered 143971 to 144061 inclusive, in payment of accounts totalling \$1,372,821.73, be approved.

CARRIED

2. Director of Parks, Recreation & Heritage – Echo Park Fieldhouse Leased to Alberni Valley Drug & Alcohol Prevention Services (ADAPS)

It was moved and seconded:

That Council for the City of Port Alberni authorize the Mayor and Clerk to enter into a lease with Alberni Valley Drug & Alcohol Prevention Services at 4200 King Street for a five-year term at the current rent of \$300 per month plus taxes.

CARRIED

3. Alberni Valley Curling Club - Lease Agreement

It was moved and seconded:

That Council for the City of Port Alberni authorize the Mayor and Clerk to enter into a lease with Alberni Valley Curling Club for the portion of the Old Arena to use for curling, for a ten-year term at a rate of \$1.00 per year.

CARRIED

4. Manager of Bylaw Services – Harbour View Apartments

It was moved and seconded:

That the report from the Manager of Bylaw Services dated June 6, 2019, be received.

It was moved and seconded:

That Council for the City of Port Alberni directs staff to remove 3118 3rd Ave (Harbourview Apartments) from the City's Nuisance List and that Council review the status of the property every six months.

CARRIED

5. Manager of Planning – Cannabis Production and Cultivation Project Update

It was moved and seconded:

That the report dated June 19, 2019 from the Manager of Planning regarding the Cannabis Production and Cultivation Project Update be received by Council.

CARRIED

6. Manager of Planning – Zoning Bylaw Amendment – 5119 Athol Street

It was moved and seconded:

That the report from the Manager of Planning dated June 17, 2019, be received.

CARRIED

It was moved and seconded:

That Council for the City of Port Alberni direct staff to proceed with the process to issue a Temporary Use Permit for 5119 Athol Street to permit Cannabis Micro-Cultivation and Micro-Production for a threeyear term, and that the following conditions be applied under the Temporary Use Permit:

- a) That the hours of operation are limited to specific days and times
- b) That ventilation is installed to meet Health Canada standards.

7. Director of Engineering and Public Works – Contract Award: RFT 015-19, 21st Ave – Cowichan Reservoir to Burde St Water Main Replacement

It was moved and seconded:

That the Director of Engineering and Public Works report June 18, 2019, be received and that Council for the City of Port Alberni award contract RFT015-19 21st Ave – Cowichan Reservoir to Burde Street Water Main Replacement to Bowerman Excavating Ltd. for \$1,024,645.00 plus GST, for a total of \$1,075,877.25 with funds provided in the 2019 Financial Plan.

CARRIED

8. Director of Engineering and Public Works – Contract Award: Wastewater Treatment Plant Upgrades – Marine Outfall

It was moved and seconded:

That the Director of Engineering and Public Works report dated June 18, 2019, be received and that Council for the City of Port Alberni award the contract for the Wastewater Treatment Plant Upgrades – Marine Outfall to Kelsey Pipelines Ltd of Saskatoon for \$2,930,000.00 plus GST, for a total of \$3,076,500.00, with funds provided in the 2019 Financial Plan.

CARRIED

9. Director of Finance - 2018 Comprehensive Annual Financial Report

It was moved and seconded:

That the Comprehensive Annual Financial Report for the year ending December 31, 2018, be received.

10. Managers' Reports

Director of Parks, Recreation and Heritage

It was moved and seconded:

That the monthly report from the Director of Parks, Recreation and Heritage providing information about current departmental operations, be received.

CARRIED

G. BYLAWS

1. "Sewer Connection and Regulation Bylaw, Amendment No. 13 (Sewer Rates and Septage Dump Fee) 2019, Bylaw No. 4990"

It was moved and seconded:

That "Sewer Connection and Regulation Bylaw, Amendment No. 13 (Sewer Rates and Septage Dump Fee) 2019, Bylaw No. 4990" be now finally, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4990.

CARRIED

2. "Waterworks Bylaw, Amendment No. 11 Rate Changes, Bylaw No. 4991"

It was moved and seconded:

That "Waterworks Bylaw, Amendment No. 11 Rate Changes, Bylaw No. 4991" be now finally, signed by the Mayor and Clerk, sealed with the corporate seal and numbered 4991.

CARRIED

3. Manager of Planning – Advisory Planning Commission

It was moved and seconded:

That the summary report of the May 23, 2019 meeting of the Advisory Planning Commission, be received and all recommendations accepted.

<u>CARRIED</u>

Development Application: Development Variance Permit – 3510 12th Avenue (Lot 3, District Lot 1, Alberni District, Plan VIP6084 PID: 001-314-009) Applicant: Mark Trowbridge

It was moved and seconded:

That Council for the City of Port Alberni direct staff to proceed with the necessary Development Variance Permit to vary Zoning Bylaw #4832 as follows:

Vary Section 5.12.2 R2 – One and Two Family Residential Minimum Setbacks, Front Yard, from 7.5 m to 5.4 m, a variance of 2.1 m (6.9 ft) for the property located at 3510 12th Avenue and legally described as Lot 3, District Lot 1, Alberni District, Plan VIP6084 (PID: 001-314-009) and that Council for the City of Port Alberni direct staff to give notice of intent to consider the issuance of Development Variance Permit No. 93 for 3510 12th Avenue.

CARRIED

It was moved and seconded:

That the meeting continue beyond 5:00 p.m. in accordance with Council's Procedures Bylaw.

CARRIED

Development Application: Zoning Text Amendment (Fence and Hedge Height)

"Zoning Text Amendment No. T21 (Fence and Hedge Height), Bylaw No. 4992"

It was moved and seconded:

That "Zoning Text Amendment No. T21 (Fence and Hedge Height), Bylaw No. 4992", be now introduced and read a first time.

CARRIED

It was moved and seconded:

That "Zoning Text Amendment No. T21 (Fence and Hedge Height), Bylaw No. 4992", be read a second time.

If was moved and seconded:

That "Zoning Text Amendment No. 21 (Fence and Hedge Height), Bylaw No. 4992", be advanced to a Public Hearing on July 22, 2019 at 6:30 pm in City Hall Council Chambers.

CARRIED

H. CORRESPONDENCE FOR ACTION

1. Office of the Premier and Ministry of Municipal Affairs and Housing

Letters dated June 10, 2019 outlining the process for scheduling appointments at the upcoming annual UBCM Convention in September.

Council confirmation of attendance at the UBCM Convention and direction regarding meeting requests required.

It was moved and seconded:

That the letter dated June 10, 2019 outlining the process for scheduling appointments at UBCM be received.

<u>CARRIED</u>

2. Alberni Valley Tyees Lacrosse

It was moved and seconded:

That the letter received June 20, 2019 requesting Council's consideration of appointing a City Council liaison to the AV Minor Lacrosse and inviting Council to attend their year-end awards wrap up event on Wednesday, July 3, 2019 at the AV Multiplex from 5:30 – 7:30 pm. be received.

CARRIED

I. PROCLAMATIONS NIL

J. INFORMATIONAL CORRESPONDENCE

1. Ministry of Transportation and Infrastructure

Letter dated May 29, 2019 from Minister Claire Trevena responding on behalf of Premier Horgan to the Mayors' letter dated May 29, 2019 regarding proposed improvements to Bamfield Road.

2. Alberni Valley Drag Racing Association Support

Acknowledging 755 signatures received as of June 11, 2019 supporting a 5-year Land Use Agreement at the Alberni Valley Regional Airport for the drag racing event.

It was moved and seconded:

That Informational Correspondence items numbered 1 through 2 be received and filed.

CARRIED

K. <u>REPORT FROM IN-CAMERA</u> NIL

L. COUNCIL REPORTS

1. Council and Regional District Reports

It was moved and seconded:

That the Council reports outlining recent meetings and events related to the City's business, be received.

CARRIED

M. NEW BUSINESS

That staff investigate Campbell River's approach to community policing and the associated community safety office.

N. QUESTION PERIOD

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

Resident living at the corner of Roger Street and Gertrude Street spoke to the addition of computers on logging trucks to track drivers' road and load behaviour for safety purposes.

Larry Ransom, on behalf of Alberni Valley Tyees Lacross, thanked Council for their time.

O. <u>CLOSURE OF MEETING TO PUBLIC</u>

It was moved and seconded:

That the meeting be 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)(c) labour relations or other employee relations;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements and where the council considers that disclosure could reasonably be

expected to harm the interests of the

municipality;

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 the council, could reasonably be expected to harm the interests of the municipality if they

were held in public;

ADJOURNMENT		
It was moved and seconded:		
That the meeting adjourn at 5:32 p.	m.	<u>CARRIED</u>
CERTIFIED CORRECT		
Mayor	Clerk	

CHIEF ADMINISTRATION OFFICER'S REPORT

TO: City Council FILE

FROM: Tim Pley, CAO

COPIES TO: Cathy Rothwell, Director of Finance

Willa Thorpe, Director of Parks, Recreation and Heritage

DATE: June 26, 2019

SUBJECT: Log Pond Dam Project Revisited - McLean Mill

Issue:

Council's direction is required regarding the status of a capital project to remediate the log pond dam at McLean Mill.

Background:

At a regular meeting on May 13th 2019 Council for the City of Port Alberni directed that the log pond dam remediation project be put on hold pending further information being received on the potential for unforeseen costs associated with environmental contamination remediation and septic system remediation at McLean Mill. The log pond dam remediation project was halted just prior to a Request for Tenders being issued.

Discussion:

At a regular meeting on June 24th 2019 Council received a report from Rock Creek Environmental regarding the status of three septic systems at McLean Mill. Council also received as a delegation Medical Health Officer Dr. Paul Hasselback. Dr. Hasselback provided advice to Council on the information received in the Rock Creek Environmental report and on a report received May 13th 2019 from Terra West regarding a stage one environmental assessment of the McLean Mill site.

Having received information on the septic systems and potential environmental contamination at McLean Mill, and advice from Dr. Hasselback on both matters, Council is asked to now consider whether the log pond dam remediation project should resume.

Recommendation:

It is recommended that log pond dam remediation project now resume.

Timothy Pley

Chief Administrative Officer

ENGINEERING AND PUBLIC WORKS DEPARTMENT

TO: Tim Pley, CAO

FROM: Wilf Taekema, Dir. of Engineering & Public Works

COPIES TO: Mayor & Council

Cathy Rothwell, Dir. of Finance Davina Hartwell, City Clerk

DATE: July 2, 2019

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

Tim Pley, CAO

SUBJECT: Remedial Action Requirement – Demolition of 5109 Athol Street

(Lots 2 and 3, Block 84, District Lot 1, Alberni District, Plan VIP197D

PID's: 009-230-718, 009-230-688

Issue:

To consider the results of a public tender issued for demolition of 5109 Athol Street (former Arrowview Hotel), and the estimated cost of complete remediation of the site.

Background:

At its regular meeting on August 13, 2018, it was moved and seconded:

That the email dated August 13, 2018 from Mr. Letourneau requesting Council allow him to proceed with his plans to redevelop the former Arrowview Hotel at 5109 Athol Street and report from the Director of Development Services dated August 8, 2018 providing an estimate of the cost and budget for the remedial action on the building, be received and Council for the City of Port Alberni direct staff to proceed with a formal tender process for demolition of the building with funding (est. \$400,000) from Land Sale Reserve Fund.

Discussion:

A public tender for the demolition of 5109 Athol Street was advertised on June 3rd, 2019. Tenders were received and opened in public at City Hall on Friday June 28, 2019 at 2:00 pm. The tendered work involves hazardous materials abatement and complete demolition to the top of the main floor level.

A total of three tenders were received, summarized below.

TENDERERTENDER PRICEBowerman Excavating Ltd. (Port Alberni)\$435,225.00 +gst,Dakota Reclamators Ltd. (Calgary)\$597,048.00 " "Pacific Blasting and Demolition Ltd.\$663,000.00 " "

(Burnaby)

The intent is to complete the demolition of the basement level following removal of the top three floors, however further engineering is required to determine what will be required structurally to support adjoining City sidewalks and streets. This engineering work will be undertaken concurrently with the demolition contract. Demolition of the remainder of the building and site grading work will occur either through an additional work order negotiated with the successful bidder, by City forces, or a combination of both. It is anticipated that the total cost to complete remediation of the site will be approximately \$600k.

Recommendation:

It is recommended....

THAT the Director of Engineering and Public Work's report dated July 2, 2019 be received;

And THAT Council for the City of Port Alberni award contract ITT No. BYL 19-01 Demolition of 5109 Athol Street to Bowerman Excavating Ltd. for \$435,225.00 plus GST, for a total of \$456,986.25, with funds provided from the Land Sale Reserve Fund.

Respectfully submitted,

Wilf Taekema, Dir. of Engineering & Public Works

ECONOMIC DEVELOPMENT REPORT

TO: Alicia Puusepp, Acting City Clerk

FROM: Pat Deakin, Economic Development Manager

COPIES TO: Timothy Pley, CAO

DATE: For July 8th, 2019 Council Meeting

RE: Council Resolution Required for Regional Food Innovation and

Processing Hubs Request For Qualification

ISSUE:

The BC Ministry of Agriculture has issued a two stage opportunity to become a Regional Food Hub. The 1st stage (a Request for Qualifications) closed Fri July 5th at 2 PM. The response requires a Council Resolution authorizing the project to proceed (a late resolution is acceptable)

BACKGROUND:

The first stage will see 10 proponents across BC invited to proceed to a Regional Food Hub Request for Proposal. Those selected will be given up to two months to prepare a response to the RFP with anticipated signing of a contract in September or October of this year. The successful Regional Food Hub proponents will be awarded up to \$750,000 for equipment and for training of individuals on a variety of food processing and food safety aspects.

DISCUSSION:

The RFQ came to our attention at a June 11th meeting of the Regional District's Agricultural Development Committee. This has been supported by your Economic Development Manager with provision of grant writing funds, reviews of grant application drafts and meetings with potential partners to clarify the concept. No financial commitment is required from the City.

Several entities have agreed to partner in the Port Alberni project including:

- Port Alberni Port Authority
- Canadian Seafood Processing Ltd
- North Island College
- Nuu-chah-nulth Seafood Limited Partnership
- ACRD Agricultural Development Committee

Council's Concurrence with the Proposed Resolution is Desired

The proposed resolution is as follows:

That the report dated July 8, 2019 from the Economic Development Manager, be received.

That Council for the City of Port Alberni authorize the response to the Regional Food Innovation and Processing Hubs RFQ and support the project category of a Full-Scale Food Processing and Innovation Centre'

Respectfully submitted

Economic Development Manager



PLANNING DEPARTMENT

TO: Tim Pley, CAO

FROM: Katelyn McDougall, Manager of Planning

DATE: July 3, 2019

SUBJECT: DEVELOPMENT APPLICATION - Development Variance Permit

3510 12th Avenue

Lot 3, District Lot 1, Alberni District, Plan VIP6084 (PID: 001-314-009)

Applicant: Mark Trowbridge

ISSUE

At issue is the consideration of an application for a Development Variance Permit (DVP). The applicant is seeking relief from the regulations of the Zoning Bylaw as it relates to front yard building setbacks, in order to permit the construction of a new porch.

BACKGROUND

The applicant wishes to construct a 6.8 m (22.3 ft) wide by 2.4 m (7.9 ft) deep porch attached to the front of the existing building. This will require a minor variance to allow relief from the front yard setback. The proposed porch would replace a small landing and projection of stairs located at the front entryway of the house. The porch (8 ft), stairs (2 ft), roof overhang/ eaves (2 ft) will encroach into the required front yard setback.

However, in accordance with section 6.12.1 of the Zoning Bylaw "*Projections*" the projection of steps into a front yard setback are not restricted, and the projection of eaves and gutters into a front yard setback are permitted up to 0.9 m (3ft). As proposed by the applicant, the projection of steps and eaves will not be required to be calculated as part the variance permit. The variance permit, if granted, would vary the front yard setback from 7.5 m to 5.4 m permitting an additional 2.1 m to the existing structure.

DISCUSSION

The Property

The property at 3510 12th Avenue is designated 'Residential' in the OCP and zoned 'R2 - One and Two Family Residential' in the Zoning Bylaw. The property is 12.2 m (40 ft) wide, and has a depth of 38.1 m (125 ft) giving it an area of 464.5 m² (5000 ft²). The existing building is a 1940s era home that is legally nonconforming with regards to the minimum frontage (12.2 m instead of 15 m). Parking is accessed from the rear lane off North Park Drive. There is no driveway access on 12th Avenue.

The 'Minimum Front Yard Setback' required by the Zoning bylaw is 7.5 metres (24.6 ft). If the variance is granted to reduce the minimum front yard setback, the new front yard setback will be 5.4 m (17.7 ft). This is still greater than the minimum required front yard setback in the 'R3 – Small Lot Single Family Residential' zone, which is 5 m (16.4 ft).

The intent of the 'R2 – One and Two Family Residential' zoning designation is to establish or maintain quiet, low density neighborhoods featuring single family and two family dwellings. In terms of land use and density, the variance is minor and the application will not impact what currently exists on the subject site.

Surrounding Area

The surrounding neighborhood is primarily single family residential to the north, east and west. One block east from the subject property, along Anderson Ave, a master planned community is currently being developed to include a mix of low, medium and high density residential options including rental apartments, townhomes and patio/garden homes. To the south of the property is North Park Drive and Dry Creek Ravine Park. The variance, as proposed, does not pose any adverse impacts on the surrounding uses.

Along 12th Avenue near the subject property most homes appear to have been constructed in the same era, are typically one or two storeys high, and have similar building characteristics. For example, several homes have stairs that go up to a small outdoor landing near the front entranceway, but currently none of the other homes on this part of the street have a large porch in the front yard. Certain styles of porches are usually an attractive addition to the front of a single family home, specifically when restricted to a certain height near street level.

Site Plan

The applicant has proposed to construct a new 2.4 m (7.9 ft) deep porch attached to the front of existing building. An extra 0.6 m (2 ft) for the roof overhang/eaves, and an extra 0.6 m (2ft) will also be included, but both aspects are permitted projections in a front yard setback.

The front yard setback to the existing foundation is 7.8 m (25.5 ft), which exceeds the required setback of 7.5 m by 0.3 m. The finished setback for the covered extension is 3.6 m (12 ft). The total extension to the front of the house, excluding steps and eave projections, would be 2.4 m (7.9 ft). The encroachment into the Front Yard Setback is 2.1 m (2.4 m minus 0.3 m). The variance permit required is for a minimum front yard setback of 5.4 m.

Existing Front Yard	Required Front Yard	Proposed Total Extension	Required Variance for Construction	New Front Yard
7.8 m (25.5')	7.5 m (24.6')	3.6 m (12')	2.1 m (6.8')	5.4 m (17.7')

The subject property is 12.2 m (40 ft) wide, and has a depth of 38.1 m (125 ft) giving it an area of 464.5 m² (5000 ft²). The allowable maximum lot coverage in the R2 zone is 40%. The total lot coverage of the building with the proposed new porch structure equates to 28%, well below the zoning requirement. The porch structure will contribute to an increase in site coverage from 116.4 m² (1254.3 ft²) to 132.76 m² (1429 ft²), a total increase of 174 ft² which is 3% of the total proposed future site coverage.

Planning Context

Sometime after World War II the front porch became an architectural feature of the past, and many new single family home developments adopted a new style that placed preference on private space. Suburbanization permitted new larger lots with large back yards. Garages/carports became a popular feature for many homes, and these were often placed at the front of a house replacing the front porch or the need for a large walk-in entrance.

However, around the 1980s the popularity of the front porch began to rise again with the emergence of "New Urbanism" planning and design theory. New Urbanism is strongly influenced by urban design practices that were prominent up until World War II, and the central values focus on building a sense of community through design, and developing these communities in a sustainable fashion.

According to New Urbanists there are many positive functions that a front porch serves, including aesthetic, safety, and social purposes. Front porches contribute to the social fabric of vibrant and attractive neighborhoods. Porches built just above the street level can help improve neighborhood safety by enhancing natural surveillance, a key CPTED (crime prevention through environmental design) principle. People spending time on a front porch help promote casual observation of the surrounding area, which discourages undesirable activity. This in turn translates to a more walkable and pedestrian friendly community overall.

The style of development on the subject property and in the surrounding neighborhood is fairly consistent with design principles commonly praised by New Urbanists. For example, placing buildings close to the street and placing parking to the rear of buildings accessed by an alley are key design features here. As such, the addition of a front porch for the subject property would likely appear consistent with the architectural style of the neighborhood.

In future, the Planning Department may wish to review the Zoning Bylaw to consider how to better enable similar styles of front porches. Doing so could help contribute to the goals of the City's Official Community Plan by creating neighbourhoods that are safe, walkable, and connected.

Status of the Application

At the May 23, 2019 meeting of the Advisory Planning Commission the following motion was carried:

- 1. That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Zoning Bylaw 4832 as follows:
 - Vary Section 5.12.2 R2 One and Two Family Residential Minimum Setbacks, Front Yard, from 7.5 m to 5.4 m, a variance of 2.1 m (6.9 ft) for the property located at 3510 12th Avenue and legally described as Lot 3, District Lot 1, Alberni District, Plan VIP6084 (PID: 001-314-009.
- 2. That City Council direct staff to give notice of intent to consider the issuance of Development Variance Permit No. 93 for 3510 12th Avenue.

At its June 24, 2019 regular meeting, Council received the Advisory Planning Commission's recommendation. Notification was given as required by the Local Government Act. A copy of the notice for Development Variance Permit No. 93 is attached for reference.

CONCLUSION

The applicant requires a minor variance to reduce the front yard setback from 7.5 m to 5.4 m in order to facilitate the construction of a front porch. At the proposed size and height the porch improvement would enhance the design quality of the existing structure, adding to the streetscape, and enhancing the opportunity for social connection in the neighborhood. The size of the porch ensures the retention of a suitable amount of front yard space.

In terms of land use and density, the variance application will not impact what currently exists on the subject site. The Planning Department is satisfied that the front yard setback variance for the proposed porch maintains the general intent and purpose of the Zoning Bylaw. As such, the Planning Department supports the issuing of a Development Variance Permit No. 93 for the property of 3510 12th Avenue.

Respectfully submitted,

Katelyn McDougall

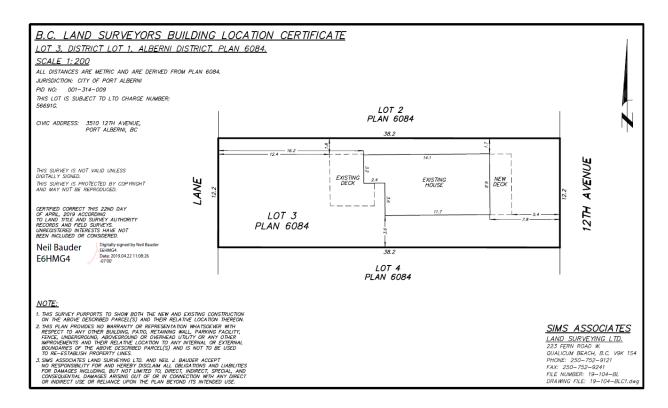
Katelyn McDougall, M.Urb

Manager of Planning

SITE MAP:



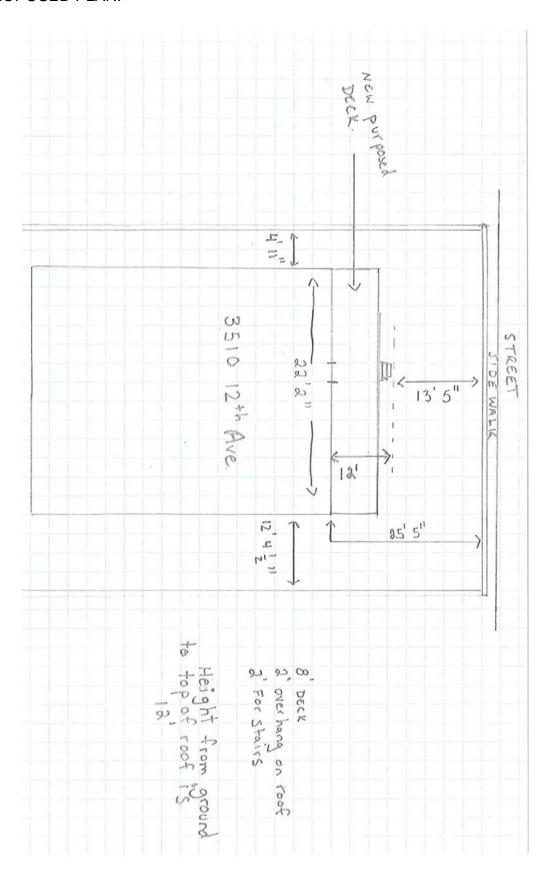
SURVEY SITE PLAN:



STREET VIEW:



PROPOSED PLAN:



June 28, 2019



CITY OF PORT ALBERNI

Notice of Development Variance Permit

To: Owners and Occupiers of Property

Re: Section 498 of the Local Government Act - Development Variance Permit No. 93 relating to the Port Alberni Zoning Bylaw 2014, Bylaw No. 4832.

The applicant is applying for a Development Variance Permit to vary the Zoning Bylaw regulations in order to permit the construction of a covered /roofed porch within the Front Yard setback at 3510 12th Avenue. The proposed Variance is as follows:

Development Variance Permit No. 93 – For development on the land legally described as 'Lot 3, District Lot 1, Alberni District, Plan VIP6084, PID: 001-314-009' and located at 3510 12th Avenue, outlined on the Schedule A map attached, the applicant is applying to vary the regulations of the Port Alberni Zoning Bylaw 2014, Bylaw No. 4832 by:

 Varying Section 5.12.2 R2 One and Two Family Residential Minimum Setbacks, Front Yard, from 7.5 m to 5.4 m, a variance of 2.1 m (6.9 ft) for the property located at 3510 12th Avenue and legally described as Lot 3, District Lot 1, Alberni District, Plan VIP6084 (PID: 001-314-009).

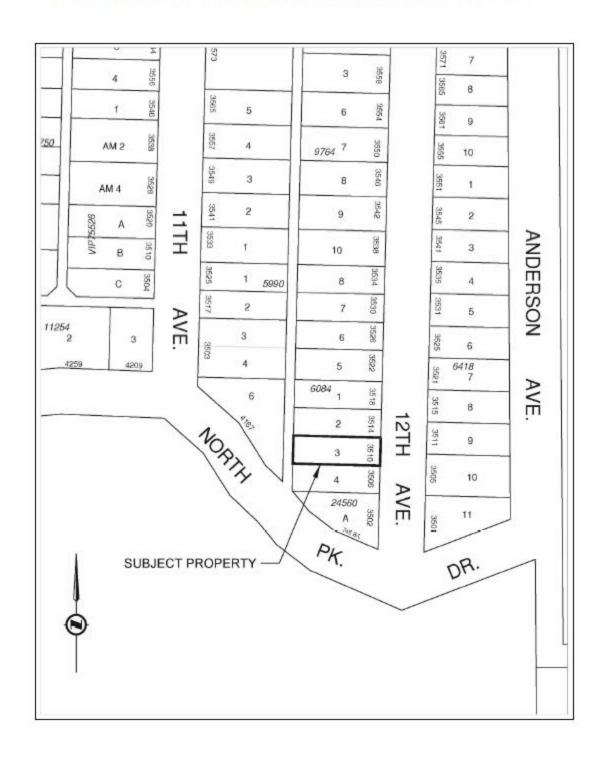
The Council of the City of Port Alberni reviewed the Development Variance Permit application at its meeting held on June 24, 2019 and will be considering a resolution to issue the Permit at a meeting on July 08, 2019. Prior to issuing the Permit, Council is required to notify owners and occupiers of property in the vicinity of the subject property.

Copies of the proposed Permit may be inspected at the offices of the Planning Department, City Hall, between Monday and Friday (exclusive of statutory holidays) from Friday, June 28, 2019 to Monday, July 08, 2019 between the hours of 8:30 a.m. and 4:30 p.m.

Any person who deems their property affected by the above-described application may direct their comments, in writing, to Council by addressing a letter to the Manager of Planning, 4850 Argyle Street, Port Alberni BC, V9Y 1V8 or by email to Katelyn_McDougall@portalberni.ca. If preferred, representation may be made to Council at its regular meeting to be held on Monday, July 08, 2019 in the Council Chambers to commence at 2:00 pm.

Katelyn McDougall, M.Urb Manager of Planning

SCHEDULE A TO DEVELOPMENT VARIANCE PERMIT NO. 93



CITY OF PORT ALBERNI DEVELOPMENT VARIANCE PERMIT NO. 93

WHEREAS, pursuant to Section 498 of the *Local Government Act, RSBC 2015*, on application of an owner of land, a local government may, by resolution, issue a Development Variance Permit that varies, in respect to the land covered in the Permit, the provisions of a Zoning Bylaw adopted under Part 14 of the *Local Government Act*.

Authorization is hereby granted to **M. Trowbridge** for development on land legally described as 'Lot 3, District Lot 1, Alberni District, Plan VIP6084 (PID: 001-314-009)' and located at **3510 12th Avenue**, as outlined on the Schedule A map attached, to:

1. Vary Section 5.12.2 R2 One and Two Family Residential Minimum Setbacks, Front Yard, from 7.5 m to 5.4 m, a variance of 2.1 m (6.9 ft) for the property located at 3510 12th Avenue and legally described as Lot 3, District Lot 1, Alberni District, Plan VIP6084 (PID: 001-314-009).

In accordance with the provisions of Section 498 of the *Local Government Act RSBC 2015*, approval of this Permit was granted by resolution of the City Council on July 8, 2019.

	·	
 Mayor	 Clerk	

SCHEDULE A TO DEVELOPMENT VARIANCE PERMIT NO. 93





PLANNING DEPARTMENT

TO: Tim Pley, CAO

FROM: Katelyn McDougall, Manager of Planning

DATE: July 3, 2019

SUBJECT: Observations from Granville Island and Lonsdale Quay

<u>Issue</u>

To provide Mayor and Council with information about land use, transportation, and public space as they relate to Granville Island (Vancouver) and Lonsdale Quay (North Vancouver) in order to facilitate a comparison to the Harbour Quay.

Background

In the spring of 2019 the Manger of Planning visited Granville Island and Lonsdale Quay in her leisure time. While visiting these locations she made some observations about land use, public space, and transportation to bring back and share with her colleagues. Upon sharing these observations with some of the senior management team the CAO requested that the information also be shared with Mayor and Council.

Discussion

Granville Island, Lonsdale Quay and the Harbour Quay share similar characteristics and locational advantages that make each of these places attractive to visit. The Manager of Planning's summary presentation will highlight similarities between the three locations and identify key opportunities for further consideration, which might help inspire long term strategic goals for the Harbour Quay and surrounding area. Identifying these types of goals as part of a plan, program, or strategy would require an interdepartmental approach. Furthermore, opportunities for future improvement in the area should be explored in consultation with the general public, key stakeholders, business operators, and First Nations.

Recommendations

That the report from the Manager of Planning dated July 3, 2019 be received.

Respectfully submitted,

Katelyn McDougall

Katelyn McDougall, M.Urb Manager of Planning

REPORT OF THE PUBLIC HEARING HELD ON MONDAY, JUNE 24, 2019 AT 6:30 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO PROPOSED AMENDMENTS TO THE ZONING BYLAWS

PRESENT: Council: Mayor Minions (Chair)

Councillor Corbeil
Councillor Haggard
Councillor Paulson
Councillor Solda
Councillor Washington

Councillor Washington

Councillor Poon

City Staff: Tim Pley, Chief Administrative Officer

Alicia Puusepp, Manager of Communications Katelynn McDougall, Manager of Planning

REGRETS:

Members of the Public:

The Chair explained the Public Hearing procedures for the meeting.

Applicant: City of Port Alberni

1. Description of the Application

The (Acting) City Clerk provided a summary of the application:

The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of the property to create four small lot, single family residential parcels facing onto Compton Road.

The proposed bylaw is:

 "Zoning Bylaw Map Amendment No.34 (5189 Compton Road – Potter), Bylaw No.4989"

2. Background Information from the City Planner

The City Planner provided background information regarding the proposed amendment by way of summarizing the City Planner's report of June 17, 2019, attached hereto and forming part of this report.

3. Correspondence

None

4. Late Correspondence Regarding the Matter

None

5. Input from the Public regarding the Bylaw

Four members of the public were in attendance. Two spoke to the proposed zoning bylaw amendments.

Amanda Hall, 5221 Compton Road, stated that it was an older area and was interested to see how the proposed new buildings would fit the character of the neighbourhood. Ms. Hall expressed concern around how busy Compton Road is and requested that if the subdivision was to move forward, that safety considerations be a high priority.

Craig Peters, 5236 Compton Road, did not oppose the subdivision, but rather the number of lots in the proposal and their potential access points. Given the high volume of traffic on Compton Road and the location of the subdivision in relation to the elementary school, he is concerned that multiple driveways could pose a safety risk and parking in front of the proposed subdivision could cause line-of-sight issues. He also noted the lack of sidewalk in the area and stated that a sidewalk would greatly benefit the neighbourhood and help ensure the safety of students walking to and from school.

6. Questions from Council:

In response to a question from Council the City Planner advised that if sidewalk requirements exist in relation to new developments, they would be found in the Engineering Standards held with the Engineering & Public Works Department.

In response to a question from Council the City Planner advised that if power connection (underground vs. overhead) requirements exist in relation to new developments, they would be found in the Engineering Standards held with the Engineering & Public Works Department.

7. Calling for any Further Input: (To be asked three times by the Chair.)

The Chair asked for any further input from the public. There was none.

The Chair called a second time for input. There was none.

The Chair asked for input for a third and final time. There was none.

8. Closing Remarks by the Chair:

The Chair made closing remarks on the matters of the public hearing.

It was moved and seconded:

That the Public Hearing terminate at 6:51 pm.

<u>CARRIED</u>

Pursuant to Sections 464, 465 and 466 of the *Local Government Act*, I hereby certify the foregoing to be a fair and accurate summary of the representations made at the Public Hearing held April 8, 2019 regarding:

 "Zoning Bylaw Map Amendment No.34 (5189 Compton Road – Potter), Bylaw No.4989"

Alicia Puusepp A/City Clerk



Summary Report / Minutes of the Advisory Planning Commission Meeting (Held on June 27, 2019 in the Committee Room at City Hall, at 12:00 p.m.)

Advisory Planning Commission Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Sandy McRuer
Jeannette Nichols
Chris Washington, S.D.70 Liaison
Amy Anaka
Don Ferster
Councillor Deb Haggard, Council Liaison
Rick Newberry, P.A.F.D. Liaison

Staff

Katelyn McDougall, Manager of Planning Cara Foden, Planning Technician

Guests

Applicant: R. de Beeld, Members of the Public: 3

Regrets

Larry Ransom (Alternate S.D.70) Jim Tatoosh, Hupačasath F. N. Sgt. Clive Seabrook, R.C.M.P. Liaison Cynthia Dick, Tseshaht (ċ išaaʔatḥ) F. N. Rob Gaudreault, Parks Liaison

Alternates (not in attendance)

Councillor Helen Poon (Alternate-Council)
Peter Dione (Alternate-R.C.M.P.)
Darren Mead-Miller (Alternate - Tseshaht F.N.)



1. Adoption of May 23, 2019 Minutes

- The Chair acknowledged that this meeting is taking place within the un-ceded traditional territories of the Hupačasath and the Tseshaht (c išaa?ath) First Nations. The applicant present was welcomed by the Chair.
- Introductions and Minutes of the May 23, 2019 meeting of the Advisory Planning Commission were adopted.
- APC members indicated that future agendas could be emailed to them and hardcopies would be printed and available at the meetings.

(Anaka / Nicols) CARRIED

2. DEVELOPMENT APPLICATION – Zoning Bylaw Map and Text amendments

4202 8th Avenue - Lot 10, District Lot 1, Alberni District, Plan VIP18042 (Strata Lots 1-18, VIS3015); and

4238 8th Avenue - Lot 11, District Lot 1, Alberni District, Plan VIP18042; (Strata Lots 1-20, VIS3017)

Applicant: Raymond de Beeld dba Raymond de Beeld Architect Inc.

- The Manager of Planning summarized her report to the APC dated June 20, 2019.
- The APC discussed the application as follows:
 - Although there are currently 38 strata units there are only three owners.
 - Proposed Parking and Open Space requirements do not meet bylaw requirements and will likely be addressed through the Development Permit process.
 - Access is proposed through the city lane which does not meet city requirements. The Development Permit process will need to take access into consideration.

- The development was discussed as being a positive one for the community and concern was expressed regarding how the city could encourage ongoing maintenance of an attractive development.
- The site should be developed with awareness that a creek and springs formerly ran through the site.
- Density bonusing versus up zoning was clarified by the Manager of Planning.
- There was considerable discussion regarding the repercussions to current tenants in the units. C. Long., employed by one of the current owners to manage tenancy, provided information regarding possible options. She reported that tenants have already been notified of the redevelopment plans and will have right of first refusal at less than market value on the new units once constructed. It was suggested that some tenants will start finding new accommodations before being forced to do so. The project will likely be a phased development which would allow for some rehousing of tenants into empty units while each new building was under construction.
- The applicant, R. de Beeld, spoke to the need for detailed design during the Development Permit process. The proposed buildings contain a mix of unit sizes and configurations that will serve a variety of needs from one to three bedrooms. The phasing of construction would allow for some rehousing during the construction periods. The proposed underground parking is designed to take advantage of the natural grade and topography. The timeline for the project will be largely determined by the owners once the Development Permit process has been completed.
- The P.A.F.D. is supportive of the redevelopment of the site and newer buildings built to code would be safer for the community in the long term. Adding newer housing stock leads to lower rents in older housing stock.
- The practicality and expense of a "green roof" design was discussed along with the Open Space requirement.
- o The APC agreed that:
 - they would like to see low income or affordable housing goals be articulated and addressed within the project
 - alternative transportation supports should be considered within the project (Parking alternatives, bicycle racks, electric vehicle charging etc.)
 - green space allocation should be a high priority
- It was noted that as energy costs rise the utility costs rise in older, less efficient buildings and the current buildings are becoming very costly to maintain.

MOTIONS:

a) That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lots 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4232 and 4202 8th Avenue from 'RM1 Low Density Multiple Family Residential' to 'RM3 High Density Multiple Family Residential' zone.

b) That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:

Add Section 5.16.4 Site Specific Uses table as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal Building = 18 m (59 ft); and Maximum Number of Building Storeys = 5	4202 and 4238 8 th Avenue	4202 8 th Avenue - Strata Lots 1-18, District Lot 1, Alberni District, Plan VIS3015 and 4238 8 th Avenue - Strata Lots 1-20, District Lot 1, Alberni District, Plan VIS3017

c) That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to consolidate the properties into one legal parcel prior to final adoption of the proposed zoning amendments.

(Douglas / Washington) CARRIED

3. Cannabis Cultivation and Processing Project

The Manager of Planning reported to the APC that Council had directed staff to move ahead with the Cannabis Cultivation and Processing project and to simultaneously move forward with a Temporary Use Permit application for 5119 Athol Street.

A summary of the timeframe and the proposed public consultation process was presented. The City will work with V.I.U. to determine recommendations for appropriate zoning regulations for the community with respect to the cultivation and processing of cannabis.

4. Brownfield revitalization

The Manager of Planning presented a summary of the challenges and benefits of Brownfield revitalization. Having recently attended conferences in Windsor and Toronto she was able to share with the APC some examples of more local brownfield redevelopment successes.

5. Update:

The Manager of Planning gave a status update on current projects.

- Public hearing held June 24th for 5189 Compton Rd zoning amendment.
- Public hearing for Fence and Hedge height zoning amendments is scheduled for July 22.
- RFP for Harbourview lands has been issued and is available online
- July 15, 2 pm presentation will be made during Council meeting regarding Railway Station redesign.
- Upcoming zoning and variance applications will include:
 - o 10th Avenue (Quality Foods Zoning amendment)
 - Swallow Drive (OCP and Zoning amendments)
 - o 4971 Margaret Street (Development Variance application)
 - o 3978 8th Avenue (Development Variance application)

7. Adjournment – The meeting adjourned at 1:10 p.m. Thursday, July 18, 2019.	The next regular meeting is scheduled for (Ferster / McRuer) CARRIED	
Da	vina Hartwell - City Clerk	Ken McRae – Chair

6. Other business – No other business



PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Katelyn McDougall, Manager of Planning

DATE: June 20, 2019

SUBJECT: DEVELOPMENT APPLICATION

Proposed Zoning Bylaw Amendments

4202 and 4238 8th Avenue Lot 10 and 11, District Lot 1, Alberni District, Plan

VIP18042 (Strata Lots 1-18, VIS3015 and Strata Lots 1-20, VIS3017) **Applicant:** Raymond de Beeld dba Raymond de Beeld Architect Inc.

<u>Issue</u>

To consider an application for amendments to the Zoning Bylaw text and Schedule A – Zoning Map for the properties located at 4202 and 4238 8th Avenue.

Background

The applicant is proposing to rezone the properties from RM1 Low Density Multiple Family Residential zone to RM3 High Density Multiple Family Residential zone with an additional Site Specific text amendment to the Zoning Bylaw that would facilitate an increase in the number of storey's permitted to five (5) storeys and increase the maximum building height to 18 metres.

The proposed amendments would allow for re-development of the two properties into multifamily condominiums. On the two properties there are currently seven (7) existing 2 storey buildings with a total of 38 strata units. The existing development known as "Woodland Village" was constructed 1977 and there are increasing maintenance concerns with the building and site works. The proposed redevelopment would include four (4) new 5 storey buildings with underground and surface parking. Between the four new buildings a total of 150 units is proposed.

Official Community Plan and Zoning Bylaw

- a) The properties, Lot 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4238 and 4202 8th Avenue are currently designated 'Multi-Family Residential' on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
- b) The properties, Lot 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4238 and 4202 8th Avenue are currently included in 'Development Permit Area No. 1 'Multi-Family Residential' on the Official Community Plan Schedule B Development Permit Area Map, and a development permit will be required. No amendment needed.

- c) The properties, Lot 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4238 and 4202 8th Avenue are currently zoned 'RM1 Low Density Multiple Family Residential' on the Zoning Bylaw Schedule - A Zoning Map. A map amendment is required to re-zone the property to 'RM3 High Density Multiple Family Residential' zone.
- d) The following text amendment to the Zoning Bylaw is required:
 - i. Add Section 5.16.4 Site Specific Uses and include a table in that section as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal Building = 18 m (59 ft);	4202 and 4238 8 th Avenue	4202 8 th Avenue - Strata Lots 1-18, District Lot 1, Alberni District, Plan VIS3015 and 4238 8 th Avenue - Strata Lots 1-20, District Lot 1, Alberni District, Plan VIS3017

Discussion

Surrounding Area

The property is located on the west side of 8th Avenue. The surrounding area consists of a mix of uses:

North: Institutional, Multi-family Residential, and Commercial

East: Commercial, Industrial, and Institutional

South: Multi-Family Residential

West: Multi-Family Residential, Institutional, and Parks and Open Space

The properties are in close proximity to various community amenities including Alberni District Secondary School, North Island College, Alberni Valley Multiplex and Bob Dailey Stadium, and the Alberni Valley Museum. A main commercial area is also located a short distance away for shopping needs. Access to Roger Creek walking trails is within easy walking distance. Both Roger Street and 10th Avenue are main arterial roads and transit is readily available.

The properties are located within the tsunami inundation zone.

Official Community Plan:

No amendments to the Official Community Plan are required for this application to proceed.

Zoning:

The current zoning on the properties is 'RM1 – Low Density Multiple Family'. The site is made up of two legal parcels. The total site area is $\pm 9,221$ m² ($\pm 99,250$ ft²) with frontage on 8th Avenue being 102 m (336 ft.).

The requested zoning, 'RM3 High Density Multiple Family Residential', requires a minimum frontage of 30 m and the minimum lot area requirement is 1,120 m². The site meets all zoning requirements, except for proposed open space, building height, number of storeys, and parking. The Floor Area Ratio is subject to density bonusing of 1 with 75% underground parking.

Properties	Required RM3	Proposed
Lot Area	1,120 m ²	±9,221 m ²
Frontage	30 m	102 m (46m & 56m)
Max. Coverage	50%	33%
Open Space	2,160 m ²	2,125.7 m ²
Front setback	6 m	-
Side Setback	5 m	-
Rear setback	9m	-
Building Height	14 m (45.9 ft)	17.7 m (58 ft)
# of Storeys	4	5
FAR	1.2 (1.3 w/ DB)	1.28
Parking	170 (1.25)	159 (1.06)

The lots will be required to be consolidated into one parcel. A Development Permit will be required for the Form and Character of the development. A Development Variance Permit and a Development Permit will be required prior to a Building Permit being issued.

Traffic and Parking:

The development is proposed to be accessed by the lane along the north and west of the property. The city will not permit primary site access from the lane, and this will be addressed during the development permit stage.

The applicant will need to apply for a Development Variance Permit to vary the parking requirement for the proposed development. The Zoning Bylaw requirement is 1.25 parking spaces for each dwelling unit for a total of 170 spaces. The applicant has proposed 159 parking spaces (1.06 for each dwelling unit) with 109 of those being underground spaces and 4 accessible spaces.

Reducing the number of parking spots would be reasonable for the proposed development as multi-family buildings have a lower demand for parking than other land uses. Additional parking stalls would also contribute to the overall cost of the development, and underground parking stall are typically sited as costing around \$25,000 to \$30,000 per unit.

Infrastructure and Servicing:

Water: There is a water main running along 8th Avenue. There is no information regarding a current connection and this will need to be investigated.

Sewer: There are sewer and drain pipelines along the north and south side of the properties and in the lane to the west of the property. There is no information regarding a current connection and this will need to be investigated. An easement appears to run through the properties to connect to the sewer manhole.

Agency Comments

BC Hydro:	No significant issues identified. BC Hydro has three phase power on both the east and west frontages of 4202 and the north, east, and west frontages of 4238. With an anticipated larger service, BC Hydro may need to do some reconfiguring of the circuit.
Canada Post:	If approved, and the existing street level single units are replaced with apartment/common lobby residential buildings the developer will be required to supply lock box assemblies (LBA) with parcel compartments and Canada Post will need access via the building intercoms with our locks to Canada Post Standards. To facilitate this Canada Post requests that the developer contact us in advance with development planning to ensure they will be able to provide proper mail service.
Fire Department:	No comments
TELUS:	No comments
Building:	No comments
RCMP:	No concerns
Parks and Rec:	Interests unaffected. Note fire truck turn around area.

Conclusions

In considering the Official Community Plan and Zoning Bylaw amendments, the Advisory Planning Commission and City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The proposed development is consistent with the Official Community Plan's land use designation. Moreover, the Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. It is appropriate to encourage greater densification and redevelopment of this site due to proximity of commercial, recreational, public/institutional nodes, and community scale parks; proximity to major collectors and arterial roads; and because of the compatibility with adjacent land uses.

The Planning Department is supportive of multi-family development and of intensifying residential land use in strategic areas of the city. This redevelopment project will increase the supply of housing and provide new residential building stock in a central location. The proposed zoning amendments would permit an increase in maximum building height up to five (5) storeys or 18 meters. The proposed bylaw amendments are compatible with the neighbourhood and the Planning Department supports amending the bylaws.

Recommendations

1. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lots 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4232 and 4202 8th Avenue from 'RM1 Low Density Multiple Family Residential' to 'RM3 High Density Multiple Family Residential' zone.

2. That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:

Add Section 5.16.4 Site Specific Uses table as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal Building = 18 m (59 ft);	4202 and 4238 8 th Avenue	4202 8 th Avenue - Strata Lots 1-18, District Lot 1, Alberni District, Plan VIS3015 and 4238 8 th Avenue - Strata Lots 1-20, District Lot 1, Alberni District, Plan VIS3017

3. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to consolidate the properties into one legal parcel prior to final adoption of the proposed zoning amendments.

Respectfully submitted,

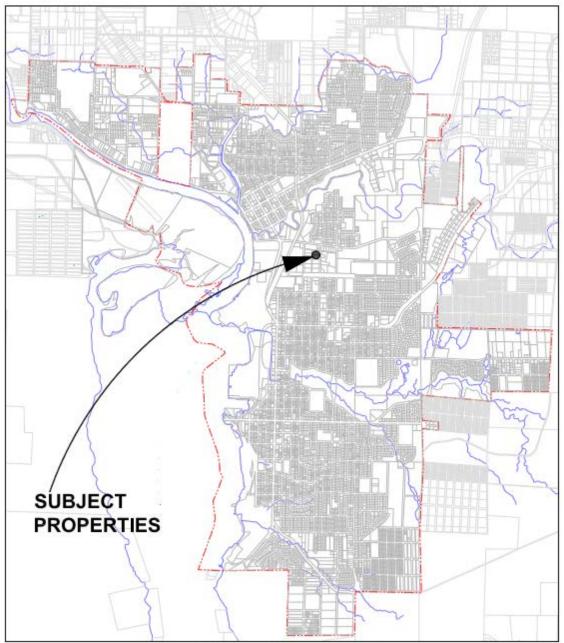
Katelyn McDougall, M.Urb

Katelyn McDougall

Manager of Planning



CITY OF PORT ALBERNI LOCATION MAP



4208 and 4238 8th Avenue

SUBJECT PROPERTIES - 4202 and 4238 8th Avenue



3:\Engineering\Planning\Development Applications\ZoningAmend\ZON-2019\4202-4238-8thAve-deBeeld\SiteMapWOrtho.dwg, 1/22/2019 9:28:33 AM

SERVICING and INFRASTRUCTURE



RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

5.16 The purpose of this *zone* is to provide for higher density multiple *family* residential development.

5.16.1 Permitted *uses*

Principal Uses
Boarding and lodging
Community care facility
Multiple family dwellings
Single family dwelling
Two family dwelling

5.16.2 <u>Site Development Regulations</u>

Minimum Lot Area		
Multiple family dwelling	$1,120 \text{ m}^2$	$(12,056 \text{ ft}^2)$
Minimum Frontage		
Multiple family dwelling	30 m	98.4 ft
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	6 m	(19.7 ft)
Rear yard	9 m	(29.5 ft)
Side yard	5 m	(16.4 ft)
Maximum Floor Area Ratio	1.2	
Maximum Height, Principal Building	14 m	(45.9 ft)
Maximum Number of Principal Building Storeys	4	

5.16.3 Conditions of *Use*

- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) Density bonusing may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

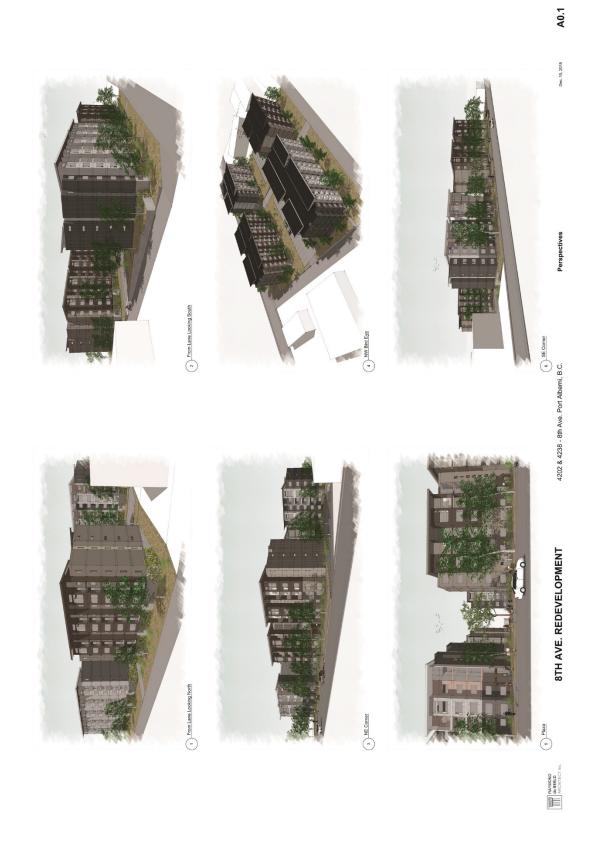
- (iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.
- (e) In multi-family residential zones, home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

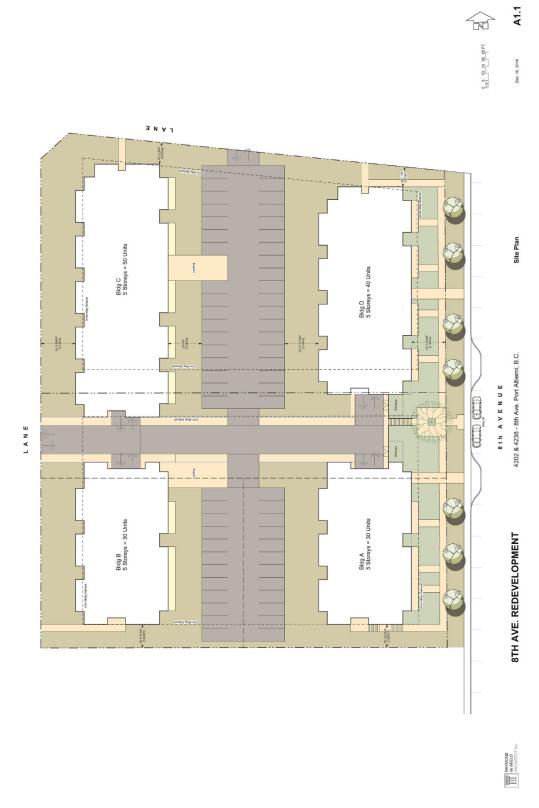
5.16.4 <u>Site Specific *Uses*</u>

The following *uses* shall be permitted on a site specific basis:

	<u>Use</u>	Site Address	Site Legal Description
<i>4</i>)	Site Specific		Lot 7, Block 41, District Lot 1,
	Accessory Uses:		Alberni District, Plan 197B (PID:
	Hostel		009-251-162) and Parcel A, Block
	Restaurant		41, Plan VIP197B, Alberni Land
	Pub		District (Being a consolidation of
	Assembly		Lots 8 & 9, See FB348042)

<u>PROPOSED</u>





 $\textbf{\textit{J:}Lengineering} \\ \textbf{\textit{Planning}} \\ \textbf{\textit{Development Applications}} \\ \textbf{\textit{ZoningAmend}} \\ \textbf{\textit{ZON-2019}} \\ \textbf{\textit{4202-4238-8thAve-deBeeld}} \\ \textbf{\textit{4202-4238-8thAve-deBeeld}} \\ \textbf{\textit{APCreport.docx}} \\ \textbf{\textit{A$

CITY OF PORT ALBERNI

BYLAW NO. 4993

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW 2014, NO. 4832

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as "Zoning Bylaw Map Amendment No. 35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993".

2. Zoning Amendment

2.1 That Lots 10 and 11, District Lot 1, Alberni District, Plan VIP18042, located at 4202 and 4238 8th Avenue, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, are hereby rezoned from 'RM1 Low Density Multiple Family Residential' to 'RM3 High Density Multiple Family Residential'.

3. Map Amendment

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME THIS	DAY OF	, 2019.	
READ A SECOND TIME THIS	DAY OF	, 2019.	
A PUBLIC HEARING WAS HE	LD THIS	DAY OF	, 2019
READ A THIRD TIME THIS	DAY OF	, 2019.	
FINALLY ADOPTED THIS	DAY OF	, 2019.	

Mayor	City Clerk	

Schedule "A" to Bylaw No. 4993



4202-4238-8thAve-deBeeld-ZonMapAmendBylaw4993

CITY OF PORT ALBERNI

BYLAW NO. 4994

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW 2014, NO. 4832

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as "Zoning Text Amendment No. T22 (Site Specific Uses - RM3 High Density Multiple Family Residential), Bylaw No. 4994".

2. Zoning Text Amendment

Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended by **adding** Section 5.16.4 Site Specific Uses table as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal	4202 and	4202 8 th Avenue – <i>Lot 10,</i>
Building = 18 m (59 ft); and	4238 8 th	District Lot 1, Alberni District,
Maximum Number of	Avenue	Plan VIP18042; and
Building Storeys = 5		4238 8 th Avenue – <i>Lot 11,</i>
		District Lot 1, Alberni District,
		Plan VIP18042

	READ A FIRST TIME THIS DAY OF , 2019.
	READ A SECOND TIME THIS DAY OF , 2019.
	A PUBLIC HEARING WAS HELD THIS DAY OF , 2019.
	READ A THIRD TIME THIS DAY OF , 2019.
	FINALLY ADOPTED THIS DAY OF , 2019.
Mayo	City Clerk

Schedule "A" to Bylaw No. 4994



 $4202\text{-}4238\text{-}8th Ave-de Beeld-Zon Text Amend T22 Bylaw 4994}$



MAYOR DARRYL WALKER OFFICE OF THE MAYOR WHITE ROCK, BC CANADA

June 26, 2019

To the Union of British Columbia Municipalities:

RE: PROPOSED VACANCY TAX

On June 24, 2019, White Rock City Council considered a corporate report from the Director of Financial Services titled "Proposed Vacancy Tax" (attached). Discussions stemming from this report reinforce the need for local governments to address this matter directly.

I am writing on behalf of White Rock City Council, to canvass your support of our resolution requesting UBCM work with the Province in amending the *Community Charter*. If supported, the amendment would permit municipalities the authority to impose, by bylaw, an annual vacancy tax on taxable residential and commercial properties. The City of Vancouver has set a precedent for this authority through the *Vancouver Charter*. Our resolution reads as follows:

WHEREAS The City of Vancouver has authority through the *Vancouver Charter* to implement an Annual Vacancy Tax

WHEREAS The City of White Rock is governed through the *Community Charter* where there is no current authority to implement a Vacancy Tax and it is believed that there are a number of vacant residential and commercial properties in the City of White Rock

THEREFORE BE IT RESOLVED THAT the City of White Rock request that UBCM work with the Province of British Columbia to amend the authority given to Local Governments through the *Community Charter* permitting municipalities the authority to impose, by bylaw, an annual vacancy tax on taxable residential and commercial properties, and that the criteria and administrative requirements be similar to those of the *Vancouver Charter*.

We believe that providing local governments this authority is one step closer towards addressing BC's affordable housing crisis.

A copy of the resolution has been included with this correspondence for inclusion in your agenda packages.

We appreciate your time in considering our request, and look forward to connecting at the UBCM Convention this Fall.

Sincerely,

Darryl Walker

Mayor

City Hall, 15322 Buena Vista Avenue, White Rock, British Columbia, Canada V4B 1Y6
Tel: (604) 541-2131 Fax: (604) 541-9348 Email: dwalker@whiterockcity.ca Website: www.whiterockcity.ca



RESOLUTION FOR UBCM FOR CONSIDERATION

WHEREAS The City of Vancouver has authority through the *Vancouver Charter* to implement an Annual Vacancy Tax

WHEREAS The City of White Rock is governed through the *Community Charter* where there is no current authority to implement a Vacancy Tax and it is believed that there are a number of vacant residential and commercial properties in the City of White Rock

THEREFORE BE IT RESOLVED THAT the City of White Rock request that UBCM work with the Province of British Columbia to amend the authority given to Local Governments through the *Community Charter* permitting municipalities the authority to impose, by bylaw, an annual vacancy tax on taxable residential and commercial properties, and that the criteria and administrative requirements be similar to those of the *Vancouver Charter* .

THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE:

June 24, 2019

TO:

Governance and Legislation Committee

FROM:

Sandra Kurylo, Director of Financial Services

SUBJECT: Proposed Vacancy Tax

RECOMMENDATION

THAT the Governance and Legislation Committee receive for information the corporate report dated June 24, 2019 from the Director of Financial Services, titled "Proposed Vacancy Tax".

INTRODUCTION

This corporate report is in follow-up to Council's resolution of January 28, 2019, that directed staff to prepare a corporate report on a proposal that the City of White Rock implement a vacancy tax, similar to the City of Vancouver, with certain considerations. The motion states that the proposed vacancy tax be 5% of the tax assessed level of the property municipal levy on commercial and residential properties and include a 2.5% municipal levy on the sale of assignments ("flipping"). As well the motion states that all such receipts be earmarked for the acquisition and construction of affordable (or below market rate) housing in White Rock.

ANALYSIS

The first step in considering a plan for a vacancy tax is to determine if the City has the legal authority to impose it. The City has confirmed that, with the exception of the City of Vancouver who have their own Charter, local governments in British Columbia do not have the authority to impose a vacancy tax.

Section 193 (1) of the Community Charter states that a municipality may not impose a tax unless it is expressly authorized to do so by statute. The Community Charter provides the City with the authority to impose certain types of taxes, such as property value taxes, parcel taxes and local services taxes. However, there is no express authority in the Community Charter to impose a vacancy tax.

Unlike other municipalities in the province, the City of Vancouver is governed by the *Vancouver* Charter, rather than the Community Charter. Prior to imposing a vacancy tax, it was first necessary for them to work with the Province, to amend the Vancouver Charter granting them the authority to impose a vacancy tax. This was done as of July 2016.

If White Rock Council wanted to pursue a similar amendment to the Community Charter, an appropriate process would be through a UBCM resolution. The deadline for submitting

Proposed Vacancy Tax Page No. 2

resolutions to the UBCM for debate at their fall conference is June 30, 2019. There are specific requirements for the drafting of such resolutions, and they must be adopted by the respective municipal councils before being submitted.

UBCM staff have advised that if resolutions are received past the June 30 deadline, they will be reported to the "Resolutions Committee" but not necessarily recommended to go forward for debate at the conference. All late resolutions are published and distributed to conference attendees, for information.

Another option is to submit a Council endorsed resolution to the LMLGA 2020 spring conference, which if supported, will be forwarded to the 2020 UBCM conference for consideration, if the City wishes.

CONCLUSION

It is recommended that the information contained in this corporate report be received.

Respectfully submitted,

Sandra Kurylo

Director of Financial Services

Comments from the Chief Administrative Officer:

This corporate report is provided for information.

Dan Bottrill

Chief Administrative Officer





June 28, 2019 File: Finance and Corporate Services Division City Clerk's Office Telephone: 604-276-4007 Fax: 604-278-5139

All BC Municipalities Via email

Re: Lobbyist Registration

This is to advise that Richmond City Council at its Regular Council meeting held on Monday, June 24, 2019 considered the above matter and adopted the following resolution:

To forward the following resolution for consideration at UBCM and to send copies to the local governments of B.C. for their favourable consideration prior to the 2019 UBCM meeting:

Whereas the BC Lobbyists Registration Act (LRA) requires individuals and organizations who lobby public office holders and meet specific criteria to register their lobbying activities in an online public registry; and

Whereas the goal of the BC Lobbyists Registration Act (LRA) is to promote transparency in lobbying and government decision-making;

Therefore be it resolved that UBCM request that a lobbying regulation system for municipal government, similar to the provincial mechanism under the BC Lobbyists Registration Act, be established.

Accordingly, the above has been submitted to UBCM and the City of Richmond Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours truly

David Weber

Director, City Clerk's Office

Richmond ENTERED 64



6911 No. 3 Road, Richmond, BC V6Y 2C1 www.richmond.ca

June 28, 2019

All BC Municipalities Via email

Re: Proposed UBCM Resolution - Conflict of Interest Complaint Mechanism

This is to advise that Richmond City Council at its Regular Council meeting held on Monday, June 24, 2019 considered the above matter and adopted the following resolution:

To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.

Conflict of Interest Complaint Mechanism

Whereas professional regulatory bodies, such as CPABC, BC Law Society, APEGBC, and others, have conflict of interest and ethics rules for their members and enforce them through a complaints process;

Whereas the public expects elected representatives to be held to a professional standard of conduct;

And whereas the only remedy for a citizen complaint of a municipal elected person's conflict of interest is through a judgement of the Supreme Court of British Columbia;

So be it resolved that the Province of British Columbia consider a mechanism including to resolve and remedy conflict of interest complaints through a non-partisan Municipal Conflict of Interest Commissioner or expansion of the scope of powers of the BC Conflict of Interest Commissioner.

Accordingly, the above has been submitted to UBCM and the City of Richmond Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours truly,

David Weber

Director, City Clerk's Office

The Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Richmond

6223169

pc:





All BC Municipalities Via email

Re: Proposed UBCM Resolution - Statement of Disclosure Updates

This is to advise that Richmond City Council at its Regular Council meeting held on Monday, June 24, 2019 considered the above matter and adopted the following resolution:

To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.

Statement of Disclosure Updates

Whereas professional regulatory bodies, such as CPABC, BC Law Society, APEGBC, and others, have conflict of interest and ethics rules for their members, under which appearance of conflict of interest is disallowed;

Whereas the public expects elected representatives to act to a professional standard of conduct;

And whereas the scope of decisions and responsibilities of an elected representative can be broad and encompass a variety of issues;

So be it resolved that the Statement of Disclosure for municipal nominees and elected representatives be updated to additionally include a spouse's assets; a spouse's liabilities; and real property, other than their primary residence, held singly or jointly by a spouse, child, brother, sister, mother or father, to the best knowledge of the candidate. Further, within 60 days of being sworn in, to file a confidential financial disclosure statement to a non-partisan Municipal Conflict of Interest Commissioner.

Accordingly, the above has been submitted to UBCM and the City of Richmond Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours truly,

David Weber

Director, City Clerk's Office

pc: The Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Richmond

6223161

RECEIVED

JUN 28 2019

CITY OF PORT ALBERNI

June 28, 2019

Tar Binng Guru Nanak Sikh Society 4144 8th Avenue Port Alberni

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

Dear Mayor and Council,

The Guru Nanak Sikh Society is pleased to announce the 2019 Punjabi Cultural Event, scheduled for September 21 at Echo Centre. This year the program is focused on the Punjabi Arts. We will have music, henna designs and an authentic Punjabi dinner. We hope you are able to attend.

All proceeds from the event will be donated directly to the West Coast General Hospital. The food, service and entertainment will be provided by the Guru Nanak Sikh Society.

The Guru Nanak Sikh Society wants to build tolerance and understanding in the Alberni Valley. We thank the City of Port Alberni for the Community Investment Grant that supports our goal. We hope you will join us in celebrating Punjabi Culture in the Alberni Valley.

Tickets will be available on August 1st from The Attic, or lesliewright703@gmail.com.

Yours sincerely,

Tar Binng

Guru Nanak Sikh Society

250 724 5951

c/o lesliewright@telus.net

250 724 7219

West Coast General Hospital Foundation

Council report, submitted 1 July 2019.

12noon, 21st June 2019 - attended Indigenous Day at the Friendship Center - good hospitality and lively atmosphere, musical performances etc. Spoke with MLA Fraser, MP Johns and many other community members.

4pm, 22nd June 2019 - attended Rollin Art Centre Volunteer appreciation garden party.

630pm, 24th June 2019 - attended public hearing on Compton Road subdivision.

10am, 26th June 2019 - visited the newly reopened cinema along with members of council for their media event.

7pm, 26th June 2019 - visited newly relocated Arrowsmith View Market and connected with vendors as well as Uptown merchants.

10am, 27th June 2019 - attended meeting with Mayor Minions and Councillor Paulson.

1230pm, 27th June 2019 - Along with members of council, I attended a consultation meeting with Ministry of Forests regarding private lands and managed forests.

Helen Poon Councillor, City of Port Alberni

Ron Corbeil: Report to City Council – July 8, 2019

On behalf of the Port Alberni City Council I attended:

- 1. June 20, 2019, I attended the Air Quality Council meeting. Among other topics we had a lot of discussion on the ACRD bylaw and enforcement, including enforcing the city bylaws. As well as responsibilities for ensuring expired wood stoves are identified. Anna gave a report on the Proton Power proposal and investigating air quality issues, if any.
- 2. June 21, 2019, I attended the National Indigenous Peoples Day celebration at the Friendship Centre.
- 3. June 27, 2019, I attended the Public consultation with Ministry representatives regarding forestry lands. Much of the hot button topics such as back country access and log exports were out of scope for this meeting.
- 4. July 1, 2019, I participated in the Canada Day parade.