

PUBLIC HEARING – REPORT
Monday, March 9, 2020 @ 6 PM
In the City Hall Council Chambers – 4850 Argyle Street, Port Alberni, BC

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

Gallery: 12

A. CALL TO ORDER & APPROVAL OF THE AGENDA

MOVED and SECONDED, THAT the agenda be approved as circulated.

CARRIED

Chair Minions read an opening statement pertaining to the process and conduct of the Public Hearing.

1. Description of the Application

The Deputy City Clerk provided a summary of the application as follows:

The applicant is applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the development of 'Maitland Family Housing project' consisting of 46 apartment units for individuals, families and seniors.

The proposed bylaws are:

"Official Community Plan Amendment No.29 (4450 Maitland Street – Alberni Low Energy Housing), Bylaw No. 5000"

"Zoning Bylaw Amendment No.37 (4450 Maitland Street – Alberni Low Energy Housing), Bylaw No. 5001"

2. Background Information from the Manager of Planning report dated March 3, 2020.

The Manager of Planning provided background information regarding the proposed amendments by way of summarizing the report of March 3, 2020 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

Ms. Louise Mesaros, 3938 8th Avenue, commented as follows:

- fully supports the concept/idea of providing this type of housing
- concerned with 'lighting' of the proposed building given the intrusive lighting they are subjected to from the building across the street
- could something be done by the applicant to darken windows/glass and/or install downward directional lighting?
- since the opening of the shelter traffic has increased and has created parking challenges. With the construction of this building it will only further add to this problem
- concerned about drainage as they already experience debris on their lawn as a result of current drainage issues
- will this development be required to implement sidewalks/curbing & provide parking?

Mr. Mesaros, 3938 8th Avenue, commented as follows:

- is there a way to provide for/protect residential parking? Currently, if you leave your residence there is no place to park when you return.
- suggested Council consider implementing some form of 'residential parking only'

Hearing no other speakers at this time, Chair Minions called upon the applicant.

Mr. Mike Ruttan commented as follows:

- has been working on this project for 3 years and has already been receiving requests from individuals wishing to occupy the units
- residents will reflect demographics in the community as a whole
- some units will be handicap accessible
- while formulating this development proposal it was entitled "Maitland Family Housing Project. Once constructed it will be known as Maitland Family Housing Village"
- 31 of the 46 units will be 3 bedroom/2 bathroom units
- parking proposal to provide one parking space for every two units
- they anticipate many of the tenants will rely on public transit and/or walk to the many amenities nearby
- the development will see curbing/sidewalks implemented as well as fencing and planting of mature trees in an effort to 'soften' the building appearance as well as to shield light
- existing fir trees will be removed as constructing a building of this size will likely affect the root systems
- proud of this building given its high energy efficiency and that it's community orientated
- David Simpson of DWS Architect also in attendance and able to answer any questions

6. Questions from Council:

Questions from Council included the following:

- how do you plan to mitigate parking concerns?
- concerns with lighting
- seeking clarification if the applicant is required to install curb/sidewalks, parking spaces etc.,
- agree that when creating increased density parking may become problematic. Council has been considering this issue and are expecting a report from staff that speaks to opportunities to address parking overall

The applicant provided additional comments in response to the above as follows:

- the development does not create a parking space for each unit however, additional parking is available around the perimeter of the building as well as on site, with parking on site to include screening and lighting for security purposes
- the development will provide 32 parking spaces
- they will look at implementing directional lighting [downward]

Staff confirmed that the applicant will be required to install curbing/sidewalk etc., as part of the rezoning process.

7. Closing Remarks by the Chair:

Before closing the Public Hearing, Chair Minions called three times for any further speakers on any of the matters contained in the proposed bylaws.

For the 1st time, Chair Minions asked for any further input from the public. There was none.

Chair Minions called for a second time for input from the public.

M. Kapchinsky, 4917 Morton St., noted that this is already an established neighbourhood and curious why the developer could not just stay within the guidelines of original envelope and build accordingly.

Chair Minions called for a third and final time.

T. Hall, 3991 Argyle St., noted that as a person who grew up in low income housing units it was important that she had this opportunity as a child. Project is valuable to the community. It's important that people understand the importance and need of these developments in the community.

L. Mesaros, 3938 8th Avenue, supports the project but concerned with lack of parking.

8. Termination of the Public Hearing:

MOVED AND SECONDED, THAT this Public Hearing terminate at 6:35 pm.

CARRIED

Pursuant to Sections 464 and 465 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 March 9, 2020 regarding:

- "Official Community Plan Amendment No.29 (4450 Maitland Street – Alberni Low Energy Housing), Bylaw No. 5000"
- "Zoning Bylaw Amendment No.37 (4450 Maitland Street – Alberni Low Energy Housing), Bylaw No. 5001"



Twyla Slonski, Deputy City Clerk