

**PUBLIC HEARING – REPORT**  
**Tuesday, January 25, 2022 @ 6:00 PM**  
**In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC**

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

**STAFF:** S. Smith, Acting CAO/Director of Development Services  
T. Slonski, Director of Corporate Services  
P. Leurebourg, Development Planner  
S. Darling, Deputy City Clerk

Gallery: 8

**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 Director of Corporate Services provided a summary of the application as follows:

The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate use of the site for a 'Transition Housing' facility.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 35 (4440 Vimy Street – BC Housing - ACAWS), Bylaw No. 5036".

The Bylaw, if amended, will change the designation on a portion of the subject property from 'Parks and Open Space' use to 'Institutional' use.

- ii. "Zoning Map Amendment No. 46 (4440 Vimy Street – BC Housing - ACAWS), Bylaw No. 5037".

The Bylaw, if amended, will rezone the subject property from 'P2 Parks and Recreation' to 'P1 Institutional'.

**2. Background Information from the Development Services Department**

The Development Planner provided those in attendance with an overview of the application including a staff report dated January 19, 2022.

Following staff's presentation, representatives of BC Housing spoke to their application as follows:

- identified project partners
- ACAWS experience in the community
- the need for the project, site selection and design details
- the project will provide for temporary [18 months] independent/affordable housing for women in need

**3. Correspondence**

- Email dated January 20, 2022 from K. Langlois and T. Bottaro while supportive of the concept, opposed to the project being located in the area.

**4. Late Correspondence Regarding the Matter**

Late correspondence received and in support of the application is outlined as follows:

- Nuu-chah-nulth Tribal Council
- MP Gord Johns
- School District 70 Pacific Rim
- Port Alberni RCMP Detachment
- Canadian Mental Health Association
- Taylor Vatamaniuck
- Port Alberni Friendship Centre
- Tseshaht First Nation
- MLA Josie Osborne

Late correspondence received opposing the project is as follows:

- Marla Jaeger
- Petition submitted by Kyle MacRae with 48 signatures
- L. Svilane

**5. Input from the Public regarding the Bylaws**

Mr. J. Leskosek, Princess Road, commented as follows:

- Concerns with available parking, in particular when other community events are taking place.
- Is there a more suitable location?
- The institutional look of this building versus this type of housing when located in a residential neighbourhood.

**6. Questions from Council:**

Questions from Council included the following:

- Is 18 months too short of a transition period for individuals?  
*Applicant response –it may be too short but this project is not intended to provide for long-term housing. Flexibility may be exercised but again, this project is not meant to be permanent accommodations.*
- Could the applicants expand on the type of building being constructed?  
*Applicant response – the building will be constructed encompassing new technology, Step Code 3, minimal energy consumption*
- Are construction costs exceeding the original budget for this project?  
*Applicant Response - Partnership with City [land contribution] contributed to making the overall cost of this project feasible.*

**7. Closing Remarks by the Chair:**

I would like to remind those present that once the Public Hearing has closed, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

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 first time, @ 7:37 pm, Chair Minions asked for any further input from the public.

Mr. Joseph Leskosek, Princess Road commented as follows:

- Recalls communications regarding this project took place approximately 2 – 3 years ago – what stage is this project at now?
- will there be other opportunities for public engagement?

At 6:43 pm, Chair Minions called for a second time for input from the public.

Hearing none,

At 6:43 pm, Chair Minions called for a third time for input from the public

Hearing none, Chair Minions declared the Public Hearing closed.

**8. Termination of the Public Hearing:**

*MOVED and SECONDED, THAT this Public Hearing terminate at 6:45 pm  
CARRIED*

  
Twyla Slonski, Corporate Officer