

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, August 8, 2022 @ 2:00 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: 25

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 2:00 PM.

MOVED AND SECONDED, THAT the agenda be adopted as printed and circulated.

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the Special meeting held at 10:30 am on July 11, 2022 be adopted.

CARRIED

MOVED AND SECONDED, THAT the Regular Council meeting held at 2:00 pm on July 11, 2022 be amended to reflect the absence of Councillor R. Corbeil and Councillor C. Solda. The minutes were then adopted as amended.

CARRIED

C. PUBLIC INPUT PERIOD

Neil Anderson

Spoke to his questions that remain unanswered in relation to the Kingsway Hotel renovations.

Keith Ambrose

Expressed the importance of ensuring ample opportunity and inclusivity for those members of the public wishing to communicate with Council.

D. DELEGATIONS

1. Friends of Burde Street Beaver Ponds

Karen St. Pierre, Chair and Sandy McRuer provided a presentation on the ecological and social value of the Burde Street Beaver Ponds as well as the importance of establishing municipal riparian area protection regulations.

E. UNFINISHED BUSINESS

1. **Committee of the Whole meeting July 25, 2022 | Official Community Plan Update**
MOVED AND SECONDED, THAT Council accept the revisions to Touchstones Numbers 4 and 7 and the timeline graph as presented in the staff report dated July 14, 2022, and approve staff proceeding with seeking community feedback on the draft Official Community Plan Vision and Touchstones as amended.
CARRIED | Res. No. 22-178

MOVED AND SECONDED, THAT Council further revise OCP Touchstones ‘Responsible Infrastructure Management’ | Number 3 to include the words “adaptation and mitigation”.
CARRIED | Res. No. 22-179

MOVED AND SECONDED, THAT Council direct staff to implement the Engagement and Communications Strategy for the Official Community Plan Vision and Guiding Principles prepared by FRANK planning collaborative and dated July 12, 2022.
CARRIED | Res. No. 22-180

F. STAFF REPORTS

1. **Accounts**
MOVED AND SECONDED, THAT the certification of the Director of Finance dated August 8, 2022, be received and the cheques numbered 150875 to 151026 inclusive, in payment of accounts totalling \$4,395,205.80, be approved.
CARRIED
2. **RCMP Department**
MOVED AND SECONDED, THAT the 2nd quarter report from the Officer in Charge, Inspector Eric Rochette, RCMP providing information about current department operations, be received.
CARRIED
3. **Director of Engineering & Public Works – Old Wastewater Lagoon Desludging**
MOVED AND SECONDED, THAT Council award a portion of the contract for the Municipal Wastewater Lagoon Desludging (RFP 007-22) project to American Process Group (Canada) Ltd., for a total amount not to exceed \$450,000 excluding GST with said works to include scraping of drier materials [or skin] off the top of the sludge and hauling offsite [Alberni Valley Landfill].
CARRIED | Res. No. 22-181

4. **Director of Finance – Financial Plan Amendments**
MOVED AND SECONDED, THAT Council direct that “City of Port Alberni 2022 – 2026 Financial Plan Bylaw No. 5045, 2022” be amended as follows:
- a. *Add \$500,000 in 2023 from General Revenue [taxation] for the purpose of increasing the project contingency budget for the Child Care Center Project;*
 - b. *Amend the overall budget for Project 21024 |Child Care Centre Project from \$2,900,000 to \$4,644,989 to reflect a \$1,244,989 increase in grant funding [total grant funding \$4,144,989];*
 - c. *Borrow \$210,000 from the Equipment Replacement Reserve Fund [ERRF] in 2022 for the purpose of completing project 21020 - Train Station Seismic Upgrades;*
 - d. *Transfer \$60,000 in 2022 from Line 29911 - Contingency Funds for the purpose of completing project 21020 - Train Station Seismic Upgrades;*
 - e. *Amend the overall budget for the capital project 21020 – Train Station Seismic Upgrades to \$860,000; and*
 - f. *Assign \$140,000 from Line 29911 – Contingency Funds for the purpose of funding the City’s contribution to construction of the 4th Avenue Sleeping Pod facility.*
- CARRIED | Res. No. 22-182**

G. BYLAWS

1. **Development Planner – Proposed Zoning Bylaw Amendment | 5450 Greenard Street**
MOVED AND SECONDED, THAT “Zoning Map Amendment No. 51 (5450 Greenard Street – Hopkins), Bylaw No. 5056” be read a third time.
CARRIED | Res. No. 22-183

2. **Development Planner – Proposed Zoning Bylaw Amendment | 4925 Leslie Avenue**
MOVED AND SECONDED, THAT “Zoning Map Amendment No. 53 (4925 Leslie Avenue – Needham), Bylaw No. 5059” be read a third time.
CARRIED | Res. No. 22-184

3. **Development Planner – Proposed OCP & Zoning Bylaw Amendments | 4835 & 4825 Burde Street and 3618 & 3614 5th Avenue**
MOVED AND SECONDED, THAT “Official Community Plan Amendment No. 36 (5th Avenue & Burde Street – Carniato), Bylaw No. 5042” be now finally adopted, signed by the Mayor and Corporate Officer and numbered 5042.
CARRIED | Res. No. 22-185

MOVED AND SECONDED, THAT “Zoning Text Amendment No. T30 (CD3 – Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043” be now finally adopted, signed by the Mayor and Corporate Officer and numbered 5043.
CARRIED | Res. No. 22-186

MOVED AND SECONDED, THAT “Zoning Map Amendment No. 47 (5th Avenue & Burde Street – Carniato), Bylaw No. 5044” be now finally adopted, signed by the Mayor and Corporate Officer and numbered 5044.
CARRIED | Res. No. 22-187

H. CORRESPONDENCE FOR ACTION

1. Pink Buffalo Films

MOVED AND SECONDED, THAT Council authorize Pink Buffalo Films, in accordance with the City's 'Filming on Location Policy' to film at Johnston Road and Victoria Quay in relation to the Topaz Cable Landing project on August 9, 2022.

CARRIED | Res. No. 22-188

2. Port Alberni Toy Run Association

MOVED AND SECONDED, THAT Council support the Port Alberni Toy Run Association's activities taking place on September 17 & 18, 2022 subject to:

- *notification of emergency services and BC Transit;*
- *provision of standard liability insurance in the amount of \$5M; and*
- *receipt of Special Event Permit from the LCRB.*

AND FURTHER, that Council proclaim the week of September 12 to 18, 2022 as 'Toy Run Week' in Port Alberni.

CARRIED | Res. No. 22-189

I. PROCLAMATIONS

1. Port Alberni Community Action Team

MOVED AND SECONDED, THAT Council proclaim August 31, 2022 as 'International Overdose Awareness Day' in the City of Port Alberni.

CARRIED | Res. No. 22-190

J. CORRESPONDENCE FOR INFORMATION

1. The Director of Corporate Services summarized correspondence to Council as follows:

- a. Alberni Valley Lions Club | AV Lions Bullhead Derby | Saturday, August 20, 2022
- b. Union of British Columbia Municipalities | Community Works Fund Payment
- c. Rebecca Terepocki | Temporary Shelter on 3rd Avenue & Advertising of Cannabis
- d. 2022 Grad Class and Prom Committee | Thank you card
- e. Lesley Fox | Providing support to the Friends of Burde Street Beaver Ponds

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

1. *MOVED AND SECONDED, THAT the Council reports outlining recent meetings and events related to the City's business, be received.*

CARRIED

M. NEW BUSINESS

N. QUESTION PERIOD

Neil Anderson

Inquired as to when the CAO became aware of whom the subcontractors were that were involved with the Kingsway Hotel renovations and whether a building permit application includes the requirement to list contractors.

Marilyn Kapchinsky

Is there a public washroom available on 3rd Avenue and is the mobile shower trailer being used?

Randy Fraser

Presented a number of questions pertaining to the Somass Lands mill site with regards to environmental assessments and costs estimates for the remediation and redevelopment of the site.

Roland Smith

Presented various questions related to the Financial Plan amendments approved by Council at today's meeting, sewer rate fees in response to inflation and capital project costs and timelines, particularly the Combined Sewer Separation Project.

Requested that City parks staff trim the blackberry bushes located on the Kitsuksis Dyke between Margaret Street and Compton Road.

Joseph Leskosek

Is there an expiry date on development applications and is there a fee paid to the City committing developers to complete the project?

O. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 4:24 pm.

CARRIED

CERTIFIED CORRECT



Mayor



Corporate Officer