

VIRTUAL PUBLIC HEARING – REPORT
Thursday, May 13, 2021 @ 6 PM
Zoom Webinar

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, Director of Development Services/Deputy CAO
T. Slonski, Director of Corporate Services
B. McLoughlin, Development Planner
S. Darling, Deputy City Clerk

Gallery: 12

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 institutional housing defined as a 'Mothers' Centre'.

The proposed bylaws are:

- i. **"Official Community Plan Amendment No. 32 (4305 Kendall Avenue – BC Housing Oomiiqsu), Bylaw No. 5015".** The Bylaw, if amended, will change the designation of the subject property from 'Multi-Family Residential' use to 'Institutional' as well as remove a portion of the property from the Development Permit Areas Map: DP Area No. 1.
- ii. **"Zoning Map Amendment No. 42 (4305 Kendall Avenue – BC Housing Oomiiqsu), Bylaw No. 5016".** The Bylaw, if amended, will rezone the subject property from 'RM2 Medium Density Multiple Family Residential' to 'P1 Institutional'.
- iii. **"Zoning Bylaw Text Amendment No. T26 (Site Specific Use – P1 Institutional), Bylaw No. 5017"** The Bylaw, if amended, would add 'Mothers' Centre' to the list of definitions in Section 4 – Definitions and add 'Mothers' Centre' as a site-specific use of the P1 – Institutional zone for the subject property at 4305 Kendall Avenue.

- Will there be consideration for the conditions outlined in the letter of support received from Tseshaht First Nation and dated February 9, 2021?
Yes, the Tseshaht First Nation has already been engaged through Chief Councillor Watts regarding the proposed conditions and with regards to a seat on the board.. Thus far all responses have been positive.
- What will the capacity be for the daycare and will it be open to the general public?
The daycare capacity includes 8 spaces for children 30 months and under, 16 spaces for children over 30 months and up to school age. Priority will be given to residents of Oomiiqsu first, then to other indigenous families and then to the general community.
- What is the construction form and fit with regards to energy efficiency?
As it is a 2-storey building, a conventional wood structure was utilized which provides the lowest carbon impact. The building will be in line with a Step 3/4 building as it relates to the BC Energy Step Code. Energy consumption will be as low as is possible with current technology. Solar capability is not an available option for this project due to the amount of shade at the proposed site.

8. Closing Remarks by the Chair:

Once this Public Hearing has terminated, 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 of 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, Chair Minions asked for any further input from the public.

- Huu-ay-aht First Nations Director of Child and Family Wellness, Shannon Zimmerman spoke on behalf of the Mothers and children who will be residents of the Centre. Ms. Zimmerman acknowledged their pain and courage as well as the collective hope felt by the Mothers to be able to provide a safe place free from family violence, free from prejudice and racism, to share with their children. This project has given hope to the entire Huu-ay-aht First Nation community and Nuuchah-nulth families overall.

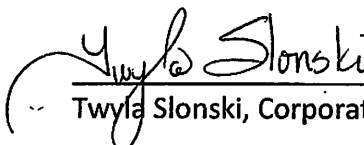
Chair Minions called for a second time for input from the public at 6:35 pm.

Chair Minions called for a third and final time at 6:37 pm.

There being no further speakers, I declare the Public Hearing closed.

9. Termination of the Public Hearing:

MOVED AND SECONDED, THAT this Public Hearing terminate at 6:39 pm
CARRIED


Twyla Slonski, Corporate Officer