

**REPORT OF THE PUBLIC HEARING HELD ON MONDAY, AUGUST 12, 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

City Staff: Tim Pley, Chief Administrative Officer
Katelynn McDougall, Manager of Planning
Davina Hartwell, City Clerk

Members of the Public: 12

The Chair explained the Public Hearing procedures for the meeting.

Applicant: deBeeld, 4202 and 4238 8th Avenue

1. Description of the Application

The City Clerk provided a summary of the application:

The applicant is applying to amend the Zoning Bylaw to facilitate the re-development of the properties at 4202 and 4238 8th Avenue. The proposed zoning is from RM1 to RM3 (High Density Multiple Family Residential) with an additional Site Specific text amendment to facilitate an increase in the number of storeys permitted to five (5) and to increase the maximum building height to 18 metres. Between four (4) new buildings a total of 150 units is proposed.

The proposed bylaws are:

- “Zoning Bylaw Map Amendment No.35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993”
- “Zoning Text Amendment No.T22 (Site Specific Uses – RM3 High Density Multiple Family Residential), Bylaw No.4994”

2. Background Information from the Manager of Planning

The Manager of Planning provided background information regarding the proposed amendment by way of summarizing the report of August 2, 2019, attached hereto and forming part of this report.

3. Correspondence

Letter dated July 16, 2019 from Wendy Whyte opposing the proposal, specifically related to the number of storeys and height of buildings.

4. Late Correspondence Regarding the Matter

None

5. Input from the Public regarding the Bylaw

Raymond deBeeld, applicant, commented as follows:

- noted the public information session recently held which was attended by 2-3 dozen residents
- dealing with 3 different property owners
- phased approach to development likely
- 4 month notice period under Residential Tenancy Act would only begin once all permits are in place
- Drawings provided (in the agenda package) are conceptual at this stage
- Parking requirements will dictate how many units there will be
- Benefit: increases housing supply; good investment in community; meets intent and requirements of OCP; densifies City of Port Alberni
- Importance of BC's commitment to be net-zero by 2032 – need to have housing stock

John Panagrot, 4231 8th Avenue:

- opposed to the development
- difficulties trying to get onto Roger Street as it is
- concerned about the length of time that construction might take
- Barclay Estates buildings built in 1964 – not a matter of age but of maintenance
- Elderly people not likely to walk to grocery stores
- Where will displaced people rent?

Kelly Thompson, 4248 8th Avenue:

- resident lives with mom who can't afford rent on her own as a pensioner
- stores are not walkable for either mom or herself
- current buildings are 2-storey family living – we don't have these to get rid of here
- people work to survive; no new jobs here
- buildings are a bit run-down; maintenance has not been kept up as owners have been trying to get something going
- market rent is \$1100-1200 – grandfathered at \$700; first refusal does nothing for us; take these away and there isn't much – certainly nothing affordable

Cassie Long, Bayview Strata Services introduced herself noting she represents 26 of the units

Brenda Nestergaard-Paul, 4233 8th Avenue:

- new owner
- conflicted; recognizes housing concerns
- wants more housing that is affordable; doesn't believe this will be affordable
- already have Barclay Estates, other condos in this area – this is a sizable increase (38-150)
- do need to consider climate change but concentration should be dispersed in other parts of community

6. **Questions from Council:**

Councillor Corbeil asked if any consideration had been given to purchasing raw land and constructing new stratified units? Mr. deBeeld advised he was not aware that the owners had considered that – often easier to deal with property already owned.

Councillor Solda commented regarding the phased approach and asked if people will populate one building at a time? She expressed concern regarding rent. Mr. deBeeld commented on the Development Permit process during which public input will be required and that currently, rezoning of the land is being considered to increase the density. He noted that phasing is typical.

Cassie Long commented regarding new housing rules that were introduced in 2017 regarding compensation to tenants and the significant penalties to owners for not following through on developments. Rents currently paid in Woodland Village in 26 units she manages ranges from \$690-\$1100.

Councillor Paulson noted the slope of the property and asked whether 5 levels would be built on top of underground parking or whether there was opportunity for lower profile? Mr. deBeeld commented that the renderings follow the slope of the land and advised that the height of the buildings would depend on the number of units; buildings get more expensive beyond 4 storeys due to seismic requirements. He advised it all comes back to parking – that will dictate the number of units.

Councillor Washington enquired further regarding the proposal to build 5 storeys. Mr. deBeeld responded that they will only build what the market will bear and what is sustainable.

Councillor Haggard commented on the need for more affordable housing vs. market housing and asked if consideration had been given to that ie. having a portion of the units aimed at the affordable housing market. Mr. deBeeld said he has discussed with one of the owners but ultimately it will be their decision.

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

The Chair asked for any further input from the public.

John Panagrot asked about a guarantee from the developer that the development will be built and not flipped for profit. Mr. deBeeld said there is no guarantee but that it is not economical to take a long time to build.

In response to a question from Kelly Thompson, the Mayor responded that the proposed rezoning would mean a maximum of 5 storey buildings/18m height – could be less but not more.

Cassie Long commented that a new development would provide a better level of security and prevent some of the current challenges.

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 7:35 p.m.

CARRIED

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 August 12, 2019 regarding:

- “Zoning Bylaw Map Amendment No.35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993”
- “Zoning Text Amendment No.T22 (Site Specific Uses – RM3 High Density Multiple Family Residential), Bylaw No.4994”

Davina Hartwell
City Clerk