



Summary Report / Minutes of the Advisory Planning Commission Meeting
held on May 18, 2023 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)

Commission Members Present

Joe McQuaid
Callan Noye
Dan Holder
Stefanie Weber
Sandy McRuer
Derrin Fines, P.A.F.D. Liaison
Councillor Dustin Dame, Council Liaison

Regrets

Ed Francoeur (Chair)
Ken Watts, ECC, Tseshah (č išaa?ath) F.N
Jolleen Dick, Councillor, Hupačasath F.N
Christine Washington, SD70 Liaison
Peter Dionne, R.C.M.P. Liaison

Staff

Scott Smith, Dir. of Dev. Services/Deputy CAO
Brian McLoughlin, Planner II
Haley Stevenson, Planner I

Guests

Applicant/s: J. Doove (virtual), Project Manager
Applicant/s: R. Jaenicke, Property Owner

Alternates (not in attendance)

S./Sgt. Mike Thompson (Alt.– RCMP)
Harley Wylie (Alt. – Tseshah (č išaa?ath) F.N)
Larry Ransom (Alt.– S.D.70)
Councillor Deb Haggard, (Alt. Council Liaison)



1. Acknowledgements and Introductions

- An acknowledgement was made that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaa?ath) First Nations.
- Welcome and introduction of any members who had not yet met.

2. Election of Chair and Vice Chair for 2023

- Quorum was met.
- Members present nominated and elected (all in favour) Stefanie Weber as Vice Chair of the APC for the year of 2023.
- Stefanie Weber accepted the position of Vice Chair.
- Members present agreed to postpone election of the Chair position until a meeting where more members were present.

3. Adoption of previous meeting minutes

- Draft Summary Minutes from the APC Meetings held on December 15, 2022 and February 16, 2023 were adopted.

4. DEVELOPMENT APPLICATION – Development Variance Permit 3355 Johnston Rd.

Lot 1, District Lot 152, Alberni District, Plan VIP79990 PID: 026-505-878

Applicant: J. Doove

- Planner I summarized the report dated May 10, 2023.
- The applicant J. Doove was in attendance virtually.
- APC discussed the proposed variance and report.
 - Discussion regarding an advertisement of a proposed development in the AV news.
 - An APC member expressed support for a hotel in the shopping area and that it makes sense for more dense development to occupy the abundant parking space.
 - An APC member inquired about the branding of "Microtel" and its relation to hotel unit size.

The Director of Development Services referred the question to the applicant. The applicant provided a brief overview of Microtel design and clarified that the designs are smaller than typical hotel rooms. The Director of Development Services added that as with all development, the designs must conform with BC building Code.

- An APC member inquired about any additional uses that the development may enable (e.g. pool). The Direction of Development Services clarified that these uses are included in “hotel” use.
- The APC requested clarity on the subdivision process involved in the application. The Director of Development Services clarified that the subdivision and development permit/variance permit application are being processed parallelly to a degree permitted by statutory requirements. Staff also noted that the subdivision would not result in any additional access points from Johnston Rd.

Motion:

THAT the Advisory Planning Commission recommends to City Council that the application be supported.
CARRIED

5. DEVELOPMENT APPLICATION – Development Variance Permit 4289 Ravenhill Avenue

Lot B, District Lot 1, Alberni District, Plan EPP125293 PID: 031-881-319

Applicant: R. Jaenicke & L. Ranger

- Planner I summarized the report dated May 10, 2023.
- The applicant R. Jaenicke was in attendance.
- APC discussed the proposed variance and report.
 - An APC member inquired as to whether the variance would apply to the entire property or the solely proposed accessory building. Planner I clarified that the variance would apply solely to the proposed accessory building.
 - An APC member inquired whether the proposed location of the accessory building would encroach on the P2 zone. Planner I clarified that it would not.

Motion:

THAT the Advisory Planning Commission recommends to City Council that the application be supported.
CARRIED

6. Updates from the Director of Development Services

- The APC was provided information on the status of Bylaw updates.
 - The updated Building Bylaw will be brought to the City Council Regular Meeting on May 23 2023 for three readings.
 - Staff are aiming to bring the updated Zoning Bylaw to the City Council Regular Meeting at the end of June for first and second readings, and to set a public hearing date.
- The APC was provided updates on ongoing Planning & Development Services projects/applications.
 - 4210 Cedarwood
 - 2846 4th Ave – new townhouse zone
 - 2601 Burde Street
- The APC was provided an update on the status of the Official Community Plan.

- City has been working on creating background documents “snapshots” for each of the OCP Touchstones.
- Working with consultants on a population report.
- OCP project Team is re-evaluating next steps and timing regarding public engagement.

7. Other Business:

- Staff communicated to the APC that it is their intent to hold the June APC meeting as there are items that will need to move forward and to ensure that their calendars are cleared to the best of their ability.

8. Adjournment – The meeting adjourned at 12:45 pm. The next meeting is scheduled for 12:00 pm on **June 15, 2023**.



(Chair)