

**REPORT OF THE PUBLIC HEARING HELD ON MONDAY, JUNE 27, 2016
AT 5:45 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE TO
PROPOSED AMENDMENTS TO THE ZONING BYLAW**

PRESENT:

Council:	Mayor Ruttan (Chair) Councillor Alemany Councillor Minions Councillor Paulson Councillor Sauvè Councillor Washington
City Staff:	Tim Pley, A/City Manager Jake Martens, Deputy City Clerk Scott Smith, City Planner

Members of the Public: 8

The Chair explained the Public Hearing procedures for the meeting.

Part A - Applicant: T. Shaw, 6031 River Road

A1. Description of the Application

The Deputy City Clerk provided a summary of the application:

T. Shaw is applying to amend the Zoning Bylaw to facilitate the construction of a residential duplex on the subject property.

The proposed bylaw is "Zoning Map Amendment No. 15 (6031 River Road - Shaw), Bylaw No. 4911".

A2. Background Information from the City Planner

The City Planner provided background information regarding the proposed amendment by way of summarizing his report of June 20, 2016, attached hereto and forming part of this report.

A3. Correspondence

None.

A4. Late Correspondence Regarding the Matter

None.

A5. Input from the Public regarding the Bylaw

None.

A6. Questions from Council:

None.

Part B - Applicant: C. Patterson, 4815 Argyle Street

B1. Description of the Application

The Deputy City Clerk provided a summary of the application:

C. Patterson is applying to amend the Official Community Plan and the Zoning Bylaw to allow for residential use with accessory uses such as hostel, restaurant, pub and assembly.

The proposed bylaws are:

- "Official Community Plan Amendment No. 21 (4815 Argyle Street - Patterson), Bylaw No. 4912"
- "Zoning Map Amendment No. 16 (4815 Argyle Street - Patterson), Bylaw No. 4913"
- "Zoning Text Amendment No. T10 (Site Specific Use - RM3 High Density Multiple Family Residential), Bylaw No. 4914"

B2. Background Information from the City Planner

The City Planner provided background information regarding the proposed amendment by way of summarizing his report of June 20, 2016, attached hereto and forming part of this report.

B3. Correspondence

The following correspondence is attached hereto and forms part of this report:

29 e-mails dated June 22, 2016 received in support of the amendments:

Matt Girven	Jim Wright	Harold Bethel
Sharean Van Volsen	Cathy & Kerry McDonald	Ann McIvor
Gary Swann	B. Hintz	Judy Nelson
Darlene Ross	Rory Rickwood	Walter Kusmin
Mark Snow	Gale Cyr	Gayle Stephen-Player
Linda LaRochelle	Annie Humphries-Loutit	John Pippus
Judith Hutchison	June & Bill Windley	Helen Gardener
Rina Knoesen	Nancy Blair	Joe Netzer
PA Peace	Belinda Williams	S. Nadudvary
Brent Ronning (Portal Players Dramatic Society)	Nora Lande	

B4. Late Correspondence Regarding the Matter in Support of the Amendments

Attached hereto and forms part of this report:

- E-mail dated June 22, 2016 from Bonnie Patterson and David Frayn
- E-mail dated June 23, 2016 from Fran Thiessen
- E-mail dated June 23, 2016 from Gail and Dave Morton
- E-mail dated June 23, 2016 from Joanne and Vaughan Chase
- E-mail dated June 23, 2016 from Gabriele "Gabby" Osborne
- E-mail dated June 23, 2016 from Allan Zimmerman

B5. Input from the Public regarding the Bylaw

None.

B6. Questions from Council:

In response to questions from Council:

- The City Planner explained that the tax changes will be proportional for the uses of residential and commercial.
- The City Planner confirmed that modifications to the building are not dependent on the proposed rezoning.

7. Calling for any Further Input:

The Chair asked for any further input from the public. There was none.

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 6:00 pm.

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 June 27, 2016 regarding:

- "Zoning Map Amendment No.15 (6031 River Road - Shaw), Bylaw No. 4911".
- "Official Community Plan Amendment No. 21 (4815 Argyle Street - Patterson), Bylaw No. 4912".
- "Zoning Map Amendment No. 16 (4815 Argyle Street - Patterson), Bylaw No. 4913".
- "Zoning Text Amendment No. T10 (Site Specific Use - RM3 High Density Multiple Family Residential), Bylaw No. 4914".



Jake Martens
Deputy City Clerk/Communications Coordinator



CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, Acting City Manager

FROM: Scott Smith, City Planner

DATE: June 20, 2016

SUBJECT: DEVELOPMENT APPLICATION - Proposed Zoning Bylaw Amendment
6031 River Road
Lot 38, Block 17, District Lot 9, Alberni District, Plan VIP1585 (PID: 007-178-778)
Applicant: T. Shaw

Issue

To consider an application for an amendment to the Zoning Bylaw (Schedule A – Zoning Map) for property located at 6031 River Road.

Background

The purpose of the application is to amend the Zoning Bylaw to facilitate the construction of a residential duplex.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use map designation for 6031 River Road is currently **Residential Use**. No map amendment is required.
- b) The Official Community Plan Schedule B – Development Permit Areas map does not include the property in a Development Permit Area. No amendment is required.
- c) The Zoning Bylaw designation for 6031 River Road is currently 'RR2 – Semi Rural Residential'. An amendment to the Schedule A - Zoning Bylaw map is required to designate the property as '**R2 – One and Two Family Residential**'.

Discussion

Surrounding Area

The use in the immediate area is predominately single family residential with several duplex units in the neighbourhood. There is an unconstructed lane and vacant land to the northeast of the property. River Road Park is located to the southwest, directly across the street from 6031 River Road.

Zoning

The current 'RR2 Semi Rural Residential' zone does not permit a duplex and also requires a minimum lot size of 1160 m² and a minimum frontage of 23 m. The subject property does not meet the minimum size requirement in the RR2 zone.

In order to proceed with the construction of a duplex the applicant is requesting that the property be rezoned to 'R2 One and Two Family Residential'. The subject lot meets both the minimum area and frontage requirements in the R2 zone.

R2 Zone - Requirements for Two Family Dwelling		Subject Lot 38
Minimum Area	700 m ²	735.7 m ²
Minimum Frontage	20 m	20 m

Access

The City of Port Alberni has not received any comments from the Ministry of Transportation as of the date of this report. It is recommended that only one access be permitted to River Road.

Floodplain

The property is located within the Tsunami Hazard Area and is covered by the City of Port Alberni Floodplain Bylaw. The Floodplain Bylaw contains a building elevation requirement of 3.65 metres for the underside of any floor system supporting a habitable area. The Floodplain Bylaw is intended to provide regulations to protect from potential river flood hazards and is not intended to provide regulations to protect against potential tsunami events.

A survey completed in 2015 (see attached) shows spot elevations on 6031 River Road of 4.45 metres at the front of the property to 3.67 metres on the east side of the unconstructed lane. The natural elevation of the property is above the Floodplain Bylaw requirement. Although the Floodplain Bylaw does not provide regulations to protect from potential tsunami events, with the relatively low increase in density, and the natural elevation of the land, the Planning department does not object to the rezoning.

Status of the Application

At the May 19, 2016 meeting of the Advisory Planning Commission the following motion was made and carried:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 38, Block 17, District Lot 9, Alberni District, Plan VIP1585 (PID: 007-178-778), located at **6031 River Road**, from 'RR2 Semi Rural Residential' to '**R2 One and Two Family Residential**'.*

At its June 13, 2016 regular meeting, City Council received the APC recommendations and gave 1st and 2nd reading to Zoning Bylaw Map Amendment No. 15 (6031 River Road – Shaw), Bylaw No. 4911.

Conclusions

In considering the Zoning amendment, City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The proposed duplex represents a minor deviation from the intent of keeping residential density low in the floodplain area and the natural elevation of the land is above the City of Port Alberni Floodplain bylaw. The Planning Department does not object to the proposed Zoning bylaw amendment for 6031 River Road that would allow for the construction of a residential duplex.

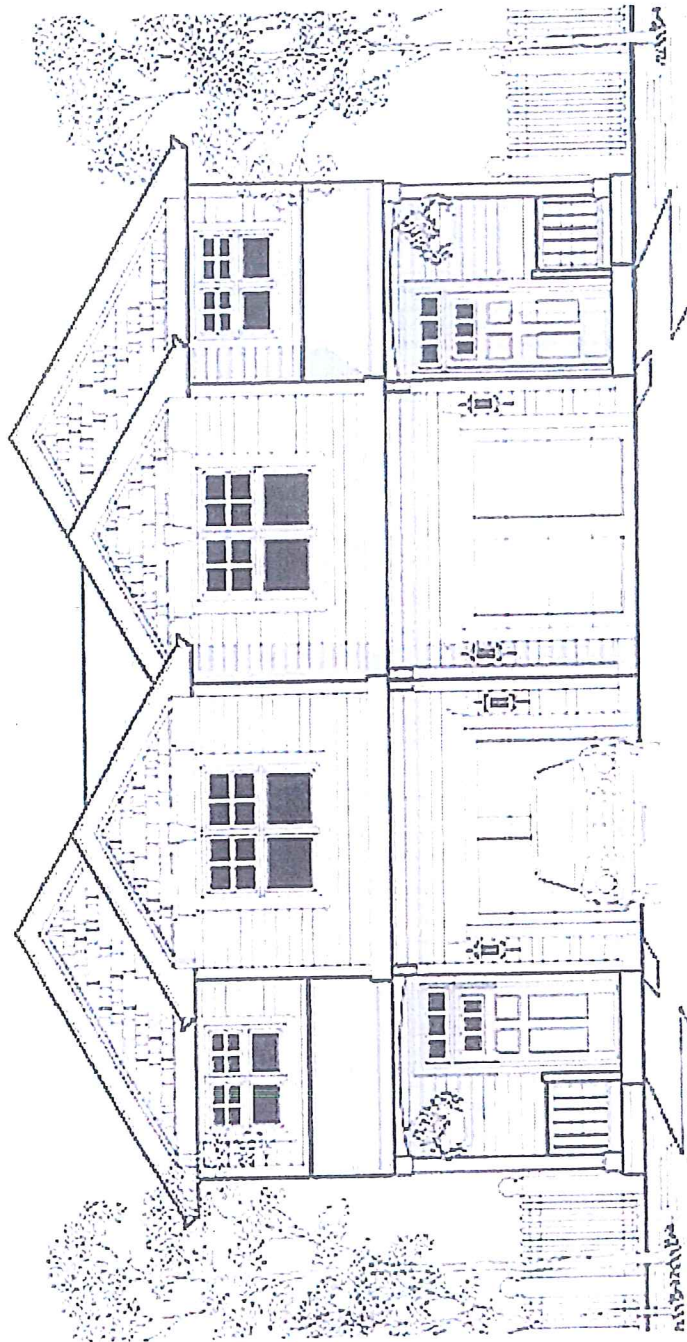
Respectfully submitted,

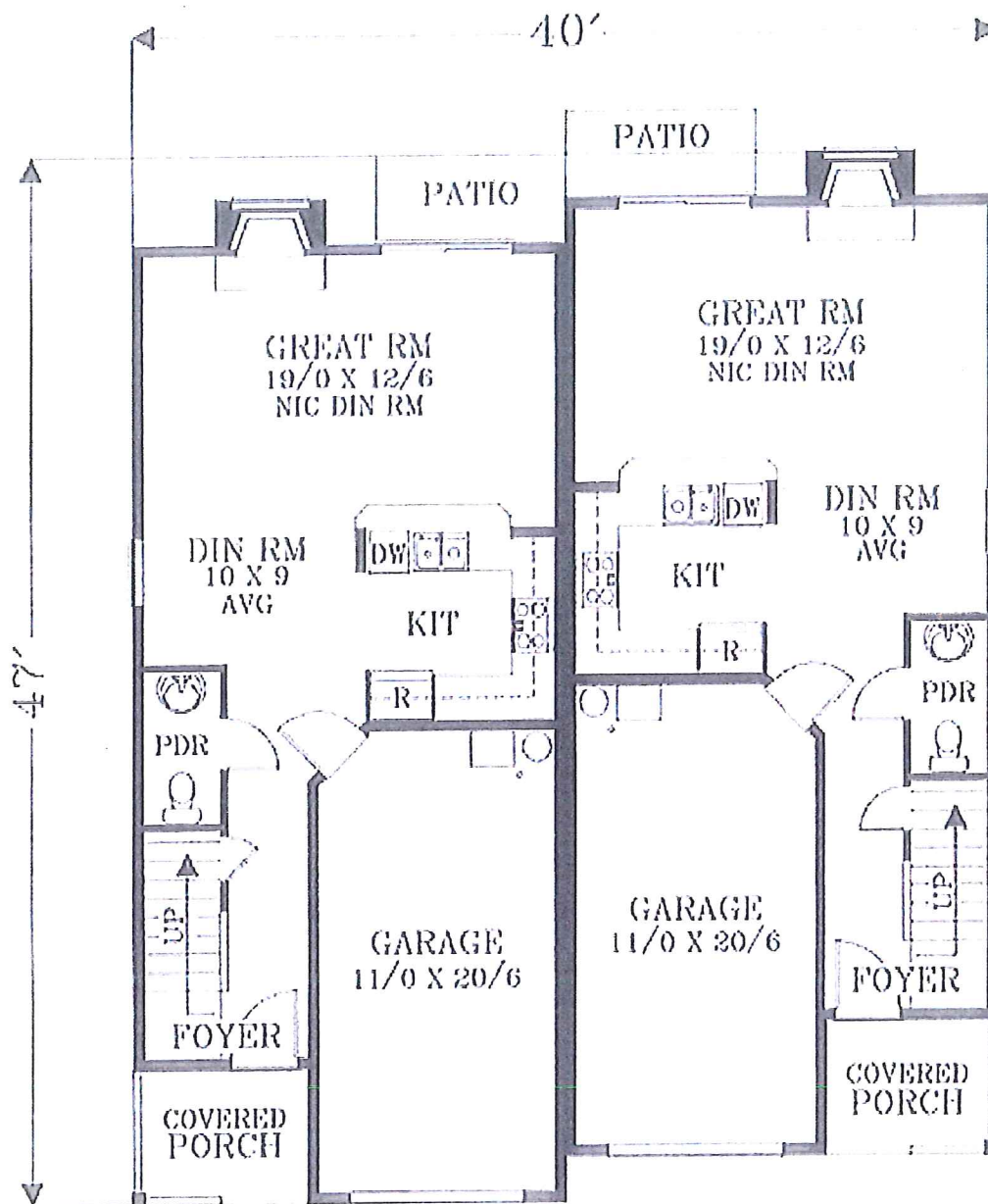
A handwritten signature in blue ink, appearing to be 'S. Smith', written over a horizontal line.

Scott Smith, MCIP
City Planner

SUBJECT PROPERTY – 6031 RIVER ROAD



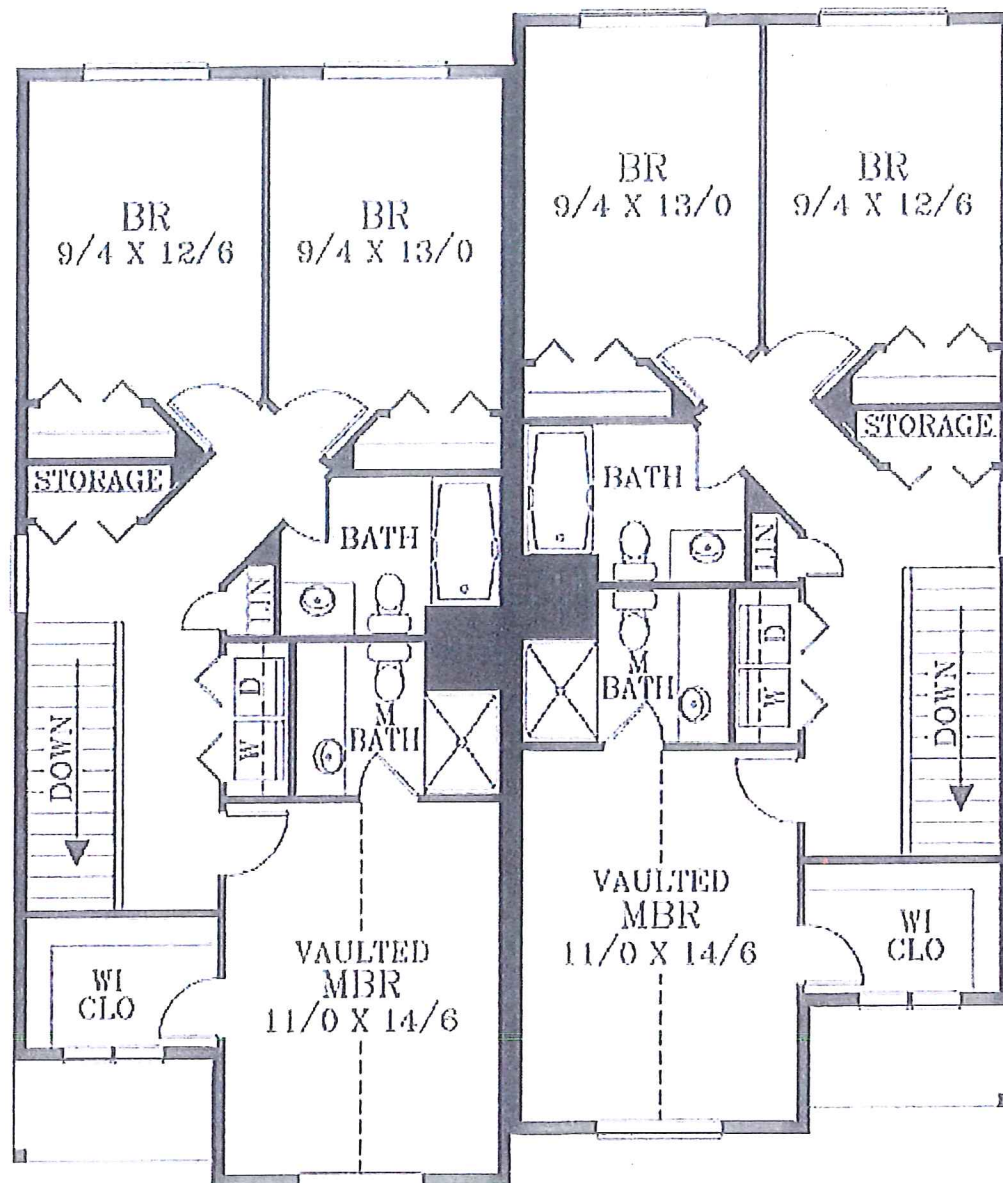




MAIN FLOOR PLAN

569 SQ FT PER UNIT

1363 TOTAL SQ FT PER UNIT

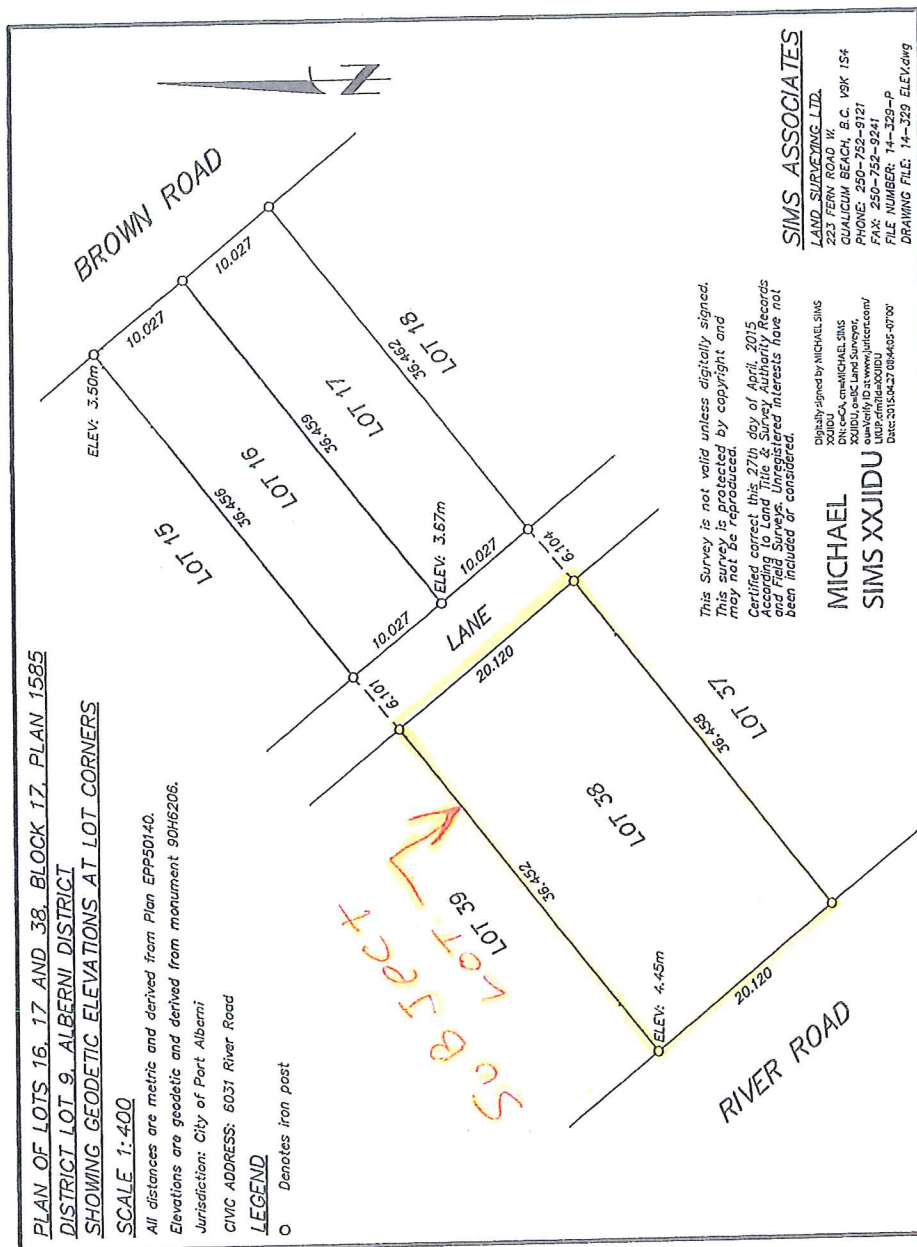


UPPER FLOOR PLAN
794 SQ FT PER UNIT

<https://ca-rng5.mail.yahoo.com/neo/launch?rand=ca2d0181fa9#1539115871>

(1 unread) - aloha8008 - Yahoo Mail

signed14-329 ELEV.pdf | Download 1 of 1



10/07/2015 10:22 AM

1 of 1

Bylaw 4832

R2 – ONE AND TWO FAMILY RESIDENTIAL

5.12 The purpose of this zone is to establish and maintain quiet, low density neighbourhoods featuring single *family* and two *family* dwellings.

5.12.1 Permitted usesPrincipal UsesSingle *family* dwellingTwo *family* dwellingAccessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.12.2 Site Development Regulations

Minimum Lot Area

Single *family* dwelling 500 m² (5,382 ft²)Single *family* dwelling with *secondary suite* 600 m² (6,458 ft²)Two *family* dwelling 700 m² (7,535 ft²)

Minimum Frontage

Single *family* dwelling 15 m (49.2 ft)Single *family* dwelling with *secondary suite* 15 m (49.2 ft)Two *family* dwelling 20 m (65.6 ft)

Maximum Coverage 40%

Minimum Setbacks:

Front yard 7.5 m (24.6 ft)

Rear yard 9 m (29.5 ft)

Side yard 1.5 m (4.9 ft)

Maximum Floor Area Ratio 0.5

Maximum Height, Principal *Building* 10 m (32.8 ft)Maximum Number of Principal *Building Storeys* 2.5

Maximum number of residential units per lot 2

5.12.3 Conditions of Use

(a) Notwithstanding the provisions of 5.12.2:

(i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.(ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.(b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).

Bylaw 4832

- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*:
bed and breakfast OR *secondary suite* OR *supportive housing*.
- (d) Notwithstanding any other provisions of this bylaw, *secondary suites* are not permitted in a duplex.
- (e) Notwithstanding Section 5.12.1, on *lots* less than 500 m² in area that exist prior to the adoption of this Bylaw, single *family dwelling* is the only permitted *use*.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, Acting City Manager

FROM: Scott Smith, City Planner

DATE: June 20, 2016

SUBJECT: **Development Application** - Official Community Plan Bylaw and Zoning Bylaw Amendments
4815 Argyle Street (Char's Landing)
Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)
Applicant: C. Patterson

Issue

To consider an application for amendments to the Official Community Plan Bylaw (Schedule A – Land Use Map), Official Community Plan Bylaw (Schedule B – Development Permit Areas Map) and the Zoning Bylaw text and Schedule A – Zoning Map for two properties located at 4815 Argyle Street.

Background

The building on Parcel A at 4815 Argyle Street was originally constructed as a church, but has had a variety of uses over the years. After some significant renovations the building has been operated as Char's Landing for 6 years, with a mix of residential and commercial uses. The owner has an independent residential dwelling unit on the lower level. A three bedroom unit with a shared kitchen and sitting area, used to rent out to visiting musicians, or guests, as a hostel operation, is also located on the lower level. The 2nd floor of the building is used as a lounge, live music and events hall, and community rental space. Lot 7 at 4815 Argyle is a vacant parking lot used for parking.

The owner wishes to continue with the same operation, but has applied for amendments to become a residential zone with some accessory commercial uses.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use Map designation for 4815 Argyle Street is currently General Commercial. A map amendment is required to designate the property as '**Multi-Family Residential Use**'.

- b) The Official Community Plan Schedule B – Development Permit Areas Map includes the property in Development Permit Area No. 2 (General Commercial). An amendment is required to change the designation to include the property in **Development Permit Area No. 1 (Multiple Family Residential)**.
- c) The Zoning Bylaw designation for 4815 Argyle Street is currently '**C7 – Core Business**'. A map amendment to the Schedule A - Zoning Bylaw Map is required to designate the property as '**RM3 – High Density Multiple Family Residential**'.
- d) The following text amendments to the Zoning Bylaw are required:
- i. Under Section 5.24.5 Site Specific Uses table, remove Site Specific provisions for *Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)*, located at **4815 Argyle Street** (Char's Landing).

- ii. Add Section 5.16.4 Site Specific Uses and include a table in that section as follows:

Use	Site Address	Site Legal Description
Hostel Restaurant Pub Assembly	4815 Argyle Street	<i>Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)</i>

Discussion

The property is on the edge of the Uptown Core Business district and is surrounded by a mix of residential, commercial and public uses. To the south, across Argyle Street, are the offices for City of Port Alberni and Alberni Clayoquot Regional District. Located to the southwest are the Capitol Theatre and a number of commercial uses further west on both side of Argyle Street. To the southeast, east and north are a mix of single family, duplex and multi-family residential uses. A large 40 unit, multi-family apartment building is directly east, across 5th Avenue.

Under the current C7 zone, no parking was required for the commercial uses. The vacant lot has provided parking for events held in the building. Under the proposed RM3 zone some off-street parking is required and the vacant lot should be consolidated with the building lot to provide for the required parking. The property at 4815 Argyle Street is currently two legal parcels. Separately the properties do not meet the minimum lot area or frontage requirements of the RM3 zone, but together they would exceed the requirements. Therefore it is recommended that the properties be consolidated into one legal parcel.

The building will not meet the setback of the proposed RM3 zone, but will have non-conforming protection. Any new construction or addition would need to meet the setbacks of the RM3 zone or a Development Variance Permit would be required to be approved by City Council.

Status of the Application

At the May 19, 2016 meeting of the Advisory Planning Commission the following motions were made and carried:

1. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'General Commercial Use' to **'Multi-Family Residential Use'**.
2. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule B Development Permit Areas Map to change the designation of Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'Development Permit Area No. 2 (General Commercial)' to **'Development Permit Area No. 1 (Multiple Family Residential)'**.
3. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'C7 – Core Business' to **'RM3 – High Density Multiple Family Residential'**.
4. That the Advisory Planning Commission recommends to City Council that the City proceed with text amendments to the Zoning Bylaw as follows:
 - i. Under Section 5.24.5 Site Specific Uses, edit the table to remove the site specific provisions for Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at **4815 Argyle Street** (Char's Landing).
 - ii. Add Section 5.16.4 Site Specific Uses, and include the following table in that section as follows:

Use	Site Address	Site Legal Description
Hostel Restaurant Pub Assembly	4815 Argyle Street	Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)
5. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to consolidate the properties into one legal parcel.

At its June 13, 2016 regular meeting, City Council received the APC recommendations and gave 1st and 2nd reading to Official Community Plan Amendment No. 21 (4815 Argyle Street – Patterson), Bylaw No. 4912, Zoning Bylaw Map Amendment No. 16 (4815 Argyle Street – Patterson), Bylaw No. 4913 and Zoning Bylaw Text Amendment No. T10 (Site Specific – RM3 High Density Multiple Family Residential), Bylaw No. 4914.

Conclusions

In considering the Official Community Plan and Zoning amendments, City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The unique architecture of the building makes it appropriate for the current mix of residential and commercial uses. The location of the property on the edge of the Uptown Core Business district makes the consideration of the RM3 zone and site specific commercial uses reasonable. Even if the existing use of the property does not change substantially, from a land use planning perspective the RM3 – High Density Family zone is appropriate for 4815 Argyle Street.

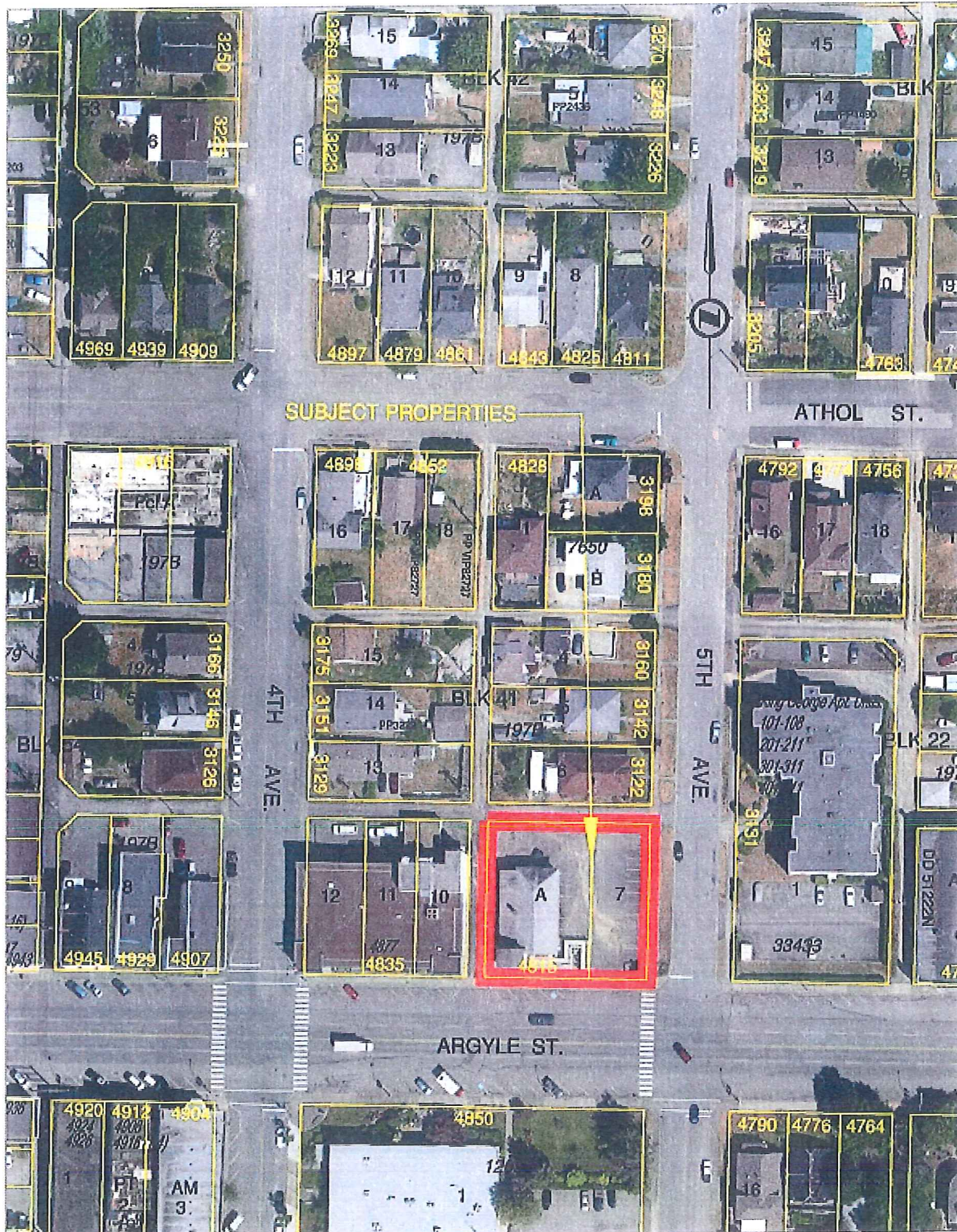
The Planning Department does not object to the OCP and Zoning amendments.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'S. Smith', written over a horizontal line.

Scott Smith, MCIP
City Planner

SUBJECT SITE – 4815 Argyle Street

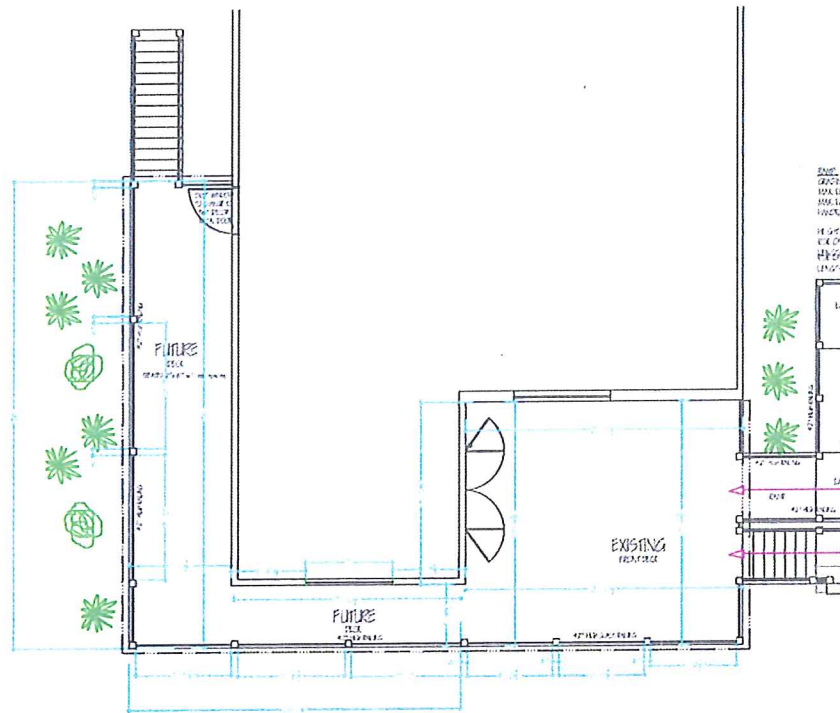




CHAR'S LANDING



CHAR'S LANDING
WEST SIDE ELEVATION



AREA
SPECIFIC 754.75 sq. ft.

PRELIMINARY PLAN OF UPPER LEVEL DECK & CANOPY

Scale 1/4" = 1'-0"



CHAR'S LANDING
FRONT (SOUTH) ELEVATION

Bylaw 4832

RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

5.16 The purpose of this zone is to provide for higher density multiple family residential development.

5.16.1 Permitted usesPrincipal Uses

Boarding and lodging

Community care facility

Multiple family dwellings

Single family dwelling

Two family dwelling

Accessory Uses

Home occupation

5.16.2 Site Development RegulationsMinimum Lot Area

Multiple family dwelling	1,120 m ²	(12,056 ft ²)
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Minimum Frontage

Multiple family dwelling	30 m	98.4 ft
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Maximum Coverage

50%

Minimum Setbacks:

Front yard	6 m	(19.7 ft)
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Rear yard	9 m	(29.5 ft)
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Side yard	5 m	(16.4 ft)
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Maximum Floor Area Ratio

1.2

Maximum Height, Principal Building

14 m	(45.9 ft)
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Maximum Number of Principal Building Storeys

4

5.16.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.16.2, useable open space shall be provided on the lot at the rate of not less than 45 m² (484.4 ft²) for each dwelling unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each dwelling unit of smaller size.
- (b) Groups of single and two family or multiple family dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) Density bonusing may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided underground or enclosed underneath the principal building, the maximum floor area ratio may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the dwelling units are designed as accessible, the maximum permitted floor area ratio may be increased by a maximum of 0.1; and

Bylaw 4832

- (iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.
- (e) In multi-*family* residential zones, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

From: Matt Girvin <MGirvin@westernforest.com>

Sent: Wednesday, June 22, 2016 6:06 AM

To: Davina Hartwell

Subject: Char's Landing

I support the re-zoning of Char's Landing from commercial to multi-family residential.

It would be a shame for Port Alberni to lose this cultural landmark.

Matt Girvin
Maintenance Superintendent
APD Sawmill
250-735-4357

ENTERED

From: Jim W <jiminhastings@gmail.com>

Sent: Wednesday, June 22, 2016 5:19 AM

To: Davina Hartwell

Subject: Char's landing rezoning

Dear Davina Hartwell

Regarding the application to rezone, it would seem there is no shortage of commercial space in Port Alberni. And in the unlikely event that the current owner decides in the near future to build a multi-family residential unit this would only help the existing commercial enterprises nearby and raise the population density of the core area. .

I therefore support the request to rezone.

Jim Wright
2728 - 7 Ave
Port Alberni

ENTERED

From: harold bethel <haroldlb@shaw.ca>

Sent: Wednesday, June 22, 2016 4:53 AM

To: Davina Hartwell

Subject: rezoning Char's Landing

To whom it may concern I am very much in support of rezoning Char's Landing property. Keeping the entertainment area properties viable and flexible is most important to the community and the city. What Char has done so far is remarkable and bodes well for the city. Businesses always require funds to operate and expand to make it for the long haul and create actual value that lending institutions can see. The right zoning helps them to do just that and further safeguard their investments in those businesses which in turn safeguards the communities needs and wants. Sincerely, Harold Bethel, Port Alberni, 250 730 0260

ENTERED

From: Sharean Van Volsen <shareanvv@icloud.com>

Sent: Wednesday, June 22, 2016 1:16 AM

To: Davina Hartwell

Subject: Support Char 's request for re-zoning

I support the request to re-zone Char's landing in accordance with her correspondence to city council.

ENTERED

From: burkosky@shaw.ca

Sent: Wednesday, June 22, 2016 12:37 AM

To: Davina Hartwell

Subject: Char's Landing re-zone

Dear Davina:

I am writing this in support of the re-zoning of Char's Landing to Multi-family residential from it's current zoning as commercial. I believe this fits well with the small suites downstairs, and should not hinder the current community activities that take place there.

Char's Landing is such a valuable asset to our community, that I feel, as many of my friends and colleagues do, that whatever can be done to support the continued success of that facility should be done.

We are so happy to have a venue like Char's Landing – I hope it will be there for many years to come!

Thank you for your consideration,

Cathy & Kerry McDonald
Avalon Natural Foods
Port Alberni

ENTERED

From: Ann <eamci@shaw.ca>
Sent: Wednesday, June 22, 2016 7:40 AM
To: Davina Hartwell
Subject: Char's Landing rezone

Hi Davina

I am writing to express my support for Charlene 's (owner of Char's Landing)
request to re-zone Char's Landing from Commercial to Multi-Family Residential.

thank you,

Sincerely

Ann McIvor

ENTERED

From: gary swann <gswswann@shaw.ca>
Sent: Wednesday, June 22, 2016 7:49 AM
To: Davina Hartwell
Cc: Char's Landing
Subject: Re zoning

To Port Alberni city council

I would support the Re-zoning of Char's Landing from Commercial to multifamily residential.

Char's is a valuable community asset and the rezoning would help it to remain an community asset.

Yours truly

Gary Swann

ENTERED

From: B <bhintz@telus.net>

Sent: Wednesday, June 22, 2016 7:57 AM

To: Davina Hartwell

Subject: Chars Landing Re-zone

Just to let you know that I fully support Char's application for re zoning.

Char's is a great asset to the City of Port Alberni and everyone needs to get behind Char and show their appreciation by attending some of the activities she works so hard to bring to us.

B. Hintz

ENTERED

From: Nelson, Judy MCF:EX <Judy.Nelson@gov.bc.ca>

Sent: Wednesday, June 22, 2016 8:12 AM

To: Davina Hartwell

Subject: Re-zone Char's Landing

This is to express my support for the re-zoning of Char's landing from Commercial to Multi-Family residential.

Judy Nelson

ENTERED

From: Darlene <daraven@shaw.ca>
Sent: Wednesday, June 22, 2016 9:39 AM
To: Davina Hartwell
Subject: In Support of Char's request

Dear Davina,

I am writing this note in Support of Char's request to re-zone Char's Landing from Commercial to Multi-Family Residential.

Fingers crossed here too.
Wishing much Support to Char.

Sincerely thank you,

Darlene Ross
ph. 250-724-0866

ENTERED

From: Rory Rickwood <rrrickwood@hotmail.com>
Sent: Wednesday, June 22, 2016 9:40 AM
To: Davina Hartwell
Subject: Support for Re-Zoning

Dear City Council:

I am writing to support the application to re-zone Char's Landing from Commercial to Multi-Family Residential. Approving this application would be augmenting a host of community program that foster wholesome daily outing and social happenings. Sometimes there are leisure activities that are not available for a family group to experience. For example, recently my niece was a performer at one of the weekly concerts at Char's Landing, and as a parent of several teenagers; I would have liked my son's to have gone to the concert to have seen their cousin perform. That was a lost opportunity and a letdown. I have seen Port Alberni as a community that supports wholesome activities and one that believes that families that play together stay together. Approving this application is a step in the right direction.

Yours truly,
Rory Rickwood
2577 7th Ave., Port Alberni

ENTERED

From: Walter Kusmin <albernibay@gmail.com>
Sent: Wednesday, June 22, 2016 9:45 AM
To: Davina Hartwell; Char's Landing
Subject: Wednesday in Port

Hi, this letter is in support of Char's Landing and Char herself.

Char is such a unique person with a really cool dream, that is to be, and have a venue right in the heart of the community, to be a gathering place of peoples in a historic building perfectly suited for the activities happening there. She has proven beyond doubt to be a huge asset to our lovely South Port community.

She supports the arts community completely and selflessly, open 365 days a year for the enjoyment of us all! She gives a venue for a really neat meeting place, for birthday parties, spoken word and especially musicians to get a chance to showcase their talent, many are local.

Char has sacrificed everything to make her dream come true. Now I feel that it is incumbent on us to support her right back with the amendments that she needs to continue, amendments that are now before City council.

Thank you for your favourable consideration.

Walt Kusmin,

2789 Fifth Ave. Port Alberni, B.C. V9Y2E9 (250) 724-5683,
albernibay@gmail.com

ENTERED

From: Mark & Sue <mark-sue@shaw.ca>
Sent: Wednesday, June 22, 2016 10:04 AM
To: Davina Hartwell
Subject: supporting Char's Landing

I completely support this rezoning application as it can only allow an excellent musical venue to stay alive and support our community, but also show that port alberni has a vision for the future of our community by nurturing our growing arts community.

Sincerely mark snow

ENTERED

From: Gale Cyr <galecyr@icloud.com>
Sent: Wednesday, June 22, 2016 10:10 AM
To: Davina Hartwell
Subject: Char's Landing

We are in favour of rezoning Char's Landing to multi family residential. Joe and Gale Cyr

Gale
GaleCyr@icloud.com

ENTERED

From: Gayle's Fashions <gaylesfashion@shaw.ca>

Sent: Wednesday, June 22, 2016 10:35 AM

To: Davina Hartwell

Subject: Re-zoning of Char's Landing

To Davina Hartwell,

Gayle's Fashions is completely in agreement of the re-zoning of the Char's Landing property, from Commercial to Multi-Family Residential. It is a brilliant way to "save" this very precious entity. After all, Char's Landing is the Heart and Soul of the Arts District. We must do all we can to keep the heart beating.

Sincerely, Gayle Stephen-Player

Gayle's Fashions
C5262 Argyle St.
Port Alberni, B.C.

ENTERED

From: LINDA LAROCHELLE <ldon4@shaw.ca>

Sent: Wednesday, June 22, 2016 10:40 AM

To: Davina Hartwell

Subject: Char's Landing

I'm sending this email in support of Char's Landing re-zone application to change the zoning for this property from Commercial to Multi-Family, Residential. Char's Landing has been a wonderful addition that enhances Alberni's arts scene and fosters a very strong sense of community and has helped to move downtown towards revitalization. I support this proposal and hope city council recognizes the benefit of supporting the viability of Char's Landing in any way possible.

Linda LaRochelle

City of PA Property Owner

Regional District of Alberni-Clayoquat Property Owner

ENTERED

From: annie <welshcat@shaw.ca>
Sent: Wednesday, June 22, 2016 10:55 AM
To: Davina Hartwell
Cc: Char's Landing
Subject: zoning

please permit char patterson to rezone her property to multi-family residential.

thank you!

annie humphries-loutit

ENTERED

THE CAPITOL THEATRE

4904 Argyle Street, Port Alberni, British Columbia V9Y 1V7
250-723-1195 capitoltheatre@shaw.ca www.atthecapitol.org

June 22, 2016
Port Alberni, BC

To: City of Port Alberni Mayor and Council

RE: Official Community Plan Amendment No. 21 (4815 Argyle Street - Patterson), Bylaw No. 4912 "Zoning Bylaw Map Amendment No. 16 (4815 Argyle Street - Patterson), Bylaw No. 4913

Please accept this letter as written support from Portal Players Dramatic Society, owners of the Capitol Theatre, for the OCP and Zoning Bylaw Map Amendments requested for 4815 Argyle St. ("Char's Landing"). Portal Players supports and encourages these changes as we believe that they strengthen the Rotary Arts District and both its residential and business components. Char's Landing has proven to be an integral partner in our area and Portal Players supports solutions that will help to strengthen its position in our neighbourhood.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Brent Ronning, President

Portal Players Dramatic Society
250.730.2700
capitoltheatre@shaw.ca

ENTERED



Portal Players Dramatic Society
entertaining Alberni Valley audiences since 1979



From: jmkhutchison@gmail.com
Sent: Wednesday, June 22, 2016 11:00 AM
To: Davina Hartwell
Subject: Char's Landing

June 22, 2016

Dear Davina Hartwell,

This letter is in support of the change for Char's Landing from commercial to multi-family residential zoning. This establishment has become a vital source of energy for Port Alberni's artistic and economic development. Anything to assist it's viability should be done. Let's support this thriving enterprise to further success. Port Alberni will reap the benefits in so many sectors.

Thank you,
Judith Hutchison

ENTERED

From: Junebug <juneathome@shaw.ca>
Sent: Wednesday, June 22, 2016 11:36 AM
To: Davina Hartwell
Subject: Char's Landing rezoning

To Port Alberni City Council

We are in favour of Char's Landing being rezoned to Multi family Residential, as the owner Charlene Patterson lives there full time. She often provides the facilities for use to groups with special worthy causes and educational endeavours, free of charge. Char's Landing is an asset to the Community. It is becoming well known by music lovers here and abroad, a Port Alberni gem. Please allow this rezoning to go forward.

June and Bill Windley
7872 Stirling Arm Drive
Port Alberni, B.C.
V9Y 9E4
250-723-2207

ENTERED

From: Helen Gardner <helen@autoartvancouver.com>

Sent: Wednesday, June 22, 2016 11:36 AM

To: Davina Hartwell

Subject: Char's Landing Re-Zoning Proposal

Hello Davina;

I heartily recommend the re-zoning of Char's Landing to include multi-residential. I commend Char Patterson for her hard work and dedication in Port Alberni with regards to helping revive the cultural core and life of our city. This augmentation in zoning will permit Char to increase her effectiveness in her valuable role of promoting Port Alberni as a vital tourist destination. If you require any further feedback from me, please do not hesitate to contact me.

Kindest Regards,

Helen Gardener,
604-313-9813 (cell.)

ENTERED

From: Rina Knoesen <catia@shaw.ca>
Sent: Wednesday, June 22, 2016 11:44 AM
To: Davina Hartwell
Subject: Char's Landing

Dear Davina,

I am writing you re: the request for re-zoning Char's Landing from Commercial to Multi-Family Residential.

I am the Designer who did all the plans for Char's Landing, and I know, full well, that it had always been Charlene's vision to keep the place as her home, and entertain all her friends and patrons upstairs in her "living room". It is a lovely Community space which she has been working very hard at promoting for Port Alberni.

If you've never been in to see her place, it is a treat. I designed her her own apartment downstairs, as well as 3 "guest rooms", each with their own full bathroom, and a common area for watching TV and doing laundry.

Char's is a real asset to Port Alberni. I live on the east coast of Vancouver Island, and run into people, and numerous musicians, who always talk very highly of Char's Landing. It would be a great help for her to get the re-zoning done and keep her place up and running.

Thank you kindly,
Rina.

Design by Rina Knoesen
tel.: 250-757-8407
cell: 250-954-4236
catia@shaw.ca
RinaHomeDesign.com

ENTERED

From: Nancy Blair <blair.n@me.com>
Sent: Wednesday, June 22, 2016 11:55 AM
To: Davina Hartwell
Subject: Char's Landing

Hi Davina
I support Char's proposed refining. Thank you.
Nancy Blair

ENTERED

From: Joe Netzer <j_netzer@hotmail.com>
Sent: Wednesday, June 22, 2016 12:13 PM
To: Davina Hartwell
Subject: Char's Landing

Hi Davina, This is Joe Netzer and I fully support Charlene's application do rezoning. She does so much good for the community. Thank-you, Yours truly, joe Netzer

ENTERED

From: papeace@telus.net

Sent: Wednesday, June 22, 2016 12:43 PM

To: Davina Hartwell

Subject: Chars Landing

I'm really excited that the city might have a way to assist Charlene through a change in the zoning. I sure hope it goes through. I love being able to walk my dog and stop in for a while and have a refreshment. Great addition to the neighbourhood. ☺

ENTERED

From: Belinda Williams <Belinda.Williams@viu.ca>

Sent: Wednesday, June 22, 2016 1:21 PM

To: Davina Hartwell

Subject: Rezoning Char's Landing

Hello Davina,

I support Char's Landing's request to rezone in order to be able to expand the business. Char's Landing is a valuable asset to our community, and I would hate to see it go!

Belinda Williams

ENTERED

From: John Pippus <jpippus@gmail.com>
Sent: Wednesday, June 22, 2016 1:33 PM
To: Davina Hartwell
Cc: Char's Yahoo
Subject: Rezoning application for Char's Landing

To the Council:

As a touring musician who has played at Char's Landing many times, I want to support her plan to rezone to residential status. I'm told this will help secure a more affordable mortgage, thus reducing her operating costs. As this will help keep Char's Landing in business - live performance venues are always walking a precarious position when it comes to finances - it sounds like a smart and reasonable thing to do.

Besides, when I play there it feels like I'm playing in Char's living room. There's always a warm, magical vibe created there, much like a house concert.

Char's Landing is an asset to the Port Alberni community, it's as much a labour of love as it is a business, and it would reflect well on Council to continue to support what she has going on there.

Thanks,

John Pippus
www.johnpippus.com
778.990.3092

ENTERED

From: shannyelk005@shaw.ca
Sent: Wednesday, June 22, 2016 2:13 PM
To: Davina Hartwell
Subject: Re: Char's landing rezoning

Hello **Davina**,

I admire Char as a loyal and hardworking member of our community. She has proved her worth for our cultural development, and welcomed tourists from all over, by giving them affordable accommodation. As someone who respects independence, her rezoning application has my approval and the approval of everyone I have contact with.

Thank you, Davina. You too have a lot of time in as part of our city's government infrastructures.

No reply is necessary. I just wanted to let you know I support Char's enterprise, and why.

Besides, I went to church there when I was growing up.

___S. Nadudvary

ENTERED

From: Nora Lande <noralande@shaw.ca>
Sent: Wednesday, June 22, 2016 3:24 PM
To: Davina Hartwell
Subject: Chars Landing rezone

Hello,

In response to Chars' multi-family residential request to rezone, she has our support.
Sandor Nadudvary
Nora Lande

ENTERED

Late Corresp.

From: Bonnie Patterson <bjpatterson@shaw.ca>

Sent: Wednesday, June 22, 2016 7:11 PM

To: Davina Hartwell

Cc: 'Char's Landing'

Subject: Request for re-zoning of Char's Landing

REQUEST FOR RE-ZONING of CHAR'S LANDING

Charlene Patterson, owner of Char's Landing, 4815 Argyle Street, is requesting an upgrade and change in the re-zoning of her Commercial Property. As owner, she has respectfully followed all city regulations in regards to the extensive renovations made to her property. This property has for many years and continues to support and schedule daily activities for the benefit of the entire Port Alberni Fine Arts, Music, and Business community.

Many upgrades have been made to the large meeting room and entertainment area on the upper level. Some of upgrades on the main level include; 3 furnished bedrooms each with attached full bathrooms to service the growing needs of overnight travellers to Port Alberni. There is also an additional space which contains her own personal living quarters.

Re-zoning her residence from Commercial to Multi-Family Residential status promises to be of great benefit and will support both the owner, Charlene, and her community family,

Please accept this request for the present Commercial re-zoning to be "changed" into Multi-Family Residential re-zoning.

With thanks,
Bonnie Patterson and David Frayn
540 Stewart Avenue, #703
Nanaimo, B.C.
V9S 5T5

ENTERED

From: Frances Thiessen <thiessenfran3@gmail.com>

Sent: Thursday, June 23, 2016 8:06 AM

To: Davina Hartwell

Subject: Chars Landing Re zoning

I support the re-zoning of Chars Landing on Argyle Street to multi purpose residential.

Fran Thiessen

3613 Bishop Crescent

ENTERED

From: Gail Morton <gailmorton@shaw.ca>
Sent: Thursday, June 23, 2016 10:18 AM
To: Davina Hartwell
Cc: Char's Landing
Subject: Char's Landing Re-Zoning

Dear Ms. Hartwell,

This is a letter in support of Re-Zoning Char's Landing from Commercial to Multi-Family Residential. We believe that this re-zoning will make it more possible to financially secure Char's Landing in the Alberni Valley. We fully support the Landing, believe it is a viable and needed source of community involvement in a multitude of ways, that it is a unique and valuable source of diversification of the economy in our valley, and an essential part of the change our valley must go through on its way from a one industry town to a multi-faceted community.

Please help ensure this re-zoning.

Sincerely,
Gail and Dave Morton

6800 Desmond Road
Port Alberni, BC
V9Y 8T5

ENTERED

*Late, late
Concept.*

PUBLIC HEARING - Late Items

Monday, June 27, 2016 at 5:45 pm in the City Hall Council Chambers

Applicant:

C. Patterson, 4815 Argyle Road

Late Correspondence Received in Support of C. Patterson's Application: (attached)

1. Joanne and Vaughan Chase
E-mail dated June 23, 2016
2. Gabriele "Gabby" Osborne
E-mail dated June 23, 2016
3. Al Zimmerman
E-mail dated June 23, 2016

From: Joanne Chase <jochase@shaw.ca>
Sent: Thursday, June 23, 2016 11:07 AM
To: Davina Hartwell
Subject: Fwd: Char's Landing Re-Zoning

Late item
Public Hearing
June 27/16
5:45 PM 1.

Dear Ms Hartwell,

We have read the letter below submitted to you by Gail & Dave Morton and agree completely with their letter and the rezoning of Char's Landing to Multi-Family Residential. We need to support all lawful efforts that help to diversify our community.

Sincerely,

Joanne and Vaughan Chase
6253 Drinkwater Rd.
Port Alberni, B.C. V9Y 8W6

From: Gail Morton <gailmorton@shaw.ca>

Date: June 23, 2016 10:17:49 AM PDT

To: davina_hartwell@portalberni.ca

Cc: Char's Landing <info@charslanding.com>

Subject: Char's Landing Re-Zoning

Dear Ms. Hartwell,

This is a letter in support of Re-Zoning Char's Landing from Commercial to Multi-Family Residential. We believe that this re-zoning will make it more possible to financially secure Char's Landing in the Alberni Valley. We fully support the Landing, believe it is a viable and needed source of community involvement in a multitude of ways, that it is a unique and valuable source of diversification of the economy in our valley, and an essential part of the change our valley must go through on its way from a one industry town to a multi-faceted community.

Please help ensure this re-zoning.

Sincerely,
Gail and Dave Morton

6800 Desmond Road
Port Alberni, BC V9Y 8T5

ENTERED

✓

From: GABBY OSBORNE <gabbyosborne@shaw.ca>
Sent: Thursday, June 23, 2016 2:27 PM
To: Davina Hartwell
Subject: Re Char;s Landing rezoing

*Late item
Public Hearing
June 27/16
5:45 pm. 2.*

Hi: I fully support the rezone. Char is trying to make a go of it after many years. A great asset to our community and a great meeting place. I vote yes and support her.

Gabriele "Gabby" Osborne
2292 Anderson ave
Port Alberni, BC
V9Y 2W8

✓

ENTERED

From: Allan Zimmerman [<mailto:allanwzimmerman@gmail.com>]
Sent: Thursday, June 23, 2016 8:28 PM
To: Davina Hartwell
Subject: Re-zoning of Char's Landing

Late Item
Public Hearing
June 27, 2016
5:45 pm

Hi Davina,

I might not make it to the council meeting on Monday night to show support for Char's re-zoning application. I hope this e-mail helps.

Al Zimmerman
2652 3rd Avenue
Port Alberni, B.C.,
V9Y 2B2

778-421-0175

ENTERED

✓

