

**REPORT OF THE PUBLIC HEARING HELD ON TUESDAY DECEMBER 5, 2017
AT 6:00 PM IN COUNCIL CHAMBERS TO HEAR REPRESENTATION RELATIVE
TO PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN AND ZONING
BYLAW**

PRESENT:

Council:	Mayor Ruttan (Chair) Councillor Alemany Councillor McLeman Councillor Minions Councillor Paulson Councillor Sauvé Councillor Washington
City Staff:	Tim Pley, Chief Administrative Officer Cara Foden, Planning Technician Scott Smith, Director of Development Services
Applicants:	Brandon Crema, Mike Nygren

Members of the Public: 25

The Chair explained the Public Hearing procedures for the meeting.

Applicant: **Brandon Crema dba District Acquisitions Corporation**

1. Description of the Application

The Director of Development Services provided a summary of the application:

The applicants are applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate a phased development and subdivision of the property at 4000 Burde Street.

The proposed bylaws are:

- "Official Community Plan Amendment No. 25 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4952"
- "Zoning Map Amendment No. 27(4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4953"

2. Background Information from the Director of Development Services

The Director of Development Services provided background information regarding the proposed amendments by way of summarizing his report of November 28, 2017, attached hereto and forming part of this report.

3. Correspondence

The Director of Development Services read the late correspondence item (email dated December 1, 2017) from Dave Jarret. Mr. Jarrett's email expressed cautious support for the amendments and also some points of concern including the need for multi-level care facilities in the community and also concerns about the topography of the site and the need for good drainage plans.

4. Input from the Public regarding the Bylaw

Pete Milliken of 15th Avenue expressed concern about possible impact on neighbourhood if multi-family rental housing is not well managed. He also noted the need for weed control on the site as it becomes a fire hazard in dry weather.

Brian Dulard of 14th Avenue as a resident adjacent to the site, expressed the following:

- Loss of sun during winter months due to multi-family building height.
- Scenic views will be impacted and property values will be reduced.
- Need for weed control on the site.
- Possibility of increased traffic on Burde Street and congestion at the intersection of 10th Avenue and Burde Street.
- Street parking may increase similar to when A.D.S.S. occupied the site.
- Concerned about the condition and maintenance of Burde Street during construction. The dust, dirt and traffic have been horrible in the past and he hopes that care will be taken to mitigate a similar situation arising during this development.
- He is not opposed to development but would like to see the Multi-family building location shifted to a spot where it would have less impact on views. Possibly southwest corner of site.

Al Echlin of 16th Avenue expressed the following:

- 16th Avenue is a dead end street and traffic will increase with 18 new lots as vehicles must exit the street the same way they enter.
- Hopes that the street will be wide enough to handle increased traffic and that improvements will be made to 16th Avenue as part of the project requirements.
- Drainage and steep topography off 16th Avenue needs to be addressed.
- Views are beautiful from 16th Avenue and Council was asked to respect and consider that.

Bob Kanngiesser of Whittlestone Avenue expressed the following:

- The site is one of the last large developable sites within the city and urged Council to take a long term perspective on the city's needs.
- City needs diversity in housing choices but Mr. Kanngiesser is concerned that there is not an overall development plan for the entire site.
- Would like to see zoning applied to a portion of the site that would accommodate supportive housing or residential care facility.

5. Late Correspondence Regarding the Matter

1. Email dated December 1, 2017 from Dave Jarrett supporting the amendments and providing his own ideas for the site.

6. Questions from Council:

Councillor McLeman asked:

- a. Mr. Dulard to clarify his address and location on 14th Avenue.
- b. Who will build, own and manage the multi-family building? Brandon Crema (applicant) responded that they would build, retain ownership of and responsibility for the management of the building.
- c. How was the sun study done? B. Crema replied it was a software application.
- d. Expressed appreciation for local development in Port Alberni.

Councillor Paulson asked proponents to clarify their vision for the site and to address some of the concerns that had been expressed. He thanked them for their confidence in Port Alberni as a development opportunity.

B. Crema responded giving rationale for development at that location including low vacancy rates for rental accommodation. The availability of newer, more desirable, rental housing choices should result in more availability in older units which may help to address the need for affordable housing in the City. The proponents are planning a portion of the site to be developed with garden/patio homes equipped with RV parking which will meet demand from seniors who use RV's to travel south in the winter months. The proponents have met with several local groups advocating for seniors supportive housing and care options in Port Alberni. They are committed to developing the site as comprehensively as possible to meet local needs.

Mayor Ruttan asked:

- a. Whether the North/South orientation of the multi-family building would mitigate sun shadow? B. Crema responded that it would.
- b. Will there be onsite parking? B. Crema responded "Yes".
- c. Will sidewalk extension continue from 14th Avenue east and south along 16th Avenue? B. Crema responded that is planned.
- d. How will developer address concerns about possible increase in traffic congestion at the intersection of 10th Avenue at Burde Street? B. Crema responded that a traffic study may be required but would not be necessary immediately.
- e. Has the developer done some due diligence to determine what geotechnical needs the site would require and has there been any evidence of sloughing on the site due to the fill and grade? B. Crema responded that a number of test holes had been sampled and the site is quite sound overall. There is no evidence of sloughing yet but the site is being monitored. It will be necessary to manage the deep soil in the fill areas.

Councillor Minions noted that rental apartments were a need in Port Alberni and asked the proponents what timeline they projected for this development. B. Crema responded that they would like to keep moving forward with subsequent required applications (Subdivision, Development Permit etc) and that they projected the development would take approximately two (2) years to complete.

Councillor Alemany asked:

- a. Will parking be surface? B. Crema responded that it would.
- b. Is there a plan to maintain greenspace as it can be very beneficial to people who are living in multi-family/townhomes? B. Crema responded that the plan was to maintain large trees where possible and also to work out details for parkspace dedication and trail continuity with City staff.
- c. Is there a plan to address need for affordable housing? B. Crema responded that they did not have an answer to that question today but that the plan does include room for a diversity of housing types and the developers will continue discussions with local advocates for seniors care and housing options.

Councillor Sauv   asked:

- a. Is BC Housing involved with this development? B. Crema responded it was not.

7. Calling for any Further Input:

The Chair asked for any further input from the public. P. Milliken asked Council if the public would be able to provide further input in subsequent developments or bylaw amendments on the site. He was assured this would be the case.

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: (Sauve / Washington)

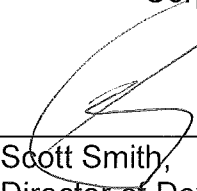
That the Public Hearing terminate at 6:53 pm.

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 December 5, 2017 regarding:

- "Official Community Plan Amendment No. 25 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4952"

- "Zoning Map Amendment No. 27(4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4953"



Scott Smith,
Director of Development Services