



# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT

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TO: Ken Watson, City Manager

FROM: Scott Smith, City Planner

DATE: December 8, 2015

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**SUBJECT: Public Comments**

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### **ISSUE**

To consider input received from the public regarding the possible call for proposals to develop approximately 8 hectares (20 ac) of City owned land.

### **BACKGROUND**

The City of Port Alberni held a public information meeting on November 18, 2015 regarding the City's possibility to issue a call for proposals for the development of approximately 8 hectares of City owned development land. Approximately 80 members of the public attended the meeting to listen to the information, ask questions and provide verbal comments. The majority of verbal comments at the meeting were not in favour of the potential development.

The City also invited written comments from the public. A public comment survey was posted on the City's website and the City also received written and email comments until December 2, 2015. The City received 40 survey comments and 22 emails or hard copy comments for a total of 62.

### **DISCUSSION**

Many of the comments provided multiple thoughts on the proposal. Some of the common concerns involve drainage, traffic impacts, park design and wildlife impacts. Two other common comments were to consider other locations for seniors housing and to keep the City owned forested area intact. Other comments were positive towards the proposal. Generally, the comments reflected, 66% being opposed, 18% in favour and 16% neutral to the proposal. All the comments that were received are attached to this report for City Council's information.

### **Options**

1. City Council direct staff to prepare a draft "Call for Proposals" for the development of approximately 8 hectares of Lot A, Section 9, Alberni District, Plan VIP59681, except Plan VIP78980 (PID: 023-022-060) for Council consideration.
2. City Council direct staff not to proceed with a call for proposals at this time.

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If Council is in favour of proceeding, the next step would be to direct staff to prepare a draft "Call for Proposals" for the development of approximately 8 hectares of the City owned land. This would allow Council to review details of the requirements to be included in a call for proposals. After a call for proposals was issued, the City would then review any proposals and determine if there is a developer's project that would be in the best interest of the City of Port Alberni. Any agreement between a developer and the City of Port Alberni for development of the land would be subject to amendments to the OCP and Zoning bylaw, including a full public process. Given the level of concern from area residents some engineering predesign work by the developer is recommended.

If Council is not in favour of proceeding, then Option 2, directing staff not to issue a call for proposals at this time would be appropriate.

Direction from Council is requested.

Respectfully submitted



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Scott Smith, MCIP  
City Planner