

WELCOME to Port Alberni

The following Slides portray a number of ideas that have been discussed since 2014 at the Chamber of Commerce

- ***Welcome Signage***
- ***Highway approach***
- ***Beautification***
- ***Access to Coombs Country Candy (a major local business)***
- ***Billboard advertising (vs. Beautification)***
- ***RV access for Visitor Services***
- ***Wayfinding Signage***
- ***Hole in the Wall – Safety and access***
- ***Bylaws outdated, unenforced***
- ***Art Project – Funding opportunity***

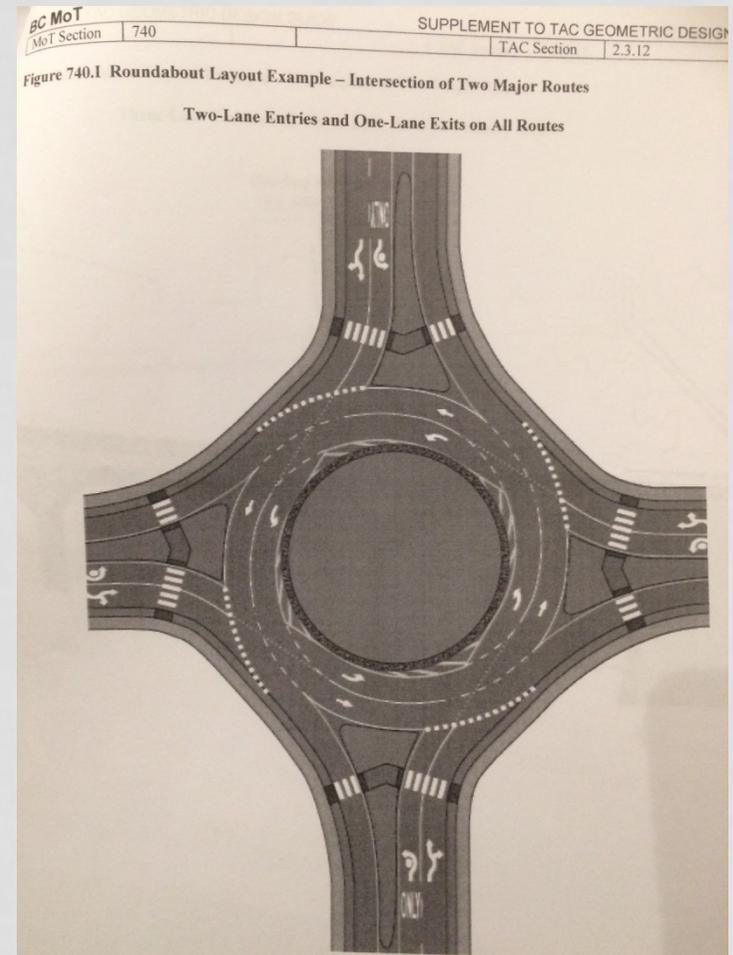
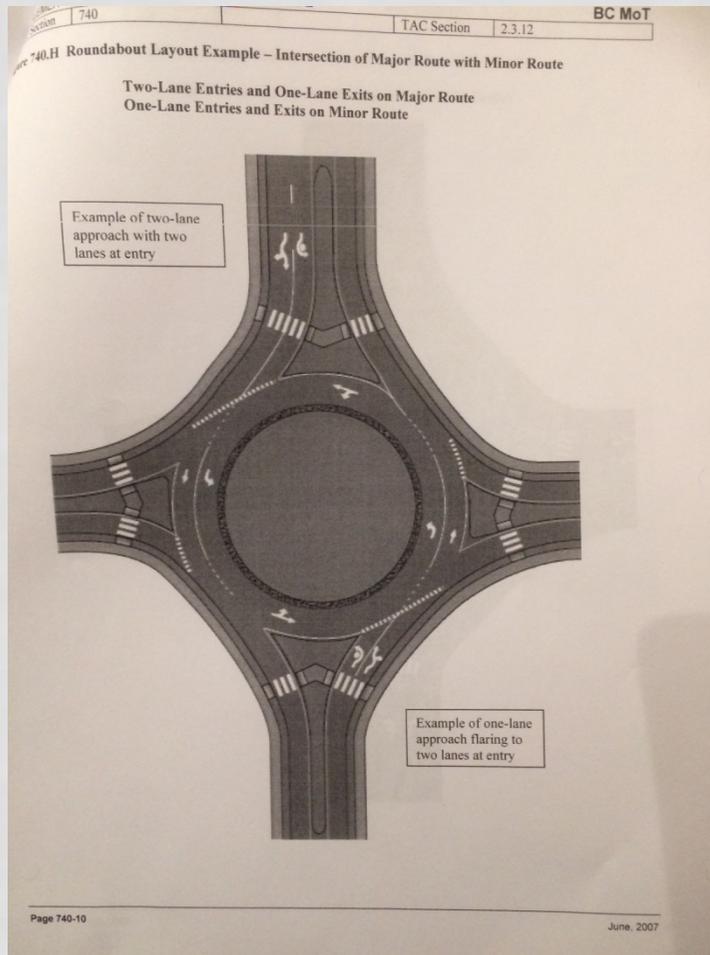
OVERHEAD VIEW – VISITOR CENTRE – APPROACH TO PORT ALBERNI



POTENTIAL CONSIDERATIONS

- Moss filled concrete barriers
 - Why not a Roundabout or partial roundabout?
 - AVCOC has in the past offered its portion of the treed land to a wider project
 - MOTI have in the past agreed to the proposed concept. AVCOC provide land in conjunction with other purchases. Approach altered to provide for a lessor turn. Approach include a right side pull-out. RV parking stalls set up. Satellite VC set-up for misc services. Lighted Crosswalk developed for access to main VC.
 - Roundabout developed such that traffic passing through bypasses it. Thus limited effect on larger trucks

ROUNDAABOUT OPTIONS (MCGILL ENGINEERING CONCEPTS)



ROUNDAABOUT

< 157

2 Messages

roundabout JPEG



BASIC DESIGN



RV PARKING



CLOSE-UP PICTURE OF TODAY'S VIEW.



OR THIS....



LIGHTED CROSSWALK (CANMORE ALTA)



ZONING BYLAW

Re. 'Unsightly premises.' Bylaw last updated 1971(?)
Requesting update with provisions for enforcement.
Ex. Multiple parking infractions on Old Nanaimo Road.



TODAY'S LOOK



NON-COMPLIANT



ZONING - BYLAW INFRACTIONS

- Unsightly Premises Bylaw established in 1971
- Bylaw in place is considered by staff to be unenforceable.

We are told that there are no tools in place to enforce. There are no fines, no actions, and no consequences.

- The ONLY option currently available is to proceed through the courts. This avenue is COSTLY TO EVERYONE INCLUDING THE TAX-PAYER.
 - Today Compliance to this bylaw (1971) is OPTIONAL.
- The zoning bylaws are very precise. If enforcement tools are put in place our bylaw officer could address several infractions that currently affect everyone entering/leaving/living in our community.

BYLAWS - REMEDIES

- The Chamber recognizes the value of each and every business
- The problem in this one case (and there are others) is that one business disrupts the approach to another with the latter being a destination concept that attracts people from all over the world.
- If the ACRD can't or won't correct the problem through Bylaw changes and/or enforcement then why not consider erecting a barrier fence such as has been successfully done in other jurisdictions.
- An example currently in place:
- *(3) Wholesalers of Scrap and Waste Materials, provided that autowrecking and junk yard shall be located 30.48 meters [100 feet] or more from the zoning boundary or an R or RM district and are completely enclosed by a solid view-obscuring 2.438 meter [8 foot] fence or wall. No material shall be piled to a greater height than that of the surrounding fence or wall.*

VANCOUVER ISLAND MUNICIPALITIES, CITIES, REGIONS WITH ENFORCEMENT TOOLS IN PLACE



MAXWELL'S AUTO WRECKING



HOLE IN THE WALL



HOLE IN THE WALL

- The HITW has become a major destination within the Alberni Valley over the past few years.
- Access to the area is via a short trail from Highway 4 across from Coombs Country Candy.
- People park at CCC then CROSS a busy highway!
- Other people park along the side of the highway putting themselves at significant risk.
- Other areas that could be used cross private lands. Ownership are not interested in permitting further access.

PARK AND/OR CROSS HERE



VIEW FROM ABOVE



PARTNERS

- CCC have indicated a willingness to contribute \$ toward a project that would improve access to his business
- Were MOTI, ACRD, Mosaic and others willing to participate.
 - Change Highway approach both directions
 - Build a proper and safe pullout on south side of highway
 - Provide trail signage, historical information etc.
 - Potentially build a short access road back to Sherwood

WELCOME ART PROJECT



FUNDING POTENTIAL

- Renowned Artist – Mr. Gordon Dick who crafted the doors to the Visitor Center is looking for community partners for a major Art and Grant application due June 2020.
- One location under consideration is the Chamber site, the potential Roundabout, perhaps even the CCC site.
- His work is incredible; displaying it as a feature upon arrival to Port Alberni is.....

A RECENT ADDITION

