

File # 11.60.00

**To:** Port Alberni Advisory Planning Commission

Chris Colclough - Chair  
Linda Kelsall – Vice Chair  
Shelley Chrest  
Vern Barnett  
Seva Dhaliwal  
Wes Hewitt

Jim Tatoosh (Hupacasath First Nation)  
Janice Johnson (Tseshah First Nation)  
Larry Ransom - (SD #70 Liaison)  
S. Sgt. Dave Paddock - (R.C.M.P. Liaison)  
Councillor Chris Alemany (Council Liaison)  
Randy Thoen (P.A.F.D. Liaison)

**From:** Scott Smith, City Planner

**Copy:** Councillor Ron Paulson - (Alternate - Council Liaison)  
John Bennie - (Alternate - School District #70)  
Diane Currie  
Cara Foden - Planning Technician  
Digital Copy - Davina Hartwell - City Clerk  
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department

**Date:** December 10, 2014

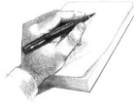
**Re: Advisory Planning Commission Meeting**  
**Wednesday, December 17, 2014 at 12:00 pm in the Committee Room at City Hall**

---

A meeting of the Advisory Planning Commission has been scheduled for **Wednesday, December 17, at 12:00 pm in the Committee Room at City Hall**. If you have any questions or are unable to attend please contact Scott Smith at 250-720-2808 (voice mail available).

### **AGENDA**

- 1. Minutes of the October 16, 2014 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION – Development Variance**  
**5251 Argyle Street** - Lots 13-17, Block 104, District Lot 1, Alberni Land District Plan 197D  
**Applicant:** Raymond deBeeld Architect Inc. (for Uchucklesaht Capital Assets Inc.)
- 3. Update - City Planner - Status of current projects.**
- 4. Other business.**
- 5. Adjournment. The next regular meeting is scheduled for January 15, 2015. (See 2015 meeting schedule attached)**



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on October 16, 2014  
in the Committee Room at City Hall at 12:00 p.m.)**

**Advisory Planning Commission**

Chris Colclough (Chair)  
Linda Kelsall (Vice-Chair)  
Jim Tatoosh (Hupacasath First Nation)  
Vern Barnett  
Seva Dhaliwal  
Larry Ransom (S.D.70)  
Wes Hewitt  
Randy Thoen (P.A.F.D. Liaison)  
S. Sgt. Dave Paddock - (R.C.M.P. Liaison)

**Staff**

Scott Smith, City Planner

**Regrets**

Shelley Chrest  
Janice Johnson (Tseshah First Nation)  
Councillor Cindy Solda - (Council Liaison)  
Cara Foden, Planning Technician

**Guests**

None

**Alternates (not in attendance)**

John Bennie (Alternate S.D.70)  
Councillor Hira Chopra (Alternate – Council)



**1. Adoption of August 21, 2014 Minutes**

- The minutes of the August 21, 2014 meeting of the Advisory Planning Commission were adopted.

**(Barnett / Dhaliwal) CARRIED**

**2. Update – Status of current projects**

- The City Planner updated the APC with regards to the following projects:
  - The Public Hearing has been held for the zoning bylaw amendment for 4675 Gertrude Street and City Council has given 3<sup>rd</sup> reading. The bylaw is awaiting Ministry of Transportation approval and the consolidation condition to be completed before final approval is considered.
  - The property owner (Coulson Group) has indicated that they do not intend to continue the sign bylaw amendment application at 2889 3<sup>rd</sup> Avenue. They will be removing the roof sign and reusing it as a sign permitted under the sign bylaw.
  - A potential expansion to the Coast Realty building on Johnston Road and a new mixed use building proposed for the Uchucklesath First Nation on Argyle Street were discussed.
  - A fire damaged apartment building on lower 4<sup>th</sup> Avenue has applied for a demolition permit.

- The APC discussed the following:
  - There was a brief review of the Development Variance Permit process.
  - The demolition of the main building of the old high school has been completed. SD70 is considering demolition of the remaining small buildings on the property.
  - The City Planner was asked about Alberni Paving at the Fall Fair grounds. The City Planner indicated the City is investigating options, but the use is not permitted under the current zone.
  - The commission asked about implementation of the Active Transportation Plan. The City Planner indicated that the City Engineer is responsible for that project and any implementation would be presented to City Council during the budget process.

### 3. Other Business

- No other business

4. Adjournment – The meeting adjourned at 12:50 p.m. The next regularly scheduled meeting will be **November 20, 2014** at 12:00 pm in the Committee Room at City Hall.

**(Hewitt /Barnett) CARRIED**



---

City Clerk

---

Chair



# CITY OF PORT ALBERNI

---

## PLANNING DEPARTMENT REPORT TO ADVISORY PLANNING COMMISSION

---

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: December 10, 2014

---

**SUBJECT: DEVELOPMENT APPLICATION - Development Variance**  
**5251 Argyle Street** – Lots 13 - 17, Block 104, District Lot 1, Alberni District Plan 197D  
**Applicant:** Uchucklesaht Capital Assets Inc.

---

### **ISSUE**

At issue is the consideration of an application for a Development Variance Permit. The property owner is applying to vary Zoning Bylaw regulations in order to permit a reduction in the rear yard setback for a new mixed use building.

### **BACKGROUND**

The owners of the property at 5251 Argyle Street are proposing to construct a new building to house the Uchucklesaht First Nation cultural and commercial centre. The attached plans show the four storey building, consisting of commercial uses, a cultural centre and 34 residential dwelling units.

The property at 5251 Argyle Street is designated as follows:

- Official Community Plan Future Land Use - GCO - General Commercial
- Official Community Plan - Development Permit Area No. 2 (Commercial)
- Zoning Bylaw - C7 – Core Business

The proposed mixed use commercial, cultural and residential building is a permitted use in the C7 zone. The multi-family residential development in the Uptown area is supported in the Official Community Plan and the Uptown and Waterfront Redevelopment Study. The property is within Development Permit Area No. 2 (Commercial). The Development Permit process will require a review of the form and character of the project and will be presented to City Council for approval. This report will only cover the proposed variance to the Zoning Bylaw requirement that has been requested for the project.

The property currently consists of five legal parcels, which will be required to be consolidated into one legal parcel to enable the calculation of the correct variance for the entire site.

The setback requirements in the C7 zone are as follows:

- Front Yard      0 metres
- Side Yard        0 metres
- Rear Yard        3 metres

## **DISCUSSION**

For the purposes of calculating setbacks defined by the Zoning Bylaw, the shortest lot line having street frontage, on a corner lot, becomes the legal front lot line. In this case, Argyle Street will be considered the front lot line for setback purposes. The applicant is requesting a variance of the rear yard setback from 3 metres (9.8 ft.) to 0.94 metres (3 ft.).

The proposed rear yard setback for the main wall of the building is 1.83 metres (6 ft.). However, the variance calculation must also include the corridor balconies and hostel bay window projections. Therefore the proposed rear yard setback is 0.94 metres.

The Alberni Power and Marine building located at 3149 Kingsway Avenue (see photo) is the one adjacent building to the requested rear yard setback variance. A portion of the Alberni Power building has a small encroachment on 5251 Argyle Street that is recognized by an easement agreement. The Alberni Power building is a concrete block building with no windows along the side and the front portion of the building angles away from the proposed Uchucklesaht building. The proposed variance will have little to no impact on the adjacent property. Notice will be provided to property owners and residents in the area regarding the proposed variance, so they may give comments to City Council if they wish before a final decision.

## **CONCLUSIONS**

The proposed project will be a major redevelopment in the Uptown core. The proposed rear yard variance allows for a more economical structural layout for the building and also allows for additional on-site parking between structural columns and wider residential units along Kingsway. There will be little to no negative impact on the adjacent property. The Planning Department supports the issuing of a Development Variance Permit for 5251 Argyle Street.

## **RECOMMENDATIONS**

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Zoning Bylaw 4832 as follows:*
  - a) *Vary Section 5.24.2 Site Development Regulations for the Rear Yard Setback from 3 metres to 0.94 metres, a variance of 2.06 metres; for the property located at 5251 Argyle Street.*
2. *That City Council provide notice of intent to consider the issuance of a Development Variance Permit for 5251 Argyle Street.*

Respectfully submitted



Scott Smith, MCIP, City Planner

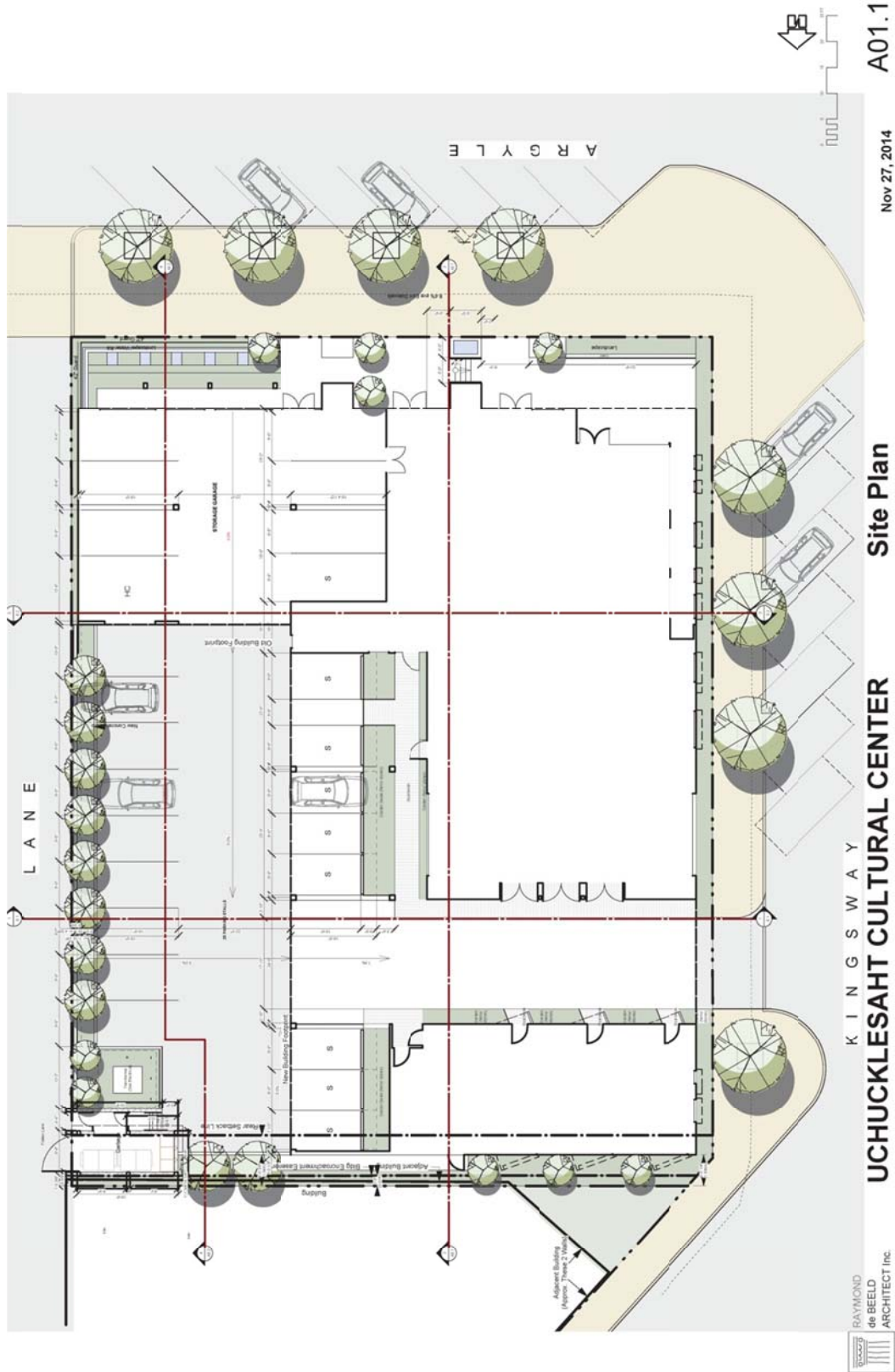






## UCHUCKLESAHT CULTURAL CENTER

Nov 27, 2014 A0.0







**UCHUCKLESAHT CULTURAL CENTER**

**Perspective 2**

Nov 27, 2014

A10.2

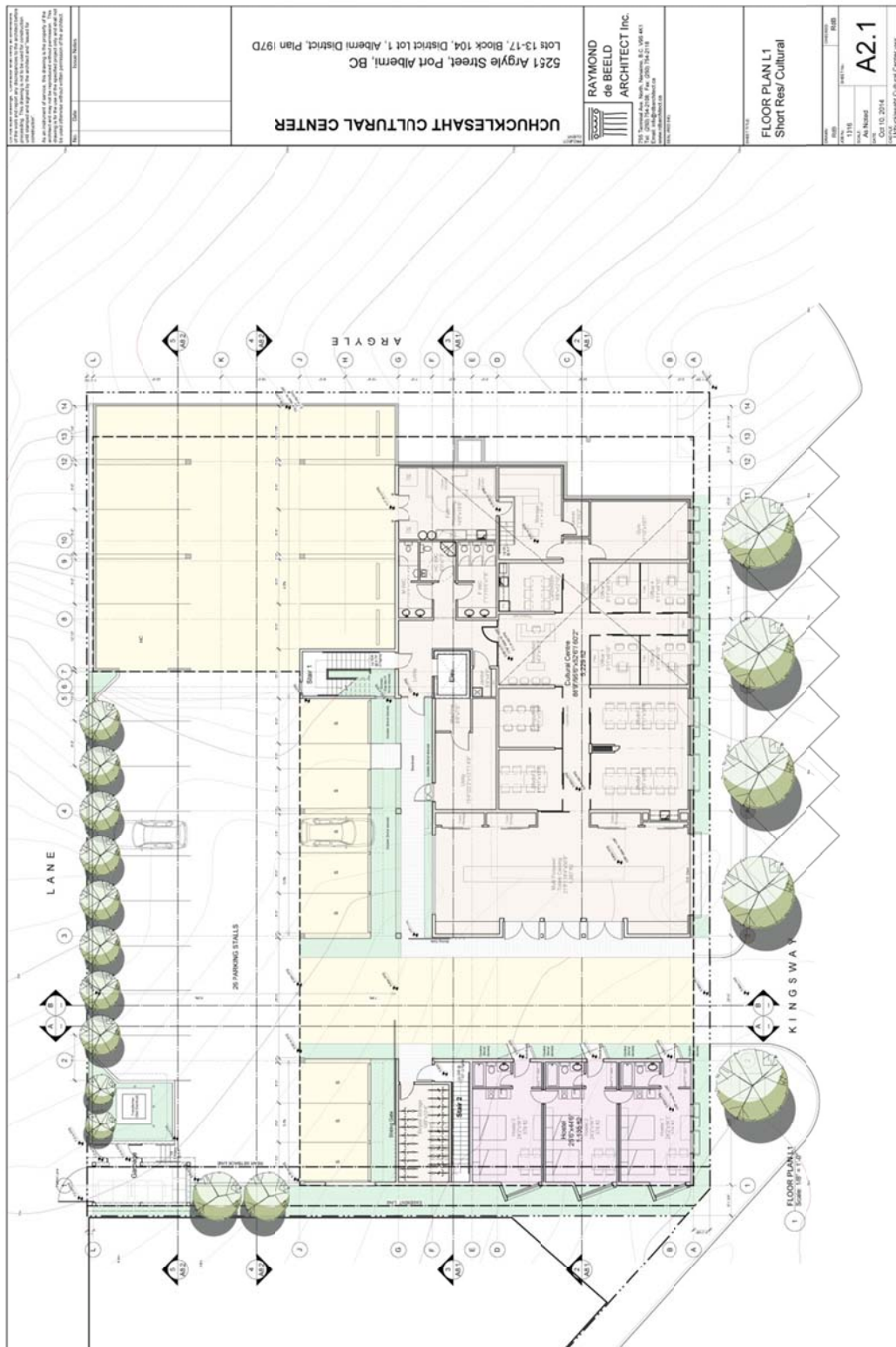


**UCHUCKLESAHT CULTURAL CENTER**

**Perspective 3**

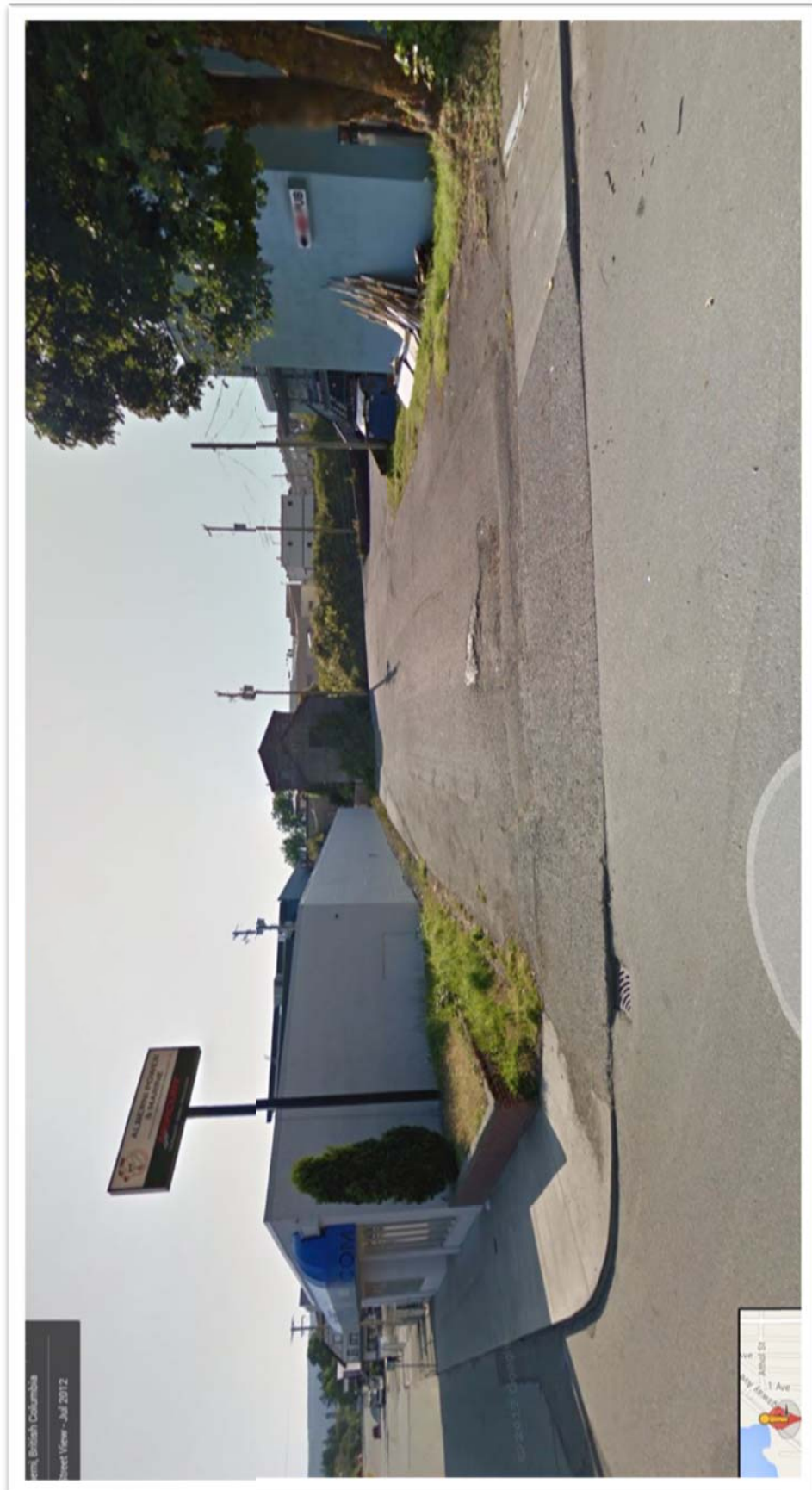
**A10.3**

Nov 27, 2014













## **CITY OF PORT ALBERNI 2015 ANNUAL REGULAR MEETING SCHEDULE ADVISORY PLANNING COMMISSION**

*(Held in the Committee Room of City Hall, 4850 Argyle Street, Port Alberni BC at 12:00 pm)*

***These meetings are open to the public.***

Thursday, January 15
Thursday, February 19
Thursday, March 19
Thursday, April 16
Thursday, May 21
Thursday, June 18
Thursday, July 16
Thursday, August 20
Thursday, September 17
Thursday, October 15
Thursday, November 19
Thursday, December 17

E-mail: [dpwiwchar@gmail.com](mailto:dpwiwchar@gmail.com)  
[editor@albernivalleynews.com](mailto:editor@albernivalleynews.com)  
[news@islandradio.bc.ca](mailto:news@islandradio.bc.ca)  
[rdiotte@islandradio.bc.ca](mailto:rdiotte@islandradio.bc.ca)  
[EPlummer@avtimes.net](mailto:EPlummer@avtimes.net)  
[news@avtimes.net](mailto:news@avtimes.net)  
[portalbernitv@shaw.ca](mailto:portalbernitv@shaw.ca)  
[Chandler.Grieve@bellmedia.ca](mailto:Chandler.Grieve@bellmedia.ca)

Distribution: Council Member Trays in Committee Room, City Clerk, Front desk book  
PNPP (Web & Bulletin)