

File # 11.60.00

To: Port Alberni Advisory Planning Commission

Chris Colclough - Chair
Shelley Chrest
Vern Barnett
Seva Dhaliwal
Wes Hewitt

Linda Kelsall – Vice Chair
Larry Ransom - (SD #70)
S. Sgt. Kevin Murray - (R.C.M.P. Liaison)
Councillor Hira Chopra - (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)

From: Scott Smith, City Planner

Copy: Councillor Rob Cole - (Alternate – Council Liaison)
John Bennie (Alternate - SD #70)
Matt Skinner - Planning Technician
Digital copy to Clerks Department

Date: February 9, 2012

Re: **Advisory Planning Commission Meeting**
Thursday, February 16, 2012 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, February 16, 2012 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 January 19, 2012 meeting of the Advisory Planning Commission.**
- 2. Development Application: Zoning Bylaw Amendment
4608 – 10th Avenue
(Lot 1, District Lot 1, Alberni District, Plan 7775)
Applicant: R. Chretien**
- 3. Development Application: Official Community Plan and Zoning Bylaw Amendment
Beaver Creek Road
A portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069
Applicant: Van Isle Ford**
- 4. Update - City Planner - Status of current projects.**
- 5. Other business.**
- 6. Adjournment. The next regular meeting is scheduled for March 15, 2012.**

**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on January 19, 2012
in the Committee Room at City Hall at 12:00 p.m.**

Advisory Planning Commission

Chris Colclough
Shelley Chrest
Vern Barnett
Seva Dhaliwal
Wes Hewitt
Linda Kelsall

Staff

Scott Smith, City Planner
Matt Skinner, Planning Technician

Regrets

S.Sgt. Kevin Murray (R.C.M.P.)

Larry Ransom - (SD #70)
Randy Thoen (P.A.F.D.)
Councillor Cindy Solda (Council Liaison)
Councillor Jack McLeman (Alternate Council
Liaison)



1. Adoption of December 15, 2011 Minutes

The minutes of the December 15, 2011 meeting of the Advisory Planning Commission were adopted.

(Kelsall/Chrest) CARRIED

2. Election of Chair and Vice Chair

Chris Colclough was elected Chair and Linda Kelsall was elected Vice-Chair of the Advisory Planning Commission for 2012.

MOTION:

The Advisory Planning Commission directs the City Planner to destroy the ballots from election of Chair and Vice Chair.

(Ransom/Hewitt) CARRIED

3. Development Application: Zoning Bylaw Amendment

2702 Anderson Avenue (Lot 10, District Lot 11, Alberni District, Plan 6074)

Applicant: Struc Holdings Ltd.

- The City Planner summarized his report to the APC dated January 12, 2012.
- The APC discussed the application with respect to the following:
 - The nature of a rezoning from single residence to duplex; parking and landscaping arrangements; and overall neighborhood character.
 - It was felt that the development proposal under consideration was a positive direction for the neighborhood.

MOTION:

That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map) to rezone Lot 10, District 1, Alberni District, Plan 6074 located at 2702 Anderson Avenue, from R1 – Single Family Residential District to R2 – One and Two Family Residential District.

(Kelsall/Hewitt) CARRIED

4. Development Application: Zoning Bylaw Amendment

3908 Marpole Street (Lots 12 & 13, District Lot 112, Alberni District, Plan 43267)

Applicant: S. Danielsen

- The City Planner summarized his report to the APC dated January 12, 2012.
- The APC discussed the application with respect to the following:
 - The nature of a rezoning from single residence to duplex; parking and landscaping arrangements; and overall neighborhood character.
 - In light of similar recent infill projects in the vicinity, where smaller, poorly-maintained dwellings were replaced with duplex strata, it was felt that the development proposal under consideration was a positive direction for the neighborhood.

MOTION:

That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map) to rezone Lots 12 & 13, District 112, Alberni District, Plan 43267 located at 3908 Marpole Street, from R1 – Single Family Residential District to R2 – One and Two Family Residential District.

(Hewitt/Barnett) CARRIED

4. Updates from City Planner, Scott Smith - Status of current projects.

- An application to purchase a portion of City-owned Stirling field is anticipated for next meeting.
- There has been no movement on the Burde Street senior's care facility. The seniors care facility and mixed residential development application on Burde Street is an open file, however, the City has not received and further information from the applicant.

5. Adjournment – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **February 16, 2012** at 12:00 pm in the Committee Room at City Hall.



City Clerk

Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: February 9, 2012

SUBJECT: Zoning Bylaw Amendment Application – 4608 – 10th Avenue
Lot 1, District Lot 1, Alberni District, Plan 7775, PID: 005-673-143

ISSUE

To consider an application to amend the Zoning Bylaw, Schedule A (Zoning District Map), for the property located at 4608 10th Avenue.

BACKGROUND

The property owner has applied to amend the Zoning Bylaw by rezoning 4608 10th Avenue from R1- Single Family Residential District to R2 – One and Two Family Residential District. The proposal is to build a single storey duplex that will be strata titled.

DISCUSSION

Official Community Plan and Zoning Bylaw

The Official Community Plan designation is currently “Residential Use” and no amendment is required to accommodate the proposed duplex.

The property is currently zoned “**R1 – Single Family Residential District**”. A map amendment to the Zoning Bylaw Schedule A - Zoning District Map is required to change the designation to “**R2 – One and Two Family Residential District**”.

The R2 District has a minimum frontage requirement of 20 metres (66 ft) and a minimum lot area requirement of 736 m² (7920 ft²) for a two family dwelling. The property at 4608 10th Avenue has frontage of 24.4 metres (80 ft) and a lot area of 929 m² (10,000 ft²) which exceeds the R2 requirements for a duplex.

The property is currently vacant and is a relatively flat development site. There is a sidewalk along both 10th and Hollywood. A possible site plan is attached to show a footprint of a duplex that could fit on the property.

Surrounding Area

The subject property is on the corner of 10th Avenue and Hollywood Street. Directly adjacent to the west is a newer single family house. To north and west of the site the area is predominately single family residential. There is a commercial building on the other side of Hollywood Street directly to the south. Further to the south along 10th Avenue is a mix of commercial and some multi-family residential.

CONCLUSION

In considering the zoning amendment the Advisory Planning Commission and City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The proposed duplex at 4608 10th Avenue is compatible with the character of the existing neighbourhood. The Planning Department supports the amendment of the Zoning Bylaw, to rezone the property to the R2 – One and Two Family Residential District.

RECOMMENDATION

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map,) to rezone Lot 1, District Lot 1, Alberni District, Plan 7775 located at **4608 10th Avenue**, from R1 – Single Family Residential District to **R2 – One and Two Family Residential District**.*

Respectfully submitted



Scott Smith, MCIP
City Planner

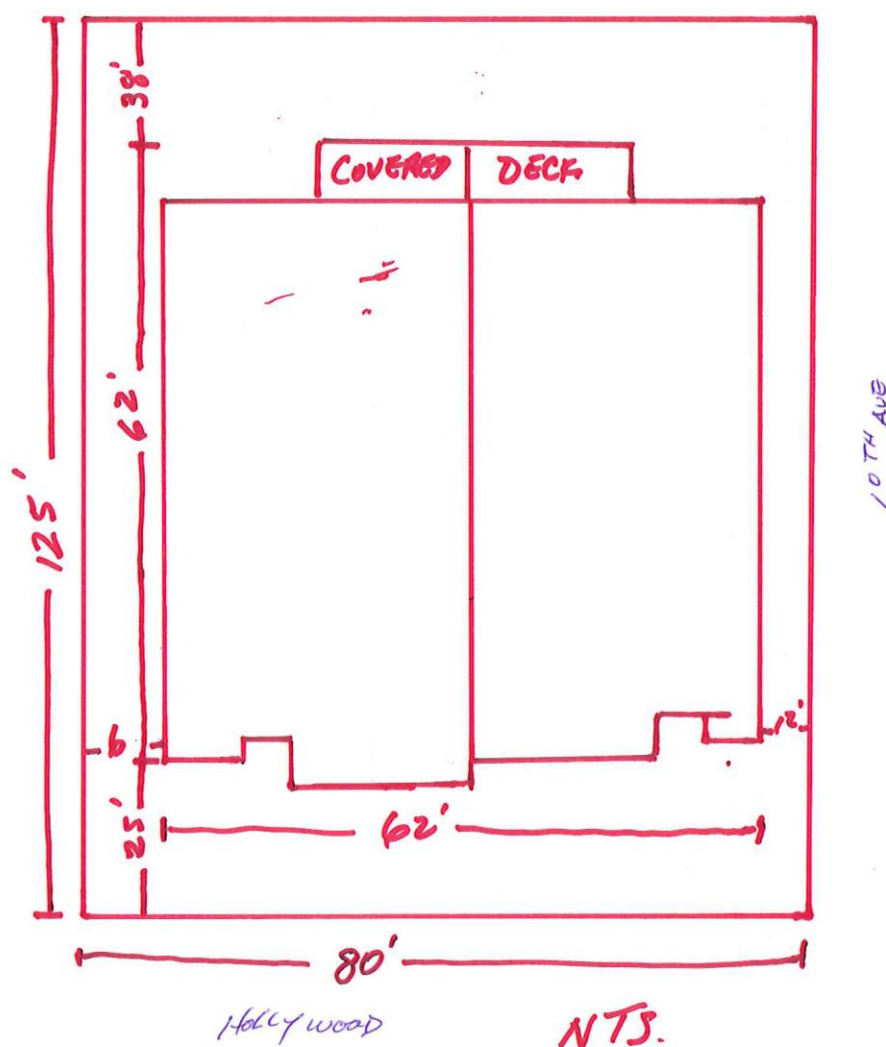




CITY OF PORT ALBERNI

ENGINEERING DEPARTMENT

PROJECT: 4608 10TH AVE DATE: _____ JOB No.: _____
STRATA - DUPLEX BY: _____ PAGE No.: _____





Bylaw 4395

6.2 R2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

6.2.1 General Purpose

To maintain existing quiet and essentially low density neighbourhoods through the exclusive use of single family and two family dwellings of an urban character.

6.2.2 Permitted Uses

Single Family Dwelling
Two Family Dwelling
Home Occupations
Bed and Breakfasts
Accessory Buildings and Uses

6.2.3 Bulk and Site Regulations

Minimum Lot Area		
Single family dwelling	548 m ²	(6000 ft ²)
Two family dwelling	736 m ²	(7920 ft ²)
Minimum Frontage		
Single family dwelling	15.24 m	(50.0 ft)
Two family dwelling	20 m	(66.0 ft)
Maximum Coverage	33%	
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 Building Height	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2.5	
Minimum Gross Floor Area	83 m ²	(893.4 ft ²)

Bylaw 4395

6.2.4 Conditions of Use

Notwithstanding the provisions of 6.2.3,

6.2.4.1 Side Yards

- (a) For dwellings greater than one storey or 5 m (16.4 ft) in height, the sum of both side yards must equal not less than 20% of the lot width.
- (b) On a corner lot, the side yard by the flanking street must not be less than 3.5 m (11.5 ft) wide.
- (c) For single family dwellings and two 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 for a single family dwelling and 3 m (9.8 ft) for both side yards for a two family dwelling.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: February 10, 2012

SUBJECT: DEVELOPMENT APPLICATION
Beaver Creek Road
Portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069
Applicant: Van Isle Ford

ISSUE

At issue is the consideration of an application for map amendments to the Official Community Plan and Zoning Bylaw for portion of Stirling Field on Beaver Creek Road.

BACKGROUND

The applicant is proposing to subdivide and purchase a portion of City owned land, commonly known as Stirling Field. This portion of property is mostly vacant with some of the land covered with a paved parking lot.

The proposal is to purchase approximately 1.05 hectares (2.6 acres) for a new Ford automotive sales dealership and repair facility. An aerial plan is attached to show the portion of the site that is being considered under this application for the development.

Official Community Plan Bylaw and Zoning Bylaw

- a) The Official Community Plan designation is currently **“General Commercial and Institutional”** on the Official Community Plan Schedule A - Land Use Map. A map amendment to the **“General Commercial Use”** is required.
- b) A portion of site is included in **Development Permit Area 2 - Commercial** on the Official Community Plan Schedule B – Development Permit Areas Map. An amendment is required to include the entire site is required.
- c) The site is currently zoned “C7 – Commercial Recreation District and P1 – Institutional District”. A **map amendment** to the Zoning Bylaw Schedule A Zoning District Map, for the site is required to change the zone to **“C4 – Highway Commercial District”**.

DISCUSSION

A preliminary concept site plan and elevation is attached provide the general idea of what the dealership could look like. The Ford dealership building will be approximately 15,000 ft² with 8 service bays.

Surrounding Area

The subject site is a portion of property commonly called Stirling Field along Beaver Creek Road and near the intersection of Beaver Creek Road and River Road (Hwy. #4).

Across Beaver Creek Road is a Petro Canada service station & convenience store and a Howard Johnson Hotel, Beer & Wine Store and restaurant. Further west, past the service station and hotel it is primarily residential along River Road and Heaslip Road. Colyn's nursery is northwest of the proposed site. Solda's restaurant is to the south approximately 37 metres from the proposed site.

Traffic and Parking

The Ministry of Transportation has commented that their interests are unaffected by the proposed Bylaw amendment application.

Beaver Creek Road is designated as an arterial road in the Official Community Plan. The vehicle trip generation from the proposed commercial use is relatively low and should not negatively impact the capacity of Beaver Creek Road.

Stirling Field is heavily used on a seasonal basis as overflow parking for customers of Clutesi Haven Marina and boat launch. Many residents also park in the area to access the recreational walking trail around Kitsuksis Dyke and the park area around the ball diamond. The proposed area for the Ford dealership will reduce the area available for parking. The City will retain a portion of the paved parking lot (approx. 32 parking spaces) between the proposed Ford dealership and Solda's restaurant along Beaver Creek Road. There is also a significant area on the balance of Stirling Field that could be suitable for parking during the summer months.

Infrastructure and Floodplain

There are water and sanitary sewer lines adjacent to the property. The adequacy of these services for the project must be determined by the developer's engineer. The Engineering department will require a stormwater management plan to ensure proper drainage at the detailed development phase of the project. The sidewalk along this portion of Beaver Creek Road is lifting and the Engineering department is recommending that the development be required to replace the sidewalk along the frontage.

The development site is within the Tsunami Hazard Area and is covered by the City of Port Alberni Floodplain bylaw that has a building elevation requirement of 3.65 metres. The available contour information has spot elevation on the property ranging from 2.2 metres to 2.8 metres. The Floodplain Bylaw and the Soil Removal and Deposit Bylaw also limit the amount and area of fill that can be used on the property. The floodplain bylaw relates to regulations for potential river flood hazards. No detailed land use policies are currently in place for development of land within the tsunami hazard area. A Development Variance Permit may need to be considered if a practical design for the Ford dealership cannot meet the bylaw regulations.

Referrals

The City of Port Alberni has received letters of concern from the Tseshaht First Nation and Port Authority. They are attached for the Advisory Planning Commissions information. These letters and any additional correspondence received will be provided to City Council during the public hearing process.

CONCLUSIONS

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

The submitted concept plan of the development is preliminary and will likely change as the applicant refines their plans. The final building design and site layout, lighting, landscaping and fencing details, will be finalized during the Development Permit process. How the site design of the Ford dealership relates with the balance of Stirling Field will be important to consider during the development permit process.

The proposed C4 – Highway Commercial District is appropriate for the property and is compatible with the area. The Planning Department does not object to the proposed amendments to the OCP and Zoning Bylaw to facilitate the proposed Ford dealership.

RECOMMENDATIONS

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Schedule A (Land Use Map) of the Official Community Plan to change the designation of a portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069 from General Commercial and Institutional to General Commercial.*
2. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Schedule B (Development Permit Area Map) of the Official Community Plan to include of a portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069 in Development Permit Area No. 2 (General).*
3. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Schedule A (Zoning District Map) of the Zoning Bylaw to rezone a portion of Lot 2, District Lot 11, Alberni District, Plan VIP88069 from C7 – Commercial Recreation District and P1 – Institutional District to C4 – Highway Commercial District.*

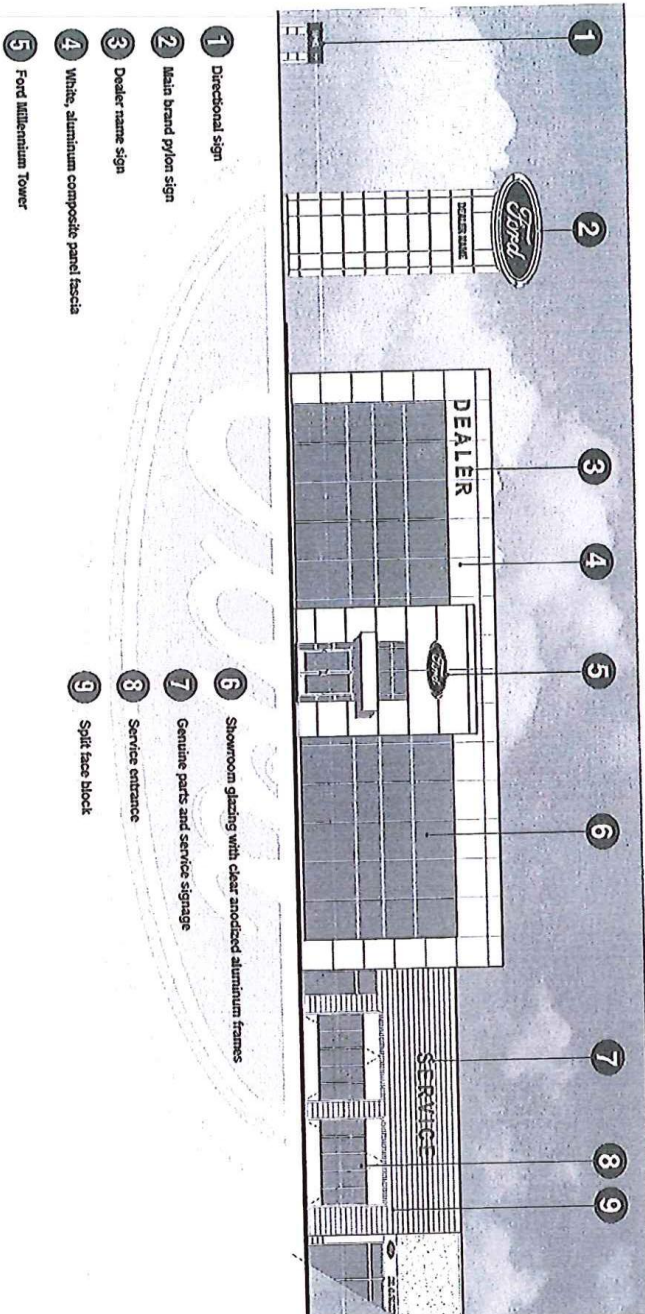
Respectfully submitted



Scott Smith, MCIP
City Planner

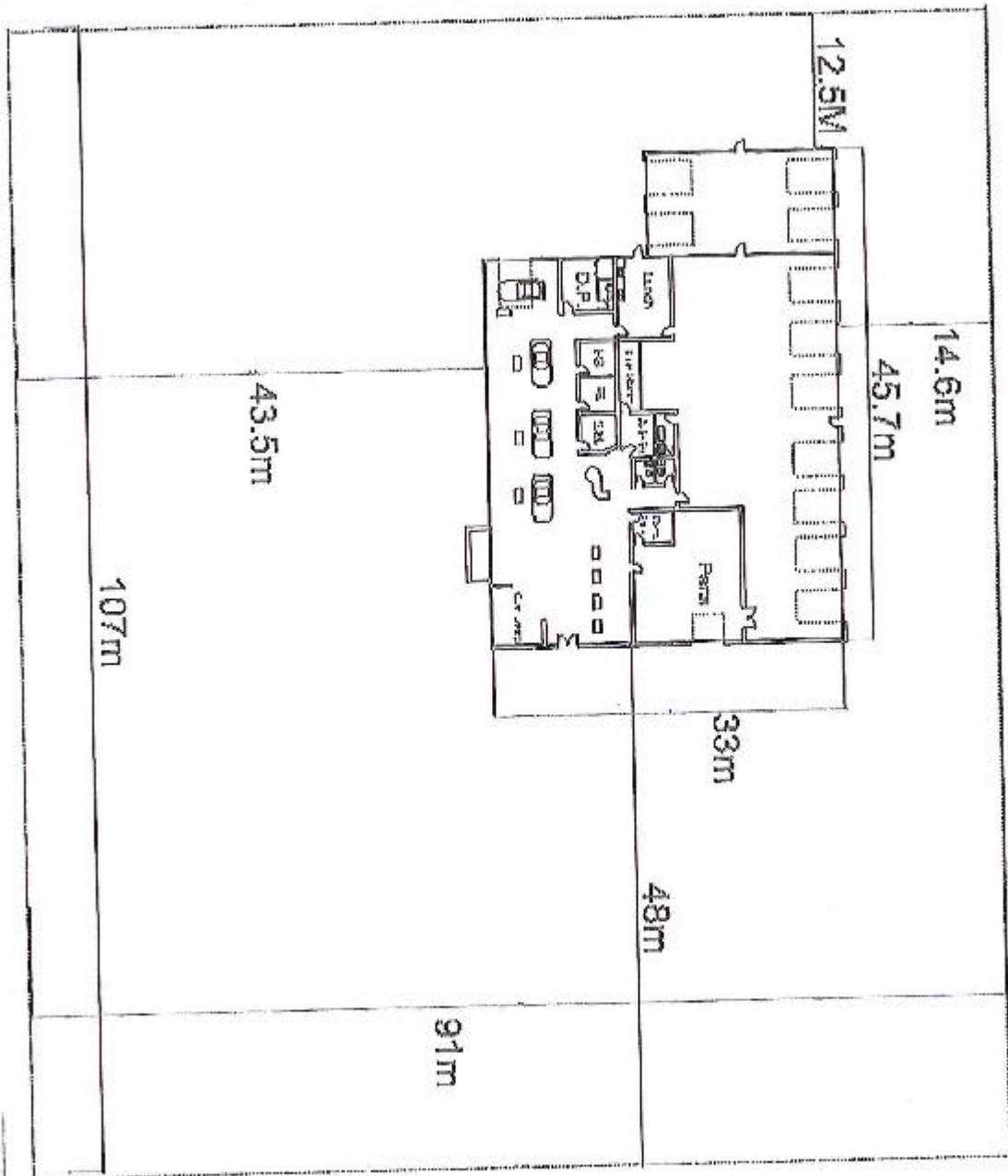


Exterior Overview - Ford



Ford Millennium Facility Program









Bylaw 4395

6.19 C4 - HIGHWAY COMMERCIAL DISTRICT

6.19.1 General Purpose

To establish and maintain areas offering a high level of visibility which provide services for vehicular traffic and tourists.

6.19.2 Permitted Uses

Motels and Motor Hotels
Gasoline Service Stations
Car Washes
Motor Vehicle Dealers
Motor Vehicle Repair Shops
~~Boat or Recreational Vehicle Sales~~
4581 Mar 14-05 *Boat or Recreational Vehicle Sales & Repair*
4581 Mar 14-05
Household Appliance and Furniture Stores
Convenience Stores
Home and Auto Supply Stores
General Merchandise Stores
Garden Supply Shops
Gift Shops
Personal Services Shops
Self-Service Laundries and Dry Cleaners
Tourist Guide Services
Restaurants including Drive-Thru, Drive-In and Take-Out
Banks and Other Financial Institutions
Accessory Buildings and Uses
#4459 Oct 23-00 *Video Rental Stores*
#4459 Oct 23-00 *Retail Stores*

#4524 July 14-03 *Notwithstanding any provisions of this Bylaw, Liquor, Wine and Beer Stores is a permitted use of Lot 1, District Lot 45, Alberni District, Plan 50735 and Lot A, District Lot 1, Alberni District, Plan 33048.*

6.19.3 Bulk and Site Regulations

Minimum Lot Area	930 m ²	(10011 ft ²)
Minimum Frontage	30 m	(98.4 ft)
Maximum Coverage	40%	

Bylaw 4395

Minimum Setbacks:		
Front Yard	9 m	(29.5 ft)
Rear Yard	6 m	(19.7 ft)
Side Yard	6 m	(19.7 ft)
Maximum Building Height	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2	

6.19.4 Conditions of Use

Notwithstanding the provisions of 6.19.3,

- a) All business activity, including the servicing and repair of automobiles, shall be conducted within a completely enclosed building except for drive-in and drive-thru businesses, fruit and vegetable markets, ice dispensaries and vending machines, activities that are normally done a gasoline service pump, outdoor garden shops and parking and loading facilities.



Tseshah First Nation Administration Office

5091 Tsuma-as Drive, Port Alberni, B.C. V9Y 8X9 Canada
Tel: (250) 724-1225 Fax: (250) 724-4385

City of Port Alberni
4840 Argyle Street
Port Alberni BC
V9Y 1V8

February 8, 2012

Attention: Planning and Building Department

RE: Development Application, 4835 Beaver Creek (lot 2, DL 11 plan vip88069)

The Tseshah First Nation has now completed a review of your referral letter (Jan 19/12) Development Application, 4835 Beaver Creek (lot 2, DL 11 plan vip88069).

Tseshah is participating in the funding of a river water front study with the City of Port Alberni, Port Alberni Port Authority and the Hupacasath First Nation. This study is intended to include the Sterling Field area.

Tseshah's position is that the City should not consider development applications in this area until the above study is completed.

We cannot support this referral development request.

Thank you for your attention to these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darrell Ross', is written over a horizontal line.

Darrell Ross
Research and Planning Associate

cc: Rob Hunter, Cindy Stern



PORT ALBERNI PORT AUTHORITY

2750 Harbour Road
Port Alberni, B.C. V9Y 7X2
Tel. (250) 723-5312 Fax. (250) 723-1114
www.portalberniportauthority.ca

ADMINISTRATION PORTUAIRE DE PORT ALBERNI

2750, Harbour Road
Port Alberni, (C.-B.) V9Y 7X2
Tél. (250) 723-5312 Fax. (250) 723-1114
www.portalberniportauthority.ca

February 8, 2012

City of Port Alberni
4850 Argyle Street
Port Alberni, BC, V9Y 1V8

Dear Mr. Watson:

Re: Proposed Development Application 4835 Beaver Creek Road ("Stirling Field")

The Port Alberni Port Authority (PAPA) thanks the City of Port Alberni Planning Department for being provided the opportunity to comment on the Proposed Development Application for 4835 Beaver Creek Road; a portion of Stirling Field area. However, within the context of the partnership and financial commitment made among the Hupacasath First Nation, Tseshah First Nation, City of Port Alberni and PAPA towards the "waterfront north" study that includes this area as a key focus we are extremely disappointed with the City's decision to consider this application at this time.

Let us be clear: PAPA is not, necessarily, against development of areas or buildings within the identified study area. Rather, PAPA is not supportive of any action by any of the partners to this study that may prejudice or pre-empt its outcomes. This development application will dramatically affect the site, surrounding area and, most certainly, limit the opportunities that would be identified in an unrestricted study envisioned by the partners.

The Port Alberni Port Authority reminds the City of Port Alberni of the partnership, process and positive outcomes that resulted from the Uptown-Waterfront Revitalization Study. For an investment of approximately \$35,000 by the City as well as a commitment by the parties to objectively allow the study to be conducted without prejudice we believe a significant return on that investment has been realized. Whether it be a successful application to fund streetscape improvements by the City or the \$3.5 million ICET funding decision for the Fishermen's Harbour Project the return on investment of the first study cannot be disputed.

We entered into a partnership to conduct the waterfront-north study with the same intentions. Our opinion is that further consideration of this development application prior to completion of the study not only jeopardizes its outcomes but forces PAPA to reconsider its participation at all. With respect and the best of intentions for a planned, coordinated, collaborative plan we urge the City of Port Alberni to cease consideration of any significant development application within the identified study area until the study is concluded and considered.

Yours truly,

PORT ALBERNI PORT AUTHORITY

Brad Madelung,
Port Manager / CEO

Canada

*Canada's Inlet Port on the Pacific
Yours to Cruise and Discover*