



File # 11.60.00

To: Port Alberni Advisory Planning Commission

Chris Colclough - Chair
Wes Hewitt – Vice Chair
Vern Barnett
Seva Dhaliwal
Linda Kelsall
Diane Currie

Jim Tatoosh (Hupacasath First Nation)
Janice Johnson (Tseshah First Nation)
Larry Ransom - (SD #70)
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)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department

Date: February 12, 2015

Re: Advisory Planning Commission Meeting
Thursday, February 19, 2015 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, February 19, 2015 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 22, 2015 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw Amendments**
3808, 3820, 3834, 3848 10th Avenue
Lots 7-10, Block 171, District Lot 1, Alberni District, Plan VIP1603
(PID's: 007-111-223, 003-224-163, 007-111-266, 007-111-291)
Applicant: Alberni District Co-operative Association
- 3. DEVELOPMENT APPLICATION – Proposed Text Amendment to the Zoning Bylaw 7-5440 Argyle Street**
That part of District Lot 118, Alberni District, Lying to the South West of Plan 15825
(PID: 008-634-688)
Applicant: Sheena Falconer dba West Coast Vancouver Island Aquatic Management Society

4. DEVELOPMENT APPLICATION – Zoning Bylaw Amendment

5081 Ian Avenue

Lot 1, District Lot 13, Alberni District, Plan VIP11162 (*PID: 005-120-560*)

Applicant: Jadon VanVilet

5. Update - City Planner - Status of current projects.

6. Other business.

7. Adjournment. The next regular meeting is scheduled for March 19, 2015.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on January 22, 2015
in the Committee Room at City Hall at 12:00 p.m.)**

Advisory Planning Commission

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

Staff

Scott Smith, City Planner
Cara Foden, Planning Technician

Regrets

Jim Tatoosh (Hupacasath First Nation)
Janice Johnson (Tseshah First Nation)

Guests

Derek Appleton - applicant
Lil Thomas - applicant
Danny Watts - applicant

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Ron Paulson (Alternate-Council)



1. Adoption of December 17, 2014 Minutes

- Introductions were made.
- The minutes of the December 17, 2014 meeting of the Advisory Planning Commission were adopted.

(Hewitt /Kelsall) CARRIED

2. Election of Chair and Vice-Chair for 2015

- Members elected the Chair and Vice-Chair for 2015 as follows:
 - Chair – Chris Colclough
 - Vice-Chair – Wes Hewitt

3. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw Amendments

- **5350 Russell Street** - Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591) and a specified portion of;
- Lot A, Section 9, Alberni District, Plan VIP59681 except Plan VIP78980 (PID 023-022-060)

Applicants: Westcoast Native Health Care Society and City of Port Alberni

- The City Planner summarized his report to the APC dated January 14, 2015.

Page 1 of 3

- Derek Appleton presented on behalf of the Rainbow Gardens Board of Directors
 - Emphasized established relationships with health authorities including Island Health.
 - An expansion in 2009 added 10 units successfully.
 - Goal is to develop an independent living expansion to add to the existing capacity for assisted living and complex care giving people a facility which will allow them to move from lower levels to the higher levels of care.
 - There is a shortage of units providing Independent Care in the Valley.
 - 2-3 year timeline to start construction.
 - The number of units in the proposed expansion will be determined through a co-operative planning process with Island Health as the funding authority.
- The APC discussed the application as follows:
 - Parkland – current site is actively used. The City does not have park design plans prepared for the proposed replacement park area but a lease agreement with Rainbow Gardens has been approved that would ensure the current park site remains active until Rainbow Gardens proceeds with development. If the amendments are approved, City Parks staff would work to design a new park with public input.
 - Intent of this application is that zoning would be in place for a replacement park to be developed once Rainbow Gardens receives a building permit for expansion.
 - Comments received to date by the City Planner have indicated that there is interest in the neighbourhood in ensuring that there is a commitment from the City that the park would be developed once the current park is no longer available.
 - The City Planner indicated that it was City staffs intent that the zoning of the two separate sites would take place concurrently. The APC expressed a desire to include a motion that would reflect that intent to City Council.
 - Lillian Thomas advised the APC that the current waiting list numbers are not available as the list is generated by the Health Authority out of Victoria and those numbers were not made available. She was able to advise the members that vacancies are generally filled within 24 hours and that there has been very high interest from residents inquiring about spaces and also about Independent Living spaces.
 - Members of the APC expressed that the project would be a good one for the community and that they would like to ensure that all of the proposed amendments would be considered as one by City Council.

MOTIONS:

- 1) *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan (Schedule A – Land Use Map) to:*
 - a) *change the designation of Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591), located at 5350 Russell Street; from Parks and Open Space **to Institutional**; and*
 - b) *change the designation of the specified portion of Lot A, Section 9, Alberni District, Plan VIP59681 except Plan VIP78980 (PID 023-022-060) from a combination of Parks and Open Space and Future Residential **to Parks and Open Space***

- 2) *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to:*
- a) *change the designation of Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591) located at 5350 Russell Street; from P2 - Parks and Recreation to P1 – Institutional; and*
 - b) *change the designation of the specified portion of Lot A, Section 9, Alberni District, Plan VIP59681 except Plan VIP78980 (PID 023-022-060) from FD - Future Development to P2 - Parks and Recreation*

(Ransom / Barnett) CARRIED

- 3) *That the Advisory Planning Commission recommends to City Council that the preceding motions be moved forward concurrently and that one amending bylaw, covering both sites, be considered for the Official Community Plan Bylaw and; that one amending bylaw be considered, covering both sites, for the Zoning Bylaw.*

(Hewitt /Colclough) CARRIED

4. Update – Status of current projects

- The City Planner updated the APC with regards to the following projects:
 - Two new applications will likely be on the February meeting agenda. Alberni District Co-op has applied for OCP and Zoning amendments for a site on 10th Ave. The West Coast Vancouver Island Aquatic Management Society is applying to amend the Zoning Bylaw to permit the operation of a Stewardship Centre at Harbour Quay.
 - The Uchucklesaht project on Argyle is moving forward but the Athol St. apartments are delayed by financing.
 - The former Arrowview Hotel is currently for sale and a staff report will go to City Council for direction.
 - Larry Ransom advised that the old high school demolition is progressing and the School Board will market the property in its entirety.

5. Other Business

- No other business

6. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **February 19, 2015** at 12:00 pm in the Committee Room at City Hall.

(Kelsall /Barnett) CARRIED



City Clerk

Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: February 12, 2015

SUBJECT: Development Application – Official Community Plan Bylaw and Zoning Bylaw Amendments (3808, 3820, 3834, 3848 10th Avenue)

Lots 7-10, Block 171, District Lot 1, Alberni District, Plan VIP1603

(PID's: 007-111-223, 003-224-163, 007-111-266, 007-111-291)

Applicant: Alberni District Co-operative Association

Issue

To consider an application for amendments to the Official Community Plan Bylaw Schedule A (Land Use Map), the Official Community Plan Bylaw Schedule B (Development Permit Areas Map) and the Zoning Bylaw Schedule A (Zoning Map) for the subject properties on 10th Avenue.

Background

The Alberni District Co-operative Association (Co-op Gas) is proposing a 4 pump, 8 lane gas station and convenience store on 10th Avenue just north of Redford Street. Preliminary concept plans and elevations are attached to provide an idea of the layout for the project. The subject site consists of 4 legal parcels, with 3 being vacant and one with an existing single family house to be demolished. The combined properties have an area of approximately 2,094 m² (0.5 ac) with 55 metres (180 ft.) of frontage along 10th Avenue.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on 3848 10th Ave. (Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603) is currently Residential on the Official Community Plan Schedule A – Land Use Map. A map amendment is required to designate the property as **General Commercial**.
- b) The Official Community Plan designation on 3834, 3820, 3808 10th Ave. (Lots 8-10, Block 171, District Lot 1, Alberni District, Plan VIP1603) is currently Multi-Family Residential on the Official Community Plan Schedule A – Land Use Map. A map amendment is required to designate the properties as **General Commercial**.
- c) The Official Community Plan does not include 3848 10th Ave. (Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603) in any Development Permit Area on the Official Community Plan Schedule B – Development Permit Areas Map. A map amendment is required to include the property in **Development Permit Area No. 2 - Commercial (General) Area**.

- d) The Official Community Plan includes 3834, 3820, 3808 10th Ave. (Lots 8-10, Block 171, District Lot 1, Alberni District, Plan VIP1603) in Development Permit Area No. 3 – Multiple Family Residential on the Official Community Plan Schedule B – Development Permit Areas Map. A map amendment is required to change the designation on the properties to **Development Permit Area No. 2 - Commercial (General) Area.**
- e) The properties at **3848, 3834, 3820, and 3808 10th Avenue** (legally described as Lots 7-10, Block 171, District Lot 1, Alberni District, Plan VIP1603) are currently zoned R2 - One and Two Family Residential on the Zoning Bylaw Schedule - A Zoning Map. A map amendment to the Zoning Bylaw Schedule A Zoning Map is required to designate the properties as **C4 - Highway Commercial.**

Discussion

Surrounding Area

An apartment building had been proposed for the 3 vacant lots of the subject site. Although the apartment building did not proceed, the OCP designation was changed to support the previously proposed building.

The surrounding area is a mix of commercial and residential uses. The new Tim Hortons is directly south across the lane. There are a few apartment buildings to the east across 10th Avenue, with 7-Eleven to the southeast. To the west are some medical offices and a few single family houses to the southwest. There are single family houses to the north along 10th Avenue.

The house at 3862 – 10th Avenue is directly to the north of the proposed project and some of the existing buildings encroach on the subject site. There is an easement agreement that recognizes a 1 foot encroachment of the house. There are also two encroaching accessory buildings in the back yard of 3862 – 10th Avenue that are not recognized by the easement agreement. The issue of these accessory structures will need to be resolved. The Zoning Bylaw requires screening between commercial zoned and residential zoned properties. If the rezoning is approved, the details of the screening would be confirmed during the development permit process, however a combination of solid fencing and landscaping will be strongly recommended.

The water lines are located in 10th Avenue and the sanitary & storm is a combined line in the rear lane.

Traffic and Access

This section of 10th Avenue is designated as an arterial road in the Official Community Plan. The existing concept plan shows two wide access points onto 10th Avenue, plus the access from the southern lane. Both the Engineering and Planning departments have some concerns regarding the number of traffic movements and impacts on 10th Avenue from vehicles potentially trying to turn left into the project and vehicles trying to turn left leaving the project from the three potential access points. This portion of 10th Avenue also has significant pedestrian activity which further emphasizes the need to control access to the site to limit conflicts. A centre median could be considered to control some of the access in and out of the development. Other commercial businesses in the area are not controlled with a median, but are primarily located with corner access.

If the zoning is approved, the detailed site design would occur during the development permit process. One potential design option to limit the traffic movements and improve safety would be to reduce the number of access points. First would be to extend the centre curb to the southern end of the gas bar to eliminate one access. The curb at the lane would be removed to improve the south access point. This access is fairly close to the intersection and it is recommended that a

small centre median be designed to control access to the development in order to prevent in & out left-hand turn movements in this area. The access to the north of the site could remain as shown as it is farther from the intersection and would allow full traffic movements.

A concept plan is attached to demonstrate how truck turning movements could work for the project. Although the plan shows it is possible, the proposed 4 pump, 8 lane gas station results in a tight site layout for the fuel delivery truck.

Site Plan

There is approximately a 1.5 metre (5 ft.) grade difference from 10th Avenue to the rear of the subject site. How the site development proposes to deal with this grade difference will impact the project. If the rear of the property is to be filled, retaining walls will be required and that may impact the adjacent lands drainage and possibly other parts of the project.

With single family residential to the north and the apartment buildings to the east across 10th Avenue, lighting impacts from the large gas pump canopy will need to be compatible. A standard fully backlit canopy may have a negative impact on the adjacent residential. There are design options such as front lighting of the canopy that provides sufficient light for the signage, but does not spill light onto other properties. A pylon sign is proposed at the north end of the site, which is very close to an existing single family house. The Planning Department would not support the proposed location of this sign. This type of detail can be confirmed during the development permit process if the zoning is approved.

The Zoning Bylaw requires 1 parking space per 2 employees of the gas station and 1 parking space per 30 m² of gross floor area for the convenience store. The convenience store is approximately 200 m² and this would require 7 parking spaces for the store without any gas station employees. The concept plan only shows 5 parking spaces. However, there is sufficient area on the site for additional parking spaces.

Variance

The proposed C4 zone has a rear yard setback requirement of 6 metres. The concept plan has the convenience store building located at the rear of the property with essentially a zero setback. If the zoning is approved, the project will need to either redesign the layout or apply and receive a variance to the setback requirement from City Council.

Strategic Plan Implications

Economic Impact

This project meets the strategic goal of an economically sustainable community by adding short term construction jobs and some permanent jobs for the business.

Conclusions

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

In order to provide a better analysis on the appropriateness of the proposal, a Cross-Section (Lot Grading Plan) and a more detailed access plan should be required. It is strongly recommended that these plans be required prior to the scheduling of a public hearing. Although design details are often dealt with under the development permit process, in this case, a certain level of design needs to be provided in order to determine if this specific use and the associated commercial zone

is appropriate for the site. As previously mentioned the subject site consists of four legal parcels, which will be required to be consolidated into one legal parcel.

If the traffic and site design concerns can be resolved, the Planning Department does not object to the OCP and Zoning amendments proceeding.

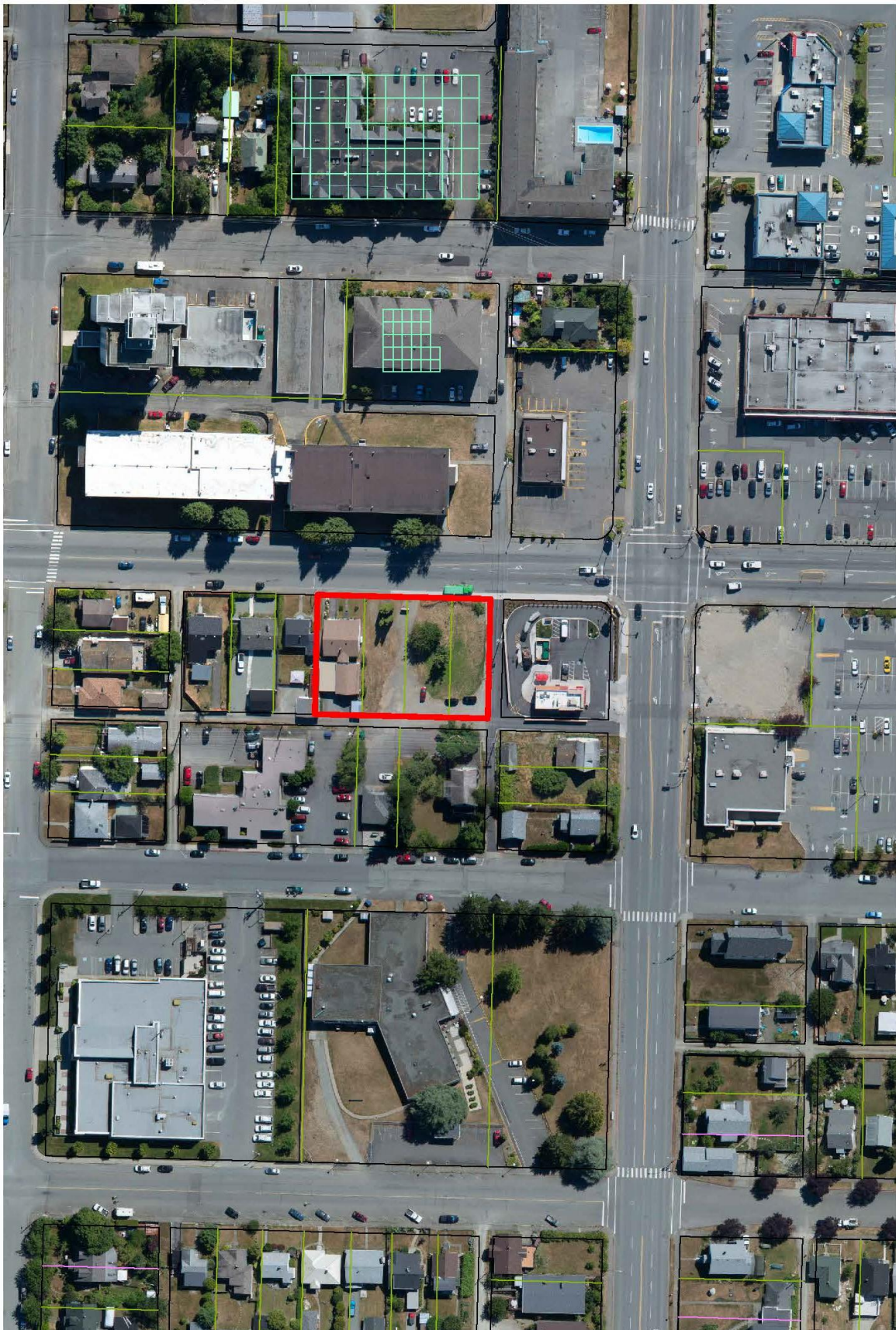
Recommendations

1. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan (**Schedule A – Land Use Map**) to:
 - a) Change the designation of Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID 007-111-223), located at 3848 10th Avenue; from Residential to **General Commercial**; and to
 - b) Amend the designation of Lots 8 - 10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 003-224-163, 007-111-266, 007-111-291) located at 3834, 3820 and 3808 10th Avenue; from Multi-Family Residential to **General Commercial**.
2. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan (**Schedule B – Development Permit Areas Map**) to:
 - a) Include Lot 7, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID 007-111-223), located at 3848 10th Avenue; in **Development Permit Area No. 2 - Commercial (General) Area**; and to
 - b) Amend the designation of Lots 8 - 10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 003-224-163, 007-111-266, 007-111-291) located at 3834, 3820 and 3808 10th Avenue; from Development Permit Area No. 3 – Multiple Family Residential to **Development Permit Area No. 2 - Commercial (General) Area**.
3. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lots 7-10, Block 171, District Lot 1, Alberni District, Plan VIP1603 (PID's 007-111-223, 003-224-163, 007-111-266, 007-111-291) located at 3848, 3834, 3820, and 3808 10th Avenue; from R2 - One and Two Family Residential to **C4 - Highway Commercial**.
4. That the City of Port Alberni Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before a public hearing is scheduled:
 - a) To submit a Cross-Section Plan (Lot Grading) and a detailed Access Plan.

Respectfully submitted,

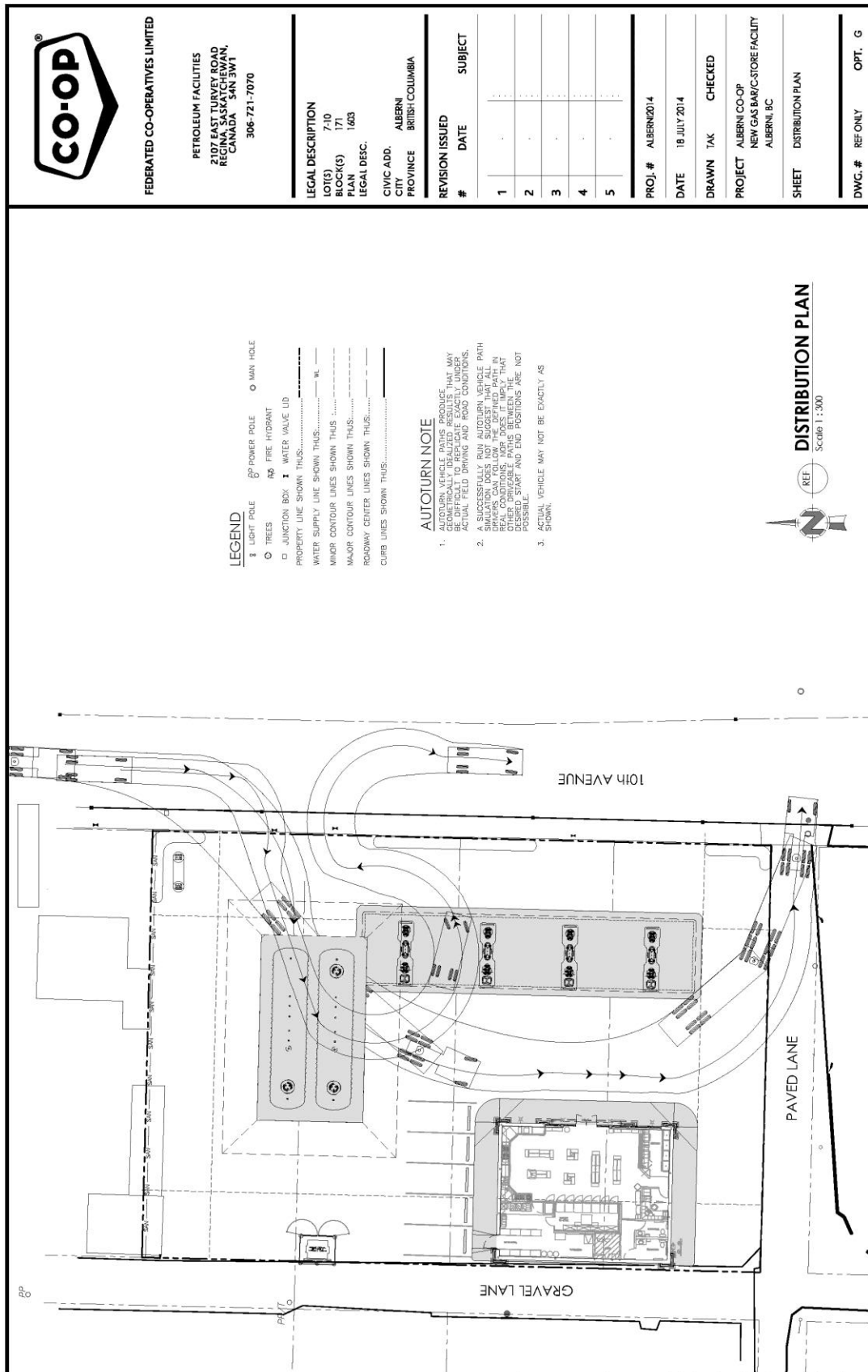


Scott Smith, MCIP, City Planner





[illegible]







NOTES

1. THIS DRAWING IS FOR REFERENCE ONLY.
2. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE SITE, BY THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.
3. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

RETAIL:

FEDERATED CO-OPERATIVE LIMITED

BRANCH: HOME OFFICE

FACILITY: CUSTOM CONVENIENCE STORE

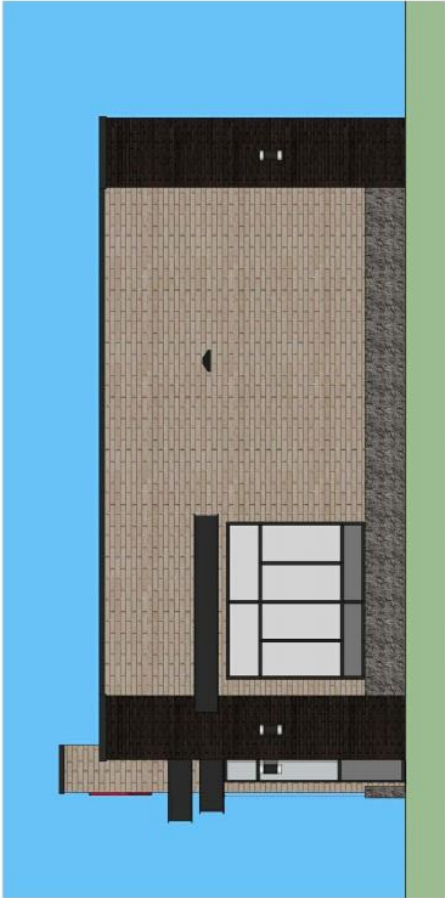
DRAWING: EXTERIOR ELEVATIONS 2

DATE: JANUARY 27, 2015

DRAWN BY: NV

SCALE: 1/8" = 1'-0"

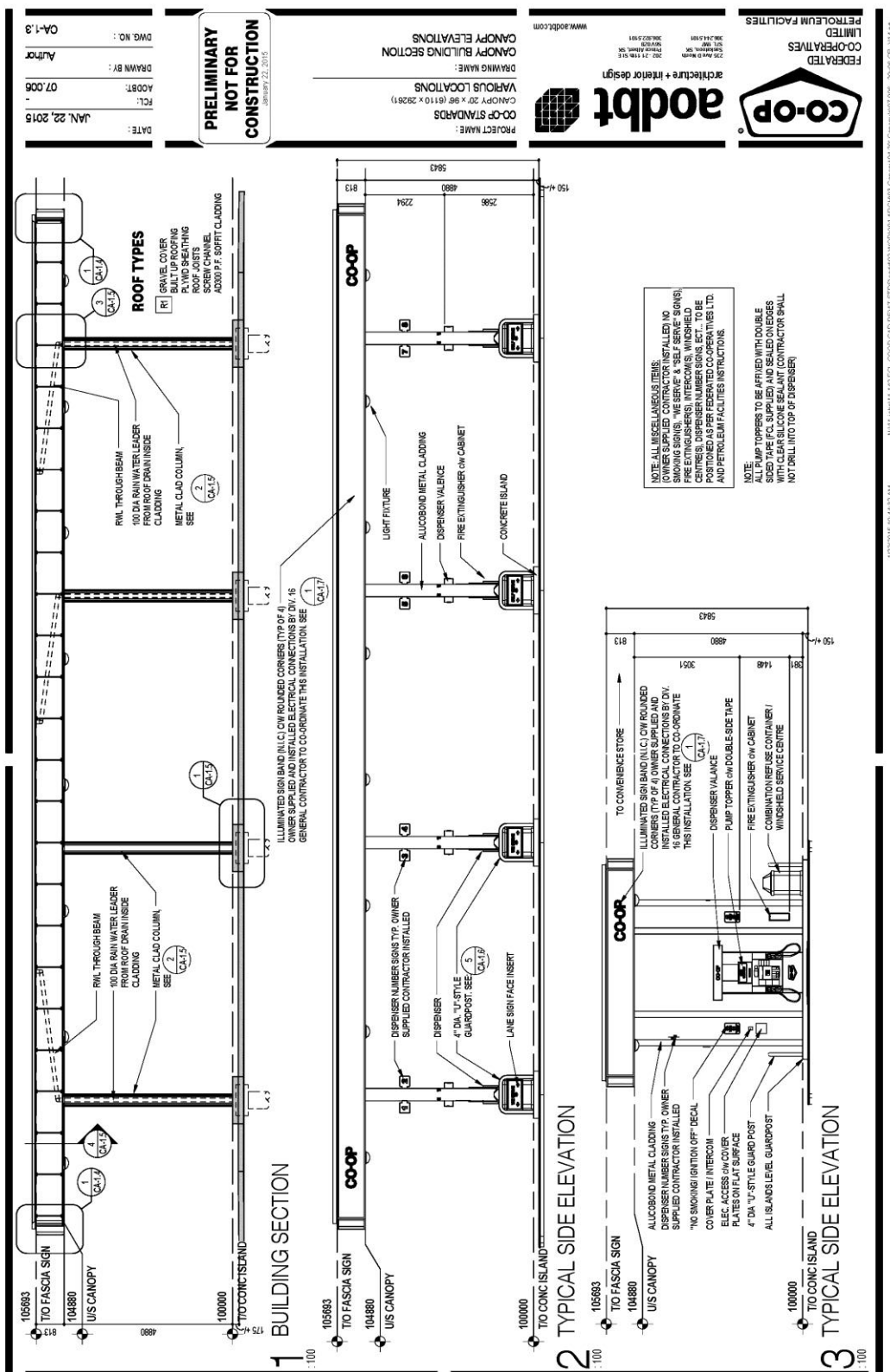
REVISION: A



RIGHT SIDE ELEVATION



REAR ELEVATION



TOPOGRAPHIC SITE PLAN OF LOTS 7-10, BLOCK 171, PLAN 1603 DISTRICT LOT 1, ALBERNI DISTRICT

SCALE 1:250

The intended plot size is 432mm in height and 560mm in width
(C size) when plotted at a scale of 1:250

NOTES:

All distances are in metres and decimal thereof.
Elevations are derived from the integrated control marker
80H3410 elevation 34.386 and verified to 80H3419 elevation 33.076
Contour interval is 0.1 metres.
Distances and bearings shown are based on a preliminary survey and
are subject to minor changes.

Current Zoning - R2 (one and two family residential district)

If re-zoned as C3 (Service Commercial District) the minimum setbacks are:

North boundary (side lot line) = 0.3m (to accommodate easement)

East boundary (front lot line) = 0m

South boundary (side lot line) = 0m

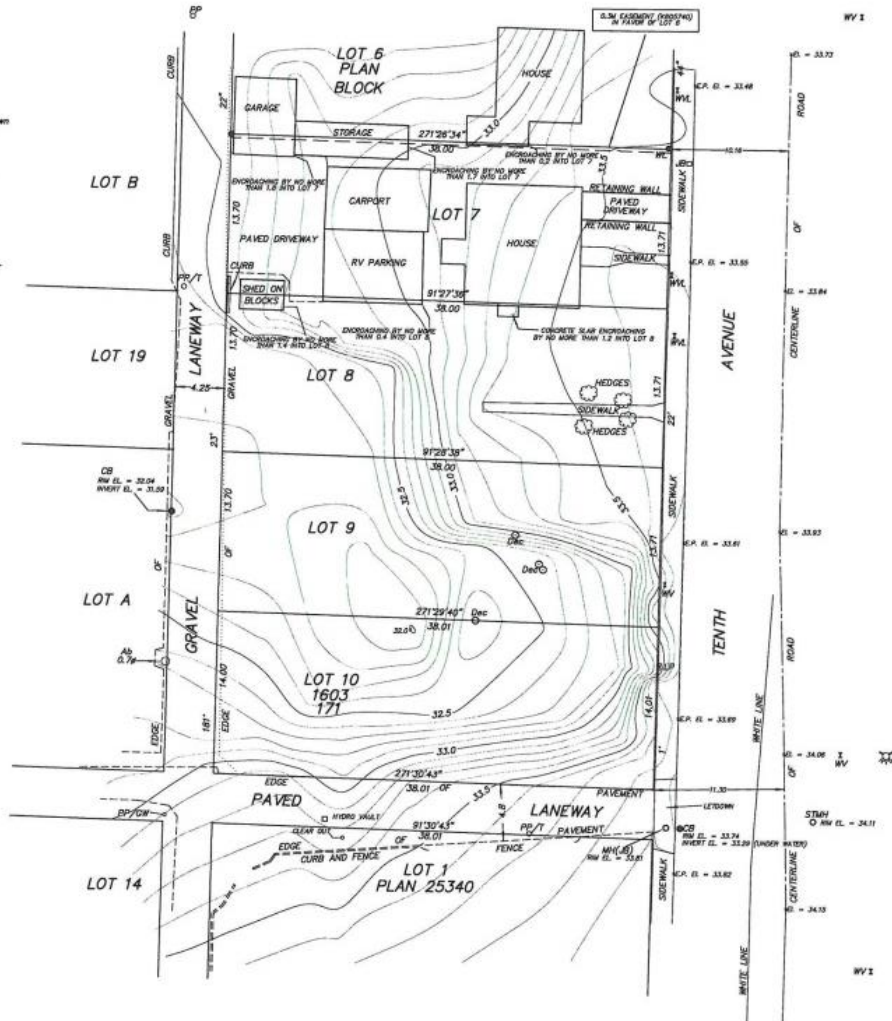
West boundary (rear lot line) = 3m

Building footprint (lots 7-10) = 35m x 53m

May be minor changes with formal legal survey

LEGEND:

- Denotes iron pin found
- Denotes manhole
- Denotes water valve
- Denotes catch basin
- Denotes street light
- Denotes fire hydrant
- Denotes power pole & guy wire
- Denotes power pole
- Denotes tree
- AB Denotes arbutus tree
- Dec Denotes deciduous tree, type unknown
- # Denotes diameter
- JRR Denotes irrigation box
- PP Denotes power pole
- PP/GW Denotes power pole & guy wire
- LP Denotes street light or lamp post
- E.P. Denotes edge of pavement
- WV Denotes water valve
- CB Denotes catch basin
- STW Denotes storm sewer manhole
- SANW Denotes sanitary sewer manhole
- SP Denotes stand pipe
- JCB Denotes junction box
- MB Denotes manhole
- PP/T Denotes power pole with transformer
- WVL Denotes water valve lid



SIMS ASSOCIATES

LAND SURVEYING LTD.
223 FERRY ROAD W.
QUALICUM BEACH, B.C. V9K 1S4
PHONE: 250-752-9121
FAX: 250-752-9241
FILE NUMBER: 13-259
DRAWING NUMBER: 13-259 topo.dwg
DATE: 2013/12/10

Certified correct 6th 11th day of December, 2013
According to Land Title & Survey Authority Records
and Field Surveys. Unregistered interests have not
been included or considered.

MICHAEL
SIMS XXJIDU

Digitally signed by MICHAEL SIMS
DN: cn=MICHAEL SIMS, o=SIMS ASSOCIATES
LAND SURVEYING LTD., email=m.sims@simssas.com
c=CA, email=m.sims@simssas.com

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Bylaw 4832

C4 – HIGHWAY COMMERCIAL

- 5.21 The purpose of this *zone* is to establish and maintain areas offering a range of large format *retail*, service, and tourist recreational *uses*, with high levels of visibility for vehicular traffic.

5.21.1 Permitted usesPrincipal Uses

Automotive sales, repair and servicing
 Bank or other financial institution
 Boat or *recreational vehicle* sales and repair
Campground
 Garden shop, nursery and *landscape* supplies
 Gasoline service station
 Golf driving range
Hotel
 Medical service
 Miniature golf
Motel and Motor hotel
Office
Personal service
 Professional service
 Restaurant, including drive-through
Retail
Shopping centre
 Tourist service
Transportation dispatch and depot
 Veterinary clinic

Accessory Uses

Caretaker's *Dwelling Unit*, subject to Section 6.16
 Outdoor storage

Site Specific Uses

Liquor, wine and beer store
 Nightclub, Cabaret, Bar & Pub

5.21.2 Site Development Regulations

Minimum <i>Lot Area</i>	930 m ²	(10,011 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	6 m	(19.7 ft)
<i>Side yard</i>	6 m	(19.7 ft)
Maximum Height, <i>Principal Building</i>	9 m	(29.5 ft)
Maximum Number of <i>Principal Building Storeys</i>	2	

Bylaw 4832

5.21.3 Conditions of Use

- (a) All business, repair or servicing *uses* shall be conducted within a completely enclosed *building* except for garden shops, outdoor display, rental, sales or *storage yards*, restaurant patios, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.

5.21.4 Conditions of Use: Campgrounds

- (a) An accessory store to serve *campground* patrons is permitted to a maximum *gross floor area* of 120 m² (1292 ft²).
- (b) Except for caretakers' residences, no person, tent or *recreational vehicle* shall occupy a *camping site* within a given *campground* for more than 90 days in any calendar year.
- (c) Notwithstanding the provisions of (b), a maximum of ten percent (10%) of the *camping sites* in any given *campground*, excluding caretakers' residences, may be occupied by the same person, tent or *recreational vehicle* for more than 90 days in any calendar year.
- (d) Each *camping site* for a *recreational vehicle*, trailer or tent shall have an area of not less than 60 m² (646 ft²).
- (e) Washroom facilities shall be not more than 150 m (492 ft) from any *camping site*.
- (f) No washroom facility shall be closer than 4 m (13.1 ft) to any *camping site*.
- (g) A standpipe for potable water shall be not more than 50 m (164 ft) from any *camping site*.
- (h) Internal roads must be of a material that does not produce dust.
- (i) Garbage disposal containers shall be provided and shall be insect-tight, water-tight, and animal-proof.
- (j) A minimum of ten percent (10%) of the *lot* shall be provided for *useable open space*.

5.21.5 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3835 Redford Street	Lot 1, District Lot 45, Alberni District, Plan 50735
	4277 Stamp Avenue	Lot A, District Lot 1, Alberni District, Plan 33048
	4850 Beaver Creek Road	Lot A, Block 2, District Lot 11, Alberni District, Plan VIP618B (DD FA60973)

Bylaw 4832

Nightclub, Cabaret, Bar and Pub	4920 Cherry Creek Road	<i>Lot A, District Lot 14, Alberni District, Plan VIP61333</i>
Nightclub, Cabaret, Bar and Pub and a Liquor, Wine and Beer Store	4940 Cherry Creek Road	<i>Lot 1, District Lot 14, Alberni District, Plan VIP51563</i>







CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: February 12, 2015

SUBJECT: DEVELOPMENT APPLICATION - Proposed Text Amendment to the Zoning Bylaw

7-5440 Argyle Street

That part of District Lot 118, Alberni District, Lying to the South West of Plan 15825 (PID: 008-634-688)

Applicant: Sheena Falconer dba West Coast Vancouver Island Aquatic Management Society

Issue

To consider an application for text amendments to the Zoning Bylaw to facilitate the operation of a Stewardship Centre in a City owned building located at Harbour Quay.

Background

The West Coast Aquatic Society is proposing to lease Unit 7 – 5440 Argyle Street (former Clock Tower Gallery) at Harbour Quay from the City of Port Alberni. West Coast Aquatic is proposing to operate a Fisheries Stewardship Centre and the society's office from the unit. West Coast Aquatic has made application for a text amendment to the W1 – Waterfront Commercial zone to include the stewardship centre use.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on Unit 7-5440 Argyle St. (That part of District Lot 118, Alberni District, Lying to the South West of Plan 15825 (PID: 008-634-688) is currently **General Commercial** on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
- b) The Official Community Plan includes Unit 7-5440 Argyle St. (That part of District Lot 118, Alberni District, Lying to the South West of Plan 15825 (PID: 008-634-688) in **Development Permit Area No. 2 - Commercial (General)** on the Official Community Plan Schedule B – Development Permit Areas Map. No amendment is required.
- c) The property at Unit 7-5440 Argyle St. (That part of District Lot 118, Alberni District, Lying to the South West of Plan 15825 (PID: 008-634-688) is currently zoned **W1 Waterfront Commercial** on the Zoning Bylaw Schedule A Zoning Map. No map amendment is required.

- d) “Stewardship Centre” is not defined and does not exist as a Permitted Use in any zone in the Zoning Bylaw. Text amendments to the Zoning Bylaw text are required as follows:
- a. Add the text *“Stewardship Centre means a building, open to the public that includes exhibits, interpretative and educational activities related to local ecological resources through public education, planning, events, research and management”* to Section 4 Definitions; and
 - b. Add the text *“Stewardship Centre”* to Section 5.33.1 Permitted Uses in the W1 Waterfront Commercial zone.

Discussion

West Coast Aquatic is proposing to develop a fisheries stewardship centre that would include aquaria, interpretative displays and deliver public education programs on the natural environment. Even though there had previously been a small interpretative forestry centre at Harbour Quay, the W1 zone does not clearly permit a stewardship type facility.

The stewardship centre would be located in Unit 7 (former Clock Tower Gallery) at Harbour Quay. Extensive renovations would be completed to the inside of the building, with the lower level being used for the stewardship centre and the West Coast Aquatic offices located on the upper level. The office is a permitted accessory use in the W1 zone.

Harbour Quay is a mix of commercial uses, with some light industrial, park and public piers. Harbour Quay is a popular community and tourist destination. The historic Steam Train station and Maritime Museum are also located in the general area. A fisheries stewardship centre would be an excellent addition to the Harbour Quay.

Strategic Plan Implications

Vibrant, prosperous and economically sustainable community

The proposed stewardship centre meets the strategic objective to promote development of the waterfront, increase community educational opportunities and promote sustainable environmental practices.

Conclusions

In considering the Zoning amendments the Advisory Planning Commission and City Council should consider whether the proposed amendments are appropriate for the site and for all sites zoned or impacted by the changes to the W1 Waterfront Commercial zone.

The proposed stewardship centre use is an excellent fit with the overall Harbour Quay and will be an important addition for the Alberni Valley that will be of interest to tourists and community visitors. The stewardship centre will highlight and educate on a very important natural resource for the Alberni Valley.

The Planning Department supports the text amendment to add “Stewardship Centre” as a permitted use in the W1 – Waterfront Commercial zone.

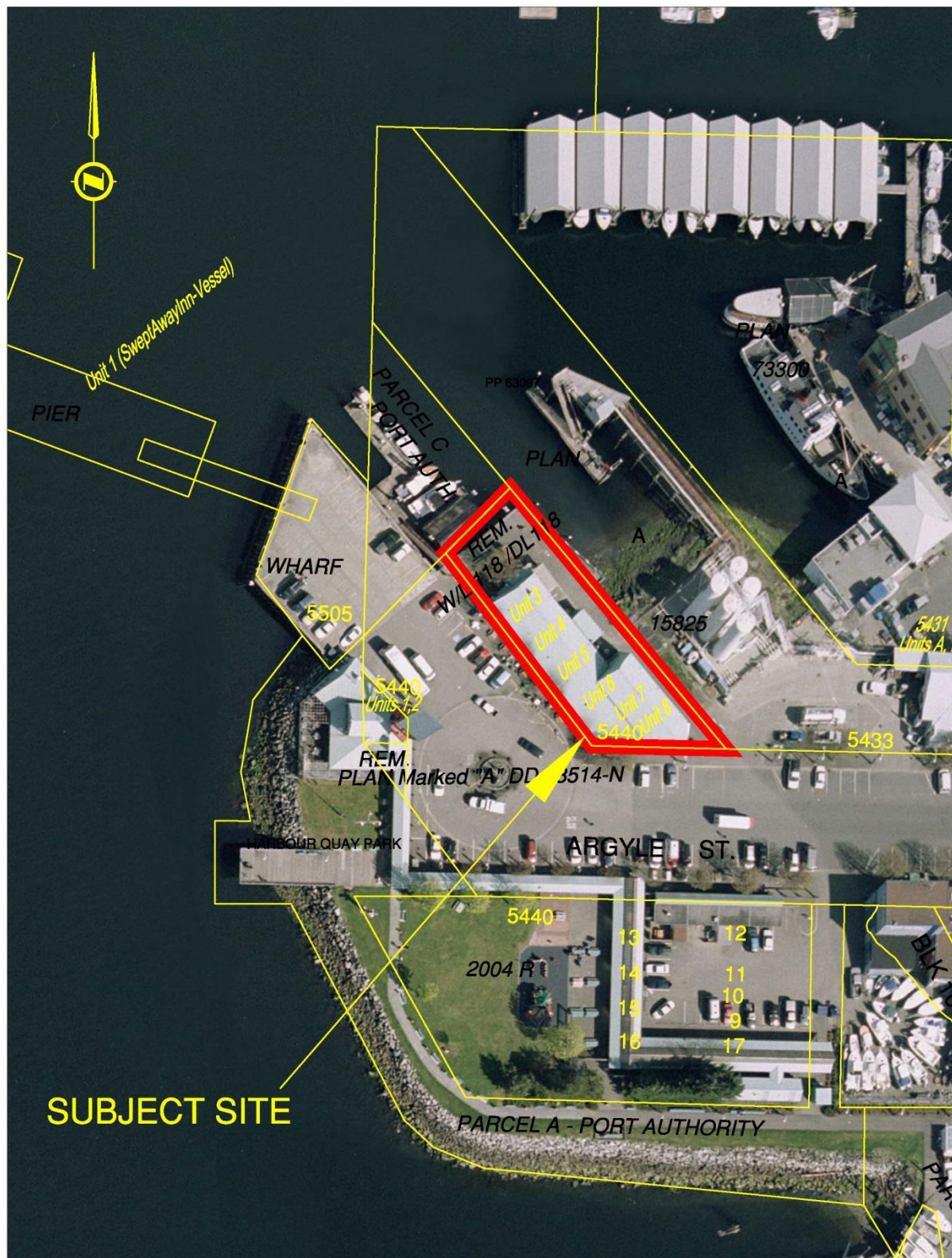
Recommendations

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with text amendments to Zoning Bylaw 2014, Bylaw No. 4382 as follows:*
 - a. *By adding the text "Stewardship Centre means a building, open to the public that includes exhibits, interpretative and educational activities related to local ecological resources through public education, planning, events, research and management" to Section 4 Definitions; and*
 - b. *By adding the text "Stewardship Centre" to Section 5.33.1 Permitted Uses in the W1 Waterfront Commercial zone.*

Respectfully submitted,



Scott Smith, MCIP
City Planner



Bylaw 4832

W1 – WATERFRONT COMMERCIAL

5.33 The purpose of this *zone* is to establish and maintain areas for commercial and *retail* operations, especially those serving marine-based or tourist-oriented activities.

5.33.1 Permitted usesPrincipal Uses

Boat rental operations
 Boat tour and charter operations
 Commercial mooring facilities
 Docks, Wharves, and Floats for the *use* of
 water taxis, ferries, float planes and
 amphibious vessels
 Fish product industry
 Marina
 Marine fuelling operations
 Marine-oriented clubs such as yacht clubs
 Microbrewery
 Nightclub, Cabaret, Bar and Pub
 Observation Tower
Public market
 Restaurant, excluding *drive-in or drive-*
 through
Retail

Accessory Uses

Loading facility
Office
 Permanent residence on one boat or
 vessel by one member or
 employee of any other *use*
 permitted within this *zone* for
 purposes of security and fire
 protection
 Private floats and wharves
 Storage
 Temporary boat storage
 Temporary or seasonal residence on
 a boat or vessel for commercial
 fishing purposes

5.33.2 Site Development Regulations

Maximum Height, Principal <i>Building</i>	8 m	(26.2 ft)
Maximum Number of Principal <i>Building Storeys</i>	2	

5.33.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.33.1,
- (i) Temporary or seasonal boat residence is permitted, provided that the boat or vessel is wharfed at a location where the following on-shore facilities are provided, at a minimum, in separate rooms for females and males:
 - one water-closet;
 - one wash-basin; and
 - one bathtub or shower
 - (ii) Private Floats and Wharves are permitted only where necessary for practical access by boats to commercial enterprises primarily oriented to water *uses* and water traffic.

Bylaw 4832

- (b) Where associated with *retail* sales of live or fresh seafood in the same *building, fish product industry* activity is limited to a maximum *gross floor area* of 235 m² (2530 ft²).
- (c) Marine fuelling operations shall be located not less than 60 m (196.8 ft) from any R or RM *zone*.





CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: February 12, 2015

**SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
5081 Ian Avenue**

Lot 1, District Lot 13, Alberni District, Plan VIP11162 (PID: 005-120-560)

Applicants: Jadon Van Vliet for Gail Swain

Issue

To consider an application for a map amendment to the Zoning Bylaw Schedule A (Zoning Map) for the subject property at 5081 Ian Avenue.

Background

An application has been made to amend the Zoning Bylaw to rezone 5081 Ian Avenue from R1 – Single Family Residential to R3 – Small Lot Single Family Residential in order to facilitate a subdivision application. The property is on the corner of Ian Avenue and Craig Road and there is currently a small house on the south side of the property. The proposal would be to subdivide the property to create two small residential lots.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on **5081 Ian Avenue**, Lot 1, District Lot 13, Alberni District, Plan VIP11162 (PID: 005-120-560), is currently Residential on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
- b) The Official Community Plan does not include **5081 Ian Avenue**, Lot 1, District Lot 13, Alberni District, Plan VIP11162 (PID: 005-120-560) in any Development Permit Area on the Official Community Plan Schedule B – Development Permit Areas Map. No amendment is required.
- c) The property at **5081 Ian Avenue**, Lot 1, District Lot 13, Alberni District, Plan VIP11162 (PID: 005-120-560), is currently zoned R1 - Single Family Residential on the Zoning Bylaw Schedule - A Zoning Map. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is required to designate the property as **R3 – Small Lot Single Family Residential**

Discussion

The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m² (3,767 ft²). The property at 5081 Ian Avenue has a frontage along Ian Avenue of 32.6 metres (106 ft.) and a lot area of 1093 m² (11,764 ft²). If rezoned and subdivided, the two lots would each have a 16 metre (52 ft.) frontage on Ian Avenue and a lot area of 546 m² (5,877 ft²). Each lot would exceed the requirements of the R3 zone. The applicant may wish to consider slightly increasing the size of Proposed Lot 1, as there is a slightly greater side yard setback requirement for the Craig Road side. This decision can be made during the subdivision process.

Surrounding Area

The area is predominately single family residential with a mix of lot sizes. There is a duplex at the corner of Ian Avenue and Glenside Road and Arrowsmith Baptist Church is nearby.

Infrastructure

The City service connections for the existing house are located near the south side of Proposed Lot 2, off Ian Avenue. The proposed subdivision will not impact these service connections. There are City services available along both Craig Road and Ian Avenue in order to provide service to Proposed Lot 1. The private utilities are located along Ian Avenue. The overhead service to the existing house on Proposed Lot 2 will trespass over Proposed Lot 1 and will need to be resolved. The detailed issues regarding servicing requirements will be covered under the Preliminary Layout Approval letter during the subdivision process.

Strategic Plan Implications

Responsible, livable and environmentally sustainable community

The proposed small lot subdivision meets the strategic goal of a livable and sustainable community.

Conclusions

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 R3 - Small Lot Single Family Residential zone allows for slightly greater density while maintaining a single family residential character. The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed zoning and subdivision are compatible with the character of the neighbourhood and the Planning Department supports the zoning amendment to the R3 zone.

Recommendations

- 1. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lot 1, District Lot 13, Alberni District, Plan VIP11162 (PID: 005-120-560), located at 5081 Ian Avenue; from R1 - Single Family Residential to R3 – Small Lot Single Family Residential.*

-
2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:*
- a. *Receive a Preliminary Layout Approval letter for the proposed subdivision from the City of Port Alberni's Approving Officer.*

Respectfully submitted,



Scott Smith, MCIP
City Planner



PLAN OF LOT 1, DISTRICT LOT 13,
ALBERNI DISTRICT, PLAN 11162.

(FOR REZONING APPLICATION)

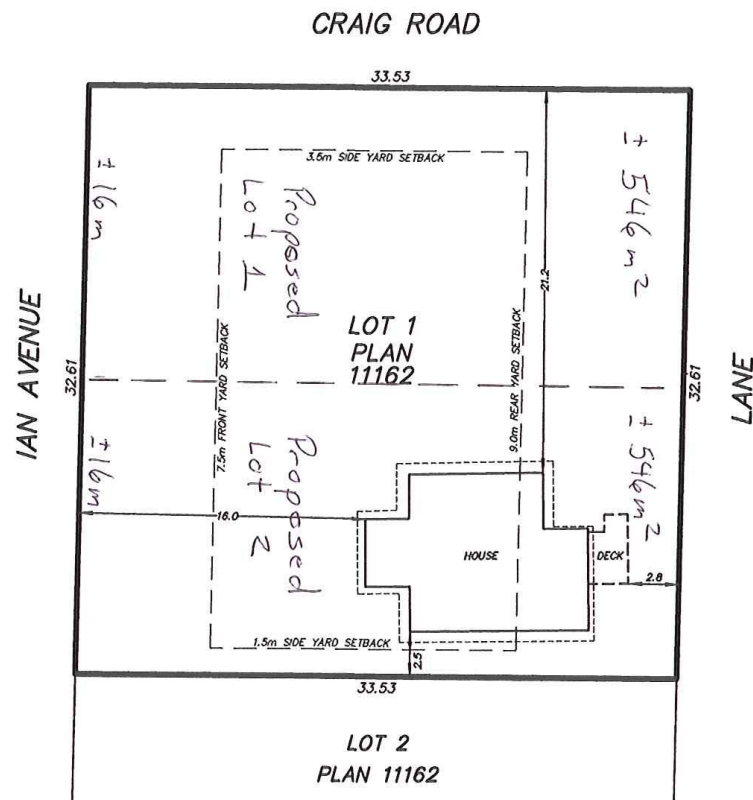
SCALE 1:250

All distances are in metres

Jurisdiction: City of Port Alberni

PID No: 005-120-560

Civic Address: 5081 Ian Avenue
 Port Alberni, BC



LEGEND

----- Denotes eave line.

SIMS ASSOCIATES

LAND SURVEYING LTD.
 223 FERN ROAD W.
 QUALICUM BEACH, B.C. V9K 1S4
 PHONE: 250-752-9121
 FAX: 250-752-9241
 FILE NUMBER: 15-028-BL
 DRAWING FILE: 15-028-BL1.dwg
 DATE: 2015-02-05

Bylaw 4832

R3 – SMALL LOT SINGLE FAMILY RESIDENTIAL

5.13 The purpose of this *zone* is to provide for greater density in areas of the city that are being redeveloped and where small *lots* already exist.

5.13.1 Permitted usesPrincipal UsesSingle *family dwelling*Accessory Uses*Home occupation*5.13.2 Site Development Regulations

Minimum <i>Lot Area</i>	350 m ²	(3767 ft ²)
Minimum <i>Frontage</i>	10 m	(32.8 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	5 m	(16.4 ft)
<i>Rear yard</i>	5.5 m	(18.0 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	0.5	
Maximum Height, Principal <i>Building</i>	10 m	(32.8 ft)
Maximum Number of Principal <i>Building Storeys</i>	2.5	

5.13.3 Conditions of Use

Notwithstanding the provisions of 5.13.2,

- (a) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
- (b) For single *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*.
- (c) The minimum permitted *setback* from the vehicle entrance of a principal or *accessory building* to a highway other than a *lane* is 5.8 m (19 ft).



