

File # 11.60.00

To: Port Alberni Advisory Planning Commission

Chris Colclough
Shelley Chrest
Vern Barnett
Seva Dhaliwal
Wes Hewitt

Linda Kelsall
Larry Ransom - (SD #70)
S. Sgt. Kevin Murray - (R.C.M.P. Liaison)
Councillor Cindy Solda - (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)

From: Scott Smith, City Planner

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

Date: January 12, 2012

Re: **Advisory Planning Commission Meeting**
Thursday, January 19, 2012 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, January 19, 2011 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 December 15, 2011 meeting of the Advisory Planning Commission.**
- 2. Elections - Chair and Vice-Chair.**
- 3. Development Application: Zoning Bylaw Amendment
2702 Anderson Avenue
(Lot 10, District Lot 11, Alberni District, Plan 6074)
Applicant: Struc Holdings Ltd.**
- 4. Development Application: Zoning Bylaw Amendment
3908 Marpole Street
(Lots 12 & 13, District Lot 112, Alberni District, Plan 43267)
Applicant: S. Danielsen**
- 5. Update - City Planner - Status of current projects.**
- 6. Other business.**
- 7. Adjournment. The next regular meeting is scheduled for February 16, 2012.**

**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on December 15, 2011
in the Committee Room at City Hall at 12:00 p.m.**

Advisory Planning Commission

Kay Rolls (Chair)
Chris Colclough (Vice Chair)
Vern Barnett
Wes Hewitt
Linda Kelsall
Bill Randles
Seva Dhaliwal
Larry Ransom (S.D.70)
S.Sgt. Kevin Murray (R.C.M.P.)
Randy Thoen (P.A.F.D.)
Councillor Jack McLeman (Alternate Councillor)

Staff

Scott Smith, City Planner
Matt Skinner, Planning Technician

Guests

Cara Foden

Regrets

Councillor Cindy Solda



1. Adoption of September 29, 2011 Minutes

- Introductions were made and new APC members were welcomed to the meeting.
- The Minutes of the September 29, 2011 meeting of the Advisory Planning Commission were adopted.
(Colclough / Ransom) CARRIED

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

- **3515 Carriere Road;** Rezoning approved, subdivision PLA issued.
- **5100 Tebo Avenue;** Jericho road church rezoning approved by council.
- **3010 – 10th Avenue;** Hairdressing business rezoning received 3rd reading, subject to increased parking.
- The seniors care facility and mixed residential development application on Burde Street is an open file, however, the City has not received the required information to proceed to preparation of Bylaws and a Public Hearing from the applicant.
- Council has directed the City Planner to investigate the city allowing backyard beekeeping and chickens, and delivery of a preliminary report is anticipated for the 2nd council meeting in January.

5. Adjournment – The meeting adjourned at 12:45 p.m. The next regularly scheduled meeting will be **January 19, 2012** at 12:00 pm in the Committee Room at City Hall.

A handwritten signature in blue ink that reads "Kathleen Rice". The signature is written in a cursive style with a large initial 'K' and a stylized 'R'.

City Clerk

Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission
FROM: Scott Smith, City Planner
DATE: January 12, 2012

SUBJECT: Zoning Bylaw Amendment Application – 2702 Anderson Avenue
Lot 10, District Lot 1, Alberni District, Plan 6074, PID: 000-061-085

ISSUE

To consider an application to amend the Zoning Bylaw, Schedule A (Zoning District Map), for the property located at 2702 Anderson Avenue.

BACKGROUND

The property owner has applied to amend the Zoning Bylaw by rezoning 2702 Anderson Avenue from R1- Single Family Residential District to R2 – One and Two Family Residential District. The proposal is to demolish the existing house and build a 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 2702 Anderson Avenue has frontage of 24.6 metres (81 ft) and a lot area of 769.5 m² (8282 ft²) which slightly exceeds the R2 requirements for a duplex.

There is an existing small single family house on the property that will have to be demolished before a Building Permit can be issued to construct a new duplex building. 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 Anderson Avenue and Melrose Street and the surrounding area is predominately single family residential with some two family dwellings on Anderson Avenue further down the block. Maquinna Elementary School is to the east of the property.

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 2702 Anderson Avenue is compatible with the character of the existing residential neighbourhood and would represent an improvement on the lot. 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 10, District Lot 1, Alberni District, Plan 6074 located at **2702 Anderson Avenue**, from R1 – Single Family Residential District to **R2 – One and Two Family Residential District**.*

Respectfully submitted



Scott Smith, MCIP
City Planner

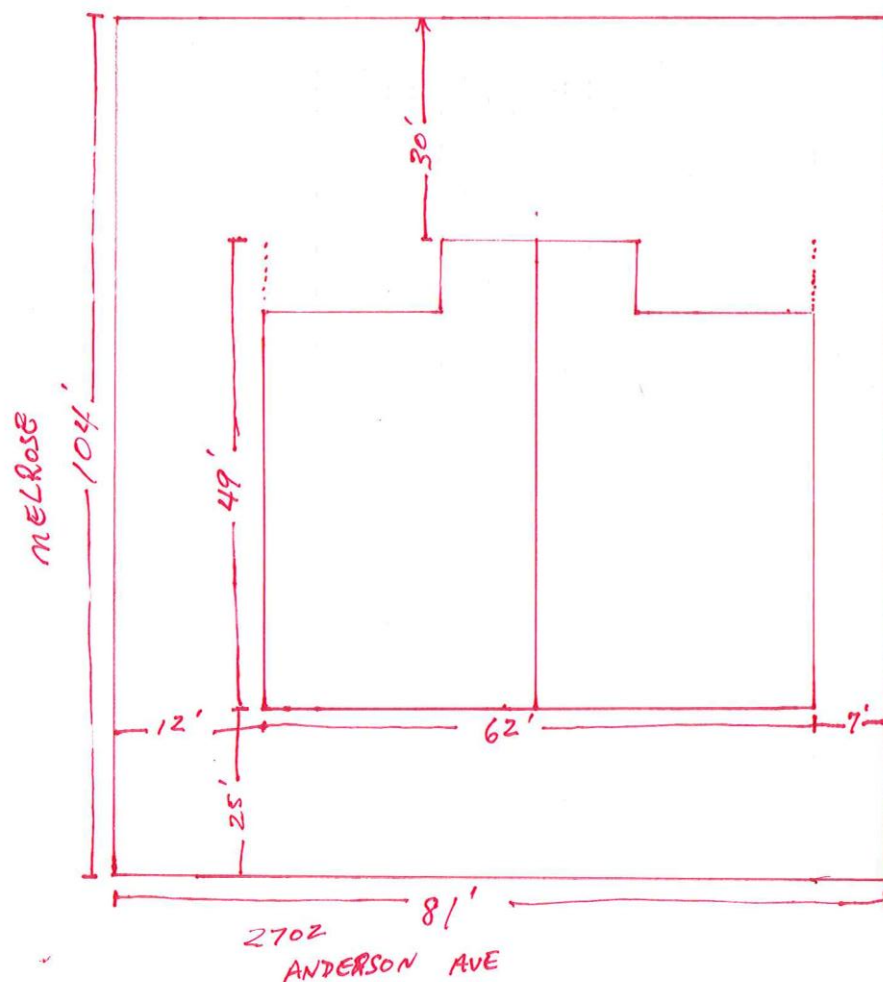




CITY OF PORT ALBERNI

ENGINEERING DEPARTMENT

PROJECT: DUPLEX - STRATA TITLE DATE: JAN 4/12 JOB No.: _____
GARAGE AT REAR NOT FRONT BY: _____ PAGE No.: _____



NTS.



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: January 12, 2012

SUBJECT: Zoning Bylaw Amendment Application – 3908 Marpole Street
Lots 12 & 13, District Lot 112, Alberni District, Plan 43267

ISSUE

To consider an application to amend the Zoning Bylaw, Schedule A (Zoning District Map), for the property located at 3908 Marpole Street.

BACKGROUND

The property owner has applied to amend the Zoning Bylaw by rezoning 3908 Marpole Street from R1- Single Family Residential District to R2 – One and Two Family Residential District. The proposal is to demolish the existing house and build a 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 land at 3908 Marpole Street is currently two separate legal parcels with a combined frontage of 20.2 metres (66 ft) and a lot area of 792.8 m² (8533 ft²). The two legal parcels will be required to be consolidated into one property in order to meet the R2 requirements for a duplex.

There is an existing small single family house on the property that will have to be demolished before a Building Permit can be issued to construct a new duplex building. A possible site plan is attached to show a footprint of a duplex that could fit on the property.

Surrounding Area

The surrounding area is predominately single family residential with some two family dwellings in the wider neighbourhood. John Howitt Elementary School is to the east at the corner of Marpole Street and Tebo Avenue.

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 3908 Marpole Street is compatible with the character of the existing residential neighbourhood and would represent an improvement on the lot. The Planning Department supports the amendment of the Zoning Bylaw, to rezone the property to the R2 – One and Two Family Residential District.

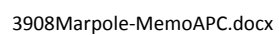
RECOMMENDATIONS

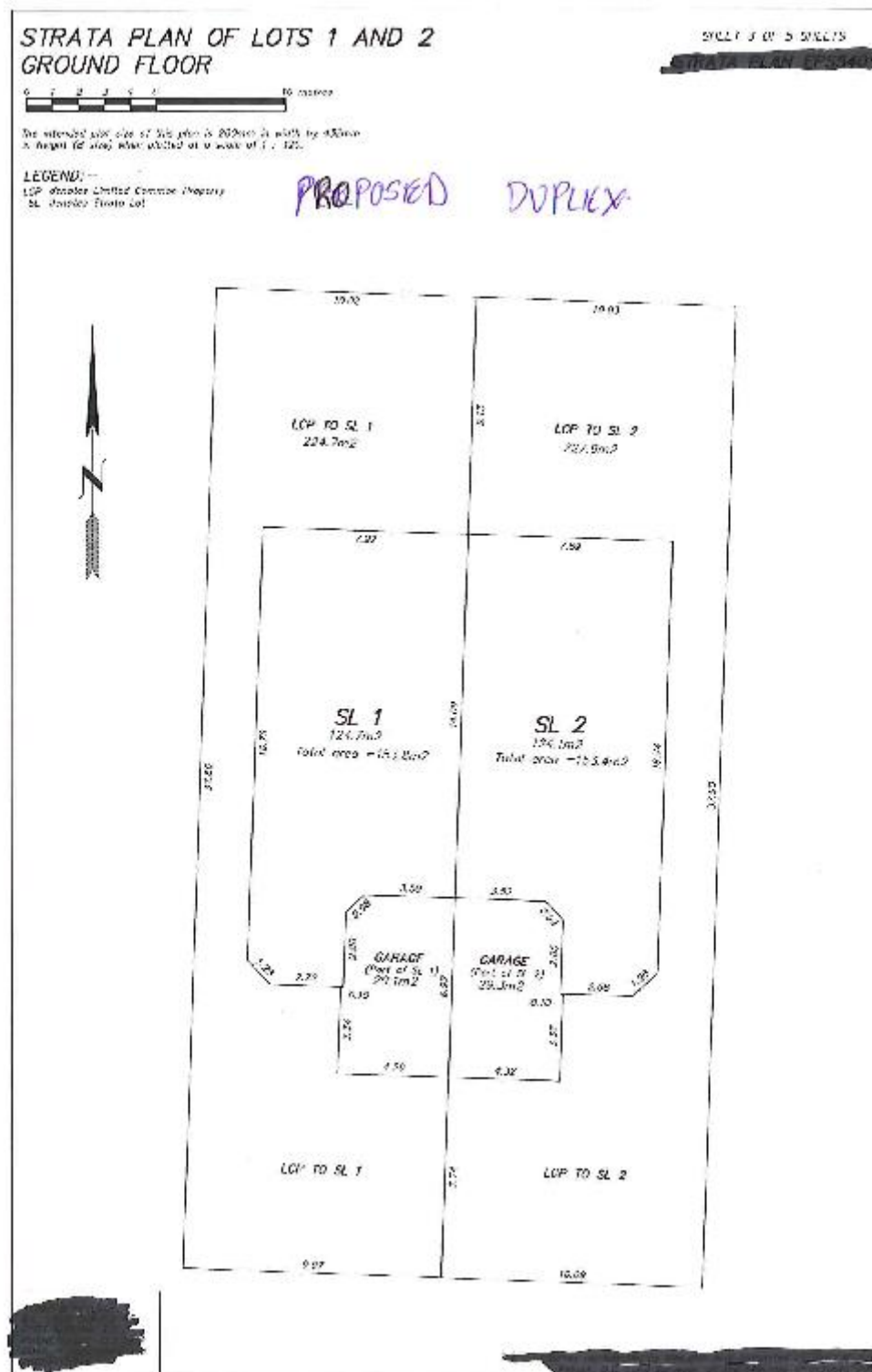
1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map,) to rezone Lots 12 & 13, District Lot 112, Alberni District, Plan 43267 located at **3908 Marpole Street**, from R1 – Single Family Residential District to **R2 – One and Two Family Residential District**.*
2. *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 the final adoption of the bylaw:*
 - a. *That the two properties be consolidated into one legal parcel.*

Respectfully submitted



Scott Smith, MCIP
City Planner







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.