

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

Larry Ransom - (SD #70)
Cindy Stern (Tseshah First Nation)
Jim Tatoosh (Hupacasath First Nation)
S.Sgt. Mike Coady - (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 - School District #70)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department

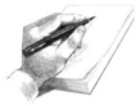
Date: June 11, 2013

Re: **Advisory Planning Commission Meeting**
Thursday, June 20, 2013 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, June 20, 2013 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 May 23, 2013 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION - Proposed Zoning Bylaw Amendment**
2511 9th Avenue – (PID's: 005-710-618, 005-710-596)
(Lots 2 and 3, Block 2, District Lot 1, Alberni District, Plan VIP7322)
Applicant: Lance M. Engstrom
- 3. Update - City Planner - Status of current projects.**
- 4. Other business.**
- 5. Adjournment. The next regular meeting is scheduled for Thursday, July 18, 2013.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on May 23, 2013
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
Shelley Chrest – via teleconference
Cindy Stern (Tseshaht First Nation)
Jim Tatoosh (Hupacasath First Nation)
Larry Ransom (S.D.70 Liaison)
Randy Thoen (P.A.F.D. Liaison)
Councillor Rob Cole (Alternate – Council)

Staff

Scott Smith, City Planner
C. Foden, Planning Technician

Regrets

S. Sgt. Mike Coady - (R.C.M.P. Liaison)
Councillor Hira Chopra - (Council Liaison)

Guests

Interested members of public = 0
Raymond DeBeeld (Applicant)

Alternates (not in attendance)

John Bennie (Alternate S.D.70)



1. Adoption of March 28, 2013 Minutes

- The Minutes of the March 28, 2013 meeting of the Advisory Planning Commission were adopted. **(Kelsall / Hewitt) CARRIED**
- Draft minutes from a joint meeting (May 13) of the APC and City Council were distributed. At that meeting, IPS (consultant for the Zoning Bylaw Review project) presented a report on public input and requested direction from City Council for the Zoning Bylaw review.

2. Development Application: Zoning Bylaw Amendment

Lots 1-3, Block 54, District Lot 1, Alberni District, Plan VIP197B
(PID's: 000-064-891, 000-063-924, and 000-065-374)

4916 Athol Street

Applicant: (Raymond deBeeld, Architect for Robin Gauthier)

- The City Planner summarized his report to the APC dated May 16, 2013.
- The APC discussed the application with respect to the following:
 - o The building footprint will be about 81% of the former building footprint.
 - o It has not been determined how much if any of the existing foundation will be used in the new structure.

- o Parking was discussed with respect to the number of proposed spaces for regular cars, small cars and handicapped spaces. A parking variance will be required however there will be two spaces more than what existed for the former building.
- o Landscaping will be required as part of the Development Permit process if the application proceeds. The amount of landscaping will exceed what existed around the former building but will likely be minimal due to the building footprint and the site. The concept design was complimented.
- o The applicant responded to an inquiry about the developer's plans to build the new suites with features for physically challenged persons by noting that the market and the developers' interest would be factors to consider. It was noted that some features such as hand rails in bathrooms may not be installed but that the suites would be built to accommodate some of those features if they were necessary.
- o The applicant discussed the project timeframe, noting that the developer would only be compensated by the insurance company based on construction milestones. The City Planner indicated that work on the Variance process and Development Permits could proceed once the application had been endorsed by Council with the setting of a Public Hearing. The minutes of this meeting will go to Council on June 10th.

MOTIONS:

- a) *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 Lots 1-3, Block 54, District Lot 1, Alberni District, Plan VIP197B from from RM2 Medium Density Multiple Family Residential District to RM3 Higher Density Residential District.*
- b) *That the Advisory Planning Commission recommend 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) *Consolidate the properties into one legal parcel.*

(Ransom / Hewitt) CARRIED

3. Status Update – Current Projects - City Planner

- A building permit application has been submitted for the proposed Tim Horton's at 10th Ave. and Redford St.
- City Council approved two Development Permits: 4508 Gertrude St. (car wash) and 4831 Beaver Ck. Rd. (car dealership).
- OCP amendment for Temporary Use Permits will go to Public Hearing on June 10.
- Waterfront North Study is in draft process at this time following the Design Charrette which took place on May 4.
- Zoning Bylaw Review Project – The consultants and City staff are drafting the bylaw which will be presented at a public meeting on June 17. Notice was included with a recent utility billing.

- Economic Development Manager, Pat Deakin, is working on a report for Council regarding Harbour Quay.
- The City Planner summarized the city's progress to date in dealing with nuisance properties on Gertrude St. and Golden St.

4. Other Business

- Public safety and use of the rail trestle, as a shortcut, between Roger St. and Johnston Rd. was discussed.

5. Adjournment – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **June 20, 2013** at 12:00 pm in the Committee Room at City Hall.

(Kelsall / Ransom) 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: June 11, 2013

**SUBJECT: DEVELOPMENT APPLICATION - Proposed Zoning Bylaw Amendment
2511 - 9th Avenue – (PID's: 005-710-618, 005-710-596)
(Lots 2 and 3, Block 2, District Lot 1, Alberni District, Plan VIP7322)
Applicant: Lance M. Engstrom**

ISSUE

To consider an application to amend the Zoning Bylaw, Schedule A (Zoning District Map), for the property located at 2511 - 9th Avenue.

BACKGROUND

The property owner has applied to amend the Zoning Bylaw by rezoning 2511 - 9th Avenue from P1- Institutional District to R2 – One and Two Family Residential District. The property consists of two legal parcels and is currently vacant. The property was previously occupied by the Church of the Nazarene that had a major fire and was subsequently demolished. The proposal is for a strata duplex on each of the legal parcels.

Official Community Plan Bylaw and Zoning Bylaw

- a) The Official Community Plan designation is currently **“Residential Use”** on the Official Community Plan Schedule A - Land Use Map. No map amendment is required.
- b) The site is not included in a Development Permit Area and no map amendment is required.
- c) The site is currently zoned “P1 Institutional Residential District”. A **map amendment** to the Zoning Bylaw Schedule A Zoning District Map, for the site is required to change the designation to **“R2 One and Two Family Residential District”** to accommodate a duplex.

DISCUSSION

Lot Size

The R2 One and Two Family Residential 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 2511 9th Avenue is made up of two legal lots. Each property has a frontage of 20 metres (66 ft.) and lot area of 766 m² (8,250 ft²), exceeding the requirements for a duplex in the R2 District. Although the applicant has indicated that a duplex is proposed on each lot, the R2 District would also permit a single family house on each lot as an option.

Surrounding Area

The surrounding area is predominately single family residential use however the east side of the property is adjacent to the Hilton Centre/Discovery Childcare Centre and Kaleidoscope Park. The properties are separated by a public lane allowance. Immediately to the south is a commercially zoned property with a building formerly used as a local convenience store. In the wider area there a number of properties zoned under the R2 District and a small multi-family dwelling on 8th Ave near Bruce Street.

There are water and sanitary sewer lines located to the west of the property under 9th Avenue. The private utility lines are located in the north/south lane.

CONCLUSIONS

In considering the Zoning Bylaw amendment the Advisory Planning Commission and City Council should consider whether the proposed amendment is appropriate for the site and for the community. The property at 2511 – 9th Avenue is designated Residential in the Official Community Plan. The proposed amendment to the R2 District is appropriate for the properties and is compatible with the area. The Planning Department supports the zoning bylaw amendment for 2511 -9th Avenue.

RECOMMENDATION

- 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 (Zoning District Map) of the Zoning Bylaw to rezone Lots 2 and 3, Block 2, District Lot 1, Alberni District, Plan VIP7322 from from P1 Institutional District to R2 One and Two Family Residential District.*

Respectfully submitted



Scott Smith, MCIP
City Planner

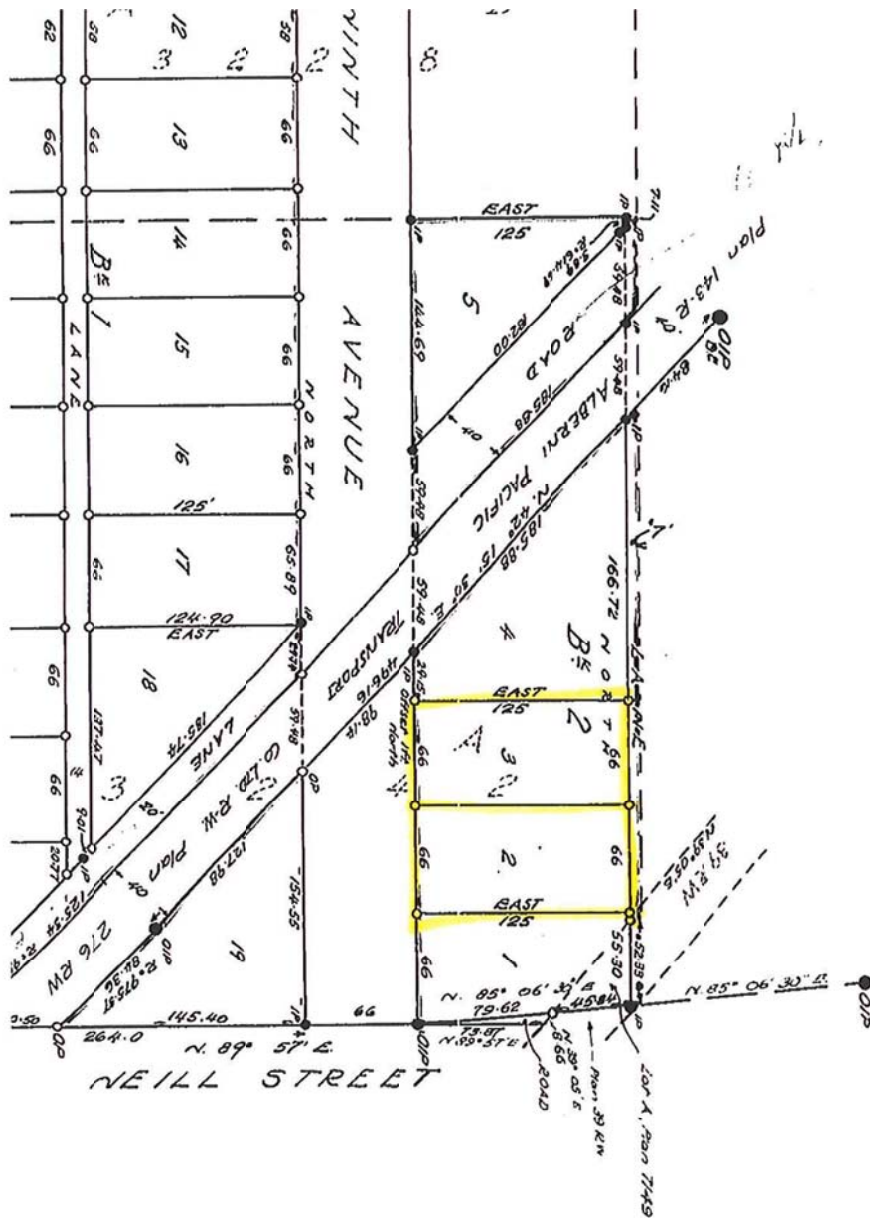


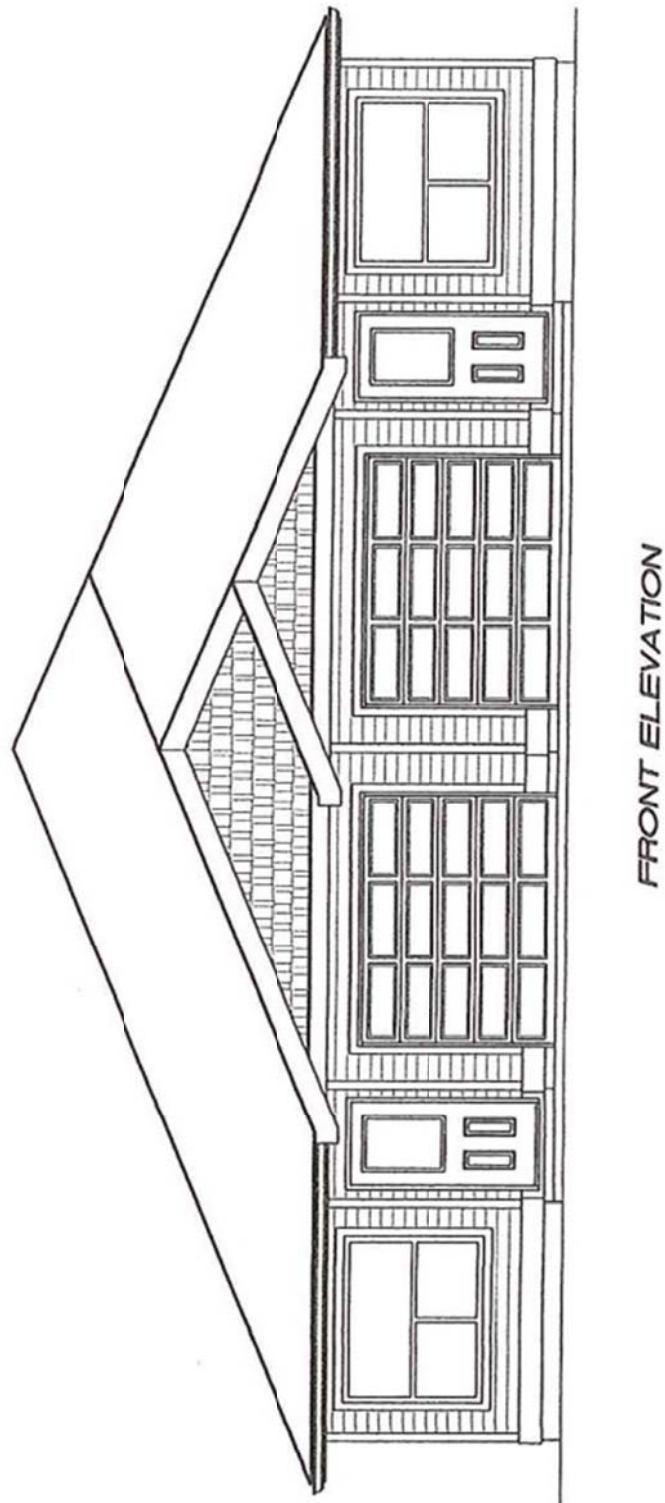
SUBJECT PROPERTIES - 2511 9th Avenue

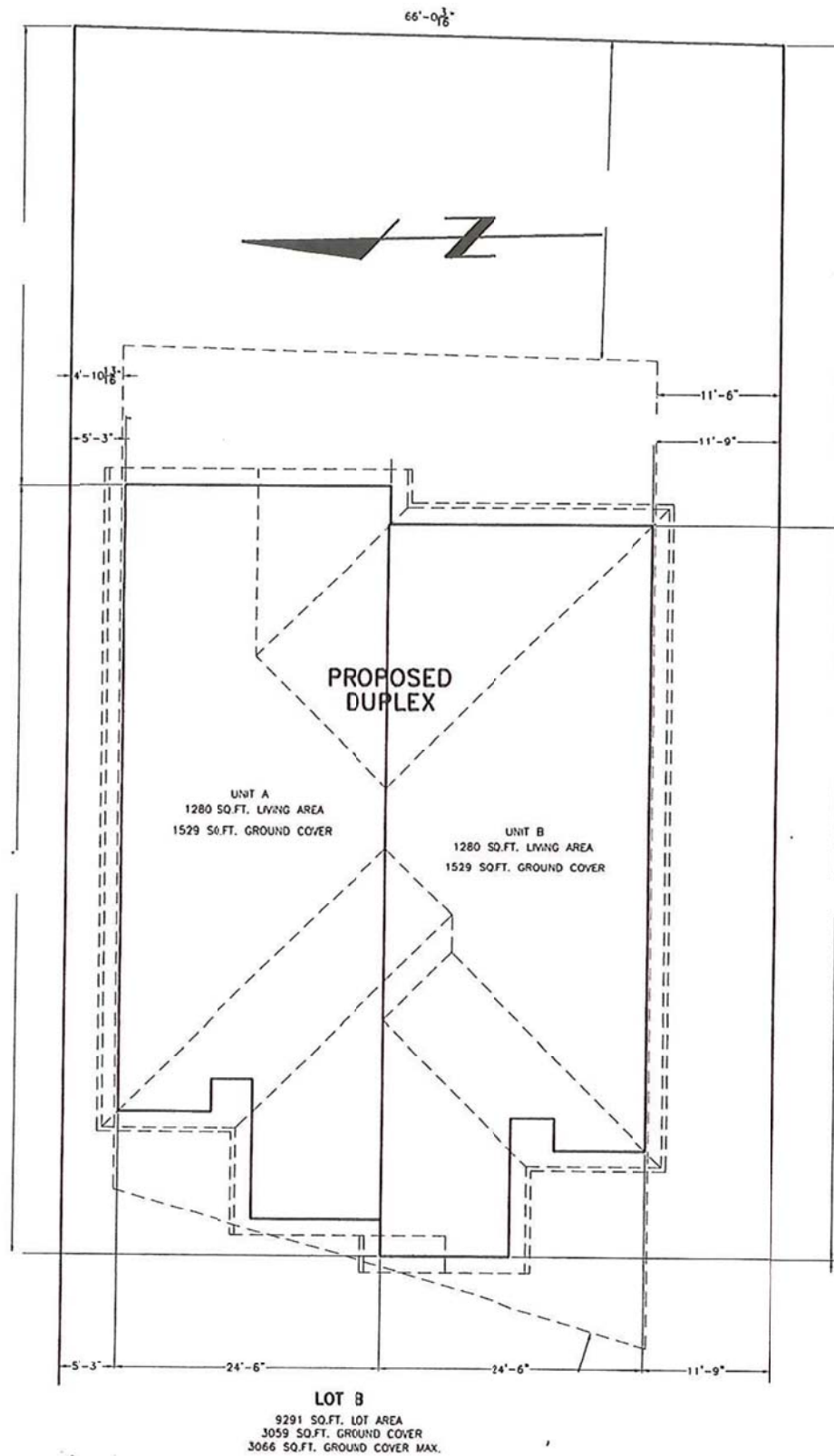
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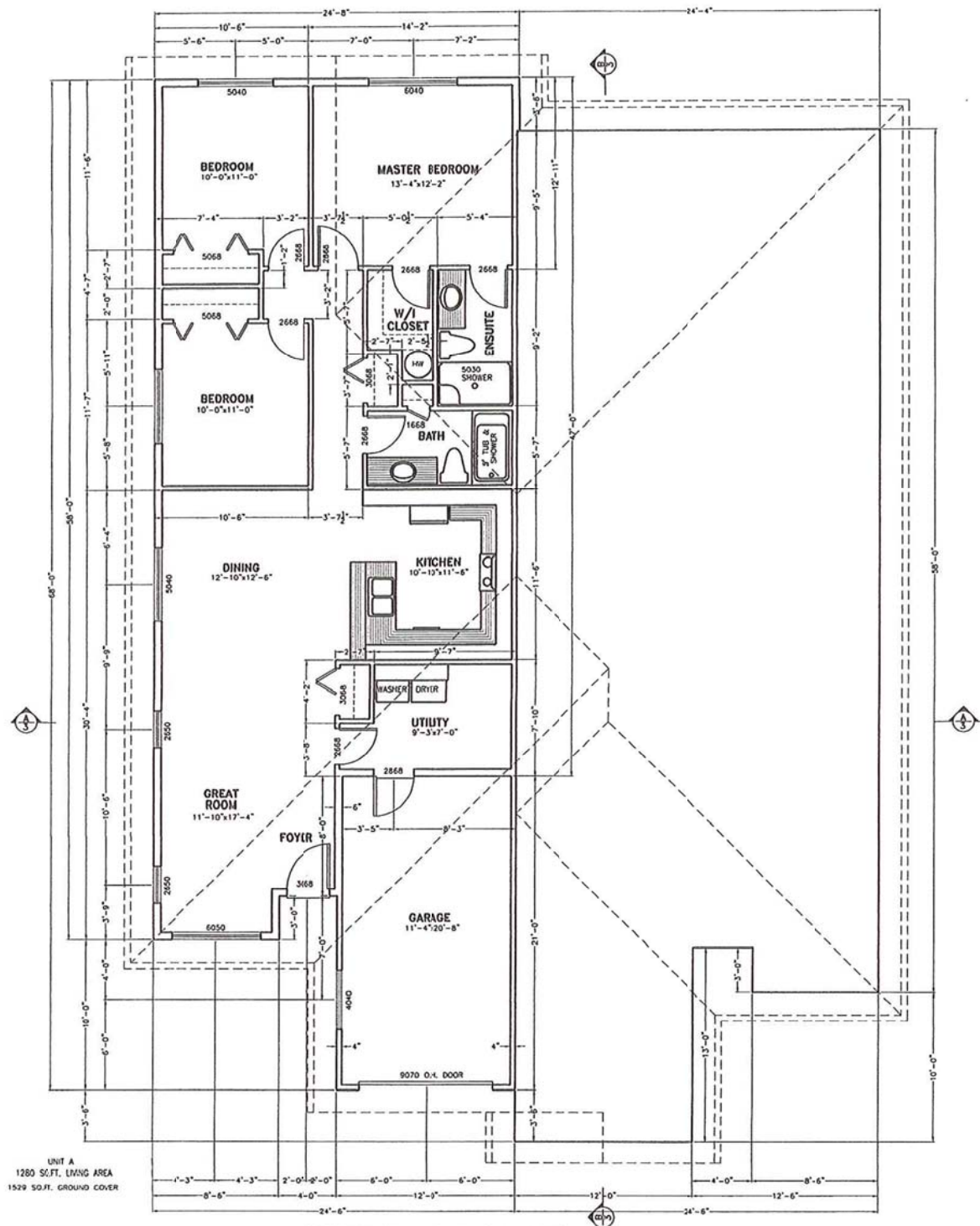
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R.P.P.









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.

