



File # 11.60.00

To: Port Alberni Advisory Planning Commission

Wes Hewitt – Chair	Chief Councillor Cynthia Dick (Tseshaht First Nation)
Seva Dhaliwal – Vice Chair	Larry Ransom - (SD #70 Liaison)
Hedley Crowther	S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)
John Douglas	Councillor Chris Alemany (Council Liaison)
Mark Millin	Randy Thoen (P.A.F.D. Liaison)
Jim Tatoosh (Hupacasath First Nation)	Jacob Colyn (Parks and Recreation Liaison)

From: Scott Smith, City Planner

Copy: Councillor Ron Paulson - (Alternate - Council Liaison)
John Bennie - (Alternate - School District #70)
Sgt. Dave Boyce – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department

Date: October 13, 2016

Re: Advisory Planning Commission Meeting
Thursday, October 20, 2016 at 12:00 pm in the Council Chambers at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, October 20, 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 19, 2016 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION – Proposed amendment to Official Community Plan Bylaw and Zoning Bylaw**
2720 Burde Street
Lot A, District Lot 139, Alberni District, Plan EPP53945 PID: (029-691-036) and;
3551 Bulwer Avenue
Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562 PID: (002-801-434)
Applicant: C. Evans and C. Evans-Pauli
- 3. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw**
5604 Strathcona Street
Lot 21, District Lot 112, Alberni District, Plan 896, Except the East 300 Feet of the South 156 Feet and Except Part in Plans 23424, VIP56064 and EPP63335 (PID: 008-257-396)
Applicant: J. and P. Lindsay

4. **DEVELOPMENT APPLICATION – Proposed amendment to Official Community Plan Bylaw and Zoning Bylaw**
5350 Russell Street
Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591)
Applicant: John Jessup & Associates
5. **Update** - City Planner - Status of current projects.
6. **Other business.**
7. **Adjournment.** The next regular meeting is scheduled for **November 17, 2016.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on May 19, 2016,
in the Council Chambers at City Hall, at 12:00 p.m.)**

Advisory Planning Commission

Wes Hewitt – Chair
 Seva Dhaliwal – Vice-Chair
 Hedley Crowther
 Vern Barnett
 Mark Millin
 John Douglas
 Councillor Ron Paulson (Alternate–Council)
 Jacob Colyn (Parks and Recreation Liaison)
 Randy Thoen (P.A.F.D. Liaison)
 Larry Ransom - (SD #70 Liaison)
 Steve Tatoosh (Alternate Hupacasath First Nation)

Regrets

Jim Tatoosh (Hupacasath First Nation)
 Janice Johnson (Tseshahat First Nation)
 Councillor Chris Alemany (Council Liaison)
 S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)

Guests

Charlene Patterson (Applicant)
 John Shaw (Applicant)

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
 Sgt. Dave Boyce (Alternate–R.C.M.P.)

Staff

Scott Smith, City Planner
 Cara Foden, Planning Technician



1. Adoption of April 21, 2016 Minutes

- Introductions were made.
- The minutes of the April 21, 2016 meeting of the Advisory Planning Commission were adopted.

(Douglas / Barnett) CARRIED

2. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw

6031 River Road

Lot 38, Block 17, District Lot 9, Alberni District, Plan VIP1585 (PID: 007-178-778)

Applicant: T. Shaw

The City Planner summarized his report to the APC dated May 5, 2016.

- The APC discussed the application as follows:
 - MoTI approval is required for bylaw amendments within 800 metres of Highway 4. Comments were provided during the referral stage and MoTI expressed that they have no objections to the proposal.
 - Setbacks will be met and the design plans are suitable. A former dwelling on the site no longer exists and the lot is currently vacant.

- o No off-street parking is designated in front of the site however it is permissible for the public to park there. The development will be required to provide off-street parking, as per the zoning bylaw, for duplex dwellings.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 38, Block 17, District Lot 9, Alberni District, Plan VIP1585 (PID: 007-178-778), located at **6031 River Road**, from ‘RR2 Semi Rural Residential’ to ‘**R2 One and Two Family Residential**’.*

(Douglas / Ransom) **CARRIED**

3. DEVELOPMENT APPLICATION – Proposed amendment to Official Community Plan Bylaw and Zoning Bylaw

4815 Argyle Street (Char’s Landing)

Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)

Applicant: C. Patterson

The City Planner summarized his report to the APC dated May 9, 2016.

- The APC discussed the application as follows:
 - o The applicant, C. Patterson, summarized her vision for the operation of Char’s Landing as a hostel and residence with commercial space suitable for concerts and community oriented events. She noted that her residence is a significant portion of the lower floor in the building and the guest house / hostel use occupies the other portion of the lower floor. The upper floor is used for commercial purposes and includes a lounge, Food safe kitchen and multipurpose hall.
 - o APC members asked the applicant about plans for a restaurant in the building. The applicant indicated that she did not have plans for a restaurant although she is licensed for one. Food is available during events when the bar is open but her intent is to rent the kitchen and the hall to community groups or individuals. Restaurant owners looking for space to operate have indicated to her that the facility is not really suitable for a viable restaurant. The applicant would prefer to focus on concerts and music events.
 - o R. Thoen, representing the Port Alberni Fire Department, answered questions about Building and Fire Code requirements that would be triggered with the re-zoning. He indicated to the members that because there was no real change of use being planned for the facility there would not likely be any extra code requirements to be met. The existing building is compliant for all the current uses residential and commercial uses within. The building was originally constructed for “Assembly” use.
 - o The applicant indicated that traffic flow was not increasing and that she did not anticipate increased flows as a direct result of a re-zoning because the uses will not be changed.

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 change the designation of Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'General Commercial Use' to '**Multi-Family Residential Use**'.
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 change the designation of Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'Development Permit Area No. 2 (General Commercial)' to '**Development Permit Area No. 1 (Multiple Family Residential)**'.
3. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'C7 – Core Business' to '**RM3 – High Density Multiple Family Residential**'.
4. That the Advisory Planning Commission recommends to City Council that the City proceed with text amendments to the Zoning Bylaw as follows:
 - i. Under Section 5.24.5 Site Specific Uses, edit the table to remove the site specific provisions for Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at **4815 Argyle Street** (Char's Landing).
 - ii. Add Section 5.16.4 Site Specific Uses, and include the following table in that section as follows:

Use	Site Address	Site Legal Description
Hostel Restaurant Pub Assembly	4815 Argyle Street	Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)
5. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to consolidate the properties into one legal parcel.

(Ransom / Barnett) CARRIED

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

The City Planner updated the APC with regards to the following:

- Public Hearing date – Monday, May 30, 2015 for:
 - "Zoning Text Amendment T9 (3135 2nd Avenue – K. Ambrose), Bylaw No. 4907"
 - "Zoning Bylaw Map Amendment No. 13 (4981 Ian Avenue – D. Paquette), Bylaw No. 4908"
 - "Zoning Bylaw Map Amendment No. 14 (5820 Pierce Road – R. Van Vliet), Bylaw No. 4909"
- Pending Approval:
 - "Official Community Plan Amendment No. 19 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4899"
 - "Zoning Text Amendment T8 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4900"
 - "Zoning Map Amendment No. 11 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4901"
- Athol apartments – Building Permit for foundation issued.

5. Other business – No other business

6. Adjournment – The meeting adjourned at 12:30 p.m. The next regularly scheduled meeting will be **June 16, 2016** at 12:00 pm in the Committee Room at City Hall.

(Barnett / Crowther) CARRIED



Davina Hartwell - City Clerk

Wes Hewitt - Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: October 13, 2016

SUBJECT: Development Application – Official Community Plan and Zoning Bylaw Map Amendments

2720 Burde Street Lot A, District Lot 139, Alberni District, Plan EPP53945 PID: (029-691-036) and;

3551 Bulwer Avenue Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562 PID: (002-801-434)

Applicant: Colin and Christine Evans

Issue

To consider an application for amendments to the Official Community Plan Bylaw and the Zoning Bylaw for properties at 2720 Burde Street and 3551 Bulwer Avenue.

Background

The larger of the two properties is 2720 Burde Street being 1.27 hectares (3.14 acres). There is currently one single family house on the northeast corner of the property. The second property is a small lot, addressed as 3551 Bulwer Avenue, located along the unconstructed Bulwer road right of way. The small lot is ~10.0 m x 37.2 m (~372 m²).

The application is for amendments to the OCP Bylaw and to the Zoning Bylaw in order to facilitate a subdivision application. The proposal is for a 3 lot subdivision (see attached concept plan).

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on the larger property is a mix of 'Residential' and 'Future Residential' use on the Official Community Plan Schedule A – Land Use Map. The smaller lot is designated 'Future Residential'. A map amendment is required to designate both properties as '**Residential**' use.
- b) The Zoning Bylaw designation is currently 'FD - Future Development' on both properties. A map amendment to the Schedule A - Zoning Bylaw Map is required to designate the properties **to a mix of 'RR2 – Semi Rural Residential' and 'R1 – Single Family Residential'**.

Discussion

Surrounding Area

The surrounding area is primarily single family residential use in character and includes a variety of lot sizes. There are small acreages, mid-sized lots and several urban sized lots including small lots that were historically created when the area was originally surveyed.

Zoning

The R1 zone (see attached) allows for development of lots with a minimum frontage of 15 m and minimum lot size of 600 m². The proposed R1 lots 1 and 2, would front onto Burde Street and would have frontages of over 21 m and lot sizes of approximately 883 m² and 904 m² exceeding the minimum requirement for the R1 zone.

The RR2 zone (see attached) allows for development of lots with a minimum frontage of 23 m and minimum lot size of 1160 m². The proposed RR2 lot 3 will be approximately 1.2 ha (~141 m x ~80 m) and would be made accessible from Bulwer Avenue or Loewen Road through requirements during the subdivision process.

Infrastructure

The applicant has indicated that the Loewen Road right-of-way will be used for access to proposed lot 3. Improvements to Loewen Road right-of-way will be required.

There is a City water main available along the front of the property on Burde Street. The existing house on proposed lot 1 is connected to the City water supply and proposed lot 2 would be a straightforward connection as well. The proposed lot 3 will require a water line extension through the Loewen Road right-of-way.

The sanitary sewer system does not extend to this section of the City of Port Alberni and would not be feasible for the proposed subdivision. The subdivision process will require that an on-site sewage disposal system for each of the proposed lots is proven to be feasible.

Drainage for the proposed lots 1 and 2 fronting Burde Street can be provided by the existing ditch. Drainage solutions will need to be proven for proposed lot 3, but should not be onerous, given the size of the property.

BC Hydro and other private utilities are available along Burde Street. BC Hydro has commented that the owners of proposed lot 2 should contact them prior to construction to avoid an aerial trespass. Proposed lot 3 will require a new powerline to be extended up Loewen Road.

The detailed issues regarding sanitary and storm sewer, water service and private utilities will be addressed in the preliminary layout approval during the subdivision process.

Conclusions

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

The small lot at 3551 Bulwer Avenue will be required to be consolidated with the larger lot (2720 Burde St.) during the subdivision process. The proposed subdivision is compatible with the character of the existing residential neighbourhood. The Planning Department supports the Official Community Plan and Zoning Bylaw amendments.

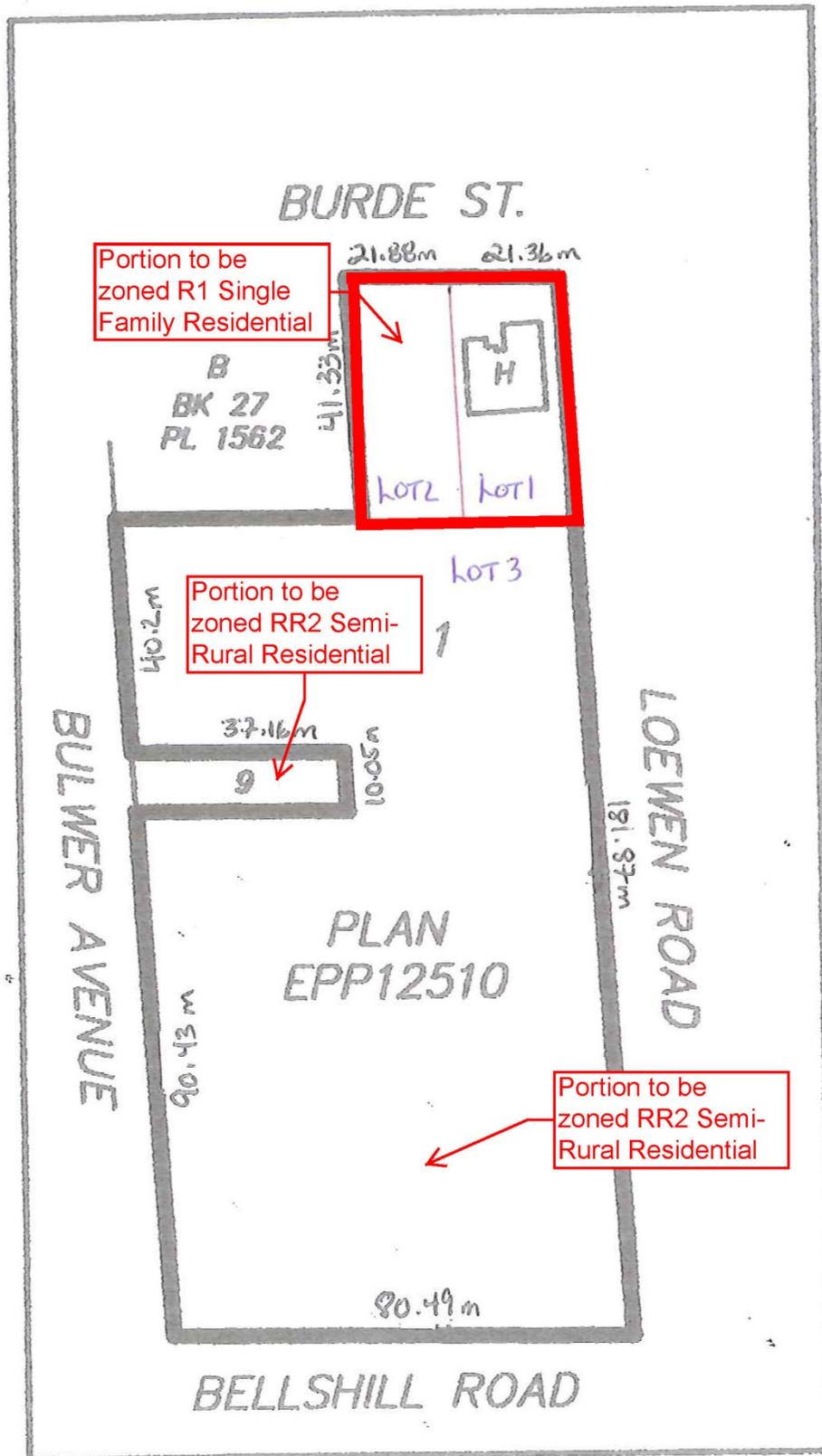
Recommendations

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 change the designation of Lot A, District Lot 139, Alberni District, Plan EPP53945, (PID: 029-691-036), located at **2720 Burde Street**, from a mix of 'Future Residential' and 'Residential' use to '**Residential**' use.*
2. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot A, District Lot 139, Alberni District, Plan EPP53945, (PID: 029-691-036), located at **2720 Burde Street**, from 'FD - Future Development' to '**RR2 - Semi-Rural Residential**' and '**R1 - Single Family Residential**'.*
3. *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 change the designation of Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562, PID: (002-801-434), located at **3551 Bulwer Avenue**, from 'Future Residential' use to '**Residential**' use.*
4. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562, PID: (002-801-434), located at **3551 Bulwer Avenue**, from 'FD - Future Development' to '**RR2 Semi-Rural Residential**'.*
5. *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 a proposed subdivision, from the City of Port Alberni's Approving Officer.*

Respectfully submitted,



Scott Smith, MCIP
City Planner



Bylaw 4832

R1 – SINGLE FAMILY RESIDENTIAL

5.11 The purpose of this zone is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum Lot Area	600 m ²	6458 ft ²
Minimum Frontage	15 m	49.2 ft
Maximum Coverage	40%	
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 Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of dwelling units per lot	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
 - (i) On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) 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.
- (b) For supportive housing, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following accessory uses is permitted on any lot: bed and breakfast OR secondary suite OR supportive housing.

RR2 – SEMI RURAL RESIDENTIAL

5.10 The purpose of this zone is to provide for low density development of a semi-rural character.

5.10.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary Suite

Supportive housing

5.10.2 Site Development Regulations

Minimum Lot Area	1160 m ²	(12,487 ft ²)
Minimum Frontage	23 m	(75.5 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	0.4	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of residential units per lot	2	

5.10.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.10.2:
 - (i) The sum of the width of both side yards must be equal to or greater than 20% of the lot width.
 - (ii) On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft) wide.
 - (iii) 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.
- (b) For supportive housing, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following accessory uses is permitted on any lot: bed and breakfast OR secondary suite OR supportive housing.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: October 12, 2016

SUBJECT: Proposed Zoning Bylaw Amendment
5604 Strathcona Street - Lot 21, District Lot 112, Alberni District, Plan 896,
Except the East 300 Feet of the South 156 Feet and Except Part in Plans 23424,
VIP56064 and EPP63335 (PID: 008-257-396)

Issue

To consider an application for an amendment to the Zoning Bylaw (Schedule A – Zoning Map) for property located at 5604 Strathcona Street.

Background

The purpose of the application is to amend the Zoning Bylaw to facilitate a proposed subdivision of the land. The large property is a remainder lot and is approximately 7,517 m² (1.85 ac). Prior to the recent dedication of the south half of McBride Street, the lot had a panhandle shape with frontage on Strathcona Street. The road dedication eliminated the frontage on Strathcona Street. Each of the proposed lots will have frontage on McBride Street (currently under construction) including the applicant's remainder lot on the western portion of the site.

The proposed subdivision is concurrent with a significant proposal for a multi-family patio home development proceeding to the north across McBride Street. The applicant has worked with that developer to ensure that the McBride Street will serve the development of both properties.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use map designation for 5604 Strathcona Street is currently a mix of '**Parks and Open Space**' and '**Residential**'. The proposed subdivision will not impact the respective portions of the property currently covered by each designation. No map amendment is required.
- b) The Zoning Bylaw designation for 5604 Strathcona Street is 'FD Future Development'. An amendment to the Schedule A - Zoning Bylaw map is required to zone the western portion of the property as '**P2 Parks and Recreation**', in agreement with the Official Community Plan, and to zone the eastern portion of the property as '**R1 – Single Family Residential**' to facilitate a subdivision and development of the proposed residential lots.

Discussion

Surrounding Area

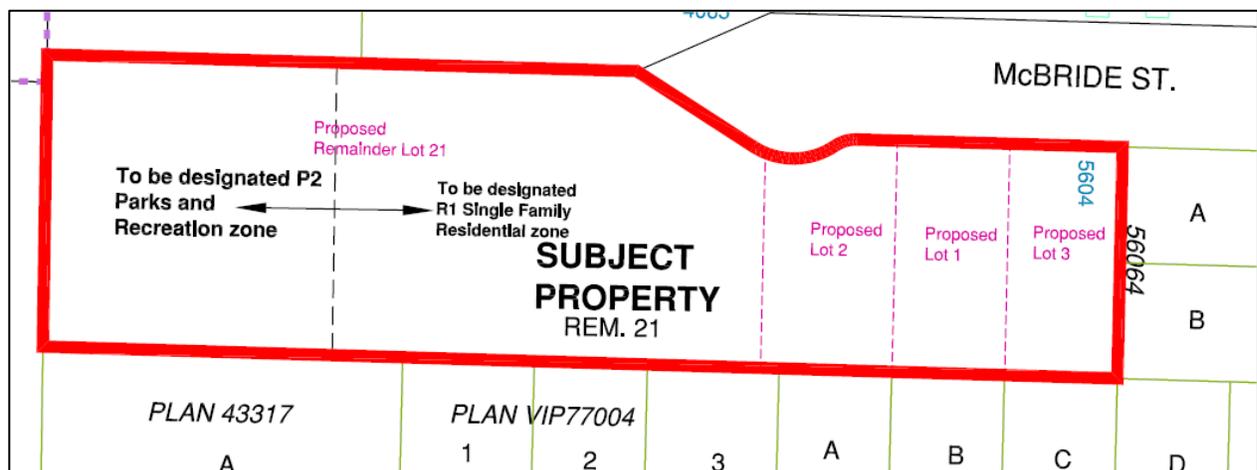
- North – A significant patio home development is proposed for the vacant lot zoned ‘RM1 Low Density Multiple Family Residential’ located on the north side of McBride Street adjacent to existing patio homes in the Cherry Creek Estates development. There is a City owned natural space to the west of the new patio home project side.
- West – A portion of the property is a ravine and greenspace area containing a branch of Kitsuksis Creek.
- South – Residential properties to the south are zoned primarily ‘R1 Single Family Residential’ and are consistent with the proposed development of the applicants property.
- East – Immediately adjacent to the east are two single family lots fronting on Strathcona Street. Across Strathcona Street the residential neighbourhood is primarily zoned R1.

Zoning

The current ‘FD Future Development’ zone requires a minimum lot size of 4000 m² and a minimum frontage of 150 m. In order to proceed with the proposed subdivision the applicant is requesting that a portion (~5296 m²) of the property be rezoned to ‘R1 Single Family Residential’. The proposed lots 1-3 will easily meet the minimum area requirements in the R1 zone. The owner’s current residence will be located on the remainder portion of the site that would be zoned ‘R1 Single Family Residential’ (~3162.1 m²).

R1 Zone	Required	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Remainder Lot
Min. Area	600 m ²	684.9 m ²	764.1 m ²	684.9 m ²	~5383.1 m ² (~3162.1 m ² to be R1)
Min. Frontage	15 m	18.3 m	21.3 m	18.3 m	~23 m

The ‘P2 Parks and Recreation’ zone is proposed for the western, ravine portion (~2221 m²) of the remainder lot as shown in the diagram below.



Infrastructure

All the lots created by the proposed subdivision will have frontage and access on McBride Street (currently under construction) as per the attached site plan.

There are existing sanitary and storm sewer lines running north/south through the property to Shaughnessy Street. New sanitary and storm lines will be required along the rear of proposed lots 1-3 that will connect to these existing lines as shown on the attached site plan. Some drainage consideration will need to be given for future driveway crossing to the proposed lots during the subdivision process. A new water line is currently being constructed on McBride Street that will provide service to proposed lots 1–3.

The existing house has sanitary, storm and water services through a separate right-of-way to Shaughnessy Street.

BC Hydro has services along McBride Street that can provide service to the proposed lots. The detailed issues regarding servicing requirements will be detailed in a Preliminary Layout Approval as part of the subdivision process.

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 Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The western portion of the property that is a part of the Kitsuksis Creek Ravine cannot be developed. The P2 zone is appropriate for that portion. The proposed zoning and subdivision are compatible with the character of the neighbourhood. The Planning Department supports the Zoning bylaw amendments for 5604 Strathcona Street.

Recommendations

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 21, District Lot 112, Alberni District, Plan 896, Except the East 300 Feet of the South 156 Feet and Except Part in Plans 23424, VIP56064 and EPP63335, (PID: 008-257-396), located at 5604 Strathcona Street, from 'FD Future Development' to a mix of **'P2 Parks and Recreation'** and **'R1 – 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 a proposed subdivision from the City of Port Alberni's Approving Officer.*

Respectfully submitted,



Scott Smith, MCIP, City Planner

R1 – SINGLE FAMILY RESIDENTIAL

5.11 The purpose of this zone is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum Lot Area	600 m ²	6458 ft ²
Minimum Frontage	15 m	49.2 ft
Maximum Coverage	40%	
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 Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of dwelling units per lot	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
 - (i) On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) 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.
- (b) For supportive housing, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following accessory uses is permitted on any lot: bed and breakfast OR secondary suite OR supportive housing.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: October 13, 2016

SUBJECT: Development Application – Official Community Plan and Zoning Bylaw Map Amendments

5350 Russell Street – Applicant: John Jessup & Associates
Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591)

Issue

To consider an application for amendments to the Official Community Plan Bylaw and the Zoning Bylaw for a property at 5350 Russell Street.

Background

The property at 5350 Russell Street is ~5957.6 m² (~1.5 ac). The land is currently owned by the Westcoast Native Health Care Society. The land was recently purchased from the City for the purpose of expanding the Rainbow Gardens facility.

The application is to amend the OCP Bylaw and the Zoning Bylaw in order to facilitate the proposed expansion of the Rainbow Gardens care facility for senior housing (see attached concept plan).

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation is 'Parks and Open Space' use on the Official Community Plan Schedule A – Land Use Map. A map amendment is required to designate the property as '**Institutional**' use.
- b) The Zoning Bylaw designation is currently 'P2-Parks and Recreation'. A map amendment to the Schedule A Zoning Bylaw Map is required to designate the property as '**P1 Institutional**'.

Discussion

Surrounding Area

The Rainbow Gardens facility is located directly adjacent to the west of the site. To the north, east and south the neighbourhood is primarily residential with a large tract of city owned land further to the east that is designated for future development and greenspace.

Rainbow Gardens expansion

The Westcoast Native Health Care Society purchased the property from the City for future expansion of their seniors care facility (Rainbow Gardens). Rainbow Gardens is directly adjacent to 5350 Russell Street and has been operated as a Senior Care facility for 22 years.

The concept plans show a 10 unit complex care addition on the existing Rainbow Gardens property at 6151 Russell Place and a 20 unit, senior's housing building on 5350 Russell Street. Additional senior's housing is conceptually shown on 5350 Russell Street as potential future development. A park area is also shown, on the concept plans, consisting of garden areas, gazebo, pathways, children's playground and pickle-ball courts.

Port Alberni has a relatively high percentage (20.7%) of persons over the age of 65 years according to 2011 Census data. This is higher than the BC Provincial average of 15.7% of persons over the age of 65 years. Based on Statistics Canada 2011 Census highlights seven of the 10 municipalities with the highest proportion of seniors were in British Columbia. (<http://www12.statcan.ca/census-recensement/2011/as-sa/98-311-x/98-311-x2011001-eng.cfm>)

With a relatively high portion of the City population over the age of 65 years, the need for additional senior housing of all types is clearly necessary.

Parking / Traffic

Development on 5350 Russell Street would likely result in a small increase to traffic and parking. This would likely be limited to staff and visitors. An addition to the existing main parking lot for new parking spaces is shown on the concept plan. The final number of new parking spaces that will be required will be determined during the building permit process. The two properties will need to be consolidated or a parking easement will be required.

The City of Port Alberni has not received comments on this application from the Ministry of Transportation as of the date of this report. The Planning department will ensure that any Ministry's comments are available before the public hearing.

Infrastructure

There is adequate City of Port Alberni water, sanitary and storm sewer services in the area to accommodate the proposed facility.

Conclusions

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

The proposed P1 zone is not covered by Development Permit guidelines. The building permit process will cover many details, but the City will not have any control over items such as landscaping, form and character of the buildings or the actual park development. There is no certainty that the development will contain the elements proposed in the concept plans. If Council wishes to have input regarding the final form and character of the project or to ensure that a park is included, they could direct staff to pursue a binding agreement with Rainbow Gardens.

The proposed bylaw amendments would allow Westcoast Native Health Care Society (Rainbow Gardens) to construct additional seniors housing for the community. The proposed rezoning of 5350 Russell Street for seniors housings meets the strategic objective to promote Port Alberni as a destination to live and visit and the initiative to promote development of seniors oriented housing and facilities. The Official Community Plan supports a wide choice of housing options for the community. With a fairly high portion of the City population over the age of 65, the need for additional senior housing of all types is clearly necessary. The Planning Department supports the bylaw amendments.

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 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**'.*
- 2. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone 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**'.*

Respectfully submitted,



Scott Smith, MCIP
City Planner



- LEGEND:
- EXISTING CARE FACILITY
 - PROPOSED COMPLEX CARE ADDITION
 - PROPOSED SENIORS HOUSING
 - PROPOSED PICKLE - BALL COURT
 - POTENTIAL FUTURE SENIORS HOUSING BLOCK
 - GARDENS & COMMUNITY AMENITIES
 - TSAWAAYUUS PROPERTY BOUNDARY
 - CITY PROPERTY BOUNDARY



dys architecture



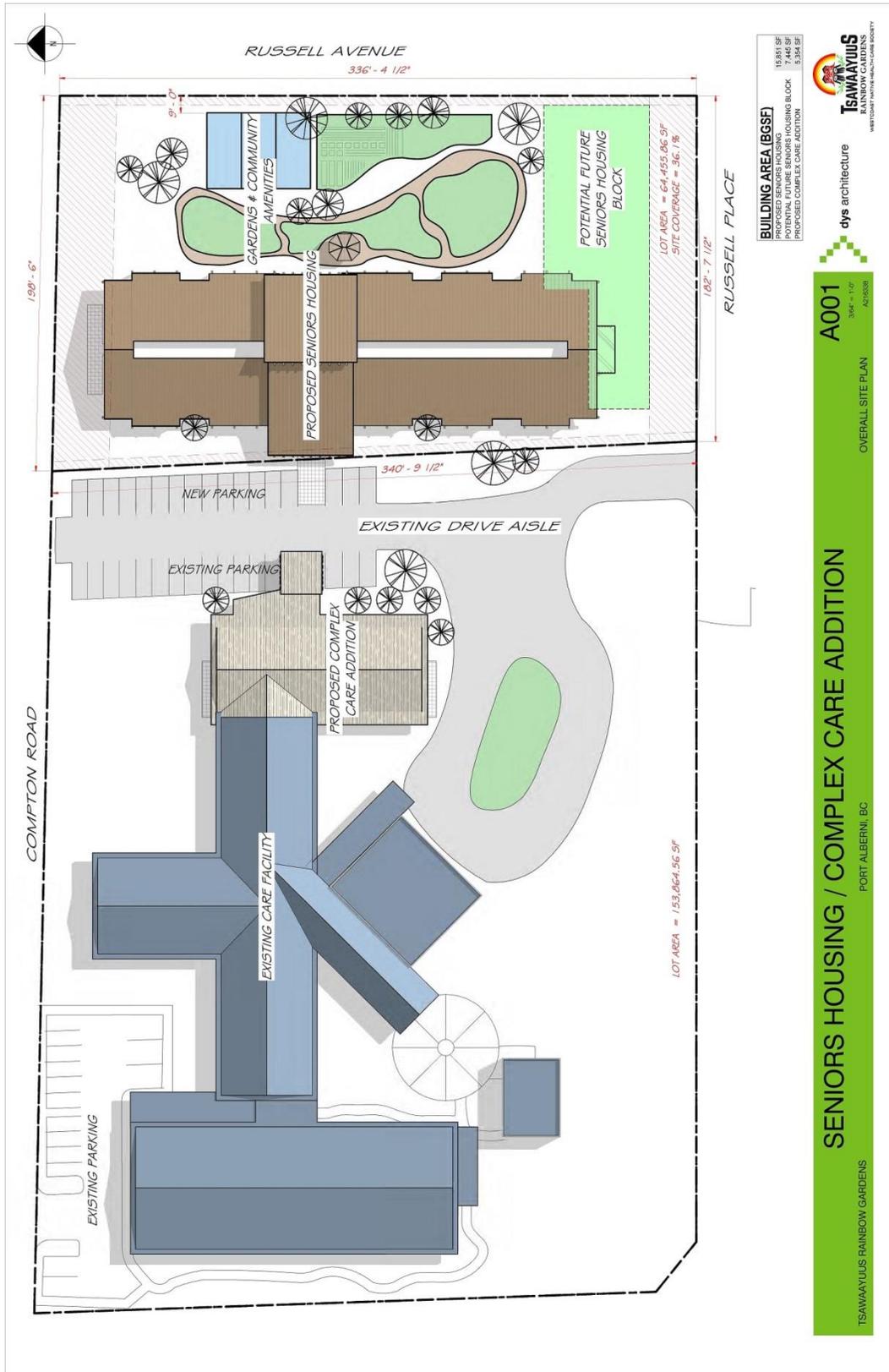
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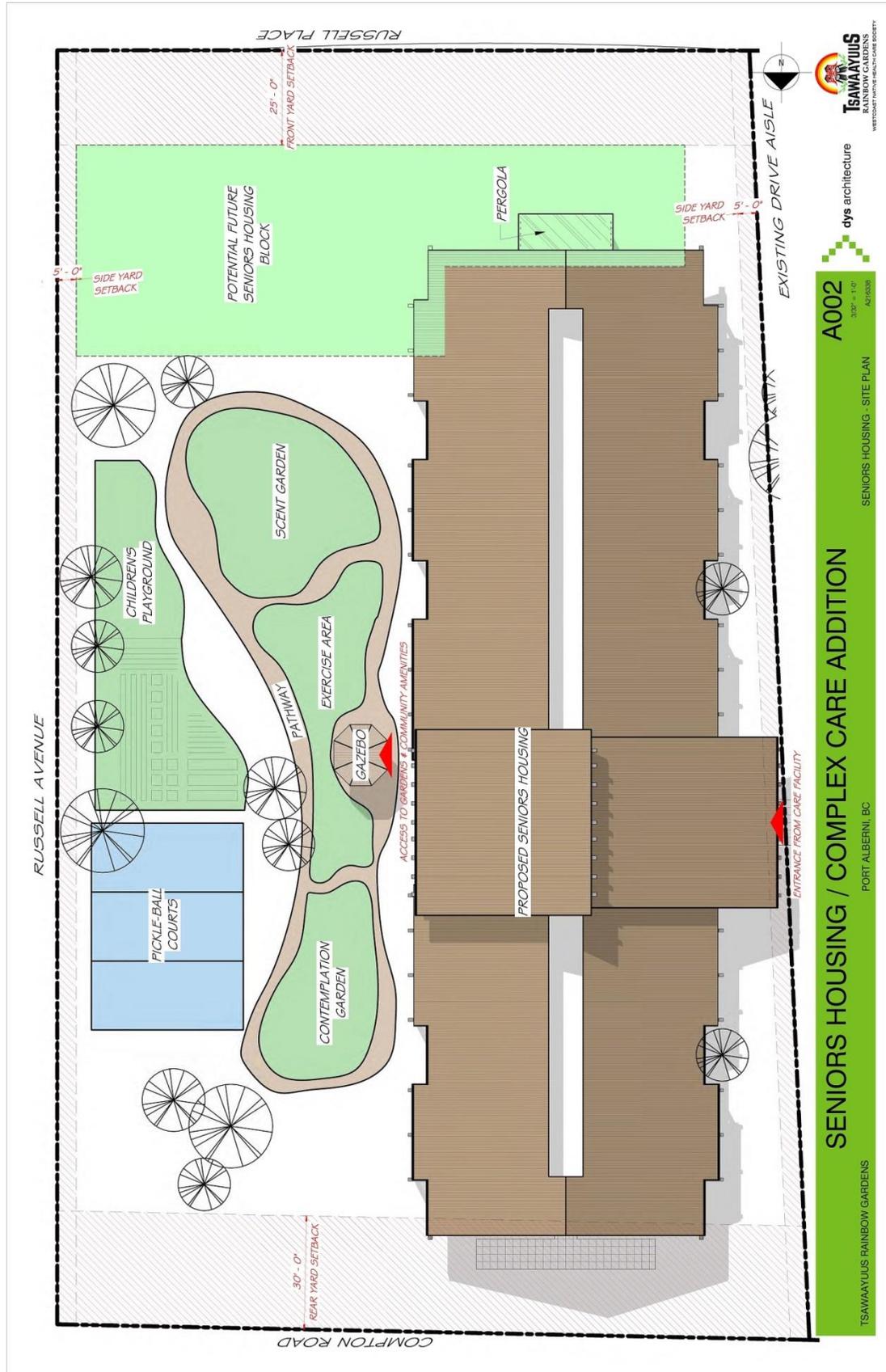
SITE PERSPECTIVE

TSAWAAYUUS RAINBOW GARDENS
PORT ALBERNI, BC

SENIORS HOUSING / COMPLEX CARE ADDITION

TSAWAAYUUS RAINBOW GARDENS





dys architecture



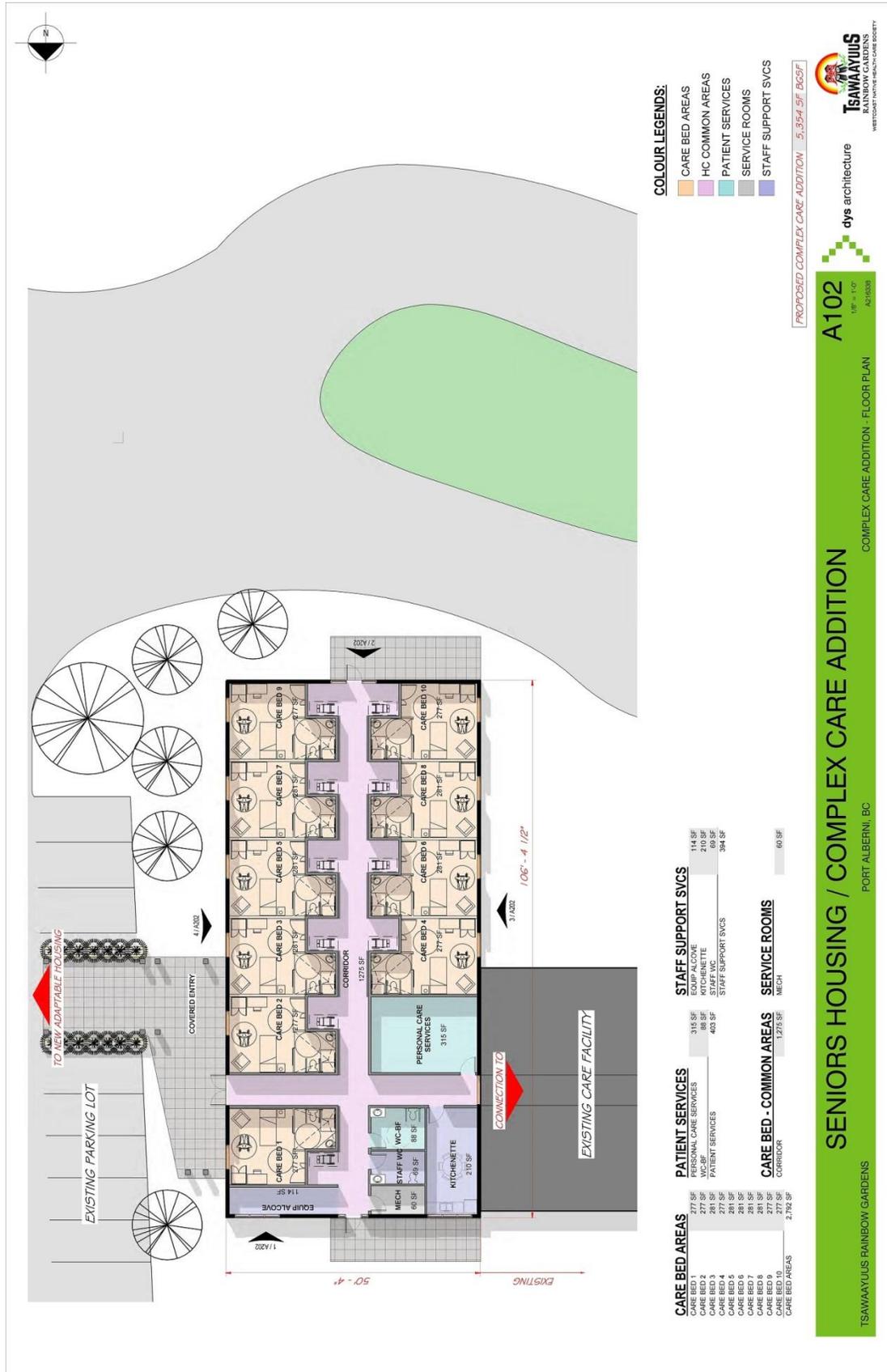
A002
300' x 110'
AD-0338

SENIORS HOUSING - SITE PLAN

SENIORS HOUSING / COMPLEX CARE ADDITION

TSAWAYIUS RAINBOW GARDENS

FORT ALBERNI, BC



COLOUR LEGENDS:

- CARE BED AREAS
- HC COMMON AREAS
- PATIENT SERVICES
- SERVICE ROOMS
- STAFF SUPPORT SVCS

PROPOSED COMPLEX CARE ADDITION 5,354 SF BGSF



dys architecture



A102
1/8" = 1'-0"
A2-1000

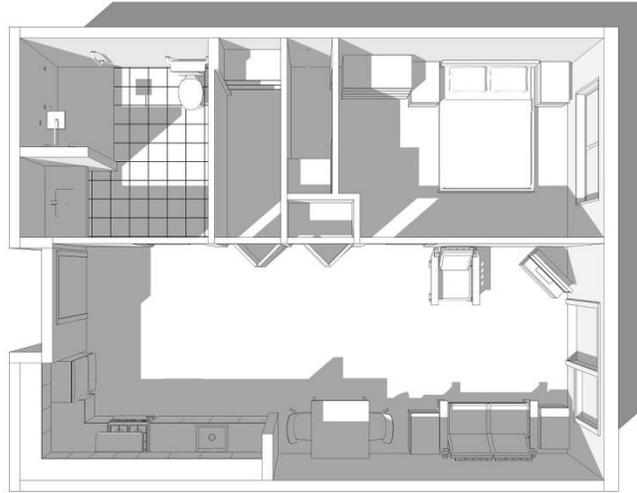
SENIORS HOUSING / COMPLEX CARE ADDITION - FLOOR PLAN
PORT ALBERNI, BC

CARE BED AREAS		PATIENT SERVICES		STAFF SUPPORT SVCS	
CARE BED 1	277 SF	PERSONAL CARE SERVICES	315 SF	EQUIP ALCOVE	114 SF
CARE BED 2	277 SF	WC-BF	88 SF	KITCHENETTE	210 SF
CARE BED 3	277 SF	PATIENT SERVICES	40 SF	STAFF SUPPORT SVCS	304 SF
CARE BED 4	277 SF				
CARE BED 5	281 SF				
CARE BED 6	281 SF				
CARE BED 7	281 SF				
CARE BED 8	281 SF				
CARE BED 9	277 SF	CARE BED - COMMON AREAS	1,275 SF	SERVICE ROOMS	
CARE BED 10	277 SF	CORRIDOR	60 SF	MECH	
CARE BED AREAS	2,792 SF				

SENIORS HOUSING / COMPLEX CARE ADDITION



TYPICAL UNIT PLAN
CLASSED 10/1/16



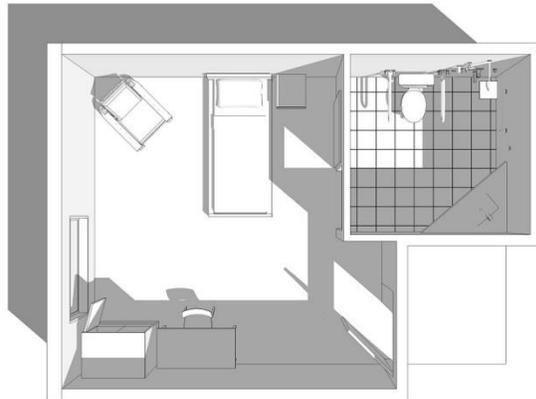
PERSPECTIVE - TYPICAL UNIT
CLASSED 10/1/16



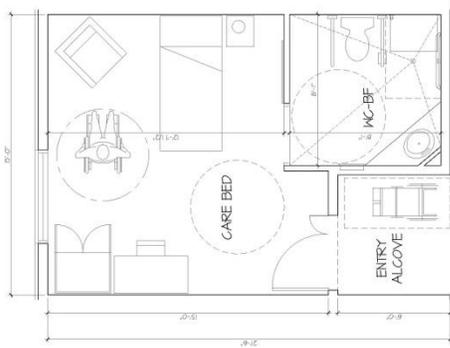
A103a
TYPICAL UNIT - SENIORS HOUSING
AC 10308

SENIORS HOUSING / COMPLEX CARE ADDITION

TSAWAANYIUS RAINBOW GARDENS
PORT ALBERNI, BC



PERSPECTIVE - TYPICAL UNIT
A103b



TYPICAL UNIT PLAN
A103b

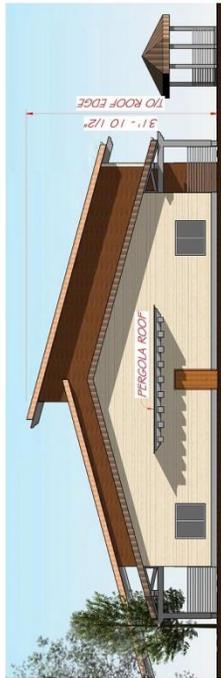


A103b

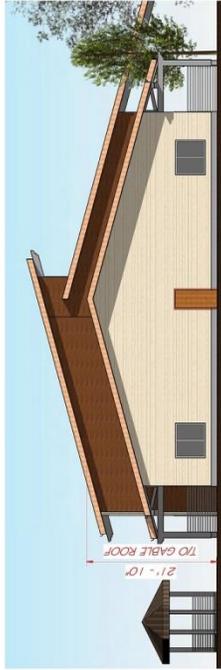
TYPICAL UNIT - COMPLEX CARE ADDITION

SENIORS HOUSING / COMPLEX CARE ADDITION

TSAWAYAUIUS RAINBOW GARDENS
PORT ALBERNI, BC



SOUTH ELEVATION
CL 2582 | 10' x 12'



NORTH ELEVATION
CL 2582 | 10' x 12'



EAST ELEVATION
CL 2582 | 10' x 12'



WEST ELEVATION
CL 2582 | 10' x 12'

SENIORS HOUSING / COMPLEX CARE ADDITION

PORT ALBERNI, BC

A201

1/8" = 1'-0"

SENIORS HOUSING - ELEVATIONS

A21838



dys architecture



WEST COAST YOUTH HEALTH CARE SOCIETY





RUSSELL STREET
1:1, 2016



CARE FACILITY TO ADAPTABLE HOUSING
1:1, 2016



dys architecture
www.dysarch.com



A300
A2/10/2016

PERSPECTIVES

ADAPTABLE HOUSING / CARE BED EXPANSION

TSAWAYA YUUS RAINBOW GARDENS
PORT ALBERNI, BC



dys architecture



A301

SENIORS HOUSING - CROSS-SECTION PERSPECTIVE

SENIORS HOUSING / COMPLEX CARE ADDITION

PORT ALBERNI, BC

TSAWWASSEN RAINBOW GARDENS

P1 – INSTITUTIONAL

5.31 The purpose of this *zone* is to establish and maintain areas in which institutional *uses* can be accommodated and located in a manner complementary with surrounding *uses*.

5.31.1 Permitted uses

Principal Uses

- Ambulance station
- Arena
- Assembly, cultural or recreational facility
- Childcare centre
- Community care facility
- Dormitory
- Firehall
- Hospital
- Hostel
- Medical service
- Office
- Parking lot
- Personal service
- Place of worship
- Police station
- Pound
- School
- Supportive housing
- Transition house
- Tutoring service

Accessory Uses

- Caretaker's *dwelling* unit, subject to Section 6.16

5.31.2 Site Development Regulations

Minimum <i>Lot Area</i>	540 m ²	(5813 ft ²)
Minimum <i>Frontage</i>	15 m	(49.2 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, <i>Principal Building</i>	12.5 m	(41 ft)
Maximum Number of <i>Principal Building Storeys</i>	3	

5.31.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.31.2, the total of both *side yards* must be equal or greater than 20% of the *lot width*.

Bylaw 4832

- (b) *Community care facilities* for seniors may include an accessory beauty shop or other provision of other *personal services*, limited to 16m² (172 ft²) in floor area and 2 service chairs, operating between the hours of 8:30 am to 5:00 pm, Monday to Friday and 9:00 am to 12:00 pm on Saturday.
- (c) Notwithstanding the permitted *use* provisions of the P1 *zone*, for the property with the legal description of *Lot 1*, District *Lot 13*, Alberni District, Plan VIP78180, located at 5100 Tebo Ave., the following *accessory uses* are permitted:
- *Artist's studio*
 - Cabinet making
 - Custom woodworking
 - Furniture repair and upholstery
 - Ornamental metal working
 - Printing, publishing and allied industry
 - Signs and displays industry
 - *Small repair shop*
- (d) Notwithstanding the maximum *coverage* provisions of Section 5.31.2, for the property known as Fir Park Village, located at 4411 Wallace Street, legally described as *Lot B*, District *Lot 1*, Alberni District, Plan 32448, a maximum *coverage* of 58% is permitted.
- 5.31.4 For all *Accessory Uses* referenced in 5.31.3 (c):
- (a) All business activity shall be conducted within a completely enclosed *building* except for parking and loading facilities.
- (b) The total area occupied shall not exceed 1077 m² (11,592 ft²).
- (c) No *retail* activity is permitted as part of any business located on the property.