



To: Port Alberni Advisory Planning Commission

Ken McRae (Chair)
John Douglas (Vice-Chair)
Amy Anaka
Jim Tatoosh (Hupacasath First Nation)
Stefanie Weber
Callan Noye
Ed Francoeur

Chief Councillor Cynthia Dick (Tseshah First Nation)
Chris Washington - (SD #70)
Sgt. Peter Dionne, (R.C.M.P. Liaison)
Rick Newberry (P.A.F.D. Liaison)
Rob Gaudreault (Parks Liaison)
Councillor Deb Haggard (Council Liaison)

From: Katelyn McDougall, Manager of Planning

Copy: Councillor Helen Poon - (Alternate - Council Liaison)
Larry Ransom - (Alternate - School District #70)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Darren Mead-Miller (Alternate – Tseshah First Nation)
City Clerk Dept.: Twyla Slonski, Sara Darling, Tanis Feltrin, Dawn McMurtrie
City Staff: Cara Foden, Brian McLoughlin, Tim Pley

Date: December 10, 2020

Re: Advisory Planning Commission Meeting
Thursday, December 17, 2020 at 12:00 pm (via Zoom remote access)

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, December 17, 2020** at 12:00 pm via Zoom. Please see email notification for details regarding the online meeting access via Zoom. If you have questions or are unable to attend please contact Brian McLoughlin (Tel: 250-720-2806 / email: brian_mcloughlin@portalberni.ca) or Cara Foden (Tel: 250.720.2850 / email: cara_foden@portalberni.ca).

AGENDA

1. **Acknowledgements** and Introductions- This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations
2. **Minutes** of the November 19, 2020 meeting of the Advisory Planning Commission.
3. **DEVELOPMENT APPLICATION: Proposed Zoning Bylaw Text Amendment**
2943 10th Ave. (Quality Foods)
Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966 (PID: 004-503-112); and
Applicant: Daryoush Firouzli, Architect, AIBC
4. **Status Update** – Manager of Planning
5. **Other business**
6. **Adjournment** - The next APC meeting is scheduled for **January 17, 2021**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on November 19, 2020
Via remote access through Zoom, at 12:00 p.m.)**

Commission Members Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Callan Noye
Stefanie Weber
Amy Anaka
Ed Francoeur

Councillor Deb Haggard, Council Liaison
Peter Dione (Alternate–R.C.M.P.)

Guests

Members of the Public: None
Applicant/s: R. and L. Jaenicke

Staff

Katelyn McDougall, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaa?ath) F.N.
Chris Washington, S.D.70 Liaison
Jim Tatoosh, Hupačasath F.N.
Rick Newberry, P.A.F.D. Liaison
Rob Gaudreault, Parks Liaison

Alternates (not in attendance)

Larry Ransom (Alternate–SD70)
Councillor Helen Poon (Alternate–Council)
Darren Mead-Miller (Alternate – Tseshah F.N.)



1. Acknowledgements and Introductions –

- Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaa?ath) First Nations.

2. MINUTES - Adoption of October 29, 2020 Minutes as amended.

MOTIONS:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the October 29, 2020 regular meeting.

(Douglas / Weber) CARRIED

3. DEVELOPMENT APPLICATION: Proposed Official Community Plan (OCP) and Zoning bylaw amendments

4279 Ravenhill Avenue

*Lot 5, District Lot 1, Alberni District, Plan 11303 Except that part in Plan 25083
(PID:004-990-421)*

Applicant: R. and L. Jaenicke

- The Development Planner presented a summary of his report dated November 19, 2020.
- APC discussed the proposed amendments and report as follows:
 - There was discussion regarding the OCP's requirement that a Neighbourhood Plan be submitted for development when amending land use from Future Residential and Future Development designations. There was concern expressed that the surrounding area would follow suite and that it may be a "slippery slope" not to require a Neighbourhood Plan.

- The Manager of Planning indicated that this concern is valid and that Neighbourhood Plans were supported by the Planning Department and included as a requirement by the OCP. Because the nature of the proposed subdivision on the subject property is minor (only one new, large lot being created) and that the location and geography of the property would preclude much higher density development it was felt that a Neighbourhood Plan would be an unnecessarily onerous requirement of the applicants and that waiving the requirement was justifiable for this specific parcel. Generally the requirement for long term neighbourhood planning is strongly supported.
- It was noted that an OCP review was planned and that Council should be reminded that neighbourhood planning should be included in a new OCP.
- The APC discussed the panhandle lot with respect to access and addressing for emergency response agencies. The RCMP liaison commented that it would be important to ensure the access and addressing were clearly posted and identified. The Manager of Planning indicated that there would be consideration of these factors during the Building Permit process. It was noted that having the Building Inspector attend APC meetings would be helpful.
- Servicing of a new lot would be undertaken as part of the Subdivision process. Previous comments from the Building Inspector indicated that servicing was possible and the applicant commented that the proposed panhandle would be approximately 25' wide.
- Discussion of the location of the recommended Restrictive Covenant that is recommended to protect the riparian area and the adjacent trees was thorough and the Development Planner clarified the proposed area to be covered by the Covenant especially as it relates to the area to be designated Park and Open Space and zoned P2 Parks and Recreation.
- The applicants discussed the trails within the Covenant area and indicated that the consultant who undertook the riparian/tree study had advised them to post signage discouraging people from using some of the minor pathways. They advised that it would be helpful to encourage use of the main arterial trail within the riparian area.
- The APC thanked the applicants for going forward with the riparian study and commented that it was contained valuable information for the community and was appreciated.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot 5 District Lot 1, Alberni District, Plan 11303 Except that part in Plan 25083 (PID:004-990-421) located at **4279 Ravenhill Avenue**:*
 - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the property from a mix of '**Parks and Open Space**' and '**Future Residential**' to a mix of '**Parks and Open Space**' and '**Residential**' use.*
 - b. *Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the property from '**FD Future Development**' to a mix of the '**P2 Parks and Recreation**' and '**R1 Single Family Residential**' zones.*
2. *That the Advisory Planning Commission recommends to City Council that prior to proceeding with the bylaw amendment process the applicant;*

- a. *Register a Restrictive Covenant, along with a priority agreement in favour of the City, that:*
- i. *Prevents vegetation removal, including mature trees, within 30 m of the top of the ravine bank;*
 - ii. *Prevents vegetation removal, including mature trees, within the area to be designated as Parks and Open Space in the Official Community Plan;*
 - iii. *Protects the existing trail as located, and specifies that any new trail development must take place outside of the riparian setback and be constructed of permeable materials such as gravel or mulch, and be no more than 1.5 m in width*

3. *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 Review letter for the proposed subdivision from the City of Port Alberni's Approving Officer.*

(Douglas / Francoeur) CARRIED

4. STATUS UPDATE:

- **What's been happening since the last APC meeting:**
 - Housing Needs Report – survey extended to November 29th
 - Subdivision and DP/DVP pending – 4000 Burde St
 - Small Capital Grant Implementation – Harbour Quay
 - OCP/ZON - 4305 Kendall Ave - Council for 1st Reading on November 23rd
 - Slight tweaks to the Mothers' Centre definition
 - Building Relocation (Recycled Homes) Report to Council
 - Development Permit Application 3483 3rd Ave – R. Anderson Façade Improvement
- **Coming to Council in December**
 - Accessory Dwelling Unit project strategy and timeline
 - Parking Variance Policy Draft
- **Upcoming Development Applications**
 - 4796 Tebo - Co-op (2 applications include card lock and a convenience store)
 - Quality Foods Site 10th Ave – Rezoning & DP

5. OTHER BUSINESS- None

6. **ADJOURNMENT** – The meeting adjourned at 12:50 pm. The next meeting is scheduled for 12:00 pm on **December 17, 2020.**

(Weber / Douglas) CARRIED



Ken McRae (Chair)



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: December 10, 2020

**SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Text Amendment
2943 10th Ave (Quality Foods)**

*Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966
(PID: 004-503-112);*

Applicant: Daryoush Firouzli, Architect, AIBC

Issue

The City of Port Alberni has received an application for a text amendment to the Zoning Bylaw that would permit the construction and operation of a Liquor, Wine and Beer Store at 2943 10th Avenue (Quality Foods grocery store). A site-specific text amendment to the C2 General Commercial zone is requested to permit the use.

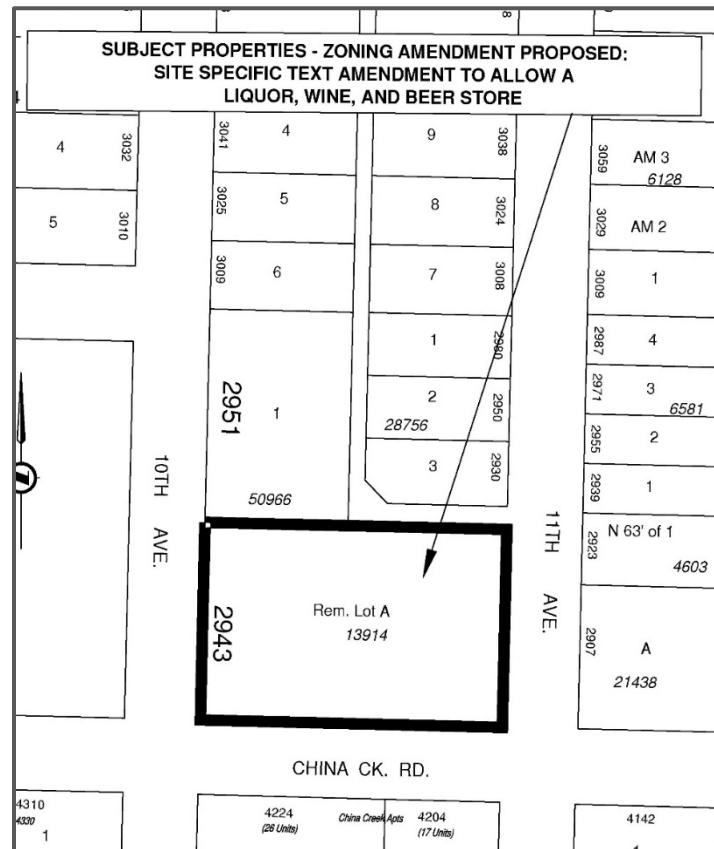
Background

The subject property is owned by Kelland Food Holdings Ltd. and leased to Quality Foods Aqua Springs Ltd. The applicants are proposing to construct a 227 m² (2,442 ft²) addition to the existing Quality Foods building which will operate as a liquor store. The existing grocery store is located on 2934 10th Ave, with parking provided on the neighbouring parcel (2951 10th Ave) to the north which is secured by a restrictive covenant. The proposed addition would be located entirely on the subject property, with additional improvements to the parking lot limited to surface improvements.

Proposed Amendments - Zoning Bylaw

The subject property is currently zoned **C2 – General Commercial**. The applicant is proposing a site-specific text amendment to Zoning Bylaw section 5.19.1, which would add “**Liquor, Wine, and Beer store**” as a permitted principle use at 2943 10th Avenue.

Figure 1 – Properties Subject to Proposed Text Amendment



Discussion

Official Community Plan (OCP)

The subject property is designated *General Commercial* in the Official Community Plan (OCP). The purpose of this designation as described in *Section C: 2.0 Land Use Designations*, is as follows:

"Identifies areas that permit a wide range of uses such as retail, office, entertainment, food and beverage, and mixed commercial/residential. The purpose is to maximize the economic and social vitality of these areas. It is expected that associated development will provide an enhanced pedestrian experience to promote non-vehicle shopping trips."

The property is also within *Development Permit Area No. 2: Commercial Development*, meaning that the proposal is subject to the development guidelines in the OCP. Since the proposed use aligns with the land use designation, and no amendments to the Future Land Use Map are required to allow the proposed site-specific use.

The following relevant OCP Policy statements should be considered by the Advisory Planning Commission and by City Council:

S. 5.1.3 General Commercial Policy

“The City will encourage the concentration of commercial development in established commercial nodes. It should complement the character of adjacent land uses and achieve an appropriate human scale in order to create compact and vibrant shopping nodes...”

S. 5.1.5 General Commercial Policy

“For all other forms of commercial where off-street parking is required it should be provided at the rear of the building in order to avoid disruption of the street wall by parking lots or driveways.”

S. 5.1.7 General Commercial Policy

“Buildings should be oriented to the street and located at the property line or be setback minimally in order to accommodate a specific programming requirement such as outdoor seating.”

S. 8.2.1.4 General Bicycle and Pedestrian Corridors Policy

“The provision of end of trip facilities such as appropriately designed, located, and situated bicycle racks for cyclists is encouraged.”

The addition of a “Liquor, Wine and Beer store” in this location aligns with the goal of concentrating commercial activity. The intent is to create vibrant shopping ‘nodes’. The addition of a liquor store compliments the existing grocery store, and will provide a type of retail service to the surrounding neighbourhood that doesn’t currently exist there.

The proposed development also compliments the pedestrian scale of the surrounding neighbourhood, while integrating a modern design that both compliments the existing store and adds architectural interest to the streetscape. The addition will be located close to the street, as per the OCP policy, with pedestrian access from 10th Avenue as well as from the existing parking area.

Since 10th Avenue is also designated as a bicycle lane corridor in the City’s Active Transportation Plan, the applicant should be required to support this mode of transportation by providing end of trip facilities. This would include well-placed and well-design bike racks. Further arrangements for cycling facilities will be discussed with the applicant during the development permit process.

Surrounding Area

The following is a brief description of the surrounding neighbourhood which summarizes the existing land use.

Table 1 - Neighbourhood Land Use Mix	
North	To the north the neighbourhood is primarily single family residential, though properties are zoned R2 which permits for two-family dwellings.
South	To the south the neighbourhood is primarily single family residential. To the west of 10 th avenue, properties are zoned R2. To the east of 10 th avenue, properties are zoned R1. There are two large, multi-family, apartment buildings located at the southeast corner of the 10 th Avenue & China Creek Road intersection.
East	To the east the neighbourhood is primarily single family residential, though properties are zoned R2 which permits for two-family dwellings.

West	To the west are some small commercial retail establishments fronting on China Creek Rd. Customers of both establishments typically park on the street. Also, to the west is the 8 th Avenue Learning Centre with playing fields located directly across 10 th Avenue from proposed development.
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Liquor Store Planning Policy

The City of Port Alberni does not have a Liquor License policy, or a policy which would otherwise provide guidance on the location of retail liquor stores. However, the City's Zoning Bylaw does not include 'Liquor, Wine and Beer Store' as a use in any zone. Therefore, all new proposed liquor stores are required to apply for a site-specific use amendment to the Zoning Bylaw. Administering the Zoning Bylaw in this way gives Council greater flexibility to approve or deny the location of liquor store uses within the community.

Some communities impose a minimum distance from nearest family-oriented uses such as schools. For, example, the City of Nanaimo and the City of Vancouver require that liquor stores be located at least 150 metres from a school. The City of Port Alberni has no policies or requirements to this effect, and it is the view of staff that each application for rezoning should be assessed independently, as is common in most of our neighbouring communities.

Table 2 - Distance to Nearest School (measured building to building)	
8 th Avenue Learning Centre	155 m

Table 3 - Liquor Store Location Policies	
City of Campbell River	No policy
City of Courtenay	No policy
City of Parksville	No policy
City of Qualicum	No policy
City of Ladysmith	No policy
City of Victoria	No policy
City of Nanaimo	Retail stores shall not be located directly adjacent, or in close proximity, to a school; a minimum separation of 150 metres from a school facility is considered necessary.
City of Vancouver	No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.

The subject property is also located a significant distance from existing retail liquor stores as shown in the table below:

Table 4 - Distance to Nearest Retail Liquor Stores (measured building to building)		
BC Liquor Store	1.35 km	10 th Ave. & Redford St.
King Edward Liquor Store	1.37 km	3 rd Ave. & Bute St.
Hospitality Inn Liquor Store	1.48 km	Redford St. & 15 th Ave

Site Plan

This development proposes to construct an addition on the northwest corner of the building. The front of the structure will face the existing parking lot, and the side will face 10th avenue. The applicant proposes to increase the gross floor area of the building by 225m² (2,442 ft²) to a total of 1535 m² (32,249 ft²). Despite the addition, the development will only cover 70% of the lot. This is well below the maximum permitted lot coverage of 75%. All structures will be located within the required property line setbacks, which will be consistent with the original building.

The entrance for the liquor store will be located on the east side of the addition near the existing entrance and exit to the grocery store. While this does require pedestrians from 10th Avenue to walk through the parking lot, and around the building, a sidewalk will be provided for easy access. A canopy will also be provided over the walkway to shelter pedestrians from the weather.

Since the subject property is located in the Commercial Development Permit Area, a development permit is required to be approved prior to issuing a building permit. Staff have asked the applicant to provide plans and documents for a development permit submission at the time of rezoning, which will allow staff to the applications concurrently. This also helps ensure that the additional structure and changes to the site layout are well understood at the time of rezoning.

Pedestrian Safety

Parking lot surface improvements are proposed in order to manage vehicle traffic in a way that increases pedestrian safety. This is important because the staff anticipate that the liquor store is likely to increase traffic volume coming to the site. The applicant has agreed to install a sidewalk through the center of the parking lot between rows of parking stalls, at staff's request. Raised crosswalks will also be provided where pedestrian paths cross vehicles lanes. The raised crosswalks will help to control vehicle speeds. New sidewalk connections are also provided from 10th Avenue to the store entrance.

Restaurant Patio

The restaurant at the Quality Foods grocery store is a popular attraction, and the outdoor patio adds interest and activity to street in a way that enhances the neighbourhood. The proposed addition will enclose a large part of this patio and convert into office and storage space. To ensure that the neighbourhood continues to benefit from the restaurant use, the applicants have agreed to relocate the patio to the corner of the lot. This will greatly improve the existing street corner, while adding more visible activity to the site during business hours.

Parking and Loading

The parking, loading and access requirements for both the existing and the proposed retail uses must be considered. The existing grocery store, containing a restaurant/deli as well as general retail space requires a total of 77 spaces. The bylaw requires that an additional 8 parking spaces be provided for the proposed Liquor, Wine and Beer store as summarized in the table below. A minor parking variance for a reduction of 3 spaces may be required, and this will be confirmed during the Development Permit process.

7.9 Required Amount of Parking			
<i>Zoning Bylaw - Section 7.9 Required Amount of Parking</i>	Criterion	Required Spaces	Proposed Spaces

Grocery Store (1535 m ² retail)	1 per 30 m ² (retail floor area)	52	-
Liquor, Wine and Beer Store (225 m ² retail)	1 per 30 m ² (retail floor area) GFA	8	-
Restaurant (100 seats)	1 per 4 seats	25	-
Total Parking Spaces		85	82

7.5 Accessible Parking Requirements

	Required	Proposed
Accessible Parking Space:	3	4

7.8 Location and Siting of Loading Facilities

	Required	Proposed
Retail: 1 per 2000 m ² Gross Floor Area	1 Loading Space	Via parking lot during off-hours

The site plan is conceptual at this stage but it is required that the applicant confirm how parking and loading spaces will be configured to meet bylaw requirements prior to approval of a Development Permit. Dimensions of parking lot access aisles will also need to meet engineering specifications for width and turning radius. The design will need to be approved by the Director of Engineering prior to approval of a Development Permit.

Since BC Liquor Distribution Branch regulations prohibit the grocery store and liquor store from sharing a loading bay, loading will occur from the parking lot. Commercial trucks will park in the drop-off area in front of the grocery store and load supplies in through the front of the liquor store. Commercial trucks will also be prohibited from loading through the staff access door on 10th Avenue, and the Engineering Department will provide comment on design changes that will prevent this from occurring. This will be finalized during the Development Permit process.

Infrastructure

The capacity of existing infrastructure to support the proposed development will need to be proven by the developer's engineer, and subsequently approved by the City's Engineering Department. The site servicing requirements will be specified in detail prior to a Public Hearing being scheduled.

Infrastructure and Site Servicing	
Water	There is a water main located along 10th Avenue adjacent to the site.
Sewer	The sanitary sewer main is located in a city lane to the rear of the site.
Storm	The storm water main is located along 10th Avenue adjacent to the site.
Utilities	The neighbourhood is serviced by BC Hydro and Fortis however new connections will need to be provided to the new property.

Referrals

Internal and external referrals were initially conducted in June 2019. Select agencies and staff were re-issued referral packages in August 2020, however the proposed use and the conditions of the site have not changed since the initial application. Referrals have been sent to SD70, though no responses have yet been received.

Agency	Comment
City Parks and Recreation	Interests unaffected by the bylaw
Island Health	Proximity to school noted as a concern. See attached letter.
City Building Official	No concerns regarding the building. Concerns are 1) Loss of parking 2) Parking for proposed new use.
Fortis	No issues or concerns.
BC Hydro	Has single phase power available in the back lane. No objections.
Chamber of Commerce	I believe that we've previously endorsed this project. We remain supportive of it.

Traffic Impact

The addition of a Liquor, Wine and Beer store has the potential to significantly increase the number of vehicles accessing the site. As an arterial road, 10th Avenue is a busy route moving traffic north and south to access Highway 4 and the commercial hub located at the intersection of 10th Avenue with Redford Street.

The compact nature of the existing site can be a challenge to navigate and some people choose to park on the adjacent streets while they shop. The no-parking zones are often compromised, resulting in visibility challenges for vehicles and pedestrians using the intersection. Additional planning and management of off-site street parking may be required.

Opportunities for Community Input

There will be multiple opportunities for community input through the Zoning Bylaw amendment process, and the Liquor License approval process. A public hearing will be held as part of the zoning process unless waived by Council. Notification of the hearing will be mailed to all residents and owners within 75 metres of the subject property. It will also be advertised in the local newspaper.

Additionally, when a Liquor License is amended, such as when the location or hours of operation are changed, an application is made to the City. Council will be asked to provide a resolution in support or in opposition to the liquor license. As part of this process, letters will be mailed to all residents and property owners within 75 metres to provide them with an opportunity to share their support or concern for the application.

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 following list briefly summarizes this report:

Pros:

- Proposal concentrates commercial activity within an existing commercial 'node'
- A liquor store is compatible with the existing grocery store use on the property
- Redevelopment of the parking lot will involve improvements for pedestrian safety
- Improves retail options for local residents and customers of the QF grocery store
- Improves restaurant patio at the corner of 10th Ave and China Creek Rd
- Building scale compliments the surrounding area and existing building

Cons

- Increased traffic to the site, may impact adjacent uses
- Off-site parking on 10th Avenue may require further planning or management
- Introducing a Liquor Store use near a SD70 site (current learning centre) may have impacts that require further research

OPTIONS

1. Recommend to Council that staff proceed with the proposed amendments to the Zoning Bylaw, with conditions outlined below.
2. Recommend to Council that staff do not proceed with the proposed amendment to the Zoning Bylaw.
3. Request that staff gather additional information before proceeding with a recommendation for Council to consider.

RECOMMENDATIONS

The Planning Department recommends Option #1, with additional conditions outlined below. Neighboring residents will be invited to provide their input at the public hearing.

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966 (PID: 004-503-112) located at 2943 10th Avenue.*
 - a) *Amend Zoning Bylaw No 4832, Section 5.19.1 to add "**Liquor, Wine, and Beer store**" as a permitted principle use at 2943 10th Avenue.*
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 Council proceeds with scheduling a public hearing:*
 - a) *Submit security in the amount required for completion of required works and services as determined by the City's Engineering Department, prior to scheduling a Public Hearing.*

Respectfully submitted,



Brian McLoughlin,
Development Planner

Reviewed by,



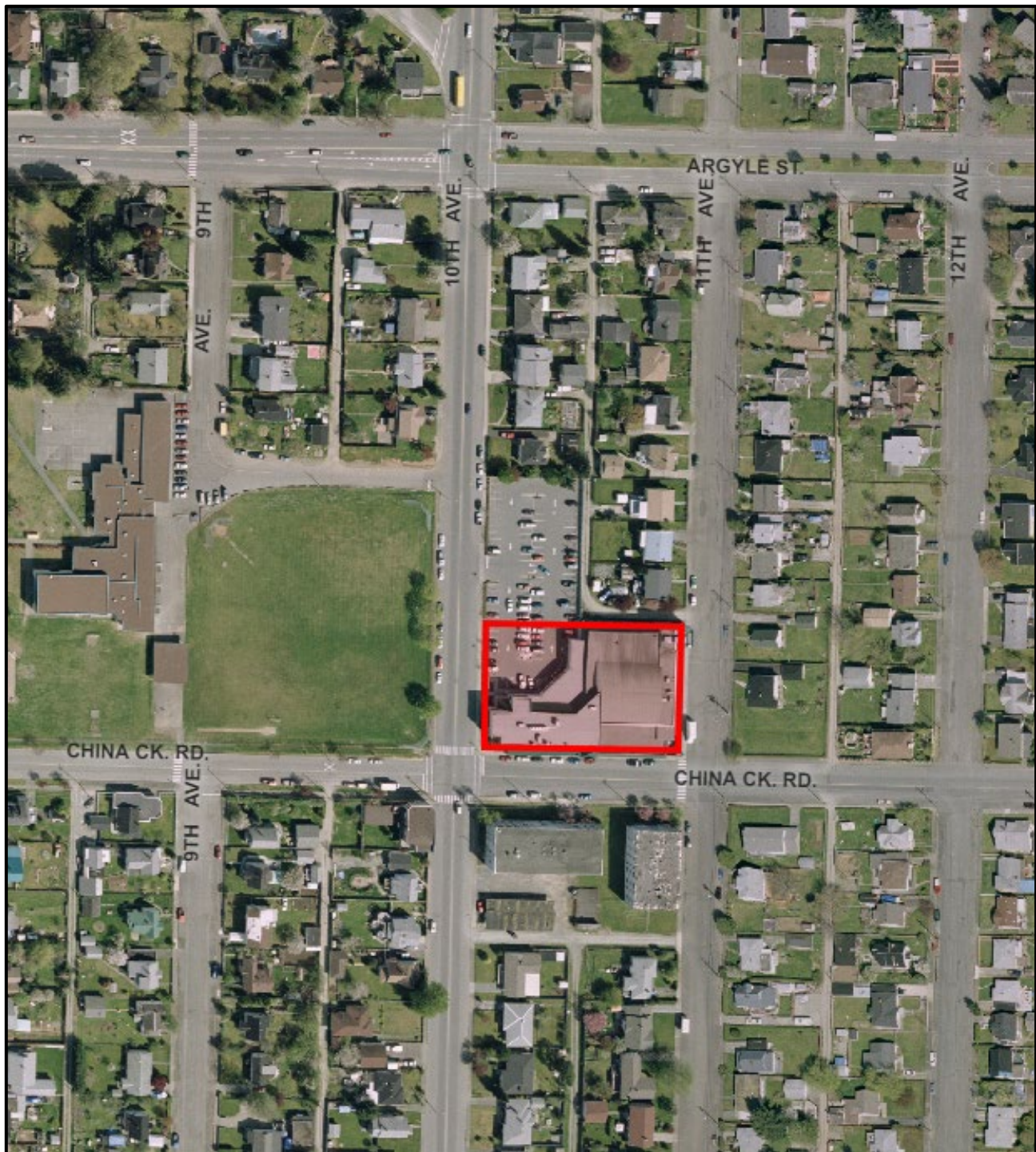
Katelyn McDougall, M.Urb
Manager of Planning

ATTACHMENTS/REFERENCE MATERIALS

- a) Subject Property Map
- b) OCP Land Use Map
- c) Zoning Bylaw Map
- d) Active Transportation Plan
- e) Liquor Stores in Port Alberni
- f) Description of Current Zone
- g) Referral Comments from Island Health
- h) Development Proposal Drawings
 - 1. *Site Plan – A0.1*
 - 2. *Main Floor – A1.1*
 - 3. *Roof Plan – A2.1*
 - 4. *West Elevation – A3.1*
 - 5. *North Elevation – A3.2*
 - 6. *Conceptual Render – A4.1*
 - 7. *Conceptual Render – A4.2*
 - 8. *Conceptual Render – A4.3*
 - 9. *Conceptual Render – A4.4*

SUBJECT PROPERTY MAP

Orthographic photo of 2943 10th Avenue



OCP LAND USE MAP



CURRENT ZONING MAP

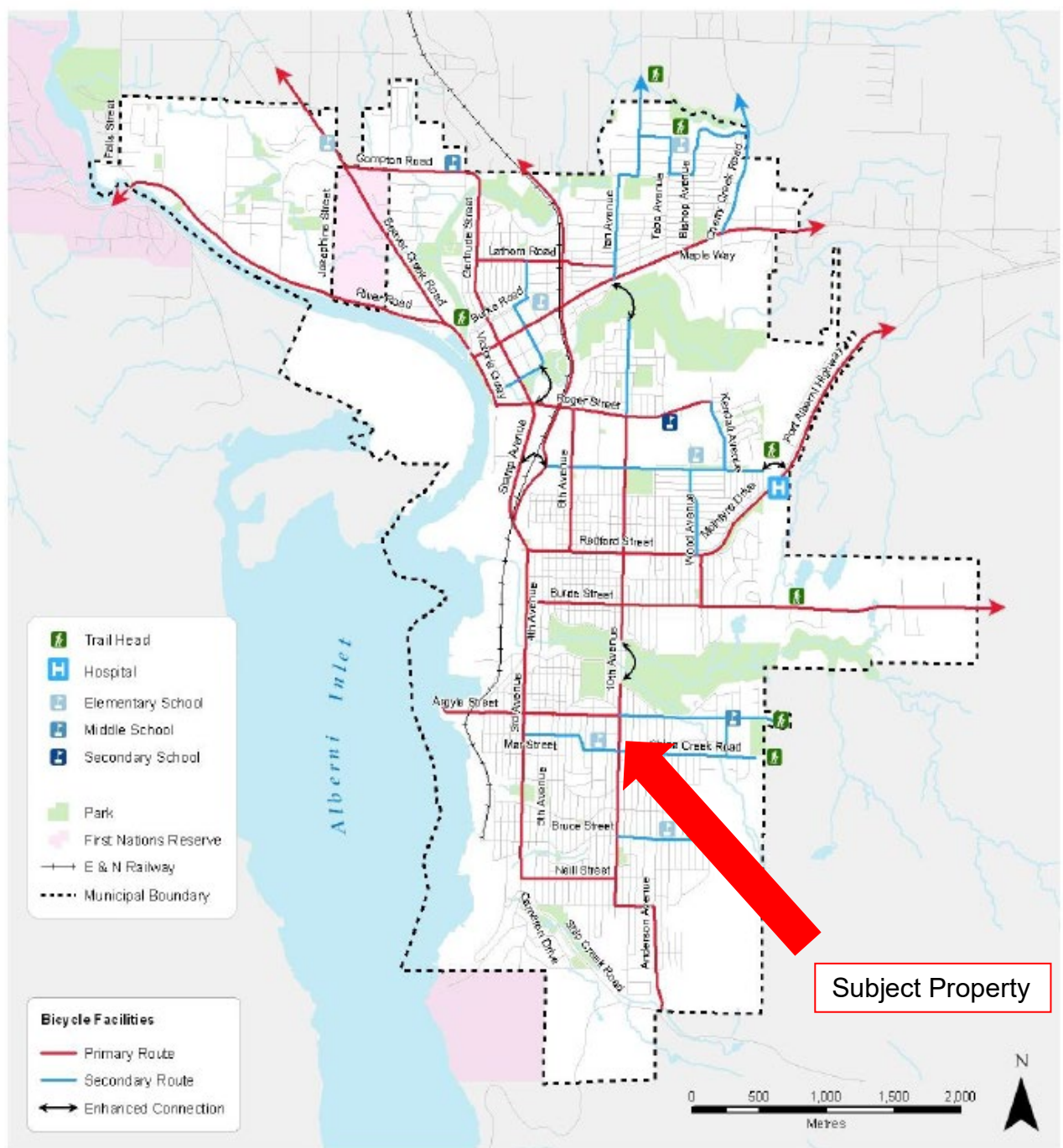


ACTIVE TRANSPORTATION PLAN

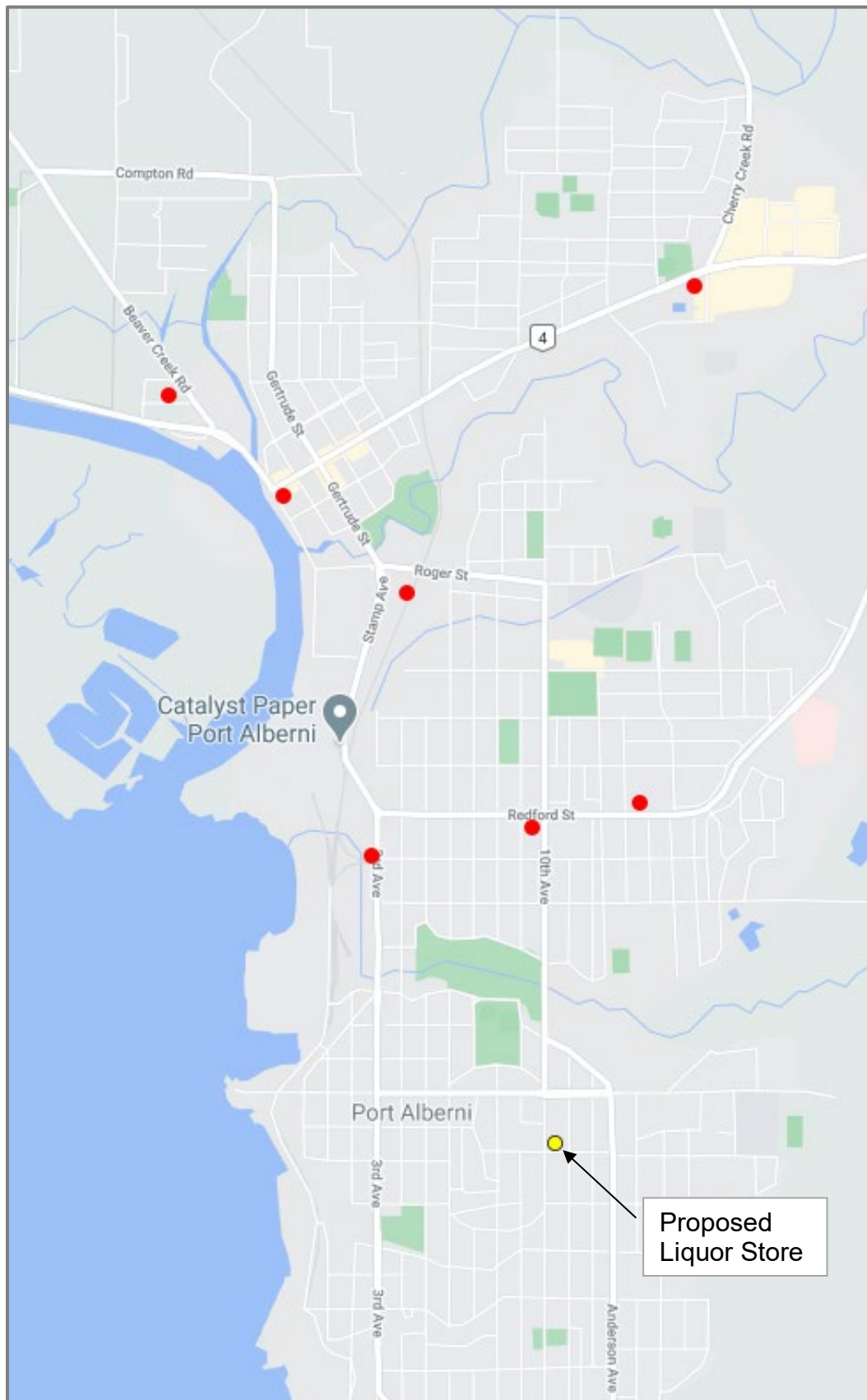
Appendix E- On-Street Bicycle Network

Figure E1

Proposed On-Street Bicycle Network (Primary and Secondary Routes)



LIQUOR STORES IN PORT ALBERNI



DESCRIPTION OF CURRENT ZONE

C2 – GENERAL COMMERCIAL

- 5.19 The purpose of this zone is to establish and maintain compact, vibrant commercial areas with a broad range of pedestrian-scale uses.

5.19.1 Permitted uses

Principal Uses

Amusement establishment
Appliance repair
Artist's studio
Assembly
Automotive sales, repair and servicing
Bakery
Bank or other financial institution
(Bylaw 4979) Cannabis Retail Store, subject to 6.26
Club or lodge
Community care facility
Day care or other preschool
Gasoline service station
Live-work
Medical service
Multiple family dwelling
Office
Pawn shop
Personal service
Place of worship
Professional service
Public market
Restaurant, including drive-through
Retail

Principal Uses (continued)

School
Seniors housing
Shopping centre
Small appliances and electronics, sales and repair
Social service centre
Tourist service
Veterinary clinic
(Bylaw 4979) (Bylaw No. 4893) Medical Marijuana Dispensary (Subject to 6.26)

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16
Dwelling unit(s) above or behind a permitted commercial use
Home occupation

Site Specific Uses

Liquor, Wine and Beer Store

5.19.2 Site Development Regulations

Minimum Lot Area	800 m ²	(8,611 ft ²)
Minimum Frontage	15 m	(49 ft)
Maximum Coverage	75%	
Minimum Setbacks:		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(10 ft)
<i>Side yard</i>	1.5 m	(5 ft)
(Bylaw No. 4958) Maximum Height, Principal Building	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2	
Maximum Height, Principal Building (on lots less than 1120 m ²)	9 m	(29.5 ft)
Maximum Height, Principal Building (on lots 1120 m ² or greater and where only residential units are located above commercial uses)	18 m	(59 ft)
Maximum Number of Principal Building Storeys (on lots less than 1120 m ²)	2	
Maximum Number of Principal Building Storeys (on lots 1120 m ² or greater and where only residential units are located above commercial uses)	5	

5.19.3 Conditions of Use

- (a) Every use shall be conducted within a completely enclosed *building* except for:
- parking,
 - loading,
 - restaurant patios,
 - outdoor display,
 - rental, sales or *storage yards*,
 - activities related to the operation of a *drive-through* or *drive-in* facility,
 - activities done at gasoline service station pumps and
 - temporary garden supply *structures*.
- (b) For *shopping centres* abutting a *lot* in an R, RM or P2 zone, the required *setback* for a *side yard* shall be increased to 5 m (16.4 ft).
- (c) *Dwelling* units located above or behind commercial uses shall comply with the following requirements:
- (i) ~~A completely separate and independent entrance to the dwelling unit shall be provided from a ground floor entrance having access directly onto the public street.~~ Access to residential portions of a building shall be through a completely separate and independent entrance located at ground level and providing access to the outdoors directly onto a public *street* or approved pedestrian walkway through the property.
- (ii) All *dwelling* units shall be entirely self-contained.
- (iii) One off-street *parking space* shall be provided for each *dwelling* unit, located so as not to impair access to the commercial premises or the use of off-street loading facilities.
- (d) Where multiple *family dwelling* units or seniors housing are located below the second storey, the Site Development Regulations of the RM3 Higher Density Residential zone shall apply.
- (e) No outside storage for *public market use* shall be permitted after market hours.
- (f) In *dwelling* units above or behind commercial uses, *home occupation* as a permitted use is restricted to *office space* for a business which is lawfully carried on at another location.

(Bylaw No.
4958)

5.19.4 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	3764 10 th Avenue	Lot B, District Lot 1, Alberni District, Plan VIP75178

REFERRAL COMMENTS FROM ISLAND HEALTH

Excellent health and care, for everyone,
everywhere, every time.



June 28, 2019

Cara Foden
City of Port Alberni Planning Technician
4850 Argyle Street
Port Alberni, BC V9Y 1V8

Dear Ms. Foden:

**RE: DEVELOPMENT APPLICATION – Zoning Bylaw Amendments
2943 & 2951 10th Ave. (Quality Foods)
Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966 (PID: 004-503-112) and
Lot 1, District Lot 1, Alberni District, Plan VIP50966 (PID: 016-360-214)**

Island Health does not have any objections from a regulatory perspective with regards to the zoning bylaw text amendment. However, we note the proximity of the high school on 8th Avenue to the proposed alcohol retail. Health evidence illustrates a concern with the proximity of alcohol and cannabis retail to schools. I hope the following excerpt from the document called *Health Issues of Proximity of Cannabis to Schools and Recommendations Regarding Buffer Zones* authored by our Medical Health Officers will be taken into consideration:

“Alcohol, like cannabis, has several negative health outcomes that are magnified in the youth and adolescent populations. Due to alcohol’s longstanding legal status there is more research regarding alcohol retail outlets and their impact on adolescents. There is extensive literature showing increased alcohol retail density causing increased consumption in youth^{2,3}. There is a paucity of research detailing³ the impacts of proximity to schools relative to youth consumption and negative health outcomes. A Baltimore study found that having an alcohol outlet on elementary children’s route to school was associated with both witnessing people’s use of, and being offered alcohol, tobacco and other drugs⁴.”

For further consideration, the *City of Vancouver Liquor Store Guideline* advises a buffer distance of 150 metres from family-oriented uses, such as secondary schools.

Ms. Cara Foden

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June 28, 2019

In addition, for your interest *The Chief Public Health Officer's Report on the State of Public Health in Canada, 2015: Alcohol Consumption in Canada* outlines the health impacts on Canadians from alcohol consumption.

Yours sincerely,



Jackie Chiu
Environmental Health Officer

Enc.: *Health Issues of Proximity of Cannabis to Schools and Recommendations Regarding Buffer Zones*
City of Vancouver Liquor Store Guideline
The Chief Public Health Officer's Report on the State of Public Health in Canada, 2015: Alcohol Consumption in Canada

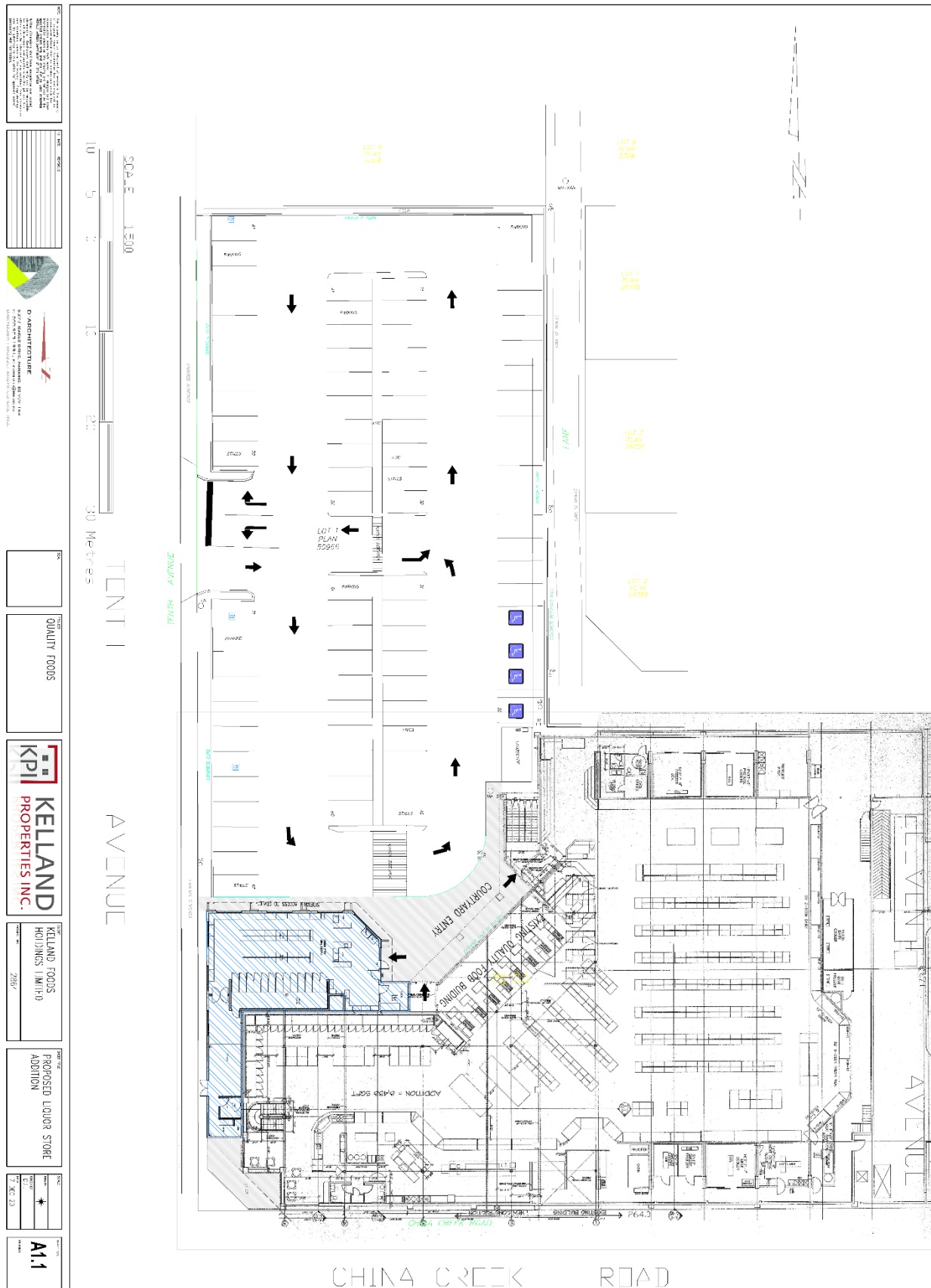
c.c.: Jade Yehia, Regional Healthy-Built Environment Consultant

DEVELOPMENT PROPOSAL DRAWINGS

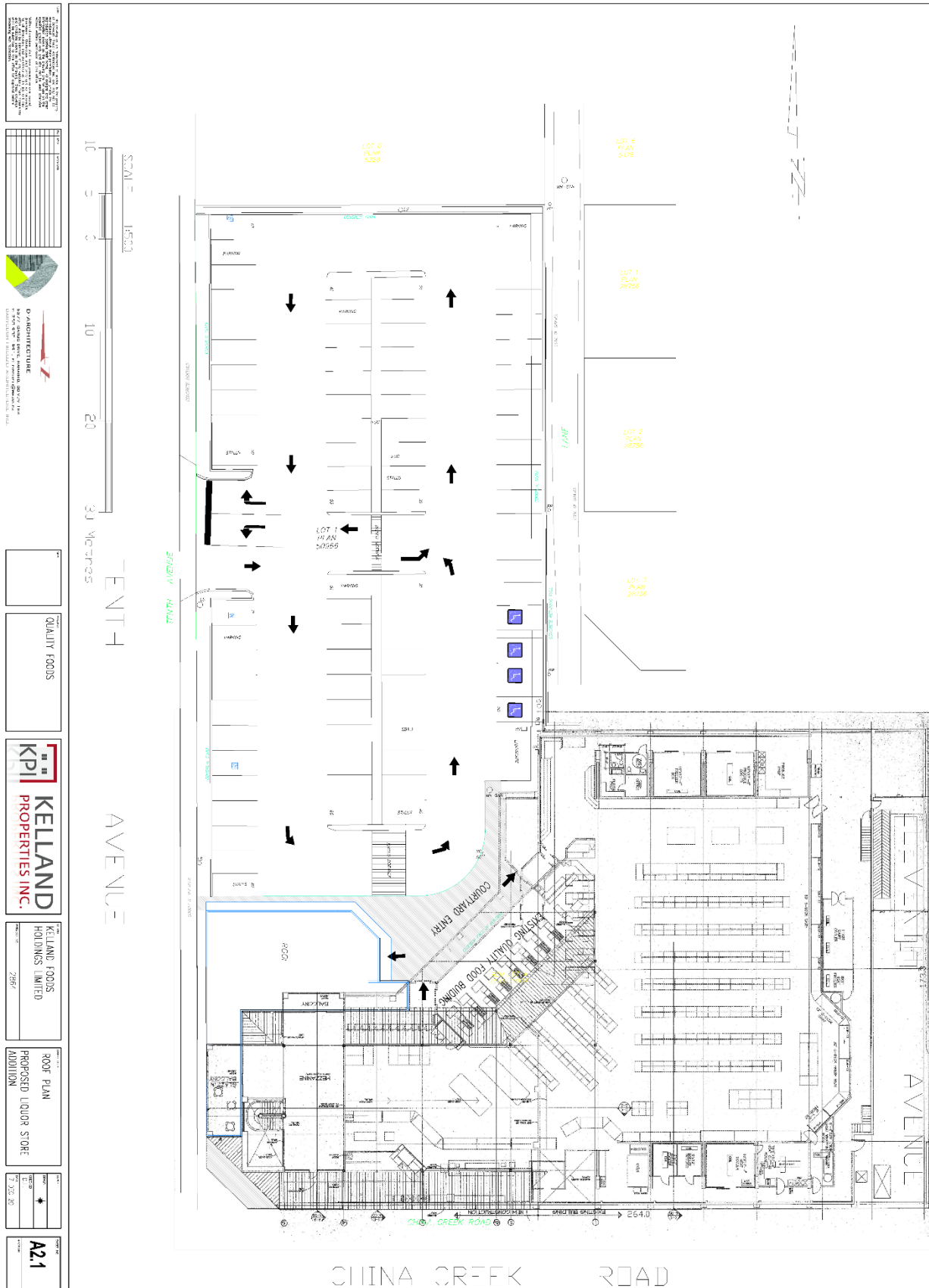
1. Site Plan – A0.1



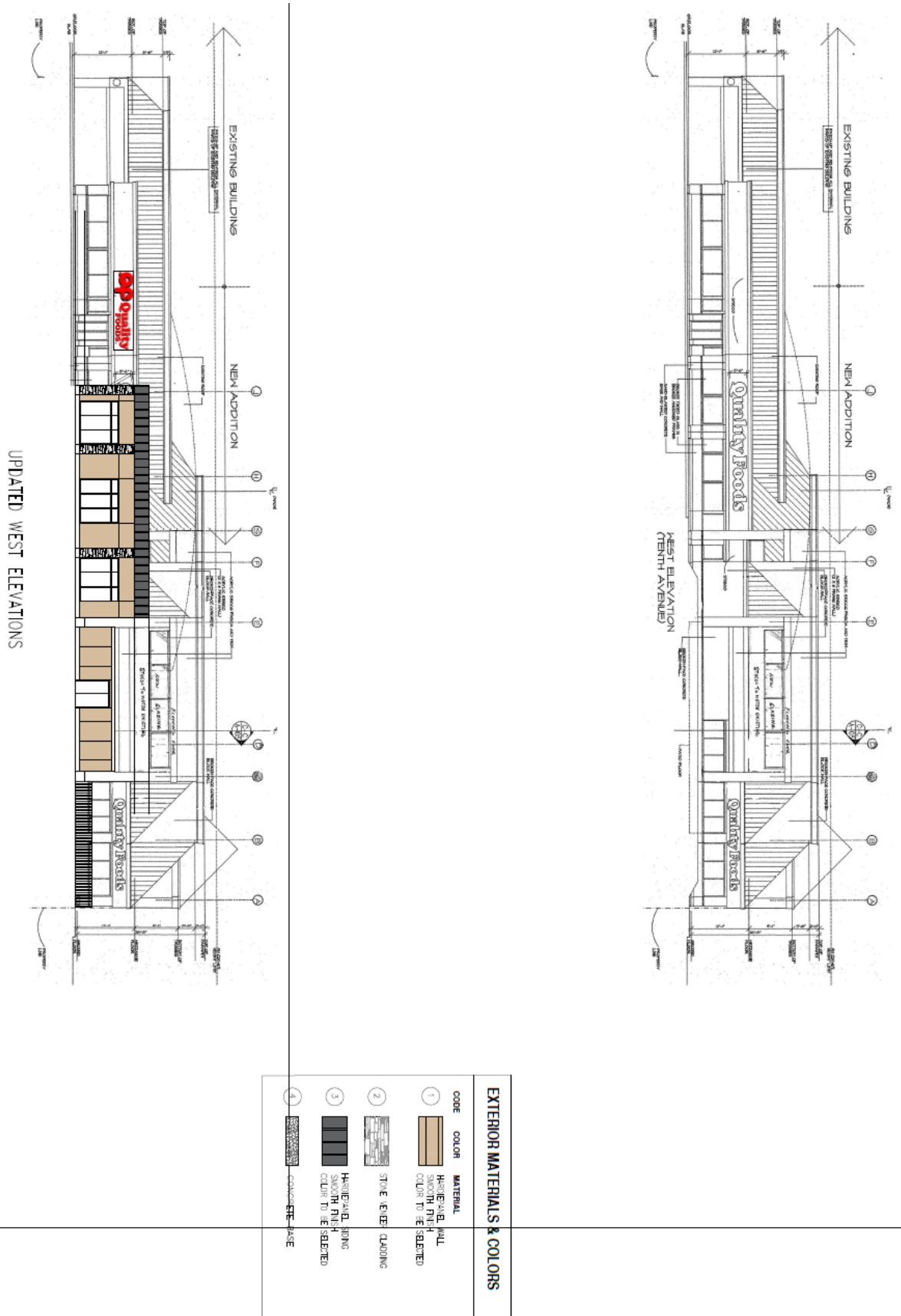
2. Main Floor – A1.1



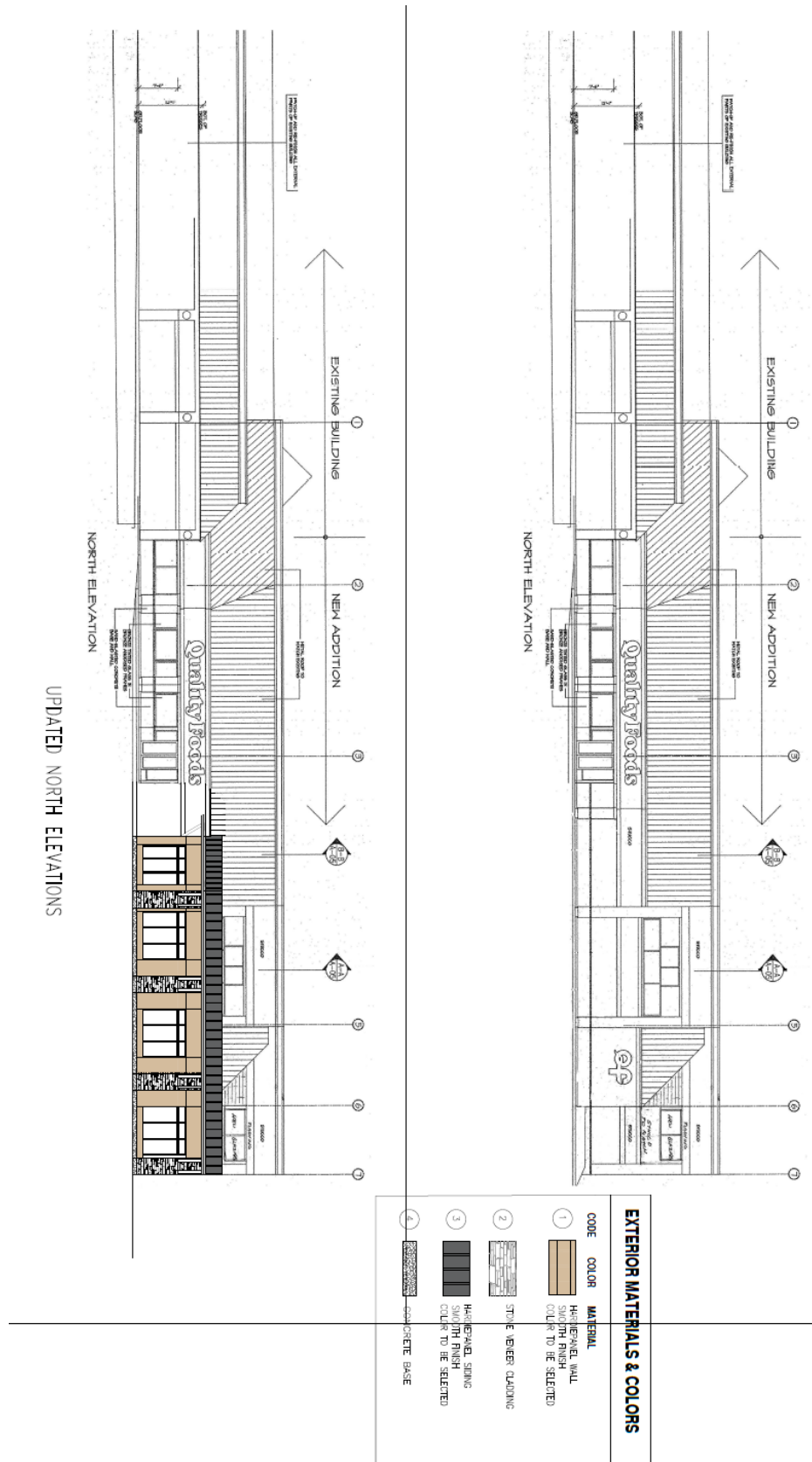
3. Roof Plan – A2.1



4. West Elevation – A3.1



North Elevation – A3.2



5. Conceptual Render – A4.1



7. Conceptual Render – A4.3



