

**REVISED**

9:09 am, Jul 26, 2022

To: Port Alberni Advisory Planning Commission

Ed Francoeur (Chair)
Ken McRae (Vice-Chair)
Amy Anaka
Jolleen Dick (Hupačasath Nation)
Stefanie Weber
Callan Noye
Joe McQuaid

Ken Watts (Tseshah/č išaa?ath First Nation)
Chris Washington - (SD #70)

Sgt. Peter Dionne, (R.C.M.P. Liaison)
Andre Guerin (P.A.F.D. Liaison)
Councillor Deb Haggard (Council Liaison)
Amy Needham (Parks Operations Liaison)

From: Marianne Wade, Manager of Planning

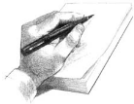
Copy: Larry Ransom - (Alternate - School District #70)
Harley Wylie (Alternate - Tseshah/č išaa?ath First Nation)
TBD (Alternate - Hupačasath Nation)
Councillor Helen Poon - (Alternate - Council Liaison)
Corporate Services
Development Services: Scott Smith, Brian McLoughlin, Cara Foden

Date: July 21, 2022**Re:** Advisory Planning Commission Meeting - **Thursday, July 28, 2022 at 12:00 pm**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, July 28, 2022 at 12:00 pm** in the **Council Chambers at City Hall** (4850 Argyle St.). Masking is encouraged though not required. If you have questions please contact Marianne Wade (Tel: 250-720-2811 / email: Marianne_wade@portalberni.ca) or Cara Foden (Tel: 250.720.2850 / email: cara_foden@portalberni.ca).

APC AGENDA

- 1. Acknowledgements and Introductions-** 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** of the June 16, 2022 meeting of the Advisory Planning Commission.
- 3. DEVELOPMENT APPLICATION – Development Variance Permit 107
3747 10th Ave.**
Lot 2, District Lot 1, Alberni District, Plan VIP12949 (PID: 004-680-740)
APPLICANT: Raymond de Beeld dba Raymond de Beeld Architect Inc.
- 4. DEVELOPMENT APPLICATION – Development Variance Permit 112
5019 Montrose St.**
Lot 1, District Lot 1, Alberni District, Plan 119230 (PID: 031-660-258)
APPLICANT: A. Nordemann dba JamJar Properties Inc.
- 5. OCP – update** – Manager of Planning
- 6. Other business**
- 7. Adjournment** - The next regular APC meeting is scheduled for **August 18, 2022**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on June 16, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Ken McRae, (Vice - Chair)
Joe McQuaid
Amy Anaka
Larry Ransom (Alt.- S.D.70)
Harley Wylie (Alternate Tseshah (č išaa?ath) F.N)
Councillor Deb Haggard, Council Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison

Regrets

Chris Washington, S.D.70
Stefanie Weber
Callan Noye
Jolleen Dick, Councillor, Hupačasath F.N
Ken Watts, (CEO Tseshah (č išaa?ath) F.N)
Scott Smith, Dir. of Dev. Services/Deputy CAO

Staff

Marianne Wade, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Guests

Applicant: A. Needham
Applicant: C. Minions, M. Ramsey
Members of Public: 1

Alternates (not in attendance)

L. Sam, (Alt. – Tseshah (č išaa?ath) F.N)
Vicky White, (Tseshah (č išaa?ath) F.N)
Councillor Helen Poon (Alt.– Council Liaison)



1. Acknowledgements and Introductions:

Acknowledgement by 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.
Welcome and introductions.

2. Minutes: Adoption of May 19, 2022 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the March 17, 2022 regular meeting.

(McRae / McQuaid) CARRIED

3. APC reports and procedures update: Manager of Planning

- New Manager of Planning, Marianne Wade, introduced herself to the APC members and provide a brief verbal summary of her background and experience.
- The new format for APC reports and recommendations was introduced.

4. DEVELOPMENT APPLICATION – Zoning Bylaw amendment

4925 Leslie Avenue, Port Alberni

Lot 10 District Lot 13 Alberni District Plan 6096 (PID: 005-909-538)

Lot 11 District Lot 13 Alberni District Plan 6096 (PID: 005-909-554)

Applicant(s): Amy and Curtis Needham

- City Development Planner (B.M.) summarized his report dated June 6, 2022.
- APC discussed the proposed amendment with respect to the following:

- It was noted that the Engineering Department has submitted their comments this morning.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the proposed zoning amendment.*

(McRae / McQuaid) CARRIED

5. DEVELOPMENT APPLICATION – Temporary Use Permit

3130 3rd Avenue, Port Alberni

Lot A, District Lot 1, Alberni District, Plan VIP30733 (PID: 001-225-537

Applicant(s): Bread of Life Centre

- The Chair recused himself and left the meeting at 12:13 pm citing personal interest in the application. This left the APC short of a quorum. The Manager of Planning indicated that the meeting would proceed and that the APC comments would be submitted to Council for consideration as it was not possible to vote on a formal motion/s.
- The Manager of Planning (M.W.) summarized her report dated June 14, 2022.
- APC discussed the proposed amendment with respect to the following:
 - Clientele – applicant indicated to APC that the Temporary Use Permit was for a Transition House within the existing Bread of Life building and that it would not be restricted by gender.
 - Hours of operation: applicant indicated that the Bread of Life kitchen would continue to operate within the current hours of 8:00 am to 8:00 pm. The Transition House portion of the building would be operational 24 hours per day and 7 days per week only for the clients using the Transition House .
 - It was noted by the applicant that the Bread of Life Centre is now operated by the Salvation Army and the intent of the Temporary Use Permit was to allow more time to explore other possible options for a long-term facility and to determine and assess community impact.
 - APC members expressed some concerns regarding the impact of the proposal on the adjacent commercial area and efforts currently focused on renewal of the downtown core. It was noted that the area is already under a great deal of pressure due to prevalent social issues. The applicants indicated that it was their hope that they would be able to contribute to the improvement of the area by providing an alternative to people that would take them off the streets by providing shelter. He indicated that night outreach teams were planned and would be supporting and encouraging people, currently living on the streets, to make use of the shelter.
 - Safety: a sprinkler system would be required as part of the renovation to accommodate the Transition House.
 - R.C.M.P. noted they are aware of issues at the neighbouring Harbourview Apartments building.
 - A recent sale of the empty, nearby Bank of Montreal building has taken place and the Bread of Life has not yet met with the new owners.
 - Public Notice is required for this application.
 - The applicant assured the APC that they are aware of the temporary nature of the permit should it be approved and they are prepared for the eventuality that the use may not be permanent. A rezoning process would have to take place in the future if the applicant decided to pursue a permanent Transition Home in the C7 Core Business zone.

APC Comments

- The members present indicated support for the application.
 - The members are supportive of the Temporary nature of the Permit versus a rezoning which would be of a permanent nature.
 - APC is happy to see that the applicant has been in consultation with BC Housing and that they are taking the BC Building Code requirements into consideration.
- The Chair returned to the meeting at 1:35 pm following the discussion.

6. Status and OCP Update: Manager of Planning

A. June 13 Council

- 5249 Pineo Road rezoning application received 3rd reading.
- 5450 Greenard Street rezoning application received 1st and 2nd reading. Public Hearing waived.
- 4738 Athol Street OCP/ZON amendments received 1st and 2nd reading. Public Hearing July 11.
- A Sign Bylaw amendment to allow for a sign at the Seventh Day Adventist Church (4109 Kendall Ave.) was approved by Council.

B. OCP Review update:

- Stakeholders/groups participated in a workshop on June 2. APC members were invited to participate. Feedback from the workshop is being used to prepare a communication plan that will be presented to Council in late summer.
- Environmentally Sensitive Areas and Parkland will be included in the process for the OCP update.

7. OTHER BUSINESS:

- Status of Carriage Homes in Zoning regulation: The Manager of Planning commented that the City is working with a Consultant regarding the integration of relevant regulations in the Zoning bylaw.
- Configuration of Council Chambers for the needs of APC was discussed. The Manager of Planning will explore options for meeting space.
- The APC expressed that public education is needed as many people in the community are not informed about the differentiation between private versus public greenspaces and dedicated parks. Communication regarding OCP designations on existing greenspace is also a component of ensuring the public is aware of long-term vision for such spaces.
- Existing OCP contains a requirement for Neighbourhood Plans to accompany applications such as the one for the City owned land at 15th and Montrose St. where the designation is 'Future Residential'. The APC noted that such "one-off" applications should not be considered without enforcing the requirement for broader area Neighbourhood Plans.

8. ADJOURNMENT: The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **July 21, 2022.**

(Anaka / Francoeur) CARRIED



Ed Francoeur (Chair)



CITY OF PORT ALBERNI

REVISED

9:04 am, Jul 26, 2022

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: July 28, 2022

**SUBJECT: DEVELOPMENT APPLICATION – Proposed Development Variance Permit DVP 107
3747 10th Avenue, Port Alberni**
LOT 2, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 12949 (PID: 004-680-740)
Applicant(s): Raymond De Beeld Architect Inc.

PURPOSE

The City has received an application for a variance to *Zoning Bylaw No. 4832* for a commercial redevelopment at 3747 10th Avenue. The applicant is requesting a reduction in the required amount of on-site parking. The Development Variance Permit (DVP 107) would need to be approved before Council may issue Development Permit 21-13 for this project.

SUBJECT PROPERTY AND SITE CONTEXT

Location	South east of intersection at Redford and 10 th Avenue. Oriented North to South between Redford Street and Bute Street east of 10 th Avenue.
Current Zoning	C2 General Commercial
Total Area	12,667 m ² (3.13 acres)
Official Community Plan (OCP)	<ul style="list-style-type: none">• <i>Schedule A - Land Use Map: General Commercial (GCO)</i>• <i>Schedule B Development Permit Areas Map: Commercial</i>
Relevant Guidelines	<ul style="list-style-type: none">• <i>Section D Plan Policies – 5.0 Commercial</i>• <i>Section D Plan Policies – 5.1 General Commercial (GCO)</i>

The property at 3747 10th Avenue is located at the heart of the Redford Commercial area, and is occupied by a vehicle-orientated plaza mall. The applicant is proposing to redevelop a 1,472 m² (15,840 sq. ft.) commercial unit at the center of the site (formerly Fairway Market) into three separate leasable units. The existing property was created in the 1950s and redeveloped in the 1970s. The amount of parking on-site does not meet the requirements of the current Zoning Bylaw. The applicant has applied for a variance to bring the property into compliance.

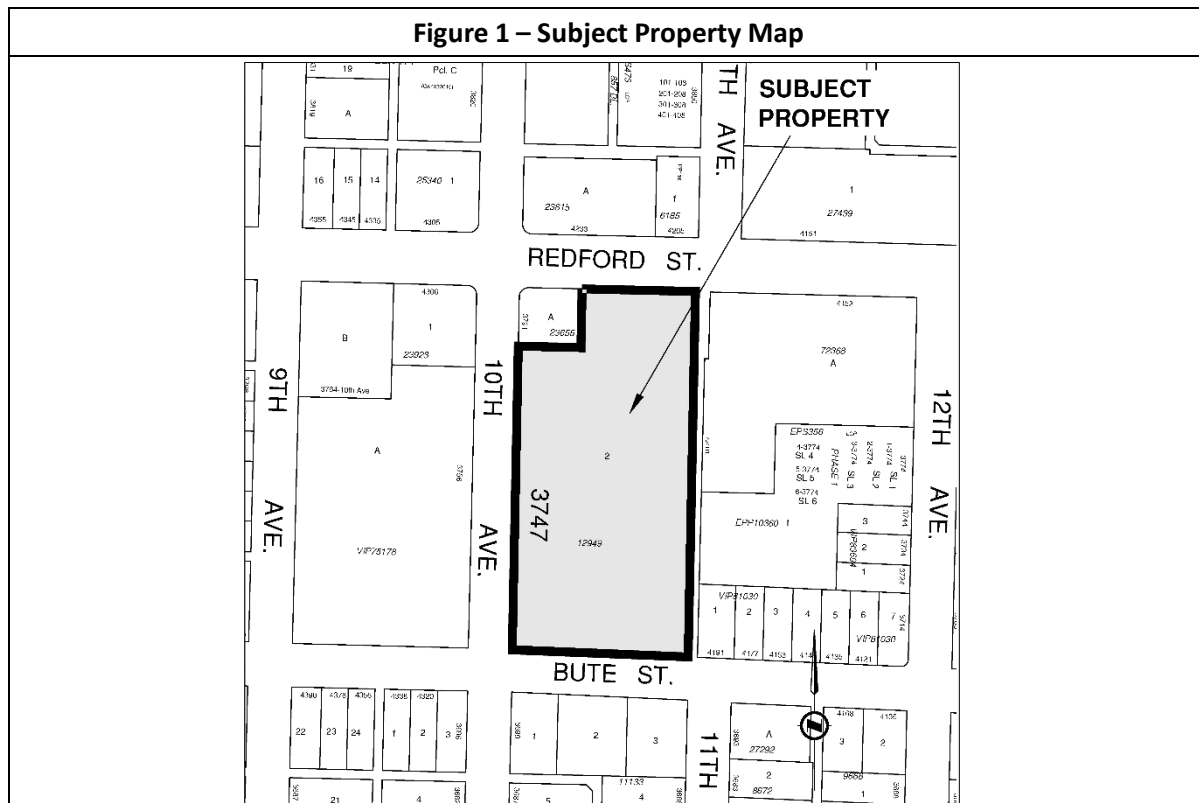


Table 1 – Surrounding Neighbourhood Land Use

North	C2 General Commercial, RM3 High Density Multiple Family Residential
South	P1 Institutional (Fire Hall), R2 One and Two Family Residential
East	RM2 Medium Density Multiple Family Residential, C2 General Commercial, R3 Small Lot Residential
West	C2 General Commercial

PROPOSED VARIANCE

Reduced Parking Requirement

The City's Zoning Bylaw requires that parking be recalculated upon redevelopment of a property. The applicant is undertaking an extensive renovation of a commercial unit, including the demolition of approximately 800 ft² of floorspace. They also intend to renovate a portion of the parking lot near these commercial units.

Table 2 – Parking Summary

Existing parking spaces	209
Proposed parking spaces after development	215
Required by Zoning Bylaw	274

However, *Zoning Bylaw No. 4832* requires parking to be provided at 1 space per 17 m² of gross leasable floor space for *Shopping Centre* developments. This would equal 274 spaces which is 59 spaces above what the applicant has proposed.

Table 2 – Proposed Variances to Zoning Bylaw No 4832	
Section 7.9 Required Amount of Parking	Reduce required on-site parking from 274 spaces to 215 spaces for a variance of 59 spaces.

Staff Notes:

- Staff do not anticipate any significant impacts related to approving the parking variance.
- In total, six additional parking spaces will be created for a net gain of parking.
- No existing spaces in the parking lot will be removed as a result of this project.
- The calculated shortfall of parking spaces results from applying current requirements to the existing development, as opposed to an intensification of use upon the site.
- A portion of the parking lot exists on a former Texaco gas station site on the south east corner of the intersection of Redford St. & 10th Avenue (3791 10th Avenue). Parking on this lot is secured via restrictive covenant.
- Commercial loading will occur from the rear laneway. This will be reviewed in detail in the Development Permit along with form and character details.
- *Local Government Act* section 499 requires notice of the variance application to be given prior to a Council Meeting. The City's *Development Application Notice Bylaw No. 4614* requires that all owners and occupants within 75 metres of the property be mailed a notice.

OPTIONS

1. Recommend to Council the application be supported.
2. Recommend to Council the application be supported with conditions (specify).
3. Recommend to Council the application not be supported.

ATTACHMENTS

- Subject Property Map – 3747 10th Avenue
- OCP Land Use Designation
- Current Zoning Bylaw Classification
- Current Zone Description – Zoning Bylaw No. 4832
- Development Plans DP21-13 – 3747 10th Avenue

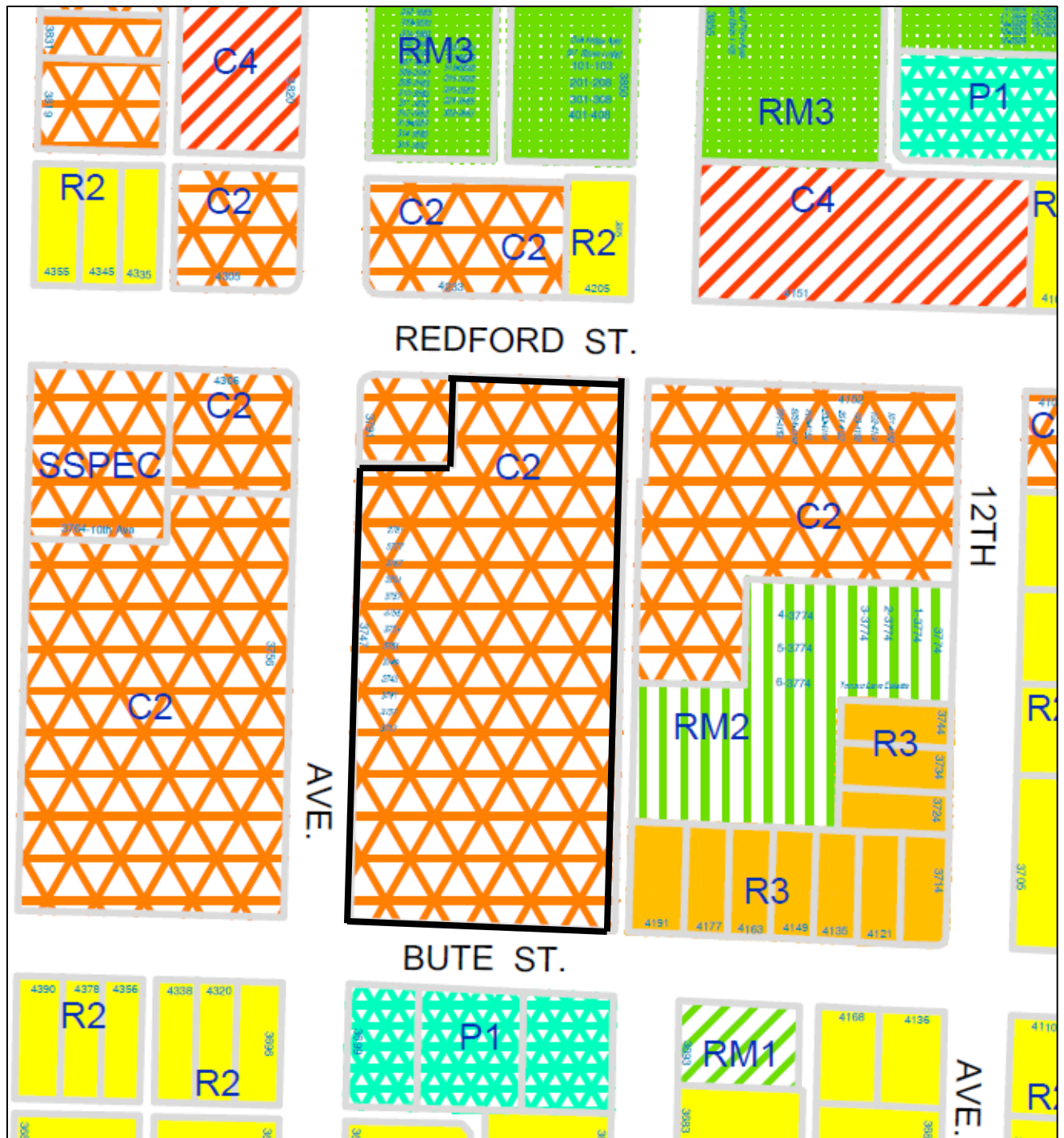
SUBJECT PROPERTY MAP – 3747 LESLIE ROAD



OCP LAND USE DESIGNATION



CURRENT ZONING BYLAW CLASSIFICATION



CURRENT ZONE DESCRIPTION – ZONING BYLAW NO. 4832

Bylaw 4832

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 usesPrincipal 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**Daycare or other pre-school**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**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 m²(8,611 ft²)*Minimum Frontage*

15 m

(49 ft)

Maximum Coverage

75%

Minimum Setbacks:

Bylaw 4832		
<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 <i>Building</i> (on lots less than 1120 m ²)	9 m	(29.5 ft)
Maximum Height, Principal <i>Building</i> (on lots 1120 m ² or greater and where only residential units are located above commercial uses)	18 m	
Maximum Number of Principal <i>Building Storeys</i> (on lots less than 1120 m ²)	2	
Maximum Number of Principal <i>Building Storeys</i> (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:

(Bylaw No. 4958)

~~(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.

Bylaw 4832

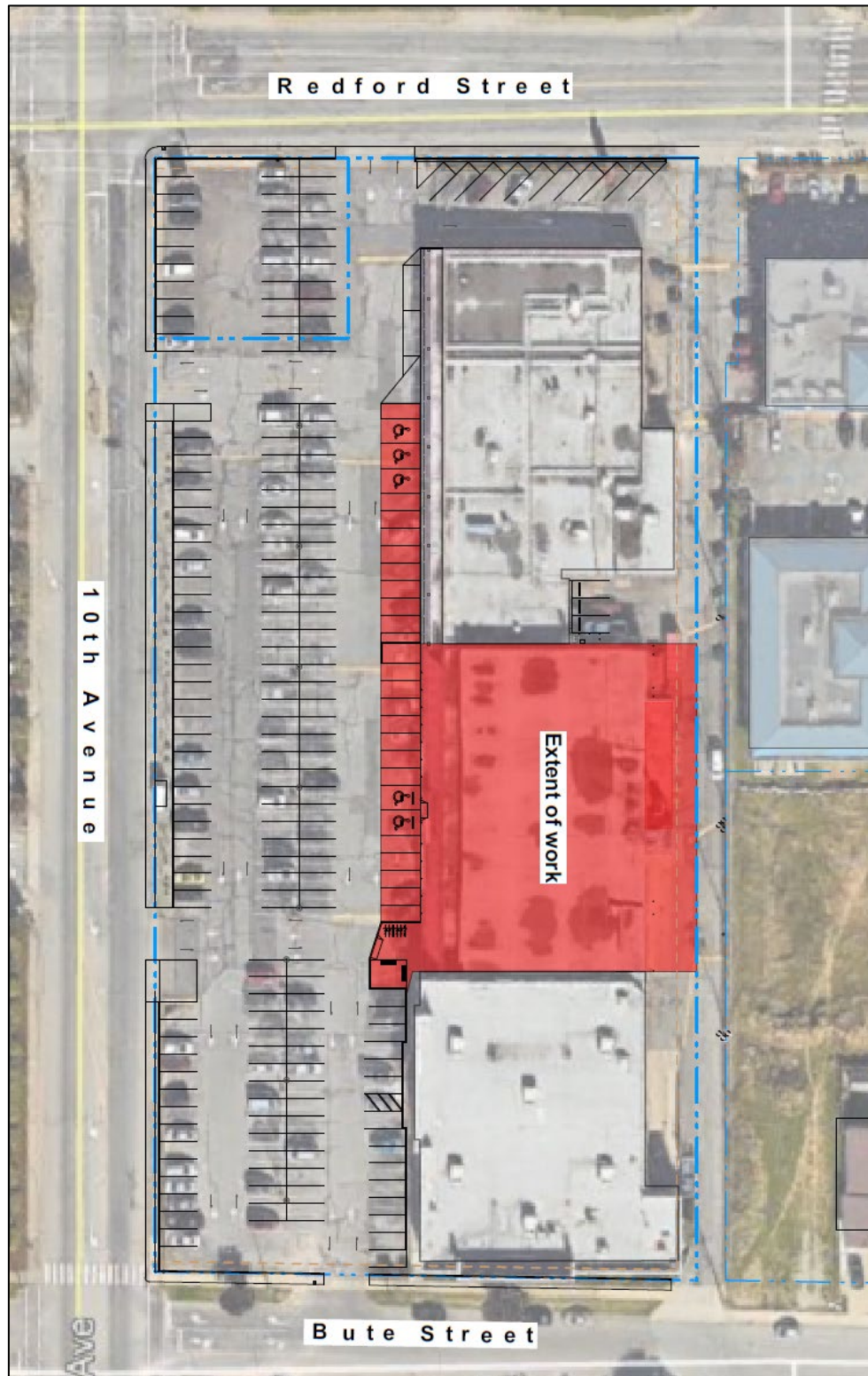
- (d) Where multiple *family dwelling* units or seniors housing are located below the second *storey*, the Site Development Regulations of the RM3 Higher Density Residential *zone* shall apply.
- (e) No outside storage for *public market use* shall be permitted after market hours.
- (f) In *dwelling* 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.

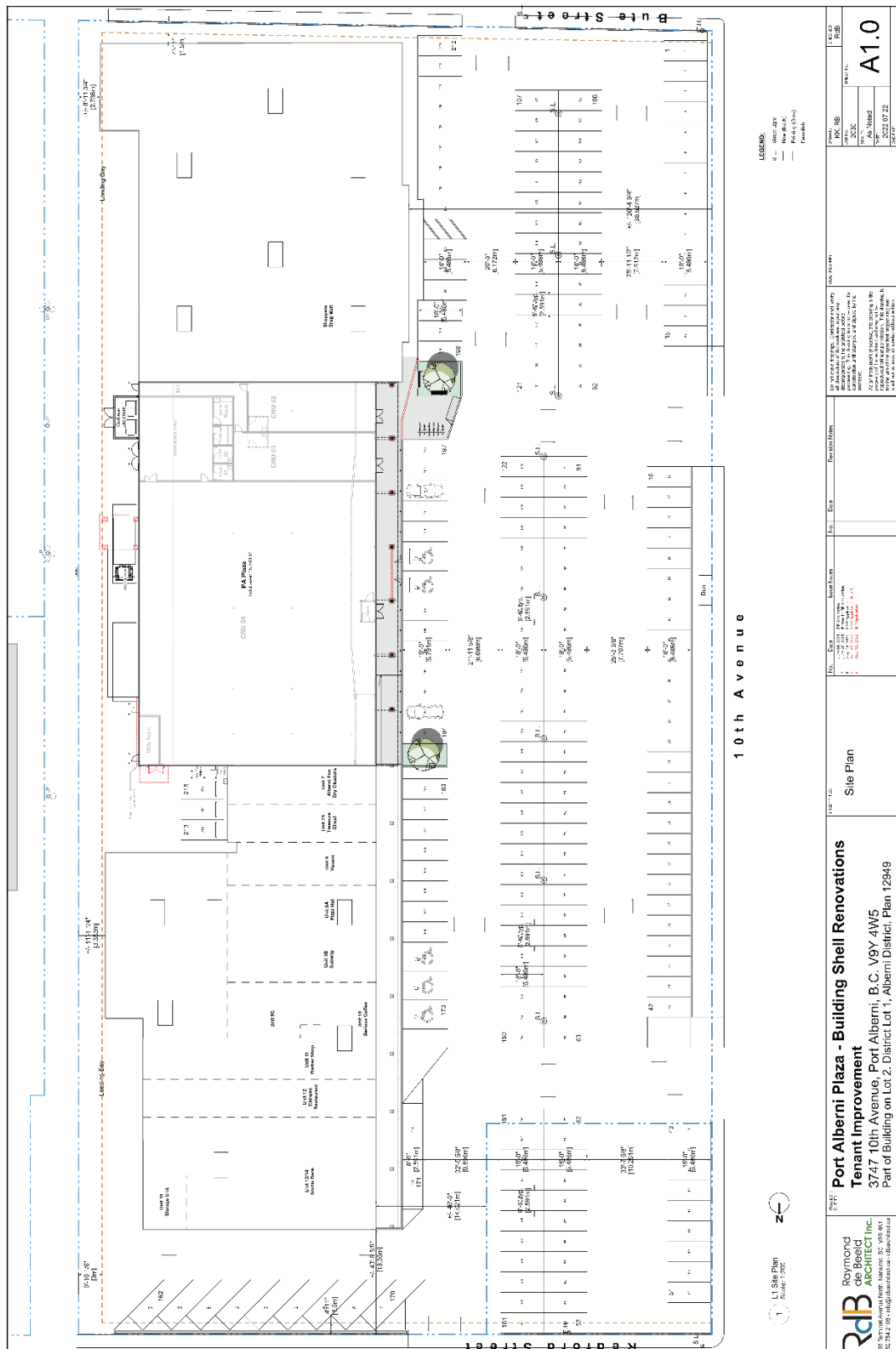
5.19.4 Site Specific Uses

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

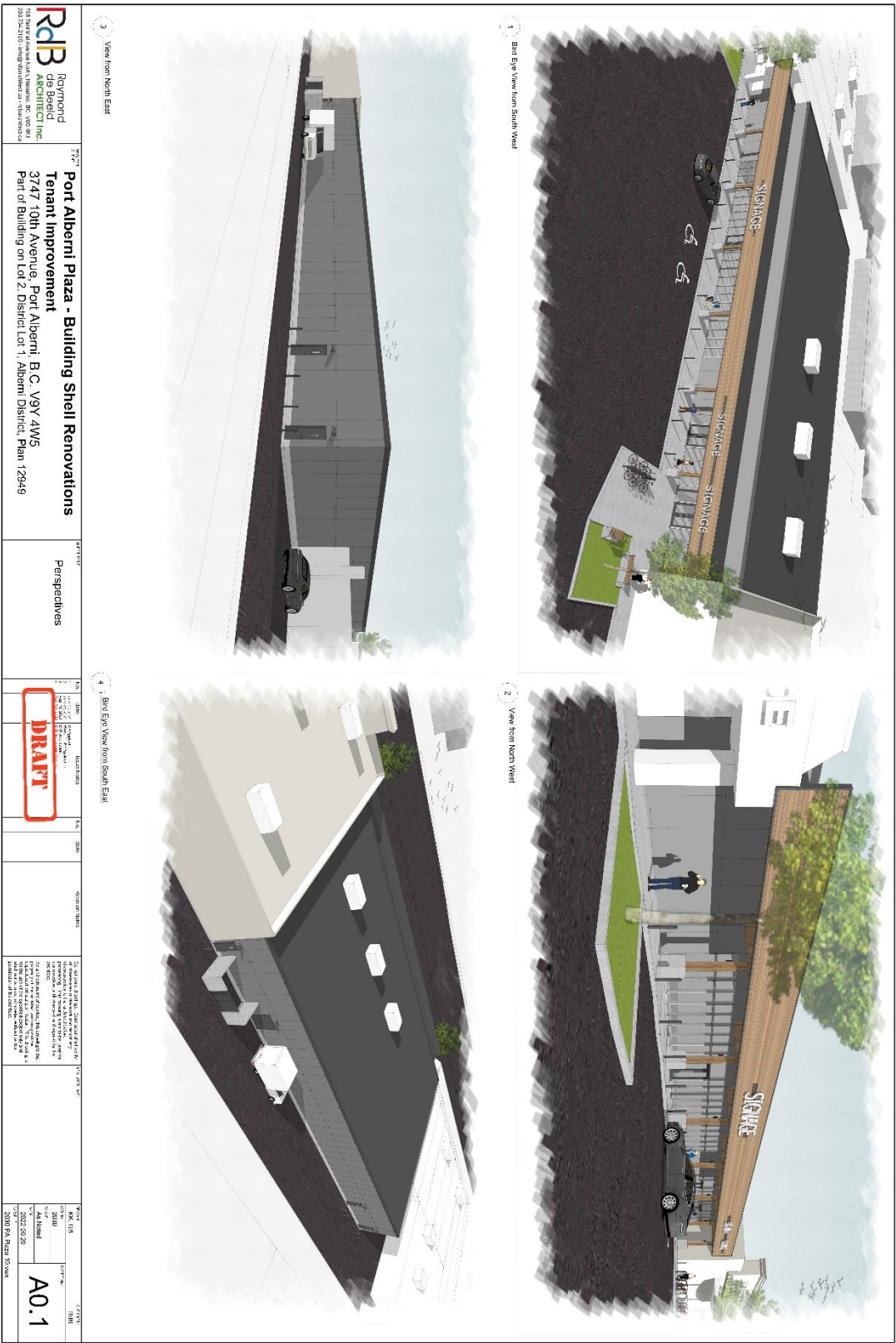
<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3764 10 th Avenue	Lot B, District Lot 1, Alberni District, Plan VIP75178
(Bylaw No. 5022) Liquor, Wine and Beer Store	2943 10th Ave. (Quality Foods)	Lot A, District Lot 1, Alberni District, Plan VIP13914 Except Plan 50966 (PID: 004-503-112)

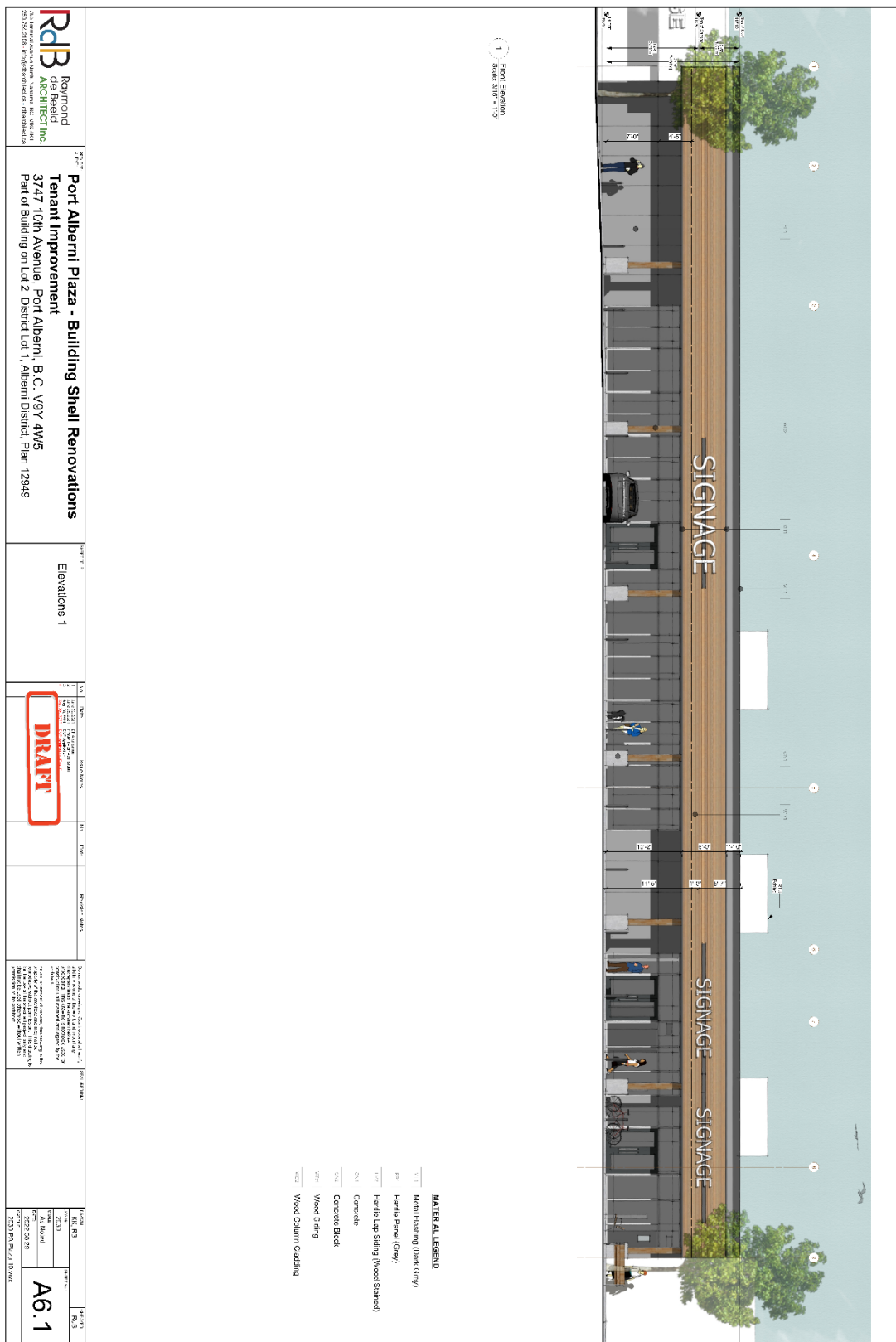
DEVELOPMENT PLANS DP21-13 – 3747 10TH AVENUE

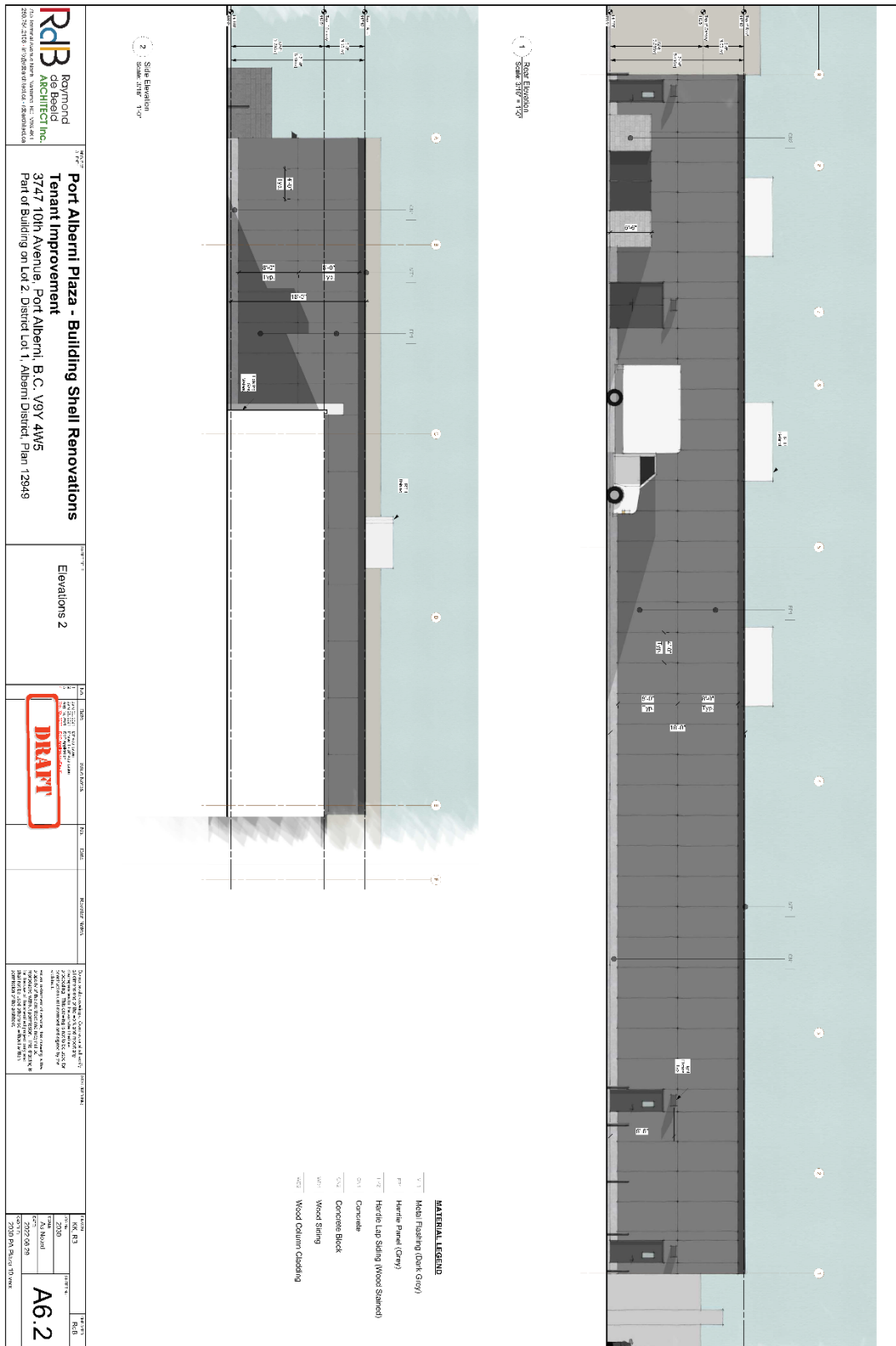


DEVELOPMENT PLANS DP21-13 – 3747 10TH AVENUE

DEVELOPMENT PLANS DP21-13 – 3747 10TH AVENUE



DEVELOPMENT PLANS DP21-13 – 3747 10TH AVENUE

DEVELOPMENT PLANS DP21-13 – 3747 10TH AVENUE



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: July 28, 2022

**SUBJECT: DEVELOPMENT APPLICATION – Proposed Development
Variance Permit (DVP 112)**

5019 Montrose Street
Lot 1, District Lot 1, Alberni District, Plan 119230

Applicant: Andrew Nordemann

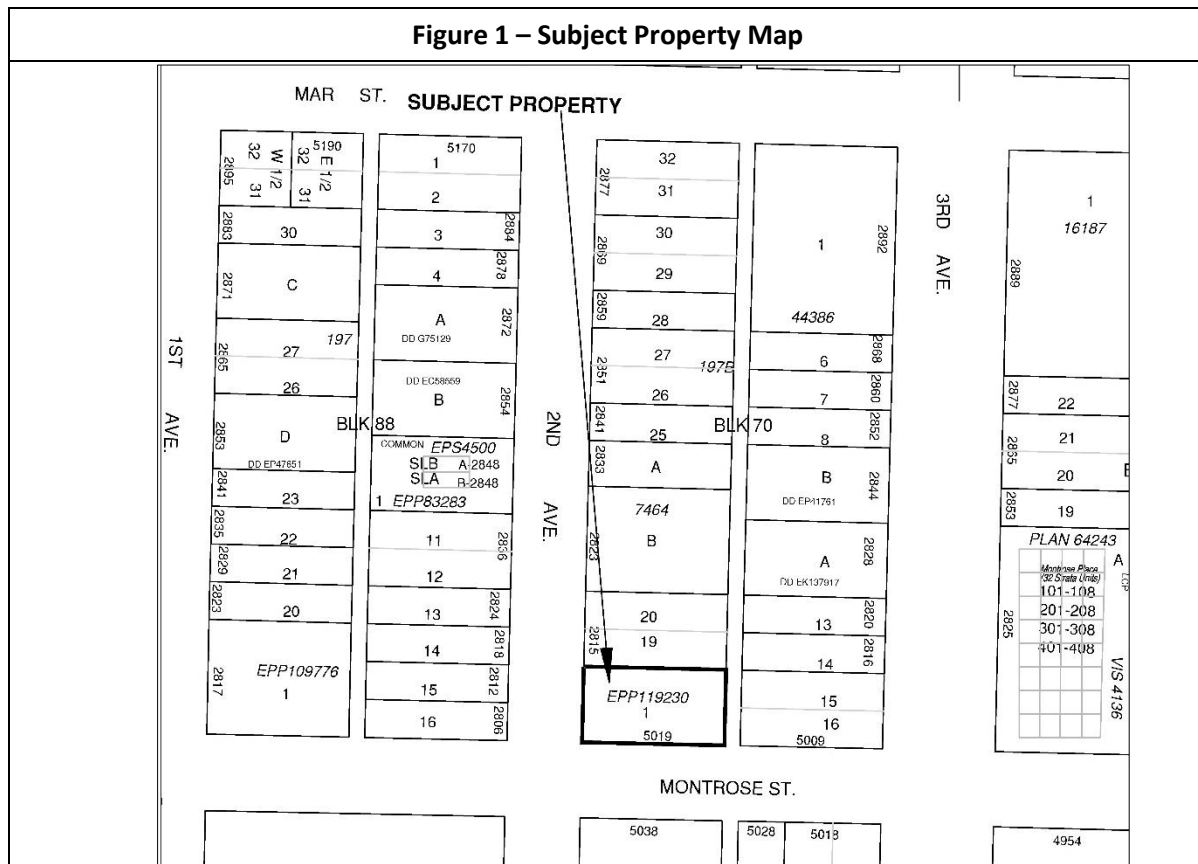
PURPOSE

The City has received an application requesting variances to minimum parking, setbacks, and frontage to bring the property at 5019 Montrose Street into compliance with *Zoning Bylaw No. 4832*. The applicant is proposing to add townhouse units to a property with an existing multifamily building that does not conform to the Zoning Bylaw. The Development Variance Permit (DVP 112) would need to be approved before Council may issue Development Permit DP21-15 for this project.

SUBJECT PROPERTY AND SITE CONTEXT

Location	Northeast corner lot of the intersection of 2 nd Ave and Montrose street
Current Zoning	RM2 Medium Density Multiple Family Residential
Total Area	12,667 m ² (3.13 acres)
Official Community Plan (OCP)	<ul style="list-style-type: none">• <i>Schedule A: Land Use Map: Multi-Family Residential (MFR)</i>• <i>Schedule B: Development Permit Areas Map: Multi-Family Residential</i>
Relevant Guidelines	<ul style="list-style-type: none">• <i>OCP Section D Plan Policies – 4.0 Residential</i>• <i>OCP Section D Plan Policies – 4.3 Multifamily</i>• <i>Section 7 – Parking and Loading (Zoning Bylaw No. 4832)</i>

The applicant is proposing to add 3 townhouse units to the property in a new structure abutting the existing 5-unit apartment building. New development triggers a need to bring the property into compliance with *Zoning Bylaw No. 4832* despite the non-conforming status of the existing building.



The surrounding neighbourhood includes properties zoned R2 One and Two Family Residential, RM2 Medium Density Multiple Family Residential, and P2 Parks and Recreation. A direction-based summary of neighbourhood composition is provided below:

Table 1 – Surrounding Neighbourhood Land Use	
North	R2 One and Two Family Residential
South	RM2 Medium Density Multiple Family Residential, P2 Parks and Recreation, R2 One and Two Family Residential
East	R2 One and Two Family Residential
West	R2 One and Two Family Residential

PROPOSED VARIANCES

Zoning Bylaw No. 4832 and Non-conforming Status

Since the applications are proposing a new development on the property, the regulations of Zoning Bylaw No. 4832 apply to the entire site. While the existing building is non-conforming according to section 3.10.2 of the Zoning Bylaw, section 3.11 specifies that any alteration to the building requires it to be brought into compliance through the issuance of variances.

3.10.2 Non-Conformity

“... Any lot existing prior to the adoption of this Bylaw which, at the time of adoption of this Bylaw, fails to meet the minimum lot size and frontage requirements of a zone as set out in this Bylaw, shall not, by reason thereof, be deemed to be non-conforming or unlawful. However, any use of the lot shall comply with the regulations specified for the zone in which it is located.”

3.11 Siting, Size, Shape

“No building or structure shall be constructed, reconstructed, altered, moved, or extended by the owner, occupier, or any other person so that it contravenes the requirements, as provided in this Bylaw, for the zone in which it is located, unless a variance has been granted for the same.”

The applicant is requesting the following variances:

Table 2 – Proposed Variances to Zoning Bylaw No. 4832	
Section 7.9 Required Amount of Parking	Reduce required on-site parking from 10 spaces to 8 spaces for a variance of 2 spaces. A reduction from 1.25 spaces per dwelling unit to 1.0 spaces.
5.15.2 RM2 Site Development Regulations	Reduce minimum side yard setback from 5.0 metres to 0.48 metres for a variance of 4.52 metres at the south property line.
5.15.2 RM2 Site Development Regulations	Reduce minimum front yard setback from 6.0 metres to 0.48 metres for a variance of 5.52 metres at the west property line.
5.15.2 RM2 Site Development Regulations	Reduce required minimum frontage from 25 metres to 20.11 metres for a variance of 4.89 metres at the west property line.

1. Reduced On-site Parking

A reduction in required on-site parking would enable the multifamily development to proceed as designed. Requiring 1 space per dwelling ensures each household will be able to park one vehicle on-site, while freeing more area for usable open space, landscaping and dwelling units. Currently, there are no on-site parking spaces on the property, and tenants park in the roadway. Following development there would be a net gain of 8 parking spaces on-site, however, this would be 2 spaces short of the 10 spaces normally required. This does not include the available street parking.

Staff Notes:

- Staff do not anticipate negative impacts on the surrounding neighbourhood.
- On-site parking provided from the laneway, driveway, and in 1st storey car garages.
- Street parking is available for visitors on 2nd Avenue and Montrose Street along the west and south property lines.
- On-site parking spaces are “Regular” size according to Zoning Bylaw.
- The property is located within short walking distance (approx. 250 m) of the Uptown commercial area.
- Site originally developed prior to the current Zoning Bylaw.

2. *Reduced Minimum Setbacks and Frontage*

The existing 5-unit building was constructed prior to the adoption of Zoning Bylaw No. 4832 and does not conform to the site development regulations of the RM2 zone. The west and south sides of the building are near the back of the sidewalk at both 2nd Avenue and Montrose Street. While this is not a typical form of development for multifamily residential in Port Alberni, it may be brought into compliance with the Zoning Bylaw with a variance.

Table 3 – Non-conforming lot frontage and setbacks				
	Required		Existing/Proposed	
Minimum Frontage	25 m	(82.0 ft)	20.11 m	(65.96 ft)
Minimum Setbacks:				
Front yard	6 m	(19.7 ft)	0.61 m	(2.0 ft)
Side yard	5 m	(16.4 ft)	0.48 m	(1.58 ft)

Staff Notes:

- Staff do not anticipate negative impacts on the surrounding neighbourhood.
- Issuing the variance would bring an existing non-conforming building into compliance with the Zoning Bylaw.
- Changes to the existing building include an exterior façade renovation, but the location will not be affected. The building was constructed prior to the current Zoning Bylaw.
- The proposed development is an improvement of the existing non-conforming property. Previously there were more multifamily units on the property, but a significant portion of the building was destroyed by a fire. The proposed townhouse units would be constructed in the general location of original multifamily building.
- The development of 3 townhouse units, in addition to the 5 existing residential units, is consistent with the low to medium-density character of the surrounding neighbourhood.
- The development will provide dwelling units that are in short supply in Port Alberni (ie. “missing middle” housing).
- The development aligns with Priority #5 of City’s Strategic Plan: Fostering a complete community (safe, healthy and inclusive). The infilling of vacant, or underdeveloped lots allows the sites to contribute to the area’s vibrancy.

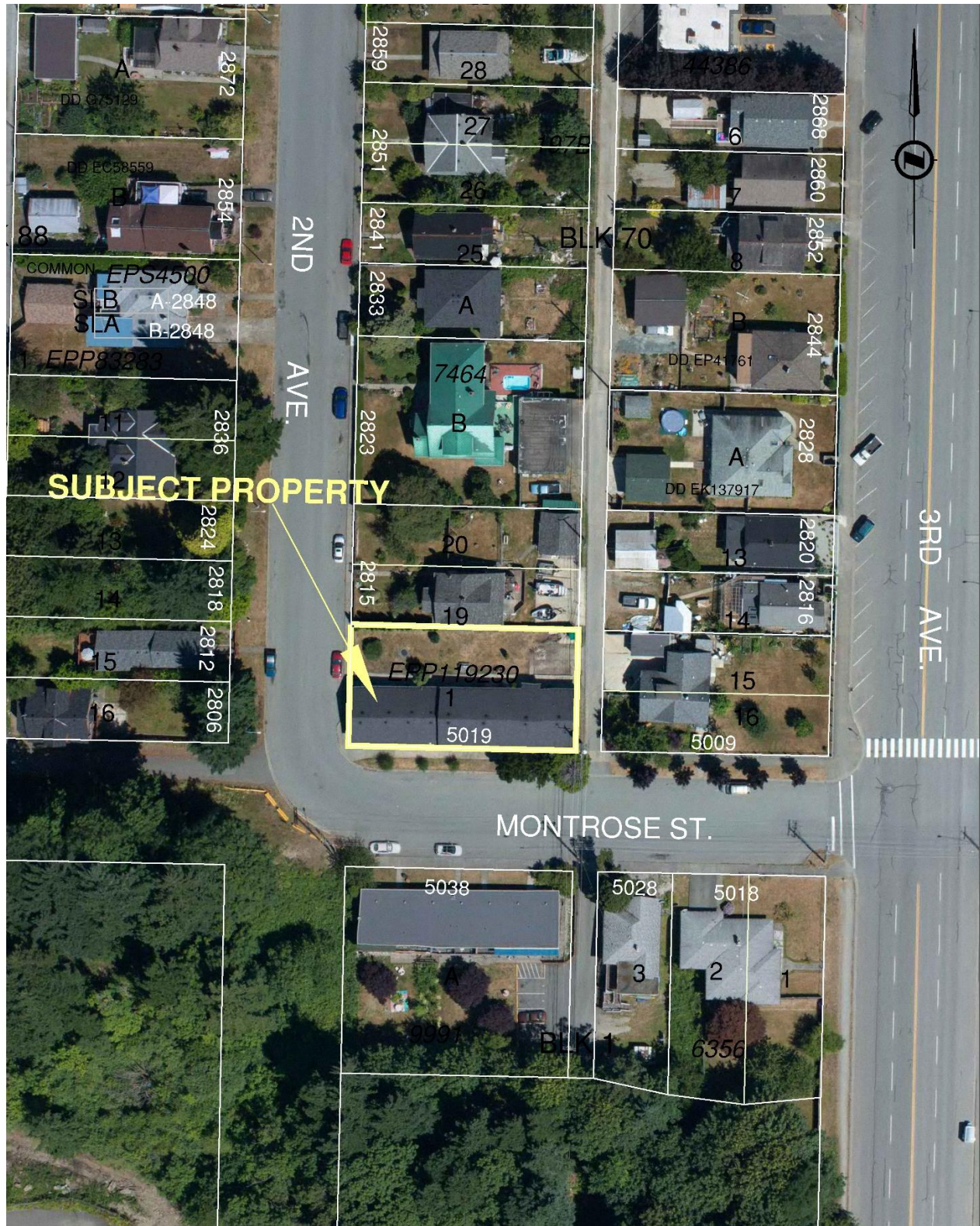
OPTIONS

1. Recommend to Council the application be supported.
2. Recommend to Council the application be supported with conditions (specify).
3. Recommend to Council the application not be supported.

ATTACHMENTS

- Subject Property Map – 5019 Montrose Street
- OCP Land Use Designation
- Current Zoning Bylaw Classification
- Site Images
- Development Plans DP21-15

SUBJECT PROPERTY MAP – 5019 MONTROSE STREET



CURRENT OCP LAND USE DESIGNATION



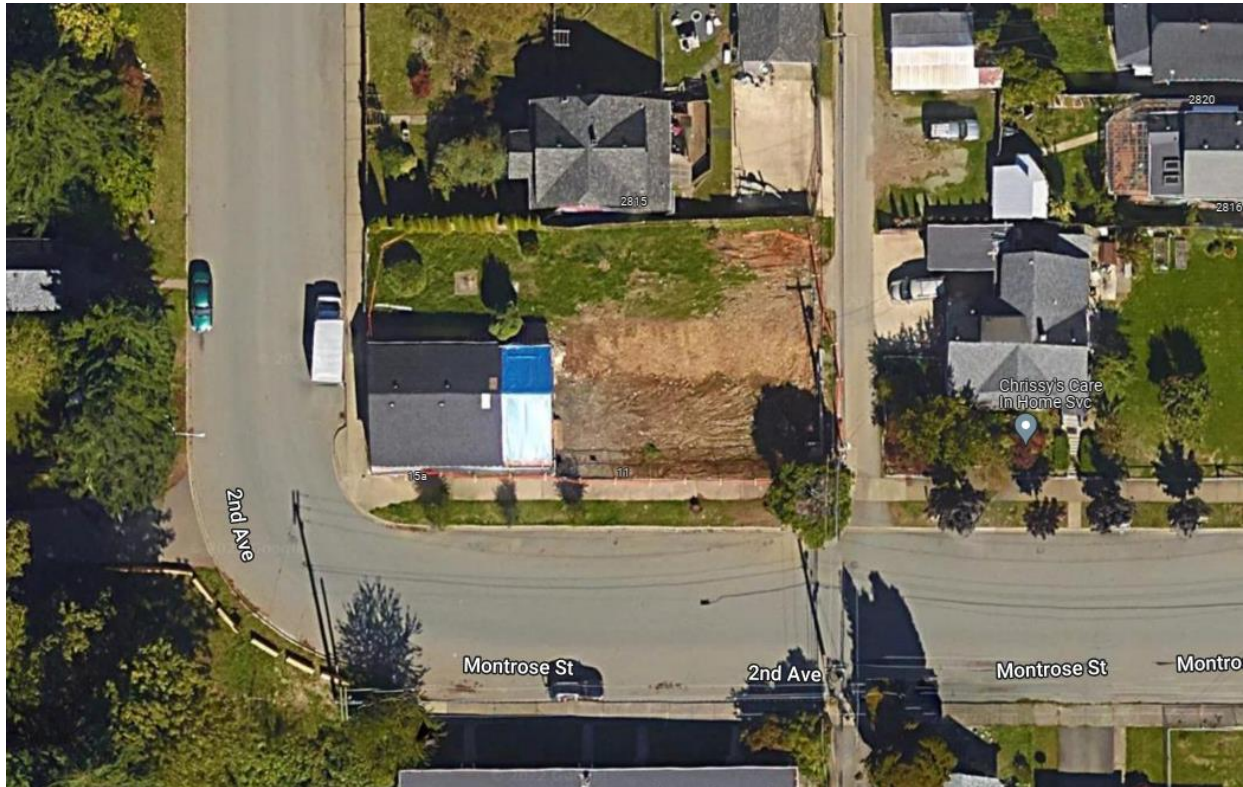
CURRENT ZONING BYLAW CLASSIFICATION



SITE IMAGES - 5019 MONTROSE STREET

Images from Google Maps (2015) show existing building after removal of fire damaged portion.





DEVELOPMENT PLANS DP21-15 – 5019 MONTROSE STREET

