



To: Port Alberni Advisory Planning Commission

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|----------------------------------|---|
| Ed Francoeur (Chair) | Ken Watts (Tseshahṭ/ḥ iṣaaṭaḥ First Nation) |
| Ken McRae (Vice-Chair) | Chris Washington - (SD #70) |
| Amy Anaka | |
| Jolleen Dick (Hupačasath Nation) | Sgt. Peter Dionne, (R.C.M.P. Liaison) |
| Stefanie Weber | Andre Guerin (P.A.F.D. Liaison) |
| Callan Noye | Councillor Deb Haggard (Council Liaison) |
| Joe McQuaid | Amy Needham (Parks Operations Liaison) |

From: Scott Smith, Director of Development Services/Acting CAO

Copy: Larry Ransom - (Alternate - School District #70)
Natasha Marshall, Les Sam (Alternate - Tseshahṭ (ḥ iṣaaṭaḥ) First Nation)
Roger Nopper (Alternate - Hupačasath First Nation)
Councillor Helen Poon - (Alternate - Council Liaison)
Corporate Services: Twyla Slonski, Sara Darling, Tanis Feltrin, Annie O'Connor
City Staff:- Marianne Wade, Brian McLoughlin, Price Leurebourg, Cara Foden

Date: May 12, 2022

Re: Advisory Planning Commission Meeting - **Thursday, May 19, 2022 at 12:00 pm**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, May 19, 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 (email: cara.foden@portalberni.ca or Tel: 250.720.2850).

AGENDA

- 1. Acknowledgements and Introductions-** This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshahṭ/ḥ iṣaaṭaḥ First Nations.
- 2. Minutes** of the March 17, 2022 meeting of the Advisory Planning Commission.
- 3. DEVELOPMENT APPLICATION – Zoning Bylaw amendment**
5450 Greenard Street -
Lot A (DD EG63433), District Lot 112, Alberni District, Plan VIP17300 PID: 018-262-317; and Lot 7, District Lot 112, Alberni District, Plan VIP17300 PID: 000-838-161
Applicant: D. Hopkins

4. DEVELOPMENT APPLICATION – – Official Community Plan and Zoning Bylaw amendments

3351 3rd Avenue

Lot 16, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:004-680-634); and

3359 3rd Avenue

Lot 17, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:004-680-642); and

3369 3rd Avenue

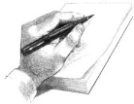
Lot 18, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:009-259-953

Applicant: D. Galloway

5. Status Update – Director of Development Services

6. Other business

7. Adjournment - The next regular APC meeting is scheduled for **June 16, 2022.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on March 17, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ken McRae (Vice-Chair)
Amy Anaka
Stefanie Weber
Chris Washington, S.D.70
Callan Noye

Councillor Deb Haggard, Council Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison

Regrets

Ed Francoeur (Chair)
Joe McQuaid
Amy Needham, Parks Operations Liaison
Councillor Deb Haggard, Council Liaison
Jolleen Dick, Councillor, Hupačasath F.N
Ken Watts, (CEO Tseshahat (č išaa?ath) F.N)

Staff

Scott Smith, Dir. of Dev. Services/Acting CAO
Brian McLoughlin, Development Planner
Price Leurebourg, Development Planner
Cara Foden, Planning Technician

Guests

Applicant: P. Hammer

Alternates (not in attendance)

Larry Ransom (Alt.– S.D.70)
Roger Nopper CEO, (Alt. - Hupačasath F.N.)
Councillor Helen Poon (Alt.– Council Liaison)
L. Sam, (Alt. – Tseshahat (č išaa?ath) F.N)



1. Acknowledgements and Introductions –

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

2. Minutes - Adoption of February 17, 2022 Minutes

Motion:

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

(Weber / Washington) CARRIED

3. DEVELOPMENT APPLICATION – Zoning Bylaw amendment

5249 Pineo Road

Lot 2, District Lot 11, Alberni District, Plan VIP6936 (PID: 005-794-081)

Applicant: P. Hammer

- City Development Planner (B.M.) summarized his report dated March 1, 2022 and distributed the Engineering service report (see attached) indicating that he had intended to include it in his report.
- APC discussed the proposed amendments and report.
 - The location of the property is in the flood plain. The Director of Development Services informed members that the A.C.R.D. had recently updated their flood plain mapping. In addition to construction levels required in the City's Floodplain bylaw, the newer floodplain mapping levels will be applied as required.

- The APC asked about Agricultural Land Reserve (ALR). The Director of Development Services indicated that the Somass flats area is likely very good soil however the property is not included in the ALR.
- The APC inquired about impact on creeks in the vicinity of the property. It was noted that there are no creeks running through the subject property however there are local creeks in the vicinity.
- The APC indicated support for the proposed type of low density, infill development in the area.
- The neighbouring property was noted to have been recently rezoned for Multi-Family development to accommodate one additional dwelling on the large property. The additional home had minimal impact on the general neighbourhood.

Motions:

1. *THAT the Advisory Planning Commission recommends to Council that the City proceed with the application to rezone a portion of 5249 Pineo Road from 'RR2 Semi Rural Residential' to 'R2-One and Two Family Residential'.*
2. *THAT prior to final adoption of the proposed bylaw amendment the applicant be required to apply for subdivision and receive a Preliminary Layout Review letter from the Approving Officer.*
3. *THAT prior to Final Adoption of the amending bylaw, the applicant be required to complete the following to the satisfaction of the Director of Engineering:*
 - a) *Geotechnical report*
 - b) *Stormwater management plan*
 - c) *Site grading plan*
 - d) *Design and estimate for required off-site works*

(Washington / Weber) CARRIED

4. STATUS UPDATE:

The Director of Development Services updated the APC with respect to the following:

- The City has hired a Manager of Planning, Marianne Wade, who will start on March 28th
- 5405 Argyle (B. Toor) – 3rd Read and Final Adoption.
- 4841 Redford (Uchucklesaht) – Development Variance Permit approved by Council.
- 5th Ave. & Burde St. (Carniato) – Public Hearing scheduled (Mar 29).
- 4440 Vimy St. (ACAWS) – Council gave adoption to bylaw amendments.
- RFP – City owned land at 15th Ave. & Montrose St. – a communication will be going out to adjacent residents prior to Council releasing information regarding the successful proponent/s.
- Vancouver Resource Society (3507 Anderson Ave) – Building Permit will likely be issued soon.
- Seymour Pacific (3553 Anderson Ave) – 90 unit Multi-Family housing development will start construction soon.
- San Group development (upper Burde St.) - Architect and City Staff have been in discussion and progress is being made.
- Former Somass Mill lands (City owned) – background work is being done by Staff and Council. The OCP review process may help to determine policy direction/guidelines for high profile sights like these lands and the lands on upper Burde St.

- OCP Review update:
 - C.O.W. meeting will be held on April 6 and a summary report of the public engagement will be presented. APC members are encouraged to attend and will be given an opportunity at the meeting to provide input for Council's consideration.
 - APC members expressed that they would like to be made aware via email when OCP input opportunities are scheduled.
 - It was noted that the public engagement summary will likely identify gaps where more public engagement is needed.

5. OTHER BUSINESS - None

6. ADJOURNMENT – The meeting adjourned at 12:50 pm. The next meeting is scheduled for 12:00 pm on **April 21, 2022**.

(Washington / Dionne) CARRIED



Ken McRae (Vice-Chair)



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Price Leurebourg, Development Planner

DATE: May 19, 2022

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment

5450 Greenard Street

Lot A (DD EG63433), District Lot 112, Alberni District, Plan VIP17300 (PID: 018-262-317); and Lot 7, District Lot 112, Alberni District, Plan VIP17300 (PID: 000-838-161)

Applicant: Dion Hopkins

RECOMMENDATIONS

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendment, with respect to Lot A (DD EG63433), District Lot 112, Alberni District, Plan VIP17300 and Lot 7, District Lot 112, Alberni District, Plan VIP17300 located at **5450 Greenard Street** as follows:*

- a) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on a portion of each of the subject properties from ‘**R1 Single Family Residential**’ to ‘**R3 Small Lot Single Family Residential**’.*

ALTERNATIVES/OPTIONS

The Planning Department supports Option #1.

1. Recommend to Council that staff proceed with the proposed amendment.
2. Recommend to Council that staff do not proceed with the proposed amendment.
3. Request that staff gather additional information before proceeding with a recommendation for Council to consider.

ISSUE

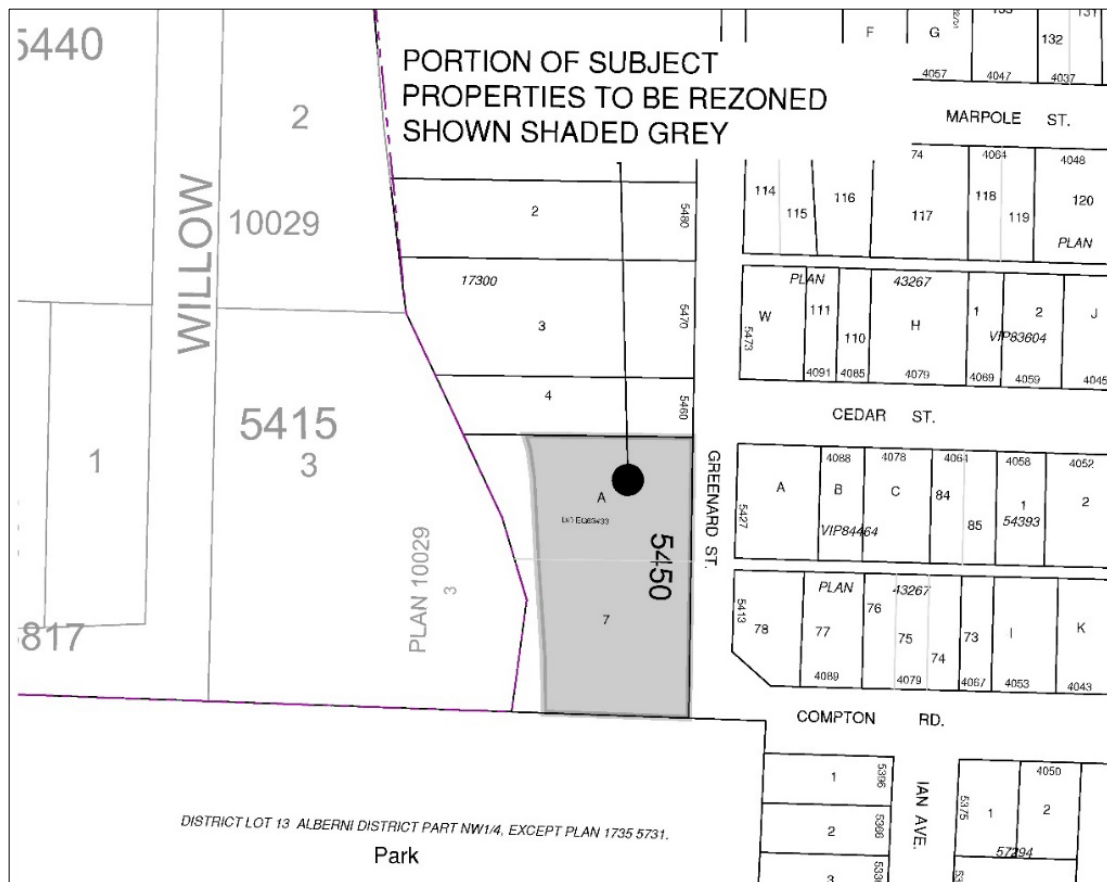
For consideration is an application for a map amendment to the Zoning Bylaw No. 4832. The subject properties are located at 5450 Greenard Street. The applicant is proposing to rezone the property to allow for a five-lot subdivision.

BACKGROUND

The City of Port Alberni has received a development application for 5450 Greenard Street. The applicant proposes to re-zone the properties in order to facilitate the subdivision of 5 single-family residential lots. There are two lots that are currently split-zoned 'R1 Single Family Residential' and 'P2 Parks and Recreation'. The portion of the two lots zoned 'R1 Single Family Residential' is proposed to be rezoned to 'R3 Small Lot Single Family Residential'. The portion of the two lots currently zoned 'P2 Parks and Recreation' will remain as currently zoned. The applicant will be submitting a subdivision application to consolidate these two lots and create 5 lots. As part of the rezoning amendment process a Preliminary Layout Review will be required to be issued prior to adoption of the proposed bylaw.

Official Community Plan and Zoning Bylaw

- a) **5450 Greenard Street** (Lots A and 7 District Lot 112 Alberni District Plan VIP17300) is currently designated '**Residential**' on the Official Community Plan Schedule A – Land Use Map. The property is not within a Development Permit Area on the Schedule B – Development Permit Areas Map. No amendments are required.
- b) **5450 Greenard Street** (Lots A and 7 District Lot 112 Alberni District Plan VIP17300) is currently zoned '**R1 Single Family Residential**' and '**P2 Parks and Recreation**'. A map amendment to the Zoning Bylaw Schedule A – Zoning Map is requested to designate a portion of the property as '**R3 – Small Lot Single Family Residential**' as shown on the map below.



ANALYSIS

Zoning

The subject property consists of two legal lots which are currently split zoned with *R1 – Single Family Residential* and *P2 – Parks and Recreation*. The applicant is proposing to rezone the portion of the two lots currently zoned 'R1 Single Family Residential' to 'R3 Small Lot Single Family Residential' to facilitate the subdivision of the property. The portion of the two lots currently zoned P2- *Parks and Recreation* will remain P2- *Parks and Recreation*. The total property area of the proposed development is approximately 4978 square metres. The table below compares the site development regulations between the R1 and R3 zones.

| Table 1 - Site Development Regulations | | | | |
|--|--------------------|--------------------------|--------------------|--------------------------|
| | R1 | | R3 | |
| Minimum Lot Area | 600 m ² | (6,458 ft ²) | 350 m ² | (3,767 ft ²) |
| Minimum Frontage | 15 m | (49.2 ft) | 10 m | (32.8 ft) |
| Maximum Coverage | 40% | | 50% | |
| Minimum Setbacks: | | | | |
| Front yard | 7.5 m | (24.6 ft) | 5 m | (16.4 ft) |
| Rear yard | 9 m | (29.5 ft) | 5.5 m | (18 ft) |
| Side yard | 1.5 m | (4.9 ft) | 1.5 m | (4.9 ft) |
| Maximum Floor Area Ratio | 0.5 | | 0.5 | |
| Maximum Height, Principal Building | 10 m | (32.8 ft) | 10 m | (32.8 ft) |
| Maximum Number of Principal Building Storeys | 2.5 | | 2.5 | |

The proposed subdivision plan to create 5 lots aligns with the R3 site development regulations. Each of the five proposed lots meet or exceed the minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m² (3,767 ft²). The maximum site coverage permitted in the R3 zone is 50% and the proposed development is proposing 92.9 m² (1000 ft²) building foot print which is well under the maximum site coverage.

Surrounding Area

The proposed residential use at 5450 Greenard Street is consistent with the surrounding neighbourhood, which includes properties zoned R1 Single Family Residential, R2 One and Two Family Residential, R3 Small Lot Single Family Residential, and P2 Parks and Recreation. A direction-based summary of neighbourhood composition is provided below:

| Table 2 – Neighbourhood Land Use Mix | |
|---|---|
| North | P2 Parks and Recreation, R1 Single Family Residential |
| South | R1 Single Family Residential, P2 Parks and Recreation |
| East | R3 Small Lot Single Family Residential, R1 Single Family Residential, R2 One and Two Family Residential |

West

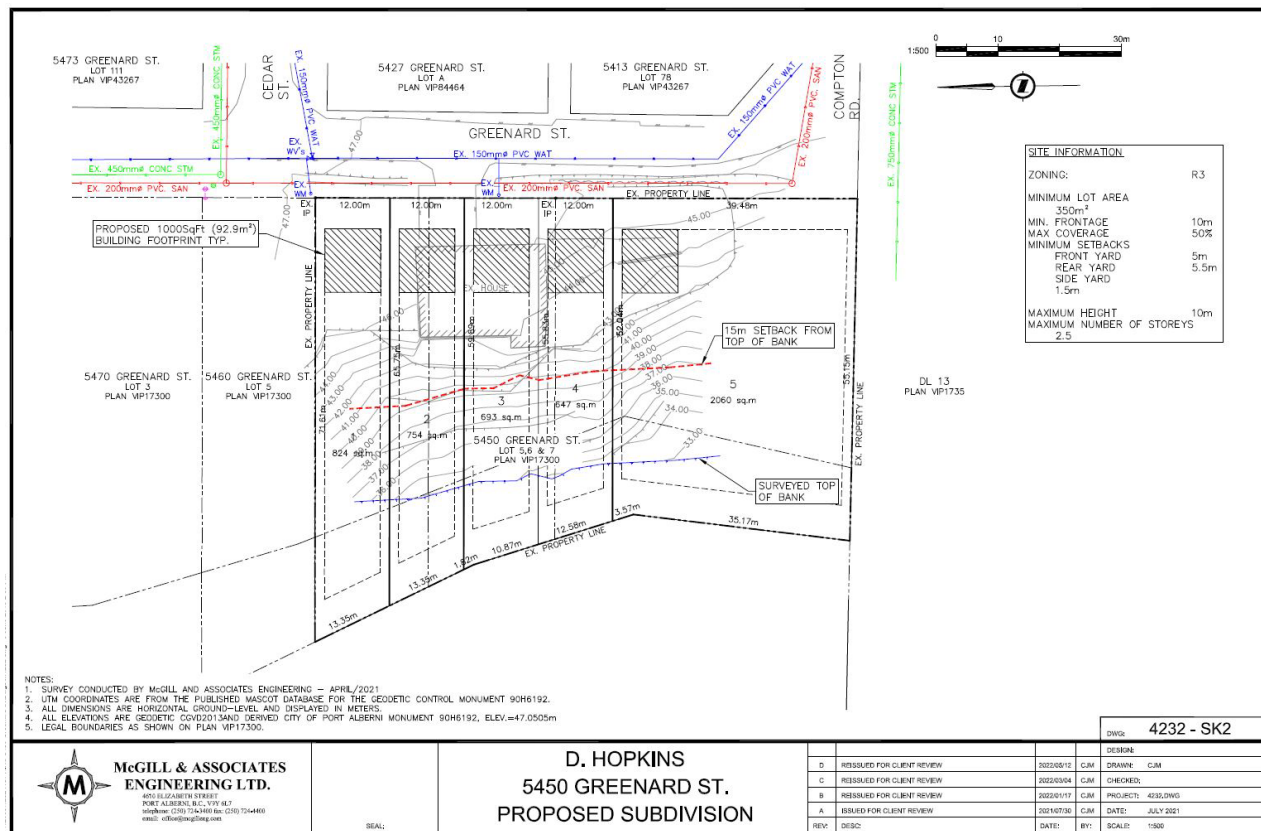
ACRD – Rural District (A2)

Environmental and Geotechnical Assessments

Section 1.0 The Natural Environment in the OCP outlines policies requiring setbacks be established by a registered professional to protect the riparian area in conjunction with federal and provincial agencies regulations. Section 6.3 of the Zoning Bylaw outlines regulations for the location of buildings and structures adjacent to watercourses to be located no less than 15 metres from the natural boundary of a water body.

An environmental assessment was submitted on November 4, 2021 to review the impact of the proposed subdivision on Kitsuksis Creek, along the west side of the property. The report noted there were no rare species occurrences mapped in the vicinity of the property by BC Conservation Data Centre. It was also noted the property falls outside the City of Port Alberni Floodplain Bylaw area. The report recommended a setback of 15 metres from the surveyed top of bank (noted in red on the site plan) and that a fence be installed during future development of the property. A section 219 covenant for environmental protection will be registered on title as part of the development approval process. The report as recommended that a geotechnical assessment be conducted for the proposed development.

CONCEPTUAL SITE PLAN:



The geotechnical assessment submitted on March 1, 2022 looked to evaluate the subsurface conditions and assessment of the slope conditions of the property and provides recommendations for foundation design and construction. This report will be attached to a section 219 covenant for geotechnical requirements to guide the proposed development and be registered on title as part of the development process. The report noted the required setback from the upper slope crest, the type of materials upon which the building foundations must be founded along with the recommended tree clearing limitations.

Infrastructure

Water: There is currently a water main to the east of the subject property, along Greenard Street.

Sewer: The 200 mm sewer main exists to the east of the subject property, along Greenard Street.

Storm: The storm sewer main will need to be extended to service the new lots.

Sidewalks: No sidewalks exist along this street.

IMPLICATIONS

The proposal for 5450 Greenard Street is being brought forward to the Advisory Planning Commission for review, and the APC will provide Council with a recommendation on how to proceed with the application. In considering the proposed Zoning Bylaw amendment, the Advisory Planning Commission and City Council should consider whether it is appropriate for the site and for the community. The APC's recommendation on the proposal will be included in a future Council report to assist in their decision on the matter.

The development application to rezone 5450 Greenard Street was circulated to relevant agencies for comment. No major issues with the proposed change in land use were raised. Site servicing and other infrastructure details will need to be confirmed with the Director of the Engineering department, identified in the Preliminary Layout Review and be addressed prior to construction commencing.

As part of the development approval process for 5450 Greenard Street, the applicant will be required to receive a Preliminary Layout Review letter issued by the City's Approving Officer before Council considers final adoption of Bylaw.

Staff have identified the following rationale in support of the proposed Zoning Bylaw amendment:

- A change of zone from *R1 Single Family Residential* to *R3 Small Lot Single Family Residential* to allow for the subdivision and development of 5 single-family residential lots is consistent with the surrounding neighbourhood.
- Both the environmental and geotechnical assessments found the site to be suitable for the proposed development in identified areas.
- Staff does not anticipate negative impacts on the surrounding neighbourhood.

CONCLUSIONS

The issue for consideration is a Zoning Bylaw amendment to rezone the property from R1 Single Family Residential to R3 Small Lot Single Family Residential. The application is associated with a future subdivision application, that will consolidate the two existing lots and proposing to create 5 single family lots along Greenard Street. Staff have reviewed the application and support proceeding with the proposed amendments.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Price Leurebourg', is written over a light blue rectangular background.

Price Leurebourg

Date: May 12, 2022
File No: 3360-20-3351, 3359, 3369 3rd Avenue
To: Advisory Planning Commission
From: Scott Smith, Director of Development Service/Deputy CAO
Subject: **DEVELOPMENT APPLICATION**
Proposed Zoning Bylaw Amendment and Recommendation to rescind Bylaw No 5002
3351 3rd Avenue - Lot 16, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:004-680-634)
3359 3rd Avenue - Lot 17, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:004-680-642)
3369 3rd Avenue - Lot 18, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:009-259-953)
Applicant: D. Galloway dba David Galloway Construction Ltd.

RECOMMENDATIONS

1. *THAT with respect to the following properties:*

- *3351 3rd Avenue - Lot 16, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:004-680-634)*
- *3359 3rd Avenue - Lot 17, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:004-680-642)*
- *3369 3rd Avenue - Lot 18, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:009-259-953)*

the Advisory Planning Commission recommends to City Council;

A. *That the City proceed with the following bylaw amendments:*

- i. *Amend the Official Community Plan Schedule A Land Use Map from 'Residential' to '**Multi-Family Residential**'.*
- ii. *Amend the Official Community Plan Schedule B Development Permit Area Map to include the properties in '**Development Permit Area No. 1 (Multi-Family Residential)**'.*
- iii. *Amend Schedule A Zoning Bylaw Map from 'R2 One and Two Family Residential' to '**RM1 Low Density Multiple Family Residential**'.*

B. *THAT prior to the scheduling of a Public Hearing the applicant must submit:*

- i. *A preliminary engineering design for vehicle access as approved by the City's Engineering Department.*

C. *THAT prior to final adoption of the bylaws:*

- ii. *Consolidation of 3351, 3359 and 3369 3rd Avenue into one legal parcel.*
- iii. *Submit a cost estimate for completion of off-site works as approved by the City's Engineering Department.*

BACKGROUND

The City has received an application for amendments to the Official Community Plan (OCP) and Zoning Bylaw to enable a low-density multi-family in-fill development on the site comprised of the properties at 3351, 3359, and 3369 3rd Avenue. The applicant is proposing to build two tri-plex residential buildings on the site for a total of six (6) two-bedroom dwelling units.

Figure 1. Subject Properties
Aerial Site Map



Official Community Plan and Zoning Bylaws – Summary of requested amendments

The properties are currently designated 'Residential' in the Official Community Plan bylaw and zoned 'R2 One and Two Family Residential' in the Zoning bylaw. Each of the three (3) small residential parcels has an area of 383 m². The following bylaw amendments are being considered:

- Amend the Official Community Plan Schedule A Land Use Map from Industrial to **Multi-Family Residential**.
- Amend the Official Community Plan Schedule B Development Permit Area Map to include the properties in **Development Permit Areas No. 1 (Multi-Family Residential)**.
- Amend Schedule A Zoning Bylaw Map from R2 One and Two Family Residential to **RM1 Low Density Multiple Family Residential**.

Official Community Plan (OCP) Policy

The OCP sets the policy direction for the City regarding the designation and regulation of multi-family residential lands, including where the City should consider additional density.

| Table 1 – Relevant OCP Policy for Designation of Multi-Family Residential Lands | |
|---|---|
| 1.1 Growth | <ul style="list-style-type: none"> To encourage the efficient use of land and infrastructure, and development of compact built form by encouraging sensitive in-fill and intensive forms of development in key locations of the City. |
| 1.5 Community | <p>Residential</p> <ul style="list-style-type: none"> To ensure that a range of housing choice is provided in order to meet the needs of current and future residents. |
| Table 3 – Multi-Family Residential | <ul style="list-style-type: none"> This type of residential should be located in proximity to community services or major amenities. |
| Plan Policies - 4.0 Residential | <ul style="list-style-type: none"> Residential capacity could be substantially increased well beyond the 20-year horizon through the provision of a range of higher density housing forms... A wider choice of housing options translates into greater access to housing and a more livable community for a greater range of age groups. This is a fundamental objective in creating complete and inclusive communities. |
| Plan Policies - 4.0 Residential – Multi-Family Housing | <ul style="list-style-type: none"> Typically, this form of housing is within or adjacent to established single-family residential neighbourhoods. They are also typically situated near strategic amenity or service locations such as commercial nodes, parks, schools, community facilities, or in relation to significant transportation corridors. The objective is to facilitate compact urban form which reduces vehicle trips, increases the likelihood of social interaction, increases the economic viability of commercial nodes, and leads to a more sustainable lifestyle. |
| Plan Policies - 4.0 Residential – Affordable Housing | <p>...A range of affordable housing options should be provided to accommodate a wide range of lifestyles and economic profiles such as young families, seniors, singles, those on a fixed income or are low-income households. Such housing can consist of a range of forms including multi-family, high density detached single-family residential, or secondary suites within or associated with single-family dwellings in single-family neighbourhoods.</p> <p>[The OCP] promotes integration of such housing throughout the community in order to provide greater housing diversity.</p> |
| 4.1 General Provisions | <p>Council Policy</p> <ol style="list-style-type: none"> The provision of a wide-range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged. The City supports efforts to provide integrated special needs, affordable, and rental housing within the community. The City will encourage greater residential density in locations near commercial nodes and near transit routes. |

| | |
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| 4.3 Multi-Family Residential (MFR) | <p><i>Council Policy</i></p> <p>3. Land designated Multi-Family Residential (MFR) on Schedule “A” (Land Use Map) shall be designated as a Development Permit Area to control the form and character of development in order to ensure an appropriate fit with the adjacent neighbourhood.</p> <p>4. When considering re-designation of areas to Multi-Family Residential (MFR), the City shall consider the following criteria:</p> <ul style="list-style-type: none"> • Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks; • Should be located on or in proximity to major collectors or arterial roads in order reduce traffic impacts on local roads; • An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided; |
|------------------------------------|--|

Development Permit Area

The subject properties are not currently within a Development Permit Area. Section 488 of the Local Government Act allows Development Permit Areas to be established to regulate the form and character of multi-family development. It is recommended that the OCP bylaw be amended to include the subject properties in **Development Permit Area No. 1 (Multi-Family Residential)** to be consistent with the proposed multi-family land use designation. The applicant will be required to apply for, and receive, a Development Permit prior to obtaining a Building Permit.

Alberni Valley Housing Needs Assessment – Final Report

The Alberni Valley Housing Needs Assessment was completed by the City in February 2021. The list below summarizes the findings of the report as it relates to the provision of multi-family housing in Port Alberni:

- Primary rental vacancy rates reached a low of 0.7% in October 2018 but increased to 3% in October 2020.
 - The low vacancy rate means that many people are forced to choose housing options that are expensive, inadequate, and/or unsuitable.
 - There is a shortage of both smaller units such as bachelor and 1-bedroom, and those with 3+ bedrooms.
 - The demand for affordable housing is increasing in Port Alberni, with an increasing number of renters spending more than 30% of their income on shelter costs.
- The average household is two people in Port Alberni, and the number of households containing only one or two people has steadily increased in Port Alberni.
- Between 2021 and 2025 a total of 194 units of housing will need to be added to the community in order to keep up with projected demand. However, this estimate is based on data from the 2016 federal census meaning it may not reflect current conditions in the community.
- Addressing housing affordability by constructing units with 0 – 2 bedrooms is most appropriate given that the cost of smaller dwelling units is generally lower.

Zoning Bylaw

A change of zone from *R2 – One and Two Family Residential* to *RM1 – Low Density Multiple Family Residential* would allow for a small increase in density that is consistent with the surrounding neighbourhood. The site is comprised of three small (383 m²) parcels that must be consolidated to create a site that meets the minimum RM1 zone requirement of 1,000 m² for a site with more than four dwelling units. Consolidated, the site will be 1,149 m².

ANALYSIS

The following is an analysis of relevant factors affecting the proposal. Staff have referred the proposal to internal and external departments and agencies to obtain information that is focused primarily on high-level land use and impacts to the neighbourhood. Technical details pertaining to servicing and lot consolidation will be resolved if the application proceeds further through the rezoning process.

If the OCP and rezoning application is successful a Development Permit for Form and Character will be required and staff will conduct an additional technical review of the design and layout.

Surrounding Area

The site is located in a transitional area close to the Southport uptown core business area. The surrounding area accommodates a mix of residential, commercial and some light industrial types of uses. To the north and the west of the properties are a variety of service oriented commercial and light industrial uses including the 3rd Avenue business corridor and the former Somass Mill site along the waterfront that was recently purchase by the City. To the south and east of the subject properties there is a mix of single and multi-family residential use. There is also a small public space (Strathern Park), constructed on the Strathern Street right of way, that contains a pedestrian footpath connecting the commercial area on 3rd Ave. to the residential area on Strathern Street.

Topography

The site has a substantial grade from the north side to the south side of the properties. Most developed properties nearby have incorporated the use of retaining walls or structures to mitigate the slope and level the sites for development. The preliminary plans submitted by the applicant are also showing retaining walls to level the property for construction.

Concept Plan

The applicant is proposing to build two tri-plex residential buildings on the site for a total of six (6) two-bedroom dwelling units. The two tri-plex buildings shown on the concept plan do not meet the front and rear setback regulations of the proposed RM1 zone. Given the topographic and access challenges of the site there may be rationale to consider variances to some setback regulations. If the OCP and rezoning application is successful, a Development Permit will be required and staff will conduct an additional technical review of the design and layout.

Infrastructure

| | |
|--------------|--|
| Water | There is a water main running along 3 rd Avenue to the west of the properties. There is also a water main that runs through the lane to the east of the properties, but comes only as far as Lot 16 from the south. The Engineering Department has indicated that they would like to discontinue the portion of water main in the lane. |
| Sewer | There is a sanitary sewer main along 3 rd Avenue to the west of the properties. There is also a main located in the public alley to the east. |
| Storm | A storm main is located along 3 rd Avenue to the west of the properties. |

The capacity of the underground infrastructure will need to be proven out by the developers' engineer and approved by the City Engineering department prior to a Building Permit being issued. It is recommended that the developer's engineer submit a design and cost estimate for completion of off-site works as approved by the City's Engineering Department before final adoption of the bylaws are considered.

Parking, Access and Open Space

The street access to each of the properties is from the frontage along 3rd Avenue where the grade is challenging for a safe access. One of the dedicated lanes to the rear of the properties (see site map attached) could be a more appropriate way to provide access to the project. The lane to the East of the site is currently being proposed for the access point. All access options need to be investigated with the Engineering Department and the applicant's engineer. It is recommended that the applicant be required to submit a preliminary engineering design for access before a public hearing is scheduled.

In the RM1 zone the applicant is required to provide on-site parking at the rate of 1.25 spaces per dwelling unit. For the six units proposed the applicant will be required to provide a total of 8 parking spaces. The concept plans indicate double garages for each unit providing 12 parking spaces. This would meet the parking requirement of the Zoning Bylaw; however, no visitor parking is shown.

Useable Open Space is important for multi-family development because it provides residents with access to safe outdoor space, which has the potential to enhance quality of life. In the Zoning Bylaw, *Useable Open Space* is required for all multi-family developments and may consist of a combination of private balconies, patios, roof top gardens, and side or rear yard spaces. Each of the proposed units has dedicated yard space and a large patio space above garage. Detailed landscaping plans, cost estimates and security will be required during the Development Permit process.

Referrals

| Agency | Comment |
|---------------|-----------------------|
| Parks & Rec. | Interests unaffected. |

| | |
|-------------|---|
| Building | <p>No objections. Prior to Building Permit a Registered Professional shall undertake the design and conduct field reviews of the construction of any retaining structure greater than 1.5 meters in height.</p> <p>All new or re- certified utility services installed and a Geo-technical survey performed for stability and landslides</p> |
| Fortis | No conflict with gas |
| Hydro | <p>Hydro can service Lots 17 and 18 without any issue. Lot 16 requires a midspan connection but has no lane access for a truck. The truck boom should be able to reach Lot 16 from the existing lane at L17+18 but the midspan connection will have to be at the northeast corner of Lot 16.</p> <p>The maximum service length for a 200 amp midspan is 10m (33ft) to the service must be on the northeast corner of the building. 200 amp is the largest service allowed on a midspan. Secondary wires from the transformer may need to be heaved up.</p> <p>The north/south alley must be cleared for length of property as well as a strong driving base for a line truck to set up on. The poles will need to be reworked to make room for an additional pole; each within 5m of new north and south property corners. Currently the single one has important equipment that needs to be in that area and we need another to install the transformer for the development.</p> |
| Shaw | Shaw does not see any issues with this development proposal. Shaw can feed these lots from the pole line in the alley. |
| Engineering | <p>Proposed access to be from the existing city lane North of 3374 4th Ave and then the undeveloped North/South lane East of the 3 properties. The Applicant to engage a Civil Engineer licensed in the Province of BC to provide a design to be approved by the City of Port Alberni (CPA) Director of Engineering for the upgrade of the lanes to be used. Cost of lane upgrades to be paid by the Applicant</p> <p>The following will be required by the Engineering Department:</p> <ul style="list-style-type: none"> • Applicant to provide designs acceptable to the City Engineer and prepared by a Province of BC Licensed Civil Engineer for the upgrading of the laneways. • All unused sewer, storm and water connection(s) to be decommissioned at Applicant's cost • Applicant to provide designs acceptable to the City Engineer and prepared by a Province of BC Licensed Civil Engineer for sewer, storm and water services within the development and for connections to existing infrastructure. • Applicant to provide a Geotechnical report acceptable to the City Engineer and prepared by a Province of BC Licensed Geotechnical Engineer. • Applicant to provide a Site Grading Plan acceptable to the City Engineer. • All conditions of BC Hydro, Telus, Fortis Gas and Shaw must be satisfied. All shallow utilities must be shown on the engineering plans prior to approval. • Existing servicing that will cross property lines must be protected by Easement and may not be built upon or relocated. <p>Other Notes:</p> <ul style="list-style-type: none"> • The applicant's engineer should consult with the CPA Engineering Dept. prior to commencement of detailed engineering design • Security will be required for all off-site works and services prior to Building Permit being issued. |

COMMUNICATIONS

The applications were referred to various internal and external agencies for comment. In accordance with the Local Government Act a Public Hearing will be required.

Additional Public consultation – Neighbourhood Notice

As an amendment of the Official Community Plan is being considered, the City is required to ensure that there are one or more additional opportunities for consultation. City staff sent a public engagement letter on April 19, 2022, to owners and occupiers within 75 m, inviting comments and feedback regarding the proposed amendments. The City has received 9 responses from area residents, 1 response in support of the proposal and 8 responses expressing concern or opposition to the proposal. Six of the responses were form letters opposed to the proposal, expressing concerns regarding, traffic & pedestrian safety, limited parking, overcapacity of schools and daycares, neighbourhood safety, habitat concerns and negative change to identity of the neighbourhood. Two other responses had concerns regarding potential lane access and impacts to their properties, traffic and pedestrian safety and loss of privacy.

BYLAWS/PLANS/POLICIES

The proposed development is compatible with the Multi-Family Residential designation, and there are numerous provisions for this type of housing in the OCP. The land use designation is consistent with the surrounding neighbourhood, which features other nearby lands that are also designated Multi-Family Residential. The recommended bylaw amendments to the Official Community Plan and Zoning Bylaw are supported by staff.

ALTERNATIVES/OPTIONS

1. Recommend to Council that staff proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw, with the recommended conditions.
2. Recommend to Council that staff do not proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw.
3. Request that staff gather additional information before proceeding with a recommendation for Council to consider.

SUMMARY

In evaluating this application, it is important to consider the impacts of the development on the community and on the local neighbourhood. Three currently vacant parcels, developed as multi-family housing, would be a positive step towards improving and enhancing liveability in the area and adding needed housing choices near the uptown core business area. Housing has been identified as a pronounced need in the community especially for those whose housing needs are modest and where it is important that there are amenities within close walking distance. The concerns of the neighbours need to be examined and further work is being recommended before the public hearing is scheduled or final adoption is considered.

Staff have identified the following rationale in support of the proposed OCP and Zoning amendments:

OCP Amendments

- A change in OCP land use designation from *Residential* to *Multifamily Residential* is consistent with adjacent land uses and the OCP policies respecting the provision of a range of housing options and increased density around the Uptown core business area.
- Inclusion of this property in the *Multifamily Residential Development Permit Area* corresponds with the change in land use designation.
- The proposed development aligns with objectives in the OCP for the community and housing.

Zoning Amendments

- A change of zone from *R2 – One and Two Family Residential* to *RM1 – Low Density Multiple Family Residential* to allow for increased density that is consistent with the surrounding neighbourhood.

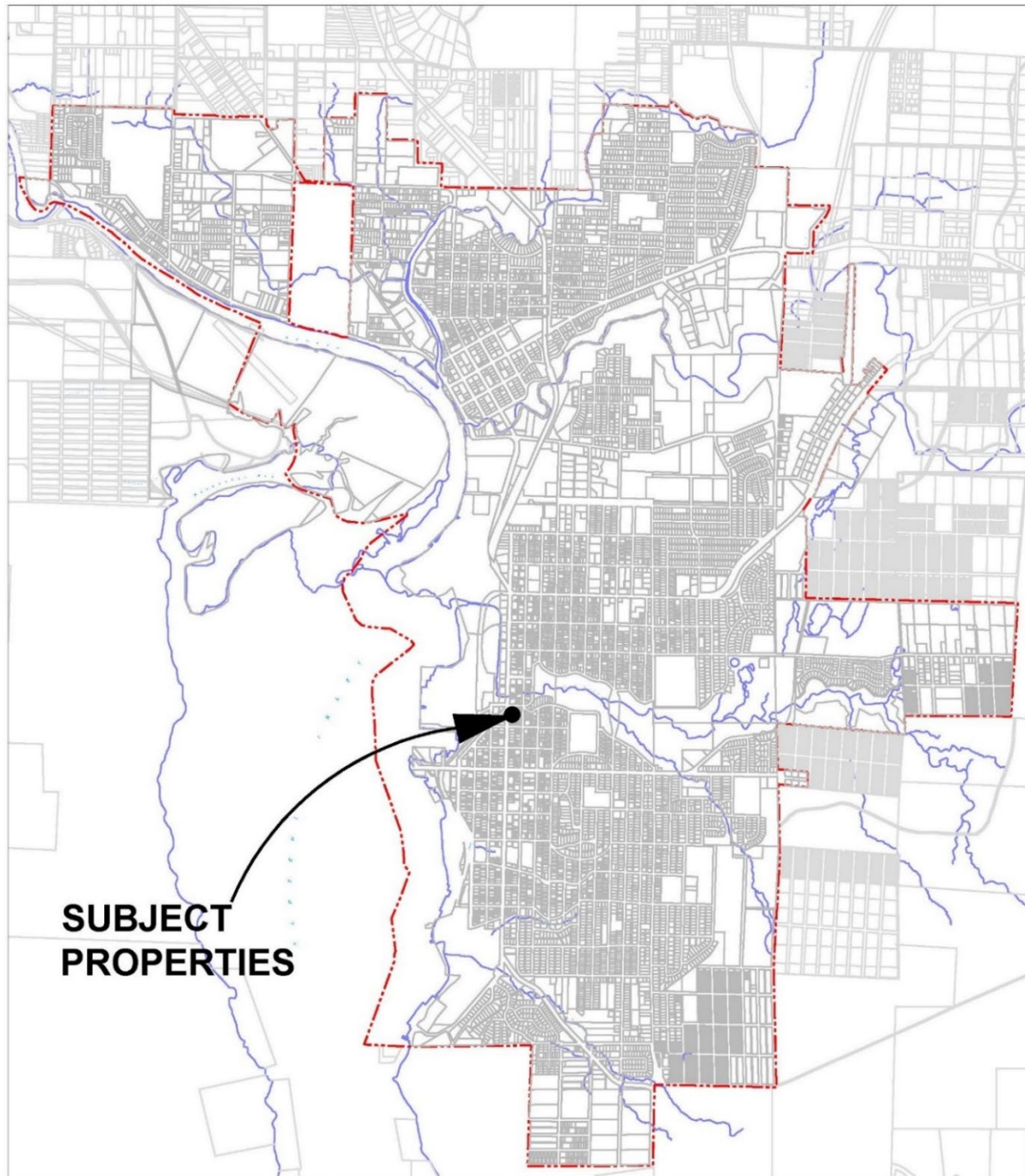
The site is adjacent to the uptown commercial core and would provide for increased housing options in that transitional area. Smaller units, suitable for one or two people, within walking distance of amenities and public transportation are a desirable addition to housing options in Port Alberni. The Planning and Development Services Department supports Option 1 that the APC recommend to Council that staff proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw, with conditions.

ATTACHMENTS/REFERENCE MATERIALS

- a) Site Location Map
- b) Zoning Map
- c) OCP Future Land Use Map
- d) Servicing Map
- e) Vehicle Access Map
- f) Conceptual Site Plan and Design
- g) RM1 Low Density Multiple Family Residential zone

3351-3rdAve-Galloway-APCReport-Mar2022

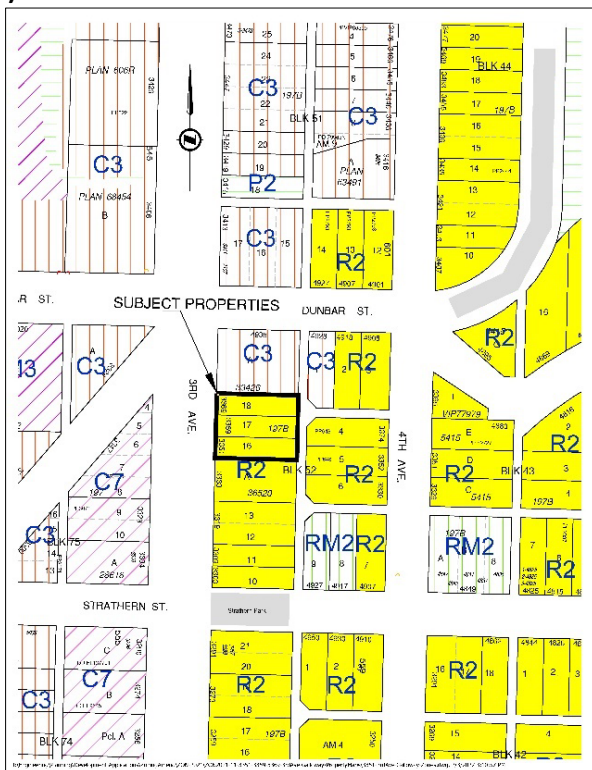
a) LOCATION MAP



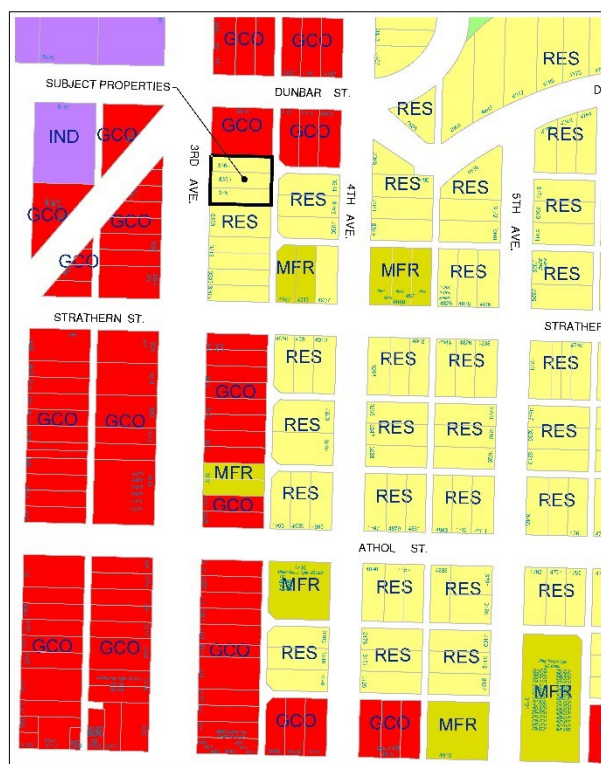
3351, 3359, 3369 3rd Avenue

SUBJECT PROPERTIES

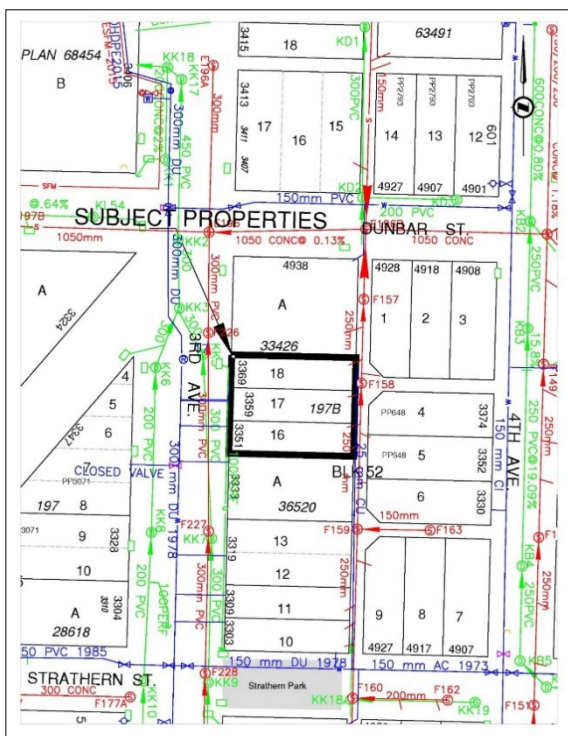
b) CURRENT ZONING – 3rd AVENUE



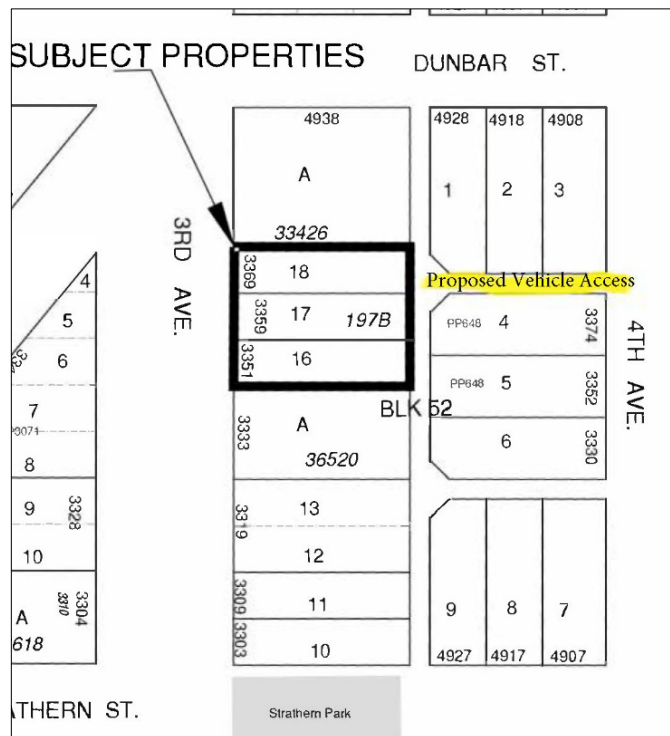
c) CURRENT OCP – 3rd AVENUE

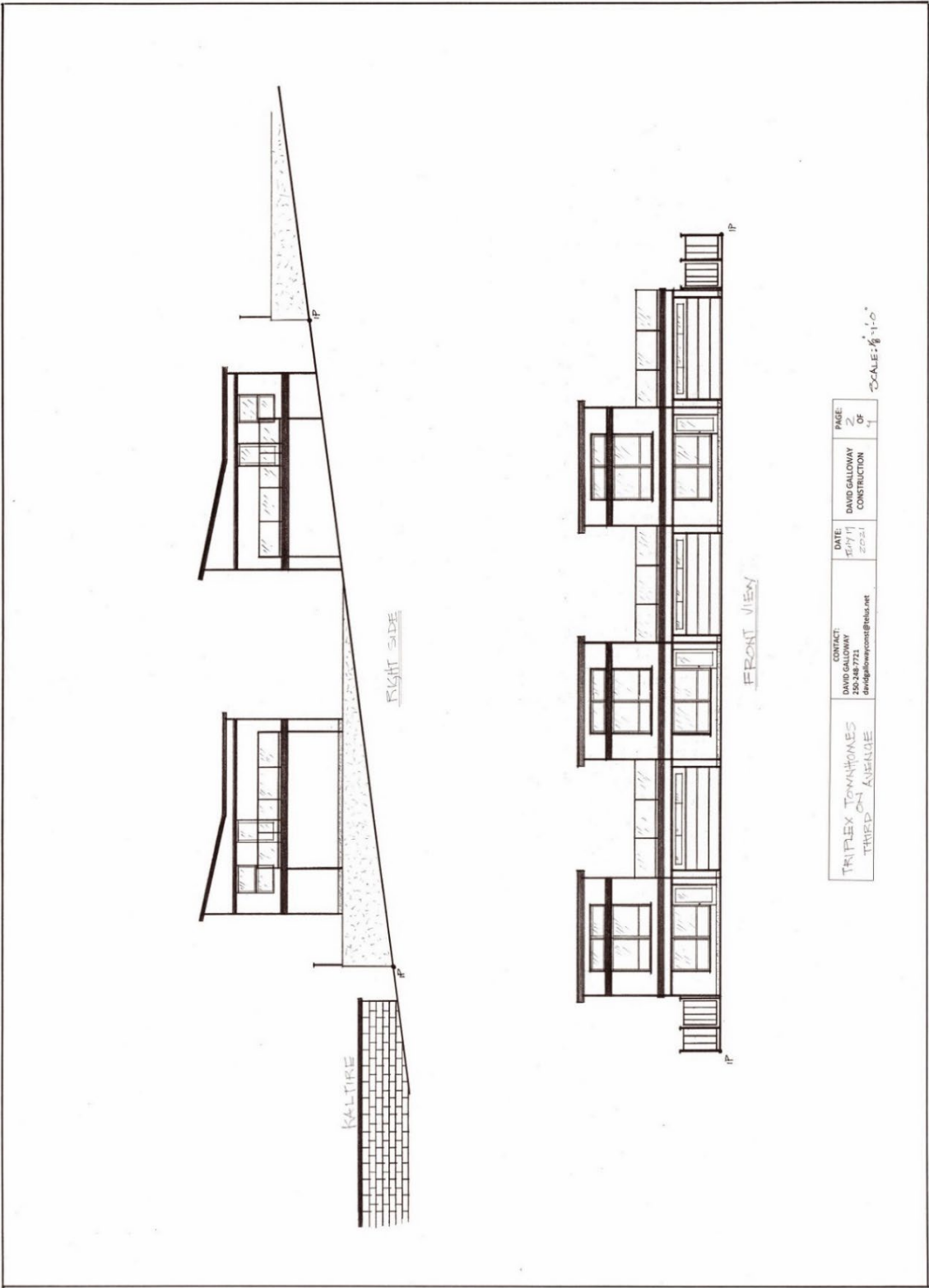


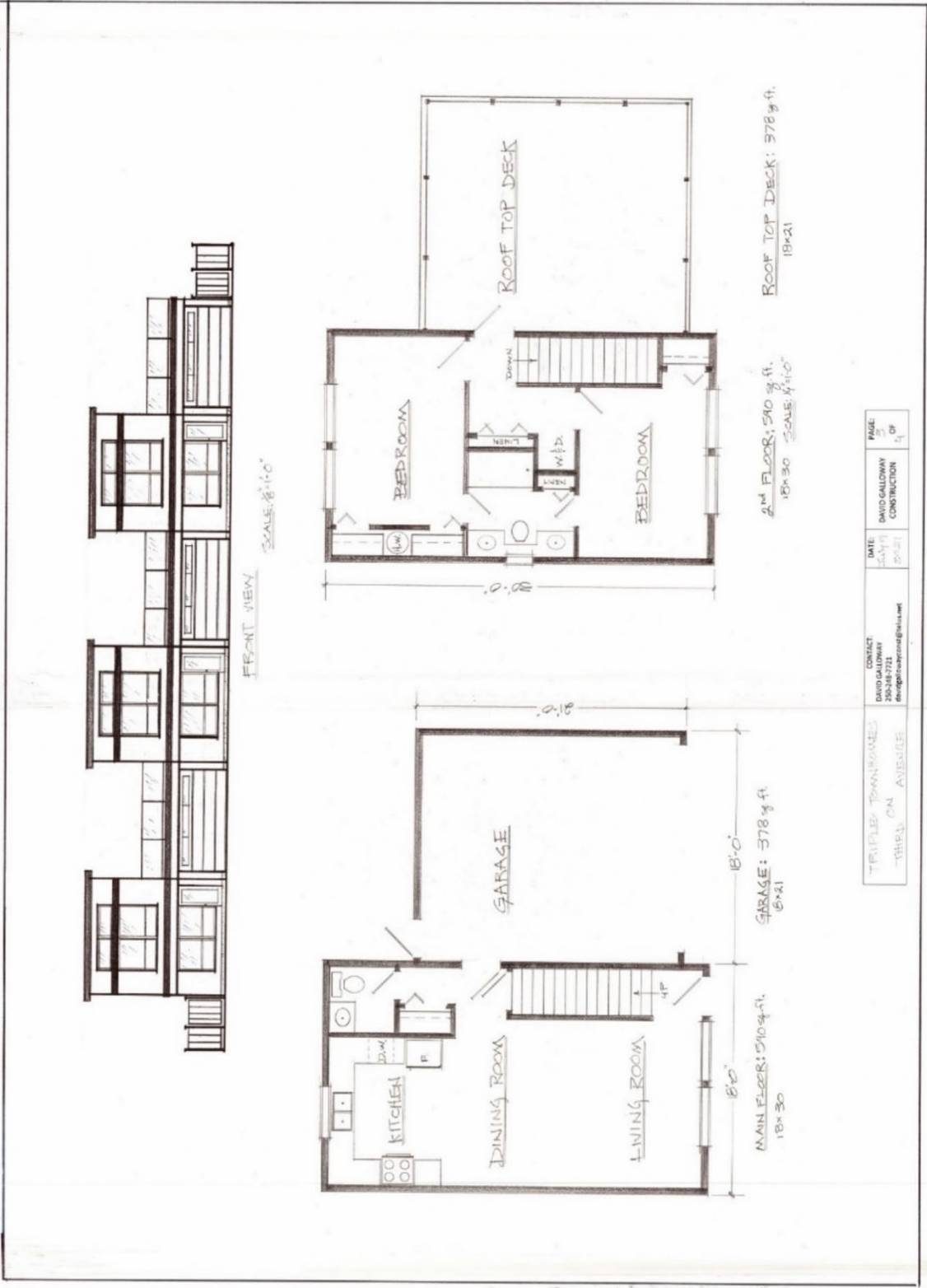
d) SERVICING – 3rd AVENUE



e) PROPOSED VEHICLE ACCESS







g) RM1 ZONE PROPOSED

RM1 – LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

5.14 The purpose of this *zone* is to provide for lower density multiple *family* residential development.

5.14.1 Permitted uses

Principal Uses

Community care facility
Multiple family dwelling
Single family dwelling
Two family dwelling

Accessory Uses

Home occupation

5.14.2 Site Development Regulations

Minimum Lot Area

| | | |
|--|----------------------|---------------------------|
| <i>Single family dwelling</i> | 500 m ² | (5,382 ft ²) |
| <i>Two family dwelling</i> | 700 m ² | (7,535 ft ²) |
| <i>Four (4) dwelling units or less</i> | 900 m ² | (9,688 ft ²) |
| <i>Over four (4) dwelling units</i> | 1,000 m ² | (10,764 ft ²) |

Minimum Frontage

| | | |
|--|------|---------|
| <i>Single family dwelling</i> | 15 m | 49.2 ft |
| <i>Two family dwelling</i> | 20 m | 65.6 ft |
| <i>Four (4) dwelling units or less</i> | 25 m | 82.0 ft |
| <i>Over four (4) dwelling units</i> | 30 m | 98.4 ft |

Maximum Coverage

40%

Minimum Setbacks:

| | | |
|-------------------|-------|-----------|
| <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 Floor Area Ratio

0.5

Maximum Height, Principal Building

10 m (32.8 ft)

Maximum Number of Principal Building Storeys

2.5

5.14.3 Conditions of Use

(a) Notwithstanding the provisions of 5.14.2, *useable open space* shall be provided on the *lot* of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 28 m² (301.4 ft²) for each *dwelling* unit of smaller size.

(b) *Density bonusing* is available as follows:

- (i) Where a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the permitted maximum *floor area ratio* of the *building* may be increased by a maximum of 0.1; and
- (ii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as *affordable*, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the

- permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1; and
- (iii) Where both (i) and (ii) are undertaken, the maximum permitted *lot coverage* may be increased by 5%.
- (c) The principal access to each *dwelling* unit shall be from an outdoor area.
- (d) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (e) *Home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with the R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.