



**To: Port Alberni Advisory Planning Commission**

Ken McRae (Chair)	Ken Watts (Tseshahṭ/č iṣaaʔaṭḥ First Nation)
Ed Francoeur (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/Deputy CAO

Copy: Larry Ransom - (Alternate - School District #70)  
Natasha Marshall, Les Sam (Alternate - Tseshahṭ (č iṣaaʔaṭḥ) First Nation)  
Roger Nopper (Alternate - Hupačasath First Nation)  
Councillor Helen Poon - (Alternate - Council Liaison)  
Clerk's Dept.: Twyla Slonski, Sara Darling, Tanis Feltrin, Annie O'Connor  
City Staff: Brian McLoughlin, Price Leurebourg, Cara Foden. Tim Pley

Date: November 10, 2021

Re: Advisory Planning Commission Meeting  
**Thursday, November 18, 2021 at 12:00 pm**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, November 18, 2021 at 12:00 pm** in the **Council Chambers at City Hall** (4850 Argyle St.). Please wear a mask when you enter City Hall and for the duration of the meeting. If you have questions please contact Brian McLoughlin (Tel: 250-720-2806 / email: [brian\\_mcloughlin@portalberni.ca](mailto:brian_mcloughlin@portalberni.ca)) or Cara Foden (Tel: 250.720.2850 / email: [cara\\_foden@portalberni.ca](mailto: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 Tseshahṭ/č iṣaaʔaṭḥ First Nations.
2. **Minutes** of the October 21, 2021 meeting of the Advisory Planning Commission.
3. **DEVELOPMENT APPLICATION – Development Variance Permit**  
**3170 1<sup>st</sup> Avenue (Alberni Power and Marine)**  
*Lot A, District Lot 1, Alberni District Plan VIP86551*  
*Lot 1, Block 104, District Lot 1, Alberni District, Plan 197D*  
*Lot 2, Block 104, District Lot 1, Alberni District, Plan 197D*  
*Lot 7, Block 104, District Lot 1, Alberni District, Plan 197D*  
*Lot 8, Block 104, District Lot 1, Alberni District, Plan 197D*  
**Applicant:** D. Hais for owners R. Zilliken and S. Zilliken dba 0963231 BC Ltd.

4. **DEVELOPMENT APPLICATION – Development Variance Permit**  
**5535 Woodland Crescent East**  
*Lot 40, Section 9, Alberni District, Plan VIP62208 (PID:023-235-748)*  
**Applicant:** Carey Conover dba Dycon Construction Ltd.
5. **Status Update** – Director of Development Services/Deputy CAO
6. **Other business**
7. **Adjournment** - The next regular APC meeting is scheduled for **December 16, 2021**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on October 21, 2021 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ken McRae (Chair)  
Amy Anaka  
Jolleen Dick, Councillor, Hupačasath F.N.  
Chris Washington, S.D.70 Liaison  
Ken Watts, (CEO Tseshah (č išaa?ath) F.N)  
Ed Francoeur (Vice-Chair)  
Peter Dionne, R.C.M.P. Liaison  
Councillor Deb Haggard, Council Liaison

**Regrets**

Andre Guerin, P.A.F.D. Liaison  
Amy Needham, Parks Operations Liaison  
Callan Noye  
Stefanie Weber  
Joe McQuaid

**Staff**

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

**Guests**

Members of the Public: None  
Applicants for :

W. Hoogland  
W. Samuel  
G. Amos  
D. Simpson  
D. Imada

**Alternates (not in attendance)**

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

**2. Minutes - Adoption of September 29, 2021 Minutes**

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the September 29, 2021 regular meeting.*

**( Washington / Francoeur ) CARRIED**

**3. DEVELOPMENT APPLICATION – Proposed Official Community Plan bylaw and Zoning Bylaw Amendments**

**4210 Cedarwood Street - Lot A, District Lot 1, Alberni District, Plan EPP9096, PID:028-345-584; and**

**4222 Cedarwood Street - A portion of Lot 15, Block 5, District Lot 1, Alberni District, Plan VIP11410 Except Plan EPP9096 & Except t Part Leased to Stepping Stones Daycare PID: 005-022-266**

**Applicant:** W. Samuel dba Citaapi Mahtii Housing Society

- City Development Planner (P.L.) summarized his report dated October 13, 2021.

- APC discussed the proposed amendments and report.
  - Discussion of the potential Variance of required parking spaces was broad. The Developer has proposed a Variance of eleven (11) stalls. The City planning staff indicated they were potentially supportive of a Variance of required parking but not the full amount requested. The City Planning staff would support a variance of up to four (4) stalls. The Director of Development Services advised that staff would continue to work with the applicant, prior to the Development Permitting stage.
  - The applicants were asked where the required parking stalls could be accommodated within the site plan. The Architect and the applicant indicated that they believed the current parking requirements were excessive as a number of the proposed dwelling units were studio or one (1) bedroom units. They advised the APC that many of the studio and one bedroom (1) units were intended to be occupied by persons who are low income members of the indigenous community.
  - The APC voiced concern that the neighbourhood would be impacted negatively by increased street parking if there were not enough off-street parking stalls required however they did support some potential lowering of the parking requirement.
  - With respect to the lane allowance the APC asked if the applicant was planning to pave the laneway. The Director of Development Services indicated that City staff would continue to work with the applicant to ensure that the laneway would be surfaced appropriately for the development in a manner supported by the Engineering Department. This would be required prior to final adoption of the bylaw amendments.
  - The Cultural centre aspect of the development was also discussed with respect to parking requirements. The applicants clarified that the Cultural centre was to be used for a maximum of 40 to 50 people who were primarily residents and guests of the facility. It is not intended to be rented out commercially to the broader community. The Director of Development Services indicated that, as such, the Cultural centre space would be permitted under the RM3 zoning.
  - Discussion of the requested height Variance was brief with the Architect confirming that only a small portion of the sloped roof would exceed the maximum permitted height by less than five (5) feet.

**Motions:**

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to properties legally described as:*
  - i. *Lot A. District Lot 1, Alberni District, Plan EPP9096 (PID: 028-345-584) located at **4210 Cedarwood Street**; and*
  - ii. *a portion of Lot 15, Block 5, District Lot 1, Alberni District, Plan VIP11410 Except Plan EPP9096 & Except that Part Leased to Stepping Stones Daycare, PID: 005-022-266 located at **4222 Cedarwood Street**;*
- a) *Amend the Official Community Plan (Schedule A - Future Land Use Map) to change the designation of 4210 Cedarwood Street from '**Institutional**' to '**Multi-Family Residential**'.*

- b) *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to change the designation of 4210 Cedarwood Street to **D.P. Area 1 ‘Multi-Family Residential’**.*
- c) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on 4210 Cedarwood Street from **‘P2 Parks and Recreation’** to **‘RM3 High Density Multiple Family Residential’**.*
- 2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before Council considers final adoption:*
  - a) *Submit security in the amount required for completion of the required Water and Sanitary Sewer and Storm works as determined by the City’s Engineering Department.*

**( Washington / Francoeur ) CARRIED**

**4. STATUS UPDATE:**

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

- OCP RFP – McElhanney has been awarded the contract.
- OCP/ZON amends for 4905 Cherry Ck Rd received Final Adoption on Oct 12..
- City owned land RFP’s – Director of Development Services/Deputy CAO.
- Train Station seismic upgrades and Expression of Interest

**5. OTHER BUSINESS - None**

- 6. ADJOURNMENT** – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **November 18, 2021**.

**( Washington / Dick ) CARRIED**

Ken McRae (Chair)



APC-SummaryMinutes-Oct21-2021.docx



# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

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TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: November 2, 2021

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**SUBJECT: DEVELOPMENT APPLICATION – Requested Variance to Parking and  
Maximum Building Height Requirements**

**3170 1<sup>st</sup> Ave.**

LOT A DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP86551

LOT 8, BLOCK 104, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197D

LOT 7, BLOCK 104, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197D

LOT 1, BLOCK 104, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197D

LOT 2, BLOCK 104, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197D

**Applicants:** R.W. Wall Contracting LTD. dba 0963231 BC LTD, Stephen Zilliken, Rose Zilliken

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### **RECOMMENDATION**

*THAT the Advisory Planning Commission recommends to City Council they approve the Development Variance Permit requested for 3170 1st Avenue to:*

- a) Vary section 7.9 Required Amount of Parking to permit a reduction from 43 spaces to 33 spaces for a total reduction of 10 spaces at 3170 1st Avenue.*
- b) Vary section 5.20.2 Site Development Regulations to permit an increase to the maximum height of a principal building from 10 metres to 12.02 metres for an increase of 2.02 metres at 3170 1st Avenue.*

### **ALTERNATIVES/OPTIONS**

The Development Services Department supports Option #1.

- 1. Recommend to Council that the requested variances be approved.
- 2. Recommend to Council that the requested variances not be approved, and that the applicant be asked to revise their Development Permit application.

## **ISSUE**

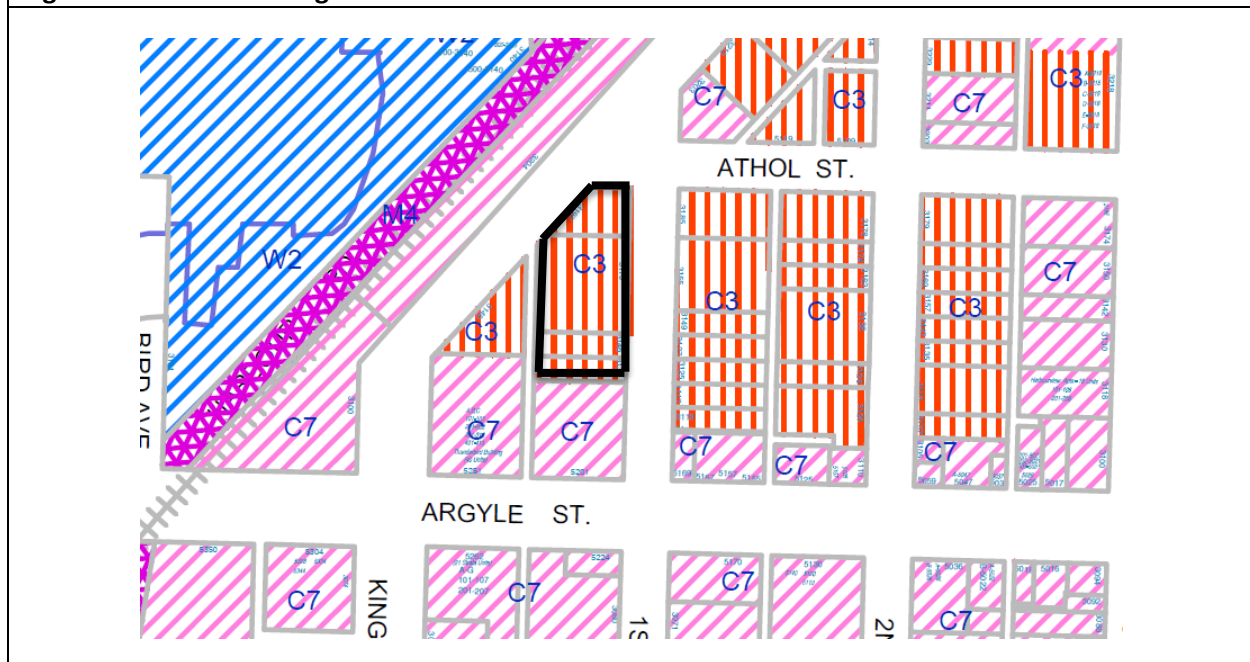
The issue for consideration is a development variance requesting relief from parking and building height requirements of the Zoning Bylaw with regard to a proposal at 3170 1<sup>st</sup> Avenue.

## **BACKGROUND**

The applicant has applied for a Development Permit at 3170 1<sup>st</sup> Avenue to enable an expansion of the existing commercial building. The applicant has purchased two properties to the south of 3170 1<sup>st</sup> Avenue (lots 7 and 8) with the intent of consolidating all lots into one parcel. The new building addition will occupy these currently vacant lots, and more than double the floor space of the existing building. The new addition will contain five new service bays, offices, storage, and a large showroom area.

A Development Permit was issued for the existing building in 2010, along with Development Variance Permit No. 74, which allowed for a reduction in parking from 15 to 11 spaces, and an increase to the maximum building height from 10 metres to 15.4 metres. The applicant has submitted development plans for the proposed addition, and is once again requesting relief from the parking and building height requirements of the Zoning Bylaw.

**Figure 1 – Current Zoning at 3170 1<sup>st</sup> Avenue**



## **ANALYSIS**

This analysis contains only information related to the requested variances, though staff have undertaken a detailed review of the entire Development Permit application. In terms of the variance, the applicant is requesting to:

- Vary section 7.9 *Required Amount of Parking* to permit a reduction of 10 on-site parking spaces from a total of 43 spaces to a total of 33 spaces.

- Vary section 5.20.2 *Site Development Regulations* to permit an increase to the maximum height of a principal dwelling from 10 metres to 12.02 metres for an increase of 2.02 metres.

#### Requested Variance - Parking

The proposed site layout includes a total of 33 parking spaces. The Zoning Bylaw requires 43 parking spaces be provided. The applicant is requesting a reduction of 10 spaces. On the proposed site plan, most of these spaces will be provided on the lower portion of the property accessed from Kingsway Avenue with an additional four stalls off the laneway.

Under the City's Zoning Bylaw, redevelopment of a property triggers a re-calculation of the parking requirement. Staff have applied the 'Automobile Sales and Service' parking requirement as it is the nearest comparable use in the bylaw. This calculation considers the floorspace of the business, the number of service bays and the anticipated number of employees. In this case, the floorspace of the large indoor boat showroom increases the required amount of parking by 14 spaces.

While showroom floorspace adds to the technical parking requirement, staff believe that this particular use will not generate a comparable demand for parking. Instead, staff prioritize the availability of on-site parking for employees. The 33 spaces on the proposed site plan is more than adequate for their 10 employees, customers, and any future growth of their business operation. Additional street parking is also available along the west side of 1<sup>st</sup> Avenue. Table 1 shows the parking calculation along with the requested variance.

<b>Table 1 - Section 7.9 Required Amount of Parking</b>			
<b>Land Use</b>	<b>Calculation</b>	<b>Required Spaces</b>	<b>Proposed Spaces</b>
Office	2 per 35 m <sup>2</sup> (377 ft <sup>2</sup> )	3	-
Automobile Sales and Service	1 per 70 m <sup>2</sup> (753 ft <sup>2</sup> ) of <i>gross floor area</i> <ul style="list-style-type: none"> <li>• plus 1 per service bay</li> <li>• plus 1 per 2 employees</li> </ul>	40	-
Total Parking Spaces		43	33
Variance Required		10 Parking Spaces	

#### Requested Variance - Maximum Building Height

The applicant is requesting a variance to increase the maximum height of the addition due to the steep terrain of the site. The building is designed to allow access from the bottom of the site at Kingsway Avenue, and also from the top of the site at 1<sup>st</sup> Avenue. To allow this access the applicant has proposed a building height of 12.02 m. This is 2.02 m above the permitted maximum of 10 m. The additional height is required to bridge the difference in site elevation in a way that provides access from 1<sup>st</sup> avenue, and creates a commercial façade to match the existing building. The façade at 1<sup>st</sup> Avenue will be a maximum of 5.65 m and will appear as a 1-storey building from the street. Accordingly, the requested variance will have minimal impact on views in the neighbourhood.

On the lower section of the site adjacent to the laneway, the height of the façade is two-storeys. This can be seen on the attached building elevations. Details of the requested variance are outlined in Table 2.



Table 2 – 5.20.2 Site Development Regulations		
	Required	Proposed
Maximum Height, Principal Building	10 m	12.02 m
Variance Required	2.02 m	

### **IMPLICATIONS**

The property owner at 3171 1<sup>st</sup> Avenue is proposing a development which will expand and double their existing commercial business operations. Below is a list of key items that require consideration by the APC:

1. **Reduced On-Site Parking**

The APC should consider if reducing on-site parking will impact the surrounding neighbourhood by encouraging employees and customers to park in areas meant for public use. Since side streets serve as overflow parking for core commercial areas, it is important to the long-term success of the neighbourhood that an appropriate amount of business parking be provided on-site. Staff have determined that the amount of parking spaces on-site will be sufficient given the nature of the business. APC should also consider that some street parking would be available for overflow parking along the west side of 1<sup>st</sup> Avenue adjacent to the building.

2. **Increased Building Height**

The APC should consider if permitting an increase to the maximum building height will complement the surrounding neighbourhood, and how it might impact surrounding properties. APC should also consider that the height of the addition will match the existing building, and that from street level at 1<sup>st</sup> Avenue the façade will appear as a one storey building. Staff do not anticipate the development will have a negative impact on neighborhood views.

### **CONCLUSIONS**

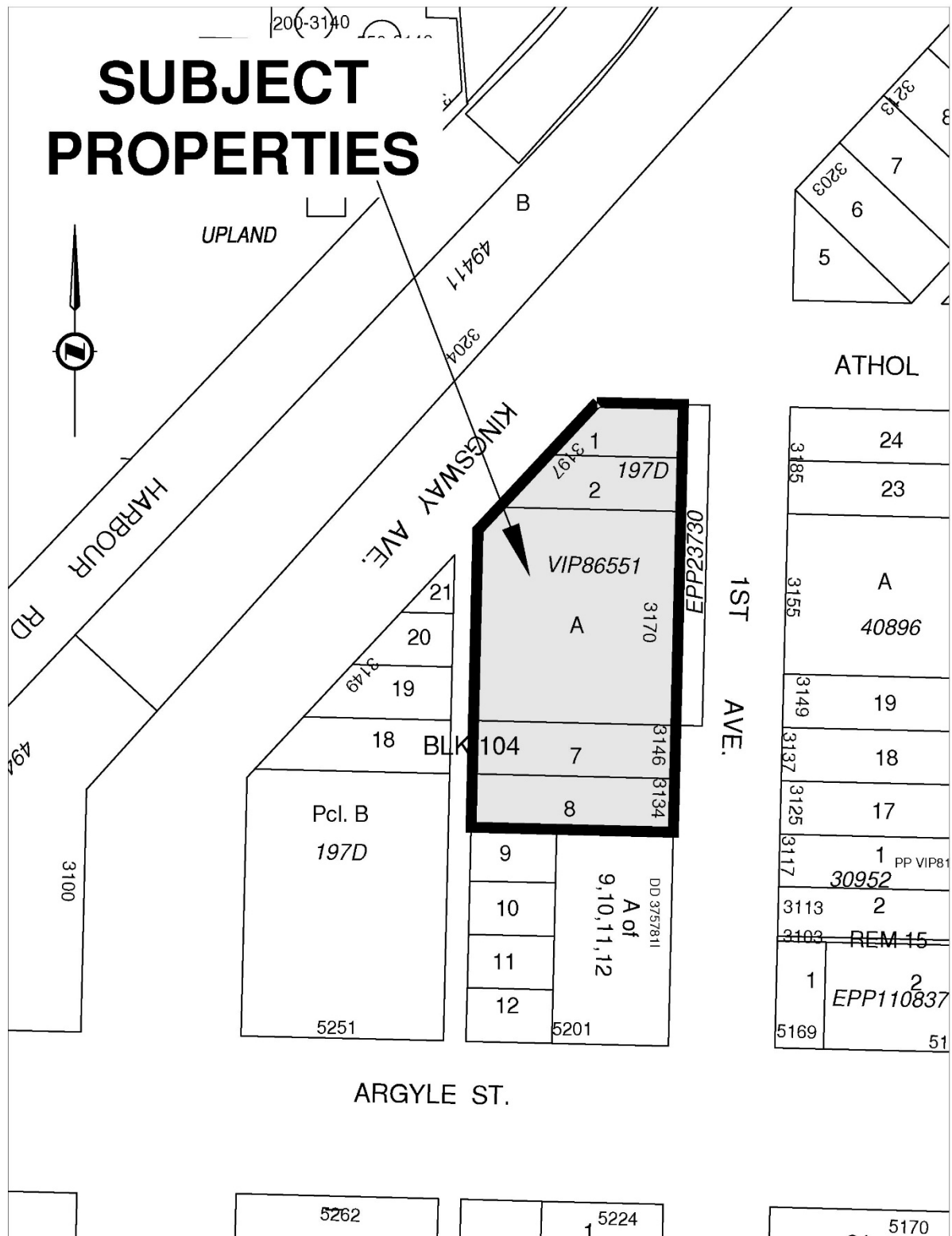
The issue for consideration is a variance application requesting relief from parking and building height requirements of the Zoning Bylaw. The variance request is associated with a Development Permit application received for 3170 1<sup>st</sup> Avenue, wherein the owners are proposing an expansion of the existing commercial building for their boat repair and sales business. Staff have reviewed the application and are satisfied that the requested variances to the Zoning Bylaw are not likely to have a negative impact on the surrounding neighbourhood. The planning department supports approval and issuance of the Development Variance Permit.

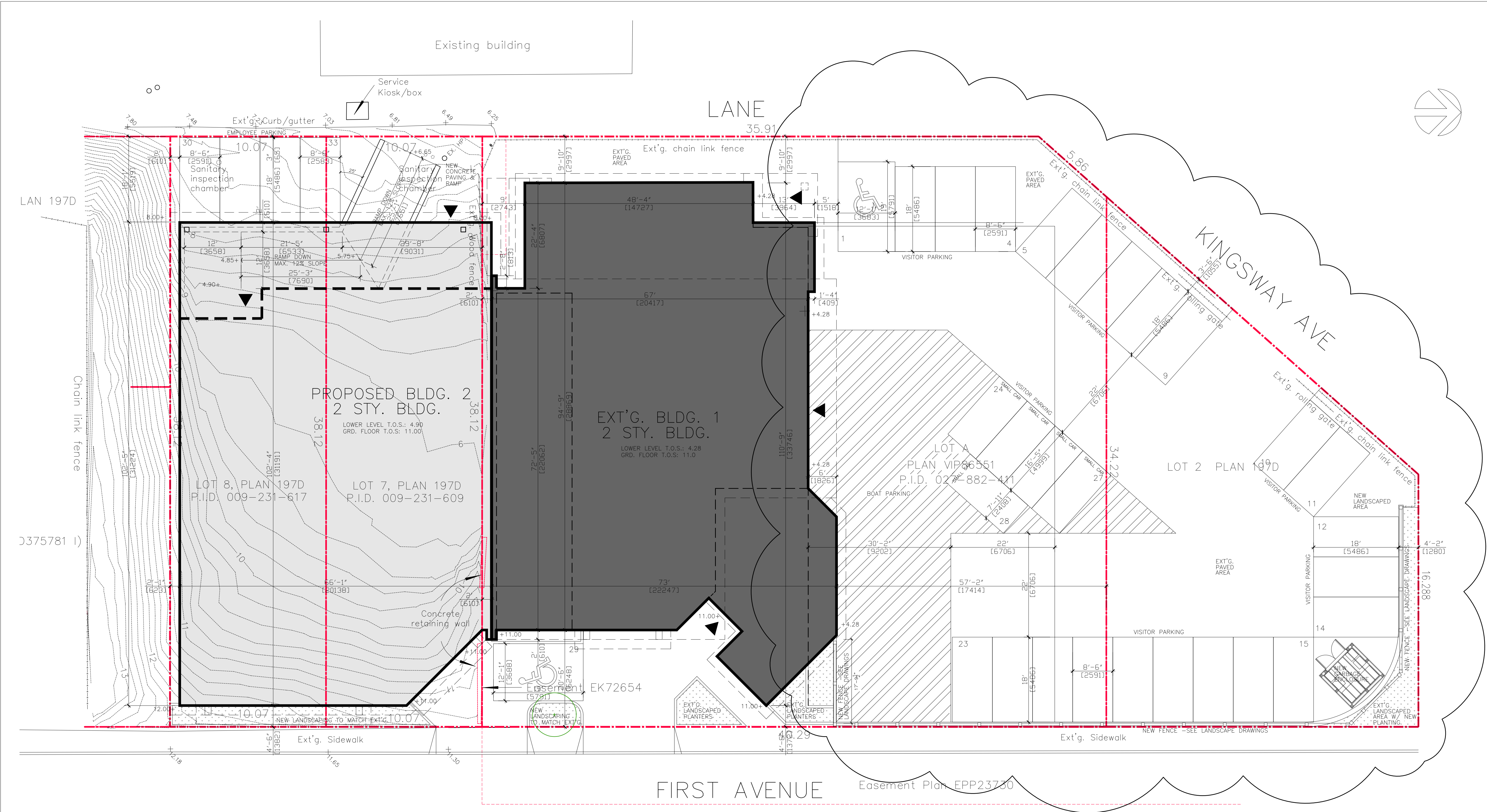
Respectfully submitted,



Brian McLoughlin, MCP

SUBJECT PROPERTY – 3170 1<sup>st</sup> AVENUE





1 SITE PLAN  
1/32"=1'-0"

3170 1st AVENUE SITE DATA:

ZONING:	EXISTING:	C3 - SERVICE COMMERCIAL	G.F.A.:			
CIVIL ADDRESS:	3170 1st AVENUE PORT ALBERNI, B.C.		BASEMENT/GRD. FLOOR	5,660 SF 525.8sm	5,787 SF 537.6sm	11,447 SF 1,063.4sm
LEGAL ADDRESS:	LOT 1, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN VIP86551, PID: 027-882-411		MEZZANINE	1,295 SF 120.3sm	1,860 SF 172.8sm	3,155 SF 293.1sm
SITE AREA:	30,173sf (2,803.1sm)		GRD./2ND FLOOR	6,443 SF 598.5sm	6,572 SF 610.5sm	12,970 SF 1,209sm
COVERAGE:			BUILDING HEIGHT:			
PERMITTED:	75%		PERMITTED:	10m(32.8')		
PROVIDED:	12,970 SF/30,173 SF X 100 = 43%		PROPOSED:	12.9m(42'-6")		
DENSITY:			SETBACKS:		REQ'D.	PROPOSED
PERMITTED:	N/A		FRONT YARD (E)		0m	1.35m/4'-5"
PROVIDED:	25,600 SF/30,173 SF = .85		SIDE YARD (S)		0m	.62m/2'-1"
			SIDE YARD (N)		0m	57'-2"/17.4m
			REAR YARD (W)		3m/9'-10"	5.5m/18'-1"

**PARKING REQUIRED:**

OFFICE:	2 PER 377 SF (35sm)	(176 + 299 + 4579SF)/377 = 2.5 SPACES
SHOWROOM:	1 PER 753 SF (70sm)	(5,552 + 5,268SF)/753 = 14.3 SPACES
SERVICE BAYS:	1 PER 753 SF (70sm)	(4,536 + 4,171SF)/753 = 11.5 SPACES
	1 PER SERVICE BAY	(5 + 4 BAYS) X 1 = 9 SPACES
	1 PER 2 EMPLOYEES	10 EMPLOYEES/2 = 5 SPACES
		43 SPACES

**PARKING PROVIDED:**

REGULAR	26
SMALL	5 (15%)
H/C	2 SPACES
	33 SPACES

**BUILDING CLASSIFICATION:**

3.2.2.78. GROUP F, DIV. 2, UP TO 2 STOREYS  
MAX. 2 STY. BLDG. AREA, FACING 1 STREET= 600 S.M.  
MAX. 2 STY. BLDG. AREA, FACING 2 STREETS= 750 S.M.  
COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION

F.R.R.:

FLOORS: 45 min. (IF COMBUSTIBLE)  
L.B. WALLS, COLNS. ETC.: 45 min. (IF COMBUSTIBLE)  
ROOF: N/A

**CODE ANALYSIS:**

3.7.2.2.-C WATER CLOSETS FOR INDUSTRIAL OCCUPANCIES  
2565.5sm/28 (WAREHOUSE)= 92 PERSONS/SEX = 46 PERSONS/SEX  
3 WC'S PER SEX REQ'D.  
3.5 WC'S PER SEX PROVIDED

**LEGEND:**

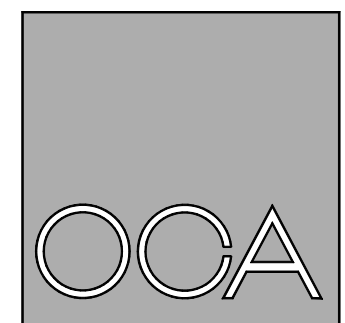
- DENOTES PROPERTY LINE
- DENOTES EXISTING BUILDING
- DENOTES PROPOSED BUILDING
- CONCRETE CURB
- CONCRETE FINISH/SIDEWALKS
- ASPHALT PAVING
- LANDSCAPED AREA
- NEW TREE
- 97.5' CUTS: SHADE
- 1:100' PROPOSED GRADE
- EXISTING HYDRO POLE
- 8' LIGHT STANDARD
- POT LIGHT SOFFIT LIGHTING
- 8' BOLLARD LIGHTING
- ENTRY/EXIT
- X--- EXIST. WOOD FENCE
- DRAINAGE
- EXISTING FIRE HYDRANT

**NOTE:**

- 1. FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.
- 2. FOR GRADING & CURBS SEE CIVIL DRAWINGS.
- 3. PROVIDE H/C PARKING SPACES AS REQUIRED.
- 4. FOR CONCRETE SIDEWALK PATTERNS SEE LANDSCAPE DRAWINGS.

2 SITE DATA

3 LEGEND



O.C.A. ARCHITECTURE INC.  
2724 W. 1st AVENUE, VANCOUVER BC V6H 1H3  
Tel.: 604-408-8970 Email: in@oca-arch.com

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, ERRORS OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTATION WHOLE OR IN PART IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

1		
Revision:		

4	DP SUBMISSION	11/2/21
3	RESPONSE TO CITY REVIEW COMMENTS	9/30/21
2	CITY REVIEW	5/4/21
1	CLIENT REVIEW	3/25/21

Issued for:  
Project:

ALBERNI POWER & MARINE  
3170 1ST AVENUE, PORT ALBERNI, B.C.

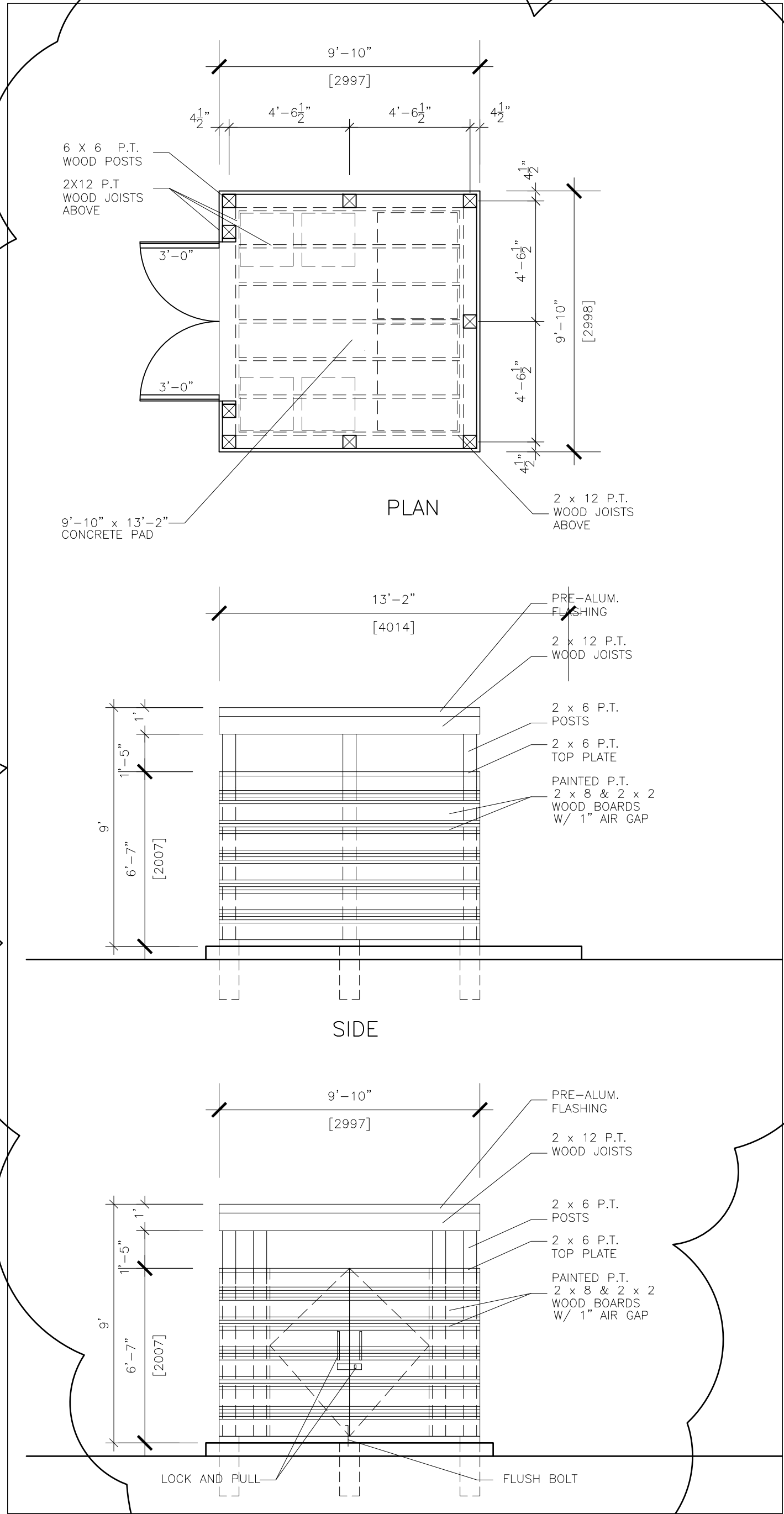
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**SITE PLAN  
SITE DATA  
CODE REVIEW**



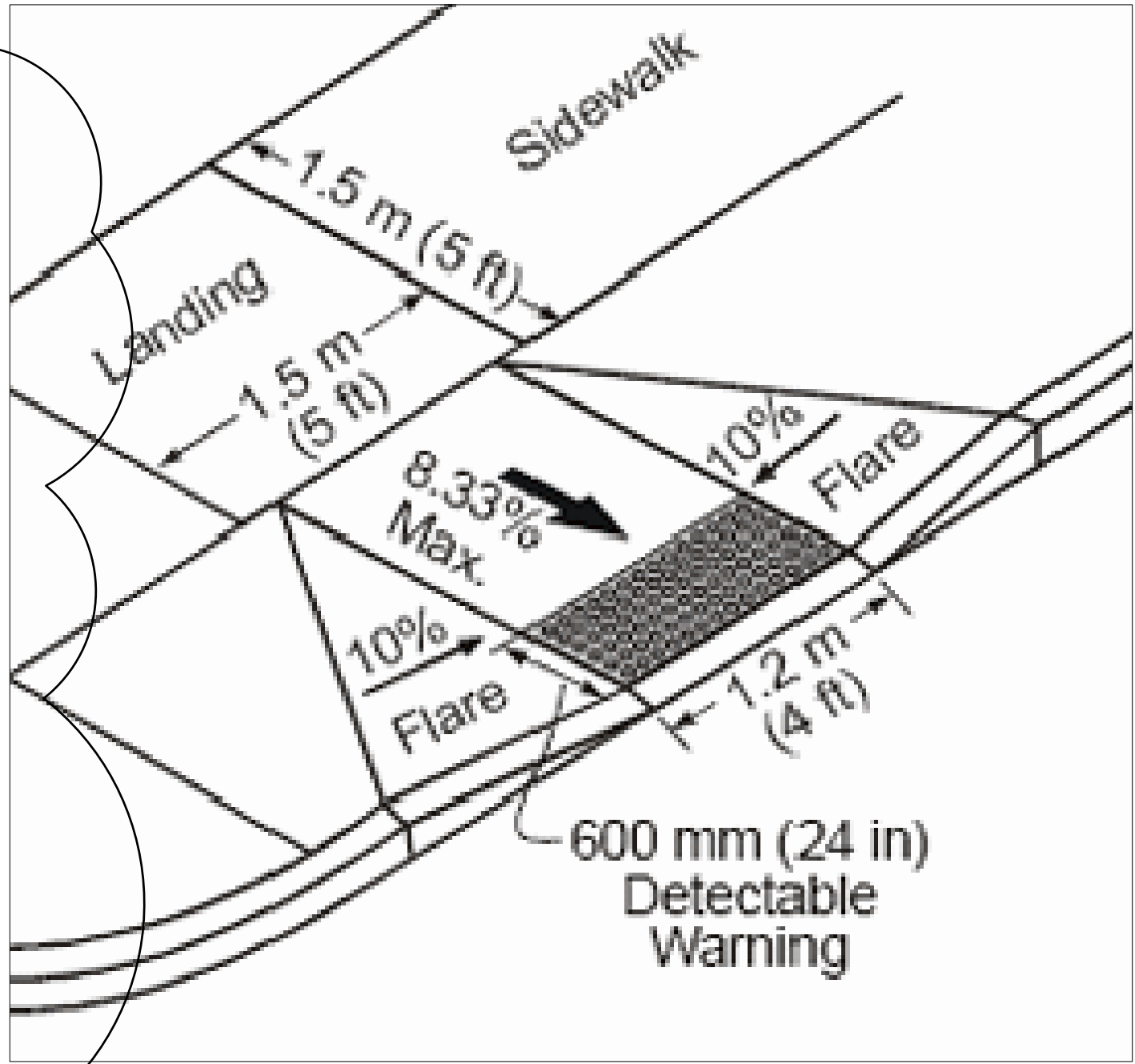
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Project Number: 2101
Date: FEB. 2021
Drawing Number:

A01.1

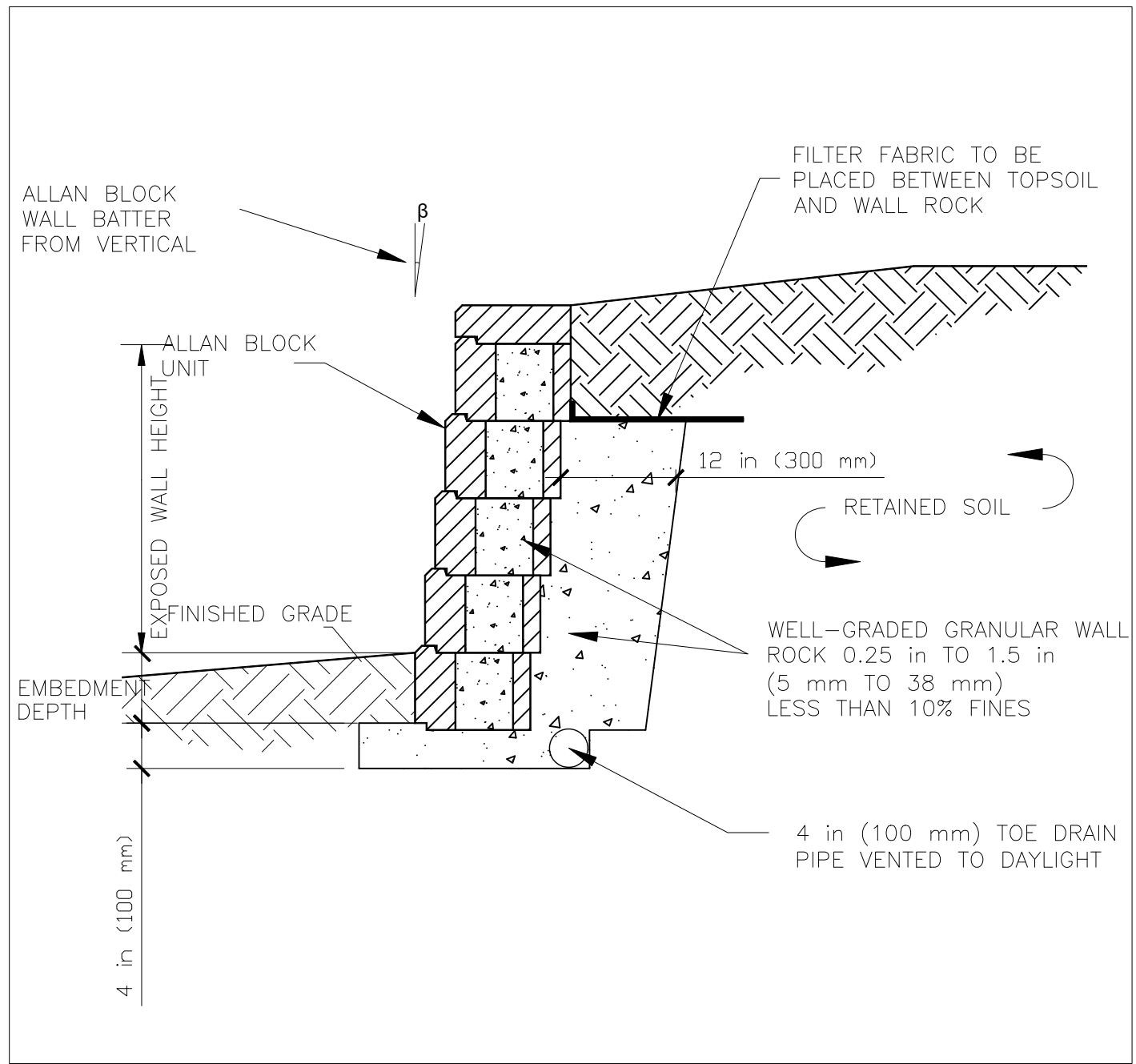




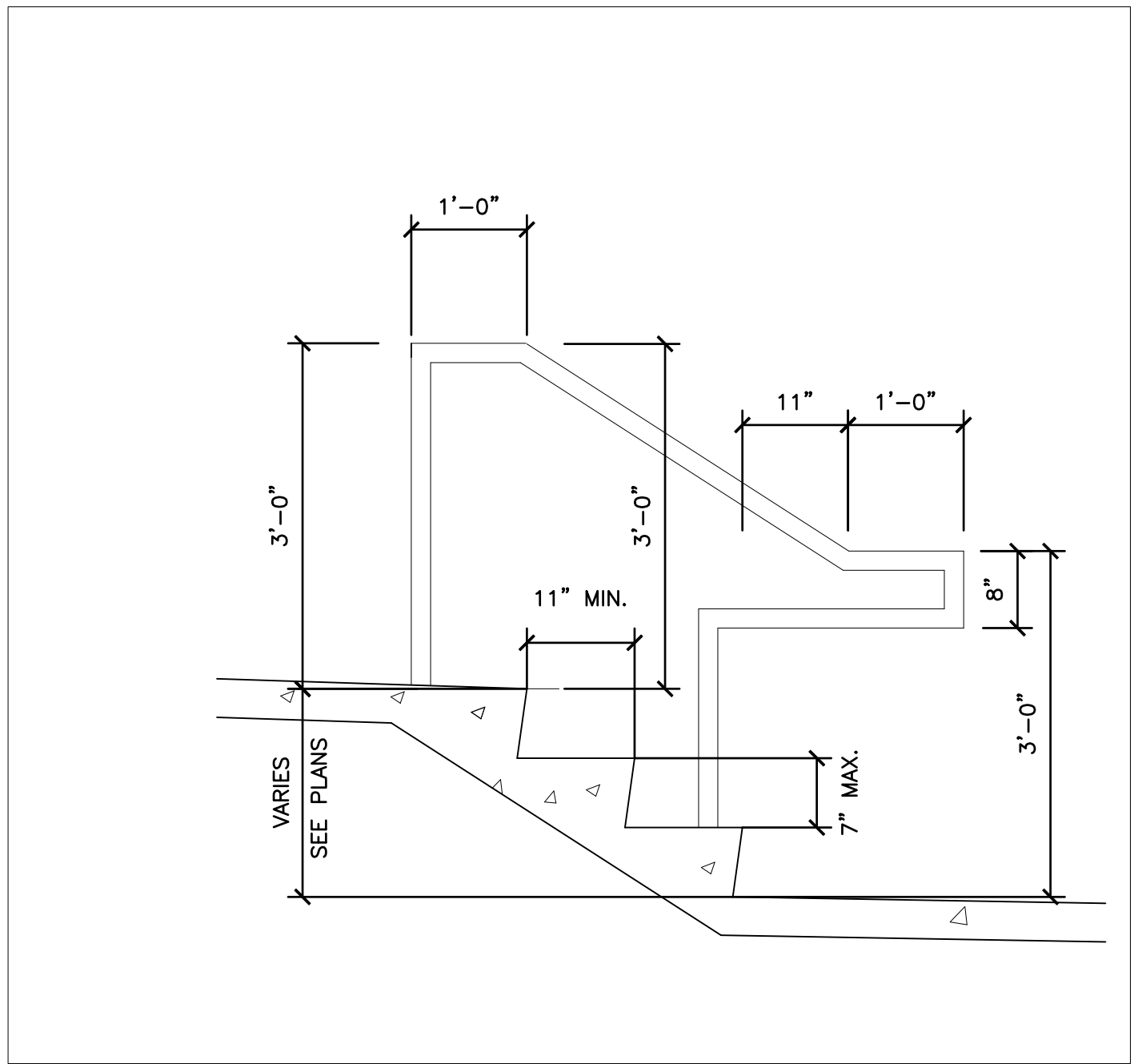
11 GARBAGE ENCLOSURE DETAILS  
1/4"=1'-0"



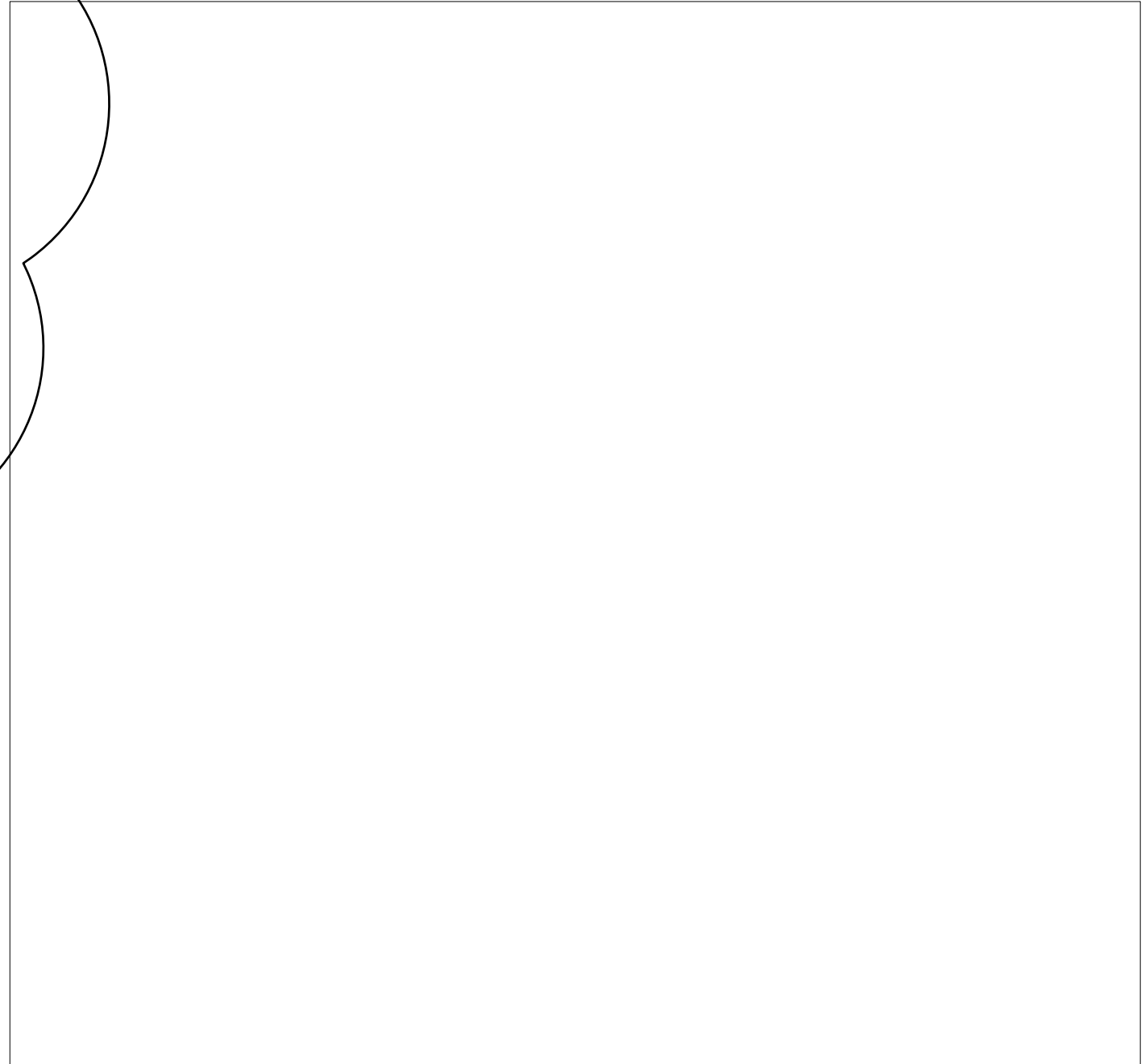
9 HIC LETDOWN DETAIL  
NTS.



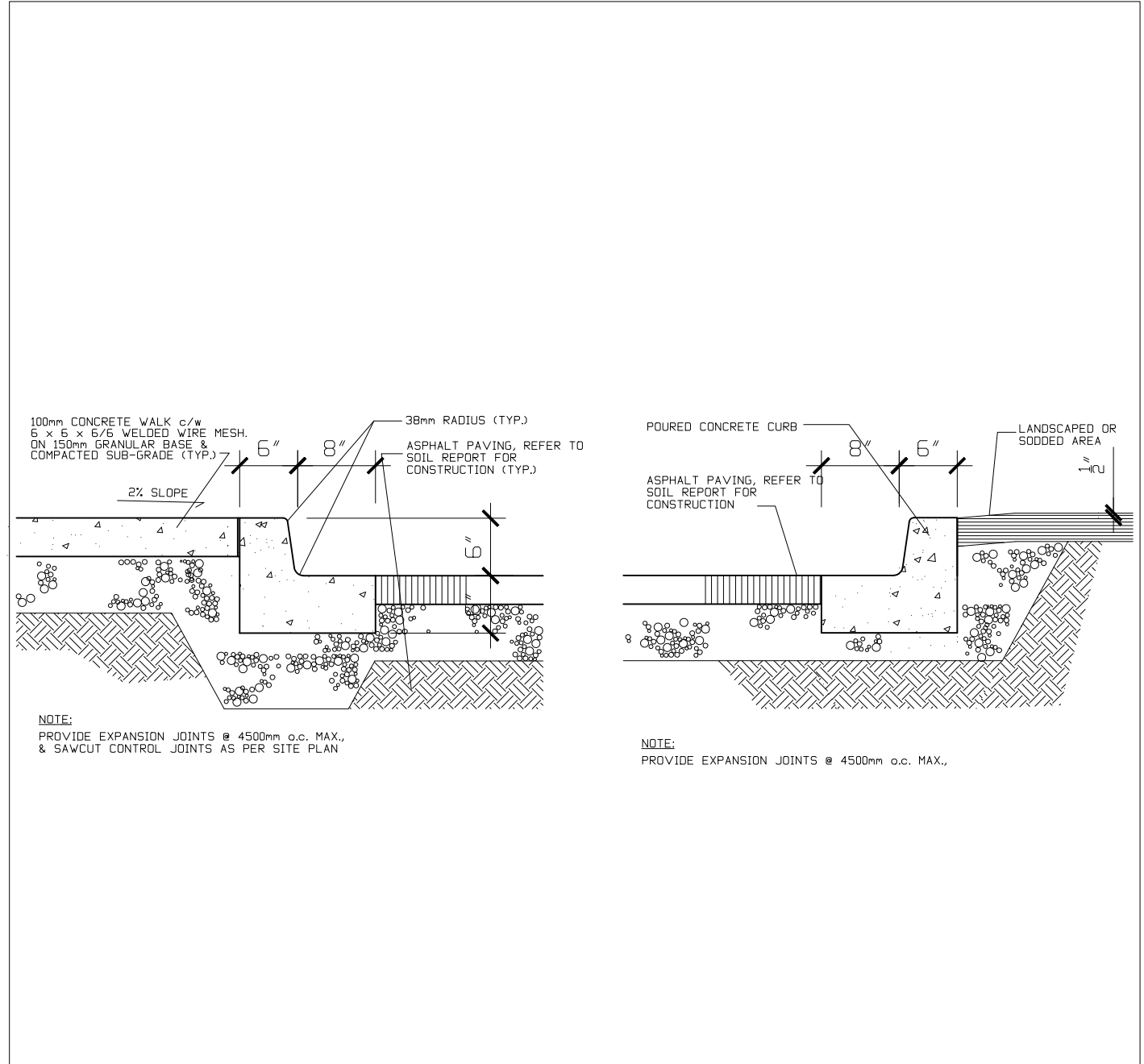
6 ALLAN BLOCK RETAINING WALL DETAIL



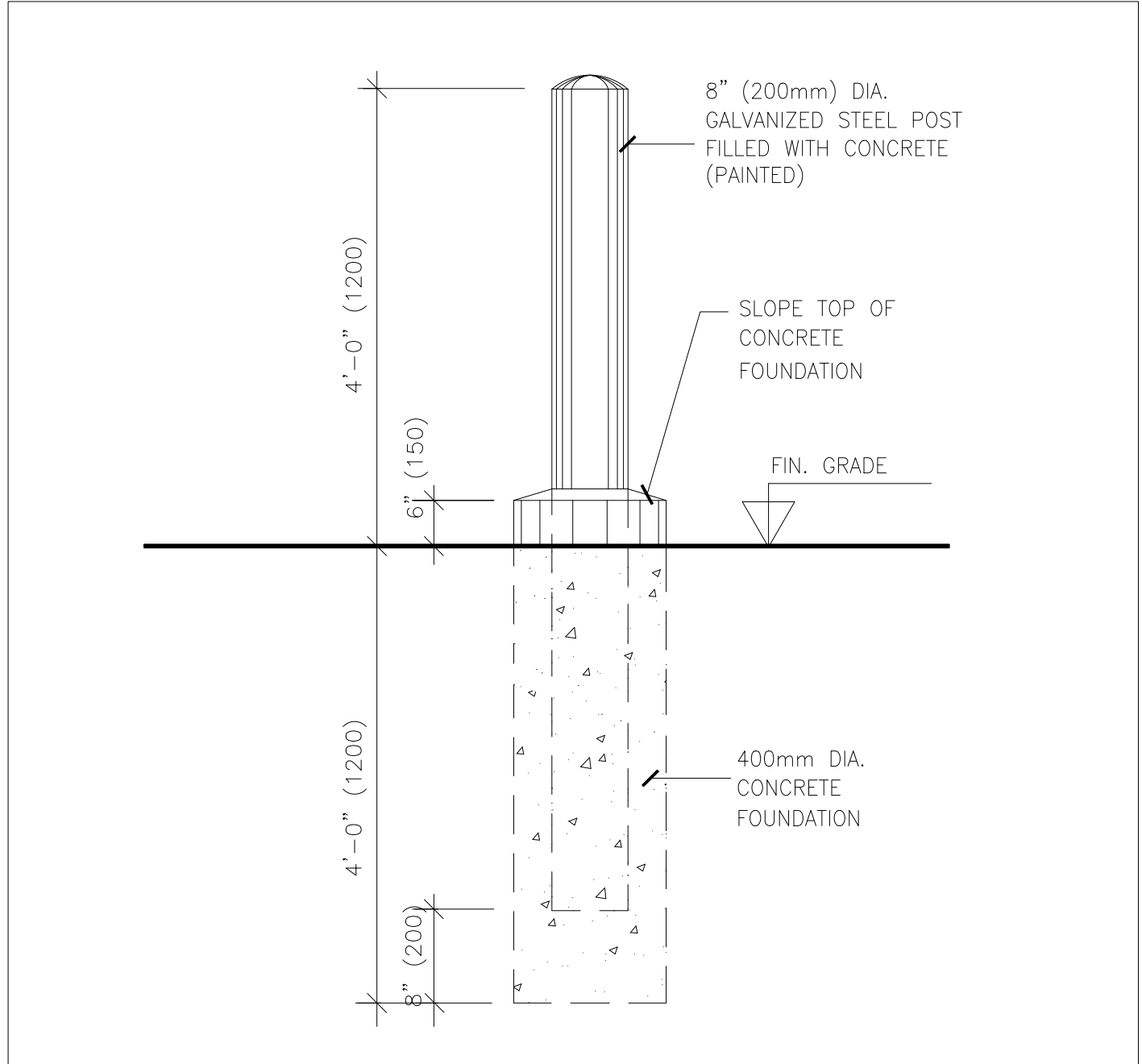
3 CONC. STEP & RAILING DETAIL



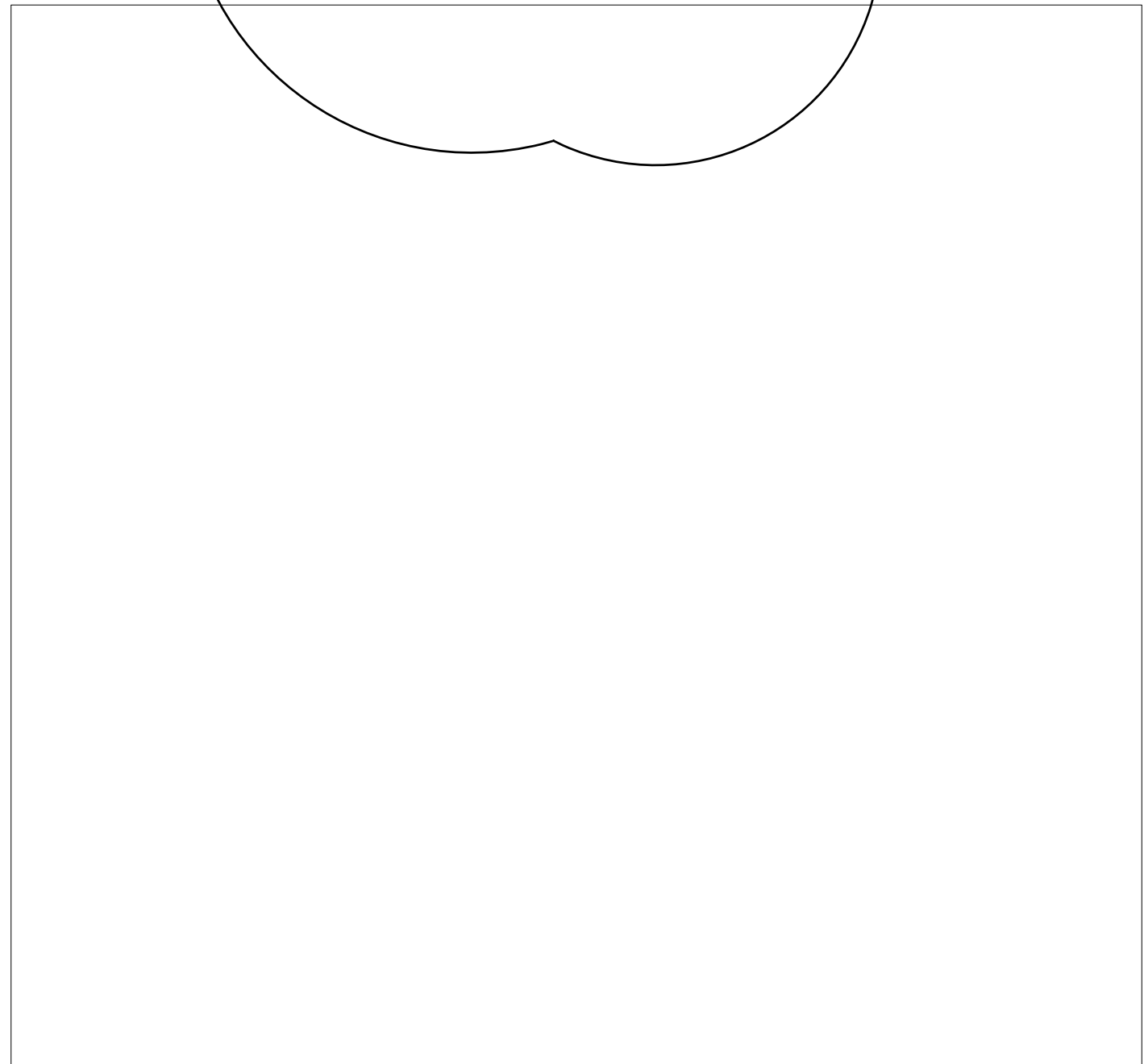
8 DETAIL



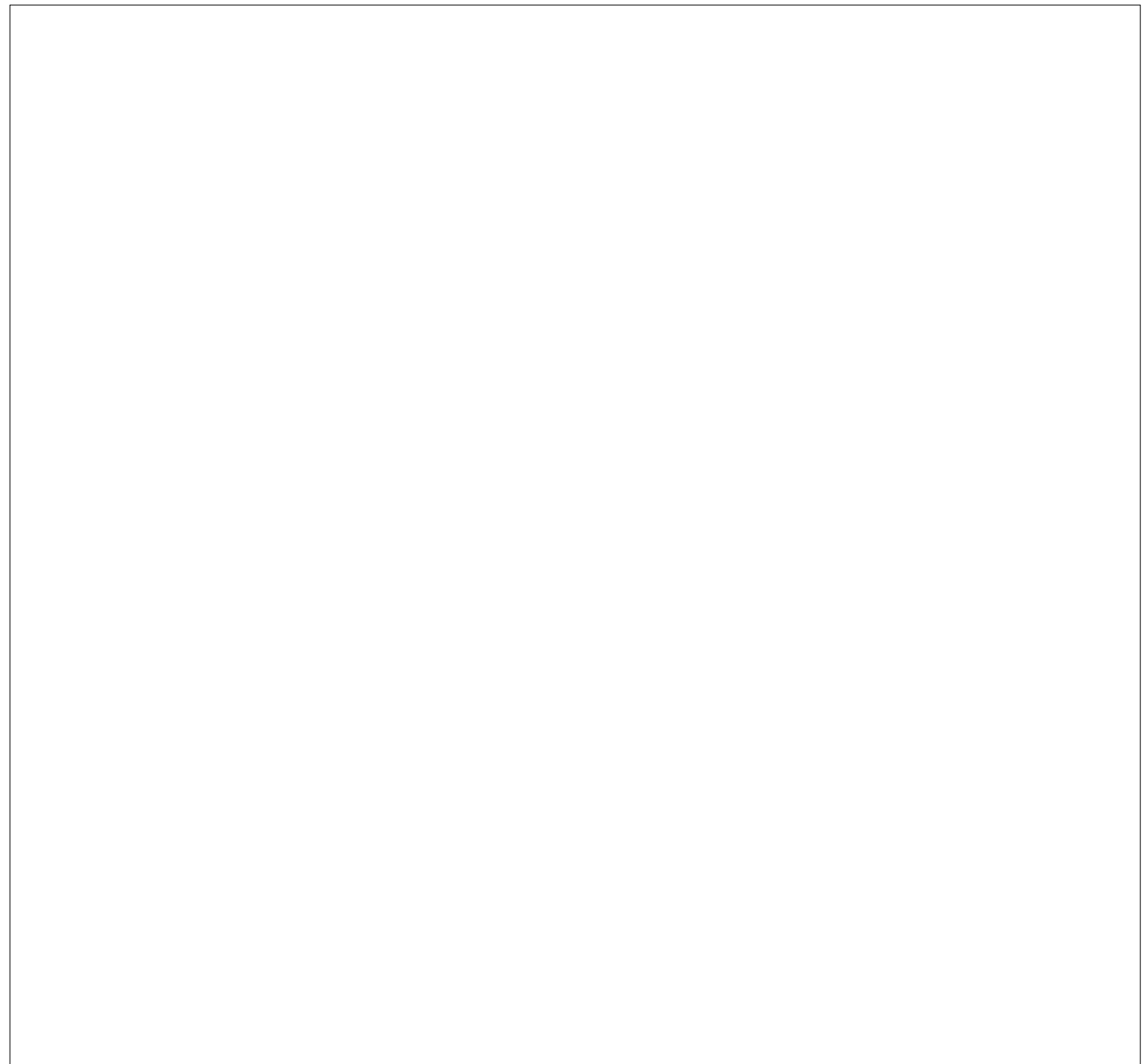
5 CURB LETDOWN DETAIL



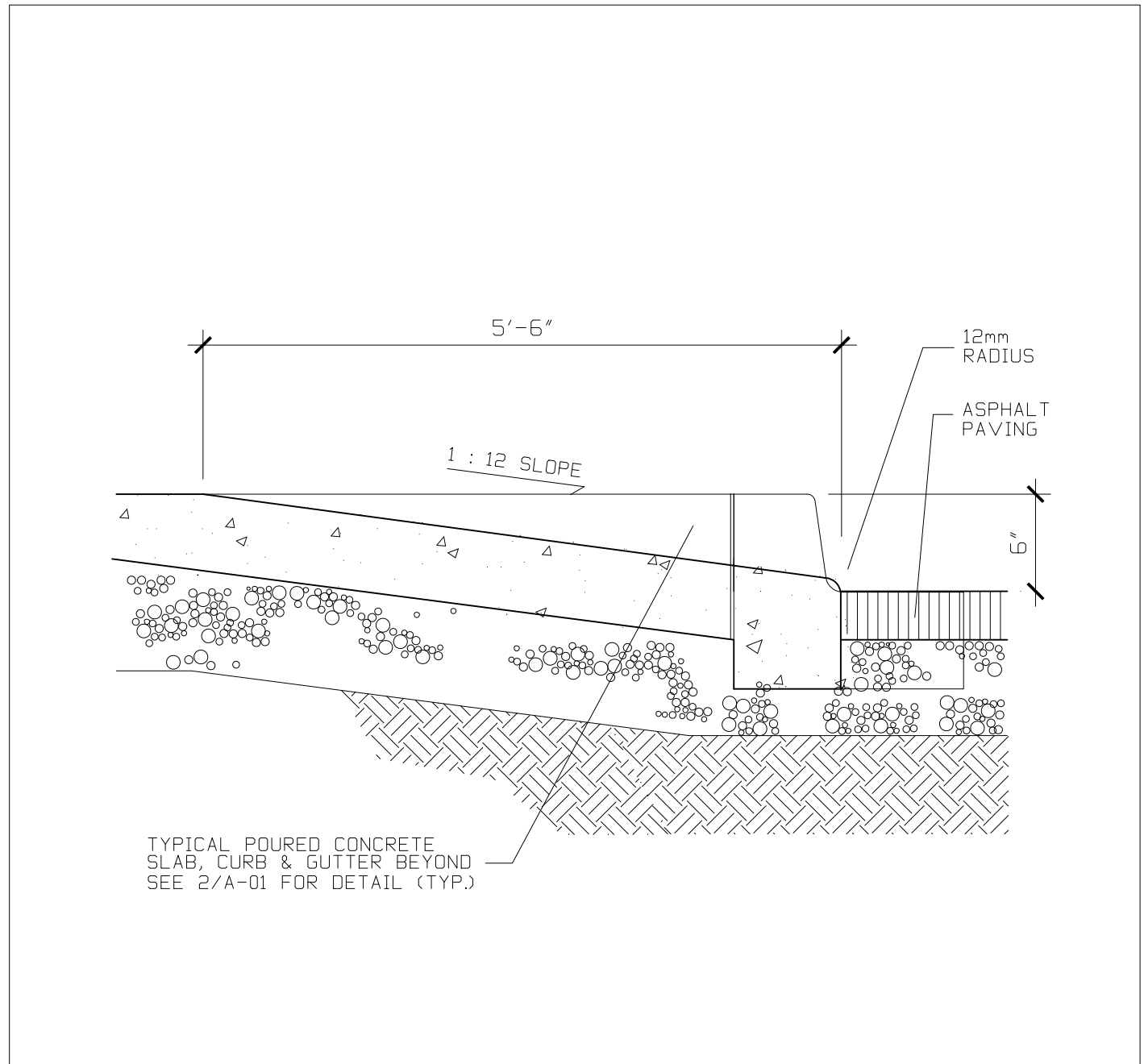
2 STEEL BOLLARD DETAIL



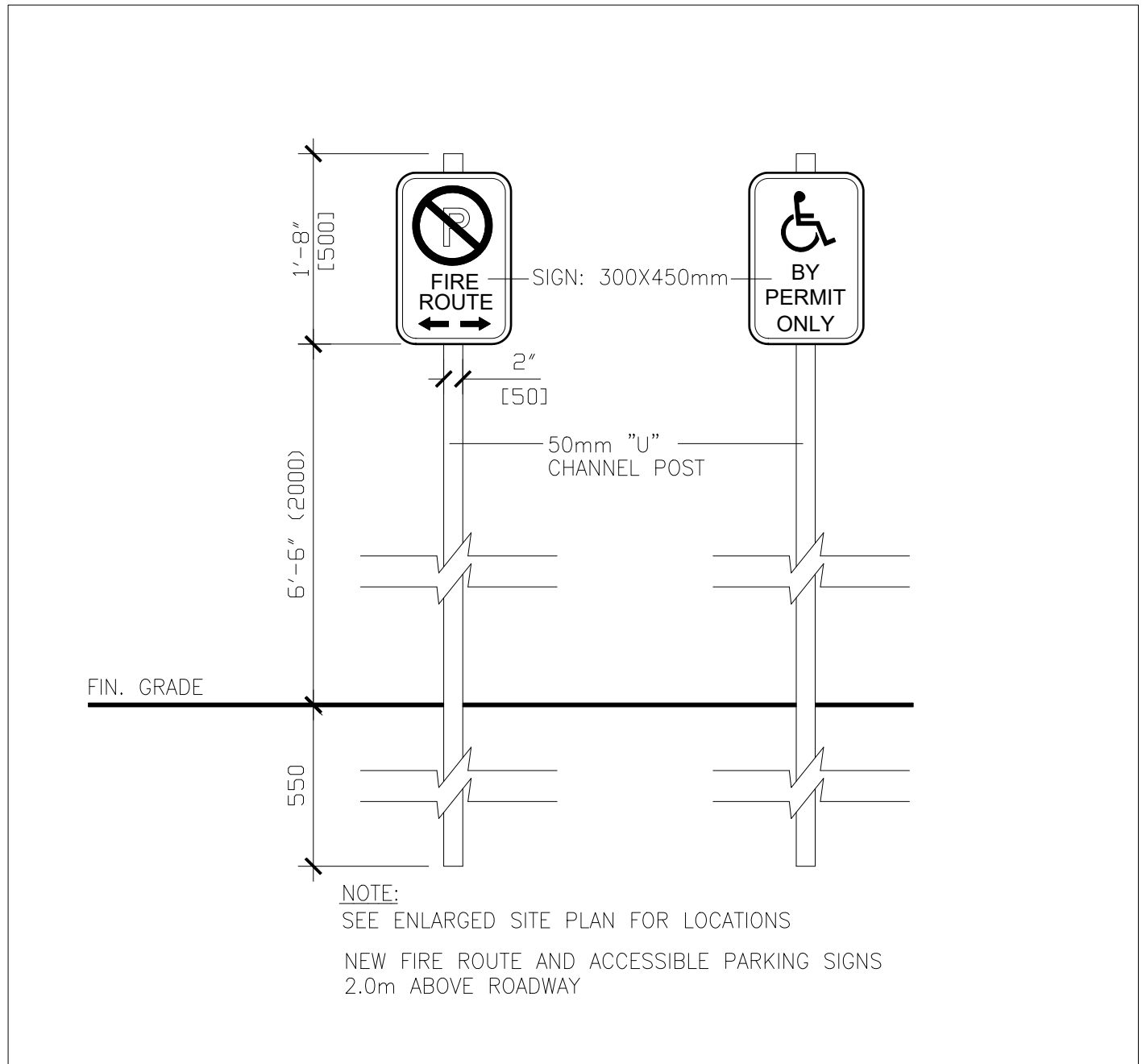
10 DETAIL



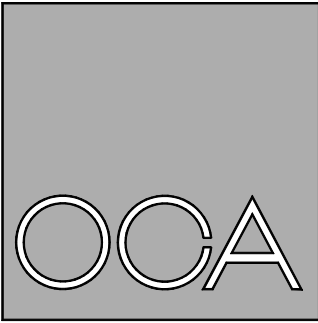
7 DETAIL



4 CURB LETDOWN DETAIL



1 HIC PARKING SIGN DETAIL



O.C.A. ARCHITECTURE INC.  
2724 W. 1ST AVENUE, VANCOUVER BC V6H 1H3  
Tel.: 604-408-8970 Email: in@oca-arch.com

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1		
Revision:		

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1	CLIENT REVIEW	3/25/21

Issued for:

Project:

ALBERNI POWER & MARINE  
3170 1ST AVENUE, PORT ALBERNI, B.C.

Drawing Title:

## SITE DETAILS



2021-11-02

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Drawn By:

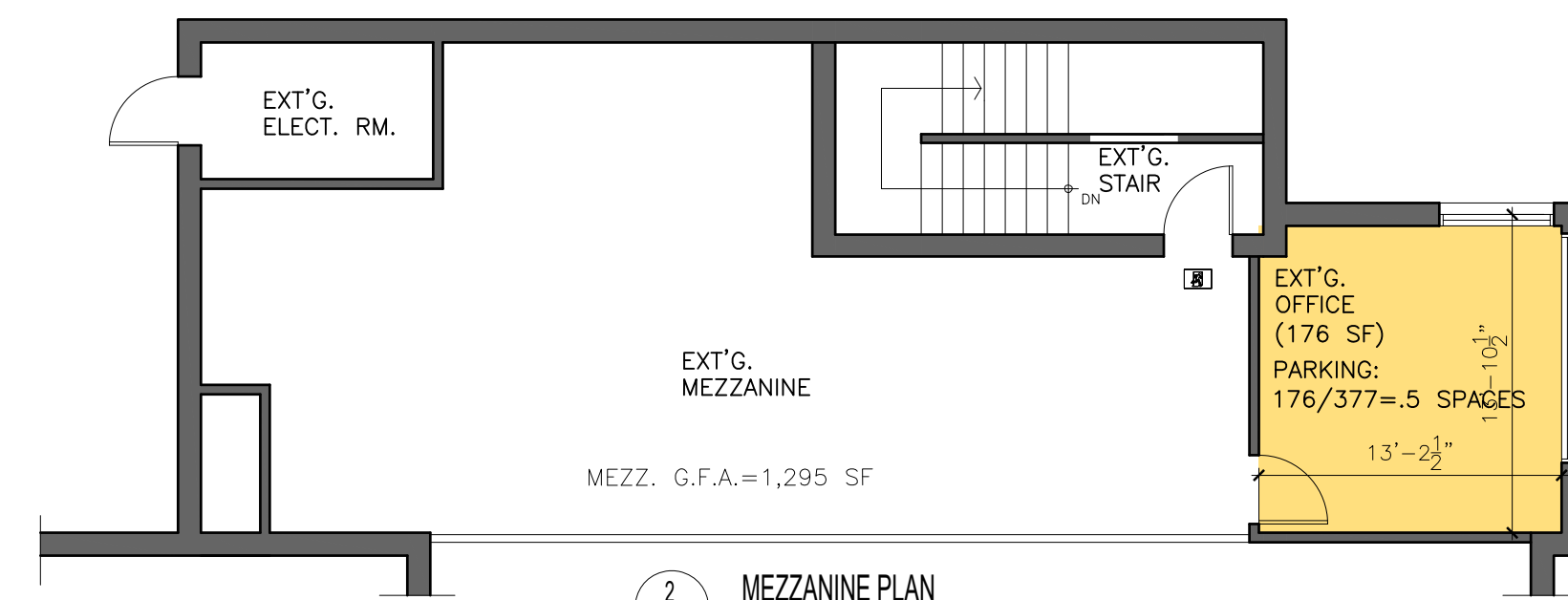
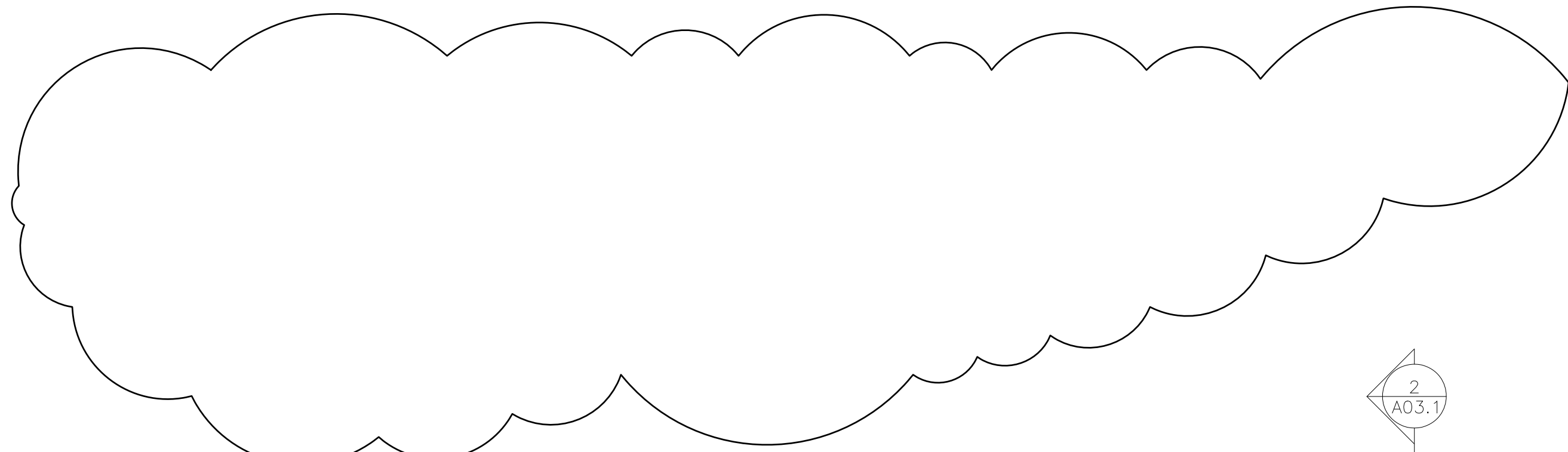
Checked By:

Project Number: 2101

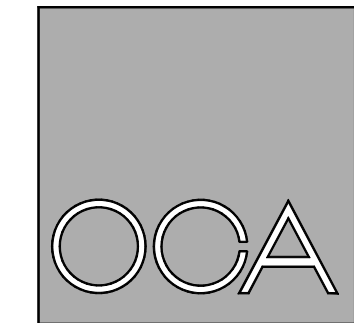
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# A01.2

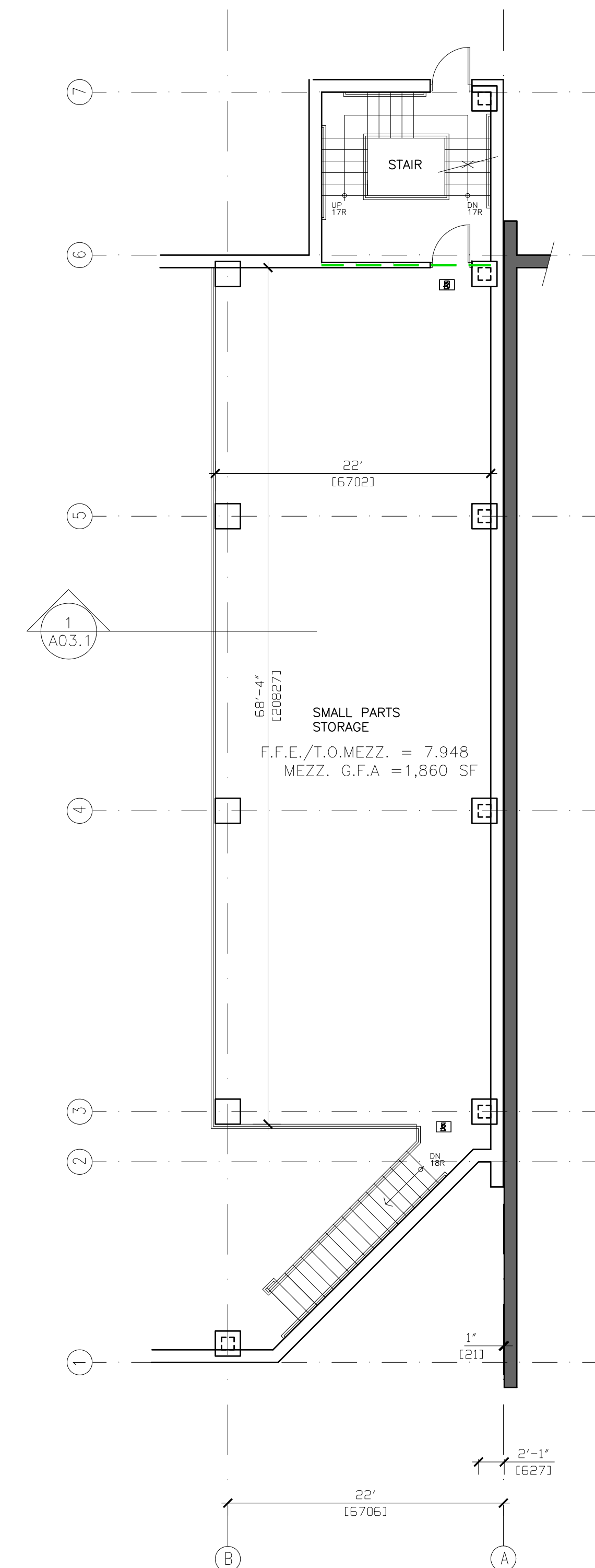


- LEGEND:
- DENOTES 2HR F.R.A. FIRE WALL
  - DENOTES 3/4 F.R.A.
  - DENOTES EXISTING WALLS
  - DENOTES PROPOSED WALLS
  - DENOTES OFFICE
  - DENOTES SHOWROOM
  - DENOTES SERVICE BAYS

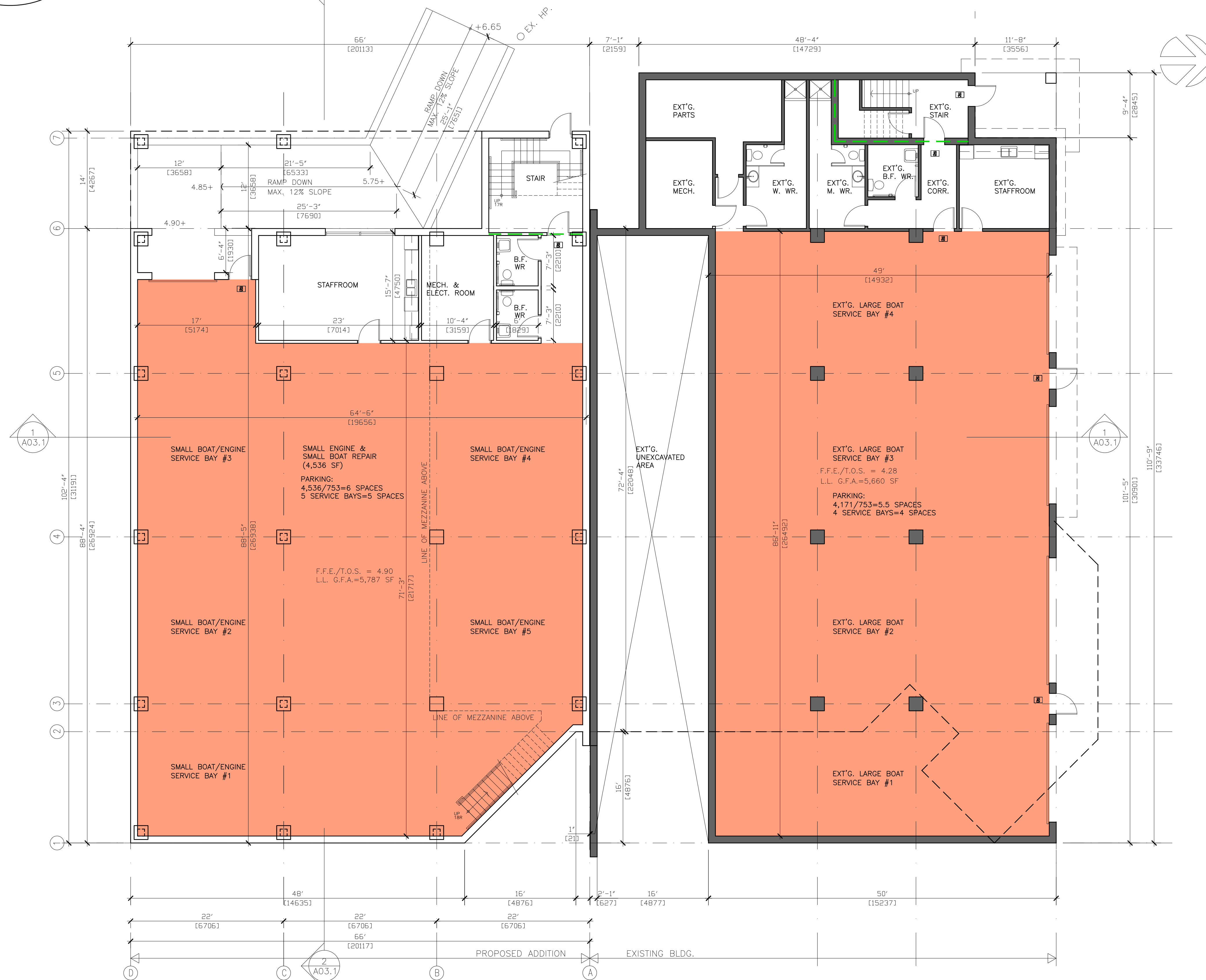


O.C.A. ARCHITECTURE INC.  
2724 W. 1st AVENUE, VANCOUVER BC V6H 1H3  
Tel.: 604-408-8970 Email: in@oca-arch.com

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3 MEZZANINE PLAN



1 LOWER LEVEL FLOOR PLAN

1		
Revision:		

3	DP SUBMISSION	11/2/21
2	CITY REVIEW	5/4/21
1	CLIENT REVIEW	3/25/21

Issue for:

Project:

ALBERNI POWER & MARINE  
3170 1ST AVENUE, PORT ALBERNI, B.C.

Drawing Title:

LOWER LEVEL  
FLOOR PLAN



2021-11-02

Scale: 1/4"=1'-0"

Drawn By:

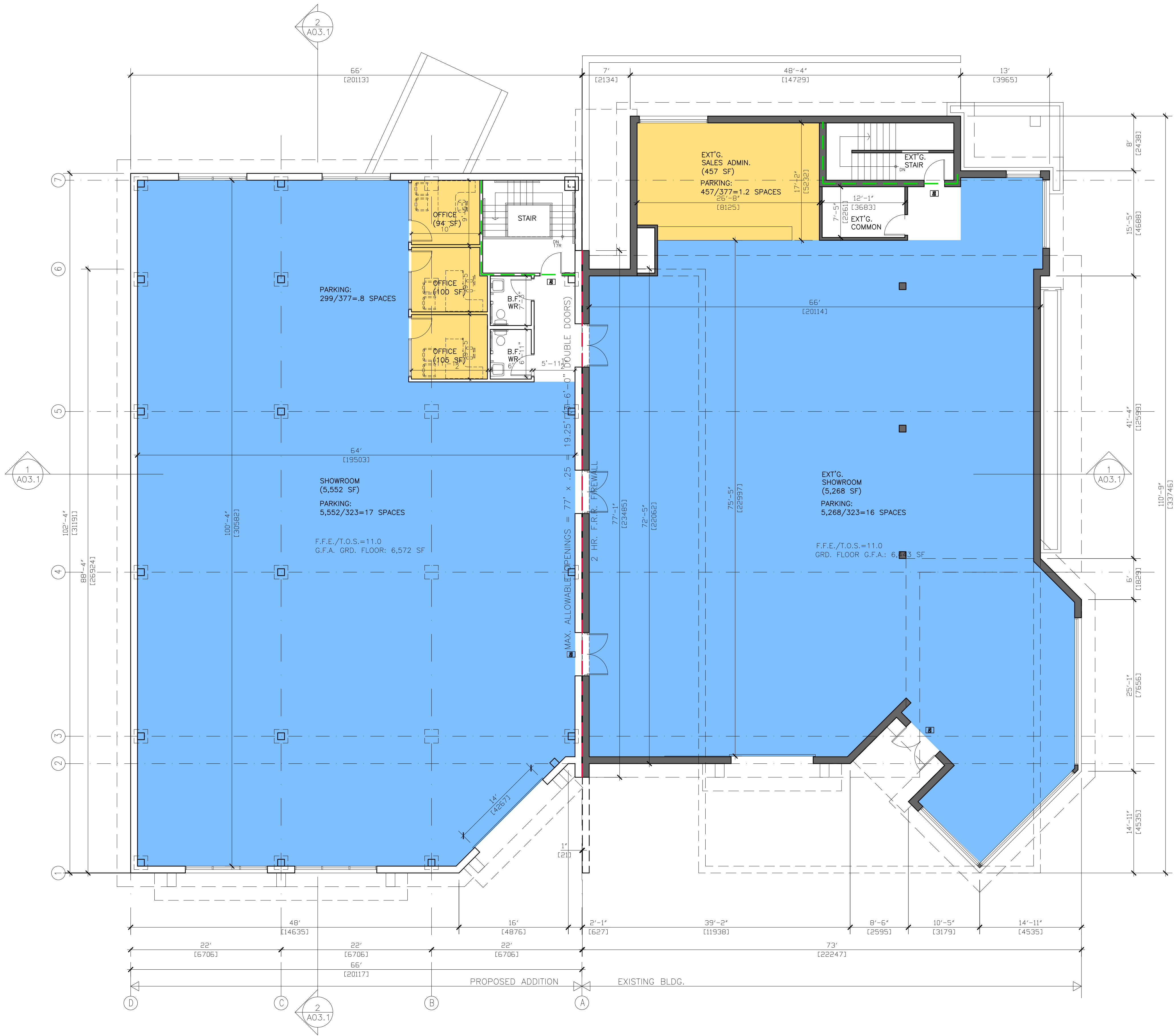
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Project Number: 2101

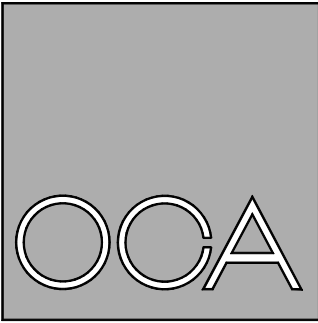
Date: FEB. 2021

Drawing Number:

A02.1



- LEGEND:
- DENOTES 2HR F.R.R. FIRE WALL
  - DENOTES 3/4 F.R.R.
  - DENOTES EXISTING WALLS
  - DENOTES PROPOSED WALLS
  - DENOTES OFFICE
  - DENOTES SHOWROOM
  - DENOTES SERVICE BAYS



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1		
Revision:		

4	DP SUBMISSION	11/2/21
3	RESPONSE TO CITY REVIEW COMMENTS	9/30/21
2	CITY REVIEW	5/4/21
1	CLIENT REVIEW	3/25/21

Issued for:

Project:

ALBERNI POWER & MARINE  
3170 1ST AVENUE, PORT ALBERNI, B.C.

Drawing Title:

GRD. FLOOR PLAN



2021-11-02

Scale: 1/4"=1'-0"

Drawn By:

Checked By:

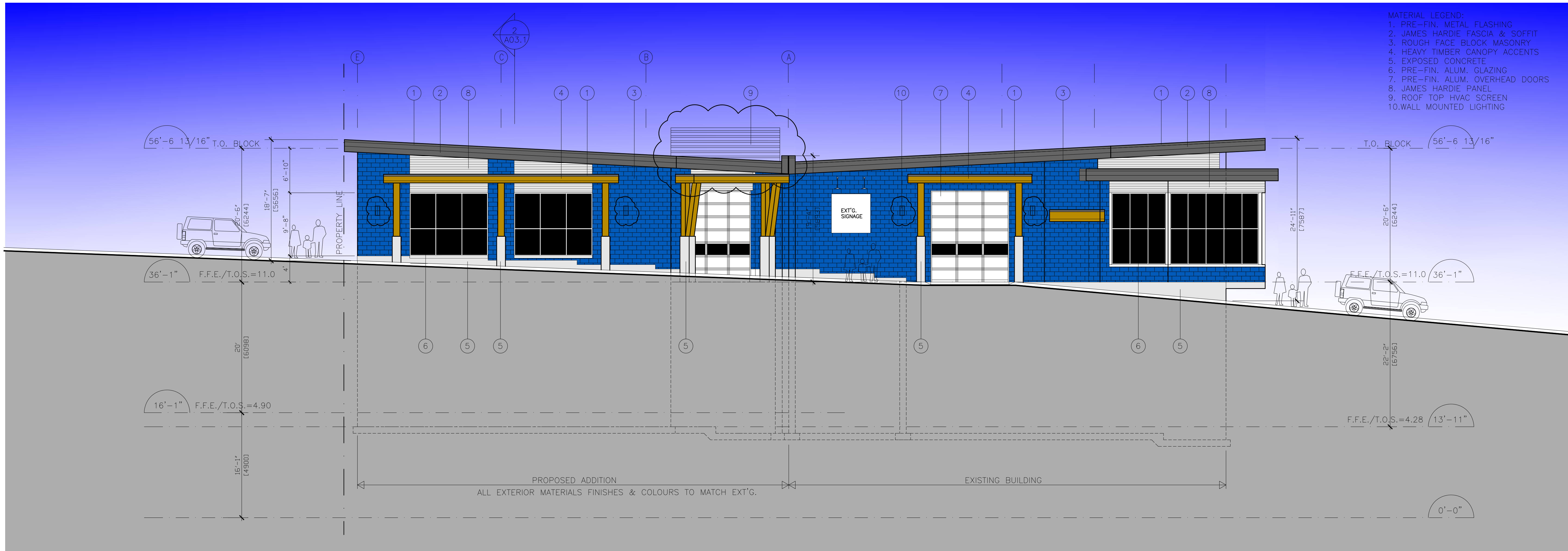
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Date: FEB. 2021

Drawing Number:

A02.2

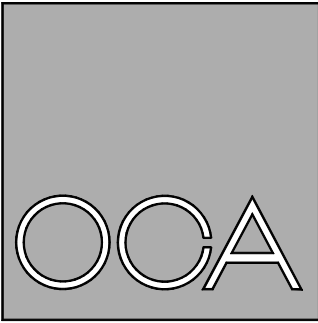




1 EAST ELEVATION @ 1ST AVENUE



2 WEST ELEVATION @ LANE



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1		
Revision:		

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3	RESPONSE TO CITY REVIEW COMMENTS	9/30/21
2	CITY REVIEW	5/4/21
1	CLIENT REVIEW	3/25/21

Issued for:  
Project:

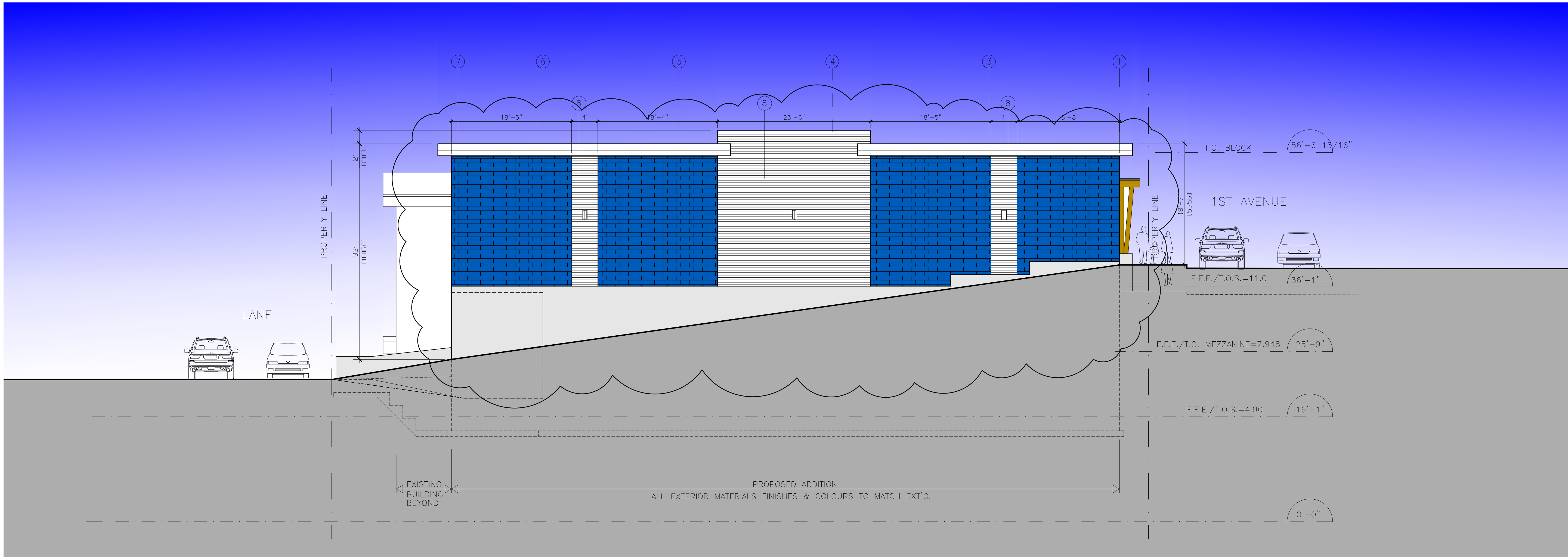
ALBERNI POWER & MARINE  
3170 1ST AVENUE, PORT ALBERNI, B.C.

Drawing Title:  
ELEVATIONS

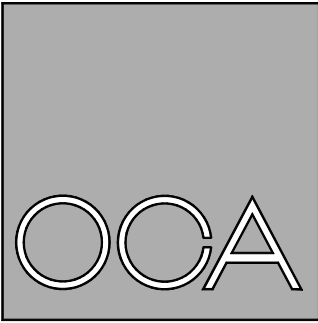


2021-11-02  
Scale: 1/4"=1'-0"  
Drawn By:  
Checked By:  
Project Number: 2101  
Date: FEB. 2021  
Drawing Number:

A03.1



1 SOUTH ELEVATION



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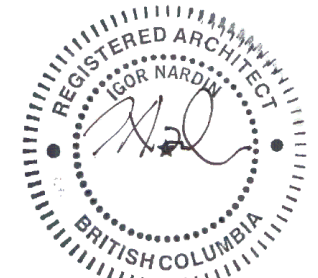
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Revision:		

4	DP SUBMISSION	11/2/21
3	RESPONSE TO CITY REVIEW COMMENTS	9/30/21
2	CITY REVIEW	5/4/21
1	CLIENT REVIEW	3/25/21

Issued for:  
Project:

ALBERNI POWER & MARINE  
3170 1ST AVENUE, PORT ALBERNI, B.C.

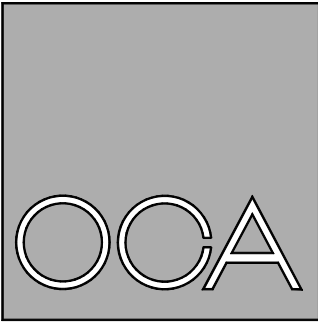
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ELEVATIONS



2021-11-02  
Scale: 1/4"=1'-0"  
Drawn By:  
Checked By:  
Project Number: 2101  
Date: FEB. 2021  
Drawing Number:

A03.2





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1		
Revision:		

3	DP SUBMISSION	11/2/21
2	CITY REVIEW	5/4/21
1	CLIENT REVIEW	3/25/21

Issued for:

Project:

ALBERNI POWER & MARINE  
3170 1ST AVENUE, PORT ALBERNI, B.C.

Drawing Title:

BUILDING SECTIONS



2021-11-02

Scale: 1/4"=1'-0"

Drawn By:

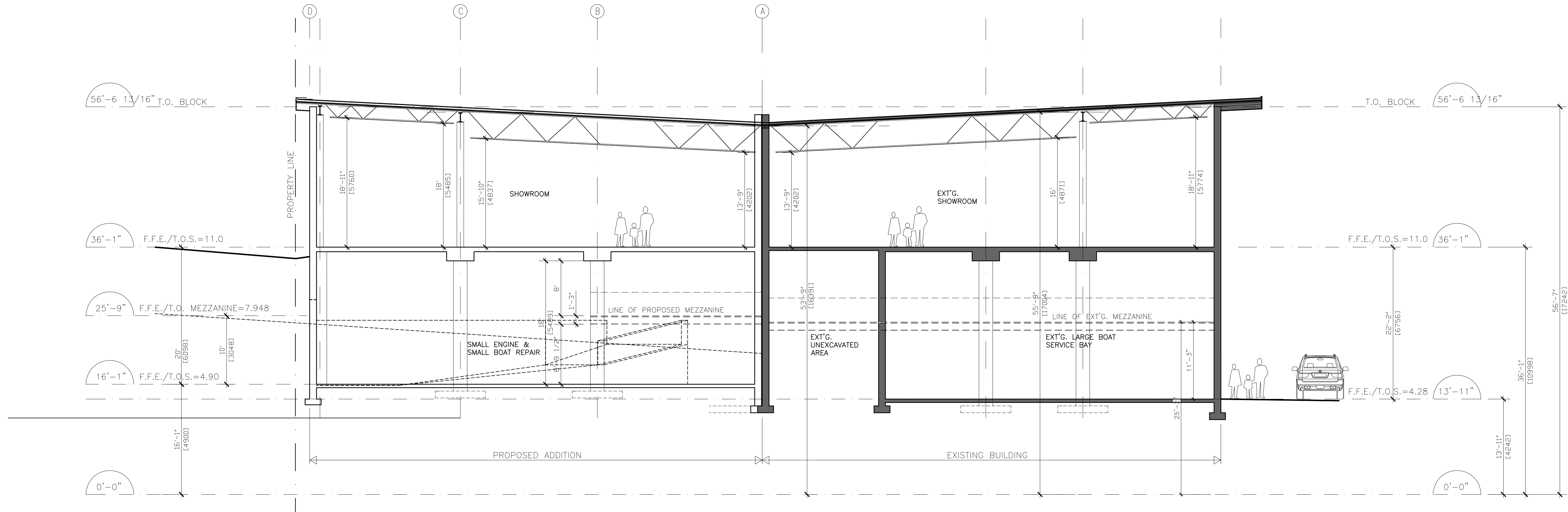
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Project Number: 2101

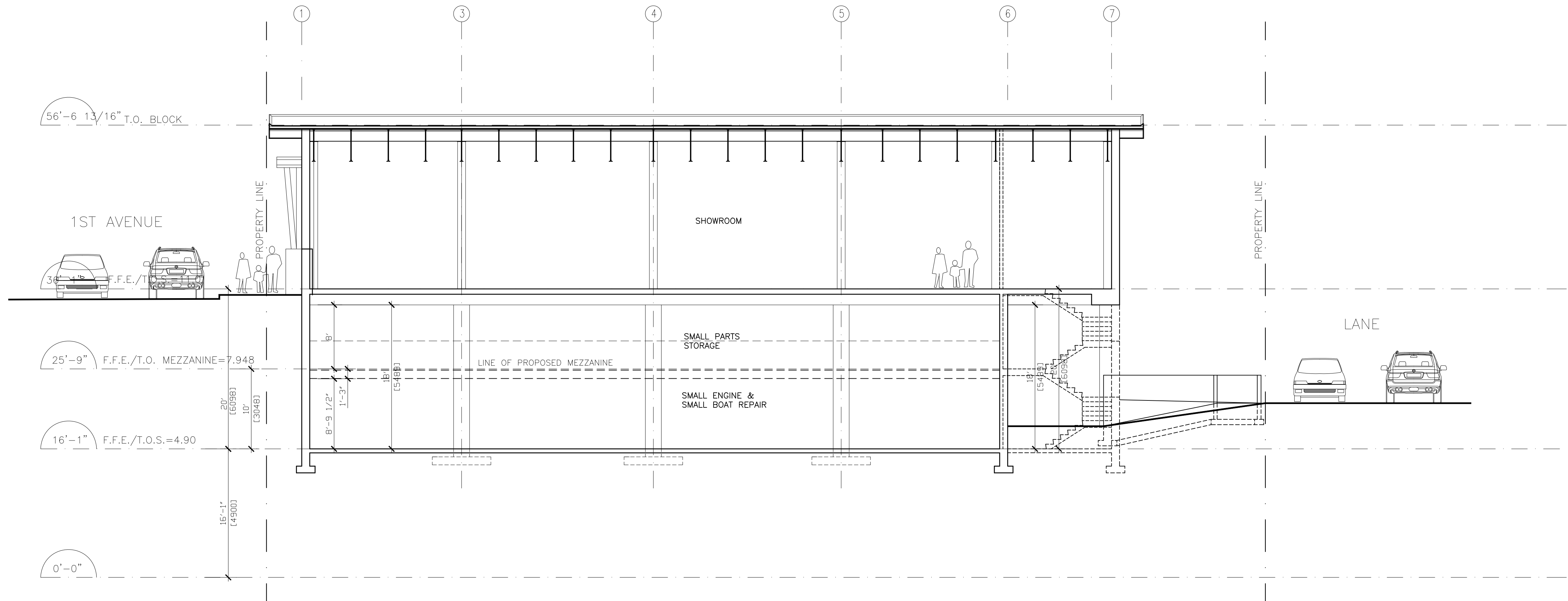
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Drawing Number:

A04.1

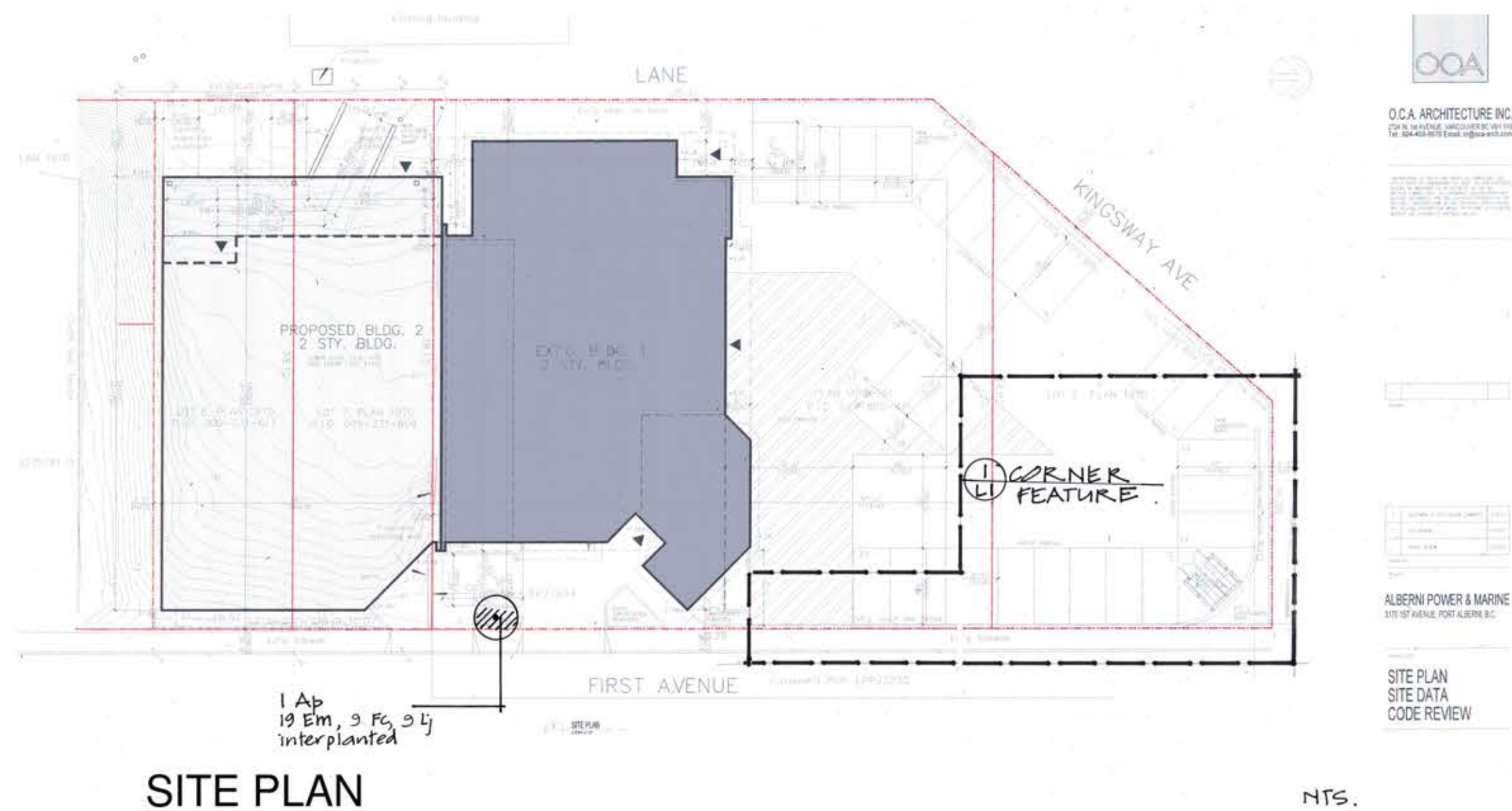


1 BUILDING SECTION



2 BUILDING SECTION





## PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Remarks
<b>Deciduous Trees</b>					
Ap	1	Acer palmatum	Japanese Maple	2.5m ht	
Ce	1	Cornus eddies white wonder	Flowering Dogwood	6 cm cal	branching ht 1.8m
<b>Perennials/bulbs</b>					
Fc	32	Fragaria chiloensis	Coastal Strawberry	10 cm	
Lj	32	Lathyrus japonica	Beach pea	10 cm	
<b>Grasses</b>					
Ei	67	Elymus mollis	Beach Grass	plugs	



Flowering Dogwood



Japanese Maple



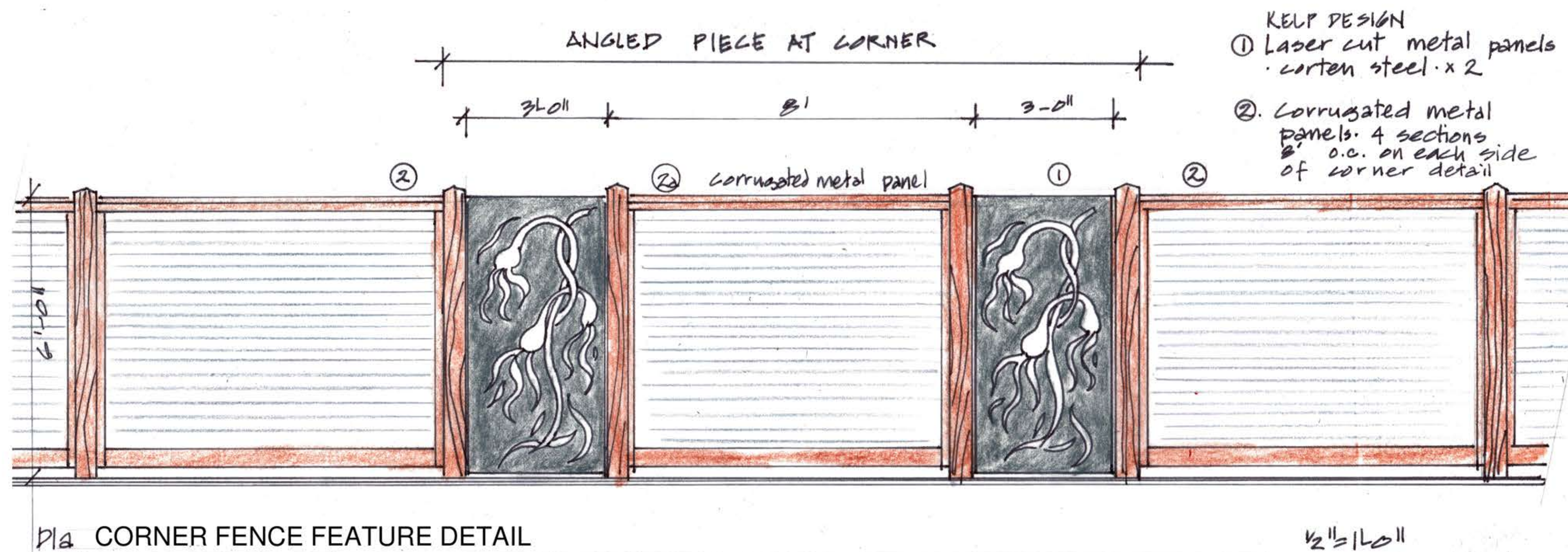
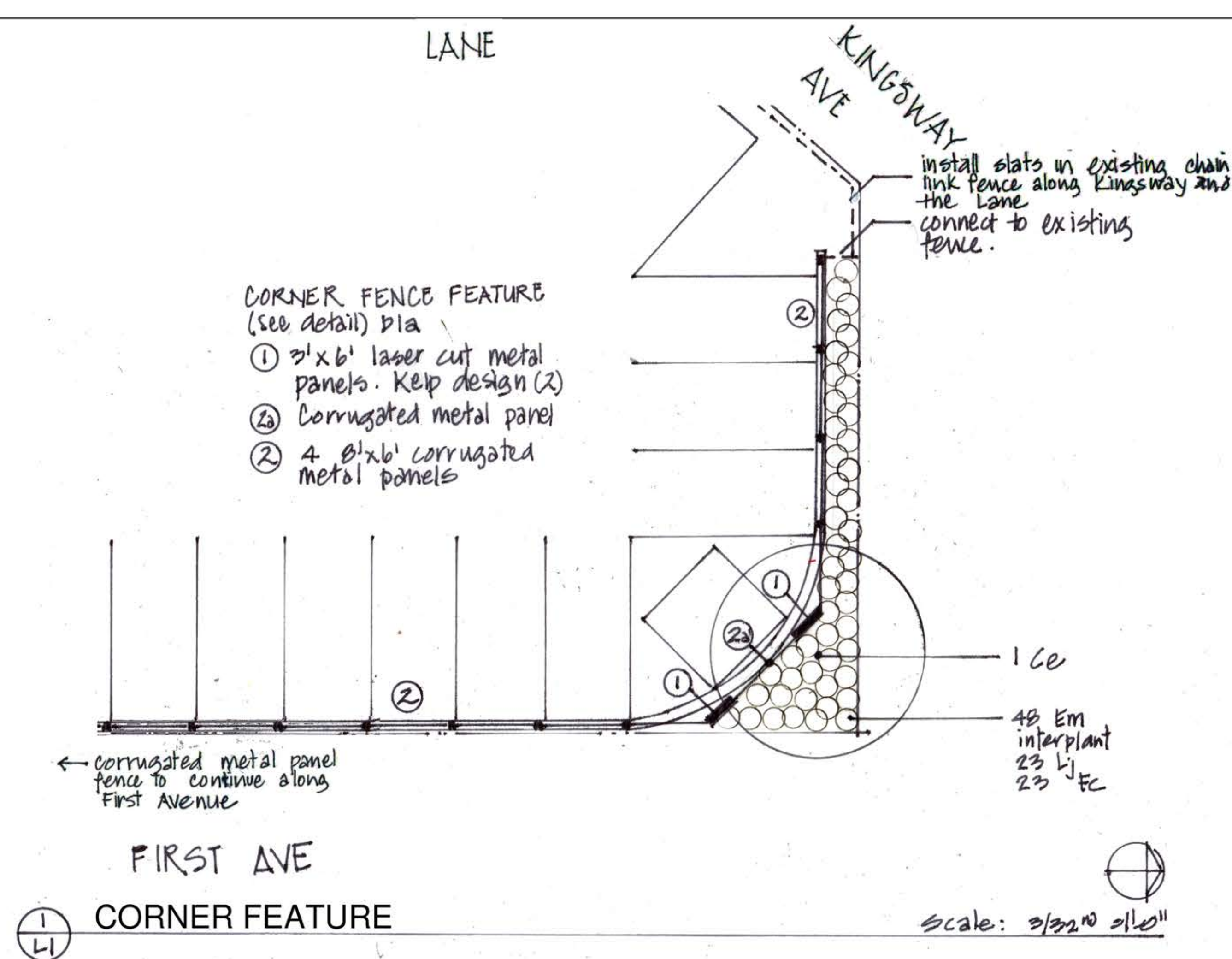
Beach Grass




Beach pea



Beach Strawberry



01.11.21	SUBMITTED FOR DP		
22.10.21	SUBMITTED FOR REVIEW		
DATE	REV.	DESCRIPTION	
CONSULTANT			
			
<b>VICTORIA DRAKEFORD</b> B.Sc. M.Phil B.C.La C.La			
<b>LANDSCAPEARCHITECT</b>			
236 Pine St. Nanaimo, B.C. V9R 2B6 <b>250-754-4335</b> victoria@island.net			
PROJECT			
<b>ALBERNI PORT AND MARINE</b> 3170 1ST AVENUE PORT ALBERNI,BC			
SHEET TITLE			
<b>LANDSCAPE PLAN</b>			
SCALE AS SHOWN DATE 22.10.2021			
DRAWN VJD		CHECKED	
PROJECT NUMBER			
DRAWING NUMBER			





# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

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TO: Advisory Planning Commission  
FROM: Price Leurebourg, Development Planner  
DATE: November 18, 2021

---

**SUBJECT: DEVELOPMENT APPLICATION – Proposed Development Variance Permit**

**5535 Woodland Crescent**  
LOT 40, SECTION 9, ALBERNI DISTRICT PLAN VIP62208

**Applicant:** Dycon Construction Ltd.

---

### **RECOMMENDATIONS**

1. *That the Advisory Planning Commission recommends to City Council that they approve the Development Variance Permit requested for property legally described as Lot 40, Section 9, Alberni District, Plan VIP62208 (PID:023-235-748) and located at **5535 Woodland Crescent** as follows:*
  - a) *Vary section 5.14.2 Site Development Regulations to permit a reduction of the required frontage from 30 metres to 27.192 metres, a variance of 2.8 metres.*
  - b) *Vary section 5.14.2 Site Development Regulations to permit a reduction of the required rear yard setback from 9 metres to 7.5 metres, a variance of 1.5 metres.*

### **ALTERNATIVES/OPTIONS**

The Planning Department supports Option #1.

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

## **ISSUE**

For consideration is a variance application for a multi-family residential development. The subject property is located at 5535 Woodland Crescent. The applicant is proposing to construct 11 three-bedroom units on the site.

## **BACKGROUND**

The City of Port Alberni has received a development application for 5535 Woodland Crescent requesting a development permit and development variance permit. The issuance of the development permit would facilitate a multi-family residential development. The applicant proposes to develop 4 two-storey buildings, accommodating 11 three-bedroom dwelling units. The two-storey units will be arranged as three triplex structures and one duplex.

The subject property is zoned RM1 Low Density Multiple Family Residential and located within the Multi-family Residential Development Permit Area No. 1.

The applicant seeks the issuance of a development variance permit to reduce the required frontage and rear yard setback under Section 5.14.2 of "Port Alberni Zoning Bylaw 2014, Bylaw No. 4832". The proposal reduces the frontage from 30.0 metres to 27.192 metres (9% variance) and the required rear yard setback from 9 metres to 7.5 metres (17% variance). The reduced frontage is a result of the existing conditions of the corner lot of this subdivision, while the rear yard was compressed in order to meet the requirements for fire separation between buildings.

## **ANALYSIS**

### **Zoning**

The subject property is currently zoned RM1 – *Low Density Multiple Family Residential*. No rezoning is required to accommodate the proposed development.

### **Site Plan**

The applicant has submitted a full development proposal as part of their application (attached). The duplex is proposed to be located at the entrance of the site to the southwest of the lot. The duplex building dimensions are approximately 10.97 metres in length, 13.41 metres in width, and 10 metres in height. Two triplex buildings are proposed to be located along the north property line, with a third in the southeast corner of the lot. The triplex building dimensions are approximately 10.97 metres in length, 20.12 metres in width, and 10 metres in height.

A parking space is provided in front of each unit, with an additional 3 parking stalls for guests on-site.

<b>5.14.2 RM1 Site Development Regulations</b>				
	<b>Required</b>		<b>Proposed</b>	
<i>Minimum Lot area</i>	1000 m <sup>2</sup>	(10,764 ft <sup>2</sup> )	2636.53 m <sup>2</sup>	(28,379 ft <sup>2</sup> )
<i>Minimum Frontage</i>	30 m	(98.4 ft)	27.192 m	(89.21 ft)

Maximum Coverage	40%		22%	
Minimum Setbacks				
Front yard	7.5 m	(24.6 ft)	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)	7.5 m	(24.6 ft)
Side yard	1.5 m	(4.9 ft)	1.5 m	(4.9 ft)
Side yard	1.5 m	(4.9 ft)	1.5 m	(4.9 ft)
Max Floor Area Ratio	0.5		0.39	
Maximum Height, Principal Building	10 m	(32.8 ft)	8.23 m	(27 ft)
Maximum Number of Principal Building Storeys	2.5		2	

5.14.3 Useable Open Space				
	Required		Proposed	
Useable open space • 45 m <sup>2</sup> per dwelling unit	495 m <sup>2</sup>	(5,328.14 ft <sup>2</sup> )	580 m <sup>2</sup>	(6,243.07 ft <sup>2</sup> )

Table # - 7.9 Required Amount of Parking				
	Required		Proposed	
Multi Family Townhouses • 1.25 stalls per dwelling unit	14		14	

A review of the proposed development confirms that it will meet most of the requirements of the Zoning Bylaw including parking, and the *Site Development Regulations* of the RM1 – Low Density Multiple Family Residential Zone.

## **IMPLICATIONS**

The proposal for 5535 Woodland Crescent 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 requested variance application, the Advisory Planning Commission and City Council should consider whether the two variances are reasonable and 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. Public notices will be sent out to neighboring residents, outlining the process to provide input on the application.

Staff have identified the following rationale in support of the requested variances:

### ***Reduced Frontage***

- The existing site boundaries make compliance with this requirement unachievable.
- The applicant has worked to address concerns regarding access to the site and ensure the front yard setback complies with municipal requirements.

- No negative impacts are anticipated as a result of the reduced frontage.

*Reduced Rear Yard Setback*

- The reduction to the rear yard setback was proposed to account for the fire separation distance required between the buildings.
- No negative impacts are anticipated as a result of the setback reduction.

**CONCLUSIONS**

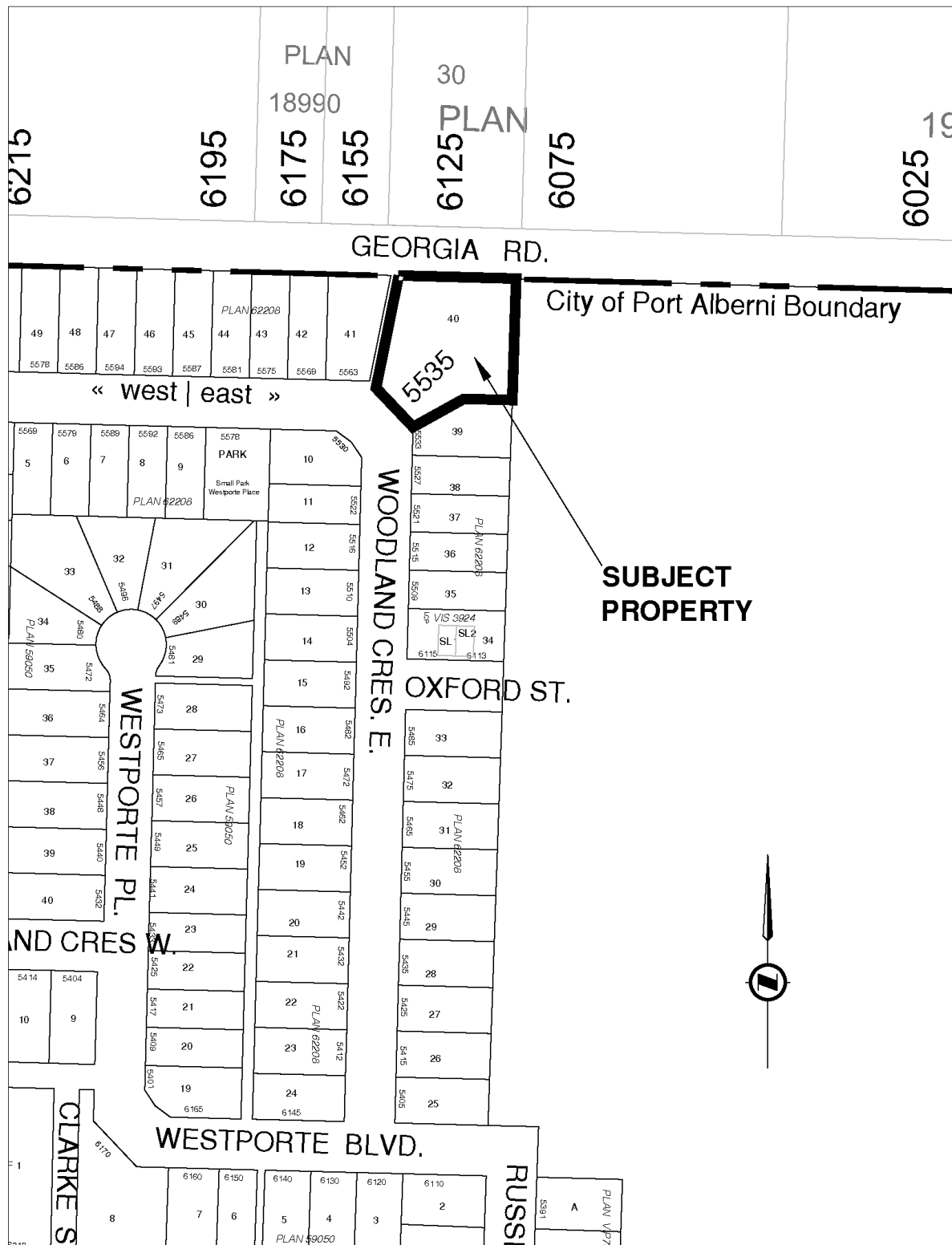
The issue for consideration is a variance application requesting relief from frontage and rear yard setback requirements of the Zoning Bylaw. The variance request is associated with a Development Permit application received for 5535 Woodland Crescent, wherein the owners are proposing to build 11 three-bedroom units on the property. Staff have reviewed the application and are satisfied that the requested variances to the Zoning Bylaw are not likely to have a negative impact on the surrounding neighbourhood. The planning department supports approval and issuance of the Development Variance Permit.

Respectfully submitted,



Price Leurebourg

## SUBJECT PROPERTY – 5535 WOODLAND CRESCENT



OWNER: DYCON CONSTRUCTION  
ADDRESS: 5535 WOODLAND CRESCENT EAST  
PORT ALBERNI B.C.

LEGAL: LOT 40, SECTION 9, ALBERNI DISTRICT, PLAN VIP62208

ZONING: RMI LOW DENSITY MULTI FAMILY RESIDENTIAL  
LOT SIZE: 2636.53 M<sup>2</sup>

MAX COV.: 40%  
MIN SETBACKS: FRONT 7.5 M/24.6 FT  
REAR 9 M/29.5 FT  
SIDE 1.5 M/4.9 FT

MAX F.A.R.: .5  
MAX HEIGHT: 10M/32.8 FT  
MAX STOREY: 2.5

ACTUAL  
COVERAGE: 583.5 M<sup>2</sup> = 22%  
SETBACKS: FRONT 7.5 M/24.6 FT  
SIDE 1.5 M/4.9 FT  
PROPOSED F.A.R.: .39  
PROPOSED HEIGHT: 27'  
PROPOSED STOREY: 2

USABLE AREA CALCULATION:

REQUIRED 45m<sup>2</sup> PER DWELLING  
11 TOTAL DWELLINGS  
495m<sup>2</sup> TOTAL AREA REQUIRED  
580m<sup>2</sup> AREA PROVIDED (PASS)

PARKING REQUIREMENTS:

MULTIPLE FAMILY DWELLING -  
1.25 SPACES PER DWELLING (REQUIRED)

11 DWELLINGS x 1.25 = 13.75 (14 SPACES)

EACH DWELLING HAS 1 SPACE IN GARPORT (11 SPACES)  
+ 3 "VISITOR" SPACES (14 SPACES TOTAL) (PASS)

AUTHORITY HAVING JURISDICTION:  
CITY OF PORT ALBERNI  
APPLICATION OF THE BCBC 2018  
PART 9 HOUSING AND SMALL BUILDINGS  
GROUP C OCCUPANCY (RESIDENTIAL OCCUPANCY)

