



To: Port Alberni Advisory Planning Commission

Ken McRae (Chair)	Chief Councillor Cynthia Dick (Tseshah First Nation)
John Douglas (Vice-Chair)	Chris Washington - (SD #70)
Amy Anaka	Councillor Deb Haggard (Council Liaison)
Jim Tatoosh (Hupacasath First Nation)	Rick Newberry (P.A.F.D. Liaison)
Don Ferster	Rob Gaudreault (Parks Liaison)
Jeannette Nichols	S. Sgt. Terry Smith (R.C.M.P. Liaison)
Sandy McRuer	

From: Katelyn McDougall, Manager of Planning

Copy: Councillor Helen Poon - (Alternate - Council Liaison)
Larry Ransom - (Alternate - School District #70)
Sgt. Peter Dione – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Darren Mead-Miller (Alternate – Tseshah First Nation)
Cara Foden – Development Services Technician
Davina Hartwell - City Clerk
Tanis Feltrin/Sara Darling - Clerks Department

Date: November 15, 2019

Re: Advisory Planning Commission Meeting
Thursday, November 21, 2019 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for Thursday, November 21, 2019 at 12:00 pm in the Committee Room at City Hall. If you have any questions or are unable to attend please contact Katelyn McDougall at 250-720-2808 (voice mail available).

AGENDA

1. Acknowledgements - This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations
2. Minutes of the October 31, 2019 meeting of the Advisory Planning Commission.
3. **DEVELOPMENT APPLICATION – Official Community Plan and Zoning Bylaw amendments**
4450 Maitland Street
Lot A, District Lot 1, Alberni District, Plan VIP26237 (PID:003-551-814)
Applicant: Mike Ruttan dba Alberni Low Energy Housing

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: David Galloway dba David Galloway Construction Ltd.
5. Update – Manager of Planning - Status of current projects.
6. Other business.
7. Adjournment. The next regular meeting is being rescheduled to November 21, 2019.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on October 31, 2019
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Jeannette Nichols
Chris Washington, S.D.70 Liaison
Amy Anaka
Sandy McRuer
Rob Gaudreault, Parks Liaison
Rick Newberry, P.A.F.D. Liaison
Councillor Deb Haggard, Council Liaison

Staff

Katelyn McDougall, Manager of Planning
Cara Foden, Planning Technician
Pat Deakin, Manager of Economic Development

Guests

Applicants: R. Jaenicker
Members of the Public:0

Regrets

Jim Tatoosh, Hupačasath F.N.
Sgt. Clive Seabrook, R.C.M.P. Liaison
Rob Gaudreault, Parks Liaison
Cynthia Dick, Tseshaht (č išaaʔath) F.N.
Don Ferster

Alternates (not in attendance)

Councillor Helen Poon (Alternate–Council)
Peter Dione (Alternate–R.C.M.P.)
Larry Ransom (Alternate S.D.70)
Darren Mead-Miller (Alternate – Tseshaht F.N.)



1. MINUTES - Adoption of August 22, 2019 Minutes

- The Chair acknowledged that this meeting is taking place within the un-ceded traditional territories of the Hupačasath and the Tseshaht (č išaaʔath) First Nations. The applicant present was welcomed by the Chair.

Motion:

1. *That the City of Port Alberni Advisory Planning Commission adopt the minutes of the August 22, 2019 regular meeting.*

(McRae / Douglas) CARRIED

**2. DEVELOPMENT APPLICATION: Development Variance Permit
4279 Ravenhill Avenue**

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

Applicant: R. Jaenicke and L. Ranger

- The Manager of Planning summarized her report to the APC dated October 9, 2019.
- The APC discussed the application as follows:
 - A member of the APC asked staff to confirm that the application to vary floor area would be permitted under the Local Government Act regulations, as there was some concern that floor area was the same as density which would be required to be altered through a rezoning process. The Manager of Planning explained that floor area was not the same as density,

but the member asked for further clarification. The Manager of Planning agreed to follow up with the committee with more information.

- The applicant was asked about the intentional use of the buildings and indicated that they would not be used as dwellings but would become a studio and gym.
- The Manager of Planning was asked to clarify the requirement in the OCP for a Neighbourhood Plan for “any development” in the FD Future Development zone. The Manager of Planning explained that the location of this particular property at the end of a short stretch of no-thru road made the necessity of a Neighbourhood Plan less critical. Future subdivision of the property would be restricted by the topography and location of the site and proximity to Ship Creek.
- Concern was expressed about how the trees on the property had been removed when the land had been cleared. The applicant advised the APC that the trees had been cleared from the land by the prior owner and that some new large trees had recently been planted to mitigate the deforestation. It was noted that the deforestation was outside the Ship Creek riparian zone. A member of the APC noted that the City should develop a tree management bylaw that could help reduce the occurrences of logging on private land without obtaining clearances from the City and from the Department of Fisheries and Oceans.
- Trail connectivity was discussed and the applicant indicated that there was no plan at this time to prevent use of the informal trails adjacent to Ship Creek.
- Fencing regulations for the property were clarified.

Motions:

1. *That the City of Port Alberni Advisory Planning Commission recommends that City staff clarify the requirements of the Local Government Act with respect to varying density and that prior to proceeding with the application staff confirm that the application complies with the Act.*
2. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that if the application complies with the Local Government Act the City proceeds with the necessary Development Variance Permit to vary Zoning Bylaw #4832 as follows:*
 - a. *Vary Section 6.10.6 Accessory Buildings (in A zones) regulations for the total floor area of all accessory buildings, from 85 m² (915 ft²) to 97.8 m² (1052.7 ft²) a variance of 12.8 m² (137.8 ft²), for the property located at **4279 Ravenhill Avenue** and legally described as Lot 5, District Lot 1, Alberni District, Plan 11303 Except that part in Plan 25083 (PID:004-990-421).*
3. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that if the application complies with the Local Government Act City Council give notice of intent to consider the issuance of a Development Variance Permit for the property located at **4279 Ravenhill Avenue** and legally described as Lot 5, District Lot 1, Alberni District, Plan 11303 Except that part in Plan 25083 (PID:004-990-421).*

(Anaka / Nichols) CARRIED

3. REPORT: Cannabis Cultivation and Processing

- The Manager of Planning summarized her report to the APC dated October 15, 2019.
- The Chair introduced guest Pat Deakin, Manager of Economic Development.

- The APC discussed the report as follows:
 - APC members expressed concern about the potential for odour and particulates emanating from production and processing facilities. There are problems with odour from some older facilities that were not subject to current air quality/odour restriction standards.
 - Some frustration was expressed that the federal regulations are vague, and that municipalities have been left alone without additional resources to regulate the industry at a local level.
 - Small scale versus large scale operations / facilities were discussed.
 - It was suggested and recommended by APC that approaches to regulation for properties in the Agricultural Land Reserve (ALR) should be clearly noted and separate from regulations that are recommended outside the ALR.
 - With regards to large cement based facilities on ALR land it was noted that some older medical cannabis facilities that were constructed (or have been under construction) prior to July 13, 2018 would be 'grandfathered' and allowed on ALR land.
 - There was discussion about the city not allowing cannabis production/cultivation on A1 Agricultural lands that are within the city but not within the ALR. APC was advised they could make that recommendation, but no motion was made.
 - The chair invited Pat Deakin, the City's Manager of Economic Development to speak to and take questions from the APC members regarding his experience with proponents.
 - Mr. Deakin discussed his recent trip to the Delta 9 facility in Winnipeg. He was impressed with the advancements that have been made to control odour.
 - There are large commercial spaces vacant in the city (former Fairway, former Teleglobe site, Adelaide Mall, Alberni Mall etc) that might be suitable for cannabis cultivation and processing. He asked the APC if they felt that these buildings would be suitable. APC members did not support the idea of zoning that would allow the conversion of buildings in central commercial locations, primarily due to the lack of compatibility warehouse style facilities would have with their commercial counterparts. APC members expressed concern that these buildings would be ugly, warehouse fronts that would negatively impact the consumer- friendly atmosphere that is being pro-actively encouraged on 3rd Ave through revitalization plans. They also noted that the Alberni Mall site would not be appropriate for warehouse style operations. With an abundance of vacant commercial floor space available there is a need to ensure that the City regulates Shipping Containers appropriately.
 - Mr. Deakin asked the APC to consider the possibilities with regards to rezoning sites like the former Teleglobe property or former Gill School. The Manager of Planning explained any property (not pre-zoned for cannabis cultivation) owner could apply for their property to be rezoned or for a site specific amendment, and their application would be considered on a case by case basis.
 - Mr. Deakin asked the APC whether cannabis cultivation and processing (production of edibles) was suitable at Harbour Quay in the W1 Waterfront Commercial zone. The APC discussed the idea, but did not support the proposed use in that area. APC thought that it was not the right approach for revitalizing the area, and agreed with the Manager of Planning when she explained that it would not be compatible with the spirit of the W1 Zone which is focused on very specific uses related to tourism and ocean-based industries.
 - Mr. Deakin noted that the City may wish to consider social procurement programs (citing Cumberland as an example) as a condition of Permitting for cannabis cultivation and processing.

- Mr. Deakin asked about the public engagement process that had been done and specifically what engagement efforts had been undertaken with industry experts and stakeholders. He expressed a desire to see additional public engagement targeted towards those stakeholders.

Motions:

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City support the recommended approach to zoning for cannabis cultivation and direct staff to prepare a bylaw reflecting those changes as follows:*

A. Regarding indoor facilities (greenhouse or warehouse):

- i. *That Standard Cultivation Facilities (anything more than 200m² in size) be allowed in the Light Industry (M1), Medium Industry (M2), and Heavy Industry (M3) zones.*
- ii. *That Micro-Cultivation Facilities (anything up to 200m² in size) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), and High Commercial (C4) zones.*
- iii. *That Cannabis Nursery Facilities (limited to 50m² in size, and only the production of seeds, seedlings, and clones – no dried flower) be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), Service Commercial (C3), Highway Commercial (C4), and Agriculture (A1) zones.*

B. Regarding outdoor facilities (farmed):

- i. *That outdoor micro-cultivation facilities be allowed in the Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), and Agriculture (A1) zones.*
- ii. *That outdoor Cannabis Nursery Facilities be allowed in Light Industry (M1), Medium Industry (M2), Heavy Industry (M3), and Agriculture (A1) zones.*

C. Those regarding other zoning bylaw regulations:

- i. *That staff propose definitions for the types of Cannabis Facilities that are consistent with Health Canada's definitions.*
- ii. *That staff include recommendations for building setbacks, buffer zones, and regulations to help mitigate noise and odor concerns.*
- iii. *That any Cannabis Production Facility be required to obtain a Development Permit (regarding building form and character) to ensure a high-quality development and mitigate impacts to the visual landscape.*

(Anaka / Washington) CARRIED

4. UPDATE:

The Manager of Planning gave a status update on current projects.

- **Planning Intern** – Seamus McConville – Short Term Rentals project.

- **Public hearing** was held on October 15 for OCP and Zoning amendments for multi-family development on Swallow Dr.
- **New street name** – Nuupts' ikapis Way (into Catalyst site off Stamp Ave.)
- **Development Permit** – Application received for new commercial buildings on Alberni Mall site.
- Future agenda items will include:
 - 4450 Maitland St. – Alberni Low Energy Housing project.
 - 3351 3rd Ave. – Zoning text amendment
 - 6151 Russell Pl. – Rainbow Gardens, Development Variance
 - Sunlight Protection and Privacy amendment

5. OTHER BUSINESS

- None

6. ADJOURNMENT – The meeting adjourned at 1:00 p.m. The next regular meeting is rescheduled for **Thursday, November 21, 2019.**

(McRae / Nichols) CARRIED



Davina Hartwell - City Clerk

Ken McRae – Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Katelyn McDougall, Manager of Planning

DATE: November 12, 2019

**SUBJECT: DEVELOPMENT APPLICATION - Proposed Official Community Plan
Bylaw and Zoning Bylaw Amendments
4450 Maitland Street
*Lot A, District Lot 1, Alberni District, Plan VIP26237 (PID:003-551-814)***

ISSUE

The purpose of this report is to consider an application for amendments to the Official Community Plan (OCP) bylaw and the Zoning bylaw for 4450 Maitland Street. The properties will also need to be included in Development Permit Area No. 1 – Multiple Family, in accordance with the OCP's policy for Multi-Family Residential.

BACKGROUND

The applicant (Alberni Low Energy Housing Society) has requested a change to the OCP and Zoning Bylaw designations for the subject property. The purpose of changing the land use designation is to facilitate a new affordable housing development that would provide a total of 47 units for individuals, families and seniors.

The project is titled the "Maitland Family Housing Project" and would be a high quality and energy efficient building. The property is owned by the Catholic Diocese and sits adjacent to a site recently developed on 8th Avenue by the Port Alberni Shelter Society in conjunction with BC Housing. In November 2018, the provincial government announced \$4.7 million dollars in funding to the project.

DISCUSSION

Official Community Plan and Zoning Bylaw Designations

- a) The property is designated as 'Residential'. A map amendment to the Schedule A Land Use Map, is requested to change the designation from 'Residential' use to '**Multi-Family Residential**' use.
- b) The property is not included in a Development Permit Area (DPA) on the Schedule B – Development Permit Areas Map. A map amendment to the Schedule B Development Permit Areas Map, is requested to include the property in **Development Permit Area No. 1 Multi-Family Residential**.

- c) The property is currently zoned 'P1 Institutional'. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is requested to rezone the property from 'P1 Institutional' to **'RM3 High Density Multiple Family Residential'**.

Official Community Plan Policy:

The proposed development meets the City's Official Community Plan (OCP) policy criteria, section 4.3 Multi-Family Residential (MFR), for considering new multi-family development, which states that development should:

1. *Be located within walking distance (approx. 800 m) of commercial, recreational, public/institutional nodes, or community scale parks;*
2. *Be located on or in proximity to major collectors or arterial roads in order to reduce traffic impacts on local roads; and that*
3. *Provide an adequate transition between lower density housing and compatibility with adjacent land uses must be provided.*

The proposed development also meets the OCP's policy criteria under section 4.1 General Provisions for residential housing, which states:

1. *With the projected increase in the senior's population, the provision of appropriate housing choice and range of care options shall be supported.*
2. *The provision of a wide-range of housing choice for the benefit of all demographic and socio-economic segments is encouraged.*
3. *The City supports efforts to provide integrated special needs, affordable, and rental housing within the community.*
4. *The City will encourage greater residential density in locations near commercial nodes and near transit routes.*
5. *The City will support increased residential density along Johnston Road on lands designated Residential (RES) on Schedule "A" (Land Use Map), in support of nearby commercial land use.*

Under the OCP Plan Policies, the section 4.0 Residential policy states that

"The Plan does not support concentration of specialty housing such as specialty senior's housing in a single location. Rather, it promotes integration of such housing throughout the community in order to provide greater housing diversity."

The purpose of this statement is to ensure that "specialty housing" (such as affordable housing, supportive housing, group homes, and senior's housing) aren't concentrated in one single location of the city – and only that location of the city. The City does not have a policy in place that directs certain types of specialty housing to one part of the city. In fact, the distribution of specialty housing appears to be well distributed from one end of the city to the other. The above policy statement should not be used to prohibit the clustering of similar types of housing, even though several other specialty housing developments are located (or are planned to be located) nearby

the proposed development. Overall, the spirit of the OCP encourages a wider choice of housing options to increase access to housing and enhance the liveability of the community.

Development Permit Area No.1 – Multiple Family

OCP Section 4.3 – Multi-Family Residential (MFR) states that:

“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.”

As part of the bylaw amendment process the properties will need to be included in Development Permit Area No. 1 – Multiple Family Residential. A Development Permit (DP) will need to be acquired before a Building Permit can be issued. As a result the building design (such as massing, siting, and form), landscaping, and other factors will be considered during the DP process to ensure that the development appears to be cohesive and compatible with the existing neighbourhood.

The conceptual plans included with this report have been submitted by the applicant however they are subject to change and details of the development will be determined through the DP process. For example, the staff anticipates that the “box-like” appearance of the building will need to be refined, as the Development Permit guidelines discourage that style of building design.

Zoning Bylaw:

The development regulations for the current *P1 – Institutional Zone* and the proposed *RM3 – High Density Multiple Family Residential Zone* are provided in detail below:

Development Regulation	P1 Zone	RM3 Zone
# of Storeys (Principal Building)	3	4
Max Height (Principal Building)	12.5 m (41 ft)	14 m (45.9 ft)
Max Coverage	40%	50%
Max Floor Area Ratio	N/A	1.2

The proposed development should conform to the regulations specified in the RM3 zone, which will be confirmed by staff during the DP process. Minor variances may be considered as part of the DP process.

Surrounding Area

The subject property is located adjacent to the newly constructed Port Alberni Shelter. The surrounding area is a central, residential area of the city that is in close proximity to shopping facilities, the Echo Community Centre, the R.C.M.P. detachment, medical offices and BC Government offices. There is a mix of single family and multi-family residential housing nearby. Two nearby public transportation routes can be easily accessed along Maitland Street.

North: Port Alberni Christian School, BC Government offices, and single family residential buildings are located to the immediate north. There is also a mix of multi-family residential, senior’s facilities, and medical offices a block further north.

South: The Port Alberni Shelter is located immediately to the south. A block further south are the R.C.M.P. detachment and the Abbeyfield senior’s residential facility.

East: Land use is primarily single family residential with some multi-family residential. Russell Fields softball diamonds and soccer pitch, as well as Echo Centre recreational facilities, are located slightly further to the east of the subject property.

West: Land use is primarily single family residential with some multi-family residential.

Infrastructure

There is a water main located along Maitland Street. The sanitary sewer main is located along Maitland Street and is a combined storm and sewer line. As a condition of development, the Manager of Planning recommends that prior to the scheduling of a Public Hearing the applicant be required to submit a technical memo from a qualified Engineer, identifying the capacity for the combined stormwater and sewer mains to service the proposed development and providing recommendations for the consideration and approval of the Director of Engineering and Public Works.

Referrals

Agency	Comment
Parks Op.	No objections.
Parks Rec.	Interests unaffected.
Engineering	No comment.
Building	No objections.
Fire	No comment.
RCMP	No comment.
Fortis	No conflict with gas.
Hydro	BC Hydro has both single phase and three phase power available to this site. Without knowing the power requirements there may need to be BC Hydro infrastructure upgrades. Approval recommended.
Shaw	No comment.
Telus	No comment.
Canada Post	No comment.
HFN	No comment.
TFN	No comment.
Div. Transport	No comment.
SD 70	No comment.

Agency	Comment
VIHA	<p>Highlights</p> <ul style="list-style-type: none"> • The applicant notes a higher proportion of low-income households in the local region and the lack of affordable housing. Health evidence shows that access to affordable and good quality housing is strongly related to improved general and mental health, social well-being and quality of life. In addition, the reduction of crime, unintentional injury and mortality is observed when there is access to affordable housing. • The proposed development for denser and mixed housing provides the opportunity for social engagement on a regular basis. Furthermore, densification can increase proximity to work, schools and recreational opportunities; therefore increasing walking, cycling and physical activity. • The incorporation of green spaces and natural elements in our living environment helps reduce stress, chronic disease, depression, air pollutants, and urban heat island effects. Well-designed green spaces can provide social cohesion for community members of various ages, physical abilities and cultural groups. • In addition to the benefits of increased fruit and vegetable consumption by having a community garden, community gardens improve social well-being by connecting people and by building a sense of community. <p>Recommendations</p> <ul style="list-style-type: none"> • Pedestrian walkways should be designed and installed for people of all mobility abilities. Differentiation in materials from driveway/parking lot to delineate it as pedestrian use will improve safety and comfort.¹ • Landscaping (garden areas, benches, lighting) that provides welcoming gathering places increases access to natural environments. Exposure to natural environments is strongly linked with improved concentration and cognitive functioning, and reduced levels of chronic disease.¹ • The adoption of idle free policies, as well as placement of tree screening for parking lots can help reduce noise and lessen air quality impacts of a denser development. A decrease in vehicle emissions will decrease exposure to air pollutants and reduce risk of respiratory and cardiovascular disease. Muffling levels of noise can help reduce stress, sleep disturbance, fatigue and other health problems.¹ • Providing safe and easily accessible bike storage will encourage more physical exercise and active transportation. Some outcomes of active transportation include reduced cardiovascular mortality and healthcare costs, and increased general health and quality of life.¹ <p>¹ BC Centre for Disease Control. <i>Healthy Built Environment Linkages Toolkit: making the links between design, planning and health</i>, Version 2.0. Vancouver, B.C. Provincial Health Services Authority, 2018 http://www.bccdc.ca/pop-public-health/Documents/HBE_linkages_toolkit_2018.pdf</p>

In consideration of comments provided by VIHA the APC and Council may feel it appropriate to recommend that, prior to the scheduling of a Public Hearing, the applicant be required to apply for a Development Permit that meets the DP guidelines for Multi-Family Residential and is acceptable to the Manager of Planning, and addresses the following:

- Frontage improvements (including curb, gutter, sidewalk, and street trees) on Maitland St, 8th Ave and 9th Ave, as approved by the Director of Engineering and Public Works
- Trees and landscaping for screening on-site parking areas
- Safe, secure, and easily accessible bike storage for building tenants and building visitors

Conclusions

In considering the proposed amendments, the APC and City Council should consider how the proposed amendments may impact long term visions and goals expressed by the community in the OCP. Likewise, when considering the zoning amendment, the APC and City Council should consider whether the proposed amendment is appropriate for the site and how a change may impact the immediate neighbourhood.

The proposed land use meets the strategic objectives of the OCP. The proposed development would provide affordable housing and increased density in a central area of the city that is within close proximity to recreational facilities, commercial services and public transportation. The Development Permit process will ensure that the style of development is compatible with the neighbourhood form and character.

The Planning Department supports amending the Official Community Plan bylaw and the Zoning bylaw in conjunction with the adoption of the recommended conditions.

RECOMMENDATIONS

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to the property legally described as Lot A, District Lot 1, Alberni District, Plan VIP26237 (PID:003-551-814) and located at 4450 Maitland Street:*
 - a) *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the property from ‘Residential’ to ‘**Multiple Family Residential**’ use; and*
 - b) *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to include the property in ‘**Development Permit Area No. 1 Multi-Family Residential**’; and*
 - c) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the property from ‘P1 Institutional’ zone to ‘**RM3 High Density Multiple Family Residential**’ zone.*
2. *That the Advisory Planning Commission recommends to City Council that as part of the development process, and prior to the scheduling of a Public Hearing, the applicant be required to provide the following:*
 - a. A technical memo from a qualified Engineer, identifying the capacity for the combined stormwater and sewer mains to service the proposed development and providing recommendations, for the consideration and approval of the Director of Engineering and Public Works, with respect to separation of the mains.

- b. That the Advisory Planning Commission recommends to City Council that as part of the development process, and prior to the scheduling of a Public Hearing, the applicant be required to apply for a Development Permit that meets the guidelines for Development Permit Area No. 1 - Multi-Family Residential, is acceptable to the Manager of Planning, and is not limited to but specifically addresses the following aspects of the proposed development:*
- *Frontage improvements (including curb, gutter, sidewalk, and street trees) on Maitland St, 8th Ave and 9th Ave, acceptable to the Director of Engineering and Public Works.*
 - *Landscaping that includes, but is not limited to, trees and landscaping for screening of on-site parking areas.*
 - *Safe, secure, and easily accessible bike storage for building tenants and building visitors.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Katelyn McDougall', with a stylized flourish at the end.

Katelyn McDougall, M.Urb
Manager of Planning

SUBJECT PROPERTY – 4450 MAITLAND STREET:



PROPOSED ZONE:

RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

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

5.16. Permitted uses

1

Principal Uses*Boarding and lodging**Community care facility**Multiple family dwellings**Single family dwelling**Two family dwelling*Accessory Uses*Home occupation*5.16. Site Development Regulations

2

Minimum Lot Area*Multiple family dwelling*1,120 m² (12,056 ft²)Minimum Frontage*Multiple family dwelling*

30 m 98.4 ft

Maximum Coverage

50%

Minimum Setbacks:*Front yard*

6 m (19.7 ft)

Rear yard

9 m (29.5 ft)

Side yard

5 m (16.4 ft)

Maximum Floor Area Ratio

1.2

Maximum Height, Principal Building

14 m (45.9 ft)

Maximum Number of Principal Building Storeys

4

5.16. Conditions of Use

3

- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided *underground* or enclosed underneath the principal building, the maximum *floor area ratio* may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

- (iii) 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.
- (e) In multi-*family* residential zones, *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 R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

5.16. Site Specific Uses

4

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

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
(Bylaw 4914)		
<u>Accessory Uses:</u>	4815 Argyle Street	Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B
Hostel		(PID: 009-251-162) and Parcel
Restaurant		A, Block 41, Plan VIP197B,
Pub		Alberni Land District (Being a
Assembly		consolidation of Lots 8 & 9, See
		FB348042)

PROPOSED CONCEPTUAL PLANS:



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

PLOT STAMP: 2019-02-07 09:35am - P:\A218433 - ALEHS - Mattford S\CA\A218433_CVR.dwg - A0.02

dys architecture
200-1770 Barclay Street Vancouver BC V6J 3B7
tel: 604 685 7710 www.dysarchitecture.com

CLIENT

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

ALEHS

4403 Mattford St.

Port Moody, BC

3-D ELEVATIONS

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PROJECT A218433

DRAWN BY

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SCALE 1/8"=1'-0"

DATE APR 08, 2019

A0.02



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

PLOT STAMP: 2019-04-07 09:35am - P:\A218433 - ALEHS - Mattford S\CA\A218433_CVR.dwg - A0.03

dys architecture
200-1770 Barclay Street Vancouver BC V6J 3B7
tel: 604 685 7710 www.dysarchitecture.com

CLIENT

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

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4403 Mattford St.

Port Moody, BC

3-D ELEVATIONS

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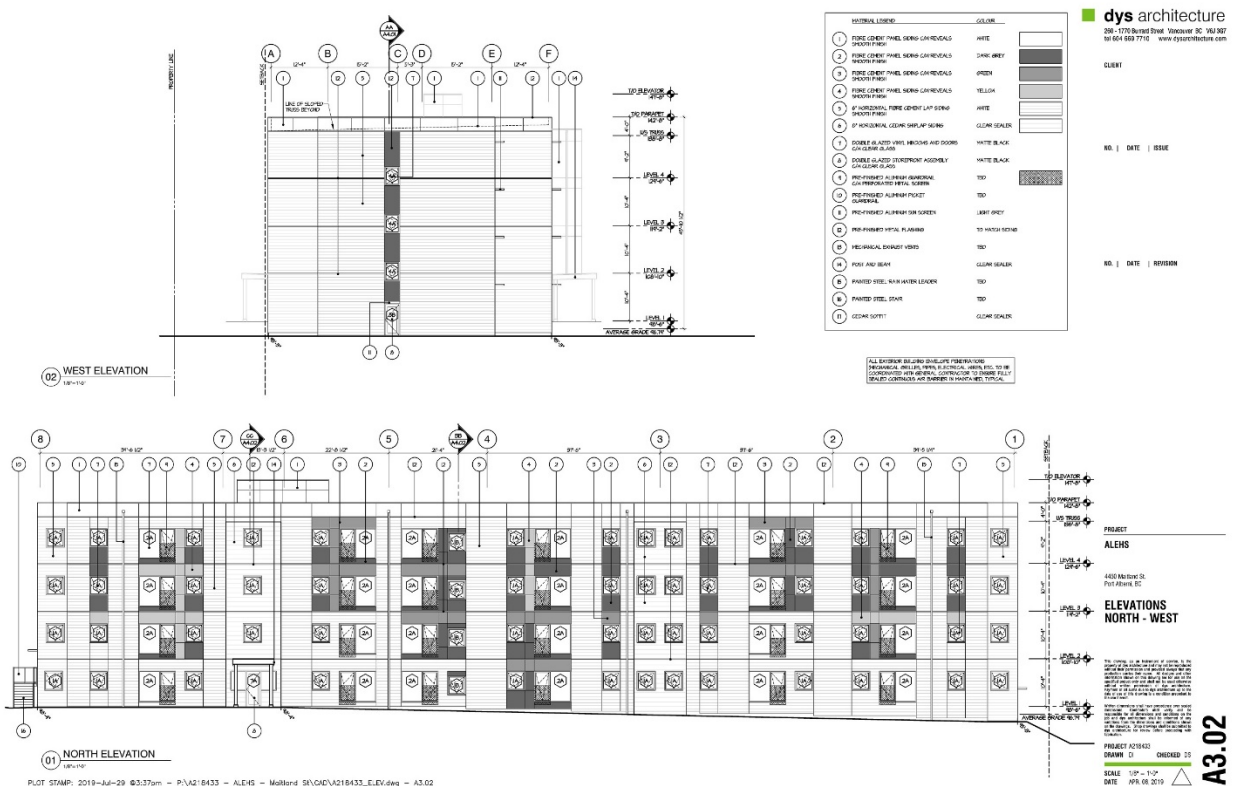
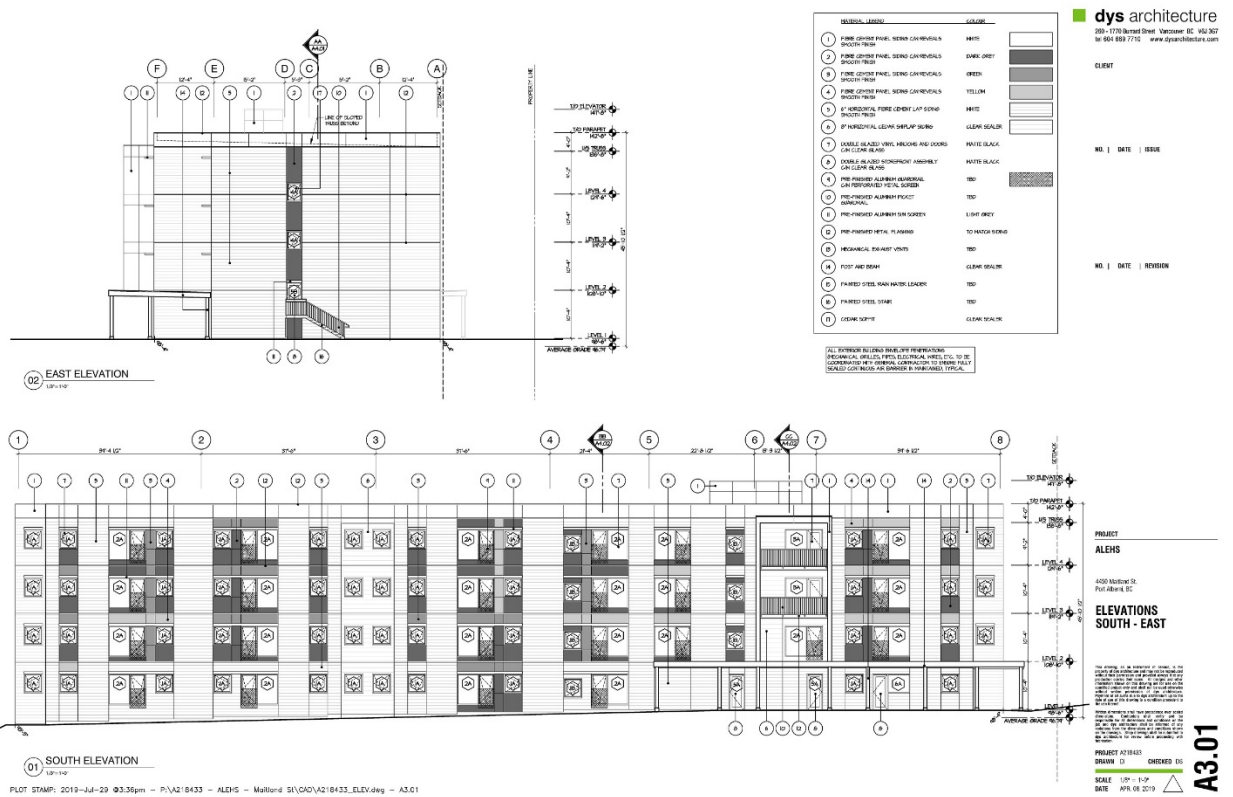
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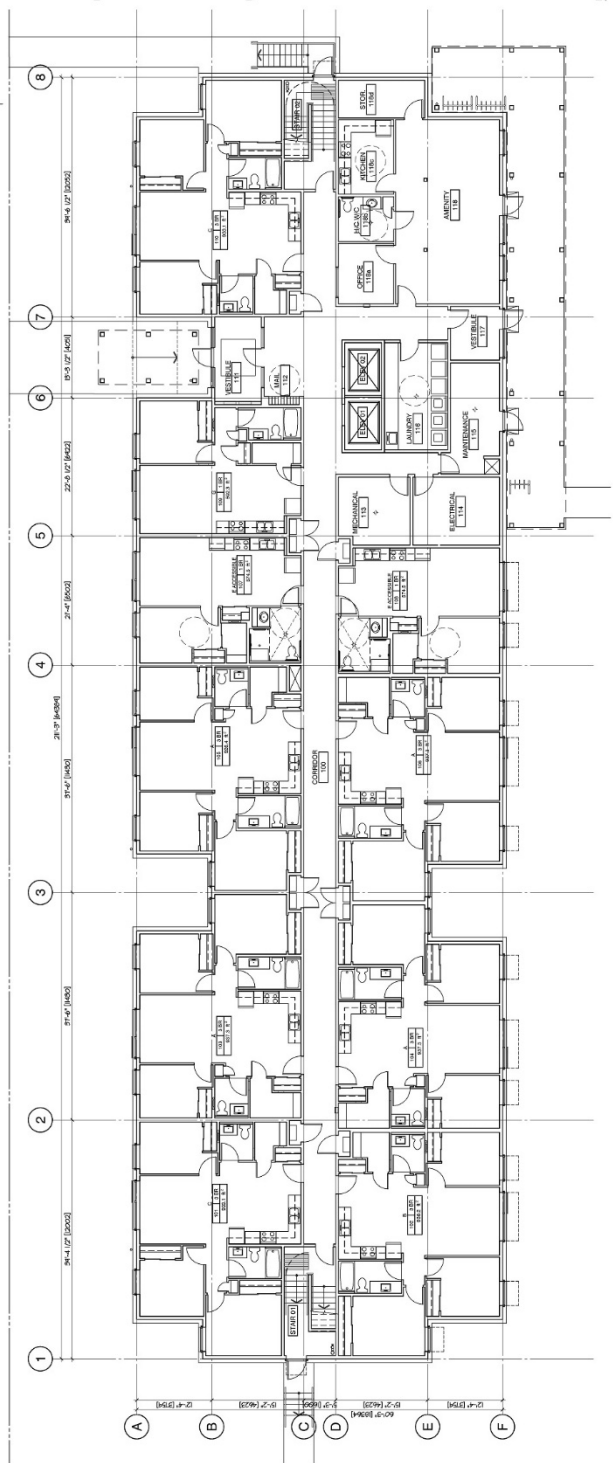
DATE APR 08, 2019

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3001 17th Street, Suite 100
Baltimore, MD 21202
tel 410.669.7715 www.dysarchitecture.com

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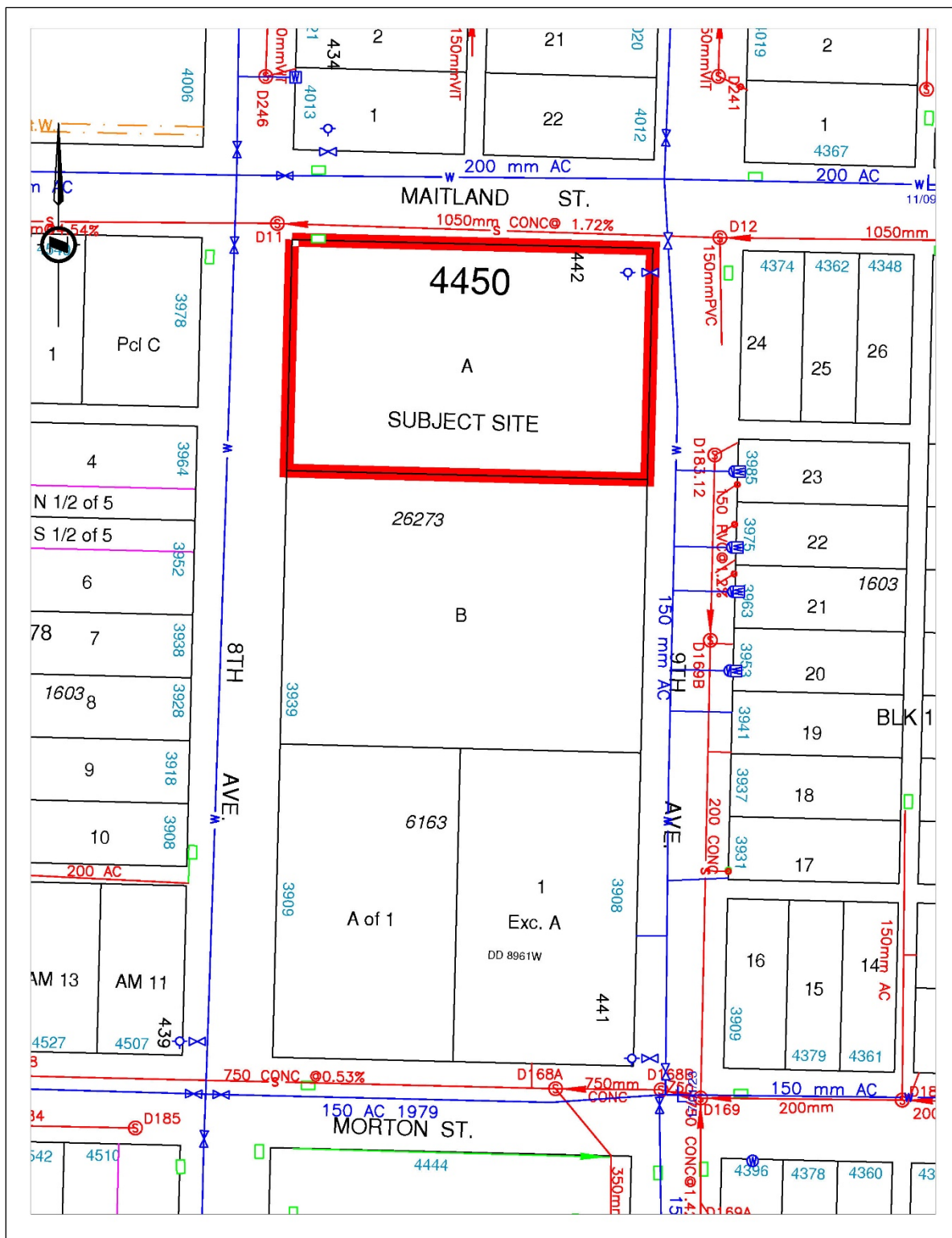
4405 Mallard Dr
Port Abasco, MD

LEVEL 1 FLOOR PLAN

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CITY SERVICES:



APPLICANT SUBMISSION:

Alberni Low Energy Housing Proposal for Families and Seniors

A recent report from Statistics Canada based on the 2016 census shows the City of Port Alberni as having the highest proportion of low income people in B.C. As shown in the analysis of the percentage of persons in low income by age group, the highest proportion of low income persons are children and youth, with 40% of children between birth and four years of age in the low income range. The Alberni Local Health Area 2015 Profile reported a higher percentage of lone parent families and seniors living alone in the Alberni region, compared to Island Health and B.C. In the 2016 census, persons living in lone parent families in Port Alberni had a higher rate of low income at 47%.

In Port Alberni, changing market conditions have led to a reduction in rental housing stock. Rising real estate values have pushed up property costs. As a result rental housing is becoming out of reach for more people, particularly larger households. With Port Alberni's stubbornly high child poverty rate and increasing scarcity of affordable family housing, there is an urgent need to address this housing deficit. The Low Energy Housing Society, incorporated in 2010, has formed a partnership with the Roman Catholic Diocese to pursue a shared goal of providing safe, affordable and moderate income housing for qualified families and seniors.

A safe, welcoming, and affordable place to call home is vital to one's health and well being. A priority of the proposed housing initiative is the creation of a village-like atmosphere that fosters a sense of community through the inclusion of a mix of people of varying ages and socioeconomic backgrounds. By creating homes for families with a range of incomes together with units suitable for seniors, benefits related to the social determinants of health can be achieved, enhancing quality of life for children and seniors alike.

Quality of life of residents is a key focus of this initiative and is reflected both in design elements and the selected location of the proposed housing project. The interior design features communal spaces, fostering a sense of community. The exterior space includes gardens and trees to provide shade and enhance social areas, a playground, community gardens, and parking stalls. The exterior design promotes healthy lifestyle, as does the location of the site. The Maitland property is within walking distance of education facilities ranging from preschool to post-secondary. Public transit, sports and recreation facilities, a public library, and grocery stores are within close proximity as are medical facilities and police services.

The goal of the Alberni Low Energy Housing Society to provide affordable family housing that is highly energy efficient reflects the aims of both the provincial and federal governments. The benefits of achieving a high standard in energy efficient building construction, ranging from significantly lower operating costs and reduction in greenhouse gas emissions, to comfortable and healthy indoor spaces ensure high quality family housing for the long term.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Katelyn McDougall, Manager of Planning

DATE: November 15, 2019

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw text amendment
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.

ISSUE

The purpose of this report is to consider an application for Site-Specific text amendments to the Zoning Bylaw for each of the three properties respectively located at 3351, 3359 and 3369 3rd Avenue.

BACKGROUND

The applicant has applied for Site-Specific text amendments to the '*R2 - One and Two Family Residential*' zone to facilitate the development of a duplex on each of the three subject properties. The development proposed would create six new rental units near the downtown core.

Each of the four subject lots has an area of 383 m². In the R2 zone, the conditions of use stipulate that minimum area required to develop a duplex (two family) building is 500 m² (as per Section 5.12.3 (e)). The properties are currently undeveloped, and have been vacant for an extended period of time.

While the subject properties are suitable for infill development due to their close proximity to the downtown core, the slope of the subject properties pose some development challenges that will need to be mitigated before development may occur. There are also some challenges with parking, access and vehicle turning radius that will need to be addressed by the developer.

DISCUSSION

Official Community Plan (OCP) Bylaw and Zoning Bylaw Designations

- a) The properties are currently designated '**Residential**' on the OCP Schedule A – Land Use Map. No land use OCP amendment is required.
- b) The properties are currently zoned '**R2 One and Two Family Residential**', which permits the proposed land use (duplex) under certain site conditions. The properties do not comply with Section 5.12.3 (e) of the R2 zone, which requires a minimum lot area of 500 m² to construct a duplex. Site-Specific text amendments are requested to facilitate the development of a duplex on each of the three subject properties.

Official Community Plan Policy:

The proposed development meets the overall objectives and plan policies laid out in the City's Official Community Plan. The OCP favors more compact forms of housing and infill development, specifically in existing residential neighborhoods where commercial services are easily accessible. Within section 4.0 – Residential policies, the OCP states that:

4.1.4 The City will encourage greater residential density in locations near commercial nodes and near transit routes.

4.2.4 The City supports the development of residential infill provided that the scale and character are suitably integrated into the adjacent neighbourhood.

The proposed development satisfies other criteria set out in the OCP. The subject properties are within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks and are located in proximity to major collectors/arterial roads.

Development Permit Areas

The properties are not included in a Development Permit Area. Most nearby commercial properties are included in Development Permit Area No. 2 (Commercial). Furthermore, 3rd Avenue is a main arterial road and has also been identified as a point of focus for revitalization efforts. The APC or Council may wish to recommend that the applicant be required to apply for a Development Permit in order to ensure that the Form and Character of the housing is appropriate for the area and that landscaping, storage areas and garbage enclosures are designed in a manner that complements the revitalization plans for the area.

Zoning Bylaw:

A summary table of the required and proposed development requirements is provided below:

R2 zone (for a Duplex)	Required	Proposed
Minimum Area	700 m ² (7,535 ft ²)	383 m ² (4125 ft ²)
Minimum Frontage	20 m (65.6 ft)	Existing lots are 10 m (33 ft)
Maximum Site Coverage	40%	26%
Max Floor Area Ratio	0.5	0.5

R2 zone (for a Duplex)	Required	Proposed
Minimum Front Yard	7.5 m	TBD
Minimum Side Yard	9.0 m	TBD
Minimum Rear Yard	1.5 m	TBD

Section 5.12.2 – Site Development Regulations states that the minimum lot area required to allow for the construction of a duplex in the R2 zone is 700 m². Each subject lot only has an area of 383 m² (4,125 ft²). As the lots were created prior to the implementation of the zoning bylaw these specific regulations do not apply as they are intended to regulate the creation of new lots.

The current proposal meets the setback requirements and the maximum site coverage permitted in the R2 zone. The building envelope on each lot is 151.7 m² (1,633 ft²). The applicant has submitted two possible site layouts. Each dwelling unit is proposed to have a footprint of 50.2 m² (540 ft²) with a length of 9.1 m (30 ft) and a width of 5.4 m (18.0 ft). The buildings proposed are two-storey duplexes having a total floor area of 100.3 m² (1080 ft²). It is anticipated that the Maximum Floor Area Ratio permitted will be fully utilized.

Surrounding Area

The surrounding area accommodates a mix of residential and commercial uses. Both to the north and the west of the properties are a variety of service commercial and light industrial type uses. To the south and east of the subject properties there is a mix of residential uses including single and multi-family residential. There is also a small public space known as Strathern Park constructed on the Strathern St. right of way, that contains a pedestrian footpath connecting the commercial area on 3rd Ave. to the residential area on Strathern St. The surrounding area is beginning to undergo redevelopment, and has been identified as being of strategic interest to Mayor and Council.

Infrastructure

Water: There is a water main running along 3rd 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 3rd 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 3rd Avenue to the west of the properties.

Solid Waste: Garbage collection must be confirmed and approved by the Director of Public Works.

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. The developer has provided a service plan for each lot, and engineering staff and building staff have reviewed it. The developer will need to work with BC Hydro to determine how a midspan connection can be brought to Lot 16.

Topography and Geotechnical

From the north side to the south side of Lot 16 the elevation rises from 8 m to 12 m above sea level (G.S.C.). A similar grade carries on to the properties to the south of Lot 16. Most developed properties nearby have incorporated the use of retaining walls or structures to mitigate the slope and level the sites for development. Prior to the issuing of a Building Permit the applicant will be required to have a qualified Professional Engineer undertake the design and field reviews of the construction of any retaining structure greater than 1.5 metres in height. Sealed copies of the design plan and field review by means of letters of assurance in the form of Schedules B-1, B-2, and C-B referred to in Section 2.6 of Part 2 of the Building Code for all retaining Structures greater than 1.5 meters in height shall be submitted to a Building Official prior to the issuance of a permit.

The Planning Department recommends that prior to the scheduling of a Public Hearing the applicant must submit a Site Layout and Design Plan incorporating any retaining structures required.

Parking and Access

The legal access to each of the properties is from the frontage along 3rd Avenue. There may be challenges with access due to the grade of the properties. There is dedicated lane access to the rear of the properties, however the lane access is currently being utilized by an adjacent business and isn't fully developed.

In order to prevent vehicles from exiting the properties by accessing 3rd Avenue while in reverse gear, the developer must provide a site design that ensures vehicles are able to completely turn around on-site. The developer would like to drop nearly the entire sidewalk across the three properties as access on/off that stretch of 3rd is challenging. This could potentially allow for a vehicle to turn around on property and drive out forwards, instead of reversing. Parking and access will need to be addressed, and the Planning Department is recommending that prior to the scheduling of a Public Hearing the developer must provide a Parking and Access Plan acceptable to the Director of Engineering and Public Works.

The applicant could consider approaching the City with an offer to purchase a portion of the undeveloped lane if there is a need for additional space to accommodate parking and a vehicle turning radius. However, no approved access via back lanes is to be provided.

Solid Waste Collection

The Director of Engineering and Public Works has indicated that Solid Waste Collection will be permitted along 3rd Avenue. The undeveloped lane behind the properties would be a more ideal location for Solid Waste Collection but it is only partially developed. Other houses along 3rd Avenue are currently serviced off of 3rd Ave, which seems to cause minimal impact. The required Site Layout and Design Plan should include provisions for functional access for prospective tenants who will need to move their garbage cans onto and off of 3rd Ave. on collection days in a manner that does not cause undue hardship.

Referrals

Agency	Comment
Parks & Rec.	Interests unaffected.
Building	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.
Fortis	No conflict with gas.
Hydro	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. 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 heavied up.
Shaw	Shaw does not see any issues with this development proposal. Shaw can feed these lots from the pole line in the alley.
VIHA	A Healthy Built Environment lens was not applied by VIHA. No other comments provided.
Engineering	The Director of Engineering and Public Works has indicated that Solid Waste Collection will be permitted along 3 rd Avenue. No approved access via back lanes to be provided. One continuous letdown across the three properties can be provided if required.
Note:	No comments were received from the following: Parks Operations, Fire Department, RCMP, Telus, Canada Post, Hupačasath FN, Tseshah (č išaaʔath) FN, Ambulance, SD70

CONCLUSIONS

In considering the Zoning amendment, the Advisory Planning Commission and City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The Official Community Plan is supportive of encouraging new development within existing areas through infill and redevelopment. The proposed development project aligns with Council's 2019-2023 Corporate Strategic Plan that seeks to attract new investment and redevelopment in this priority area, and also encourages the infilling of vacant lots to contribute to the community's vibrancy.

The proposed zoning amendment will facilitate a development that will contribute to the range of affordable rental housing options near the downtown core. As such, the Planning Department supports the zoning text amendment with conditions.

RECOMMENDATIONS

1. That the Advisory Planning Commission recommends to City Council that the City proceed with the following Zoning Bylaw text amendments:

- a) Add the following text to Section 5.12.1 Permitted Uses in the R2 One and Two Family Residential zone:**

5.12.1 Site Specific Uses

Two Family (duplex) building on parcels with an area less than 500 m² and greater than 350 m²

- b) Add the following text as Section 5.12.4 in the R2 One and Two Family Residential zone:**

5.12.4 Site Specific Uses

- (a) *Notwithstanding Section 5.12.3 (e), a two-family dwelling (duplex) is a permitted use on the following parcels having an area less than 500 m² and greater than 350 m²:***

(i) *3351 3rd Avenue - Lot 16, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:004-680-634); and*

(ii) *3359 3rd Avenue - Lot 17, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:004-680-642); and*

(iii) *3369 3rd Avenue - Lot 18, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:009-259-953)*

2. That the Advisory Planning Commission recommends to City Council that the applicant be required to complete the following, prior to the scheduling of a Public Hearing:

- a) *Provide servicing letters from BC Hydro and Telus confirming that each of the properties will be serviced.***
- b) *Submit revised Site Layout and Design Plan incorporating any necessary retaining structures and including provisions for functional movement of garbage cans, onto and off of 3rd Ave. on collection days, in a manner that does not cause undue hardship for tenants.***
- c) *Submit a Parking and Access Plan acceptable to the Director of Engineering and Public Works.***

3. That the Advisory Planning Commission recommends to City Council that prior to final adoption of the bylaws the applicant be required to provide security for all necessary works identified in the required Parking and Access Plan.

Respectfully submitted,



Katelyn McDougall, M.Urb
Manager of Planning

SUBJECT PROPERTIES – 3351, 3359 and 3369 3rd Avenue



CURRENT SITE (VACANT)



CURRENT ZONE

R2 – ONE AND TWO FAMILY RESIDENTIAL

- 5.12 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods featuring single *family* and two *family* dwellings.

5.12.1 Permitted uses

Principal Uses

Single *family dwelling*

Two *family dwelling*

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.12.2 Site Development Regulations

Minimum *Lot Area*

Single <i>family dwelling</i>	500 m ²	(5,382 ft ²)
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Single <i>family dwelling</i> with <i>secondary suite</i>	600 m ²	(6,458 ft ²)
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Two <i>family dwelling</i>	700 m ²	(7,535 ft ²)
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Minimum *Frontage*

Single <i>family dwelling</i>	15 m	(49.2 ft)
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Single <i>family dwelling</i> with <i>secondary suite</i>	15 m	(49.2 ft)
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Two <i>family dwelling</i>	20 m	(65.6 ft)
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Maximum <i>Coverage</i>	40%	
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Minimum *Setbacks*:

<i>Front yard</i>	7.5 m	(24.6 ft)
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<i>Rear yard</i>	9 m	(29.5 ft)
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<i>Side yard</i>	1.5 m	(4.9 ft)
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Maximum <i>Floor Area Ratio</i>	0.5	
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Maximum Height, Principal <i>Building</i>	10 m	(32.8 ft)
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Maximum Number of Principal <i>Building Storeys</i>	2.5	
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Maximum number of residential units per <i>lot</i>	2	
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5.12.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.12.2:

(i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.

(ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.

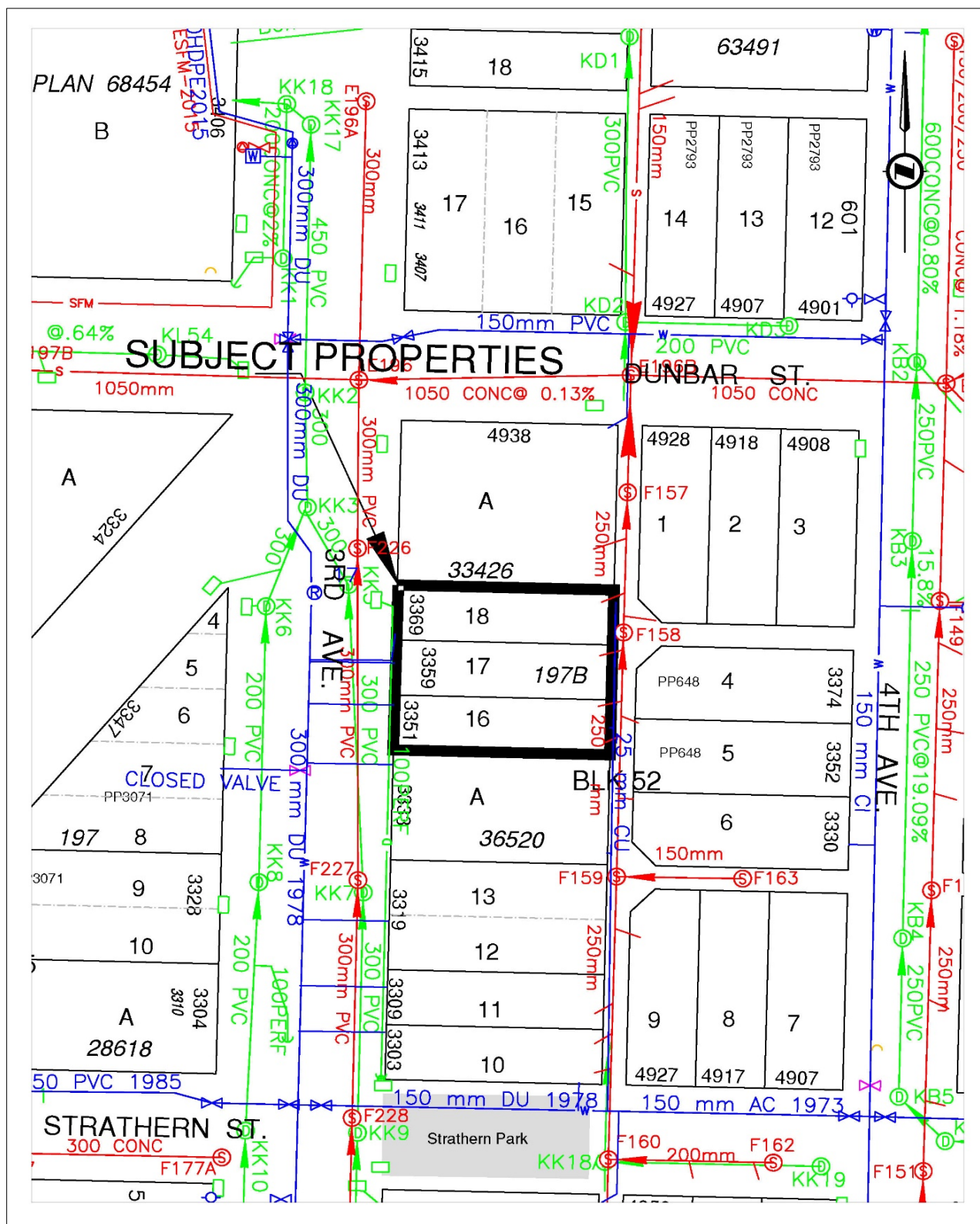
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).

- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.

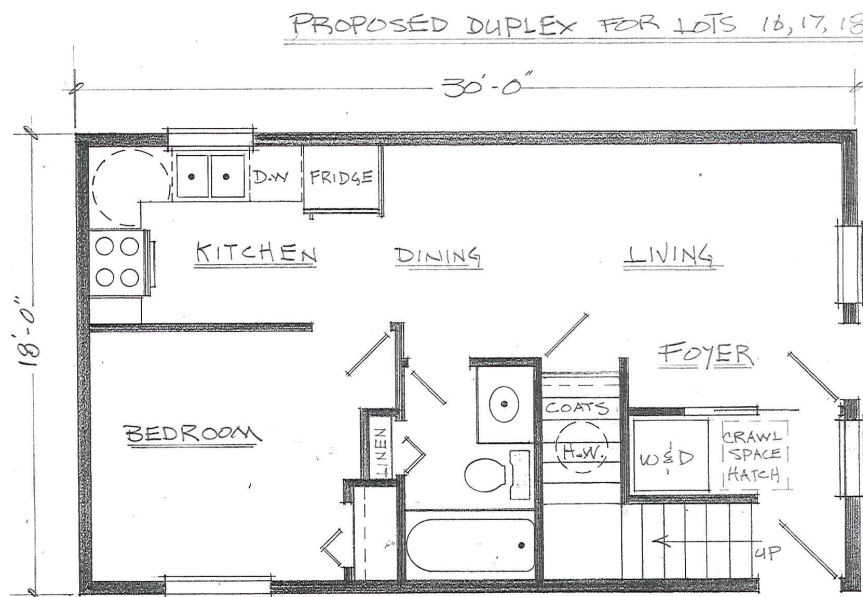
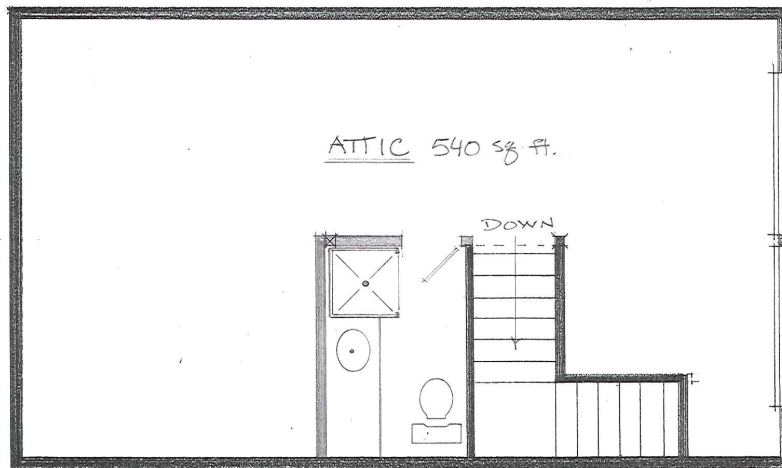
- (d) Notwithstanding any other provisions of this bylaw, *secondary suites* are not permitted in a duplex.

- (e) Notwithstanding Section 5.12.1, on *lots* less than 500 m² in area that exist prior to the adoption of this Bylaw, single *family dwelling* is the only permitted *use*.

CITY SERVICES



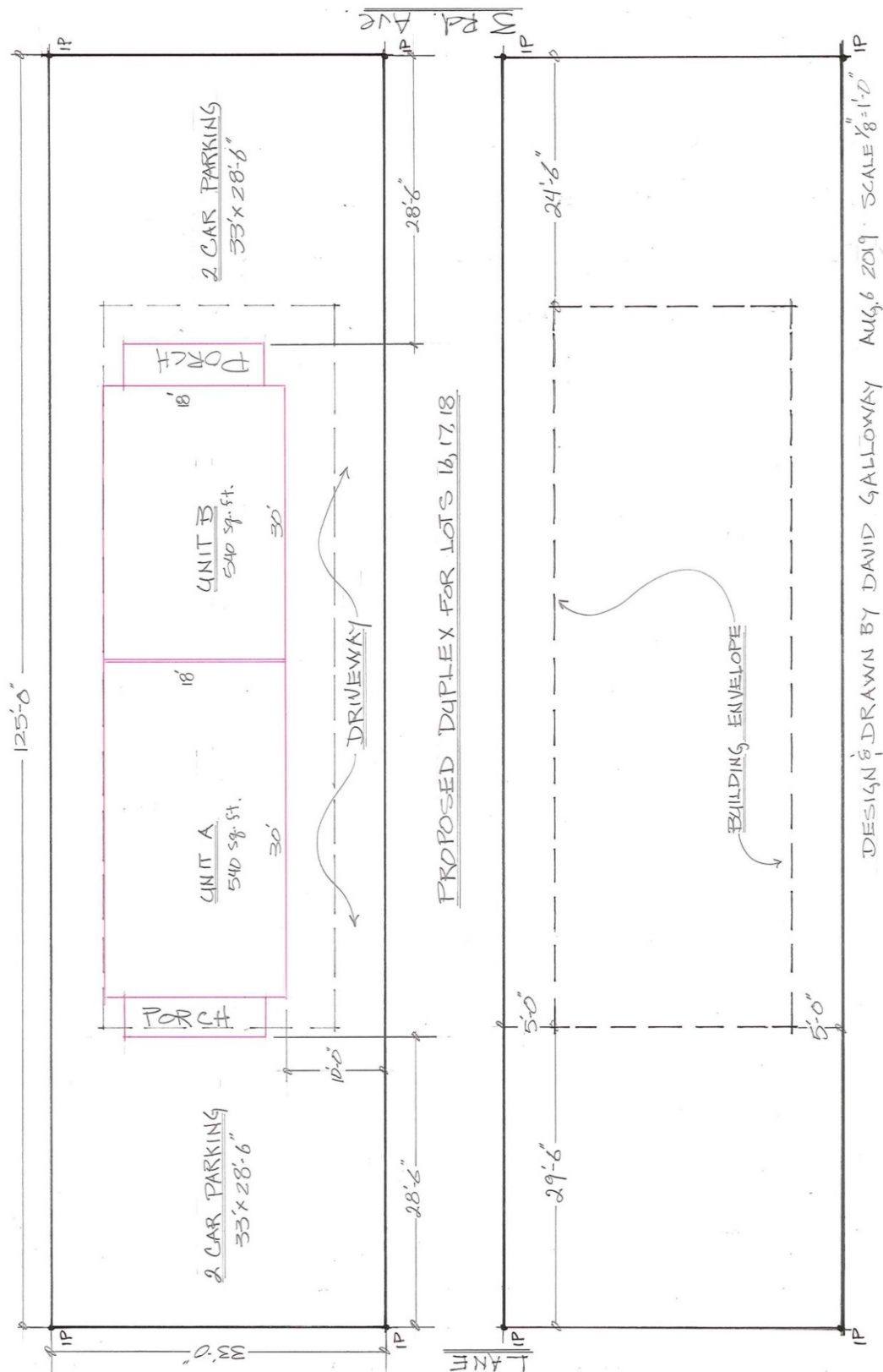
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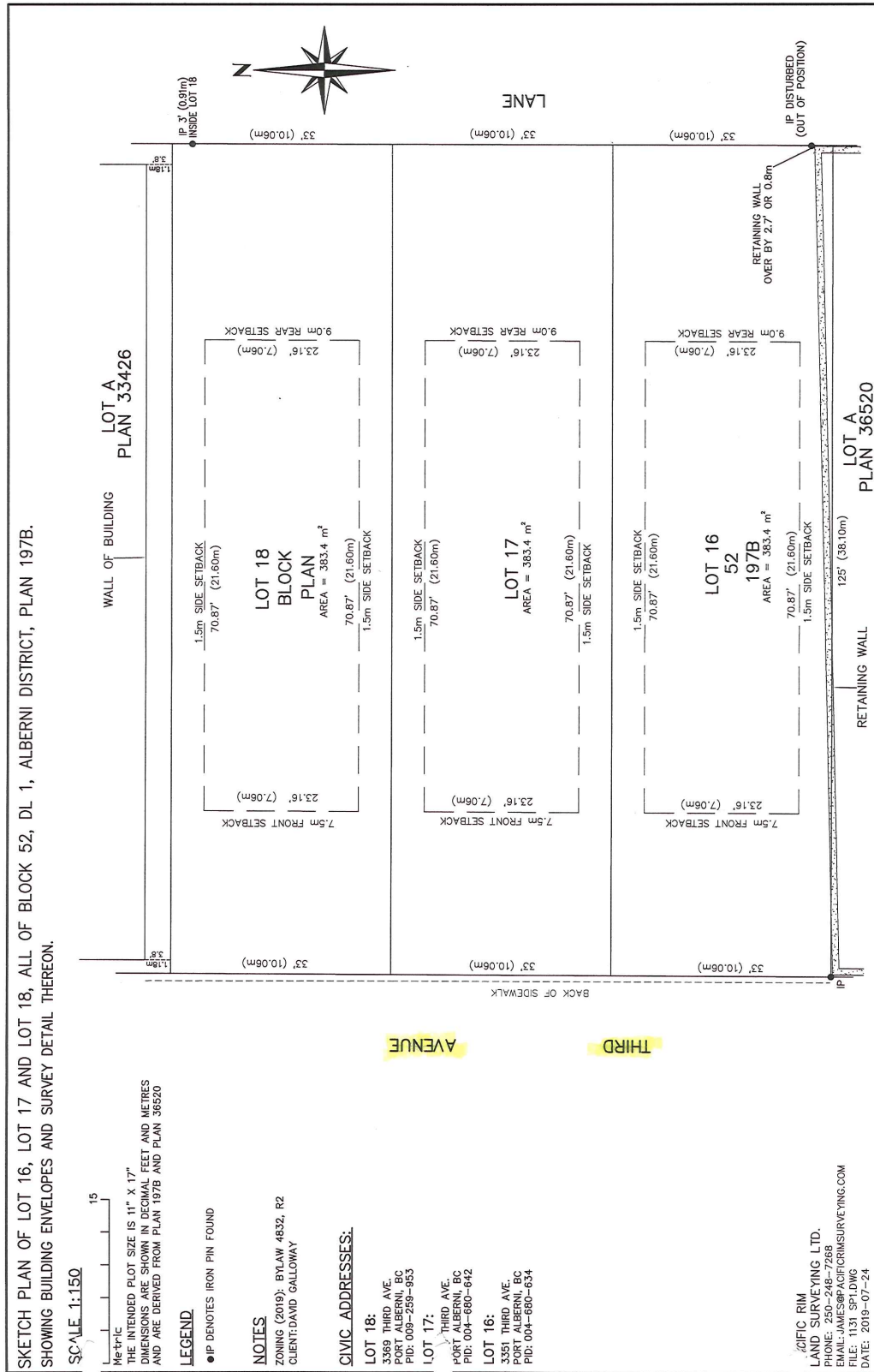


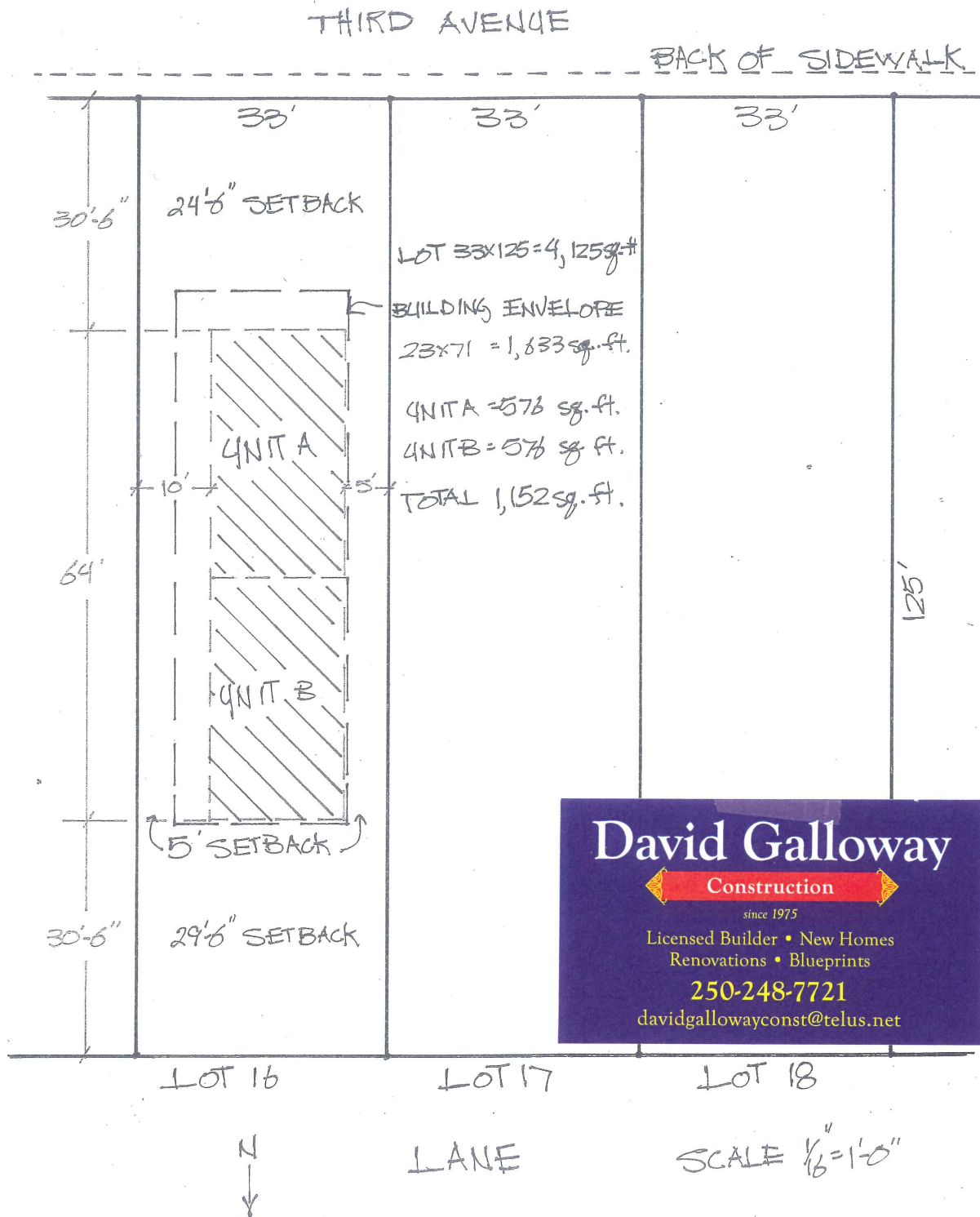
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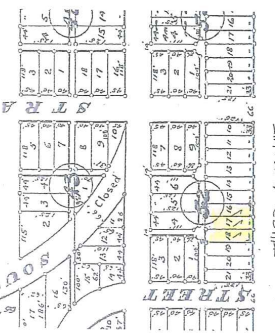
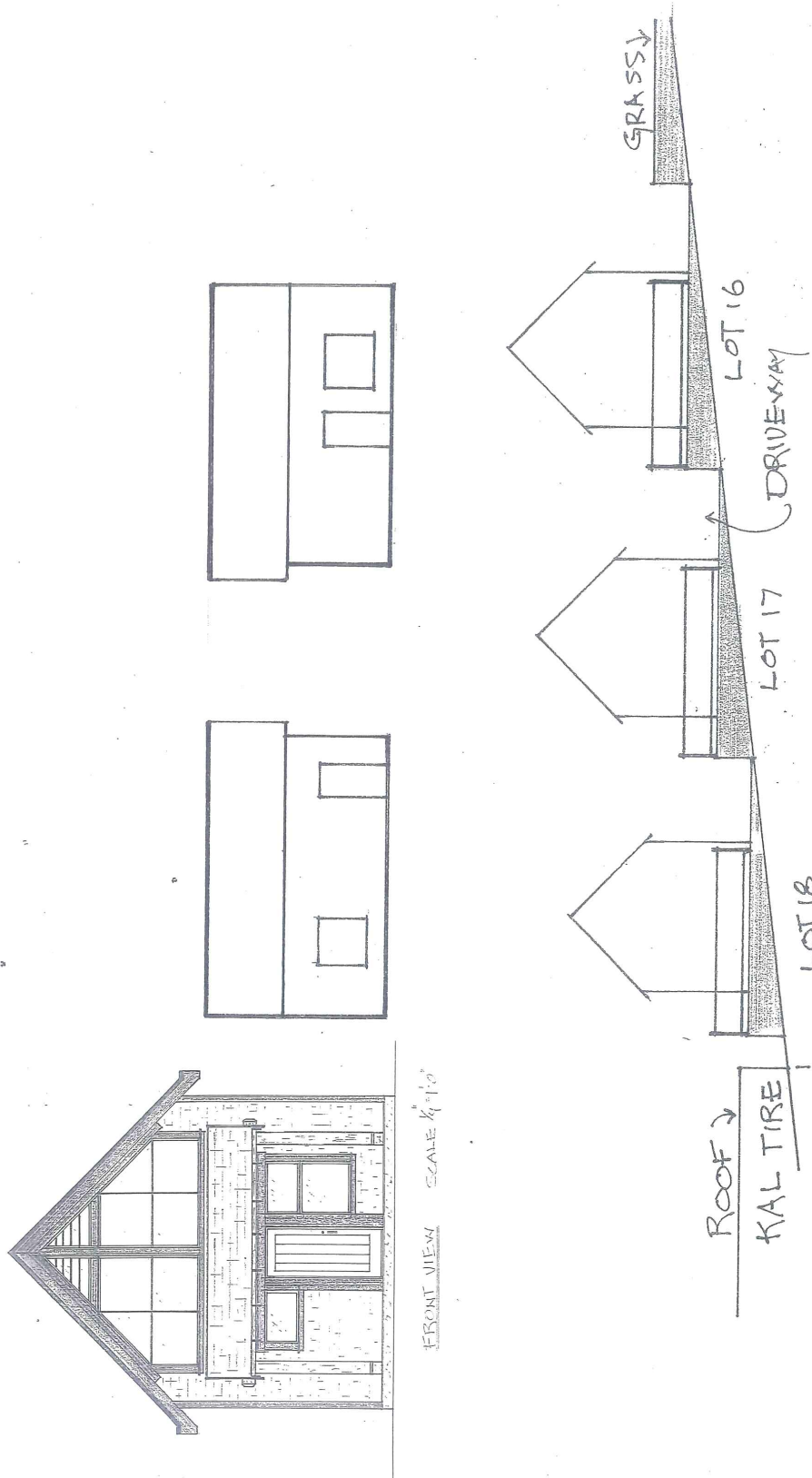
DESIGN & DRAWN BY DAVID GALLOWAY

AUG. 6 2019









David Galloway
Construction
since 1975
Licensed Builder • New Homes
Renovations • Blueprints
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