



File # 11.60.00

**To:** Port Alberni Advisory Planning Commission

Ken McRae (Chair)	Chief Councillor Cynthia Dick (Tseshah First Nation)
John Douglas (Vice-Chair)	Larry Ransom - (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:** Joe Calenda, Consulting City Planner to the City of Port Alberni

**Copy:** Cara Foden, Development Services Technician  
Councillor Helen Poon - (Alternate - Council Liaison)  
John Bennie - (Alternate - School District #70)  
Steven Tatoosh (Alternate – Hupacasath First Nation)  
Sgt. Dave Boyce – (R.C.M.P. Liaison)  
Tim Pley, CAO  
Davina Hartwell, City Clerk / Tanis Feltrin / Sara Darling - Clerks Department

**Date:** November 9, 2018

**Re: Advisory Planning Commission Meeting**  
**Thursday, November 15, 2018 at 12:00 pm in the Committee Room at City Hall**

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A meeting of the Advisory Planning Commission has been scheduled for **Thursday, November 15, 2018 at 12:00 pm in the Committee Room at City Hall**. If you have any questions or are unable to attend please contact Cara Foden at 250-720-2850 (voice mail available).

### **AGENDA**

1. **Minutes** of the October 18, 2018 meeting of the Advisory Planning Commission.
2. **DEVELOPMENT APPLICATION – Zoning Bylaw amendment**  
**4000 Burde Street** - Lot 1, District Lot 46, Alberni District, Plan VIP11651 (PID: 004-971-418)  
**Applicants:** K. Buick dba District Development Corp.
3. **DEVELOPMENT APPLICATION – Zoning Bylaw amendment**  
**3503 11<sup>th</sup> Avenue** - Lots 3 and 4, District Lot 1, Alberni District, Plan 5990 (PID: 005-934-923, 005-935-181)  
**Applicants:** S. Sattar and D. Sattar
4. **Update** – City Planner - Status of current projects.
5. **Other business** – 2019 APC Meeting Schedule
6. **Adjournment.** The next regular meeting December 20, 2018.



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on October 18, 2018,  
in the Committee Room at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission**

Ken McRae (Chair)  
Amy Anaka  
Jeannette Nichols  
Sandy McRuer  
Larry Ransom - (SD #70 Liaison)  
Don Ferster  
Councillor Denis Sauvé (Council Liaison)  
Rob Gaudreault (Parks Liaison)  
S. Sgt. Terry Smith (R.C.M.P. Liaison)

**Staff**

Joe Calenda, Interim Manager of Planning  
Cara Foden, Dev. Services Technician

**Guests**

Members of the Public – none present  
A. Richards (applicant)  
R. Miles (applicant)

**Regrets**

Jim Tatoosh (Hupacasath First Nation)  
Cynthia Dick (Tseshah First Nation)  
John Douglas (Vice-Chair)  
Rick Newberry (P.A.F.D. Liaison)

**Alternates (not in attendance)**

Councillor Ron Paulson (Alternate–Council)  
Sgt. Dave Boyce (Alternate–R.C.M.P.)  
John Bennie (Alternate S.D.70)  
Steve Tatoosh (Alternate Hupacasath First Nation)



**1. Adoption of August 16, 2018 Minutes**

- Introductions were made and those in attendance were welcomed by the Chair. Joe Calenda, Interim City Planner was introduced and welcomed.
- The minutes of the August 16, 2018 meeting of the Advisory Planning Commission were adopted.

**(Ransom / McRuer) CARRIED**

**2. DEVELOPMENT APPLICATION – Zoning Bylaw amendment**

**3141 3rd Avenue**

Lot B, District Lot 1, Alberni District, Plan 36879 (PID: 000-428-248)

**Applicants:** A. Richards dba Dog Mountain Brewing Ltd.

- The Development Services Technician summarized her report to the APC dated September 19, 2018.
- The applicants gave a brief summary of their intentions for a proposed Microbrewery and distributed information to the members. (see attached)
- The APC discussed the application as follows:
  - Concern was discussed regarding the residential properties to the east across the alley with respect to noise impacts from the proposed roof top patio. It was noted that the Noise Bylaw would apply to the business. The applicants felt that much of the live music on the patio would be acoustic and that they respected the bylaws already in place.

- It was noted that there is an apartment building across 3<sup>rd</sup> Avenue that has been a problem in the area and the applicants were asked if they were concerned about the challenges this might present. They responded that they are hopeful that their business will draw more people to the area which would mitigate some of the concerns but were cognizant that it would be necessary to attract people to the area.
- Councilor Sauvé expressed that the policing problems were not as bad as what people might think in the area.
- The APC members felt that the location was promising and noted that it would be beneficial to have such businesses in the area when the expected cruise ships arrive in 2019.
- When asked about the food offerings that were planned the applicants indicated that they are working with the local Codfather (seafood supplier) to supply as much locally as possible.
- There was some discussion regarding the lounge and licensing requirements that would allow the Microbrewery to serve wine in addition to the beer brewed on site. They would like to do this if possible.
- The APC was enthusiastic about the potential land use in the C7 Core Business zone.

### **MOTIONS:**

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:*
  - a) *By adding the text "Microbrewery" to Section 5.24.1 the list of Permitted Uses in the C7 – Core Business zone.*
2. *That the Advisory Planning Commission recommends to City Council that the applicant be required to submit elevation plans for the proposed rooftop patio and façade improvements to the exterior of the building prior to a public hearing.*

**(Nichols / Ferster) CARRIED**

### **3. Update –** Joe Calenda, Planner, provided the following verbal updates:

- Application - 4000 Burde St. site (Anderson Hill) - Subdivision is close to final approval for the 15 lot, single family residential portion and works are underway. There are applications for Development Permit, OCP and Zoning bylaw amendments for the remainder of the site in the staff review stage.
- Catalyst property is close to being given final Subdivision approval.
- Work is being done on a Cannabis Retail policy and bylaw amendments further to legislation introduced October 17, 2018.
- A Development Permit application for a mixed use, multi-level, medium density proposal at 5130 Argyle St. is being negotiated.
- "Zoning Bylaw Amendment No. 26 (2549 16th Avenue – Bradbury), Bylaw No. 4950" will go to Council for final adoption when the PLA is completed for the applicants subdivision proposal.
- A Secondary Suite/Garden Homes policy to address attainable housing in Port Alberni is being prepared for Council's consideration.

- City Spaces Consulting in Victoria are preparing a 40+ unit, multi-level, affordable housing proposal on City owned land at 3037 and 3027 2<sup>nd</sup> Avenue.
- Train Station – a re-use and revitalization plan and recommendations.

4. **Other business** - None

5. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting is November 15, 2018.

**(Sauvé / Ferster) CARRIED**



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Davina Hartwell - City Clerk

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Ken McRae – Chair



BRIGHT IDEAS IN ECONOMIC DEVELOPMENT

**LOCATION**  
Lower Mainland  
**POPULATION**  
33,551

**ECONOMIC BASE**  
Public sector,  
heavy industry,  
small business

**INNOVATORS**  
City of Port Moody



#### PORT MOODY BREWERS ROW

# Supporting small business to transform a community

#### SYNOPSIS

The City of Port Moody is home to Brewers Row – a unique collection of microbreweries in an active industrial part of town. Through strategic support from Council, direct staff involvement, zoning changes to support creative initiatives, and funding for wide-spread marketing, the city has championed the success of this innovative opportunity.

#### INTRO

Between 2014 and 2017, part of an industrial area in Port Moody evolved into Brewers Row – home to four microbreweries, food trucks, and a gathering spot for people from across the Lower Mainland and beyond. Brewers Row has become a magnet for visitors seeking a diverse collection of craft beer and local fare, and a refreshing stopover for visitors coming through the new Moody Centre SkyTrain Station to visit the nearby Rocky Point Park.



#### THE STRATEGY

When the City of Port Moody was first approached by Yellow Dog Brewing, staff jumped at the opportunity to support the idea. Although there weren't always clear bylaws related to microbreweries, city staff adopted a "yes" attitude to help the new company figure out how to bring its vision to reality.

They took time to understand the needs of the business, along with the laws, regulations and rules outlined by B.C.'s

Liquor Control and Licensing Branch. The city's Building, Bylaw and Licensing division took a personal, hands-on approach to cutting municipal red tape. As a result, [Yellow Dog Brewing Co.](#) opened its doors in summer 2013, followed by [Moody Ales](#) soon after.

Port Moody city council identified supporting the retention and creation of new microbreweries as part of its strategic plan actions. Guiding much of the city's

“The city provided very prompt response times which allowed us to open the doors within five months of breaking ground, virtually unheard of in the industry at that time.”

– Dan Helmer  
OWNER/OPERATOR OF MOODY ALES



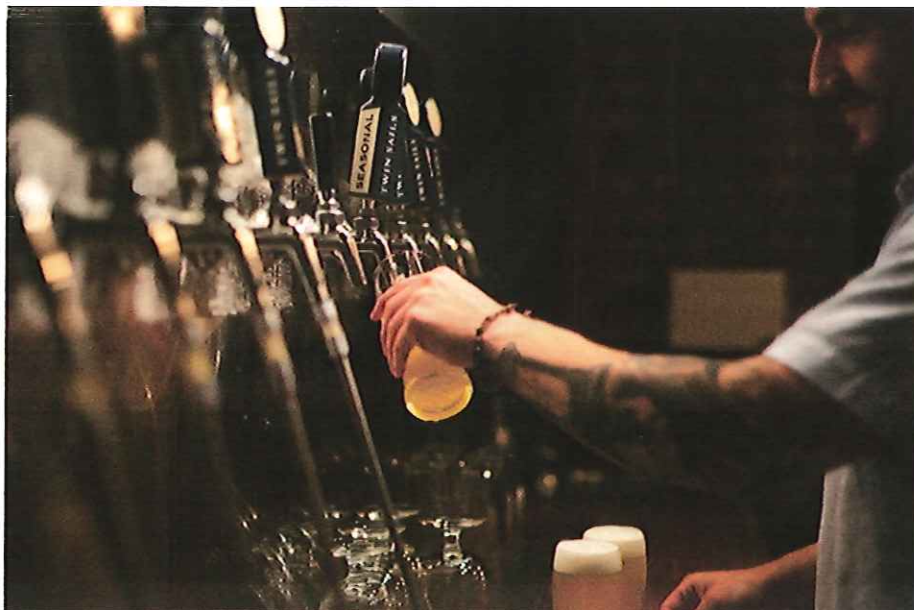
For more information, visit [gov.bc.ca/economicdevelopment](http://gov.bc.ca/economicdevelopment)



work, these actions provide clarity on where to focus the city's resources.

Council worked with city staff to support the success of the microbreweries and develop new opportunities:

- In 2015, the city introduced a new bylaw authorizing food trucks at certain spaces and times around the city, including at Brewers Row, allowing visitors to enjoy a great meal along with craft beer.
- The bylaw was amended in 2017 to allow year-round food truck parking at specific sites on Brewers Row.
- When microbreweries expressed interest in outdoor patio space that would double the retail space for the interested businesses, city council issued temporary permits to ensure patio spaces were available during the summer season, and later approved more permanent amendments to the city's zoning. The result was packed patios along Brewers Row.
- In late 2015, [Twin Sails](#) microbrewery opened, followed by [Parkside Brewery](#) in 2016.



“Usually it is very difficult to open a brewery in most cities, due to zoning, licensing and bylaw restrictions. Port Moody saw the potential community and economic impacts, and instead of blocking us at every turn, they worked with us to ensure a solution that was helpful not only to us, but for the residents of the city.”

— Geoff Boyd  
PARTNER, PARKSIDE BREWERY

## COMMUNITY BENEFITS

### MARKETING EXPOSURE

- In late 2016, Port Moody Council seized an opportunity to showcase the success of Brewers Row, as well as various other local businesses, by directing city staff to work collaboratively with, and to fund a portion of, the [BC Ale Trail](#) marketing campaign.
- The campaign showcases B.C.'s growing craft beer industry, and the vibrant local communities it supports, to tourists across B.C., Alberta, Washington, Oregon and beyond. The BC Ale Trail team is supported by a committed group of destination marketing organizations, craft breweries, and municipalities.

### AMPLIFYING SUCCESS

- As an early partner of the campaign, the city received a relatively high level of exposure. The [Port Moody Ale Trail](#) walking tour page was the top-rated page on the BC Ale Trail website, and the [Port Moody Brewers Row blog post](#) received the most **social media engagement** of the campaign.
- The campaign also featured a number of **other local businesses**: from artisanal coffee to kayak rentals and ice cream. The success of Brewers Row helped amplify the entire Port Moody business community and generated **local and international media coverage**.

### CONTACT INFORMATION

Tim Savoie  
City Manager Port Moody  
[TSavoie@portmoody.ca](mailto:TSavoie@portmoody.ca)

### ABOUT THE OPEN FOR BUSINESS AWARDS

The [Open for Business Awards](#) recognize and celebrate communities that are taking meaningful steps to create a business friendly culture and have implemented winning initiatives that are helping small businesses to flourish.

*This story has been adapted from submissions to the Open For Business Awards. Port Moody was a nominee for the 2017 Open for Business Awards.*



For more information, visit [gov.bc.ca/economicdevelopment](http://gov.bc.ca/economicdevelopment)





# CITY OF PORT ALBERNI

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## DEVELOPMENT SERVICES DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

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TO: Advisory Planning Commission

FROM: Cara Foden, Development Services Technician; and  
Joe Calenda, Consulting City Planner to the City of Port Alberni

DATE: November 8, 2018

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### **SUBJECT: DEVELOPMENT APPLICATION**

#### **Proposed Zoning Bylaw Amendment**

4000 Burde Street - Lot 1, District Lot 46, Alberni District, Plan VIP11651 (PID: 004-971-418)

**Applicant:** Kurtis Buick dba District Development Corp.

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### **Issue**

At issue is the consideration of an application for a map amendment to the Zoning Bylaw for a portion of the property located at 4000 Burde Street.

### **Background**

The applicant wishes to proceed with Phase 2 of the plan to develop a former secondary school site property to accommodate a mix of residential uses. Phase 1 of the development included amending the Official Community Plan and Zoning bylaws for portions of the site. The resulting amendments facilitated applications for a 15 lot, single family residential subdivision along 16<sup>th</sup> Avenue and a second subdivision application for a multi-family building to be located on a portion of the property located at the northwest corner of the site.

To proceed with Phase 2 of the development the applicant must apply for a zoning change to the balance of the property. The proposal is to rezone the remaining portion of the site to a high density, multi-family zone that will allow for a mix of multi-family residential uses.

The site is currently vacant but has been cleared and largely levelled although there are some areas of significant grade on portions of the site. Preliminary grading and construction have proceeded on the 15 lot, single family residential portion of the site.

### **Official Community Plan and Zoning Bylaw**

- a) The subject portion of the property, Lot 1, District Lot 46, Alberni District, Plan VIP11651 (PID: 004-971-418), located at 4000 Burde Street is currently designated '**Multi-Family Residential**' on the Official Community Plan Schedule A – Land Use Map. No amendment is required.

- b) The subject portion of the property, *Lot 1, District Lot 46, Alberni District, Plan VIP11651 (PID: 004-971-418)*, located at 4000 Burde Street is included in '**Development Permit Area No. 1 Multiple Family Residential**' on the Official Community Plan Schedule B – Development Permit Area Map. No amendment is required.
- c) The subject portion of the property, *Lot 1, District Lot 46, Alberni District, Plan VIP11651 (PID: 004-971-418)*, located at 4000 Burde Street is currently zoned 'P1 Institutional' on the Zoning Bylaw Schedule - A Zoning Map. A map amendment is required to re-zone the property to '**RM3 High Density Multiple Family Residential**' zone.

## **Discussion**

### **Surrounding Area**

The property is bounded by Burde St. to the north, Anderson Ave. to the west, 16<sup>th</sup> Ave. to the east and unconstructed Right of Way for North Park Dr. to the south. Immediately south of North Park Dr. R.O.W. is Dry Creek ravine.

The Official Community Plan (O.C.P.) policy states that the City will consider the following criteria for new areas for multi-family development:

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

The neighbourhood is generally single family residential use, with several small multi-family buildings in the area. There is a coffee shop one block to the east on Burde Street. There is a commercial hub located at Redford Street and 10<sup>th</sup> Ave. within an 800 metre radius (easy walking distance) of the site. Dry Creek Park is within that radius also and provides access to trails and nearby recreational amenities such as a Curling Rink, playground, tennis, lacrosse and ballfield facilities. There is a small park (Kiwanis Park) on 16<sup>th</sup> Avenue, just north of the Burde Street which will be improved using a portion of the Development Cost Charges applied to the Phase 1, 15 lot subdivision.

Burde Street is a designated collector road, as is Anderson Avenue and 15<sup>th</sup> Avenue from Burde Street to Redford Street. 10<sup>th</sup> Avenue and Redford Street are both designated arterial roads.

### **Official Community Plan:**

The subject portion of the site was designated 'Multi-Family Residential' and included in Development Permit Area No. 1 (Multi-Family Residential) during Phase 1. No amendments are required to the O.C.P. bylaw however architectural design and landscaping will need to be considered, during the Development Permit process, to ensure a high quality, cohesive development, compatible to the neighbourhood.

A preliminary 'Neighbourhood Plan' has been submitted for the subject portion of the site (see attached). It shows a conceptual mix of multi-family residential uses that includes duplexes, townhouses, condominiums and apartment units. The conceptual plan shows two additional apartment buildings (±125 units), some lower density duplex dwellings (± 55 units) and townhomes (± 28 units).

The Sun Study completed during Phase 1, to demonstrate the potential shadow effect from the proposed apartment building, indicated that with the exception of early mornings and late afternoons in December the shadow from the apartment building will not extend onto neighbouring properties and therefore have very limited impact. The study should be repeated to include the additional apartment buildings proposed in Phase 2 as part of the Development Permit process.

#### Zoning:

Prior to Phase 1, the site totaled  $\pm 92,004 \text{ m}^2$  ( $\pm 9.2 \text{ ha}$  / 23 acres) and was zoned 'P1 Institutional'. During Phase 1 a portion of the site was zoned 'R1 Single Family Residential' and a portion was rezoned 'RM3 High Density Multiple Family Residential'.

For Phase 2, the subject portion/remainder of the site has  $\pm 202$  metres ( $\pm 663 \text{ ft.}$ ) of frontage along Burde Street,  $\pm 124$  metres ( $\pm 407 \text{ ft.}$ ) of frontage along 16<sup>th</sup> Avenue,  $\pm 236$  metres ( $\pm 774 \text{ ft.}$ ) of frontage along Anderson Avenue and  $\pm 174$  metres ( $\pm 570 \text{ ft.}$ ) of frontage along the unconstructed North Park Dr. R.O.W. The area of the site included in the Phase 2 application is  $\pm 63,950 \text{ m}^2$  ( $\pm 6.4 \text{ ha}$  / 15.8 acres) and is currently zoned 'P1 Institutional'. The applicant wishes to rezone this portion of the site to 'RM3 High Density Multiple Family Residential'.

#### RM3 Zoning

The 'RM3 High Density Multiple Family Residential' zone requires a minimum frontage of 30 metres (98.4 ft.). The minimum lot area required is  $1,120 \text{ m}^2$  (12,056 ft<sup>2</sup>). The maximum site coverage in the RM3 zone is 50%. This subject portion of the site exceeds the frontage and lot size requirements of the RM3 zone. The purpose of this zone is to provide for higher density multiple family residential development.

#### Infrastructure and Servicing:

Water: There are water mains running along Burde St. and along 16<sup>th</sup> Ave.

Storm: Main is located along Anderson Ave. adjacent to the site.

Sewer: Sanitary sewer mains run adjacent to the property along 16<sup>th</sup> Ave., Burde St. and Anderson Ave.

The detailed issues regarding all servicing requirements will be addressed during the Development Permit process.

Detailed design for all of the proposed multi-family residential buildings will be considered during the Development Permit process. The engineering for the Phase 1 of this project was required to consider future development of the balance of the property. Further engineering submissions will be reviewed and approved by the City Engineering department.

#### Traffic Signalization at Burde St. and 10<sup>th</sup> Ave.:

The intersection of Burde Street and 10<sup>th</sup> Avenue has been historically busy due to traffic generated by the former secondary school. There are new subdivisions at the east end of Burde Street that have contributed to increased traffic in the area and more subdivision activity is anticipated. Phase 1 of this development will likely increase traffic and a portion of the traffic will need to use the un-signalized intersection of the 10<sup>th</sup> Avenue and Burde Street. Traffic increases may result in a need to install a traffic signal at this intersection.

During Phase 1 it was recommended that a traffic study of the immediate area, specifically studying the need for a traffic signal at 10<sup>th</sup> Avenue and Burde Street, should be required with an application for future phases of this property. It is recommended that a traffic study be done prior to final adoption of the proposed bylaw amendment.

Parking:

There is on-street angle parking on a portion of Burde Street and on Anderson Avenue that was used when the former secondary school was in operation. The angle parking should be addressed by requiring it to be removed and replacing it with a wider pedestrian sidewalk more suitable for the intended density of the development. This requirement would be addressed during the Development Permit process.

Trail Network, Park and Greenspace:

Council Policy in the OCP:

*“Ravines, watercourses and riparian areas will be preserved in their natural state, and wherever possible, will be linked to other park spaces or natural areas to create a comprehensive network of green space. Trail opportunities within these areas may also be considered when not detrimental to the environment.”*

The City trail network includes a small section of trail that runs from the end of 16<sup>th</sup> Avenue along the top of Dry Creek ravine (City owned). There is an existing treed area on the property includes some steep slope sections. During Phase 1 of the project the owner agreed to provide park land, on or before May 31, 2023 and having a total area equal to or greater than 4,653 m<sup>2</sup>, in locations acceptable to the City. The Park Land shall be dedicated in the areas located more or less within the heavily outlined boundaries noted as “Park Dedication” on the attached conceptual plan.

Referral Comments:

1. BC Hydro has three phase and single phase power in this area. No issues.
2. TELUS has no concerns.
3. CANADA POST - Request if approved and the development proceeds that the applicant plan suitable mail box locations with us in advance. To service this area a range of centralized delivery systems will be required including community mail boxes requiring safe placement to both City and Canada Post Standards. If development is approved and proceeds we request that applicant contact us for advance planning of our equipment within. Thus ensuring no safety compromise or conflict with other utilities.
4. RCMP – Interests Unaffected.
5. City Parks and Heritage – Interests Unaffected.
6. City Building Inspector – No objections to the rezoning.

## 7. Ministry of Forests, Lands, Natural Resource Operations and Rural Development

- a. We recommend that any required vegetation clearing be minimized and occur outside the nesting period from March 1 to August 31 to reduce impacts on all bird species. A search for the nests of birds (eagles, peregrine falcons, gyrfalcon, ospreys and herons) protected under Section 34(b) of the Wildlife Act should be conducted before the start of vegetation clearing. Should the nest of a bird requiring protection under Section 34(b) of the Wildlife Act be located, please refer to the recommended buffer distances in Table 4.1 (Section 4) of Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014).
- b. Note that the forested riparian corridor along Owatchet Creek provides nesting habitat for Blue-listed Great Blue Herons. In 2009, a heron colony (H107-005) was located on the south side of the creek within approximately 200 m of the subject property with 14 active nests. Great Blue Herons are sensitive to disturbance from new development during the nesting season. As noted above, we recommend that a search for heron nests be conducted prior to any development activities. Recommended buffers for nesting herons are described in the Heron Fact Sheet.
- c. We recommend maintaining mature forest whenever possible, and avoiding removal of understory vegetation. If creating trails within forested areas, we recommend the use of permeable materials and a maximum trail width of 1.5 m.
- d. Follow other relevant best management practices in Develop with Care.
- e. Approval Recommended Subject to Conditions

## **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 applicant has requested to rezone  $\pm 63,950 \text{ m}^2$  ( $\pm 6.4 \text{ ha} / 15.8 \text{ acres}$ ), the remainder of the site, to the 'RM3 High Density Multi-Family Residential' zone to facilitate the development of a mix of several types of multi-family residential housing. The City will ensure through the Development Permit process that the intended mix of housing represented in the attached Neighbourhood Plan is developed.

The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed bylaw amendment is compatible with the neighbourhood and the Development Services Department supports amending the Zoning bylaw, as proposed, 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 a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the subject portion of Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418), located at **4000 Burde Street**, from 'P1 – Institutional' to '**RM3 High Density Multi-Family Residential**' zones.*
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 final adoption of the bylaw:*
  - a. *Complete a traffic study for the immediate area, specifically studying the need for a traffic signal at 10<sup>th</sup> Avenue and Burde Street prior to a Public Hearing for this Phase 2 application being scheduled.*

Respectfully submitted,



Cara Foden, Development Services Technician

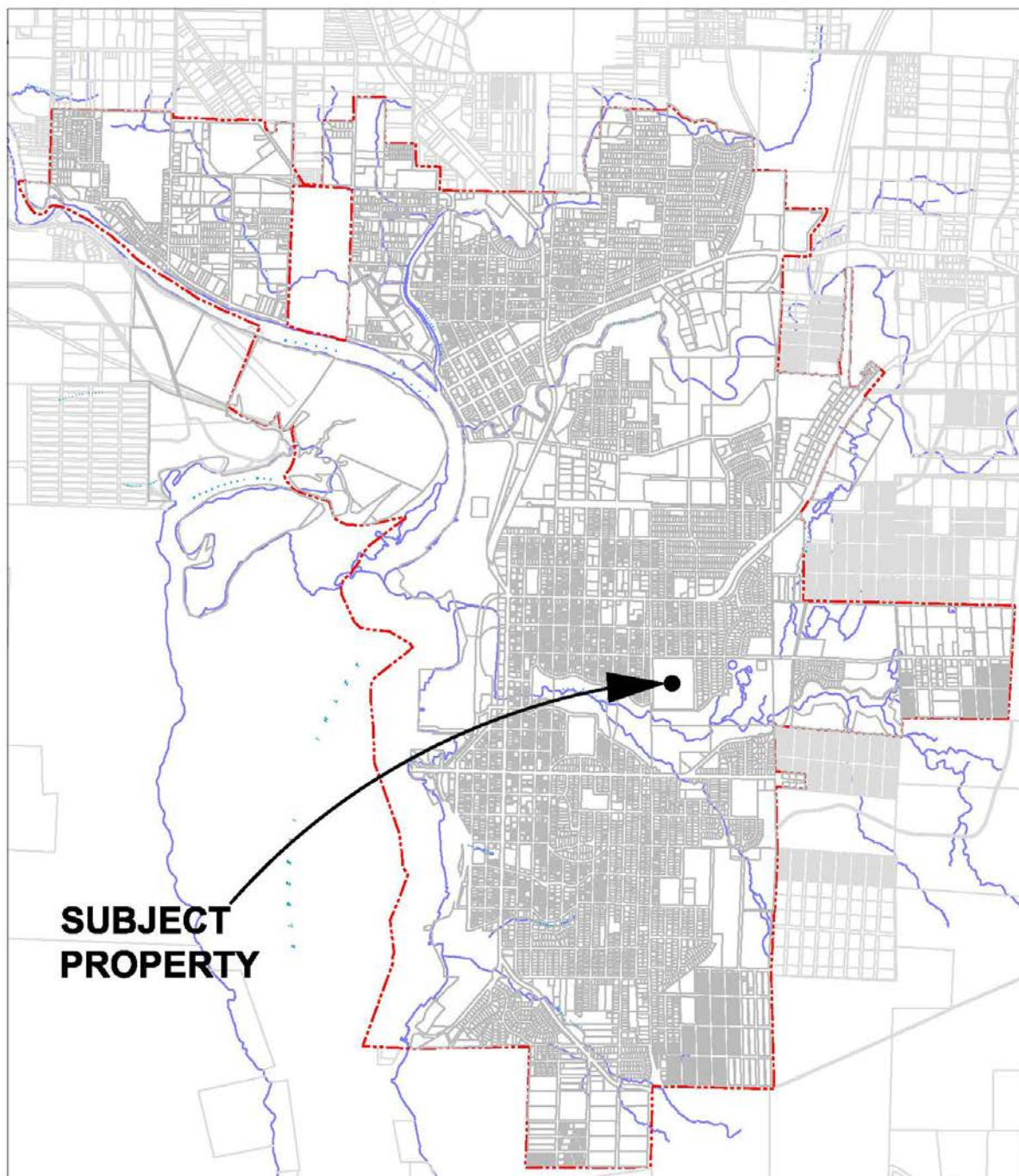
Reviewed by:



Joseph A. Calenda, MCIP, RPP (Rtch), DTM  
Consulting City Planner to the City of Port Alberni

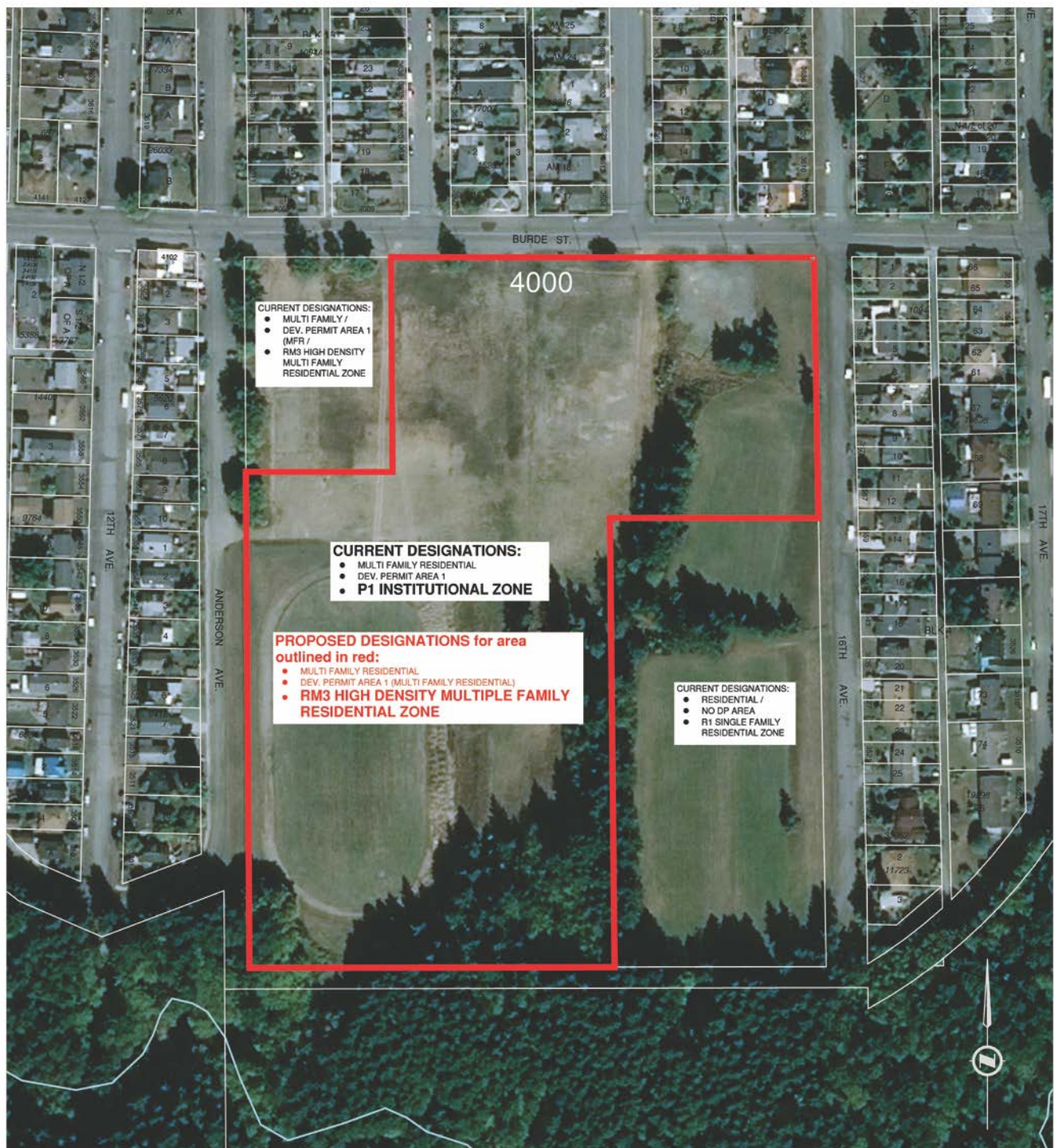


## CITY OF PORT ALBERNI LOCATION MAP



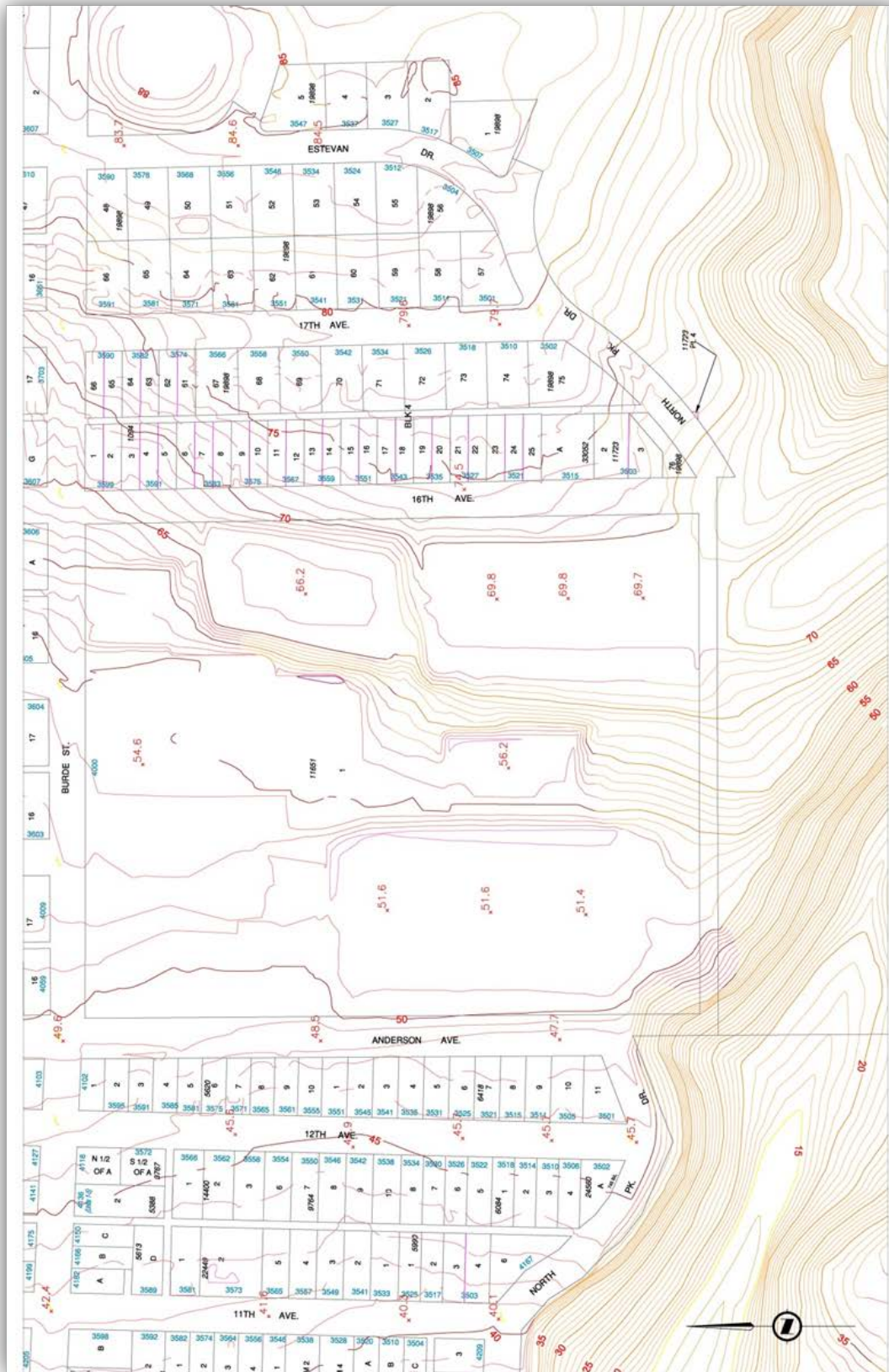
**SUBJECT  
PROPERTY**

**4000 Burde Street**

**SUBJECT PORTION OF PROPERTY (outlined in red) at 4000 Burde Street**

## CONCEPTUAL NEIGHBOURHOOD PLAN



**AREA TOPOGRAPHY**





# 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: Cara Foden, Development Services Technician  
Joseph A. Calenda, Consulting City Planner to the City of Port Alberni

DATE: November 8, 2018

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**SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment**  
**3503 11th Avenue - Lots 3 and 4, District Lot 1, Alberni District, Plan 5990**  
*(PID: 005-934-923, 005-935-181)*  
**Applicant: S. and D. Sattar**

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### Issue

The purpose of this report is to consider an application for a map amendment to the Zoning Bylaw for the property at 3503 11<sup>th</sup> Avenue.

### Background

An application has been made to amend the Zoning Bylaw to rezone 3503 11<sup>th</sup> Avenue from 'R2 – One and Two Family Residential' to 'R3 – Small Lot Single Family Residential' in order to facilitate a subdivision application (Lot line adjustment). The property is made up of two residential lots currently occupied by a single family dwelling located near the intersection of North Park Drive on the east side of 11<sup>th</sup> Avenue. The applicant is proposing a lot line adjustment between the two lots (subdivide) to remove an encroachment of the existing house onto one of the lots. The lot line adjustment would increase the size of the lot with the existing home and create a small, vacant residential lot for development.

### Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on **3503 11th Avenue, Lots 3 and 4, District Lot 1, Alberni District, Plan 5990 (PID: 005-934-923, 005-935-181)**, is currently 'Residential' on the Official Community Plan Schedule A – Land Use Map. The property does not lie within a Development Permit Area on the Schedule B – Development Permit Areas Map. No amendments are required.
- b) The properties at **3503 11th Avenue, Lots 3 and 4, District Lot 1, Alberni District, Plan 5990 (PID: 005-934-923, 005-935-181)**, is currently zoned R2 – One and Two Family Residential. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is required to designate the properties as **R3 – Small Lot Single Family Residential**.

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## **Discussion**

### **Zoning:**

The properties at 3503 11<sup>th</sup> Avenue have a total frontage along 11<sup>th</sup> Avenue that measures 25.9 metres (85.0 ft.) and a lot depth measuring 38.1 metres (125.0 ft.). The total area of the site is  $\pm 987 \text{ m}^2$  (10,625 ft<sup>2</sup>).

The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of  $350 \text{ m}^2$  (3,767 ft<sup>2</sup>). With the total site area being  $\pm 987 \text{ m}^2$  (10,625 ft<sup>2</sup>) it should be possible to subdivide the property to create one slightly larger lot to accommodate the existing residence and eliminate the side yard setback encroachment. In addition one smaller vacant lot would be created on the north portion of the site. Both lots would exceed the minimum lot size requirement of  $350 \text{ m}^2$  in the R3 zone. The smaller of the two proposed lots would have frontage of  $\pm 10.2 \text{ m}$  ( $\pm 35 \text{ ft.}$ ) along 11<sup>th</sup> Avenue and a total area of  $\pm 388.6 \text{ m}^2$  ( $\pm 4,183.2 \text{ ft}^2$ ). The maximum site coverage permitted in the R3 zone is 50% which is adequate to allow development on the smaller lot. See attached conceptual site plan.

### **Surrounding Area**

The area is predominately single family residential use to the immediate, west north and south. Across 11<sup>th</sup> Avenue to the east there are three lots zoned R3. The larger block includes several multiple family residential parcels. Further to the south across North Park Drive is a large forested area containing portions of the City trail network through Dry Creek Ravine.

### **Infrastructure**

The City water and sanitary and storm drain service mains are readily available and located as per the service card (see attached).

Water: Main runs along 11<sup>th</sup> Ave.

Sewer: Main runs along 11<sup>th</sup> Ave. There is a connection to Lot 4 (existing house)

Storm: Unavailable.

Utilities: There are private utilities in the area.

The detailed issues and costs regarding servicing requirements will be specified during the Subdivision process and included in a Preliminary Layout Approval letter to the applicant.

### **Referrals**

RCMP: Interests unaffected.

## **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 R3 - Small Lot Single Family Residential zone allows for slightly greater density while maintaining a single family residential character. The proposed small lot subdivision meets the strategic goal of a livable and sustainable community. The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed zoning and subdivision are compatible with the character of the neighbourhood and the Planning Department supports the zoning amendment to the R3 zone.

### **Recommendations**

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lots 3 and 4, District Lot 1, Alberni District, Plan 5990 (PID: 005-934-923, 005-935-181) located at **3503 11th Avenue** from 'R2 – One and Two Family Residential' to **'R3 – Small Lot Single 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 final adoption of the bylaw:*
  - a. *Receive a Preliminary Layout Approval letter for the proposed subdivision from the City of Port Alberni's Approving Officer.*

Respectfully submitted,



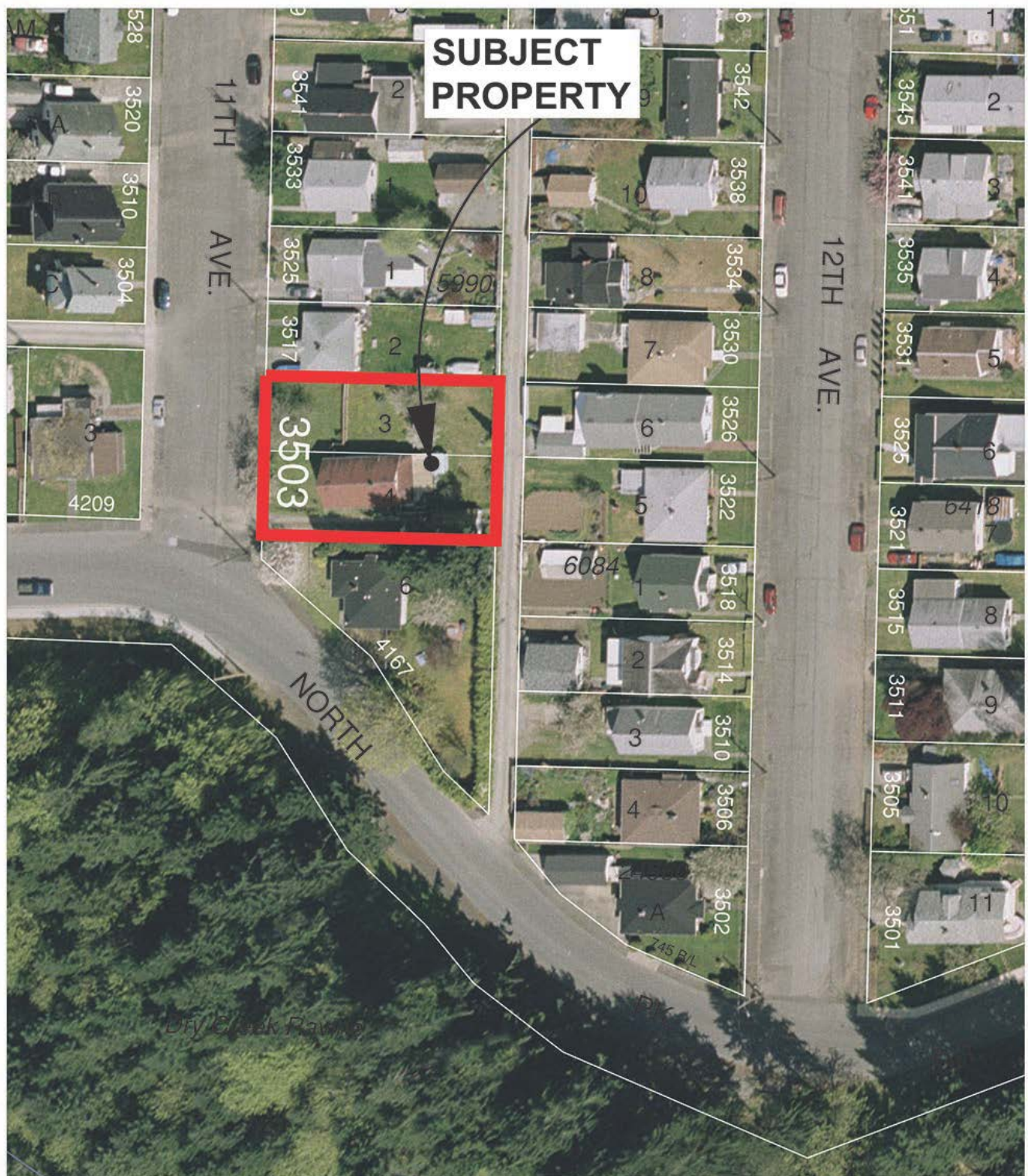
Cara Foden, Development Services Technician

Reviewed by:

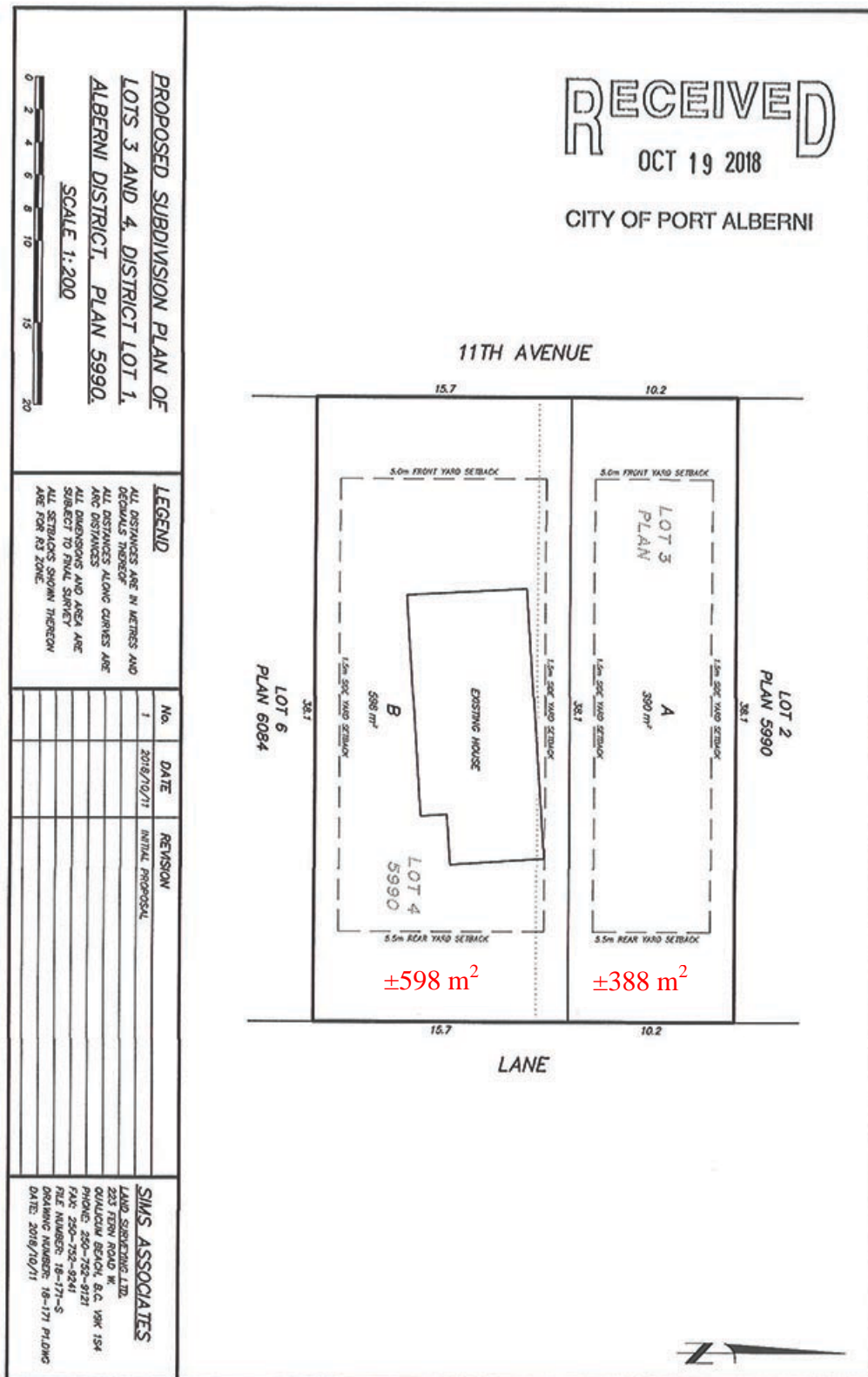


Joseph A. Calenda, MCIP, RPP (Rtch), DTM  
Consulting City Planner to the City of Port Alberni

**SUBJECT PROPERTY – 2549 16<sup>th</sup> Avenue**



3503 11th Avenue

**Conceptual Layout – 2 Lots**

## Bylaw 4832

**R3 – SMALL LOT SINGLE FAMILY RESIDENTIAL**

5.13 The purpose of this *zone* is to provide for greater density in areas of the city that are being redeveloped and where small *lots* already exist.

5.13.1 Permitted usesPrincipal UsesSingle *family dwelling*Accessory Uses*Home occupation*5.13.2 Site Development Regulations

Minimum <i>Lot Area</i>	350 m <sup>2</sup>	(3767 ft <sup>2</sup> )
Minimum <i>Frontage</i>	10 m	(32.8 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	5 m	(16.4 ft)
<i>Rear yard</i>	5.5 m	(18.0 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	0.5	
Maximum Height, <i>Principal Building</i>	10 m	(32.8 ft)
Maximum Number of <i>Principal Building Storeys</i>	2.5	

5.13.3 Conditions of Use

Notwithstanding the provisions of 5.13.2,

- (a) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
- (b) 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*.
- (c) The minimum permitted *setback* from the vehicle entrance of a principal or *accessory building* to a highway other than a *lane* is 5.8 m (19 ft).

PID # 005-935-101

WATER & SEWER SERVICE CONNECTION RECORD CARD

HOUSE NO. 3503 STREET 11th AVE D.L. 1 BLK. 364 LOT 364 PLAN 5990

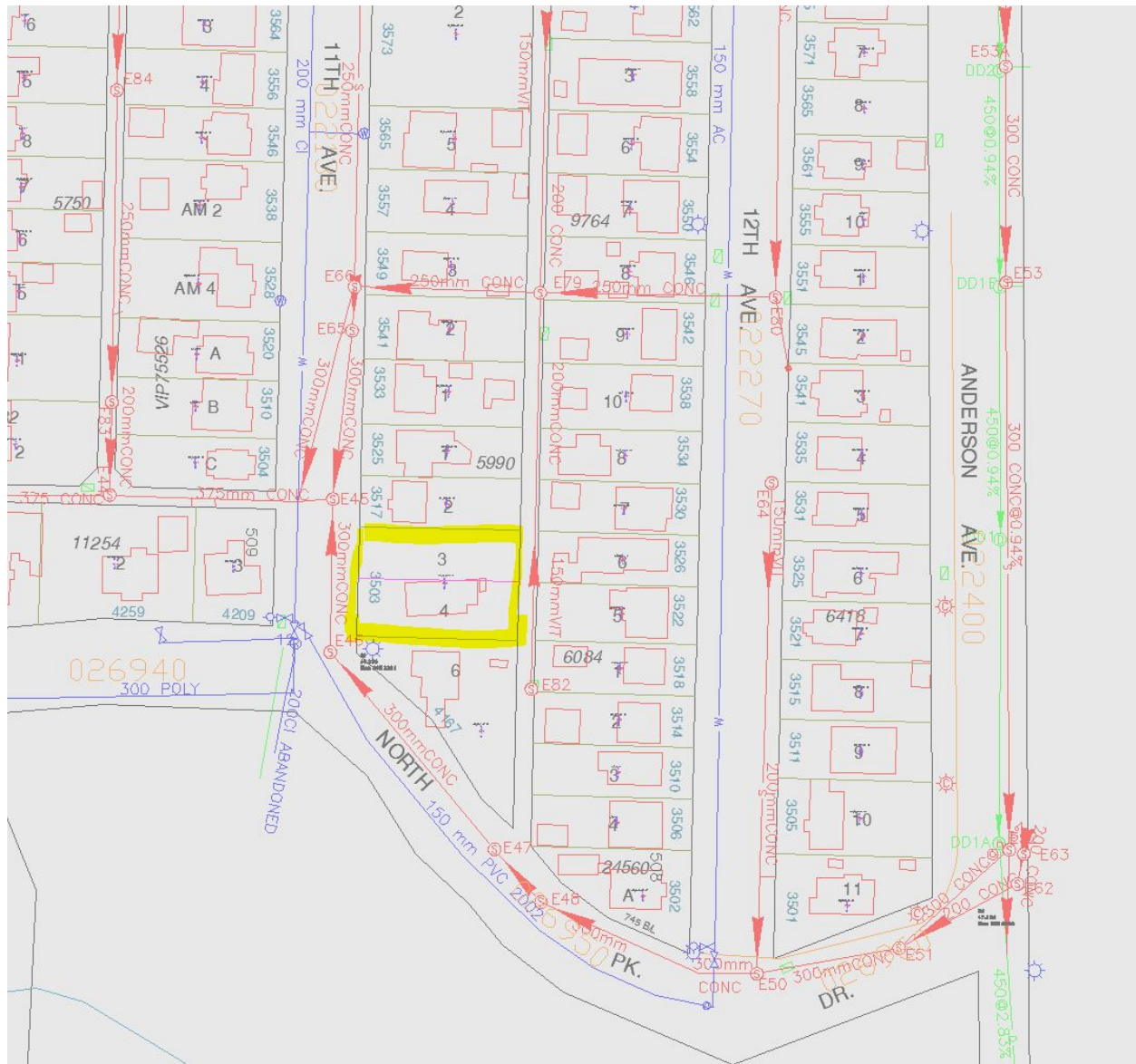
STORM		WATER		SEWER	
INSTALLATION DATE	CONNECTION DATE	INSTALLATION DATE	CONNECTION DATE	INSTALLATION DATE	CONNECTION DATE
SIZE	SIZE	SIZE	SIZE	SIZE	SIZE
LENGTH	DISTANCE FROM MAIN TO CURB STOP	DISTANCE FROM MAIN TO CURB STOP	LENGTH	LENGTH	LENGTH
RISER	CORP. STOP	CORP. STOP	RISER	RISER	RISER
FITTING AT MAIN	CURB STOP	CURB STOP	FITTING AT MAIN	FITTING AT MAIN	FITTING AT MAIN
.....° BENDS	COUPLINGS	COUPLINGS	.....° BENDS	.....° BENDS	.....° BENDS
DEPTH AT PROPERTY LINE	REDUCER	REDUCER	DEPTH AT PROPERTY LINE	DEPTH AT PROPERTY LINE	DEPTH AT PROPERTY LINE
DISTANCE FROM M.H. TO FITTING ON MAIN	MEASURED	MEASURED	DISTANCE FROM M.H. TO FITTING ON MAIN	DISTANCE FROM M.H. TO FITTING ON MAIN	DISTANCE FROM M.H. TO FITTING ON MAIN
MEASURED	MEASURED	MEASURED	MEASURED	MEASURED	MEASURED
				AS SHOWN	

LOT 3 LOT 4 LOT 6

11th AVE

12'

S

**Infrastructure**





## **CITY OF PORT ALBERNI 2019 MEETING SCHEDULE ADVISORY PLANNING COMMISSION**

*(Held in the Committee Room of City Hall, 4850 Argyle Street, Port Alberni BC at 12:00 pm)*

***These meetings are open to the public.***

Thursday, January 17
Thursday, February 21
Thursday, March 21
Thursday, April 18
Thursday, May 16
Thursday, June 20
Thursday, July 18
Thursday, August 15
Thursday, September 19
Thursday, October 17
Thursday, November 21
Thursday, December 19

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