



File # 11.60.00

To: Port Alberni Advisory Planning Commission

Wes Hewitt – Chair	Chief Councillor Cynthia Dick (Tseshaht First Nation)
Seva Dhaliwal – Vice Chair	Larry Ransom - (SD #70 Liaison)
Hedley Crowther	S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)
John Douglas	Councillor Chris Alemany (Council Liaison)
Amy Anaka	Rick Newberry (P.A.F.D. Liaison)
Jim Tatoosh (Hupacasath First Nation)	
Ken McRae	

From: Scott Smith, City Planner

Copy: Councillor Ron Paulson - (Alternate - Council Liaison)
John Bennie - (Alternate - School District #70)
Sgt. Dave Boyce – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Tanis Feltrin / Lisa Krause / Pamela Bouvier - Clerks Department

Date: April 12, 2017

**Re: Advisory Planning Commission Meeting
Thursday, April 20, 2017 at 12:00 pm in the Committee Room at City Hall**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, April 20, 2017 at 12:00 pm in the Committee Room at City Hall**. If you have any questions or are unable to attend please contact Scott Smith at 250-720-2808 (voice mail available).

AGENDA

- 1. Minutes of the February 2, 2017 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw**
2881 Burde Street - Block 19, District Lot 139, Alberni District, Plan 1401A, Except part in Plan 17930 (PID: 003-784-657); and
2911 Burde Street - Amended Block 18 (DD85071N), District Lot 139, Alberni District, Plan 1401A, Except part in Plan 14012 (PID: 0007-435-762)
Applicants: A. McLellan together with M. and C. Ryles
- 3. DEVELOPMENT APPLICATION – Zoning Bylaw amendment**
3994 Anderson Avenue
Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214)
Applicants: C. Minions and C. Braiden

4. **DEVELOPMENT APPLICATION – Zoning Bylaw amendment**
4465 9th Avenue
Lot 3, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-020-999) and;
4453 9th Avenue
Lot 4, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-021-006)
Applicant: K. Poirier
5. **Update** – Director of Development Services - Status of current projects.
6. **Other business.**
7. **Adjournment.** The next regular meeting is scheduled for **May 18, 2017.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on February 2, 2017,
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission

Wes Hewitt – Chair
Seva Dhaliwal – Vice-Chair
Hedley Crowther
John Douglas
Amy Anaka
Ken McCrae
Larry Ransom - (SD #70 Liaison)
Councillor Chris Alemany (Council Liaison)
S. Sgt. Dave Paddock - (R.C.M.P. Liaison)
Rick Newberry Thoen (P.A.F.D. Liaison)

Regrets

Cynthia Dick (C.C. Tseshaht First Nation)
Jim Tatoosh (Hupacasath First Nation)
Jacob Colyn (Parks and Recreation Liaison)

Staff

Scott Smith, City Planner
Cara Foden, Planning Technician

Guests

Penny Tilley (Applicant)
Members of the Public – One (1)

Alternates (not in attendance)

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



1. Adoption of October 20, 2016 Minutes

- Introductions were made around the room and new members of the Commission welcomed.
- The minutes of the October 20, 2016 meeting of the Advisory Planning Commission were adopted.

(Douglas / Crowther) CARRIED

2. Election of Chair and Vice-Chair for 2017

- Members elected the Chair and Vice-Chair for 2017 as follows:
 - Chair – Wes Hewitt by acclamation
 - Vice-Chair – Seva Dhaliwal by acclamation

3. Orientation Package

- City Planner invited the APC members to review the Orientation package and meeting schedule.

**4. DEVELOPMENT APPLICATION – Development Variance Permit
5212 Pineo Road**

- *Lot 1, Block 15, Section 11, Alberni District, Plan 8444, PID: 005-534-895; and*
- *Lot 2, Block B, Section 11, Alberni District, Plan 1728 Except Part in Plan VIP84013, PID: 001-046-561; and*
- *Lot 3, Section 11, Alberni District, Plan 618, Except Part in Plan VIP1728, PID: 001-784-633*

Applicant: R. Stolz and B. Harper

- The City Planner summarized his report to the APC dated January 23, 2017.
- The APC discussed the application as follows:
 - When asked about possible environmental concerns the City Planner indicated that no structures would be approved, on the property, within the required setbacks of the natural boundary of the creek.
 - There was discussion regarding accessory building maximum size, and lot coverage, as those regulations relate to varying lot sizes.

MOTIONS:

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with the necessary Development Variance Permit to vary Zoning Bylaw #4832 as follows:*
 - a. *Vary Section 6.10.5 Accessory Buildings regulations for the total floor area of all accessory buildings, from 75m² (807.3 ft²) to 133 m² (1,432 ft²), on “the property” located at 5212 Pineo Road and legally described as Lot 1, Block 15, Section 11, Alberni District, Plan 8444, PID: 005-534-895; and Lot 2, Block B, Section 11, Alberni District, Plan 1728 Except Part in Plan VIP84013, PID: 001-046-561; and Lot 3, Section 11, Alberni District, Plan 618, Except Part in Plan VIP1728, PID: 001-784-633.*
 - b. *That City Council give notice of intent to consider the issuance of a Development Variance Permit for “the property” located at 5212 Pineo Road and legally described as Lot 1, Block 15, Section 11, Alberni District, Plan 8444, PID: 005-534-895; and Lot 2, Block B, Section 11, Alberni District, Plan 1728 Except Part in Plan VIP84013, PID: 001-046-561; and Lot 3, Section 11, Alberni District, Plan 618, Except Part in Plan VIP1728, PID: 001-784-633.*

(Douglas / Crowther) CARRIED

**5. DEVELOPMENT APPLICATION – Zoning Bylaw Amendment
3575 3rd Avenue**

*Lots 24-25, Block 50, District Lot 1, Alberni District, Plan 197B
(PID's: 000-171-891, 000-171-905)*

Applicant: T. and P. Tilley

- The City Planner summarized his report to the APC dated January 26, 2017.
- The APC discussed the application as follows:
 - The City Planner indicated that the zoning amendments proposed would be Site Specific. and that the amendments proposed would not be applied throughout the whole C3 zone.
 - Safety and Permitting - S.Sgt. D. Paddock (RCMP) asked if the applicants were committed to bringing all of the existing units, including the ones that were constructed without Building Permits, up to standard. He asked if the units would be required to meet the appropriate standards as per the Building Code and Fire Code. The City Planner indicated that the Building Code and Fire Code would be applied and that the Building Permit process would be followed to ensure that the suites were brought into compliance with the codes. The applicant indicated that the building had been equipped with Fire Extinguishers and Smoke Alarms and that it was a safe building.
 - Parking – Current and proposed parking requirements were noted and the applicant indicated that only one of the six dwelling units was currently occupied by a vehicle owner.

- Building Exterior – S.Sgt. D. Paddock (RCMP) commented on the poor condition of the exterior of the building and it was noted that a Development Permit process would not be required. Concerns regarding the building exterior should be addressed as conditions of rezoning and Council may wish to make exterior improvements a condition of rezoning. The applicants indicated that current plans included some pressure washing and paint but that they would be prepared to make more substantial improvements if required.
- Accessibility - The applicant was asked about including some accessibility features in at least one unit at ground level. APC members agreed that they would like to ask Council to consider having the applicant include accessibility features. There is a lack of accessible housing options in that area.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a site specific Zoning Bylaw amendment for 3575 3rd Avenue to permit residential units behind the commercial spaces and that a parking standard of 0.5 parking spaces per dwelling unit be permitted.*
2. *That the Advisory Planning Commission recommends to City Council that the applicant be required to submit elevation plans for façade improvements to the building prior to a public hearing.*
3. *That the Advisory Planning Commission recommends to City Council that the properties be required to be consolidated into one legal parcel prior to final adoption of the bylaw.*

(McCrae / Douglas) CARRIED

6. DEVELOPMENT APPLICATION – Zoning Bylaw Amendment

4849 Regina Avenue

Lot 17, Block 4, District Lot 13, Alberni District, Plan 4455 (PID 000-587-087)

Applicant: P. Tsai

- The City Planner summarized his report to the APC dated January 25, 2017.
- The APC discussed the application as follows:
 - Several members were concerned with the possible encroachment of the neighbouring property owner's deck into the applicant's lot. It is not certain at this time if there is an encroachment. The neighbouring owners had expressed positive feedback regarding the proposal to redevelop the property as the current home is in a state of disrepair.
 - The APC generally support the efforts to encourage infill projects like this one.
 - Hydro's aerial trespass over the neighbouring property will need to be addressed as part of the proposed subdivision along with other details regarding servicing.
 - Setbacks were discussed regarding the small lot zoning.

MOTIONS:

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 Lot 17, Block 4, District Lot 13, Alberni District, Plan 4455 (PID 000-587-087), located at*

4849 Regina Avenue; from R1 - Single 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.

(Ransom / Douglas) CARRIED

7. Update - City Planner - Status of current projects.

Final Adoption / Approval has been given to:

- o "Zoning Bylaw Map Amendment No. 14 (5820 Pierce Road – R. Van Vliet), Bylaw No. 4909"
- o "Official Community Plan Amendment No. 23 (5350 Russell Street - Rainbow Gardens), Bylaw No. 4926"
- o "Zoning Amendment No. 19 (5350 Russell Street - Rainbow Gardens), Bylaw No. 4927"
- o "Development Permit 16-05" located at 4410 Glenwood Dr.
- o "Official Community Plan Amendment No. 22 (2720 Burde Street – Evans), Bylaw No. 4923"
- o "Zoning Amendment No. 17 (2720 Burde Street – Evans), Bylaw No. 4924"

Still Active:


- o "Official Community Plan Amendment No. 19 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4899"
 - o "Zoning Text Amendment T8 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4900"
 - o "Zoning Map Amendment No. 11 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4901"
 - o "Official Community Plan Amendment No. 17 (3333 Burde Street - Harris), Bylaw No. 4889"
 - o "Zoning Map Amendment No. 9 (3333 Burde Street - Harris), Bylaw No. 4890"
 - o "Zoning Amendment No. 18 (4080 McBride Street – Lindsay), Bylaw No. 4925"
- An RFP for city owned property on Gertrude Street was issued in December of 2016.

8. Other business – No other business

- 9. Adjournment** – The meeting adjourned at 1:00 p.m. The City Planner indicated that the next regularly scheduled meeting, February 16, 2017, would likely be cancelled and that the next regularly scheduled meeting would be **March 16, 2017** at 12:00 pm in the Committee Room at City Hall.

(Crowther / Dhaliwal) CARRIED

Davina Hartwell - City Clerk


Wes Hewitt - Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission
FROM: Scott Smith, Director of Development Services
DATE: April 11, 2017

SUBJECT: Development Application – Official Community Plan and Zoning Bylaw Map Amendments
2881 Burde Street (PID: 003-784-657) - Block 19, District Lot 139, Alberni District, Plan 1401A, Except part in Plan 17930; **and**
2911 Burde Street (PID: 0007-435-762) - Amended Block 18 (DD85071N), District Lot 139, Alberni District, Plan 1401A, Except part in Plan 14012
Applicants: A. McLellan, M. and C. Ryles

Issue

To consider an application for amendments to the Official Community Plan Bylaw and the Zoning Bylaw for two properties, 2881 and 2911 Burde Street.

Background

The larger of the two properties (Lot 19) is addressed as 2881 Burde Street and is ~1.7 hectares (~4.2 acres) in size. The frontage on Burde Street is 70.1 m (230.0') and there is one single family house on the southeast portion of the property. The second property (Lot 18) is a vacant parcel addressed as 2911 Burde Street and is ~1.5 hectares (~3.6 acres). The frontage on Burde Street is 27.1 m (88.92'). The property at 2911 Burde Street is fully treed and approximately half of property at 2881 Burde Street is treed. The treed areas of both properties have variable elevation differences and include several small areas with standing water and one small pond on 2881 Burde Street.

The application is for amendments to the OCP Bylaw and to the Zoning Bylaw in order to facilitate a subdivision application. The proposal is for a 13 lot subdivision (see attached concept plan).

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation is 'Future Residential' use on the Official Community Plan Schedule A – Land Use Map for both properties. A map amendment is required to designate both properties as '**Residential**' use.
- b) The Zoning Bylaw designation is currently 'RR1 – Rural Residential' on both properties. A map amendment to the Schedule A - Zoning Bylaw Map is required to designate the properties to '**RR2 – Semi Rural Residential**'.

Discussion

Surrounding Area

The surrounding area is primarily single family residential use in character and includes a variety of lot sizes. There are small acreages, mid-sized lots and several urban sized lots including small lots that were historically created when the area was originally surveyed.

Zoning

The RR2 zone (see attached) allows for development of lots with a minimum frontage of 23 m and minimum lot size of 1160 m². The proposed lots on the concept would have frontages of over 23 m and lot sizes exceeding the minimum lot size.

Infrastructure

Road - There is an existing private easement through the subject properties that is currently used to provide access to homes at 2897, 2899 and 2891 Burde Street. None of these properties have any legal frontage on Burde Street and the private easement will be impacted by the proposed subdivision.

The proposed subdivision will require an extension of Gagne Road to be constructed north from Burde Street to the properties at 2899 and 2891 Burde Street. The developers will be required to dedicate a public road allowance and will be responsible for the costs of road construction prior to subdivision approval. The required road allowance will improve access for 2899 and 2891 Burde Street. The property at 2897 Burde St. will still require a private easement through 2899 Burde Street.

Addressing - The properties at 2897, 2899 and 2891 Burde Street will be required to have new civic house numbers assigned off Gagne Rd. The addressing will be determined as part of the subdivision process.

Water - There is a City water main available along the front of the property on Burde Street. There is also an existing water main located in a right-of-way going north on the property that provides for the services to 2897, 2899 and 2891 Burde Street. This water main may need to be relocated because of the road construction. This will need to be determined by the developer's engineer and approved by the City Engineer.

Sanitary Sewer - The sanitary sewer system does not currently extend to this section of the nearby City of Port Alberni. As part of the engineering design work for the second phase of the Uplands subdivision, the engineering feasibility for a gravity sanitary sewer system further east along Burde Street is being undertaken. During the subdivision process for 2881 and 2911 Burde Street, the feasibility of extending the City sanitary sewer will be examined. The option of an on-site sewage disposal system for each of the proposed lots will also be reviewed.

Storm Drainage – As previously stated the elevation of the treed portions of the properties is variable with areas of standing water. There is an existing large culvert on 2891 and 2899 Burde Street at the north end of the proposed road that appears to drain portions of 2881 Burde Street. A Stormwater Management Plan and Lot Grading Plan will be required to determine proper drainage for the proposed subdivision. The plans will be prepared by the developer's engineer and approved by the City Engineer.

Private Utilities - BC Hydro and other private utilities are available along Burde Street. There is an existing hydro line that goes down the centre of the proposed new road. A new line will need to be designed and installed by the developer.

The detailed issues regarding sanitary and storm sewer, water service and private utilities will be addressed in the preliminary layout approval during the subdivision process. All engineering submissions will be reviewed and approved the City Engineer.

Conclusions

In considering the Official Community Plan and Zoning amendment the Advisory Planning Commission and City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The proposed subdivision is compatible with the character of the existing residential neighbourhood. The extension of the City of Port Alberni sanitary sewer system should be strongly considered. The Planning Department supports the Official Community Plan and Zoning Bylaw amendments.

Recommendations

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of both Block 19, District Lot 139, Alberni District, Plan 1401A, Except part in Plan 17930 (PID: 003-784-657), located at **2881 Burde Street** and Amended Block 18 (DD85071N), District Lot 139, Alberni District, Plan 1401A, Except part in Plan 14012 (PID: 0007-435-762), located at **2911 Burde Street** from 'Future Residential' use to '**Residential**' use.*
2. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone both Block 19, District Lot 139, Alberni District, Plan 1401A, Except part in Plan 17930 (PID: 003-784-657), located at **2881 Burde Street** and Amended Block 18 (DD85071N), District Lot 139, Alberni District, Plan 1401A, Except part in Plan 14012 (PID: 0007-435-762), located at **2911 Burde Street**, from 'FD - Future Development' to '**RR2 – Semi-Rural Residential**'.*
3. *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 a proposed subdivision, from the City of Port Alberni's Approving Officer.*

Respectfully submitted,



Scott Smith, MCIP
Director of Development Services

RR2 – SEMI RURAL RESIDENTIAL

5.10 The purpose of this zone is to provide for low density development of a semi-rural character.

5.10.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary Suite

Supportive housing

5.10.2 Site Development Regulations

Minimum Lot Area	1160 m ²	(12,487 ft ²)
Minimum Frontage	23 m	(75.5 ft)
Maximum Coverage	33%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.4	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of residential units per lot	2	

5.10.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.10.2:
 - (i) The sum of the width of both side yards must be equal to or greater than 20% of the lot width.
 - (ii) On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft) wide.
 - (iii) 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.

CONCEPTUAL LAYOUT



RR2 – SEMI RURAL RESIDENTIAL

5.10 The purpose of this zone is to provide for low density development of a semi-rural character.

5.10.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary Suite

Supportive housing

5.10.2 Site Development Regulations

Minimum Lot Area	1160 m ²	(12,487 ft ²)
Minimum Frontage	23 m	(75.5 ft)
Maximum Coverage	33%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.4	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of residential units per lot	2	

5.10.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.10.2:
 - (i) The sum of the width of both side yards must be equal to or greater than 20% of the lot width.
 - (ii) On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft) wide.
 - (iii) 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.

From Burde St. looking north at 2881 Burde



From Burde St. looking north along private easement.





CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, Director of Development Services

DATE: April 11, 2017

**SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
3994 Anderson Avenue**
Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214)
Applicant: C. Minions and C. Braiden

Issue

To consider an application for a map amendment to the Zoning Bylaw for the property at 3994 Anderson Avenue.

Background

An application has been made to amend the Zoning Bylaw to rezone 3994 Anderson Avenue from R1 – Single Family Residential to R3 – Small Lot Single Family Residential in order to facilitate a subdivision application. The property is a corner lot located on the southwest corner of the intersection of Maitland Street and Anderson Avenue. There is a city lane to the rear of the property. There is an existing house and shed on the property. The applicant proposes to demolish the existing shed and subdivide the lot into two small residential lots.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on **3994 Anderson Avenue**, Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214), is currently 'Residential' on the Official Community Plan Schedule A – Land Use Map. No amendments are required.
- b) The property at **3994 Anderson Avenue**, Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214), is currently zoned R1 - Single Family Residential. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is required to designate the property as **R3 – Small Lot Single Family Residential**.

Discussion

Zoning:

The property at 3994 Anderson Avenue has frontage along Anderson Avenue of ±17 metres (55.89 ft.) and a lot area of ±836.4 m² (9002.7 ft²). The lot depth along Maitland Street is 49.1 metres (161.08 ft.).

The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m² (3,767 ft²). With the total site area being ±836.4 m² (9002.7 ft²) it would be possible to create two smaller lots that would each exceed the minimum lot size requirement of 350 m². The maximum site coverage permitted in the R3 zone is 50% which is adequate to allow development if the parcel is subdivided into two lots. The site frontage facing Anderson Avenue would not change for the existing residence. See attached proposed site plan.

Each lot would have an area of ±419.7 m², with the vacant lot having a developable building envelope of ±136 m² (±1460 ft²). The existing house meets the front yard setback (from Anderson Ave.) requirements however the side yard setback off the flanking (Maitland St.) street is only 2.6 m, falling short of the required 3 m. The proposal does not change the location of the side yard for the existing home and therefore a Development Variance is not required under Local Government Act (Section 529) provisions. The proposed new lot will have ±24.5 m of frontage along Maitland Street. Prior to subdivision approval the applicant will be required to remove the existing shed to allow for the creation of a lot

Surrounding Area

The area is predominately single family residential use. Several small lot rezoning applications have been approved in the neighbourhood in recent years.

To the west: Although the use is primarily Single Family Residential there is a mixed use component that includes, Commercial (Yellow River Restaurant) and Small Lot Residential.

To the south: Properties to the immediate south are mostly Single Family Residential use with some Small Lot Single Family Residential and Multi-Family use included as well.

To the north: The City owned Russell Park soccer and ball fields are directly adjacent, across Maitland St., to the north.

To the east The neighbourhood to the east is almost exclusively Single Family Residential use.

Infrastructure

The City water and sanitary service connections for the existing house are located as per the service card (see attached). Storm connections are not available as there is no storm main located in that area.

Water: There are water mains along both Anderson Avenue and Maitland Street and the new lot will require a connection to the Maitland Street water main line.

Sewer: Sewer main runs along Maitland Street and also along the lane to the rear of the site.
Private

Utilities: A new hydro pole has been installed along Maitland Street with a new service to the existing house that can also provide for service to the proposed new lot. There are private utilities along the rear lane. The existing Telus and/or cable lines from the rear lane to the existing house will trespass over the new proposed lot and this issue will need to be resolved.

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.

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.

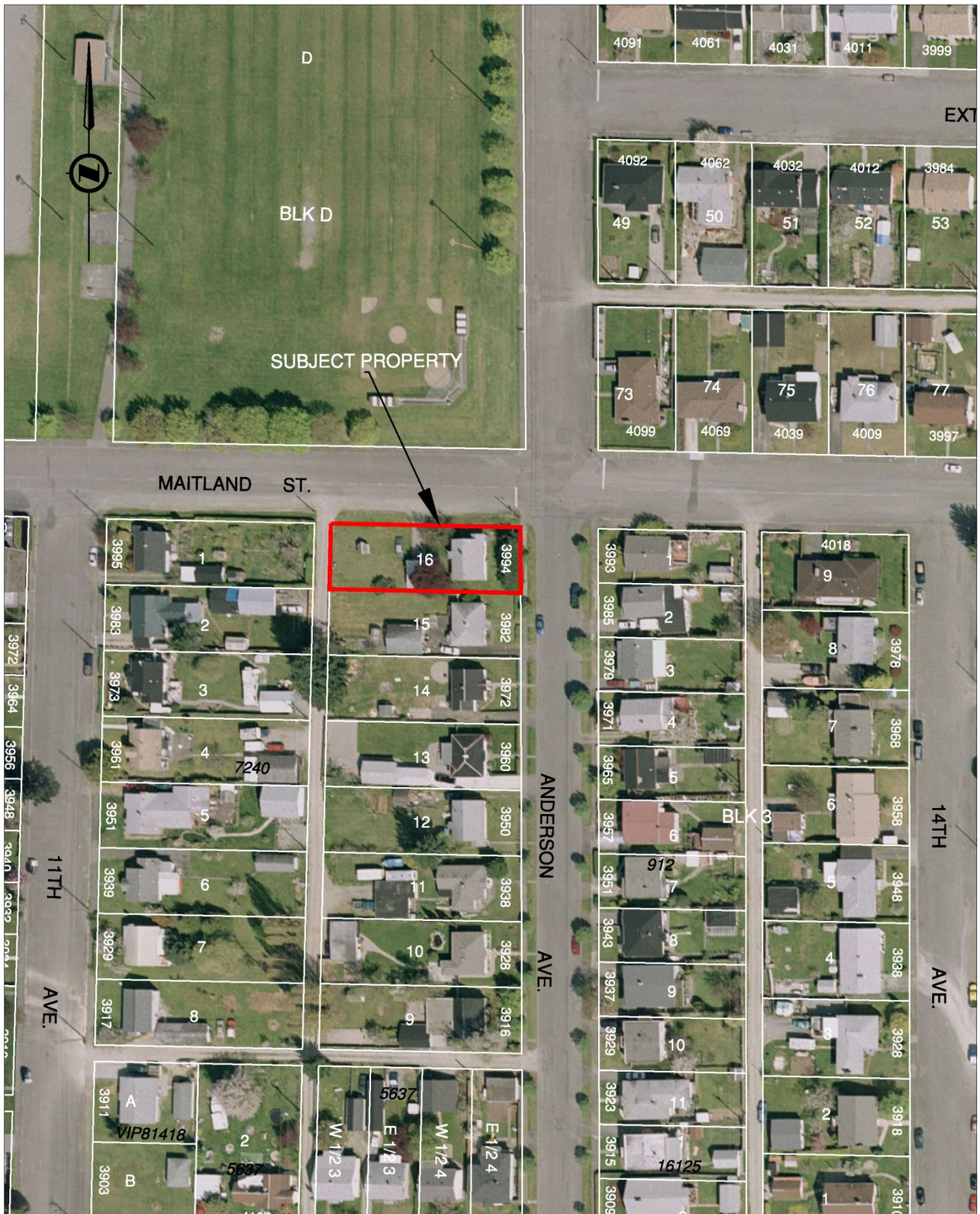
Recommendations

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 Lot 16, District Lot 1, Alberni District, Plan 7240 (PID 005-743-214) located at **3994 Anderson Avenue**; from R1 - Single 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,

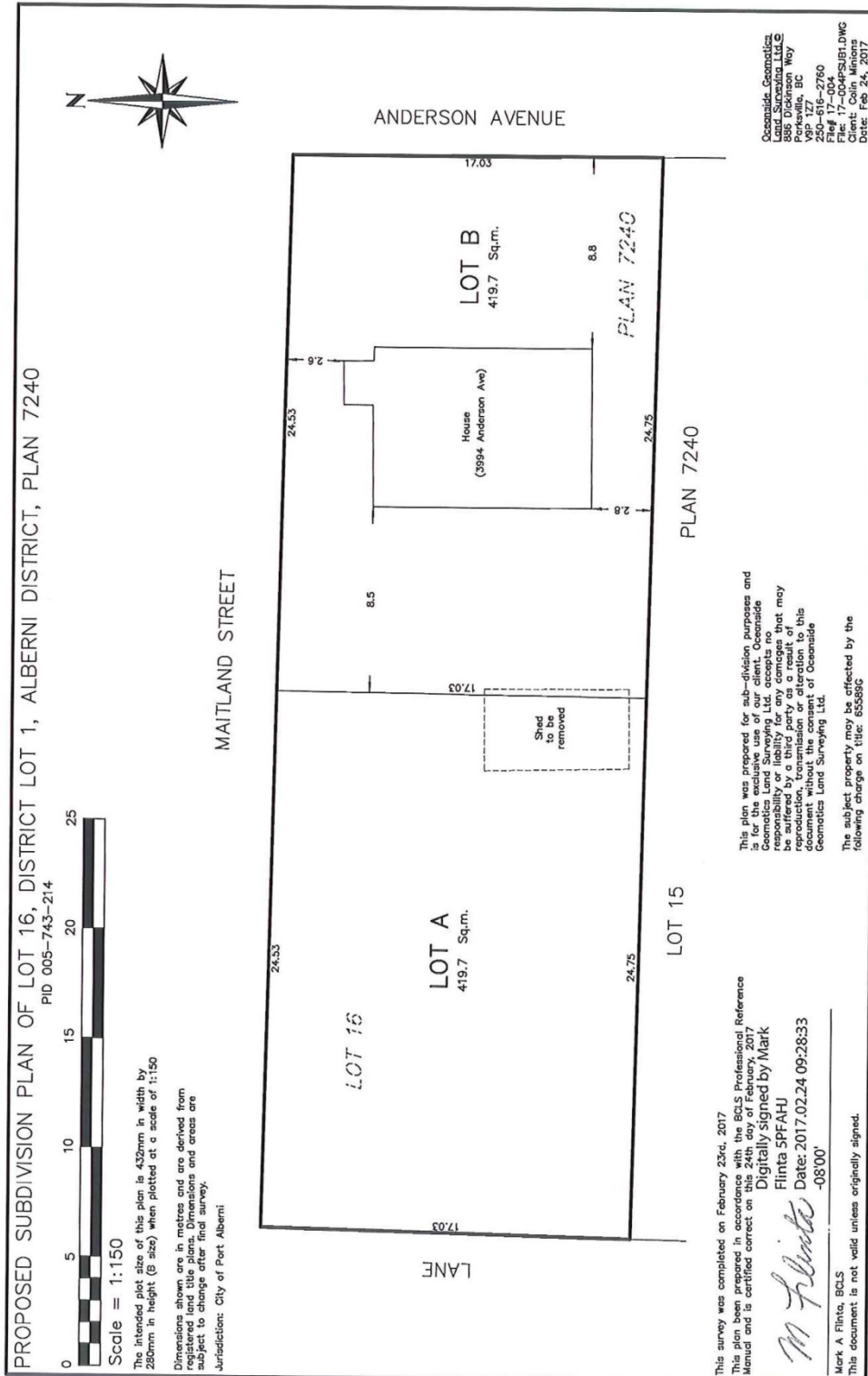


Scott Smith, MCIP
Director of Development Services



SUBJECT PROPERTY - 3994 ANDERSON AVENUE

PROPOSED LAYOUT



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 uses

Principal Uses

Single *family dwelling*

Accessory Uses

Home *occupation*

5.13.2 Site Development Regulations

Minimum <i>Lot Area</i>	350 m ²	(3767 ft ²)
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,

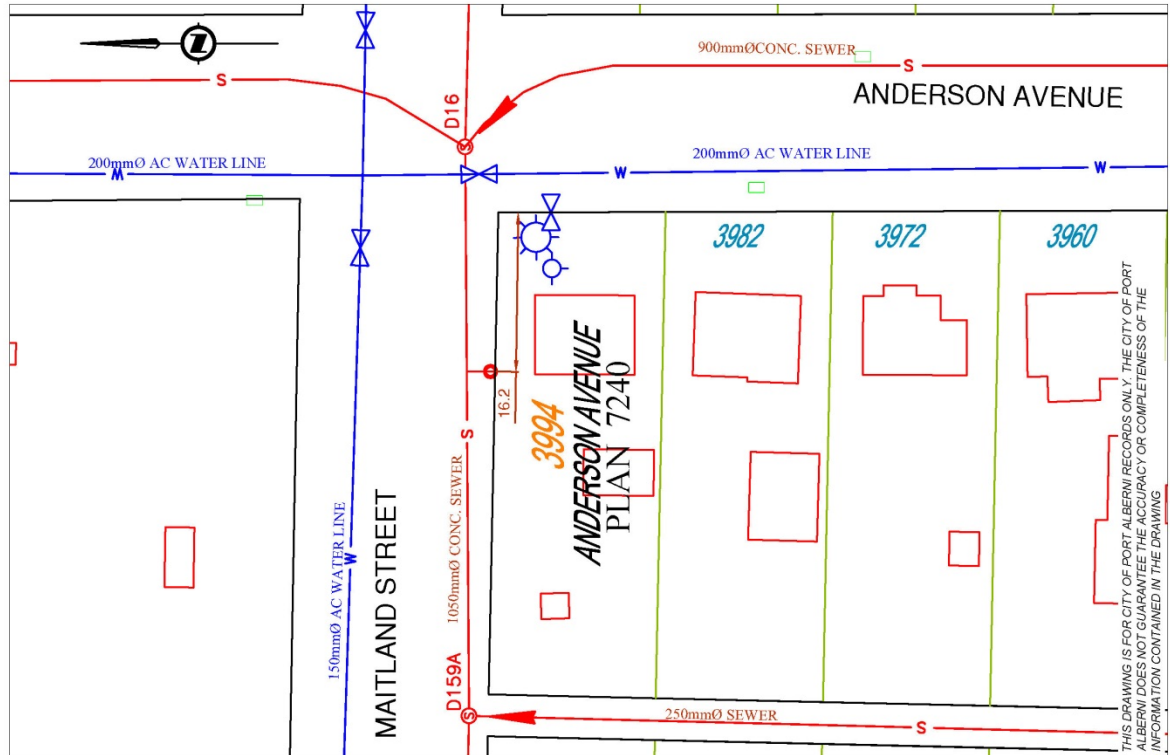
- (a) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
- (b) For single *family dwellings* having no carport or attached *garage* and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement 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).

WATER & SEWER SERVICE CONNECTION RECORD

NOTE: Distances in metres unless otherwise shown

HOUSE # 3994	STREET # ANDERSON AVENUE	LOT # 16
DISTRICT LOT # 1	BLOCK # -	PLAN # 7240
INSTALLATION DATE -	INSTALLATION DATE UNKNOWN	INSTALLATION DATE FEBRUARY 24, 2015
CONNECTION DATE -	CONNECTION DATE UNKNOWN	CONNECTION DATE FEBRUARY 24, 2015
SIZE -	SIZE -	SIZE PVC
DIST. MAIN TO P/L -	DISTANCE FROM MAIN TO CURB STOP -	LENGTH 5.4
RISER -	CORP. STOP -	RISER -
FITTING AT MAIN -	CURB STOP -	FITTING AT MAIN HOLE
BENDS -	COUPLINGS -	BENDS 22.5°
DEPTH AT P/L -	REDUCER -	DEPTH AT P/L 1.5
DIST. from D/S M.H. TO FITTING ON MAIN -	SHUT OFF DEPTH -	DIST. from D/S M.H. TO FITTING ON MAIN -
MEASURED -	MEASURED -	MEASURED -C/O 16.2m W OF NE PROPERTY CORNER.

NOTES:







CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, Director of Development Services

DATE: April 11, 2017

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
4465 9th Avenue - Lot 3, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-020-999) and;
4453 9th Avenue - Lot 4, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-021-006)
Applicant: Karen Poirier

Issue

To consider an application for a map amendment to the Zoning Bylaw for the subject properties at 4465 and 4453 9th Avenue.

Background

An application has been made to amend the Zoning Bylaw to rezone 4465 and 4453 9th Avenue from R1 – Single Family Residential to R3 – Small Lot Single Family Residential in order to facilitate a subdivision application. The properties are located mid-block, between Cedarwood Street and Dogwood Street, on the east side of 9th Avenue. The applicant proposes to subdivide each of the two lots into two small residential lots.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on both **4465 and 4453 9th Avenue** is 'Residential' on the Official Community Plan Schedule A – Land Use Map. No amendments are required.
- b) The properties at **4465 and 4453 9th Avenue** are zoned 'R1 - Single Family Residential' on the Zoning Bylaw Schedule - A Zoning Map. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is required to designate both properties as '**R3 – Small Lot Single Family Residential**'.

Discussion

Zoning:

The properties at 4465 and 4453 9th Avenue are each ± 24.4 metres (80 ft.) wide by ± 29.6 metres (97 ft.) deep. Each lot is ± 721 m² (7,760 ft²). The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m² (3,767 ft²).

The proposed layout (see attached) would subdivide each of the two subject properties into two lots for a total of four lots that would each exceed the minimum lot size requirement of 350 m². The maximum site coverage permitted in the R3 zone is 50% which is adequate to allow development of each small lot. Each of the four new lots would have frontage of ± 12.2 metres (40 ft.) and a lot area of ± 360.5 m² ($\pm 3,880$ ft²). The developable building envelope for each lot would be ± 175.7 m² ($\pm 1,891$ ft²).

Surrounding Area

The land use to the north, south and west of the site is predominately single family residential. A City lane to the rear of the site separates the single family residential neighbourhood from the area to the east where properties, fronting on 10th Avenue, include a mix of commercial and light industrial businesses.

The wider neighbourhood is comprised of more single family residences, multi-family residential developments, Fall Fair grounds, Alberni District Secondary School and major recreation areas.

Infrastructure

The City water and sanitary service connections for 4453 9th Ave. (Lot 4) are located as per the service card (see attached). There is no record of any connections on Lot 3. Storm connections are not available as there is no storm main located nearby. (see attachment showing current infrastructure)

Water: There is a water main along 9th Avenue that will be available to provide for the required connections of all four new lots. An existing connection on Lot 4 will need to be recertified or replaced.

Sewer: There is no sanitary sewer main line along 9th Avenue. The properties to the north of the site connect to the sewer main on Cedarwood Street. The property to the south of the site connects to a sewer main running through a narrow City property directly adjacent to the south of Lot 4. An existing connection on Lot 4 will need to be recertified or replaced. A short sanitary sewer main extension will be required to provide service to the proposed subdivision.

Access: New driveway access through the existing sidewalk will need to be installed.

Private

Utilities: There are private utilities along the rear lane that will be able to provide for services to the proposed subdivision.

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.

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 **4465 9th Avenue** - Lot 3, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-020-999) and; **4453 9th Avenue** - Lot 4, Block 4, District Lot 1, Alberni District, Plan 11410 (PID 005-021-006) from 'R1 - Single 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,

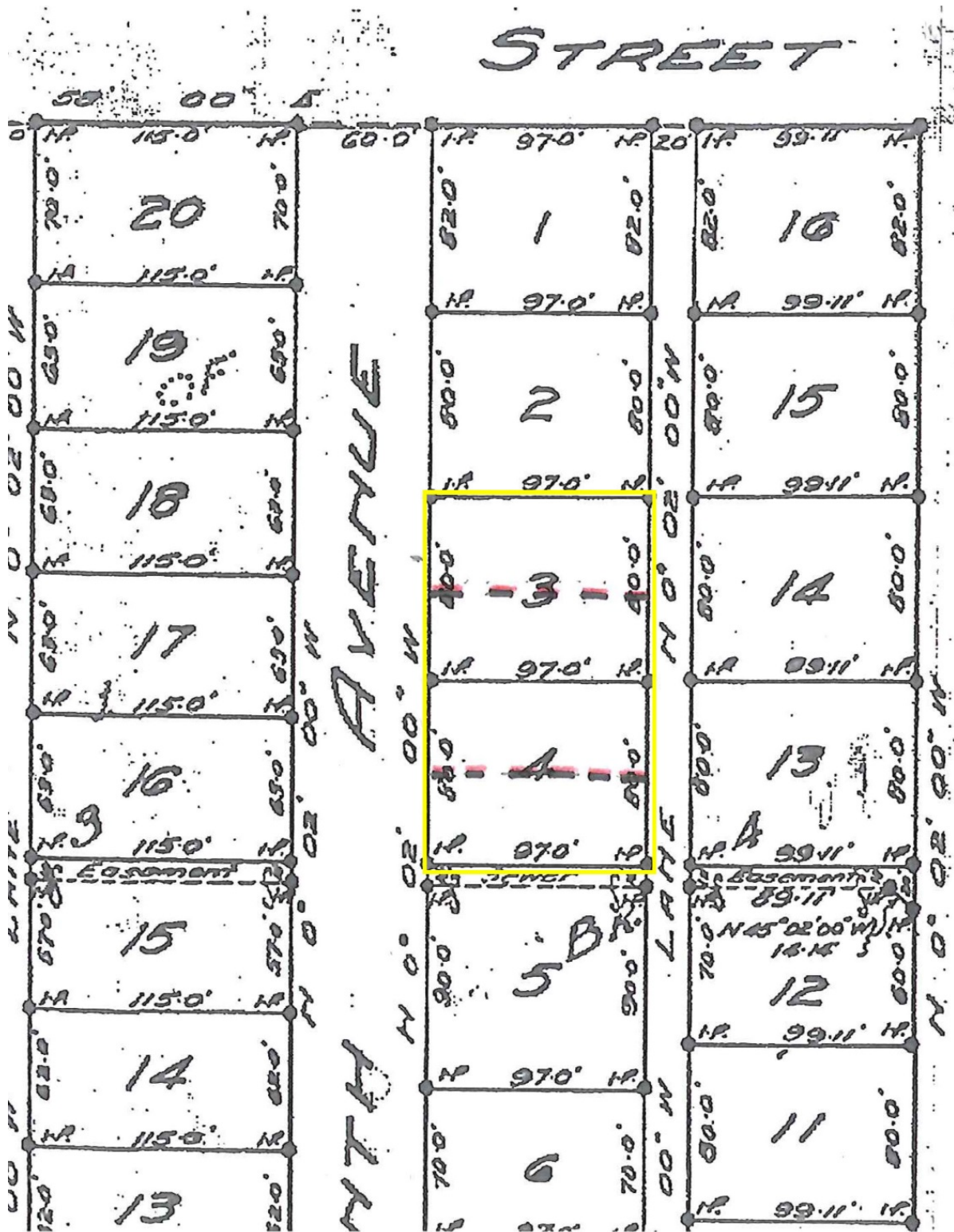


Scott Smith, MCIP
Director of Development Services

SUBJECT PROPERTIES



PROPOSED LAYOUT



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 uses

Principal Uses

Single *family dwelling*

Accessory Uses

Home *occupation*

5.13.2 Site Development Regulations

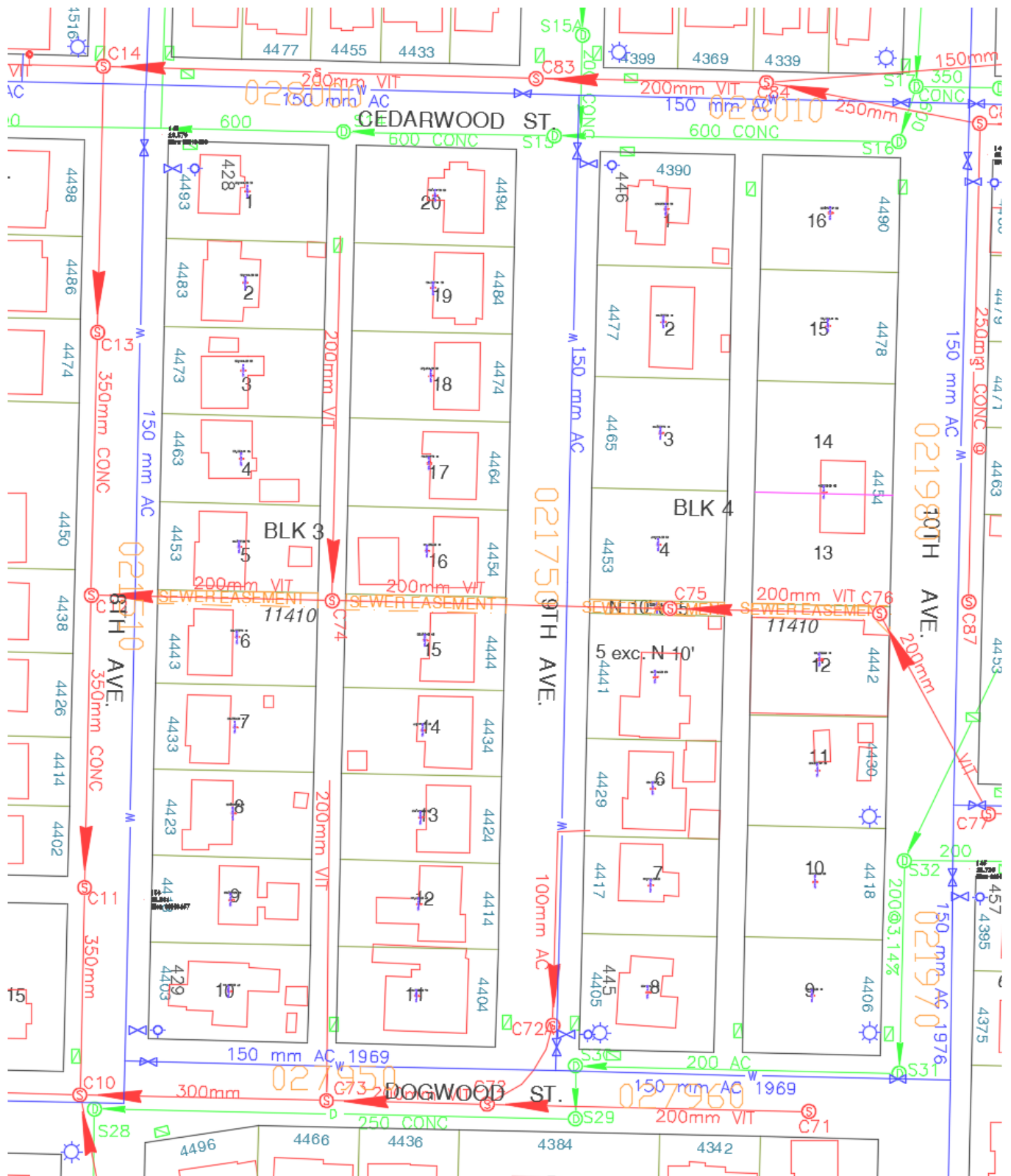
Minimum <i>Lot Area</i>	350 m ²	(3767 ft ²)
Minimum <i>Frontage</i>	10 m	(32.8 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks:</i>		
<i>Front yard</i>	5 m	(16.4 ft)
<i>Rear yard</i>	5.5 m	(18.0 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	0.5	
Maximum Height, <i>Principal 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*.
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CURRENT INFRASTRUCTURE





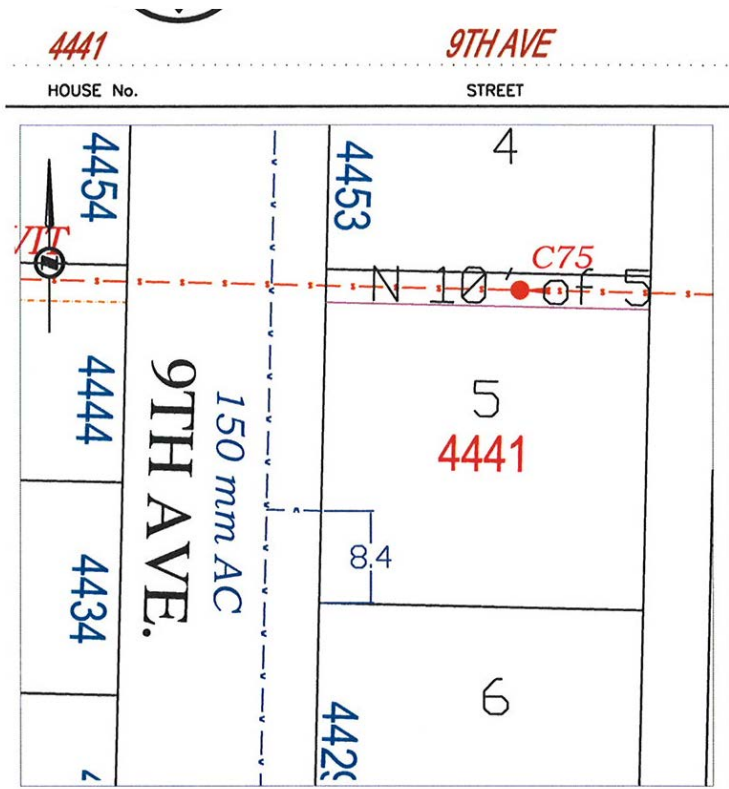
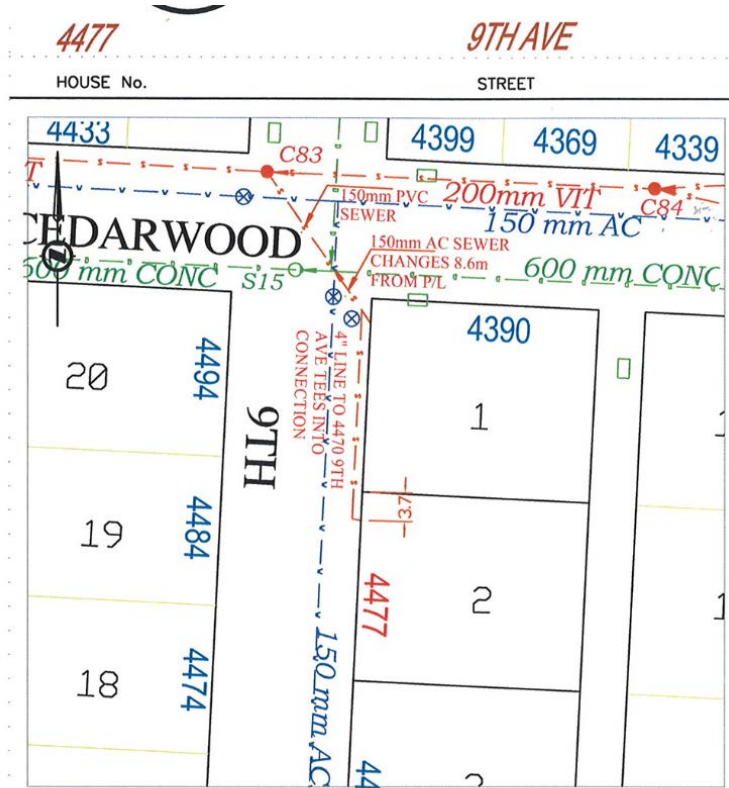
WATER & SEWER SERVICE CONNECTION RECORD CARD

NOTE: Distances in meters unless otherwise shown

THIS DRAWING IS FOR CITY OF PORT ALBERNI RECORDS ONLY. THE CITY OF PORT ALBERNI DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE DRAWING

4453 NINTH AVE. 1 4 4 11410

HOUSE No.	STREET	D.L.	BLK.	LOT	PLAN
4453	NINTH AVE.	1	4	4	11410
STORM			WATER		
INSTALLATION DATE			INSTALLATION DATE		
CONNECTION DATE			CONNECTION DATE		
SIZE	mm	SIZE	50	SIZE	mm
LENGTH		DISTANCE FROM MAIN TO CURB STOP	METER	LENGTH	
RISER		CORB. STOP		RISER	
FITTING AT MAIN		CURB STOP		FITTING AT MAIN	
..... BENDS		COUPLINGS	 BENDS	
DEPTH AT PROPERTY LINE		REDUCER		DEPTH AT PROPERTY LINE	
DIST from D/S M.H. TO FITTING ON MAIN		SHUT OFF DEPTH		DIST from D/S M.H. TO FITTING ON MAIN	
MEASURED		MEASURED	4.3M N. OF S. P.L.	MEASURED	



From 9th Avenue facing northeast.



From 9th Avenue facing southeast.

