



File # 11.60.00

To: Port Alberni Advisory Planning Commission

Chris Colclough - Chair
Wes Hewitt – Vice Chair
Vern Barnett
Seva Dhaliwal
Linda Kelsall
Larry Ransom - (SD #70)

Jim Tatoosh (Hupacasath First Nation)
Janice Johnson (Tseshah First Nation)
S. Sgt. Dave Paddock - (R.C.M.P. Liaison)
Councilor Chris Alemany (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)

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)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department

Date: September 9, 2015

Re: Advisory Planning Commission Meeting
Thursday, September 17, 2015 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, September 17, 2015 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 July 30, 2015 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION – Zoning Bylaw Map Amendment**
4965 Gordon Ave - Lot 2, District Lot 13, Alberni District, Plan VIP16048, Except part in Plan VIP81280. (PID: 004-013-051)
Applicant: J. and C. Hall
- 3. Update - City Planner - Status of current projects.**
- 4. Other business.**
- 5. Adjournment. - The next regular meeting is scheduled for October 15, 2015.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on July 30, 2015
in the Committee Room at City Hall at 12:00 p.m.)**

Advisory Planning Commission

Chris Colclough (Chair)
Wes Hewitt (Vice-Chair)
Vern Barnett
Diane Currie
Jim Tatoosh (Hupacasath First Nation)
Linda Kelsall
Seva Dhaliwal
Larry Ransom (S.D.70)
Councillor Chris Alemany (Council Liaison)
S. Sgt. Dave Paddock - (R.C.M.P. Liaison)
Randy Thoen (P.A.F.D. Liaison)

Staff

Scott Smith, City Planner
Cara Foden, Planning Technician

Guests

Elliott Drew- Applicant

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Ron Paulson (Alternate – Council)
Sgt. Dave Boyce (Alternate - R.C.M.P.)

Regrets

Janice Johnson (Tseshah First Nation)



1. Adoption of June 25, 2015 Minutes

- Introductions were made around the room.
- The minutes of the June 25, 2015 meeting of the Advisory Planning Commission were adopted.

(W. Hewitt / V. Barnett) CARRIED

2. DEVELOPMENT APPLICATION – Development Variance Permit 87

4065 6th Avenue - That part of Lot 16, District Lot 1, Alberni District, Plan 136852 lying to the North of a boundary parallel to and perpendicularly distant 150 feet from the Northerly boundary of said Lot 16

(PID: 004-625-919)

Applicant: E. Drew agent for Slammer's Gym Inc.

The City Planner summarized his report to the APC dated July 23, 2015.

- The APC discussed the application as follows:
 - Parking was the focus of discussion with Mr. Drew noting that the gravel strip covering underground services on the adjacent City property/park was often used for parking. The City Planner noted that off-site parking could not be considered to meet the Bylaw requirements but that the site was uniquely located and surrounded by other uses which did not typically have to compete for parking.
 - The Wallace Street hydro and gas lines are located to the north in a R.O.W. which is not used for anything else and on-street parking is often available there as well.
 - R.C.M.P. liaison reported that there had not been any parking related complaints in the area of the former Italian Hall despite large events being frequently held there.
 - The applicant was asked if 80 seats was necessary for the Restaurant. Mr. Drew responded that although the building and space are large it was felt that 80 seats was the appropriate number for the venue.
 - The required parking for the Restaurant use is 20 spaces, those making up the largest portion of the requested 17 space Variance. The hours for the restaurant will be 4pm to 12:00 am and parking needs do not currently interfere with the operations or hours of the adjacent Funeral Home. Funerals generally take place much earlier in the day.
 - The nearby gym closes at 9pm on weekdays and 5pm on weekends.
 - Provincial Liquor regulations have necessitated the operation of a restaurant as the Italian Hall is no longer being operated by a non-profit society and the owners cannot obtain Event Licenses as was done in the past.

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 7.9 Required Amount of Parking regulations from 33 parking spaces to 16 parking spaces, a variance of 17 parking spaces for the property located at 4065 6th Avenue.*
2. *That City Council direct staff to give notice of intent to consider the issuance of Development Variance Permit No. 87 for 4065 6th Avenue.*

(W. Hewitt / V. Barnett) CARRIED

3. DEVELOPMENT APPLICATION – Development Variance Permit 88

3033 - 3rd Ave.- Lot A (DD EC48539) Block 55, District Lot 1, Alberni District, Plan VIP197B
(PID: 013-965-492)

Applicant: J. Saroya

The City Planner summarized his report to the APC dated July 23, 2015.

- The APC discussed the application as follows:
 - Site lines and visibility may be impacted for nearby businesses and residences but the severity of the impact was not determined and a study would be required to do so. It is likely that buildings impacted would be impacted similarly if a 4 storey building, which would be permitted on the site, were to be constructed.

- Most APC members felt the economic benefits of the development of additional housing in the uptown area would be significant.
- The site topography works well in helping to mitigate the height impacts for residential homes to the east.
- P.A.F.D. noted that some existing residences already have compromised site lines and would not see any change.
- It was noted that the building will contain one elevator.
- It is not known at this time if the proposed development will be a strata or if there will be any units geared to low income. The units will be small, two bedroom/ 2 bathroom units.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with varying Section 5.24.2 Site Development Regulations, Maximum Height, Principal Building from 14.0 metres to 17 metres, a variance of 3 metres, on Lot A (DD EC48539), Block 55, District Lot 1, Alberni District, Plan VIP197B, PID: 013-965-492 (3033 3rd Avenue).*
2. *That the Advisory Planning Commission recommends to City Council that the City proceed with Varying Section 5.24.2 Site Development Regulations, Maximum Number of Principal Building Storeys from 4 to 5, a variance of 1 storey, on Lot A (DD EC48539), Block 55, District Lot 1, Alberni District, Plan VIP197B, PID: 013-965-492 (3033 3rd Avenue).*
3. *That the Advisory Planning Commission recommends to City Council that City Council proceed to give notice of intent to consider the issuance of a Development Variance Permit for Lot A (DD EC48539), Block 55, District Lot 1, Alberni District, Plan VIP197B, PID: 013-965-492 (3033 3rd Avenue).*

(L. Ransom / V. Barnett) CARRIED

4. Update – Status of current projects

The City Planner updated the APC with regards to the following projects:

- Council Adopted/Authorized the following Bylaws and Permits:
 - a) “Official Community Plan Amendment No. 16 (4th Avenue – Friendship Centre), Bylaw No. 4877”
 - b) “Zoning Map Amendment No. 7 (4th Avenue – Friendship Centre) Bylaw No. 4878”
 - c) “Zoning Text Amendment No. T6 (Site Specific Use – P1 (Institutional), Bylaw No. 4879”.
 - d) Development Variance Permit No. 86 – 4065 McBride Street was authorized. Service agreements and an exchange of land for road dedication will be required before development can proceed.
- Building Permit numbers are not high this year but are up slightly from last year.

5. Other Business

- Members asked about the large rooftop blow up sign on Slammer's Gym. The City Planner advised that the sign was contrary to the Sign Bylaw and that Mr. Drew had indicated to him that the sign will be removed.
- The City Planner advised the APC that Diane Currie has submitted her resignation from the Commission and thanked Diane for her participation and contribution.

6. **Adjournment** – The meeting adjourned at 1:00 p.m. The next meeting will be **August 20, 2015** at 12:00 pm in the Committee Room at City Hall.

(L. Kelsall / J. Tatoosh) CARRIED



City Clerk

Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: September 9, 2015

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment

4965 Gordon Avenue

Lot 2, District Lot 13, Alberni District, Plan VIP16048, Except part in Plan VIP81280
(PID: 004-013-051)

Applicants: J. and C. Hall

Issue

To consider an application for a map amendment to the Zoning Bylaw Schedule A (Zoning Map) for the subject property at 4965 Gordon Avenue.

Background

An application has been made to amend the Zoning Bylaw to rezone 4965 Gordon Avenue from R1 – Single Family Residential to R3 – Small Lot Single Family Residential in order to facilitate a subdivision application. The property is on the corner of Gordon Avenue and Virginia Road and there is currently a house and two small sheds on the property. The proposal would be to subdivide the property to create two residential lots.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on **4965 Gordon Avenue**, Lot 2, District Lot 13, Alberni District, Plan VIP16048, Except part in Plan VIP81280 (PID: 004-013-051), is currently Residential on the Official Community Plan Schedule A – Land Use Map. No amendment is required.
- b) The Official Community Plan does not include **4965 Gordon Avenue**, Lot 2, District Lot 13, Alberni District, Plan VIP16048, Except part in Plan VIP81280 (PID: 004-013-051) in any Development Permit Area on the Official Community Plan Schedule B – Development Permit Areas Map. No amendment is required.
- c) The property at **4965 Gordon Avenue**, Lot 2, District Lot 13, Alberni District, Plan VIP16048, Except part in Plan VIP81280 (PID: 004-013-051), is currently 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 the property as **R3 – Small Lot Single Family Residential**.

Discussion

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 property at 4965 Gordon Avenue has frontage along Gordon Avenue of 25.3 metres (83 ft.) and a lot area of 1486.8 m² (16,004 ft²). The frontage along Virginia Road is 58.6 metres (192.4 ft). If rezoned and subdivided, the existing house and one shed would occupy the larger (\pm 926 m²) of the two lots. The smaller (\pm 554 m²) proposed lot is currently occupied only by a small shed in the northeast corner. Each lot would exceed the minimum lot size requirements (350 m²) of the R3 zone.

Proposed Lot 1 is slightly larger due to the location of the existing buildings and required setbacks. As the smaller lot is vacant the legal frontage will become Virginia Road. The size of the lot would allow for a 176 m² (1,894 ft²) building envelope to accommodate a single family home. The building envelope is well within the 50% maximum lot coverage permitted.

Surrounding Area

The area is predominately single family residential with a mix of lot sizes. To the south along Gordon Avenue there is a 6 unit strata development on the northeast corner of Gordon Avenue and Ballson Road. Arrowsmith Baptist Church is nearby along Glenside Road to the north.

Infrastructure

The City water, sanitary and storm service connections for the existing house are located roughly mid lot on the Gordon Avenue frontage. The proposed subdivision will not impact these service connections. There are City services available along Virginia Road in order to provide service to Proposed Lot 2. There are overhead private utilities located along Virginia Road that should be able to provide service to Proposed Lot 2. The detailed issues regarding servicing requirements will be covered under the Preliminary Layout Approval letter during the subdivision process.

Strategic Plan Implications

Responsible, livable and environmentally sustainable community

The proposed small lot subdivision meets the strategic goal of a livable and sustainable community.

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 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 2, District Lot 13, Alberni District, Plan VIP16048, Except part in Plan VIP81280 (PID: 004-013-051), located at **4965 Gordon 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
City Planner



D.M. POLLOCK LAND SURVEYING LTD.,
D.M. POLLOCK, B.A., B.C.L.S.
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MS. DOROTHY CLARKSTONE,
NOTARY PUBLIC,
4679 ELIZABETH STREET,
PORT ALBERNI, B.C., V9Y 6L8

DEAR MADAM:

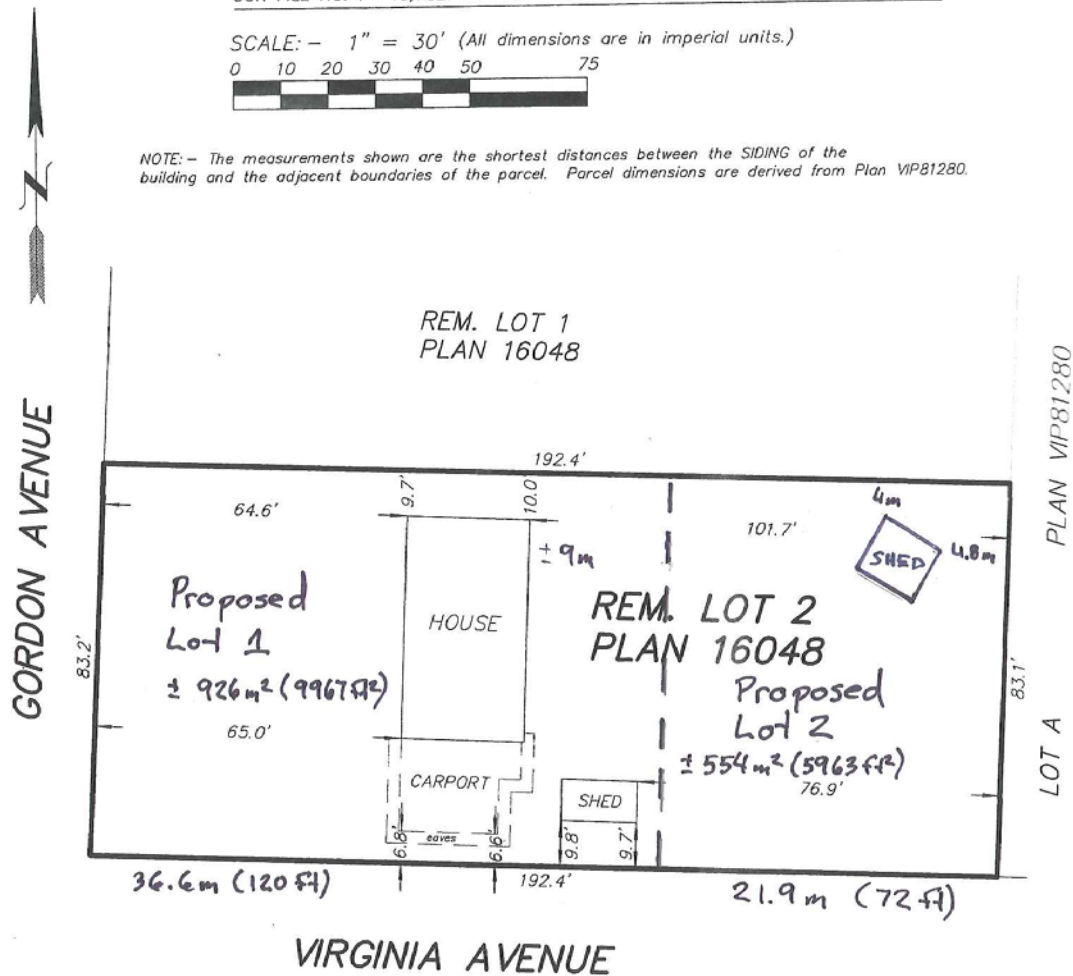
RE: HOUSE CONSTRUCTED ON LOT 2, DL. 13, ALBERNI DISTRICT, PLAN 16048, EXCEPT
PART IN PLAN VIP81280. 4965 GORDON AVENUE. (HALL)
OUR FILE NO. :- 15,782. PID - 004-013-051.

SCALE: - 1" = 30' (All dimensions are in imperial units.)

0 10 20 30 40 50 75



NOTE: - The measurements shown are the shortest distances between the SIDING of the building and the adjacent boundaries of the parcel. Parcel dimensions are derived from Plan VIP81280.



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 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).

