



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on August 17, 2017,  
in the Committee Room at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission**

Wes Hewitt – Chair  
Seva Dhaliwal – Vice-Chair  
Jim Tatoosh (Hupacasath First Nation)  
Larry Ransom - (SD #70 Liaison)  
John Douglas  
Ken McCrae  
Councillor Chris Alemany (Council Liaison)  
Rick Newberry Thoen (P.A.F.D. Liaison)

**Staff**

Scott Smith, Director of Development Services  
Cara Foden, Planning Technician

**Guests**

Members of the Public – 0  
G. Knutson, Applicant

**Regrets**

Hedley Crowther  
Amy Anaka  
Cynthia Dick (C.C. Tseshah First Nation)  
S. Sgt. Dave Paddock (R.C.M.P. Liaison)  
Rob Gaudreault (Parks Operations Liaison)

**Alternates (not in attendance)**

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



**1. Adoption of June 15, 2017 Minutes**

- Introductions were made and the applicant welcomed.
- The minutes of the June 15, 2017 meeting of the Advisory Planning Commission were adopted.

**( Douglas / Tatoosh) CARRIED**

**2. DEVELOPMENT APPLICATION – Zoning Bylaw**

**4850 Regina Avenue**

*Lots 10-12, Block 1, District Lot 13, Alberni District, Plan VIP4455  
(PID's: 006-084-028, 006-083-951, 006-084-044)*

**Applicant:** G. Knutson

- The Director of Development Services (D.D.S.) summarized his report to the APC dated August 10, 2017.
- The APC discussed the application as follows:
  - Laneway access will continue to be fully dedicated for public use.
  - Renovations required will include the installation of residential washroom and laundry facilities. A Building Permit to obtain residential Occupancy will also be required.

## **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 Lots 10-12, Block 1, District Lot 13, Alberni District, Plan VIP4455 (PID's: 006-084-028, 006-083-951, 006-084-044), located at **4850 Regina Avenue**; from 'P1 – Institutional' to '**R2 – One and Two 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 a Public Hearing is scheduled:*
  - a. *A Site Survey locating all existing structures on Lots 10 and 11.*
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. *Consolidate Lots 10 and 11 into one legal parcel.*
  - b. *Application for a Building Permit to convert the former church building to a residential dwelling.*

**( McCrae / Dhaliwal ) CARRIED**

### **3. Update - City Planner - Status of current projects.**

- "Zoning Bylaw Amendment No. 24 (3790 Meares Drive – Blue), Bylaw No. 4944" was given 3<sup>rd</sup> Reading.
- "Zoning Bylaw Amendment No. 23 (4465 and 4453 9th Avenue – Poirier), Bylaw No. 4937" – Applicant has received PLA for proposed subdivision. The Bylaw will come to Council for Final Adoption on September 5.
- "Zoning Amendment No. 21(2881 and 2911 Burde Street - McLellan and Ryles), Bylaw No. 4935" sits at 3<sup>rd</sup> Reading.
- "Zoning Bylaw Amendment No. 20 (4849 Regina Avenue – Tsai), Bylaw No. 4931" sits at 3<sup>rd</sup> Reading.
- Development Permit 17-03 (4730 Cherry Ck Rd – Van Vliet) was approved by Council.
- Amendments to Development Permit 16-02 (4905 - Cherry Ck. Rd. – C. Evans) have been approved by Council.
- "Zoning Bylaw Text Amendment No. T11 (Site Specific Use – C3 Service Commercial), Bylaw No. 4930" sits at 3<sup>rd</sup> Reading.
- Zoning amendment application received for 2549 16<sup>th</sup> Avenue will come to next APC meeting.
- Uplands subdivision on Burde St. is progressing.
- Site of former A.D.S.S. – SD70 has granted the developer an extension to submit final proposal.
- Arrowview Hotel – Land exchange proposal has expired and Council has directed that Staff begin the remedial action process towards having the building demolished.

- Rainbow Gardens is proceeding with their development plans which are still currently in the design phase with a goal to starting construction in early 2018.
- Russell Street RFP will go out. Proposals will be considered by Council.


4. **Other business** - No other business

5. **Adjournment** – The meeting adjourned at 12:45 p.m. The next regularly scheduled meeting will be held on **September 21, 2017** at 12:00 pm in the Committee Room at City Hall.

**( Ransom / Douglas ) CARRIED**

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Davina Hartwell - City Clerk

  
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Wes Hewitt - Chair