

**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on January 19, 2012
in the Committee Room at City Hall at 12:00 p.m.**

Advisory Planning Commission

Chris Colclough
Shelley Chrest
Vern Barnett
Seva Dhaliwal
Wes Hewitt
Linda Kelsall

Staff

Scott Smith, City Planner
Matt Skinner, Planning Technician

Regrets

S.Sgt. Kevin Murray (R.C.M.P.)

Larry Ransom - (SD #70)
Randy Thoen (P.A.F.D.)
Councillor Cindy Solda (Council Liaison)
Councillor Jack McLeman (Alternate Council
Liaison)



1. Adoption of December 15, 2011 Minutes

The minutes of the December 15, 2011 meeting of the Advisory Planning Commission were adopted.

(Kelsall/Chrest) CARRIED

2. Election of Chair and Vice Chair

Chris Colclough was elected Chair and Linda Kelsall was elected Vice-Chair of the Advisory Planning Commission for 2012.

MOTION:

The Advisory Planning Commission directs the City Planner to destroy the ballots from election of Chair and Vice Chair.

(Ransom/Hewitt) CARRIED

3. Development Application: Zoning Bylaw Amendment

2702 Anderson Avenue (Lot 10, District Lot 11, Alberni District, Plan 6074)

Applicant: Struc Holdings Ltd.

- The City Planner summarized his report to the APC dated January 12, 2012.
- The APC discussed the application with respect to the following:
 - The nature of a rezoning from single residence to duplex; parking and landscaping arrangements; and overall neighborhood character.
 - It was felt that the development proposal under consideration was a positive direction for the neighborhood.

MOTION:

That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map) to rezone Lot 10, District 1, Alberni District, Plan 6074 located at 2702 Anderson Avenue, from R1 – Single Family Residential District to R2 – One and Two Family Residential District.

(Kelsall/Hewitt) CARRIED

4. Development Application: Zoning Bylaw Amendment

3908 Marpole Street (Lots 12 & 13, District Lot 112, Alberni District, Plan 43267)

Applicant: S. Danielsen

- The City Planner summarized his report to the APC dated January 12, 2012.
- The APC discussed the application with respect to the following:
 - The nature of a rezoning from single residence to duplex; parking and landscaping arrangements; and overall neighborhood character.
 - In light of similar recent infill projects in the vicinity, where smaller, poorly-maintained dwellings were replaced with duplex strata, it was felt that the development proposal under consideration was a positive direction for the neighborhood.

MOTION:

That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map) to rezone Lots 12 & 13, District 112, Alberni District, Plan 43267 located at 3908 Marpole Street, from R1 – Single Family Residential District to R2 – One and Two Family Residential District.

(Hewitt/Barnett) CARRIED

4. Updates from City Planner, Scott Smith - Status of current projects.

- An application to purchase a portion of City-owned Stirling field is anticipated for next meeting.
- There has been no movement on the Burde Street senior's care facility. The seniors care facility and mixed residential development application on Burde Street is an open file, however, the City has not received and further information from the applicant.

5. Adjournment – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **February 16, 2012** at 12:00 pm in the Committee Room at City Hall.



City Clerk

Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission
FROM: Scott Smith, City Planner
DATE: January 12, 2012

SUBJECT: Zoning Bylaw Amendment Application – 2702 Anderson Avenue
Lot 10, District Lot 1, Alberni District, Plan 6074, PID: 000-061-085

ISSUE

To consider an application to amend the Zoning Bylaw, Schedule A (Zoning District Map), for the property located at 2702 Anderson Avenue.

BACKGROUND

The property owner has applied to amend the Zoning Bylaw by rezoning 2702 Anderson Avenue from R1- Single Family Residential District to R2 – One and Two Family Residential District. The proposal is to demolish the existing house and build a duplex that will be strata titled.

DISCUSSION

Official Community Plan and Zoning Bylaw

The Official Community Plan designation is currently “Residential Use” and no amendment is required to accommodate the proposed duplex.

The property is currently zoned “**R1 – Single Family Residential District**”. A map amendment to the Zoning Bylaw Schedule A - Zoning District Map is required to change the designation to “**R2 – One and Two Family Residential District**”.

The R2 District has a minimum frontage requirement of 20 metres (66 ft) and a minimum lot area requirement of 736 m² (7920 ft²) for a two family dwelling. The property at 2702 Anderson Avenue has frontage of 24.6 metres (81 ft) and a lot area of 769.5 m² (8282 ft²) which slightly exceeds the R2 requirements for a duplex.

There is an existing small single family house on the property that will have to be demolished before a Building Permit can be issued to construct a new duplex building. A possible site plan is attached to show a footprint of a duplex that could fit on the property.

Surrounding Area

The subject property is on the corner of Anderson Avenue and Melrose Street and the surrounding area is predominately single family residential with some two family dwellings on Anderson Avenue further down the block. Maquinna Elementary School is to the east of the property.

CONCLUSION

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 proposed duplex at 2702 Anderson Avenue is compatible with the character of the existing residential neighbourhood and would represent an improvement on the lot. The Planning Department supports the amendment of the Zoning Bylaw, to rezone the property to the R2 – One and Two Family Residential District.

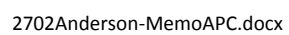
RECOMMENDATION

1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map,) to rezone Lot 10, District Lot 1, Alberni District, Plan 6074 located at **2702 Anderson Avenue**, from R1 – Single Family Residential District to **R2 – One and Two Family Residential District**.*

Respectfully submitted



Scott Smith, MCIP
City Planner

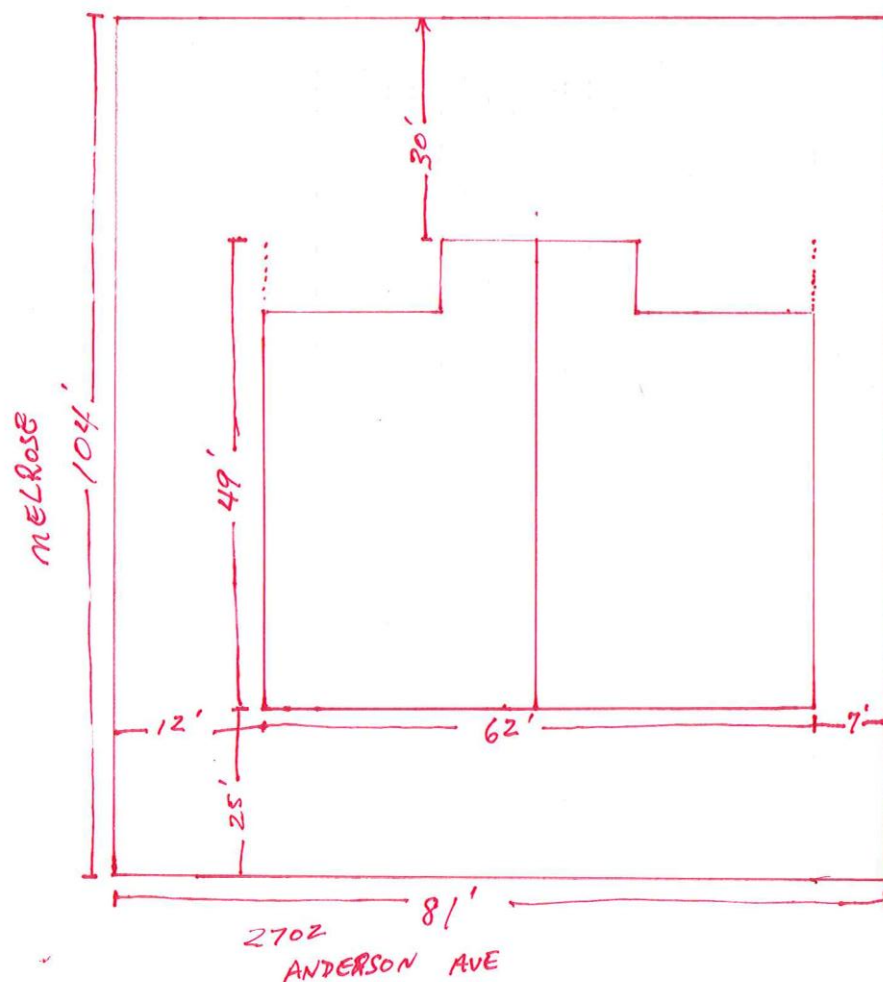




CITY OF PORT ALBERNI

ENGINEERING DEPARTMENT

PROJECT: DUPLEX - STRATA TITLE DATE: JAN 4/12 JOB No.: _____
GARAGE AT REAR NOT FRONT BY: _____ PAGE No.: _____



NTS.



Bylaw 4395

6.2 R2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

6.2.1 General Purpose

To maintain existing quiet and essentially low density neighbourhoods through the exclusive use of single family and two family dwellings of an urban character.

6.2.2 Permitted Uses

Single Family Dwelling
Two Family Dwelling
Home Occupations
Bed and Breakfasts
Accessory Buildings and Uses

6.2.3 Bulk and Site Regulations

Minimum Lot Area		
Single family dwelling	548 m ²	(6000 ft ²)
Two family dwelling	736 m ²	(7920 ft ²)
Minimum Frontage		
Single family dwelling	15.24 m	(50.0 ft)
Two family dwelling	20 m	(66.0 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	0.5	
Maximum Building Height	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2.5	
Minimum Gross Floor Area	83 m ²	(893.4 ft ²)

Bylaw 4395

6.2.4 Conditions of Use

Notwithstanding the provisions of 6.2.3,

6.2.4.1 Side Yards

- (a) For dwellings greater than one storey or 5 m (16.4 ft) in height, the sum of both side yards must equal not less than 20% of the lot width.
- (b) On a corner lot, the side yard by the flanking street must not be less than 3.5 m (11.5 ft) wide.
- (c) For single family dwellings and two 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 for a single family dwelling and 3 m (9.8 ft) for both side yards for a two family dwelling.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission
FROM: Scott Smith, City Planner
DATE: January 12, 2012

SUBJECT: Zoning Bylaw Amendment Application – 3908 Marpole Street
Lots 12 & 13, District Lot 112, Alberni District, Plan 43267

ISSUE

To consider an application to amend the Zoning Bylaw, Schedule A (Zoning District Map), for the property located at 3908 Marpole Street.

BACKGROUND

The property owner has applied to amend the Zoning Bylaw by rezoning 3908 Marpole Street from R1- Single Family Residential District to R2 – One and Two Family Residential District. The proposal is to demolish the existing house and build a duplex that will be strata titled.

DISCUSSION

Official Community Plan and Zoning Bylaw

The Official Community Plan designation is currently “Residential Use” and no amendment is required to accommodate the proposed duplex.

The property is currently zoned “**R1 – Single Family Residential District**”. A map amendment to the Zoning Bylaw Schedule A - Zoning District Map is required to change the designation to “**R2 – One and Two Family Residential District**”.

The R2 District has a minimum frontage requirement of 20 metres (66 ft) and a minimum lot area requirement of 736 m² (7920 ft²) for a two family dwelling. The land at 3908 Marpole Street is currently two separate legal parcels with a combined frontage of 20.2 metres (66 ft) and a lot area of 792.8 m² (8533 ft²). The two legal parcels will be required to be consolidated into one property in order to meet the R2 requirements for a duplex.

There is an existing small single family house on the property that will have to be demolished before a Building Permit can be issued to construct a new duplex building. A possible site plan is attached to show a footprint of a duplex that could fit on the property.

Surrounding Area

The surrounding area is predominately single family residential with some two family dwellings in the wider neighbourhood. John Howitt Elementary School is to the east at the corner of Marpole Street and Tebo Avenue.

CONCLUSION

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 proposed duplex at 3908 Marpole Street is compatible with the character of the existing residential neighbourhood and would represent an improvement on the lot. The Planning Department supports the amendment of the Zoning Bylaw, to rezone the property to the R2 – One and Two Family Residential District.

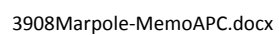
RECOMMENDATIONS

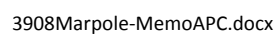
1. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the Zoning Bylaw Schedule A (Zoning District Map,) to rezone Lots 12 & 13, District Lot 112, Alberni District, Plan 43267 located at **3908 Marpole Street**, from R1 – Single Family Residential District to **R2 – One and Two Family Residential District**.*
2. *That the City of Port Alberni Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before the final adoption of the bylaw:*
 - a. *That the two properties be consolidated into one legal parcel.*

Respectfully submitted



Scott Smith, MCIP
City Planner







Bylaw 4395

6.2 R2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

6.2.1 General Purpose

To maintain existing quiet and essentially low density neighbourhoods through the exclusive use of single family and two family dwellings of an urban character.

6.2.2 Permitted Uses

Single Family Dwelling
Two Family Dwelling
Home Occupations
Bed and Breakfasts
Accessory Buildings and Uses

6.2.3 Bulk and Site Regulations

Minimum Lot Area		
Single family dwelling	548 m ²	(6000 ft ²)
Two family dwelling	736 m ²	(7920 ft ²)
Minimum Frontage		
Single family dwelling	15.24 m	(50.0 ft)
Two family dwelling	20 m	(66.0 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	0.5	
Maximum Building Height	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2.5	
Minimum Gross Floor Area	83 m ²	(893.4 ft ²)

Bylaw 4395

6.2.4 Conditions of Use

Notwithstanding the provisions of 6.2.3,

6.2.4.1 Side Yards

- (a) For dwellings greater than one storey or 5 m (16.4 ft) in height, the sum of both side yards must equal not less than 20% of the lot width.
- (b) On a corner lot, the side yard by the flanking street must not be less than 3.5 m (11.5 ft) wide.
- (c) For single family dwellings and two 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 for a single family dwelling and 3 m (9.8 ft) for both side yards for a two family dwelling.