



**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