



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on October 20, 2016,  
in the Council Chambers at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission**

Wes Hewitt – Chair

Seva Dhaliwal – Vice-Chair

Mark Millin

John Douglas

Hedley Crowther

Larry Ransom - (SD #70 Liaison)

Councillor Chris Alemany (Council Liaison)

S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)

Randy Thoen (P.A.F.D. Liaison)

**Staff**

Scott Smith, City Planner

Cara Foden, Planning Technician

**Guests**

C. Evans – Applicant

G. Lindsay – Applicant

J. Jessup – Applicant

Five (5) members of the public

**Regrets**

Jim Tatoosh (Hupacasath First Nation)

Jacob Colyn (Parks and Recreation Liaison)

C.C. Cynthia Dick (Tseshah First Nation)

**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 May 19, 2016 Minutes**

- Introductions were made.
- The minutes of the May 19, 2016 meeting of the Advisory Planning Commission were adopted.  
**( Ransom / Dhaliwal ) CARRIED**

**2. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw  
2720 Burde Street**

*Lot A, District Lot 139, Alberni District, Plan EPP53945 PID: (029-691-036) and;*

**3551 Bulwer Avenue**

*Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562 PID: (002-801-434)*

**Applicant:** C. Evans and C. Evans-Pauli

- The City Planner summarized his report to the APC dated October 13, 2016.
- The APC discussed the application as follows:
  - Site and existing setbacks on Burde St. – there are no issues with the existing residence.
  - Access - development of Loewen Road would be required with the level of construction dependent on the development proposed.
  - Distance to the nearest Sanitary Sewer service will be roughly 300-500 m once the new phase of the uplands subdivision on Burde Street is complete.

## **MOTIONS:**

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 Lot A, District Lot 139, Alberni District, Plan EPP53945, (PID: 029-691-036), located at **2720 Burde Street**, from a mix of 'Future Residential' and '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 Lot A, District Lot 139, Alberni District, Plan EPP53945, (PID: 029-691-036), located at **2720 Burde Street**, from 'FD - Future Development' to a mix of **'RR2 – Semi-Rural Residential'** and **'R1 – Single Family Residential'**.
3. 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 Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562, PID: (002-801-434), located at **3551 Bulwer Avenue**, from 'Future Residential' use to **'Residential'** use.
4. 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 Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562, PID: (002-801-434), located at **3551 Bulwer Avenue**, from 'FD - Future Development' to **'RR2 Semi-Rural Residential'**.
5. 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.

**( Millin / Dhaliwal ) CARRIED**

### **3. DEVELOPMENT APPLICATION – Zoning Bylaw**

#### **4080 McBride Street**

*Lot 21, District Lot 112, Alberni District, Plan 896, Except the East 300 Feet of the South 156 Feet and Except Part in Plans 23424, VIP56064 and EPP63335 (PID: 008-257-396)*

**Applicant:** J. and P. Lindsay

- The City Planner summarized his report to the APC dated October 12, 2016.
- The APC discussed the application as follows:
  - Public access to ravine is not proposed for McBride Street. There is a long term plan to provide public access to the ravine from a different location.

## **MOTIONS:**

1. *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 Lot 21, District Lot 112, Alberni District, Plan 896, Except the East 300 Feet of the South 156 Feet and Except Part in Plans 23424, VIP56064 and EPP63335, (PID: 008-257-396), located at **4080 McBride Street**, from 'FD Future Development' to a mix of '**P2 Parks and Recreation**' and '**R1 – 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 a proposed subdivision from the City of Port Alberni's Approving Officer.*

**( Ransom / Douglas ) CARRIED**

#### **4. DEVELOPMENT APPLICATION – Official Community Plan Bylaw and Zoning Bylaw 5350 Russell Street**

*Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591)*

**Applicant:** John Jessup & Associates

- The City Planner summarized his report to the APC dated October 13, 2016.
- Larry Ransom, representing School District 70, indicated a possible conflict of interest in the application and removed himself from the room at 12:26 pm for the duration of the discussion and motions.
- The APC discussed the application as follows:
  - Councillor Alemany asked J. Jessup, the applicant, if the rental rates for the 20 proposed independent living units would be similar to the cottages at Echo Village. The applicant indicated they would be approximately \$600 - 700 / month but the Society was hoping to provide housing for low to moderate income seniors ( incomes of ~ \$15,000 - 30,000 / year). The applicant also noted that the proposal has been submitted to BC Housing for capital construction funding but that no response has been received to date. The Society is hoping to obtain zoning approvals by year end in order to reinforce the proposal within the BC Housing approval process and remain viable in the competition for funding from that source.
  - S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison) asked the applicant if provision had been made for safe walking areas. S. Casavant, also representing the Society, indicated that there is an existing sidewalk along Russell Street and that the development would be fenced on three sides to protect residents. An existing walkway is proposed to be extended, to connect the area proposed for park space, to the rest of the development. There is also a public right of way/path along the unconstructed portion of Compton Road adjacent to the north.

- There were questions from the members of the public in attendance and discussion was as follows:
  - J. Jessup, the applicant was asked how big the proposed park space would be and he indicated that the proposed 20 unit building footprint would cover roughly 0.5 acres. The future proposed building would cover another 0.5 acres of the 1.5 acre site. Approximately 2/3 of the site would be eventually be built leaving about 0.5 acres for park and garden space. Mr. Jessup also noted that the proposal has been submitted to BC Housing and that the Society is mostly committed to the plan and BC Housing would likely permit only minor deviation from the proposal.
  - S. Casavant noted that the plans were conceptual and that the community already has several underutilized Pickle ball Courts. Based on their research the Society may favour the installation of a multi-purpose activity court geared to providing benefits for all ages. The adult exercise area will be designed for residents. A community garden space will allow residents of the Independent and Complex Care units to enjoy healthy produce.
  - Fencing and safety from traffic on Russell Street was a concern from the public and the applicant indicated that fencing would be installed on three of the four sides of the property.
  - When asked if the Compton Road right of way would remain open to the public it was noted that the right of way is not included in the sale and remains in public ownership. No changes are proposed.
  - The applicant also noted that providing a facility that would allow residents to “Age in Place” with “Adaptive Housing” was a goal of the project. When asked if the ‘Independent Living’ units would become ‘Assisted Living’ and ‘Complex Care’ units S. Casavant reminded the members and guests that the current Rainbow Gardens facility was already providing Assisted Living and Complex Care and that the proposed expansion would complement the existing resources.
  - A guest inquired about the funding for the purchase of land and the applicant responded that the funding for the land purchase came solely from the Society’s resources. The applicant stated that no VIHA funding was used for the land purchase.

### **MOTIONS:**

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 Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591), located at 5350 Russell Street; from ‘Parks and Open Space’ to ‘**Institutional**’.*
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 Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591), located at 5350 Russell Street; from ‘P2-Parks and Recreation’ to ‘**P1 Institutional**’.*

**( Douglas / Crowther ) CARRIED**

- Larry Ransom was invited back in and returned to the room at 12.55 pm.

**5. Update** - City Planner - Status of current projects.

**Final Adoption / Approval has been given to:**

- "Zoning Text Amendment T9 (3135 2nd Avenue – K. Ambrose), Bylaw No. 4907"
- "Zoning Bylaw Map Amendment No. 15 (6031 River Road – Shaw), Bylaw No. 4911"
- "Zoning Bylaw Map Amendment No. 13 (4981 Ian Avenue – D. Paquette), Bylaw No. 4908"
- "Official Community Plan Amendment No. 21 (4815 Argyle Street – Patterson), Bylaw No. 4912"
- "Zoning Bylaw Map Amendment No. 16 (4815 Argyle Street – Patterson), Bylaw No. 4913"
- "Zoning Bylaw Text Amendment No. T10 (Site Specific Use – RM3 High Density Multiple Family Residential), Bylaw No. 4914"
- "Development Permit 16-03" located at 3131 5<sup>th</sup> Ave.
- "Development Permit 16-04" located at 4423 Margaret St.

**Still Active:**

- "Official Community Plan Amendment No. 19 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4899"
  - "Zoning Text Amendment T8 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4900"
  - "Zoning Map Amendment No. 11 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4901"
  - "Official Community Plan Amendment No. 17 (3333 Burde Street - Harris), Bylaw No. 4889"
  - "Zoning Map Amendment No. 9 (3333 Burde Street - Harris), Bylaw No. 4890"
  - "Zoning Bylaw Map Amendment No. 14 (5820 Pierce Road – R. Van Vliet), Bylaw No. 4909"
- The City Planner estimated 30 single family housing Building Permits had been issued for the year to date.


**6. Other business** – No other business

**7. Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **November 17, 2016** at 12:00 pm in the Committee Room at City Hall.

**( Douglas / Crowther ) CARRIED**

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Davina Hartwell - City Clerk

  
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Wes Hewitt - Chair