



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on August 22, 2019  
in the Committee Room at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission Present**

Ken McRae (Chair)  
John Douglas (Vice-Chair)  
Jeannette Nichols  
Chris Washington, S.D.70 Liaison  
Amy Anaka  
Councillor Deb Haggard, Council Liaison

**Guests**

Applicants: C. Power, D. Beecroft  
Members of the Public:0

**Staff**

Katelyn McDougall, Manager of Planning  
Cara Foden, Planning Technician

**Regrets**

Jim Tatoosh, Hupačasath F.N.  
Sgt. Clive Seabrook, R.C.M.P. Liaison  
Rob Gaudreault, Parks Liaison  
Cynthia Dick, Tseshah̓t (č̓ išaaʔath̓) F.N  
Rick Newberry, P.A.F.D. Liaison  
Sandy McRuer  
Don Ferster

**Alternates (not in attendance)**

Councillor Helen Poon (Alternate–Council)  
Peter Dione (Alternate–R.C.M.P.)  
Larry Ransom (Alternate S.D.70)  
Darren Mead-Miller (Alternate – Tseshah̓t F.N.)



**1. ADOPTION OF July 18, 2019 MINUTES**

- The Chair acknowledged that this meeting is taking place within the un-ceded traditional territories of the Hupačasath and the Tseshah̓t (č̓ išaaʔath̓) First Nations. The applicant present was welcomed by the Chair.
- Minutes of the July 18, 2019 meeting of the Advisory Planning Commission were received and discussed with the following amendments being proposed under Agenda Item No. 2, Development Variance Permit, 3978 8<sup>th</sup> Avenue:
  - Add text “APC members were in agreement that the property should be used for low-income senior’s housing and should be preserved for that use and that the property should not be used to provide ‘low barrier’ housing.”
  - Add text “APC members expressed that it was not desirable for the community to concentrate ‘low barrier’ housing in a particular area and that ‘low barrier’ housing should be distributed throughout the community.”
- The July 18, 2019 minutes were adopted as amended.

**(Washington / Anaka) CARRIED**

- The Manager of Planning informed the APC that Agenda Item No. 3, a Development Application for OCP and Zoning bylaw amendments for property at 4279 Ravenhill Avenue, would be postponed at the request of the applicant. The report will be brought forward to the APC at a future date if the applicant decides to proceed with the requested amendments. The APC asked that the City require the applicant to engage an Environmental professional to assess the property prior to bringing the report forward. The Manager of Planning agreed.

**2. DEVELOPMENT APPLICATION:** Proposed Official Community Plan Bylaw and Zoning Bylaw Amendments

**5536 & 5546 Swallow Drive,**

*Lot D, District Lot 10, Alberni District, PL EPP11441 (PID:028-647-092); and*

*Lot E, District Lot 10, Alberni District, PL EPP11441 (PID:028-647-106)*

**Applicant:** Clark Power as agent for D. Beecrot

- The Manager of Planning summarized her report to the APC dated August 14, 2019.
- The APC discussed the application as follows:
  - 'Walkability' was discussed and clarified as it relates to the proposal. It was noted that the proposal did not meet the objectives of the Official Community Plan (OCP) with respect to walkability.
  - Public Transit options were discussed and it was noted that bus schedules may not be convenient for persons using public transit to commute to work regularly. The Manager of Planning noted that increased transit options and schedules may improve if residential density increases resulted in increased demand from the public for a higher level of service.
  - The applicant expressed confidence in the project and the desired outcomes which would be supported through the Development Permit process.
  - Chair noted that the subdivision had been a significant improvement in the area.
  - The APC asked the applicant to clarify why it was desirable to develop a triplex rather than the permitted duplex housing. The applicant responded explaining the economics of the housing market and the high cost of building had made it more viable and created more demand for more resource-efficient forms of housing.
  - The applicants are currently working with the Manager of Planning to determine how modifications can be made to the proposed layout and design to mitigate any perceived negative impacts on adjacent neighbours.
  - Parking requirements were discussed and reviewed.

**Motions:**

- A.** *The Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot D, District Lot 10, Alberni District, PL EPP11441 (PID:028-647-092) and Lot E, District Lot 10, Alberni District, PL EPP11441 (PID:028-647-106), located at 5536 and 5546 Swallow Drive:*
- a. Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the properties from 'Residential' to **'Multi-Family Residential'**; and*
  - b. Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to include the properties in **'Development Permit Area No. 1 Multiple Family Residential'**; and*
  - c. Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the properties from 'R2 One and Two Family Residential' to **'RM1 Low Density Multi-Family Residential'** zone.*

**( Douglas / Washington ) CARRIED**

**B.** 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 the properties into one legal parcel prior to final adoption of the proposed bylaw amendments.

( Douglas / Washington ) CARRIED

**3. UPDATE:**

The Manager of Planning gave a status update on current projects.

- **Harbour View Lands** RFP Closed
- **Public hearing** was held on August 12 for rezoning and site specific amendments to 8th Avenue (Woodland Village) for multi-family development
- **Council's Strategic Plan** was released as a public document on August 12
- **Cannabis Cultivation and Processing Public Engagement Process**
  - Online survey available until **Sept 13**
  - Open house - **Aug 28** 5-7 pm at Echo Centre
  - Fall Fair Info Booth - **Sept 5**
  - Open house - **Oct 9** 5-7 pm at City Hall
- Future agenda items will include:
  - 2943 & 2951 10th Ave – Site Specific Zoning amendment (TBD)
  - 4279 Ravenhill – OCP/Zoning amendment (TBD)
  - Cannabis Cultivation and Processing Zoning Bylaw Amendments and Public Engagement Report

**4. OTHER BUSINESS**

- Cancellation of the September 19, 2019 meeting was noted by the Manager of Planning.

**5. ADJOURNMENT** – The meeting adjourned at 1:00 p.m. The next regular meeting is rescheduled for **Thursday, October 17, 2019.**

(McRae / Douglas) CARRIED



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Davina Hartwell - City Clerk

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Ken McRae – Chair