



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on January 20, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Ken McRae (Vice-Chair)
Amy Anaka
Callan Noye
Stefanie Weber
Joe McQuaid
Chris Washington, S.D.70 Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison
Councillor Deb Haggard, Council Liaison

Regrets

Jolleen Dick, Councillor, Hupačasath F.N.
Ken Watts, (CEO Tseshahst (č išaaʔath) F.N)
Amy Needham, Parks Operations Liaison

Staff

Scott Smith, Dir. of Dev. Services/Acting CAO
Brian McLoughlin, Development Planner
Price Leurebourg, Development Planner
Cara Foden, Planning Technician

Guests

Members of the Public: None
Applicants: G. Carniato

Alternates (not in attendance)

Larry Ransom (Alt.– S.D.70)
Councillor Helen Poon (Alt.– Council)
L. Sam, (Alt. – Tseshahst (č išaaʔath) F.N)
Roger Nopper CEO, (Alt. - Hupačasath F.N.)



1. Acknowledgements and Introductions –

- Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshahst (č išaaʔath) First Nations.
- Welcome and introductions.

2. Minutes - Adoption of November 18, 2021 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the November 18, 2021 regular meeting.

(Weber / McQuaid) CARRIED

3. Election of Chair and Vice-Chair for 2022

Elected Chair – Ed Francoeur
Elected Vice-Chair – Ken McRae:

**4. DEVELOPMENT APPLICATION – Development Variance Permit
4841 Redford Street**

Lot B, District Lot 1, Alberni District, Plan EPP79584 (PID: 030-422-710)

Applicant: B. Derby dba Tectonica Management Inc. as Agent for Ryan Anaka dba Uchucklesaht Capital Assets Inc., Inc. No. BC0965357

- Amy Anaka declared a potential conflict of interest for this application and left the room at 12:05 prior to the presentation of the application.
- City Development Planner (P.L.) summarized his report dated January 12, 2022.

- APC discussed the proposed amendments and report.
 - There was clarification of the purpose for the Variance (to facilitate subdivision) and how the new lots would be configured with respect to the Variances requested.

Motions:

a) *That the Advisory Planning Commission recommends to City Council that they approve the Development Variance Permit requested for property legally described as Lot B, District Lot 1, Alberni District, Plan EPP79584 (PID:030-422-710) and located at 4841 Redford Street as follows:*

a) *Vary section 5.31.2 Site Development Regulations to permit a reduction of the required front yard setback of future Lot 1 along Fourth Avenue from 7.5 metres to 3.2 metres, a variance of 4.3 metres.*

b) *Vary section 5.31.3 Conditions of Use to permit a reduction of the total of both side yards of future Lot 1 from 20 percent to 19.4 percent of the proposed lot width*

(McQuaid / McRae) CARRIED

- Amy Anaka returned to the room at 12:17 pm following the decision of APC to support the application.

5. DEVELOPMENT APPLICATION – Official Community Plan and Zoning bylaw

3618 5th Avenue - Lot 10, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-092

3614 5th Avenue - Lot 11, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-131

4825 Burde Street - Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: PID: 003-820-157

4835 Burde Street - Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190

Applicant: G. Carniato as agent Roger McKinnon dba QUAD DEVELOPMENT LTD., INC.NO. BC0320089.

- City Development Planner (B.M.) summarized his report dated January 13, 2022.
- APC discussed the proposed amendments and report.
 - There was substantial discussion regarding Comprehensive Development (CD) Zones, their application and purpose and how a CD zone would work positively for this application. The Director of Development Services and the Development Planner were able to speak to the use of CD zones in general terms and also speak about how the existing CD1 zone was implemented for a new subdivision on upper Burde St.
 - The APC also asked for more information regarding the inclusion of the condition, in the proposed CD zone, that would limit tenancy within the development to residential rental tenure only. There were expressions of support for the condition and use of the newly legislated power that Municipalities have to zone for residential rental tenure only. The proposed zone would be the first in Port Alberni to include a rental tenure requirement.
 - The APC also clarified the perpetual nature of the rental tenure requirement and the need for this type of accommodation in Port Alberni as identified in the recent Housing Needs Assessment completed in 2021.
 - APC asked the applicant about comments received after the Neighbourhood Public Meeting hosted by the applicant. There were two interested persons who attended the meeting after the applicant sent out invitations to 36 owners and occupiers of surrounding properties. Both parties provided written comments in support of the application.

- The OCP review process was discussed and staff clarified that this application (plus one more) was moved forward because of the timeframe and extensive work that went into the review prior to starting the OCP review. Any new applications that might trigger the creation of a new CD zone will be placed on hold until the OCP review is over. These applications may provide useful insights for the OCP review.
- The height of the proposed buildings was noted and the Development Planner clarified that the height proposed did not exceed what would be allowed in the current zones. The proposed zone is very similar to the RM2 Medium Density Multi-Family Residential zone.
- Safety was mentioned and APC inquired about permitting barbeque's on balconies. The City doesn't currently regulate a tenant use of their balcony.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that with respect to:*
 - *Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: PID: 003-820-157 located at **4825 Burde Street**; and*
 - *Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190 located at **4835 Burde Street**:*

the City proceed with the following bylaw amendments:

 - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the properties from 'General Commercial' to '**Multi-Family Residential**' use;*
 - b. *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to remove the properties from Development Permit Area No. 2 General Commercial and to include the properties in '**Development Permit Area No. 1 Multiple Family Residential**'.*

2. *That the Advisory Planning Commission recommends that City Council proceed with the following amendments to the text of the Zoning Bylaw:*
 - a. *Define 'Residential Rental Tenure' by adding the following text to Section 4-Definitions:*

"Residential Rental Tenure means, in relation to a dwelling unit in a multi-family residential building or multiple dwelling, a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act".
 - b. *In Section 5.0 Establishment of Zones add the following text to the list of zones under Section 5.1*

"CD3 – Comprehensive Development – Multi-Family Residential Infill – CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave."
 - c. *Under Section 8.0 Comprehensive Development Zones add Section 8.2 text as follows:*

“8.2

CD3 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL – 4835 & 4825 BURDE ST. AND 3614 & 3618 5TH AVE.

8.2 The purpose of this zone is to provide for in-fill development of multi-family residential rental units.

8.2.1 Permitted uses

Principal Uses

Multiple family dwellings

Accessory Uses

Home occupation

8.2.2 Site Development Regulations

Minimum Lot Area	789.7 m ²	(8,500 ft ²)
Minimum Frontage	20.7 m	(68.0 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	3 m	(9.84 ft)
Rear yard	8 m	(26.25 ft)
Side yard (to street or neighbour)	5 m	(16.4 ft)
Side yard (to Lane)	2 m	(6.56 ft)
Maximum Floor Area Ratio	1.0	
Maximum Height, Principal Building	12.5 m	(41.0 ft)
Maximum Number of Principal Building Storeys	3	

8.2.3 Conditions of Use

- (a) Occupancy of dwelling units is restricted to *Residential Rental Tenure*.
- (b) Notwithstanding any other provision of the Bylaw, on-site parking shall be provided at a rate of one (1) space per dwelling unit.
- (c) Notwithstanding any other provision of the Bylaw, up to eight (8) parking spaces may be Small Car parking spaces.
- (d) Groups of multiple family dwellings are permitted, as an exception to Section 6.1 of this bylaw
- (e) Notwithstanding any other provision of the Bylaw, useable open space may be provided in a required front yard
- (f) Home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location
- (g) Notwithstanding Section 6.8.2, waste bins must be screened on three sides at a height not less than 1.5 m and not more than 1.85 m.”

3. That the Advisory Planning Commission recommends to City Council that with respect to:

- Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-157 located at **4825 Burde Street**; and
- Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190 located at **4835 Burde Street**;

the City proceed with amending the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the properties from 'RM2 Medium Density Multiple Family Residential' to '**CD3 – Comprehensive Development – Multi-Family Residential Infill – CD3 – Comprehensive**

Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.’

4. That the Advisory Planning Commission recommends to City Council that with respect to:
- Lot 10, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-092 located at **3618 5th Avenue;** and
 - Lot 11, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-131 located at **3618 5th Avenue;**
- the City proceed with amending the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the properties from 'C3-Service Commercial' to '**CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.’**

(McRae / Weber) CARRIED

6. STATUS UPDATE:

The Director of Development Services updated the APC with respect to the following:

- Vimy Street – Subdivision has been registered and Public Hearing is on January 25/22
- Zoning – B. Toor (5405 Argyle St.) – Public Hearing scheduled for February 15/22
- Mother Centre on Kendall – Building Permit will likely be submitted in April 2022

7. OTHER BUSINESS

8. **ADJOURNMENT** – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **February 17, 2022.**

(Dionne / Weber) CARRIED

Ed Francoeur (Chair)