

CITY OF PORT ALBERNI
PUBLIC HEARING AGENDA

Monday, December 5, 2016 at 5:00 pm in the City Hall Council Chambers

This Public Hearing is held pursuant to Sections 464, 465 and 466 of the *Local Government Act*.

Introductory Remarks by the Chair: The Chair of the Public Hearing will describe the Public Hearing procedures.

1. Description of the Application *(To be read by the Clerk)*

Applicant: John Jessup & Associates

The applicant is applying to amend the Official Community Plan Bylaw and Zoning Bylaw to facilitate the expansion of the Rainbow Gardens care facility which occupies the adjacent property.

The proposed bylaws are:

"Official Community Plan Amendment No. 23 (5350 Russell Street – Rainbow Gardens), Bylaw No. 4926"

"Zoning Amendment No. 19 (5350 Russell Street – Rainbow Gardens), Bylaw No. 4927"

2. Background Information from the City Planner
Report dated November 28, 2016

3. Correspondence

4. Input from the Public regarding the Bylaw

5. Late Correspondence Regarding the Matter *(To be read by the City Clerk)*

6. Questions from Council: (Members of Council may ask questions, through the Chair, of the City Planner or of the members of the public who may have spoken.)

7. Calling for any Further Input: (To be asked three times by the Chair.)

Calling for any further input a first time:

Calling for any further input a second time:

Calling for any further input a third time:

8. Closing Remarks by the Chair:

After this Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations made at this Hearing. In most cases, the Report of this Hearing will be presented to the next Regular Meeting of Council, where Council will decide whether or not to proceed with approving the application by way of passing further readings of the Bylaws.

Once this Public Hearing has terminated, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived of as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

9. Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at _____ pm.



CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 464, 465, and 466 of the Local Government Act, Notice is hereby given that a Public Hearing will be held in the Council Chambers at City Hall, 4850 Argyle Street, Port Alberni, BC on **Monday, December 5, 2016 at 5:00 pm** to hear representation about the following proposed bylaws:

- A. **"Official Community Plan Amendment No. 23 (5350 Russell Street - Rainbow Gardens), Bylaw No. 4926"**.
- B. **"Zoning Amendment No. 19 (5350 Russell Street - Rainbow Gardens), Bylaw No. 4927"**.

APPLICANT: John Jessup & Associates - The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate the expansion of the Rainbow Gardens care facility which occupies the adjacent property. The amendments being considered are as follows:

A. Official Community Plan Map Amendment:

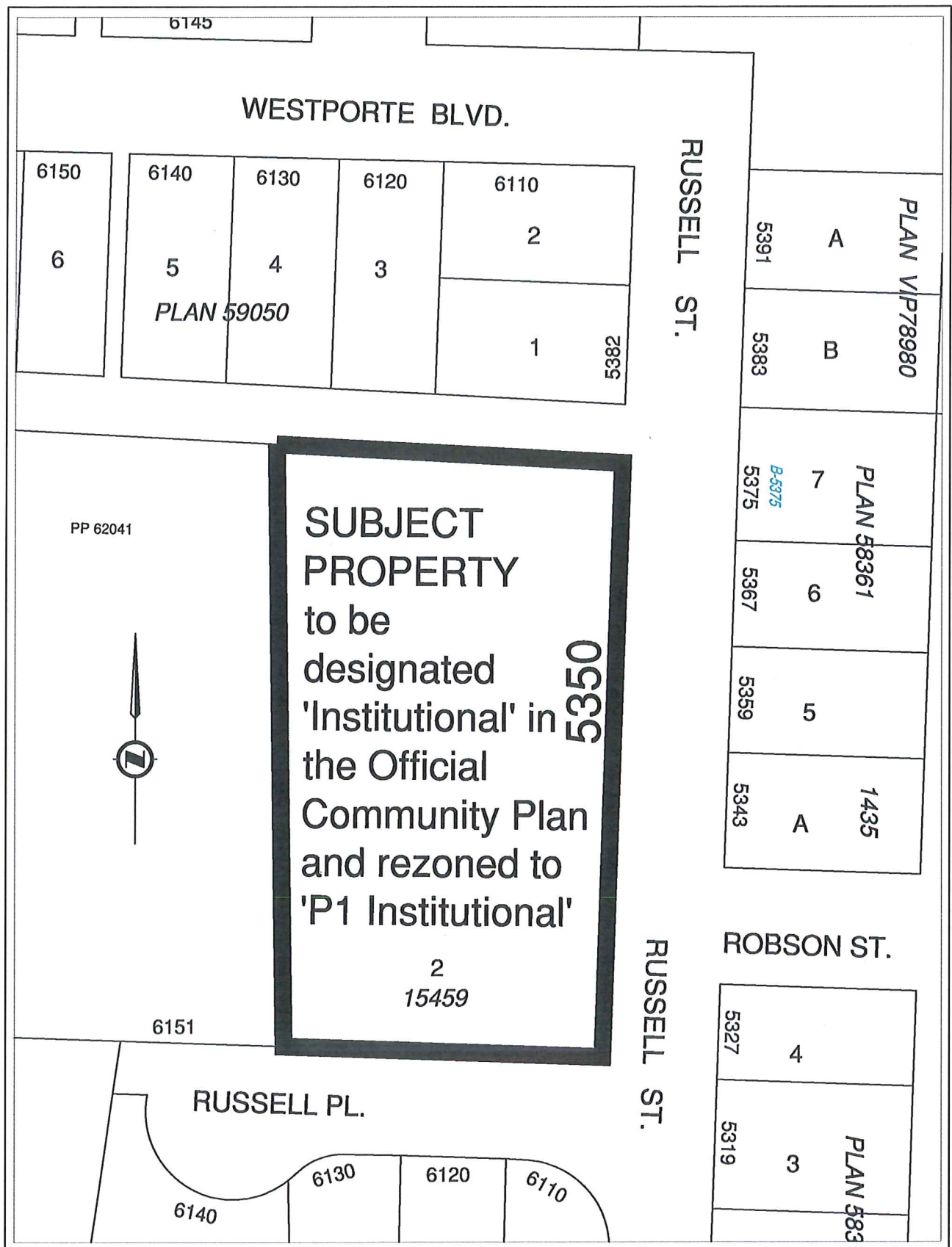
- 1. Applying to amend the **Schedule A Land Use Map** which forms an integral part of Port Alberni Official Community Plan Bylaw No. 4602, 2005 to change the designation of Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591), located at **5350 Russell Street**, from 'Parks and Open Space' use to '**Institutional**' use as shown on the map attached.

B. Zoning Bylaw Map Amendment:

- 1. Applying to amend the **Schedule "A" (Zoning District Map)** which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 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**' as shown outlined on the map attached.

TAKE NOTICE THAT persons who deem their interest in property affected by the above noted bylaw amendments shall be afforded an opportunity to be heard before Council on matters related thereto. Written submissions should be addressed to City Council, 4850 Argyle Street, Port Alberni, BC, V9Y 1V8. The above noted bylaw amendments, together with Official Community Plan Bylaw No. 4602, 2005 and the Port Alberni Zoning Bylaw 2014, No. 4832, may be inspected at the offices of the Planning Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from November 25, 2016 to December 5, 2016 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 25th day of November, 2016.
Scott Smith, City Planner





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO
FROM: Scott Smith, City Planner
DATE: November 28, 2016

SUBJECT: Development Application – Official Community Plan and Zoning Bylaw Map Amendments
5350 Russell Street – Applicant: John Jessup & Associates
Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591)

Issue

To consider an application for amendments to the Official Community Plan Bylaw and the Zoning Bylaw for a property at 5350 Russell Street.

Background

The property at 5350 Russell Street is ~5957.6 m² (~1.5 ac). The land is currently owned by the WestCoast Native Health Care Society. The land was recently purchased from the City for the purpose of expanding the Rainbow Gardens facility.

The application is to amend the OCP Bylaw and the Zoning Bylaw in order to facilitate the proposed expansion of the Rainbow Gardens care facility for senior housing (see attached concept plan).

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation is 'Parks and Open Space' use on the Official Community Plan Schedule A – Land Use Map. A map amendment is required to designate the property as '**Institutional**' use.
- b) The Zoning Bylaw designation is currently 'P2-Parks and Recreation'. A map amendment to the Schedule A Zoning Bylaw Map is required to designate the property as '**P1 Institutional**'.

Discussion

Surrounding Area

The Rainbow Gardens facility is located directly adjacent to the west of the site. To the north, east and south the neighbourhood is primarily residential with a large tract of city owned land further to the east that is designated for future development and greenspace.

Rainbow Gardens expansion

The WestCoast Native Health Care Society purchased the property from the City for future expansion of their seniors care facility (Rainbow Gardens). Rainbow Gardens is directly adjacent to 5350 Russell Street and has been operated as a Senior Care facility for 22 years.

The concept plans show a 10 unit complex care addition on the existing Rainbow Gardens property at 6151 Russell Place and a 20 unit, senior's housing building on 5350 Russell Street. Additional senior's housing is conceptually shown on 5350 Russell Street as potential future development. A park area is also shown, on the concept plans, consisting of garden areas, gazebo, pathways, children's playground and pickle-ball courts.

Port Alberni has a relatively high percentage (20.7%) of persons over the age of 65 years according to 2011 Census data. This is higher than the BC Provincial average of 15.7% of persons over the age of 65 years. Based on Statistics Canada 2011 Census highlights seven of the 10 municipalities with the highest proportion of seniors were in British Columbia. (<http://www12.statcan.ca/census-recensement/2011/as-sa/98-311-x/98-311-x2011001-eng.cfm>)

With a relatively high portion of the City population over the age of 65 years, the need for additional senior housing of all types is clearly necessary.

Parking / Traffic

Development on 5350 Russell Street would likely result in a small increase to traffic and parking. This would likely be limited to staff and visitors. An addition to the existing main parking lot for new parking spaces is shown on the concept plan. The final number of new parking spaces that will be required will be determined during the building permit process. The two properties will need to be consolidated or a parking easement will be required.

The Ministry of Transportation and Infrastructure has commented that their interests are unaffected by the proposed zoning amendment application.

Infrastructure

There is adequate City of Port Alberni water, sanitary and storm sewer services in the area to accommodate the proposed facility.

Status of the Application

At the October 20, 2016 meeting of the Advisory Planning Commission the following motions were carried:

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**'.*

At its November 14, 2016 regular meeting, City Council received the APC recommendations and gave 1st and 2nd reading to Official Community Plan Amendment No. 23 (5350 Russell Street – Rainbow Gardens), Bylaw No. 4926 and Zoning Amendment No. 19 (5350 Russell Street – Rainbow Gardens), Bylaw No. 4927.

Conclusions

In considering the Official Community Plan and Zoning amendment, City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The proposed P1 zone is not covered by Development Permit guidelines. The building permit process will cover many details, but the City will not have any control over items such as landscaping, form and character of the buildings or the actual park development. There is no certainty that the development will contain the elements proposed in the concept plans. If Council wishes to have input regarding the final form and character of the project or to ensure that a park is included, they could direct staff to pursue a binding agreement with Rainbow Gardens.

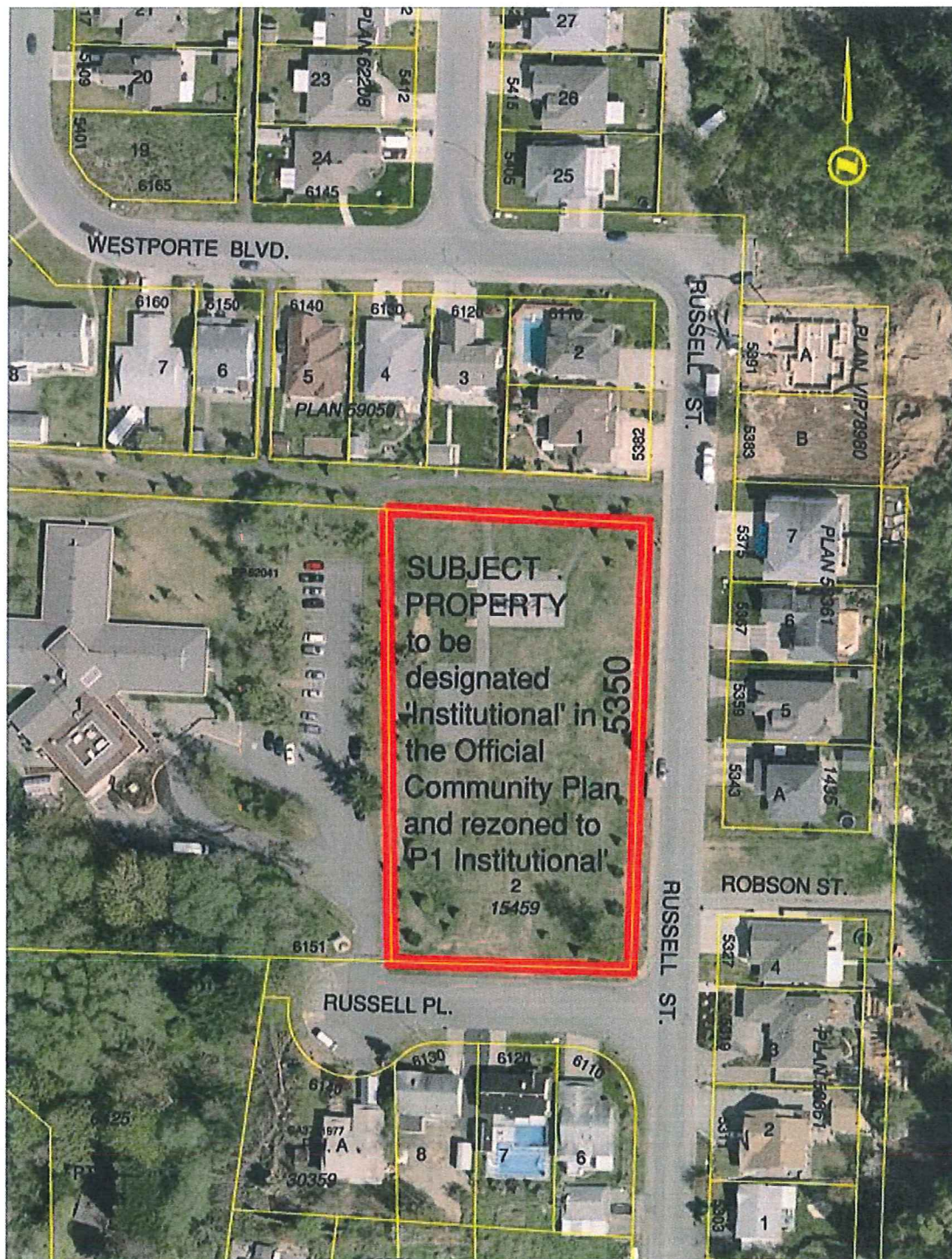
The proposed bylaw amendments would allow Westcoast Native Health Care Society (Rainbow Gardens) to construct additional seniors housing for the community. The Province recently announced that WestCoast Native Healthcare Society expansion project in Port Alberni has been selected by BC Housing to proceed under the Investment in Housing Innovation program.

The proposed rezoning of 5350 Russell Street for seniors housings meets the strategic objective to promote Port Alberni as a destination to live and visit and the initiative to promote development of seniors oriented housing and facilities. The Official Community Plan supports a wide choice of housing options for the community. With a fairly high portion of the City population over the age of 65, the need for additional senior housing of all types is clearly necessary. The Planning Department supports the bylaw amendments.

Respectfully submitted,

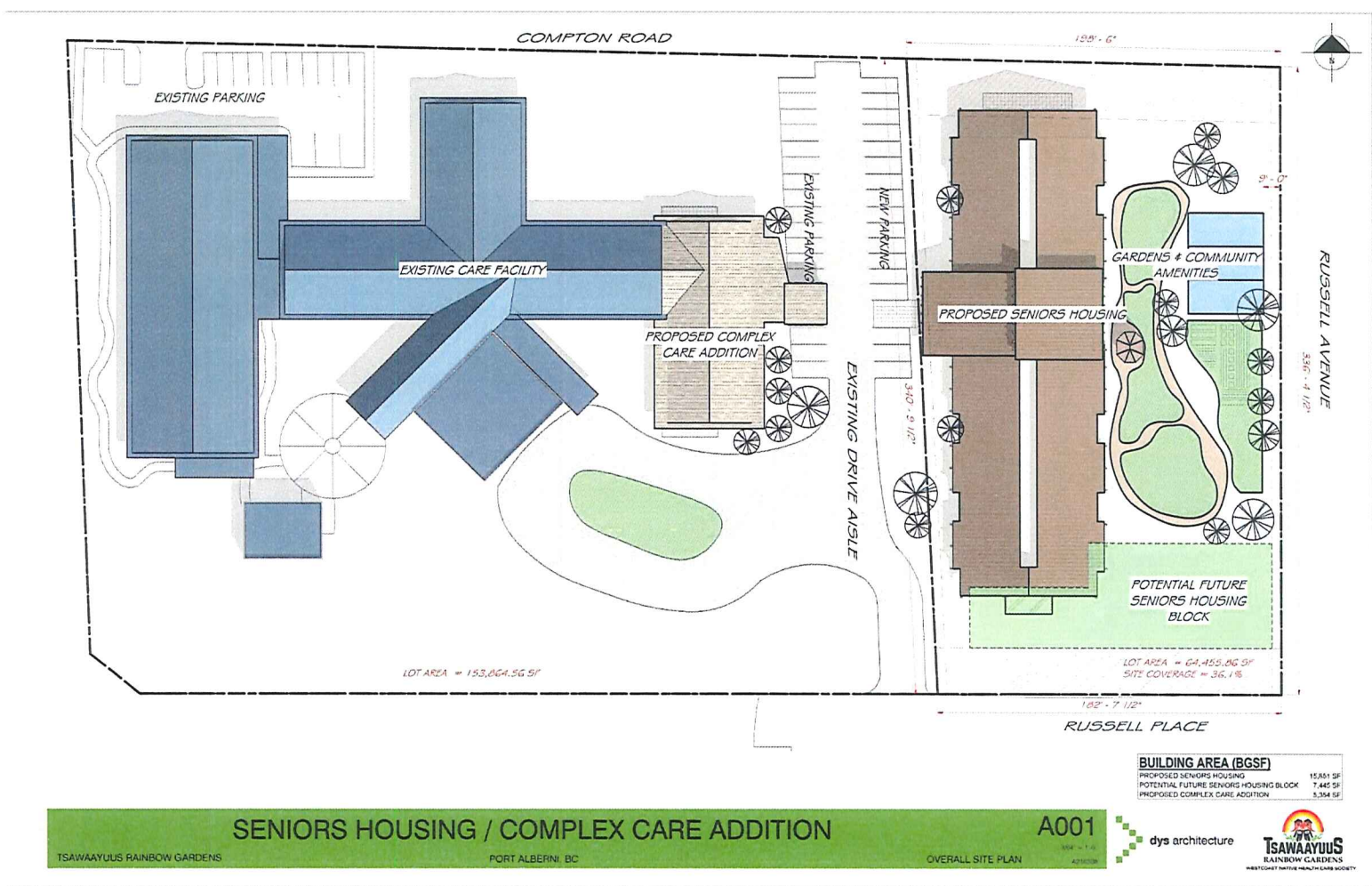


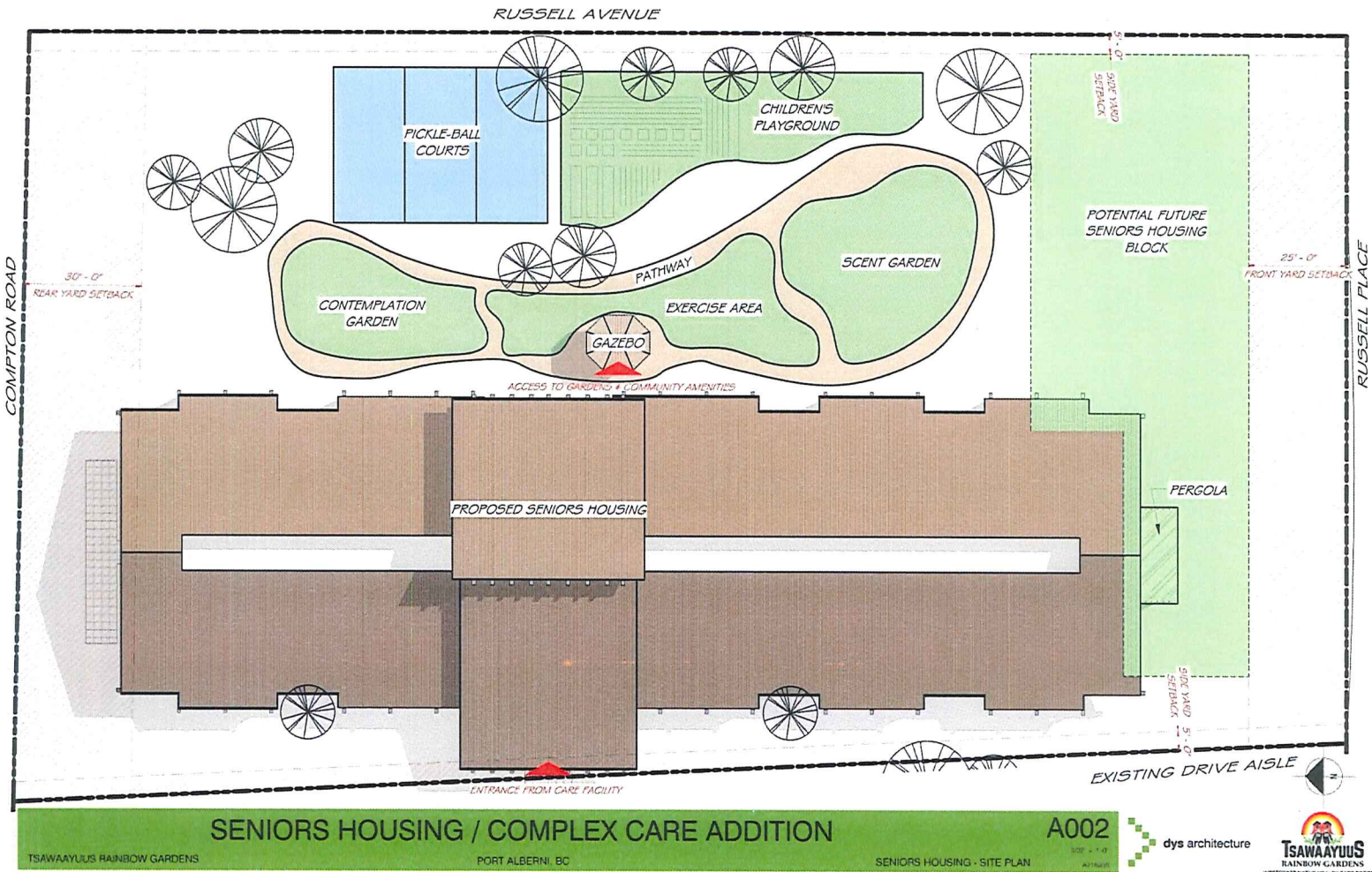
Scott Smith, MCIP
City Planner

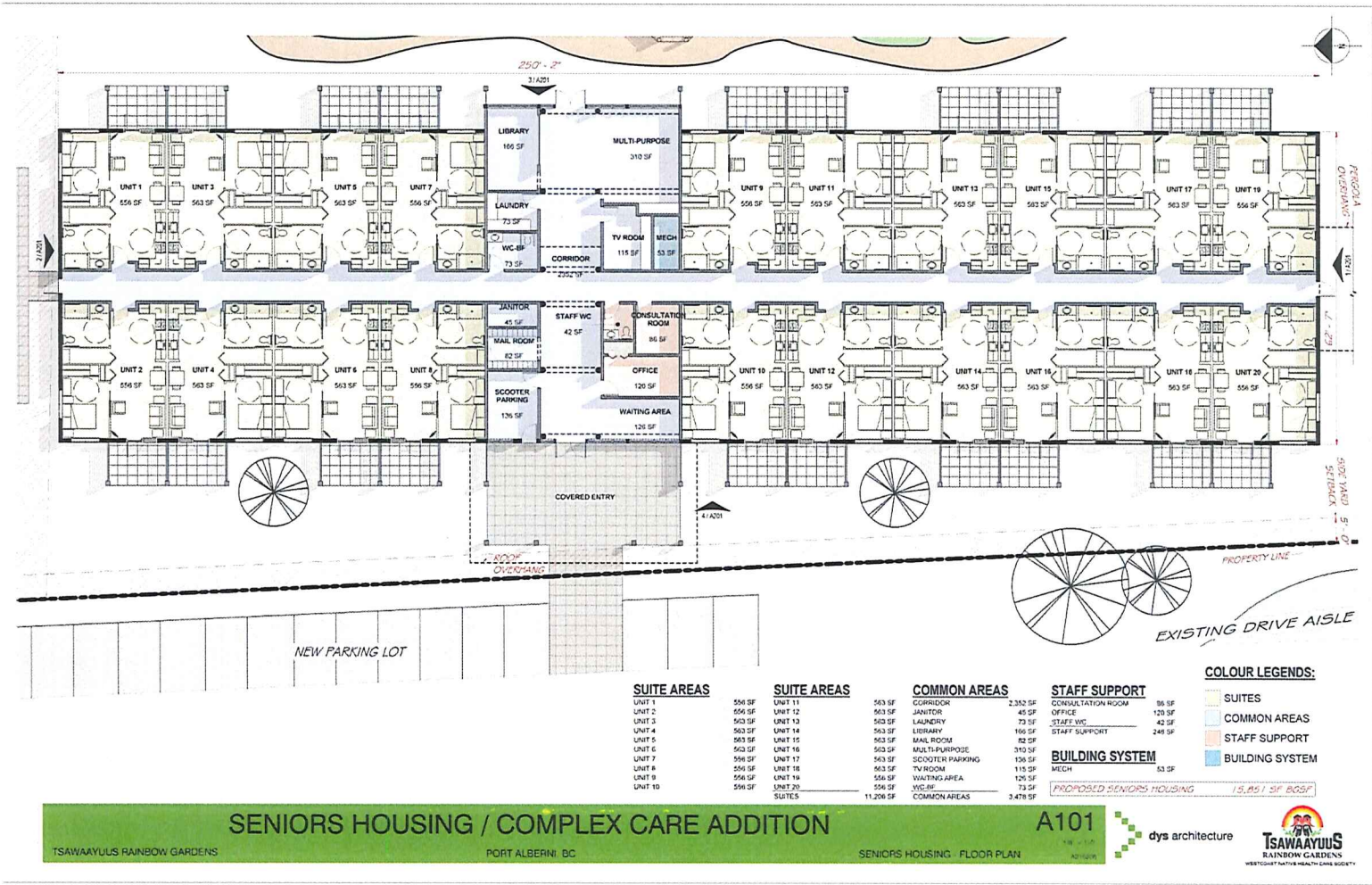


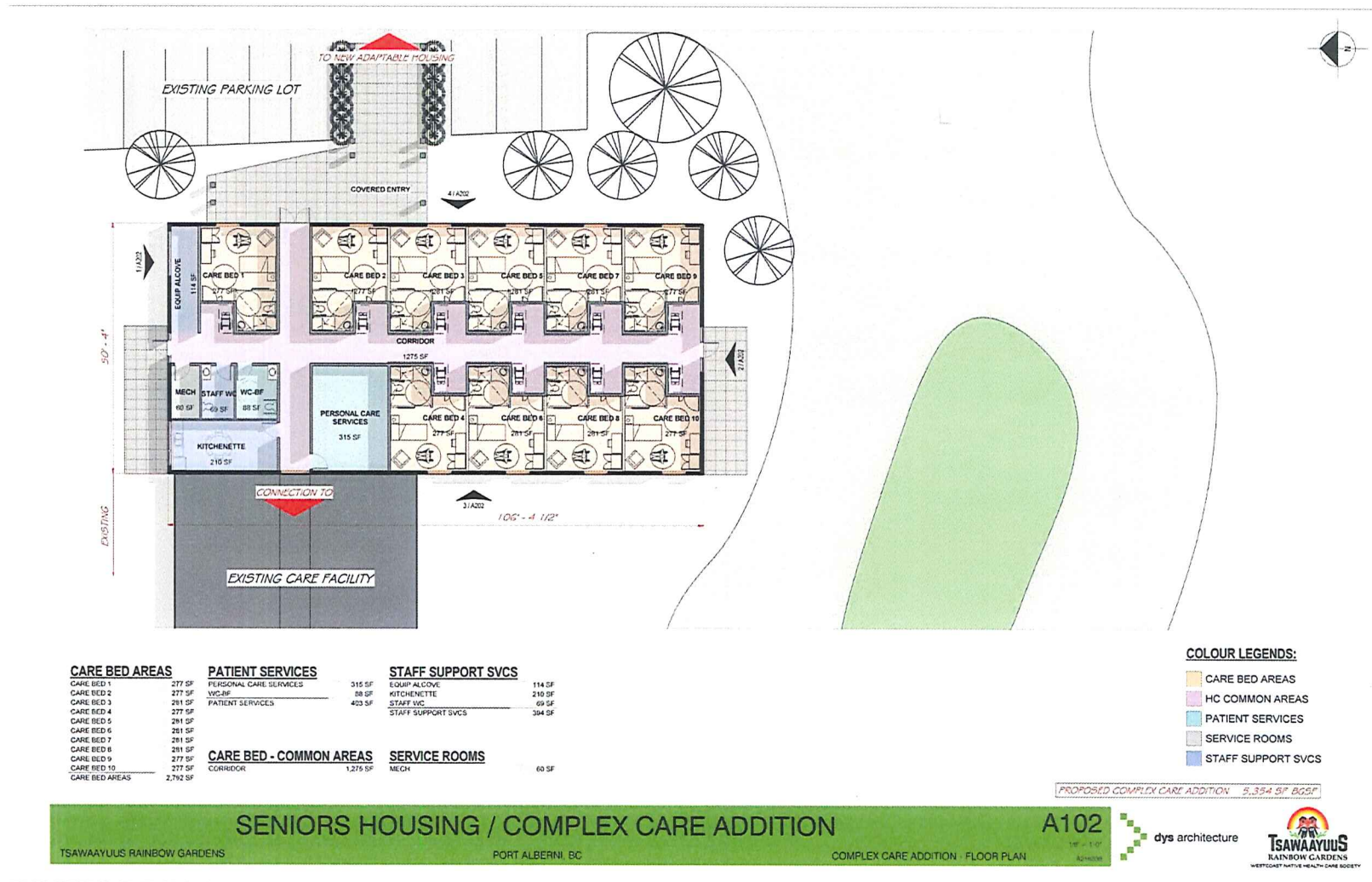


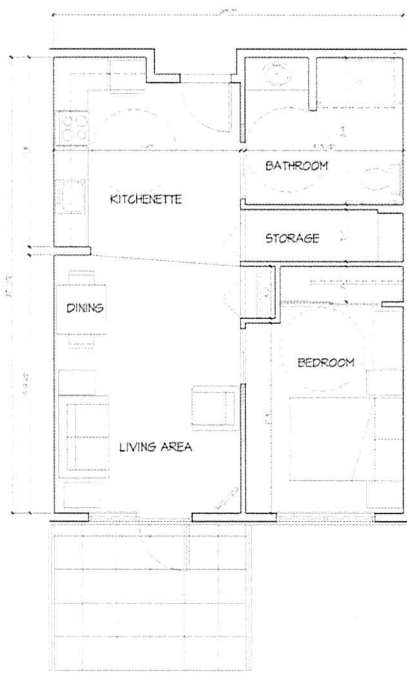
- LEGEND:
- EXISTING CARE FACILITY
 - PROPOSED COMPLEX CARE ADDITION
 - PROPOSED SENIORS HOUSING
 - PROPOSED PICKLE - BALL COURT
 - POTENTIAL FUTURE SENIORS HOUSING BLOCK
 - GARDENS & COMMUNITY AMENITIES
 - TSAWAAYUUS PROPERTY BOUNDARY
 - CITY PROPERTY BOUNDARY



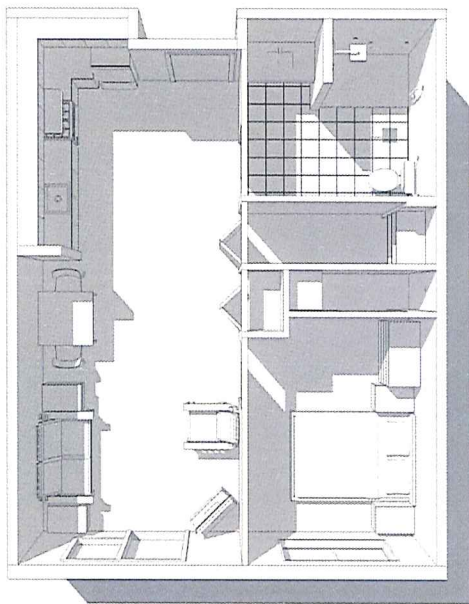








TYPICAL UNIT PLAN
CLIP: 10/10/16



PERSPECTIVE - TYPICAL UNIT
CLIP: 10/10/16

SENIORS HOUSING / COMPLEX CARE ADDITION

A103a

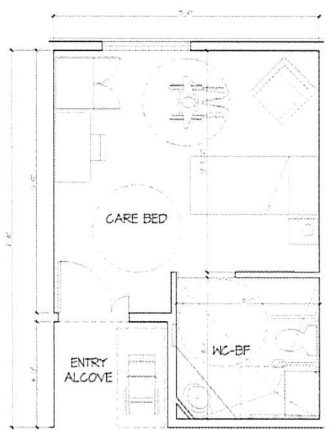
TSAWAAYUUS RAINBOW GARDENS

PORT ALBERNI, BC

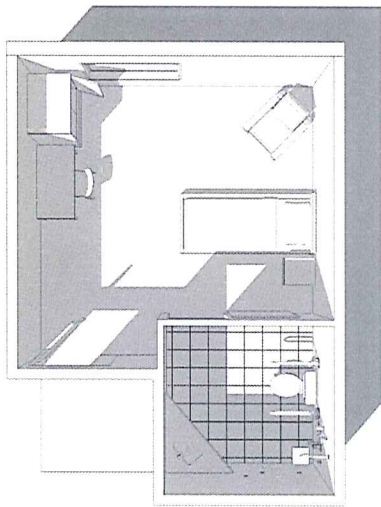
TYPICAL UNIT - SENIORS HOUSING

A1/10/16





TYPICAL UNIT PLAN
1/2" = 1'-0"



PERSPECTIVE - TYPICAL UNIT
1/2" = 1'-0"

SENIORS HOUSING / COMPLEX CARE ADDITION

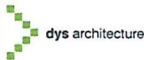
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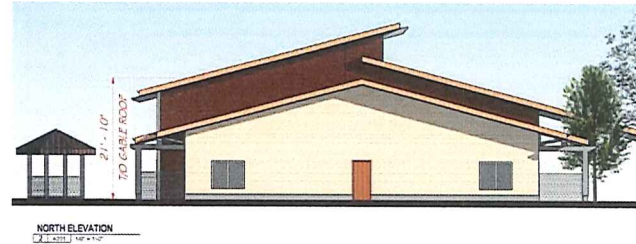
TSAWAAYUUS RAINBOW GARDENS

PORT ALBERNI, BC

TYPICAL UNIT - COMPLEX CARE ADDITION

42-110188





SENIORS HOUSING / COMPLEX CARE ADDITION

TSAWAAYUUS RAINBOW GARDENS

PORT ALBERNI, BC

SENIORS HOUSING - ELEVATIONS

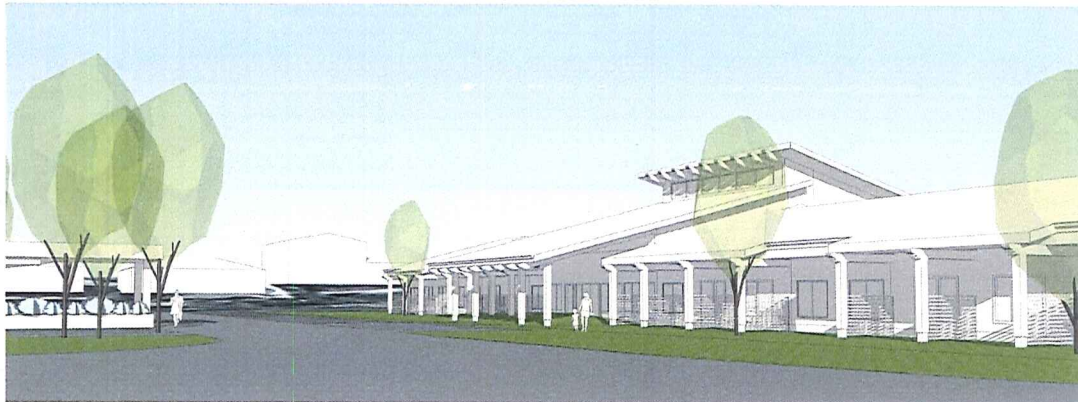
A201







RUSSELL STREET
11-2502



CARE FACILITY TO ADAPTABLE HOUSING
21-502

ADAPTABLE HOUSING / CARE BED EXPANSION

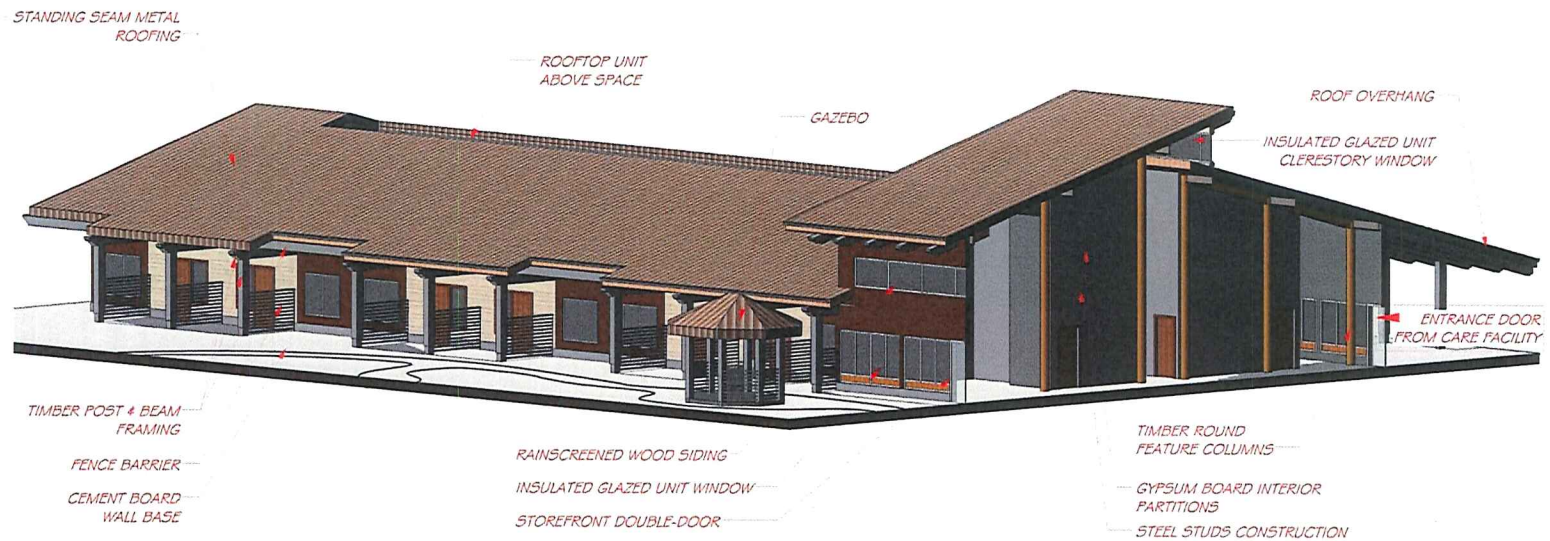
TSAWAAYUUS RAINBOW GARDENS

PORT ALBERNI, BC

PERSPECTIVES

A300





SENIORS HOUSING / COMPLEX CARE ADDITION

A301

TSAWAAYUUS RAINBOW GARDENS

PORT ALBERNI, BC

SENIORS HOUSING - CROSS SECTION PERSPECTIVE

ALP/MSW



Bylaw 4832

P1 – INSTITUTIONAL

- 5.31 The purpose of this *zone* is to establish and maintain areas in which institutional *uses* can be accommodated and located in a manner complementary with surrounding *uses*.

5.31.1 Permitted usesPrincipal Uses

Ambulance station

Arena

Assembly, cultural or recreational facility

Childcare centre

*Community care facility**Dormitory*

Firehall

Hospital

Hostel

Medical service

Office

Parking lot

*Personal service**Place of worship*

Police station

Pound

*School**Supportive housing**Transition house*

Tutoring service

Accessory UsesCaretaker's *dwelling* unit, subject to

Section 6.16

5.31.2 Site Development Regulations

Minimum <i>Lot Area</i>	540 m ²	(5813 ft ²)
Minimum <i>Frontage</i>	15 m	(49.2 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, <i>Principal Building</i>	12.5 m	(41 ft)
Maximum Number of <i>Principal Building Storeys</i>	3	

5.31.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.31.2, the total of both *side yards* must be equal or greater than 20% of the *lot width*.

Bylaw 4832

- (b) *Community care facilities* for seniors may include an accessory beauty shop or other provision of other *personal services*, limited to 16m² (172 ft²) in floor area and 2 service chairs, operating between the hours of 8:30 am to 5:00 pm, Monday to Friday and 9:00 am to 12:00 pm on Saturday.
- (c) Notwithstanding the permitted *use* provisions of the P1 *zone*, for the property with the legal description of *Lot 1*, District *Lot 13*, Alberni District, Plan VIP78180, located at 5100 Tebo Ave., the following *accessory uses* are permitted:
 - *Artist's studio*
 - Cabinet making
 - Custom woodworking
 - Furniture repair and upholstery
 - Ornamental metal working
 - Printing, publishing and allied industry
 - Signs and displays industry
 - *Small repair shop*
- (d) Notwithstanding the maximum *coverage* provisions of Section 5.31.2, for the property known as Fir Park Village, located at 4411 Wallace *Street*, legally described as *Lot B*, District *Lot 1*, Alberni District, Plan 32448, a maximum *coverage* of 58% is permitted.

5.31.4 For all *Accessory Uses* referenced in 5.31.3 (c):

- (a) All business activity shall be conducted within a completely enclosed *building* except for parking and loading facilities.
- (b) The total area occupied shall not exceed 1077 m² (11,592 ft²).
- (c) No *retail* activity is permitted as part of any business located on the property.

CITY OF PORT ALBERNI

BYLAW NO. 4926

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN
FOR THE CITY OF PORT ALBERNI

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as "**Official Community Plan Amendment No. 23 (5350 Russell Street - Rainbow Gardens), Bylaw No. 4926**"

2. Official Community Plan Amendments

- 1.1 **Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended 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' use to '**Institutional**' use as shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 14TH DAY OF NOVEMBER, 2016.

READ A SECOND TIME THIS 14TH DAY OF NOVEMBER, 2016.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2016.

READ A THIRD TIME THIS DAY OF , 2016.

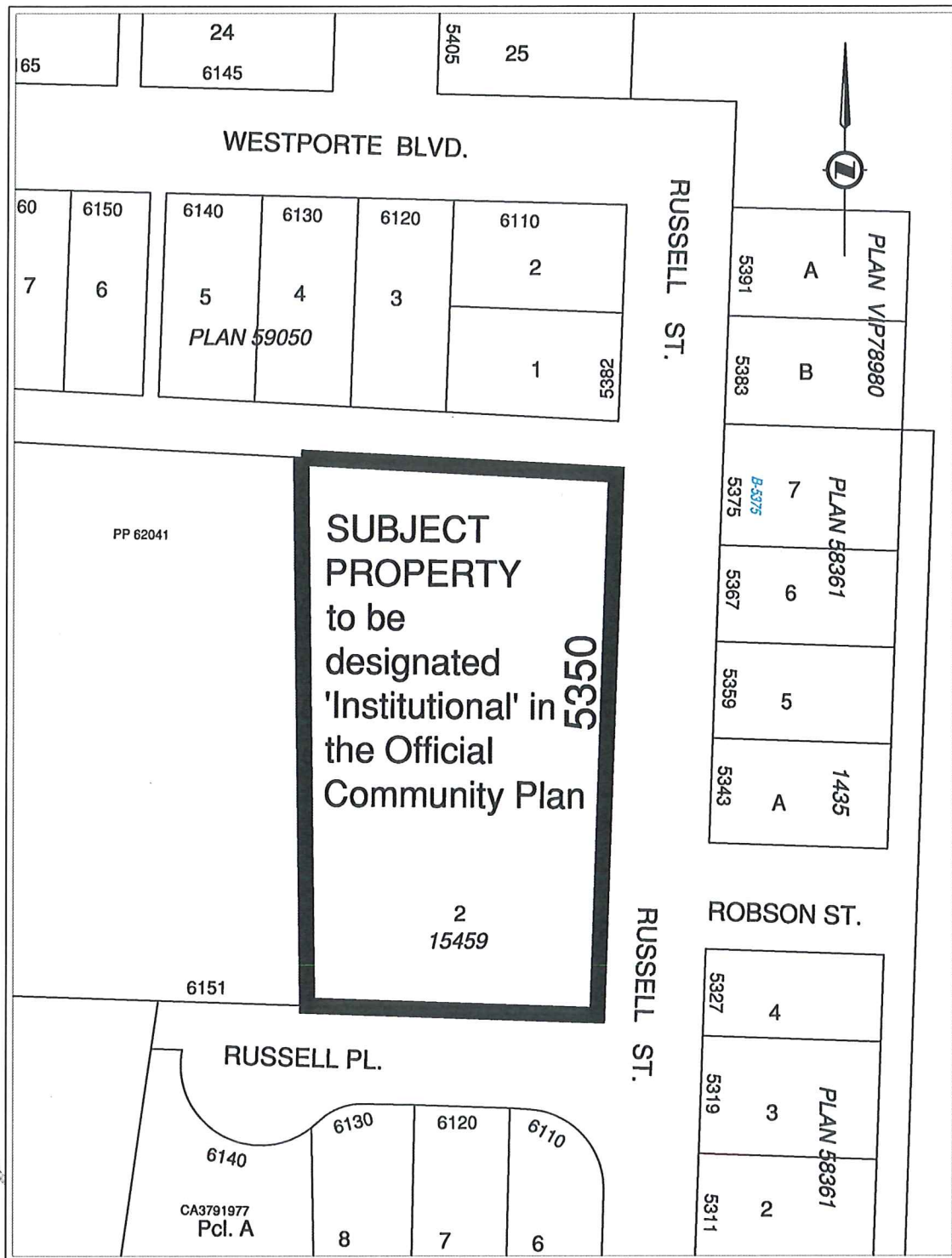
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF
, 2016

FINALLY ADOPTED THIS DAY OF , 2016.

Mayor

Clerk

Schedule "A" to Bylaw 4926



CITY OF PORT ALBERNI

BYLAW NO. 4927

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW 2014, NO. 4832

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as "**Zoning Amendment No. 19 (5350 Russell Street - Rainbow Gardens), Bylaw No. 4927**".

2. Zoning Amendment

- 1.1 That Lot 2, Section 9, Alberni District, Plan 15459 (PID 001-823-591), located at **5350 Russell Street**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'P2 Parks and Recreation' to '**P1 Institutional**'.

3. Map Amendment

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME THIS 14TH DAY OF NOVEMBER, 2016.

READ A SECOND TIME THIS 14TH DAY OF NOVEMBER, 2016.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2016.

READ A THIRD TIME THIS DAY OF , 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF , 2016

FINALLY ADOPTED THIS DAY OF , 2016.

Mayor

Clerk

Schedule "A" to Bylaw No. 4927

