



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on May 19, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Amy Anaka, (Acting for Chair)
Ken McRae, (Vice - Chair)
Stefanie Weber
Chris Washington, S.D.70
Joe McQuaid
Councillor Cindy Solda, Alt. Council Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison

Regrets

Ed Francoeur (Chair)
Callan Noye
Ken Watts, (CEO Tseshah (č išaa?ath) F.N)
Jolleen Dick, Councillor, Hupačasath F.N
Amy Needham, Parks Operations Liaison
Councillor Deb Haggard, Council Liaison
Marianne Wade, Manager of Planning

Staff

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

Guests

Applicant: Dion Hopkins

Alternates (not in attendance)

Larry Ransom (Alt.- S.D.70)
Roger Nopper CEO, (Alt. - Hupačasath F.N.)
Councillor Helen Poon (Alt.- Council Liaison)
L. Sam, (Alt. - Tseshah (č išaa?ath) F.N)
Natasha Marshall, (Tseshah (č išaa?ath) F.N)
Vicky White, (Tseshah (č išaa?ath) F.N)



1. Acknowledgements and Introductions –

Acknowledgement, by A. Anaka, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaa?ath) First Nations.

Welcome and introductions. Vice-Chair, K. McRae, was able to join the meeting via phone after the adoption of the March 17 minutes.

2. Minutes - Adoption of March 17, 2022 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the March 17, 2022 regular meeting.

(Weber / Anaka) CARRIED

3. DEVELOPMENT APPLICATION – Zoning Bylaw amendment

5450 Greenard Street -

*Lot A (DD EG63433), District Lot 112, Alberni District, Plan VIP17300 PID: 018-262-317; and
Lot 7, District Lot 112, Alberni District, Plan VIP17300 PID: 000-838-161*

Applicant: D. Hopkins

- City Development Planner (P.L.) summarized his report dated May 19, 2022.
- APC discussed the proposed amendments and report.
 - The location of the ravine that forms a portion of the site was clarified. A portion of the site that is a steep ravine for Kitsuksis Creek is zoned P2 Parks and Recreation. The P2 portion is not a dedicated City Park.

- The ACRD is currently looking into the Maplehurst Park on Willow Rd. and it was noted that the subject properties were not a part of that study area.
- The applicant indicated to the APC that a geotechnical assessment of the property provides recommendations for foundation design and construction. The report noted the required setback from the upper slope crest along with the recommended tree clearing limitations.
- APC members voiced support for the application.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendment, with respect to Lot A (DD EG63433), District Lot 112, Alberni District, Plan VIP17300 and Lot 7, District Lot 112, Alberni District, Plan VIP17300 located at **5450 Greenard Street** as follows:*
 - a. *Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on a portion of each of the subject properties from ‘**R1 Single Family Residential**’ to ‘**R3 Small Lot Single Family Residential**’.*

(Weber / McQuaid) CARRIED

4. DEVELOPMENT APPLICATION – – Official Community Plan and Zoning Bylaw amendments

3351 3rd Avenue

Lot 16, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:004-680-634); and

3359 3rd Avenue

Lot 17, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:004-680-642); and

3369 3rd Avenue

Lot 18, Block 52, District Lot 1, Alberni District, Plan VIP197B (PID:009-259-953)

Applicant: D. Galloway

- Director of Dev. Services (S.S.) summarized his report dated May 12, 2022.
- APC discussed the proposed amendments and report.
 - The challenging topography of the site was discussed. The topography of the site is quite steep so the applicant will be required to engage a Civil Engineer to address the need for retaining wall design and specifications.
 - Concerns were raised about the impact of the addition vehicle use that would be added to the laneway and the access/egress challenges. A Civil Engineer will need to be engaged to provide acceptable recommendations regarding parking, traffic flows, access/egress for the site.
 - With respect to parking concerns it was noted the site plan does not include visitor parking for the six multi-family units proposed although twelve spaces for the residential units were included.
 - It was noted that the development could provide much needed housing for the community.
 - The APC expressed that it would be necessary for the applicant to address the development challenges adequately given the level of opposition that the application has received through the neighbourhood consultation done by the City to date.
 - It was noted that the applicant had made a prior application that had proven impractical and this new application provided a more workable plan.
 - The Director of Development Services reinforced the need for the applicant to obtain a Development Permit prior to being issued a Building Permit if the application moves forward.
 - Agreement was expressed that it would be a positive development for a site that has remained vacant for many years.

Motions:

1. *THAT with respect to the following properties:*

- 3351 3rd Avenue - Lot 16, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:004-680-634)
- 3359 3rd Avenue - Lot 17, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:004-680-642)
- 3369 3rd Avenue - Lot 18, Block 52, District Lot 1, Alberni District, Plan VIP197B, (PID:009-259-953)

the Advisory Planning Commission recommends to City Council;

A. *That the City proceed with the following bylaw amendments:*

- i. *Amend the Official Community Plan Schedule A Land Use Map from 'Residential' to **'Multi-Family Residential'**.*
- ii. *Amend the Official Community Plan Schedule B Development Permit Area Map to include the properties in **'Development Permit Area No. 1 (Multi-Family Residential)'**.*
- iii. *Amend Schedule A Zoning Bylaw Map from 'R2 One and Two Family Residential' to **'RM1 Low Density Multiple Family Residential'**.*

B. *THAT prior to the scheduling of a Public Hearing the applicant must submit:*

- i. *A preliminary engineering design for vehicle access as approved by the City's Engineering Department.*

C. *THAT prior to final adoption of the bylaws:*

- i. *Consolidation of 3351, 3359 and 3369 3rd Avenue into one legal parcel.*
- ii. *Submit a cost estimate for completion of off-site works as approved by the City's Engineering Department.*

(Weber / McRae) CARRIED

5. STATUS UPDATE:

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

- Upcoming developments that will likely be submitting applications for Building Permits in the near future.
- Public Hearing was held for 5249 Pineo Road rezoning and the application will proceed to 3rd reading.
- Application for 5th Ave. & Burde St. (Carniato) received 3rd reading.
- City owned land at 15th Ave. & Montrose St. – An application for OCP and Zoning amendments has been submitted and Subdivision will be required.
- Vancouver Resource Society (3507 Anderson Ave)
- Seymour Pacific (3553 Anderson Ave) – Multi-Family housing – hopeful for July start.
- San Group development (upper Burde St.) -.Director of Development Services attended a Townhall meeting coordinated by the "Friends of the Burde Street Beaver Ponds" group. The San Group has not submitted a revised development application to date for the site.

B. OCP Review update:

- The Manager of Planning has taken a report to Council regarding the OCP update project. The contract awarded to McElhanney in October 2021 will be adjusted to reflect the engagement of FRANK Planning to support Phase 3 'Vision and Community Priorities'.
- An invitation has been sent out to community stakeholders/groups to participate in a workshop on June 2. The APC has been included in this invitation and it is hoped that many will be able to attend.

6. OTHER BUSINESS - None

7. ADJOURNMENT – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **June 16, 2022**.

(McQuaid / Anaka) CARRIED



Ken McRae (Vice-Chair)