

CITY OF PORT ALBERNI
PUBLIC HEARING AGENDA

Monday, November 28, 2016 at 6:00 pm in the City Hall Council Chambers

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

A1. Description of the Application (*City Clerk*)

This Public Hearing will proceed in two parts as follows:

Part A - Applicant: C. Evans and C. Evans-Pauli, 2720 Burde Street

Part B - Applicant: J. and P. Lindsay, 4080 McBride Street

Part A - Applicant: C. Evans and C. Evans-Pauli, 2720 Burde Street

C. Evans and C. Evans-Pauli are applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of the property into three (3) residential parcels.

The proposed Bylaws are:

- "Official Community Plan Amendment No. 22 (2270 Burde Street - Evans), Bylaw No. 4923"
- "Zoning Amendment No. 17 (2720 Burde Street - Evans), Bylaw No. 4924"

A2. Background Information from the City Planner
Report dated November 18, 2016

A3. Correspondence

A4. Late Correspondence Regarding the Matter (To be read by the City Clerk)

A5. Input from the Public regarding the Bylaw

A6. 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.)

B1. Description of the Application (*City Clerk*)

Part B - Applicant: J. and P. Lindsay, 4080 McBride Street (property located at 5604 Strathcona Street)

J. and P. Lindsay are applying to amend the Zoning Bylaw to facilitate a subdivision of property into four (4) residential parcels.

The proposed Bylaw is "Zoning Amendment No. 18 (4080 McBride Street - Lindsay), Bylaw No. 4925".

**B2. Background Information from the City Planner
Report dated November 21, 2016**

B3. Correspondence

B4. Late Correspondence Regarding the Matter in Support of the Amendments
(To be read by the City Clerk):

B5. Input from the Public regarding the Bylaw

B6. 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:

*Moved by _____, seconded by _____, 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, November 28, 2016 at 6:00 pm** to hear representation about the following proposed bylaw:

- A. **"Official Community Plan Amendment No. 22 (2720 Burde Street – Evans), Bylaw No. 4923".**
- B. **"Zoning Amendment No. 17 (2720 Burde Street – Evans), Bylaw No. 4924"**

APPLICANT: C. and C. Evans - The applicant is applying to amend the Official Community Plan and the Zoning Bylaw to facilitate the subdivision of the property into 3 residential parcels. 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 A, District Lot 139, Alberni District, Plan EPP53945 PID: (029-691-036), located at **2720 Burde Street**, from a mix of 'Residential' and 'Future Residential' use to **'Residential'** use as shown on the map attached.
2. 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 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 as shown on the map attached.

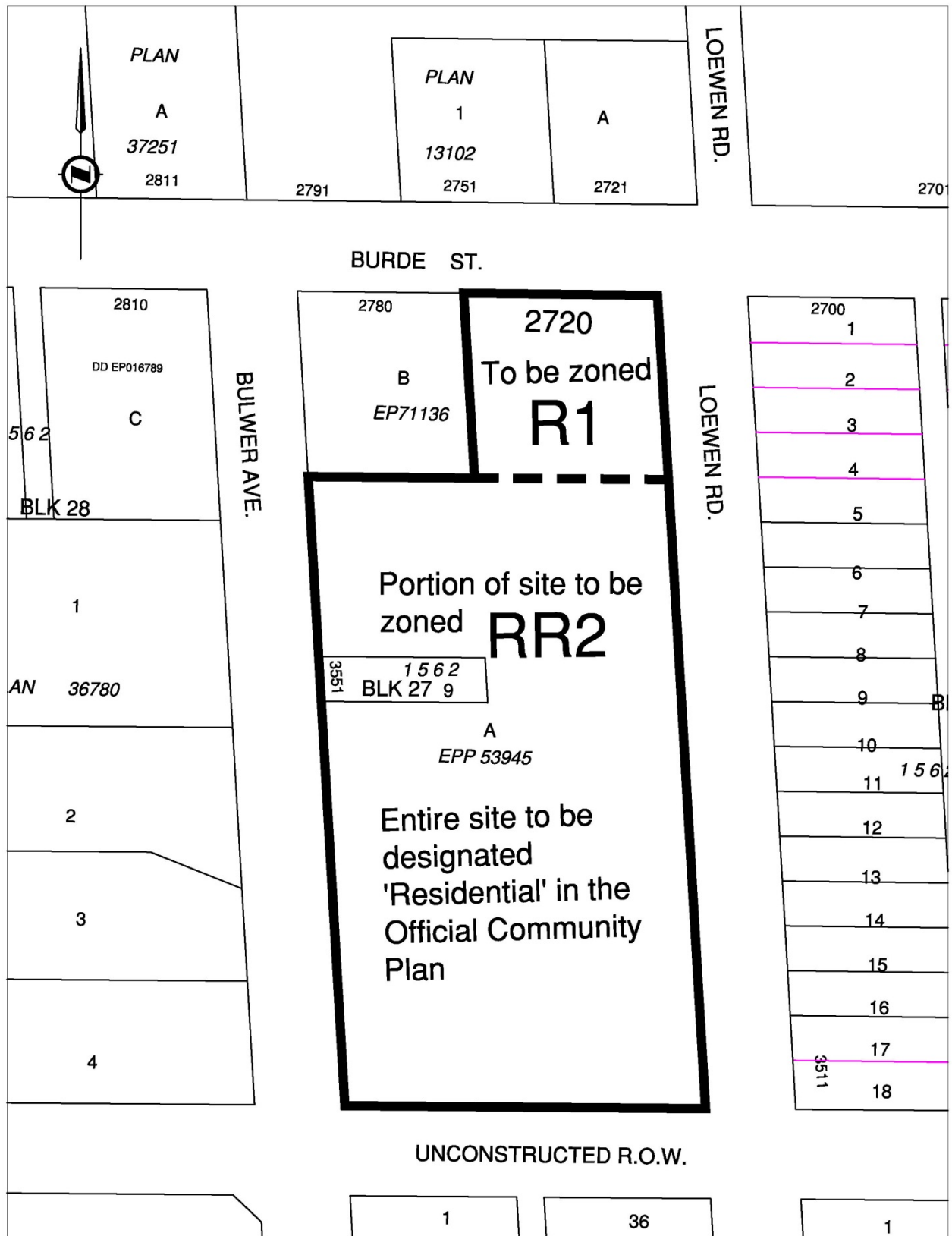
B. Zoning Bylaw Map Amendment:

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 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 **'R1 Single Family Residential'** and **'RR2 Semi-Rural Residential'** as shown on the map attached.
2. 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 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'** as shown 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 18, 2016 to November 28, 2016 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 18th day of November, 2016.
Scott Smith, City Planner

SUBJECT PROPERTIES





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO
FROM: Scott Smith, City Planner
DATE: November 18, 2016

SUBJECT: Development Application – Official Community Plan and Zoning Bylaw Map Amendments
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: Colin and Christine Evans

Issue

To consider an application for amendments to the Official Community Plan Bylaw and the Zoning Bylaw for properties at 2720 Burde Street and 3551 Bulwer Avenue.

Background

The larger of the two properties is 2720 Burde Street being 1.27 hectares (3.14 acres). There is currently one single family house on the northeast corner of the property. The second property is a small lot, addressed as 3551 Bulwer Avenue, located along the unconstructed Bulwer road right of way. The small lot is ~10.0 m x 37.2 m (~372 m²).

The application is for amendments to the OCP Bylaw and to the Zoning Bylaw in order to facilitate a subdivision application. The proposal is for a 3 lot subdivision (see attached concept plan).

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on the larger property is a mix of 'Residential' and 'Future Residential' use on the Official Community Plan Schedule A – Land Use Map. The smaller lot is designated 'Future Residential'. A map amendment is required to designate both properties as '**Residential**' use.
- b) The Zoning Bylaw designation is currently 'FD - Future Development' on both properties. A map amendment to the Schedule A - Zoning Bylaw Map is required to designate the properties **to a mix of 'RR2 – Semi Rural Residential' and 'R1 – Single Family Residential'**.

Discussion

Surrounding Area

The surrounding area is primarily single family residential use in character and includes a variety of lot sizes. There are small acreages, mid-sized lots and several urban sized lots including small lots that were historically created when the area was originally surveyed.

Zoning

The R1 zone (see attached) allows for development of lots with a minimum frontage of 15 m and minimum lot size of 600 m². The proposed R1 lots 1 and 2, would front onto Burde Street and would have frontages of over 21 m and lot sizes of approximately 883 m² and 904 m² exceeding the minimum requirement for the R1 zone.

The RR2 zone (see attached) allows for development of lots with a minimum frontage of 23 m and minimum lot size of 1160 m². The proposed RR2 lot 3 will be approximately 1.2 ha (~141 m x ~80 m) and would be made accessible from Bulwer Avenue or Loewen Road through requirements during the subdivision process.

Infrastructure

The applicant has indicated that the Loewen Road right-of-way will be used for access to proposed lot 3. Improvements to Loewen Road right-of-way will be required.

There is a City water main available along the front of the property on Burde Street. The existing house on proposed lot 1 is connected to the City water supply and proposed lot 2 would be a straightforward connection as well. The proposed lot 3 will require a water line extension through the Loewen Road right-of-way.

The sanitary sewer system does not extend to this section of the City of Port Alberni and would not be feasible for the proposed subdivision. The subdivision process will require that an on-site sewage disposal system for each of the proposed lots is proven to be feasible.

Drainage for the proposed lots 1 and 2 fronting Burde Street can be provided by the existing ditch. Drainage solutions will need to be proven for proposed lot 3, but should not be onerous, given the size of the property.

BC Hydro and other private utilities are available along Burde Street. BC Hydro has commented that the owners of proposed lot 2 should contact them prior to construction to avoid an aerial trespass. Proposed lot 3 will require a new powerline to be extended up Loewen Road.

The detailed issues regarding sanitary and storm sewer, water service and private utilities will be addressed in the preliminary layout approval during the subdivision process.

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 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.

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. 22 (2720 Burde Street – Evans), Bylaw No. 4923 and Zoning Amendment No. 17 (2720 Burde Street – Evans), Bylaw No. 4924.

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.

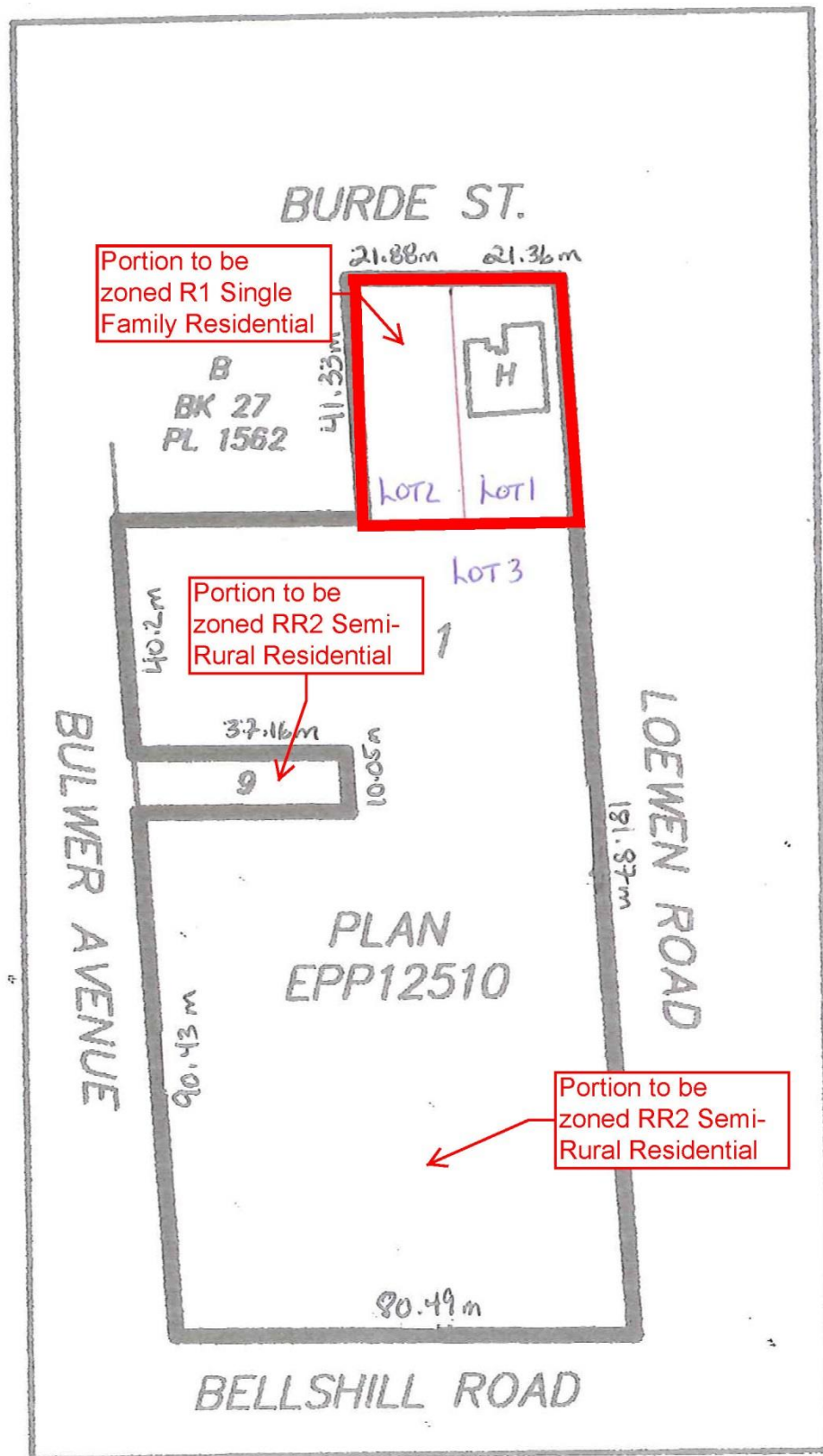
The small lot at 3551 Bulwer Avenue will be required to be consolidated with the larger lot (2720 Burde St.) during the subdivision process. The proposed subdivision is compatible with the character of the existing residential neighbourhood. The Planning Department supports the Official Community Plan and Zoning Bylaw amendments.

Respectfully submitted,



Scott Smith, MCIP
City Planner





Bylaw 4832

R1 – SINGLE FAMILY RESIDENTIAL

5.11 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum Lot Area	600 m ²	6458 ft ²
Minimum Frontage	15 m	49.2 ft
Maximum Coverage	40%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.5	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of dwelling units per lot	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
 - (i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.

Bylaw 4832

RR2 – SEMI RURAL RESIDENTIAL

5.10 The purpose of this *zone* is to provide for low density development of a semi-rural character.

5.10.1 Permitted usesPrincipal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary Suite

Supportive housing

5.10.2 Site Development Regulations

Minimum Lot Area	1160 m ²	(12,487 ft ²)
Minimum Frontage	23 m	(75.5 ft)
Maximum Coverage	33%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.4	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of residential units per lot	2	

5.10.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.10.2:
 - (i) The sum of the width of both *side yards* must be equal to or greater than 20% of the *lot width*.
 - (ii) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
 - (iii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.

CITY OF PORT ALBERNI

BYLAW NO. 4923

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. 22 (2720 Burde Street – Evans), Bylaw No. 4923**”.

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 A, District Lot 139, Alberni District, Plan EPP53945 PID: (029-691-036), located at **2720 Burde Street** and; Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562 PID: (002-801-434) located at **3551 Bulwer Avenue**, from a mix of 'Future Residential' use and 'Residential' use to '**Residential**' 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.

FINALLY ADOPTED THIS DAY OF , 2016.

Mayor

Clerk

Schedule "A" to Bylaw 4923



CITY OF PORT ALBERNI

BYLAW NO. 4924

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. 17 (2720 Burde Street – Evans), Bylaw No. 4924**”.

2. Zoning Amendment

- 1.1 That Lot A, District Lot 139, Alberni District, Plan EPP53945 PID: (029-691-036), located at **2720 Burde Street** and; Lot 9, Block 27, District Lot 139, Alberni District, Plan VIP1562 PID: (002-801-434) located at **3551 Bulwer Avenue**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, are hereby rezoned from 'FD Future Development' to a mix of '**R1 Single Family Residential**' and '**RR2 Semi-Rural Residential**'.

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.

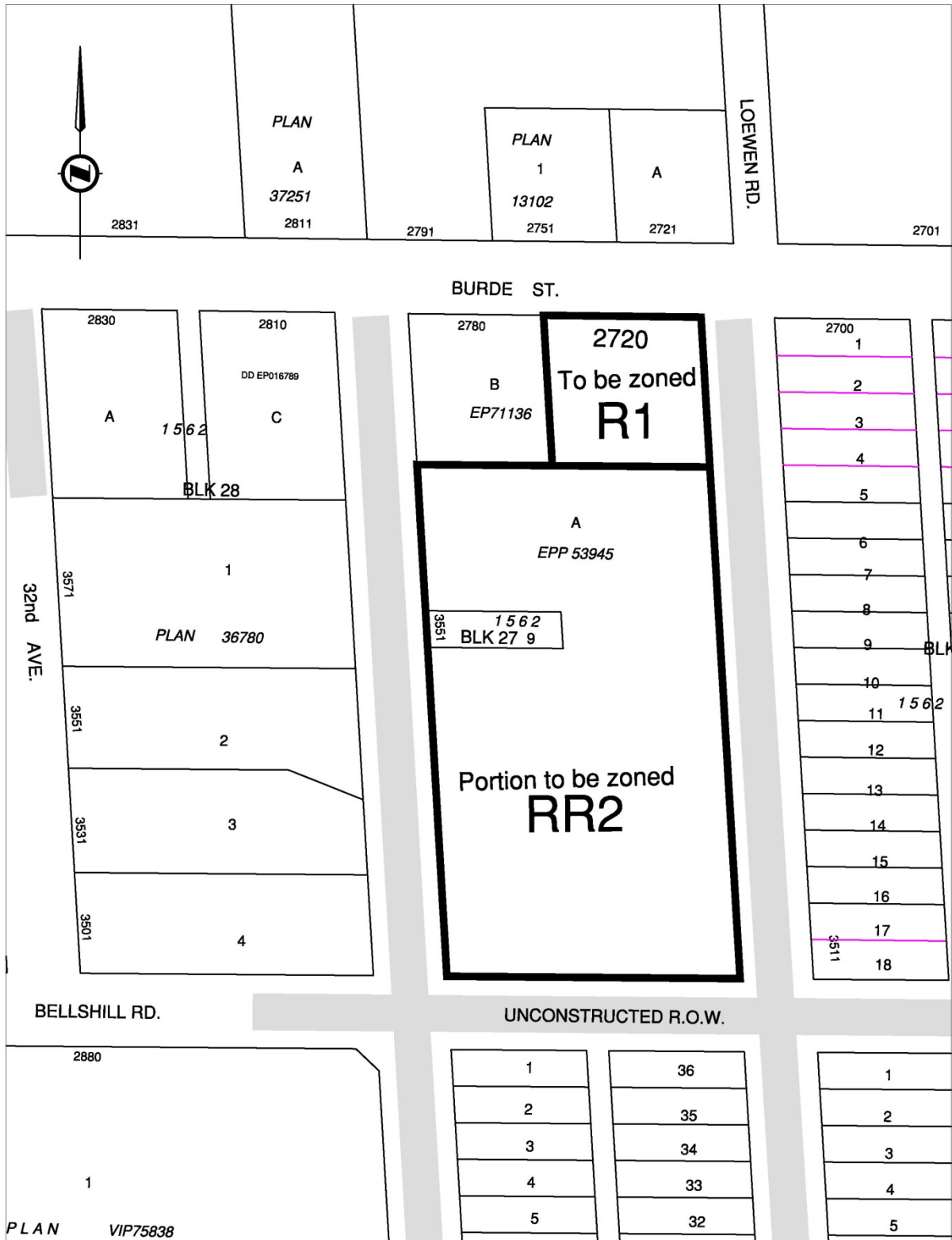
READ A THIRD TIME THIS DAY OF , 2016.

FINALLY ADOPTED THIS DAY OF , 2016.

Mayor

Clerk

Schedule "A" to Bylaw No. 4924





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, November 28, 2016 at 6:00 pm** to hear representation about the following proposed bylaw:

A. “Zoning Amendment No. 18 (4080 McBride Street – Lindsay), Bylaw No. 4925”

APPLICANT: Lindsay - The applicant is applying to amend the Zoning Bylaw to facilitate a subdivision of property into four (4) residential parcels. The amendment being considered is follows:

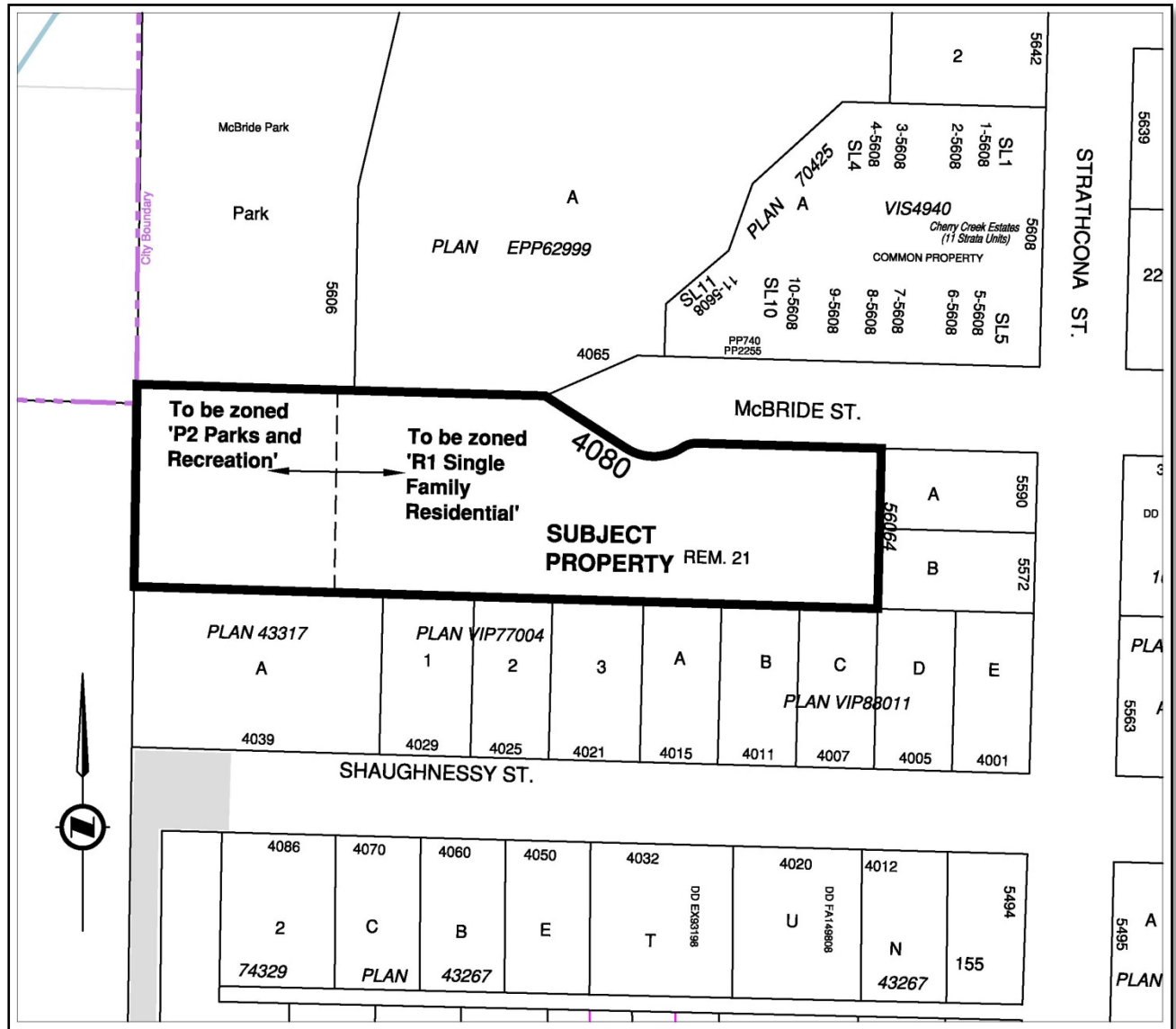
A. Zoning Bylaw Map Amendment:

1. Applying to amend the **Schedule A Zoning District Map** which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning 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, as shown outlined on the map below, from 'FD Future Development' to '**P2 Parks and Recreation**' and '**R1 Single Family Residential**'.

TAKE NOTICE THAT persons who deem their interest in property affected by the above noted bylaw amendment 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 amendment, together with 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 18, 2016 to November 28, 2016 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 18th day of November, 2016.
Scott Smith, City Planner

SUBJECT PROPERTY





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO
FROM: Scott Smith, City Planner
DATE: November 21, 2016

SUBJECT: Proposed Zoning Bylaw Amendment
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)

Issue

To consider an application for an amendment to the Zoning Bylaw (Schedule A – Zoning Map) for property located at 4080 McBride Street.

Background

The purpose of the application is to amend the Zoning Bylaw to facilitate a proposed subdivision of the land. The large property is a remainder lot and is approximately 7,517 m² (1.85 ac). Prior to the recent dedication of the south half of McBride Street, the lot had a panhandle shape with frontage on Strathcona Street. The road dedication eliminated the frontage on Strathcona Street. Each of the proposed lots will have frontage on McBride Street (currently under construction) including the applicant's remainder lot on the western portion of the site.

The proposed subdivision is concurrent with a significant proposal for a multi-family patio home development proceeding to the north across McBride Street. The applicant has worked with the adjacent developer to ensure that McBride Street will serve the development of both properties.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use map designation for 4080 McBride Street is currently a mix of **'Parks and Open Space'** and **'Residential'**. The proposed subdivision will not impact the respective portions of the property currently covered by each designation. No map amendment is required.
- b) The Zoning Bylaw designation for 4080 McBride Street is 'FD Future Development'. An amendment to the Schedule A - Zoning Bylaw map is required to zone the western portion of the property as **'P2 Parks and Recreation'**, in agreement with the Official Community Plan, and to zone the eastern portion of the property as **'R1 – Single Family Residential'** to facilitate a subdivision and development of the proposed residential lots.

Discussion

Surrounding Area

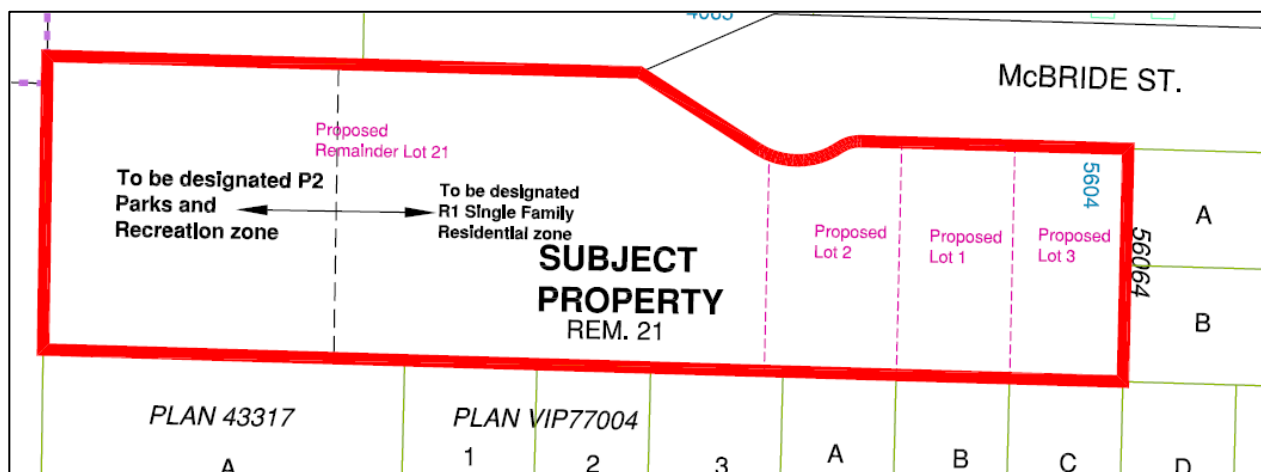
- North – A significant patio home development is proposed for the vacant lot zoned 'RM1 Low Density Multiple Family Residential' located on the north side of McBride Street adjacent to existing patio homes in the Cherry Creek Estates development. There is a City owned natural space to the west of the new patio home project side.
- West – A portion of the property is a ravine and greenspace area containing a branch of Kitsuksis Creek.
- South – Residential properties to the south are zoned primarily 'R1 Single Family Residential' and are consistent with the proposed development of the applicants property.
- East – Immediately adjacent to the east are two single family lots fronting on Strathcona Street. Across Strathcona Street the residential neighbourhood is primarily zoned R1.

Zoning

The current 'FD Future Development' zone requires a minimum lot size of 4000 m² and a minimum frontage of 150 m. In order to proceed with the proposed subdivision the applicant is requesting that a portion (~5296 m²) of the property be rezoned to 'R1 Single Family Residential'. The proposed lots 1-3 will easily meet the minimum area requirements in the R1 zone. The owner's current residence will be located on the remainder portion of the site that would be zoned 'R1 Single Family Residential' (~3162.1 m²).

R1 Zone	Required	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Remainder Lot
Min. Area	600 m ²	684.9 m ²	764.1 m ²	684.9 m ²	~5383.1 m ² (~3162.1 m ² to be R1)
Min. Frontage	15 m	18.3 m	21.3 m	18.3 m	~23 m

The 'P2 Parks and Recreation' zone is proposed for the western, ravine portion (~2221 m²) of the remainder lot as shown in the diagram below.



Infrastructure

All the lots created by the proposed subdivision will have frontage and access on McBride Street (currently under construction) as per the attached site plan.

There are existing sanitary and storm sewer lines running north/south through the property to Shaughnessy Street. New sanitary and storm lines will be required along the rear of proposed lots 1-3 that will connect to these existing lines as shown on the attached site plan. Some drainage consideration will need to be given for future driveway crossing to the proposed lots during the subdivision process. A new water line is currently being constructed on McBride Street that will provide service to proposed lots 1–3.

The existing house has sanitary, storm and water services through a separate right-of-way to Shaughnessy Street.

BC Hydro has services along McBride Street that can provide service to the proposed lots. The detailed issues regarding servicing requirements will be determined in a Preliminary Layout Approval as part of the subdivision process.

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 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.*

At its November 14, 2016 regular meeting, City Council received the APC recommendations and gave 1st and 2nd reading to Zoning Amendment No. 18 (4080 McBride Street – Lindsay), Bylaw No. 4925.

Conclusions

In considering the Zoning amendment, City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The western portion of the property that is a part of the Kitsuksis Creek Ravine cannot be developed. The P2 zone is appropriate for that portion. The proposed zoning and subdivision are compatible with the character of the neighbourhood. The Planning Department supports the Zoning bylaw amendments for 4080 McBride Street.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'S. Smith', written over a horizontal line.

Scott Smith, MCIP
City Planner

SUBJECT SITE – 4080 McBRIDE STREET



Bylaw 4832

R1 – SINGLE FAMILY RESIDENTIAL

5.11 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum <i>Lot Area</i>	600 m ²	6458 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 <i>Floor Area Ratio</i>	0.5	
Maximum Height, <i>Principal Building</i>	10 m	(32.8 ft)
Maximum Number of <i>Principal Building Storeys</i>	2.5	
Maximum number of <i>dwelling units per lot</i>	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
 - (i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.

CITY OF PORT ALBERNI

BYLAW NO. 4925

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. 18 (4080 McBride Street – Lindsay), Bylaw No. 4925**”.

2. Zoning Amendment

- 2.1 That 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**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'FD Future Development' to a mix of '**R1 Single Family Residential**' and '**P2 Parks and Recreation**'.

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.

FINALLY ADOPTED THIS DAY OF , 2016.

Mayor

Clerk

Schedule "A" to Bylaw No. 4925

