

## PUBLIC HEARING – AGENDA Monday, March 25, 2024 @ 6:00 PM In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

#### **CALL TO ORDER & APPROVAL OF THE AGENDA**

1. Recognition of unceded Traditional Territories.

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

#### **Introductory Remarks by the Chair:**

2. **Description of the Application** (*To be read by the Corporate Officer*)

#### Applicant: L. Baker dba LeFevre & Co.

The applicant is seeking to change the land use designation and zoning of the property located at 2856 4<sup>th</sup> Avenue to enable a four-unit townhouse with a new TH1 Townhouse Multi-Family zone.

#### The proposed bylaws are:

i. "Official Community Plan Amendment (2856 4th Avenue) Bylaw No. 5098".

#### If amended, this bylaw:

- Changes the land use designation of 2856 4<sup>th</sup> Avenue from 'General Commercial' to 'Multi-Family Residential' in the OCP, and
- Removes the property at 2856 4<sup>th</sup> Avenue from 'Development Permit Area No. 2 Commercial Development' and adds it to 'Development Permit Area No. 1 Multiple Family Residentials' in the OCP.
- ii. "Zoning Amendment (2856 4th Avenue) Bylaw No. 5099".

#### If amended, this bylaw:

• Changes the zoning classification of 2856 4<sup>th</sup> Avenue from 'C7 Core Business' to 'TH1 Townhouse Multi-Family' on the Zoning Bylaw.

#### 3. Background Information

Report dated March 18, 2024 from Planner I.

- 4. Correspondence
- 5. Late Correspondence Regarding the Matter (To be read by the Corporate Officer).
- 6. Questions from Council:

#### 7. Chair to Invite Input from the Public:

For the first time, is there anyone who wishes to speak to the proposed bylaws?

For the second time, is there anyone who wishes to speak to the proposed bylaws?

Before I call for a third and final time, I would like to remind those present that once the Public Hearing has closed, 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 as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

For the third and final time, is there anyone who wishes to make any further representation regarding the proposed bylaws as it pertains to 2856 4<sup>th</sup> Avenue.

There being no further speakers, I declare this Public Hearing closed.

#### 8. Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at \_\_\_\_\_ pm.



#### NOTICE OF PUBLIC HEARING

#### **OCP and Zoning Bylaw Amendments**

The City of Port Alberni has received an application to amend Official Community Plan Bylaw No. 4602 and Zoning Bylaw No. 5074 to enable a multi-residential development.

#### AMENDING BYLAW(S):

- A. "Official Community Plan Amendment (2856 4th Avenue) Bylaw No. 5098"
- B. "Zoning Amendment (2856 4th Avenue) Bylaw No. 5099"

#### SUBJECT PROPERTIES:

1. 2856 4th Avenue (PID: 000-845-710)

#### **DETAILS:**

The proposed amendments would enable construction of a 4-unit townhouse, multi-residential development at the subject properties.

The OCP land use designation would change from 'General Commercial' to 'Multi-Family Residential', and the zoning would change from 'C7 Core Business to 'TH1 Townhouse Multi-Family' in the Zoning Bylaw.

#### TO PROVIDE FEEDBACK:

All comments to City Council must be received before March 25, 2024 at 12:00 P.M..

- Address correspondence to 'Mayor and Council', 4850 Argyle St., Port Alberni, BC V9Y 1V8.
- Include in the subject line: "Bylaw Number 5098 and 5099".
- Include the **name and address** of the person making the submission.
- Email correspondence may be sent to: corp\_serv@portalberni.ca
- Correspondence may also be hand delivered to the drop box located left of the main entrance to City Hall.

#### TO SPEAK AT THE PUBLIC HEARING:

- Attend the meeting in person at the date and time of the meeting in City Hall Council Chambers.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.

#### TO VIEW DOCUMENTS

Copies of the amending bylaws as well as relevant reports, plans, and documents are available for inspection at the Development Services Department, City Hall from 8:30 A.M.- 4:00 P.M. Monday through Friday (except Statutory Holidays).

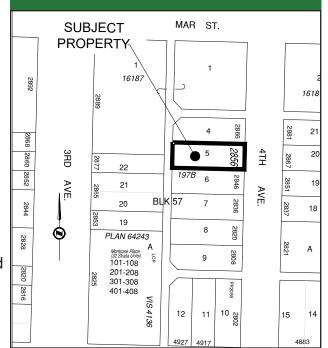
### LOOKING FOR MORE INFORMATION?

#### QUESTIONS?

### **Public Hearing**

March 25, 2024 6:00 PM

City Hall, Council Chambers 4850 Argyle Street Port Alberni





### Public Hearing For the Meeting of March 25, 2024

Date: March 18, 2024

File No: 3360-20-2856 4<sup>th</sup> Avenue

To: Mayor and Council

From: M. Fox, CAO

Subject: DEVELOPMENT APPLICATION – OCP and Zoning Bylaw Amendments at 2856 4th Avenue, Port

Alberni

LOT 5, BLOCK 57, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197-B, (PID: 000-845-710)

**Applicant:** L. Baker dba LeFevre & Co.

Prepared by:	Supervisor:	Director:	CAO Concurrence:
ShaligStucker	B.M.	9	
H. Stevenson Planner I	B. McLoughlin Manager of Planning	S. Smith, Dir. of Development Services   Deputy CAO	M. Fox, CAO

#### **PURPOSE**

At the Regular Council Meeting on February 26, 2024, Council gave 1<sup>st</sup> and 2<sup>nd</sup> readings to Official Community Plan (OCP) amendment bylaw 5098 and Zoning Bylaw amendment bylaw 5099 and advanced the bylaws to a public hearing. The amending bylaws would enable a four-unit townhouse development at 2856 4<sup>th</sup> Avenue.

#### **BACKGROUND**

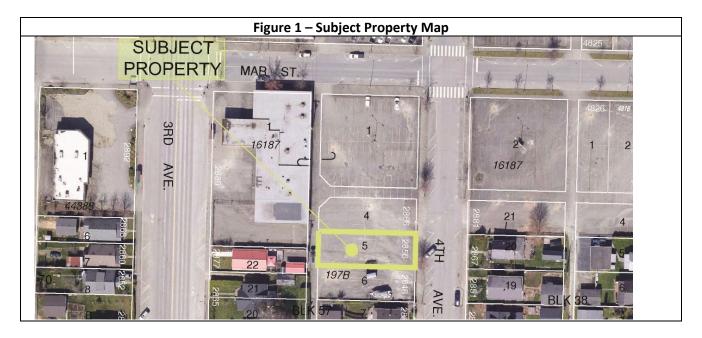
The subject property is designated "General Commercial" in the OCP and is classified "C7 Core Business" in Zoning Bylaw No. 5074, 2023. The property is located on the edge of the South Port Commercial Area where the land use transitions from commercial to residential. The surrounding neighbourhood is a mix of commercial, low-density residential, higher-density residential, and parks and recreational zoning.

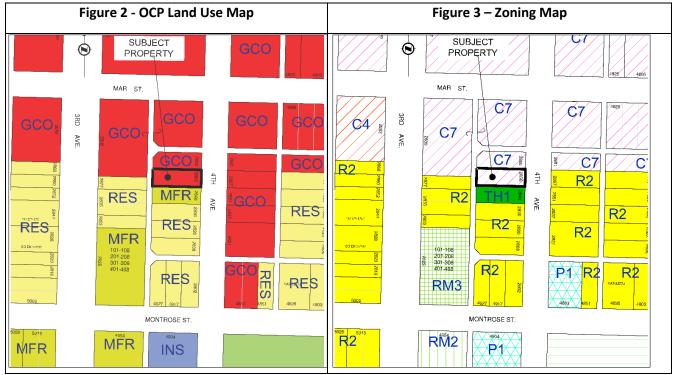
The lot is currently vacant and was formerly used as a commercial parking lot. The proposed development would be the second phase of a townhouse development at this location. Construction of the first phase recently began on the neighbouring property (2846 4<sup>th</sup> Avenue), which was rezoned to *TH1 Multi-Family Residential* in June of 2023.

#### Subject Property and Site Context

Location	East side of 4 <sup>th</sup> Avenue mid-block between Mar Street and Morton Street.
<b>Current Land Use</b>	General Commercial
<b>Current Zoning</b>	C7 Core Business
Proposed Land Use	Multi-Family Residential
<b>Proposed Zoning</b>	TH1 Townhouse Multi-family
Total Area	511 m <sup>2</sup> (5,500 ft <sup>2</sup> )

Official Community Plan	Schedule A – Land Use Map
(OCP)	Schedule B – Development Permit Areas Map
	Section E Implementation – 1.0 Development Permit Areas
	<ul> <li>Section D Plan Policies – 4.0 Residential</li> </ul>
	<ul> <li>Section D Plan Policies – 4.3 Multi-Family Residential (MFR)</li> </ul>
Relevant Guidelines	Uptown District Revitalization Strategy





#### **ANALYSIS**

The applicant proposes to build a four-unit townhouse sited perpendicular to 4<sup>th</sup> Avenue. The proposal is designed as the second phase of a two-phase development. Below is a summary of the proposed amendments to the OCP and Zoning Bylaw:

- 1. Change the land use designation from 'General Commercial' to 'Multi-Family Residential' in the OCP.
- 2. Change the Development Permit Area from 'No. 2 Commercial Development' to 'No. 1 Multiple Family Residential' in the OCP.
- 3. Change the zoning classification from 'C7 Core Business' to 'TH1 Townhouse Multi-Family' in the Zoning Bylaw.

#### Official Community Plan Bylaw No. 4602

The proposed development aligns with the *Multi-Family Residential* (MFR) land use definition and the subject property meets the OCP's criteria for re-designation of land to MFR:

- 1. Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks;
- 2. Should be located on or in proximity to major collectors or arterial roads in order to reduce traffic impacts on local roads;
- 3. An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided.

See the attached Policy Summary document for all policy relevant to the subject property and proposed amendments.

#### Staff Notes:

- The development is located on the edge of a single-detached residential neighbourhood, and within 150 metres walking distance of the Uptown commercial area.
- The property is located within convenient access to 3<sup>rd</sup> Avenue and Argyle Street which are arterial roads and public transportation routes.
- The property is located within 150 metres of Weaver Park.
- The Multi-Family Residential use is compatible with adjacent Residential uses to the south.
- The proposed development forms an adequate transition between the adjacent single-detached homes to the south and C7 commercial properties to the north.
- The proposed development would be reviewed against DPA No. 1 design guidelines at permitting stage to address access, open space, and landscaping to improve livability, and control how the site interacts with neighbouring properties (e.g. ensuring screening along property lines).



#### Zoning Bylaw No. 5074

The subject property meets the requirements of the TH1 zone and is well-situated for multi-family zoning as it is located within walking distance to services, public transportation routes, and parks and recreation space. Preliminary designs comply with all regulations of the Zoning Bylaw.

#### **Staff Notes:**

- Parking is provided at 1.25 space/dwelling unit as required by the Zoning Bylaw. Use of street parking by residents and visitors should be anticipated. This is common of multi-residential development.
- The TH1 zone is intended for residential infill on lots matching the dimensions and characteristics of the subject property.
- Infill development in core neighbourhoods is more efficient to service compared to new neighbourhoods at the community boundary.

Rezoning the property to the TH1 zone would help soften the land use transition between the neighbourhood's low-density residential properties to the south and potentially high-density C7 properties to the north. A comparison of the TH1 zone and adjacent zoning is summarized in Table 1:

Table 1 – Zone Comparison					
Site Regulations	C7 Core Commercial (north)	TH1 Zone (proposed)	R2 Single and Semi- Detached Residential (south)		
Max Lot Coverage	90%	55%	60%		
Max Building Height	16 m	10 m	10 m		
Min. Setback (front)	0 m	6 m	7.5 m		
Min. Setback (rear)	3 m	6 m	9 m		
Min. Setback (side)	0 m	2 m	1.5 m		
Max. Density/Floor Area Ratio	3.0 FAR	1.0 FAR	Single detached: 27 units/hectare  Semi-detached: 46 units/hectare		

#### Uptown District Revitalization Strategy (UDRS)

The proposed development would create additional "missing-middle" housing options in the Uptown area. Diversified housing helps create a more livable community as it provides options for residents with varied preferences and socioeconomic backgrounds. The proposal aligns with poverty reduction opportunities identified in the UDRS, which aim to increase housing availability and diversity, and encourage innovative affordable housing development.

The additional dwelling units would also bring more households to the Uptown neighbourhood, within walking distance of local businesses. This also aligns with economic development objectives in the *UDRS* which aim to increase investment in the neighbourhood and promote revitalization (see attached Relevant Policy Summary).

#### Small-Scale Multi Unit Housing

The proposed development aligns with the intent of new Provincial legislation which encourages development of small-scale multi unit housing (SSMUH). The Province requires that the City amend its zoning bylaw in 2024 to enable higher density (up to 4 dwelling units) on most low-density residential properties within the City, including the R2 properties surrounding 2856 4<sup>th</sup> Avenue.

#### *Infrastructure and Services*

The property would be connected to City services and the applicant is responsible for the cost of all necessary upgrades. Further review of civil plans will be done at time of Development Permit application.

#### **IMPLICATIONS**

Supporting the proposed bylaw amendments would enable a four-unit townhouse building at 2856 4<sup>th</sup> Avenue.

#### **COMMUNICATIONS**

Prior to the Public Hearing, staff completed statutory notification requirements including mailing letters to all owners and occupants of property within 100 metres of the property as specified in *Development Procedures Bylaw No. 5076, 2023*. Notice was also advertising in the local newspaper in accordance with the *Local Government Act* (LGA) for papers issued on Wednesday March 13<sup>th</sup> and Wednesday March 20<sup>th</sup>. A total of 97 letters were mailed and as of the date of this report, no responses were received.

#### **BYLAWS/PLANS/POLICIES**

1. Official Community Plan Bylaw No. 4602

Below is a summary of proposed amending bylaw No. 5098:

- a) Change the OCP land use designation of 2856 4<sup>th</sup> Ave from 'General Commercial' to 'Multi-Family Residential'.
- b) Change the Development Permit Area of 2856 4<sup>th</sup> Ave from 'No. 2 Commercial Development' to 'No.1 Multiple Family Residential' in the OCP.

#### 2. Zoning Bylaw No. 5074:

Below is a summary of proposed amending bylaw No. 5099:

- a) Change the classification of 2856 4<sup>th</sup> Ave from 'C7 Core Business' to 'TH1 Townhouse Multi-Family' on the Zoning Bylaw map.
- 3. Uptown District Revitalization Strategy (UDRS):

Proposed TH1 zone aligns with the following economic development strategy of the UDRS:

a) Strategy 1.12: "Prioritize density in new housing developments to promote walkability and local shopping."

#### **SUMMARY**

Staff support amending bylaws 5098 and 5099 which would enable a four-unit townhouse development at 2856 4<sup>th</sup> Avenue.

#### ATTACHMENTS/REFERENCE MATERIALS

- OCP and UDRS Policy Summary
- 2856 4th Avenue Proposed Development Plans
- Draft "Official Community Plan Amendment (2856 4<sup>th</sup> Avenue), Bylaw No. 5098"
- Draft "Zoning Amendment (2856 4th Avenue), Bylaw No. 5099"
- C: D. Monteith, Director of Corporate Services
  - A. McGifford, Director of Finance
  - J. MacDonald, Director of Infrastructure Services
  - R. Gaudreault, Building Official

#### **Attachment 1: OCP and UDRS Policy Summary**

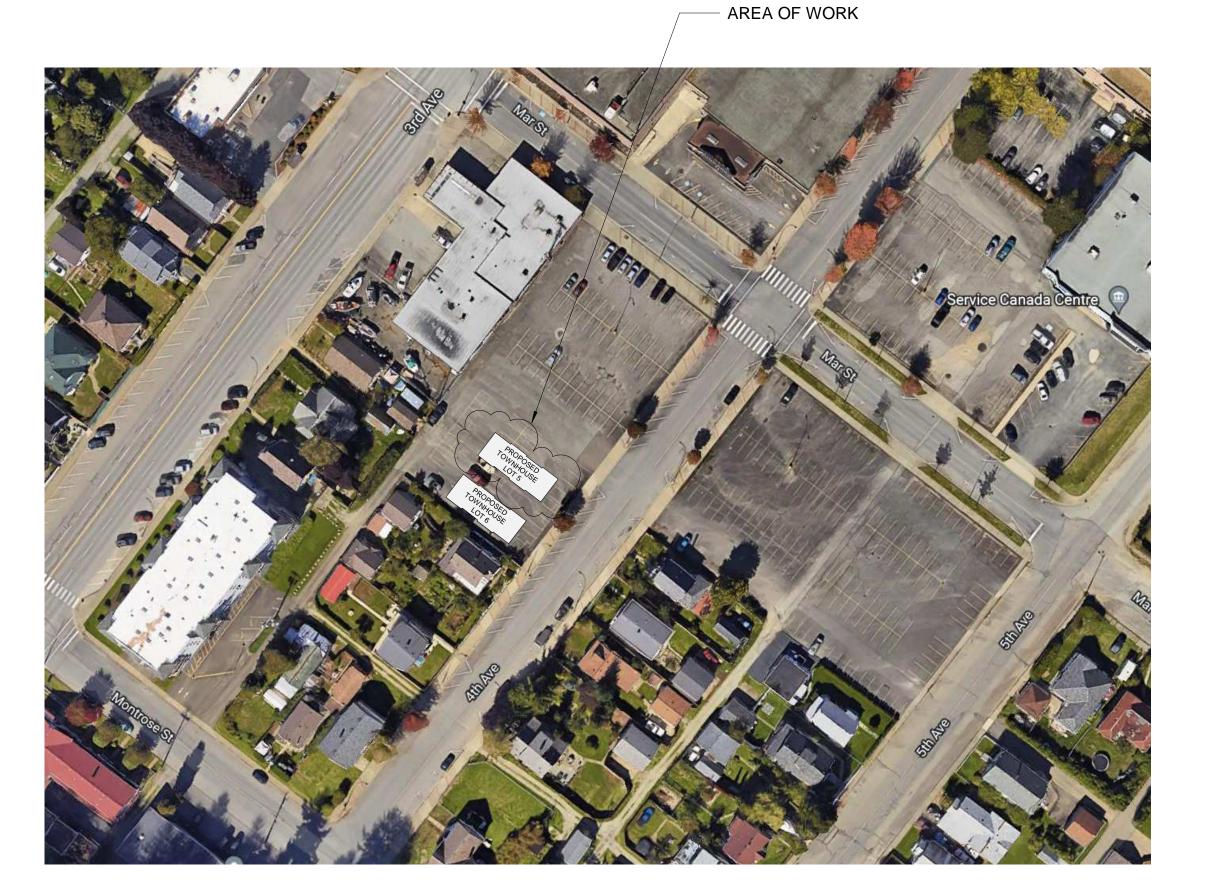
The following table contains relevant policy statements on housing found in the *Official Community Plan Bylaw* and strategies listed in the *Uptown District Revitalization Strategy*.

Document & Section	Text
OCP Section 4.3 Multi- Family Residential (MFR) Council Policy	<ul> <li>When considering re-designation of areas to Multi-Family Residential (MFR), the City shall consider the following criteria:         <ul> <li>Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks;</li> <li>Should be located on or in proximity to major collectors or arterial roads in order reduce traffic impacts on local roads;</li> <li>An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided;</li> </ul> </li> </ul>
OCP Section 4.1 Housing - General Provisions	<ul> <li>The provision of a wide-range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged.</li> <li>The City will encourage greater residential density in locations near commercial</li> </ul>
OCP Section C - 1.1 Growth Goals & Objective	<ul> <li>nodes and near transit routes.</li> <li>To encourage the efficient use of land and infrastructure, and development of compact built form by encouraging sensitive in-fill and intensive forms of development in key locations of the City.</li> </ul>
OCP Plan Policies - 4.0 Residential – Affordable Housing	<ul> <li>A range of affordable housing options should be provided to accommodate a wide range of lifestyles and economic profiles such as young families, seniors, singles, those on a fixed income or are low-income households. Such housing can consist of a range of forms including multi-family, high density detached single-family residential, or secondary suites within or associated with single- family dwellings in single-family neighbourhoods.</li> </ul>
UDRS Economic Development Strategies	1.12 "Prioritize density in new housing developments to promote walkability and local shopping" to help "Increase the number of people living in proximity to the commercial areas in Uptown".
UDRS Poverty Reduction Opportunities	<ul> <li>Opportunities to help reduce poverty in the Uptown area include:         <ul> <li>Increase housing options.</li> <li>More housing diversity.</li> <li>City pursues innovative affordable housing development and protects existing affordable housing stock.</li> </ul> </li> </ul>

# LeFevre Woodwards Village Development



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**SOUTH VIEW** 

## **CONTEXT PLAN**

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LOT 5, BLOCK 57, DISTRICT LOT 1,
ALBERNI DISTRICT, PLAN 197-B
ADDRESS: 2856 4TH AVENUE, PORT ALBERNI, B.C.
P.I.D.: 000-845-710

22

21

SITE PLAN

1:100

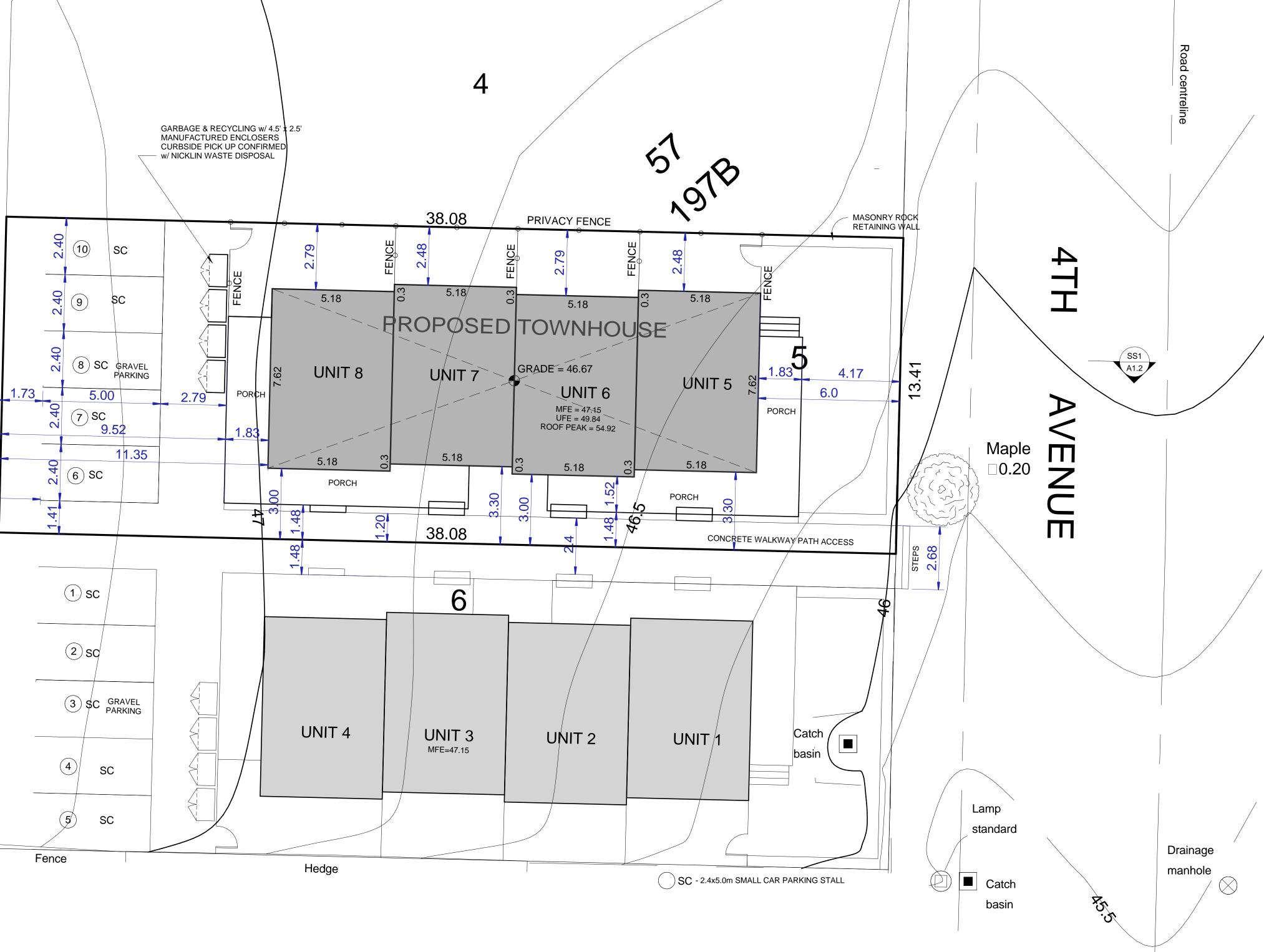
Shop

Peak of roof

elev.=50.94



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### **Zoning Summary**

SS1 A1.2

Garage

Peak of roof

elev.=50.37

Utility

pole

4.27

6.00

Legal address: Lot 5, Block 57, Plan 197-B
Civic address: 2856 4th Avenue, Port Alberni, B.C.
P.I.D.: 000-845-710
Zoning: C7 - Core Business

Zoning: C7 - Core Business
Use: Dwelling Units at Ground Level
Lot area: 511 m<sup>2</sup>

	Pertmitted	Proposed
Lot Coverage	Max 50%	215.4m <sup>2</sup> - 42.15 <sup>4</sup>
Building Height	Max 14m	8.25m
Floor Area Ratio	Max 1.2	0.595

### **Parking Requirements**

Required

Residential: 0.5 spaces per unit = 2 stalls

Accessible parking spaces req'd for 20+ stalls = 0

<u>Proposed</u>

Regular stalls: 0 stalls
Small cars stalls: 5 stalls
Accessible stalls: 0 stalls
Total: 5 stalls

## Unit Summary

2 Bedroom  $(76m^2) = 4$ 

### Floor Area

Total =  $304m^2$ 

Unit 5 Main Floor = 39.5m<sup>2</sup>
Unit 5 Upper Floor = 36.5m<sup>2</sup>
Unit 6 Main Floor = 39.5m<sup>2</sup>
Unit 6 Upper Floor = 36.5m<sup>2</sup>
Unit 7 Main Floor = 39.5m<sup>2</sup>
Unit 7 Upper Floor = 36.5m<sup>2</sup>
Unit 8 Main Floor = 39.5m<sup>2</sup>
Unit 8 Upper Floor = 36.5m<sup>2</sup>

### Setbacks

Required

Proposed

### Heights

Grade level = 46.67m Top of Roof Height = 8.25m

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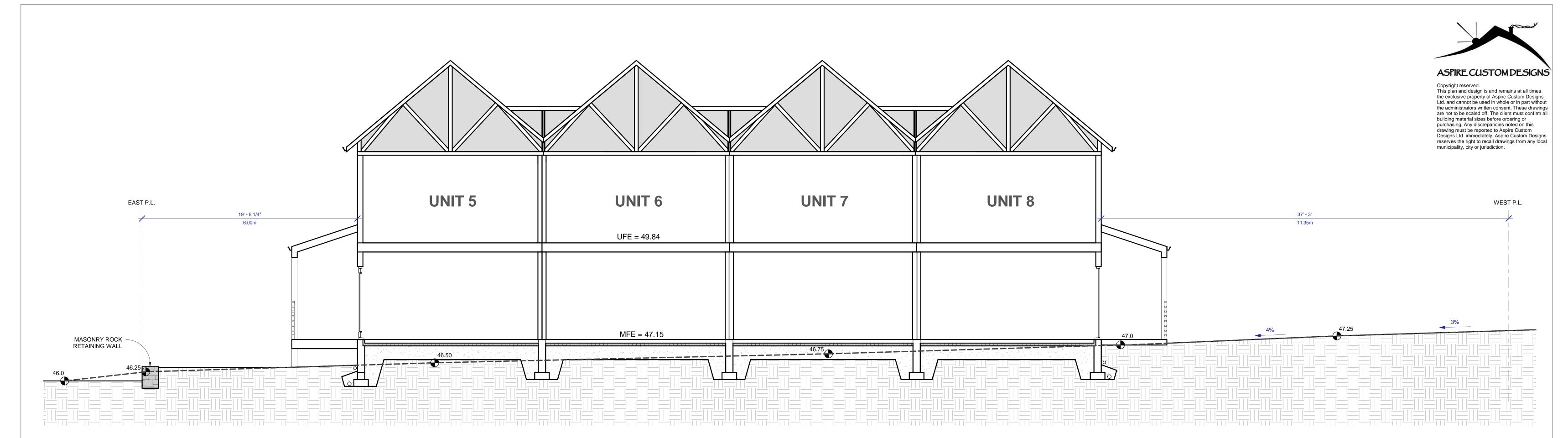
2856 4TH AVENUE, LEFEVRE WOODWARDS VILLAGE DEVELOPMENT, PORT ALBERNI BC

SITE PLAN

May 02, 2023

2022-40 1/4" = 1'0" or as noted

A1.1



## SITE SECTION

1/4" = 1'-0"



DEVELOPMENT 3D-VIEW (LOT 5&6)

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2856 4TH AVENUE, LEFEVRE WOODWARDS VILLAGE DEVELOPMENT, PORT ALBERNI BC

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A1.2



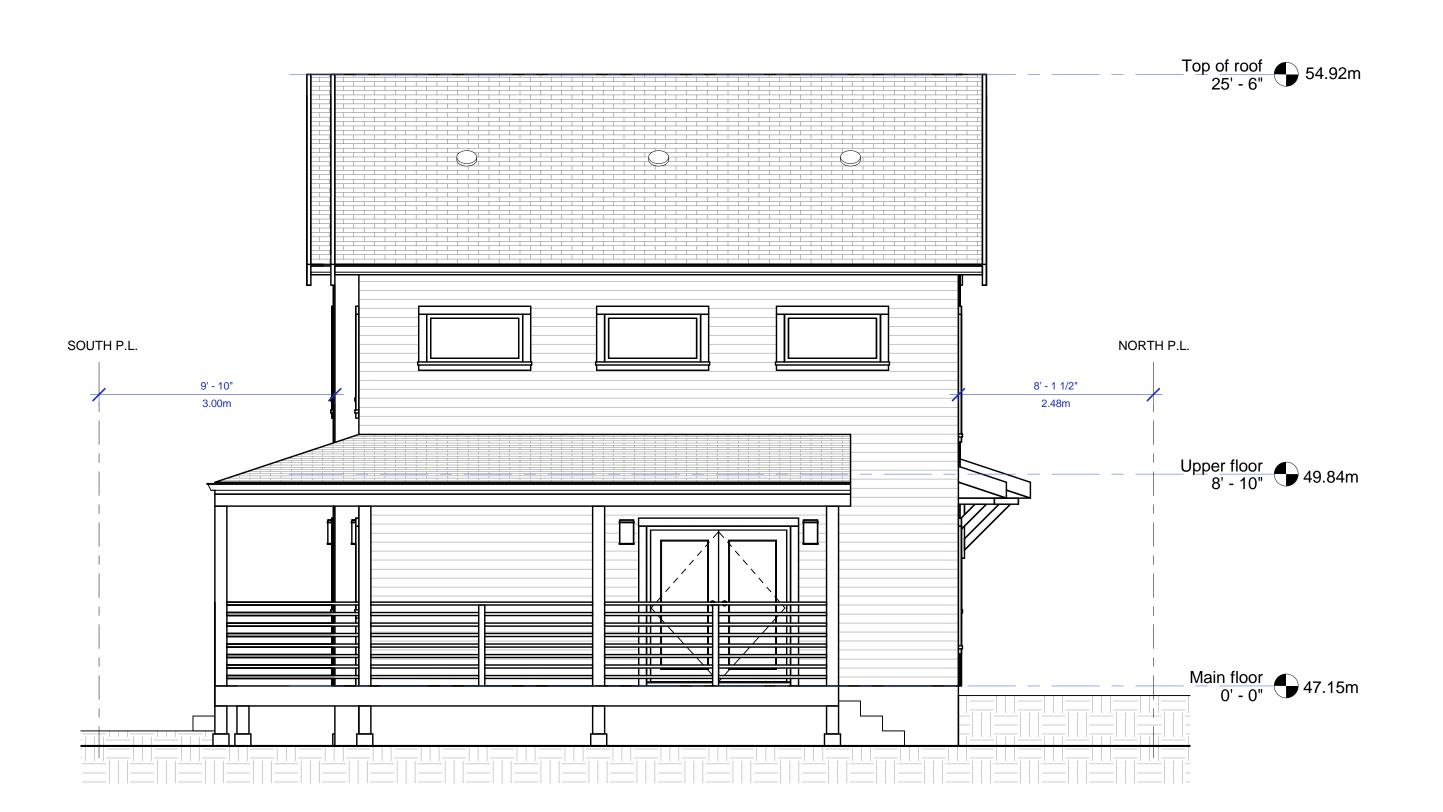
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## **SOUTH ELEVATION**

1/4" = 1'-0"



## FRONT ELEVATION (EAST)

1/4" = 1'-0"

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**ELEVATIONS** 

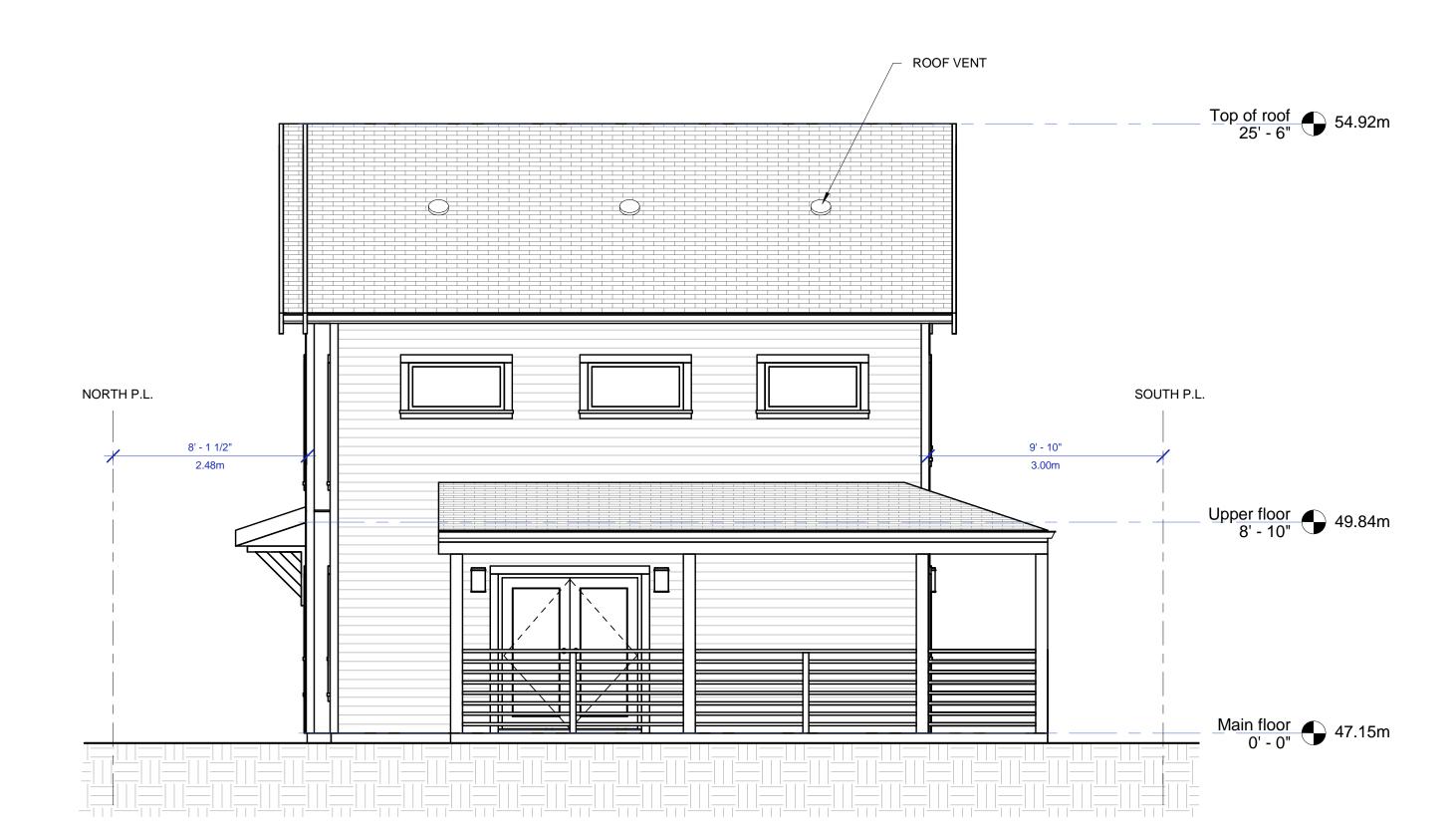
May 02, 2023

1/4" = 1'0" or as noted



## **NORTH ELEVATION**

1/4" = 1'-0"



## **REAR ELEVATION (WEST)**

1/4" = 1'-0"



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1/4" = 1'0" or as noted

A3.1

May 02, 2023



# UNIT 6Arctic White UNIT 8Cobble Stone UNIT 5 Deep Ocean UNIT 7 Countrylane Red Board and Batten Board and Batten . Horizontal Aged Pewter

### ASPIRE CUSTOM DESIGNS

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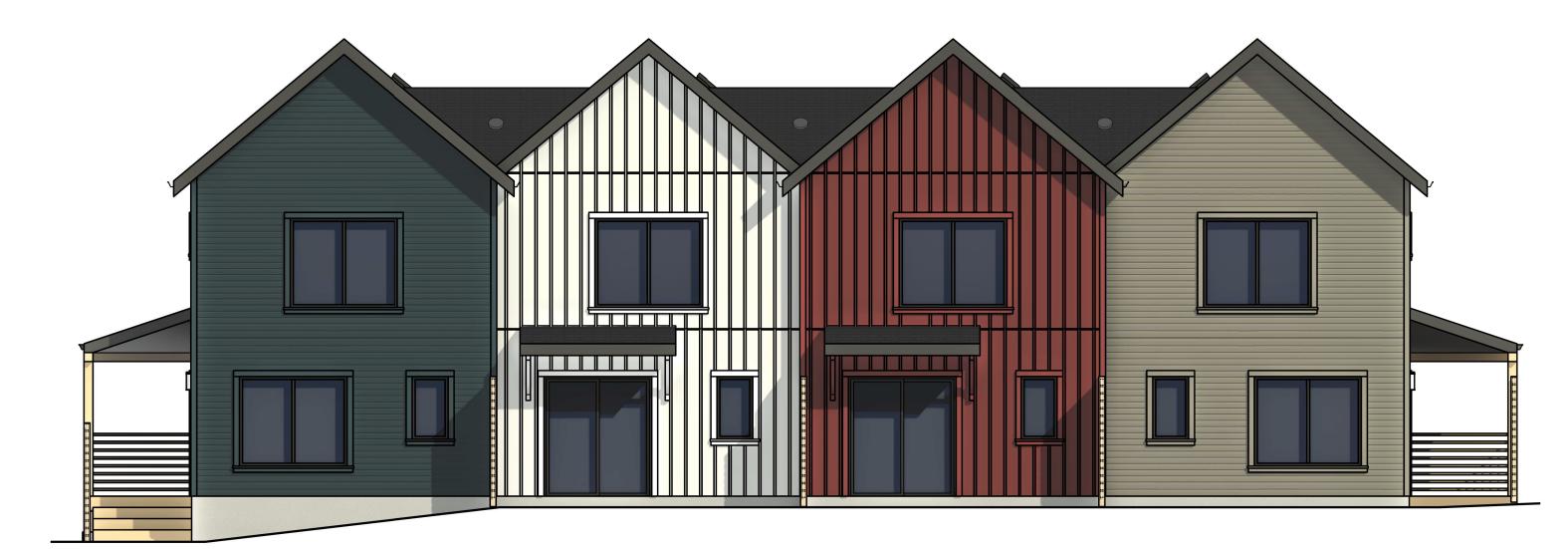
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## FRONT ELEVATION

3/16" = 1'-0"

## **SOUTH ELEVATION**

3/16" = 1'-0"



## **NORTH ELEVATION**

3/16" = 1'-0"

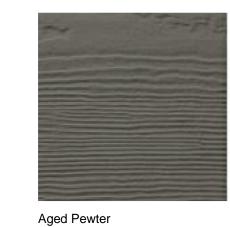


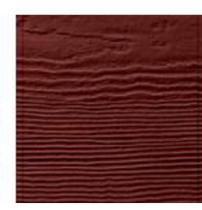
## REAR ELEVATION

3/16" = 1'-0"

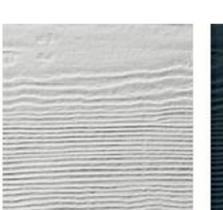
## MATERIAL BOARD

### Siding





Countrylane Red





Deep Ocean

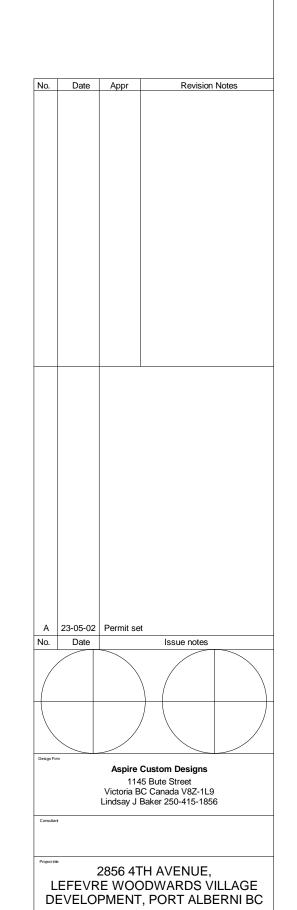
Arctic White

Roofing









COLOR SCHEME

May 02, 2023

1/4" = 1'0" or as noted

A3.2

#### CITY OF PORT ALBERNI

#### **BYLAW NO. 5098**

### 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 (2856 4<sup>th</sup> Avenue) Bylaw No. 5098".

2. Official Community Plan Map Amendments

Respecting Lot 5, Block 57, District Lot 1, Alberni District, Plan VIP197B (PID: 000-845-710) located at **2856 4**<sup>th</sup> **Avenue**, and shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw, the following amendments apply:

- 2.1 **Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to change the designation on the property from 'General Commercial' use to 'Multi-Family Residential' use.
- 2.2 Schedule B (Development Permit Areas Map) that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended by removing the property from 'Development Permit Area No. 2 (General Commercial)' and by adding the property into 'Development Permit Area No. 1 (Multiple Family Residential)'.

READ A FIRST TIME this 26<sup>th</sup> day of February, 2024.

READ A SECOND TIME this 26<sup>th</sup> day of February, 2024.

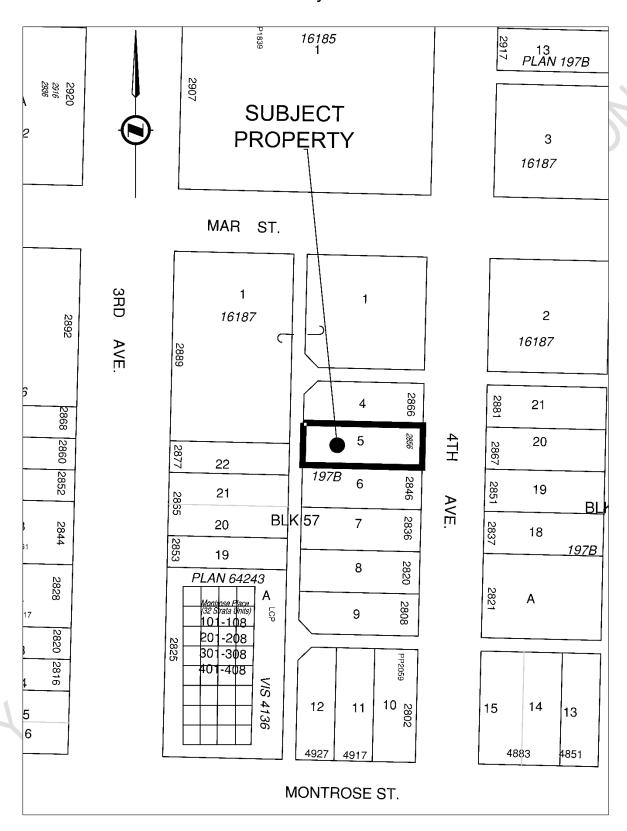
A PUBLIC HEARING WAS HELD this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

Mayor	Corporate Officer

#### Schedule "A" to Bylaw 5098



#### CITY OF PORT ALBERNI

#### **BYLAW NO. 5099**

#### A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW NO. 5074

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

1.	Τi	tle

This Bylaw may be known and cited for all purposes as "Zoning Amendment (2856 4th Avenue) Bylaw No. 5099".

#### 2. Zoning Map Amendment

- 2.1 The property legally described as Lot 5, Block 57, District Lot 1, Alberni District, Plan VIP197B PID: 000-845-710, and located at **2856 4<sup>th</sup> Avenue**, as shown outlined in heavy black line on Schedule A attached hereto and forming part of this bylaw, is hereby rezoned from 'C7 Core Business' to 'TH1 Townhouse Multi-Family' zone.
- 2.2 Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 5074 is hereby amended to denote the zoning outlined in Section 2 above.

<b>READ A FIRST TIME</b> this 26 <sup>th</sup> day of February, 2024.	
<b>READ A SECOND TIME</b> this 26 <sup>th</sup> day of February, 202	24.
A PUBLIC HEARING WAS HELD this day of	, 2024.
<b>READ A THIRD TIME</b> this day of , 2024.	
ADOPTED this day of , 2024.	
Mayor Co	rporate Officer

### Schedule "A" to Bylaw No. 5099

