CITY OF PORT ALBERNI

PUBLIC HEARING AGENDA

Monday, August 12, 2019 at 6:30 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: de Beeld, 4202 and 4238 8th Avenue

The applicant is applying to amend the Zoning Bylaw to facilitate the redevelopment of the properties. The proposed zoning is RM3 High Density Multiple Family Residential with an additional Site Specific text amendment to facilitate an increase in the number of storey's permitted to five (5) and increase the maximum building height to 18 metres. Between four (4) new buildings a total of 150 units is proposed.

The proposed bylaws are:

- A. "Zoning Bylaw Map Amendment No.35 (4202 and 4238 8th Avenue de Beeld), Bylaw No. 4993"
- B. "Zoning Text Amendment No.T22 (Site Specific Uses RM3 High Density Multiple Family Residential), Bylaw No.4994"
- 2. Background Information from the Manager of Planning report dated August 2, 2019.

3. Correspondence

Letter dated July 16, 2019 from Wendy Whyte opposing changes to the bylaws concerning increases in in the number of storeys and height of buildings.

- **4.** Late Correspondence Regarding the Matter (To be read by the City Clerk)
- 5. Input from the Public regarding the Bylaw

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.)
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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 Bylaw.

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, August 12, 2019 at 6:30 pm** to hear representation about the following proposed bylaws:

- A. "Zoning Bylaw Map Amendment No. 35 (4202 and 4238 8th Avenue de Beeld), Bylaw No. 4993"
- B. "Zoning Text Amendment No. T22 (Site Specific Uses RM3 High Density Multiple Family Residential), Bylaw No. 4994"

APPLICANT: Raymond de Beeld dba Raymond de Beeld Architect Inc. - The applicant is applying to amend the Zoning Bylaw to facilitate the re-development of the properties. The applicant is proposing to rezone the properties to RM3 High Density Multiple Family Residential zone with an additional Site Specific text amendment to the Zoning Bylaw to facilitate an increase in the number of storey's permitted to five (5) storeys and increase the maximum building height to 18 metres. The proposed redevelopment would include four (4) new 5 storey buildings with underground and surface parking. Between the four new buildings a total of 150 units is proposed. The amendments being considered are as 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 That Lots 10 and 11, District Lot 1, Alberni District, Plan VIP18042, located at 4202 and 4238 8th Avenue from 'RM1 Low Density Multiple Family Residential' to 'RM3 High Density Multiple Family Residential' as shown outlined on the map below.

B. **Zoning Bylaw Text Amendment:**

2. Applying to amend the text of Port Alberni Zoning Bylaw 2014, No. 4832 by adding Section 5.16.4 Site Specific Uses table as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal	4202 and	4202 8 th Avenue – Lot 10, District Lot 1,
Building = 18 m (59 ft); and	4238 8 th	Alberni District, Plan VIP18042; and
Maximum Number of Building	Avenue	4238 8 th Avenue – Lot 11, District Lot 1,
Storeys = 5		Alberni District, Plan VIP18042
		·

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 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 July 31, 2019 to August 12, 2019 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 31st day of July, 2019. Katelyn McDougall, M.Urb., Manager of Planning (Katelyn_McDougall@portalberni.ca)

To see the relevant **report** to the Advisory Planning Commission see: https://www.portalberni.ca/sites/default/files/council_mtg/APC-Agenda-June27-2019.pdf

To see **recommendations** to Council from the Advisory Planning Commission see: https://www.portalberni.ca/sites/default/files/council_mtg/APC-SummaryMinutes-June27-2019.pdf

SUBJECT PROPERTY - 4202 and 4238 8th Avenue





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO

FROM: Katelyn McDougall, Manager of Planning

DATE: August 2, 2019

SUBJECT: DEVELOPMENT APPLICATION

Proposed Zoning Bylaw Amendments

4202 and 4238 8th Avenue Lot 10 and 11, District Lot 1, Alberni District, Plan

VIP18042 (Strata Lots 1-18, VIS3015 and Strata Lots 1-20, VIS3017) **Applicant:** Raymond de Beeld dba Raymond de Beeld Architect Inc.

Issue

To consider an application for amendments to the Zoning Bylaw text and Schedule A – Zoning Map for the properties located at 4202 and 4238 8th Avenue.

Background

The applicant is proposing to rezone the properties from RM1 Low Density Multiple Family Residential zone to RM3 High Density Multiple Family Residential zone with an additional Site Specific text amendment to the Zoning Bylaw that would facilitate an increase in the number of storey's permitted to five (5) storeys and increase the maximum building height to 18 metres.

The proposed amendments would allow for re-development of the two properties into multifamily condominiums. On the two properties there are currently seven (7) existing 2 storey buildings with a total of 38 strata units. The existing development known as "Woodland Village" was constructed 1977 and there are increasing maintenance concerns with the building and site works. The proposed redevelopment would include four (4) new 5 storey buildings with underground and surface parking. Between the four new buildings a total of 150 units is proposed.

Official Community Plan and Zoning Bylaw

- a) The properties, Lot 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4238 and 4202 8th Avenue are currently designated 'Multi-Family Residential' on the Official Community Plan Schedule A Land Use Map. No amendment is required.
- b) The properties, Lot 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4238 and 4202 8th Avenue are currently included in 'Development Permit Area No. 1 'Multi-Family Residential' on the Official Community Plan Schedule B Development Permit Area Map, and a development permit will be required. No amendment needed.

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c) The properties, Lot 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4238 and 4202 8th Avenue are currently zoned 'RM1 Low Density Multiple Family Residential' on the Zoning Bylaw Schedule - A Zoning Map. A map amendment is required to re-zone the property to 'RM3 High Density Multiple Family Residential' zone.

- d) The following text amendment to the Zoning Bylaw is required:
 - i. Add Section 5.16.4 Site Specific Uses and include a table in that section as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal	4202 and	4202 8 th Avenue - Strata Lots 1-18,
Building = 18 m (59 ft);	4238 8 th	District Lot 1, Alberni District, Plan
and	Avenue	VIS3015 and
Maximum Number of		4238 8 th Avenue - Strata Lots 1-20,
Building Storeys = 5		District Lot 1, Alberni District, Plan
		VIS3017

Discussion

Surrounding Area

The property is located on the west side of 8th Avenue. The surrounding area consists of a mix of uses:

North: Institutional, Multi-family Residential, and Commercial

East: Commercial, Industrial, and Institutional

South: Multi-Family Residential

West: Multi-Family Residential, Institutional, and Parks and Open Space

The properties are in close proximity to various community amenities including Alberni District Secondary School, North Island College, Alberni Valley Multiplex and Bob Dailey Stadium, and the Alberni Valley Museum. A main commercial area is also located a short distance away for shopping needs. Access to Roger Creek walking trails is within easy walking distance. Both Roger Street and 10th Avenue are main arterial roads and transit is readily available.

The properties are located within the tsunami inundation zone.

Official Community Plan:

No amendments to the Official Community Plan are required for this application to proceed.

Zoning:

The current zoning on the properties is 'RM1 – Low Density Multiple Family'. The site is made up of two legal parcels. The total site area is $\pm 9,221$ m² ($\pm 99,250$ ft²) with frontage on 8th Avenue being 102 m (336 ft.).

The requested zoning, 'RM3 High Density Multiple Family Residential', requires a minimum frontage of 30 m and the minimum lot area requirement is 1,120 m². The site meets all zoning requirements, except for proposed open space, building height, number of storeys, and parking. The Floor Area Ratio is subject to density bonusing of 1 with 75% underground parking.

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Properties	Required RM3	Proposed
Lot Area	1,120 m ²	±9,221 m ²
Frontage	30 m	102 m (46m & 56m)
Max. Coverage	50%	33%
Open Space	2,160 m ²	2,125.7 m ²
Front setback	6 m	-
Side Setback	5 m	-
Rear setback	9m	-
Building Height	14 m (45.9 ft)	17.7 m (58 ft)
# of Storeys	4	5
FAR	1.2 (1.3 w/ DB)	1.28
Parking	170 (1.25)	159 (1.06)

The lots will be required to be consolidated into one parcel. A Development Permit will be required for the Form and Character of the development. A Development Variance Permit and a Development Permit will be required prior to a Building Permit being issued.

Traffic and Parking:

The development is proposed to be accessed by the lane along the north and west of the property. The city will not permit primary site access from the lane, and this will be addressed during the development permit stage.

The applicant will need to apply for a Development Variance Permit to vary the parking requirement for the proposed development. The Zoning Bylaw requirement is 1.25 parking spaces for each dwelling unit for a total of 170 spaces. The applicant has proposed 159 parking spaces (1.06 for each dwelling unit) with 109 of those being underground spaces and 4 accessible spaces.

Reducing the number of parking spots would be reasonable for the proposed development as multi-family buildings have a lower demand for parking than other land uses. Additional parking stalls would also contribute to the overall cost of the development, and underground parking stall are typically sited as costing around \$25,000 to \$30,000 per unit.

<u>Infrastructure and Servicing:</u>

Water: There is a water main running along 8th Avenue. There is no information regarding a current connection and this will need to be investigated.

Sewer: There are sewer and drain pipelines along the north and south side of the properties and in the lane to the west of the property. There is no information regarding a current connection and this will need to be investigated. An easement appears to run through the properties to connect to the sewer manhole.

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Agency Comments:

BC Hydro:	No significant issues identified. BC Hydro has three phase power on both the east and west frontages of 4202 and the north, east, and west frontages of 4238. With an anticipated larger service, BC Hydro may need to do some reconfiguring of the circuit.
Canada Post:	If approved, and the existing street level single units are replaced with apartment/common lobby residential buildings the developer will be required to supply lock box assemblies (LBA) with parcel compartments and Canada Post will need access via the building intercoms with our locks to Canada Post Standards. To facilitate this Canada Post requests that the developer contact us in advance with development planning to ensure they will be able to provide proper mail service.
Fire Department:	No comments
TELUS:	No comments
Building:	No comments
RCMP:	No concerns
Parks and Rec:	Interests unaffected. Note fire truck turn around area.

Status of the Application

At the June 27, 2019 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 Zoning Bylaw (Schedule A Zoning Map) to change the designation of Lots 10 and 11, District Lot 1, Alberni District, Plan VIP18042 located at 4232 and 4202 8th Avenue from 'RM1 Low Density Multiple Family Residential' to 'RM3 High Density Multiple Family Residential' zone.
- **2.** That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:

Add Section 5.16.4 Site Specific Uses table as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal	4202 and	4202 8 th Avenue - Strata Lots 1-18,
Building = 18 m (59 ft);	4238 8 th	District Lot 1, Alberni District, Plan
and	Avenue	VIS3015 and
Maximum Number of		4238 8 th Avenue - Strata Lots 1-20,
Building Storeys = 5		District Lot 1, Alberni District, Plan
		VIS3017

3. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to consolidate the properties into one legal parcel prior to final adoption of the proposed zoning amendments.

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At the July 5, 2019 regular meeting, City Council received and accepted the APC recommendations and gave 1st and 2nd reading to "Zoning Bylaw Map Amendment No. 35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993".

Conclusions

In considering the Zoning Bylaw amendments City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The proposed development is consistent with the Official Community Plan's land use designation. Moreover, the Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. It is appropriate to encourage greater densification and redevelopment of this site due to proximity of commercial, recreational, public/institutional nodes, and community scale parks; proximity to major collectors and arterial roads; and because of the compatibility with adjacent land uses.

The Planning Department is supportive of multi-family development and of intensifying residential land use in strategic areas of the city. This redevelopment project will increase the supply of housing and provide new residential building stock in a central location. The proposed zoning amendments would permit an increase in maximum building height up to five (5) storeys or 18 meters. The proposed bylaw amendments are compatible with the neighbourhood and the Planning Department supports amending the bylaws.

Respectfully submitted,

Katelyn McDougall, M.Urb

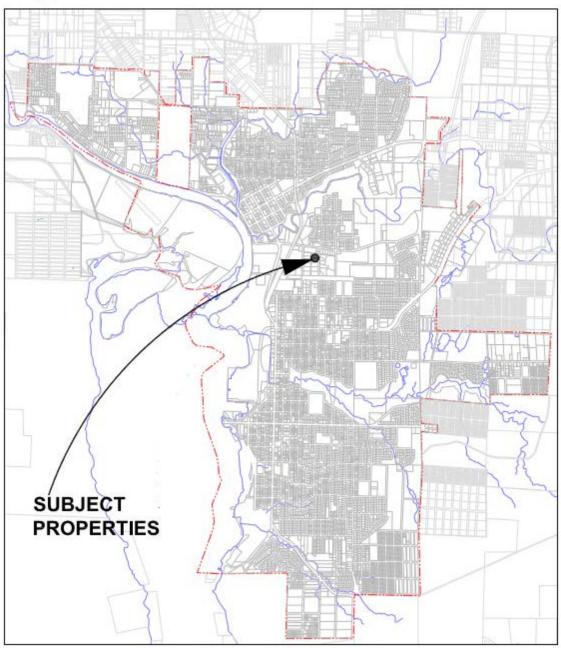
Katelyn McDougall

Manager of Planning

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CITY OF PORT ALBERNI LOCATION MAP



4208 and 4238 8th Avenue

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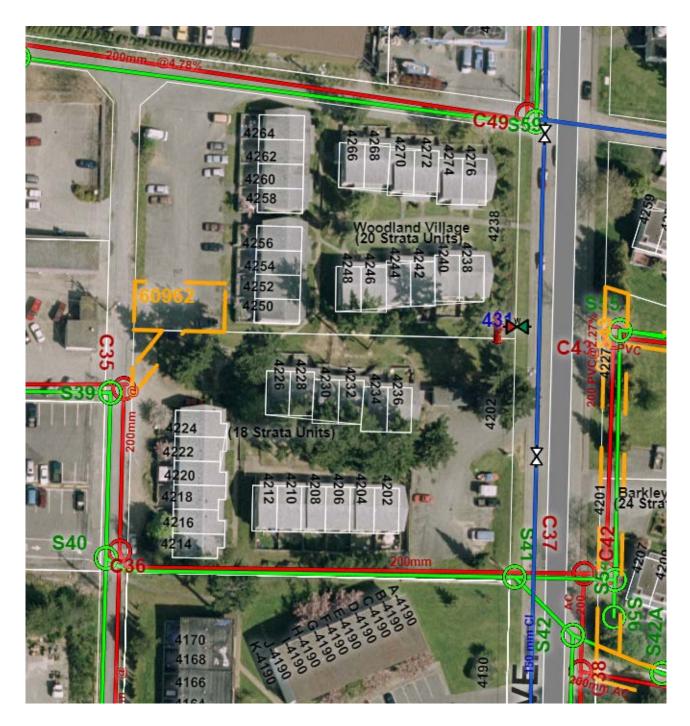
SUBJECT PROPERTIES - 4202 and 4238 8th Avenue



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SERVICING and INFRASTRUCTURE



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RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

5.16 The purpose of this *zone* is to provide for higher density multiple *family* residential development.

5.16.1 Permitted uses

Principal Uses
Boarding and lodging
Community care facility
Multiple family dwellings
Single family dwelling
Two family dwelling

5.16.2 <u>Site Development Regulations</u>

Minimum Lot Area		
Multiple family dwelling	$1,120 \text{ m}^2$	$(12,056 \text{ ft}^2)$
Minimum Frontage		
Multiple family dwelling	30 m	98.4 ft
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	6 m	(19.7 ft)
Rear yard	9 m	(29.5 ft)
Side yard	5 m	(16.4 ft)
Maximum Floor Area Ratio	1.2	
Maximum Height, Principal Building	14 m	(45.9 ft)
Maximum Number of Principal Building Storeys	4	

5.16.3 Conditions of *Use*

- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) Density bonusing may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

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(iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.

- (e) In multi-family residential zones, home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

5.16.4 <u>Site Specific *Uses*</u>

The following *uses* shall be permitted on a site specific basis:

	<u>Use</u>	Site Address	Site Legal Description
(Bylaw 4914)	Site Specific	4815 Argyle Street	Lot 7, Block 41, District Lot 1,
	Accessory Uses:		Alberni District, Plan 197B (PID:
	Hostel		009-251-162) and Parcel A, Block
	Restaurant		41, Plan VIP197B, Alberni Land
	Pub		District (Being a consolidation of
	Assembly		Lots 8 & 9. See FB348042)

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<u>PROPOSED</u>

A0.1

2018











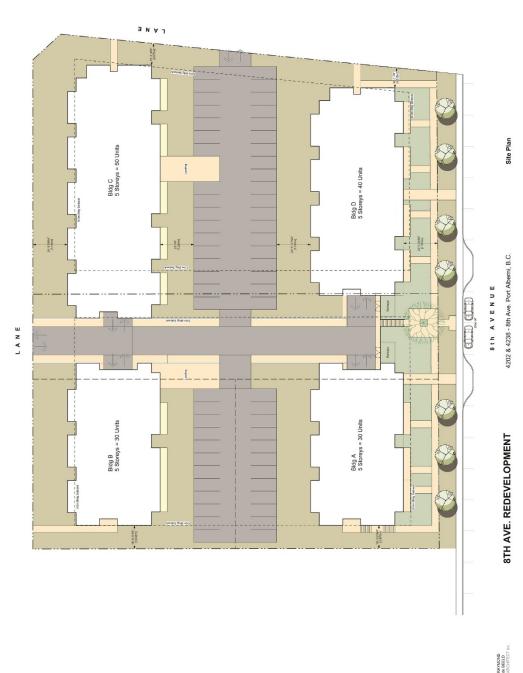


8TH AVE. REDEVELOPMENT

RAYMOND
do BEELD
ARCHITECT Inc.

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CITY OF PORT ALBERNI

BYLAW NO. 4993

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 Bylaw Map Amendment No. 35 (4202 and 4238 8th Avenue – de Beeld), Bylaw No. 4993".

2. Zoning Amendment

2.1 That Lots 10 and 11, District Lot 1, Alberni District, Plan VIP18042, located at 4202 and 4238 8th Avenue, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, are hereby rezoned from 'RM1 Low Density Multiple Family Residential' to 'RM3 High Density Multiple Family 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 8TH DAY OF JULY, 2019.

READ A SECOND TIME THIS 8TH DAY OF JULY, 2019.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2019.

READ A THIRD TIME THIS DAY OF , 2019.

FINALLY ADOPTED THIS DAY OF , 2019.

Mayor	City Clerk

Schedule "A" to Bylaw No. 4993



CITY OF PORT ALBERNI

BYLAW NO. 4994

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 Text Amendment No. T22 (Site Specific Uses - RM3 High Density Multiple Family Residential), Bylaw No. 4994".

2. Zoning Text Amendment

Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended by **adding** Section 5.16.4 Site Specific Uses table as follows:

Use	Site Address	Site Legal Description
Maximum Height, Principal	4202 and	4202 8 th Avenue – <i>Lot 10,</i>
Building = 18 m (59 ft); and	4238 8 th	District Lot 1, Alberni District,
Maximum Number of	Avenue	Plan VIP18042; and
Building Storeys = 5		4238 8 th Avenue – Lot 11,
		District Lot 1, Alberni District,
		Plan VIP18042

READ A FIRST TIME THIS 8TH DAY OF JULY, 2019.

READ A SECOND TIME THIS 8TH DAY OF JULY, 2019.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2019.

READ A THIRD TIME THIS DAY OF , 2019.

FINALLY ADOPTED THIS DAY OF , 2019.

Mayor	City Clerk

Schedule "A" to Bylaw No. 4994



From the office of Tom and Wendy Whyte

3658 Estevan Drîve Port Albernî, B. C. V9Y 5G9

Canada

Phone: 250-724-6690

email: wendywhyte@hotmail.com



July 16, 2019

City of Port Alberni 4850 Argyle Street Port Alberni, B. C. V9Y 1V8

Attention: Mayor Minion and City Council

Dear Mayor Minion and City Council

Re:

4000 Burde Street two, four-storey development

4200 block of 8th Avenue four five-storey development

Although I have lived in Port Alberni for 63 years, and had looked forward to spending the rest of my life here, I am a little bewildered and disappointed by what I see.

This Anderson Hill Master Planned Community is not to my liking, nor is the latest 150-unit rental unit on 8th Avenue. Do you not care whose view will be eliminated or at least impeded with these higher rise developments? We all pay high property taxes, going up each year to accommodate the spending by our city. But to what end? Will those whose views have disappeared be compensated? Why not build several two-storey buildings instead?

And also, where are your concerns for retirees? No, there should not be a seniors' residence next to or across the street from a homeless shelter. What we need are more gated 55+ subdivisions like Burde Hill Estates, but with 2 car garages and deeper driveways, and <u>not</u> built in the shadows of one of these four or five storey buildings. What you need is an advisory committee comprised of retirees who can look out for the rest of us. As our city includes First Nations input, so should it seek out the wisdom of local retired residents.

You must consider the needs of all citizen groups that reside in this beautiful valley of ours before you make decisions.

Yours truly

Wendy Whyte