

CITY OF PORT ALBERNI
PUBLIC HEARING AGENDA

Tuesday, November 14, 2017 at 6:15 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: J. and T. Bradbury

The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of the property at 2549 – 16th Avenue into 2 residential parcels. The amendment being considered is as follows:

The proposed bylaw is:

"Zoning Bylaw Amendment No. 26 (2549 – 16th Avenue - Bradbury), Bylaw No. 4950"

- 2. Background Information from the Director of Development Services**
Report dated November 2, 2017.
- 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 Director of Development Services 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 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 **Tuesday, November 14, 2017 at 6:15 pm** to hear representation about the following proposed bylaw:

"Zoning Bylaw Amendment No. 26 (2549 16th Avenue – Bradbury), Bylaw No. 4950"

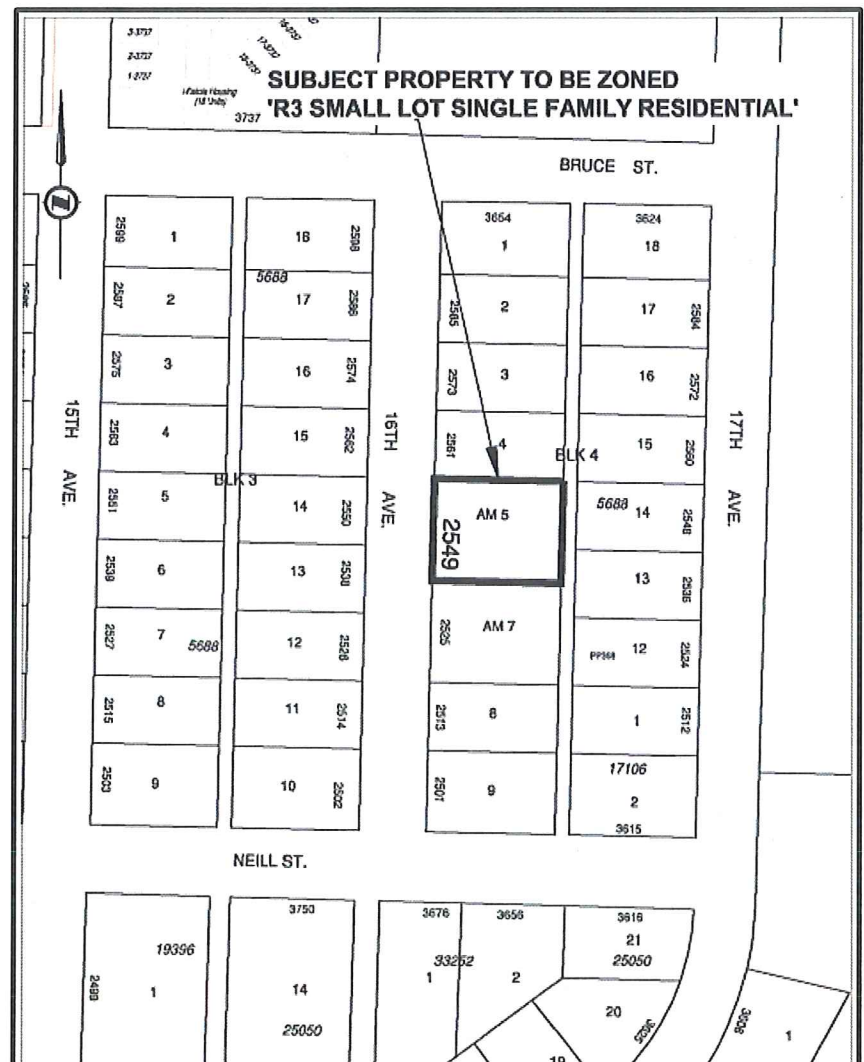
APPLICANT: J. and T. Bradbury - The applicant is applying to amend the Zoning Bylaw to facilitate the subdivision of the property into 2 residential parcels. The amendment being considered is as follows:

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 Amended Lot 5 (DD 338856I), Block 4, District Lot 113, Alberni District, Plan VIP5688 (PID: 003-667-375), located at **2549 16th Avenue**, as shown outlined in heavy line on the map below, from 'R1 - Single Family Residential' to '**R3 – Small Lot 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 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 3, 2017 to November 14, 2017 during regular business hours (8:30 a.m. to 4:30 p.m.).

DATED AT PORT ALBERNI, B.C. this 3rd day of November, 2017. Scott Smith, MCIP, Director of Development Services





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO

FROM: Scott Smith, Director of Development Services

DATE: November 2, 2017

SUBJECT: DEVELOPMENT APPLICATION – Proposed Zoning Bylaw Amendment
2549 16th Avenue - Amended Lot 5 (DD 338856I), Block 4, District Lot 113,
Alberni District, Plan VIP5688 (PID: 003-667-375)
Applicant: J. and T. Bradbury

Issue

The purpose of this report is to consider an application for a map amendment to the Zoning Bylaw for the property at 2549 16th Avenue.

Background

An application has been made to amend the Zoning Bylaw to rezone 2549 16th Avenue from 'R1 – Single Family Residential' to 'R3 – Small Lot Single Family Residential' in order to facilitate a subdivision application. The property is a large residential lot that is currently occupied by a single family dwelling located mid-block on the east side of 16th Avenue between Bruce Street and Neill Street. The applicant proposes to subdivide the property to create one additional, small residential lot.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan designation on **2549 16th Avenue, Amended Lot 5 (DD 338856I), Block 4, District Lot 113, Alberni District, Plan VIP5688 (PID: 003-667-375)**, is currently 'Residential' on the Official Community Plan Schedule A – Land Use Map. No amendments are required.
- b) The property at **2549 16th Avenue, Amended Lot 5 (DD 338856I), Block 4, District Lot 113, Alberni District, Plan VIP5688 (PID: 003-667-375)**, is currently zoned R1 - Single Family Residential. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is required to designate the property as **R3 – Small Lot Single Family Residential**.

Discussion

Zoning:

The property at 2549 16th Avenue has a frontage along 16th Avenue that measures 30.2 metres (99.1 ft.) and a lot depth measuring 38.0 metres (124.7 ft.). The total lot area is $\pm 1,147 \text{ m}^2$ (12,353 ft²).

The R3 zone has a minimum frontage requirement of 10 metres (33 ft.) and a minimum lot area requirement of 350 m^2 (3,767 ft²). With the total site area being $\pm 1,147 \text{ m}^2$ (12,353 ft²) it would be possible to subdivide the property to create one larger lot accommodating the existing residence plus one smaller lot, to the south, that would meet the minimum lot size requirement of 350 m^2 in the R3 zone. The smaller of the two proposed lots would have frontage of $\pm 10.7 \text{ m}$ ($\pm 35 \text{ ft.}$) along 16th Avenue and a total area of $\pm 406 \text{ m}^2$ ($\pm 4,376 \text{ ft}^2$). The maximum site coverage permitted in the R3 zone is 50% which is adequate to allow development on the smaller lot. See attached conceptual site plan.

A small portion of the deck on the south side of the house will be removed to allow for more room on the side adjacent to the proposed new lot.

Surrounding Area

The area is predominately single family residential use to the immediate east, west north and south. Further to the north across Bruce Street there is a M'akola Group housing development and a large forested area containing portions of the City trail network.

Infrastructure

The City water and sanitary and storm drain service mains are readily available and located as per the service card (see attached).

Water: Main runs along 16th Ave.

Sewer: Main runs along 16th Ave.

Storm: Main runs along 16th Ave.

Utilities: There are private utilities in the area and BC Hydro and Fortis lines run through the city lane allowance to the rear of the property (east).

The detailed issues and costs regarding servicing requirements will be specified during the Subdivision process and included in a Preliminary Layout Approval letter to the applicant.

Status of the Application

At the August 17, 2017 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 Amended Lot 5 (DD 3388561), Block 4, District Lot 113, Alberni District, Plan VIP5688 (PID: 003-667-375) located at **2549 16th Avenue** from 'R1 - Single Family Residential' to '**R3 – Small Lot 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 the proposed subdivision from the City of Port Alberni's Approving Officer.*

At the September 5, 2017 regular meeting, City Council received and accepted the APC recommendations and gave 1st and 2nd reading to "Zoning Bylaw Amendment No. 26 (2549 16th Avenue – Bradbury), Bylaw No. 4950".

Conclusions

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

The R3 - Small Lot Single Family Residential zone allows for slightly greater density while maintaining a single family residential character. The proposed small lot subdivision meets the strategic goal of a livable and sustainable community. The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed zoning and subdivision are compatible with the character of the neighbourhood and the Planning Department supports the zoning amendment to the R3 zone.

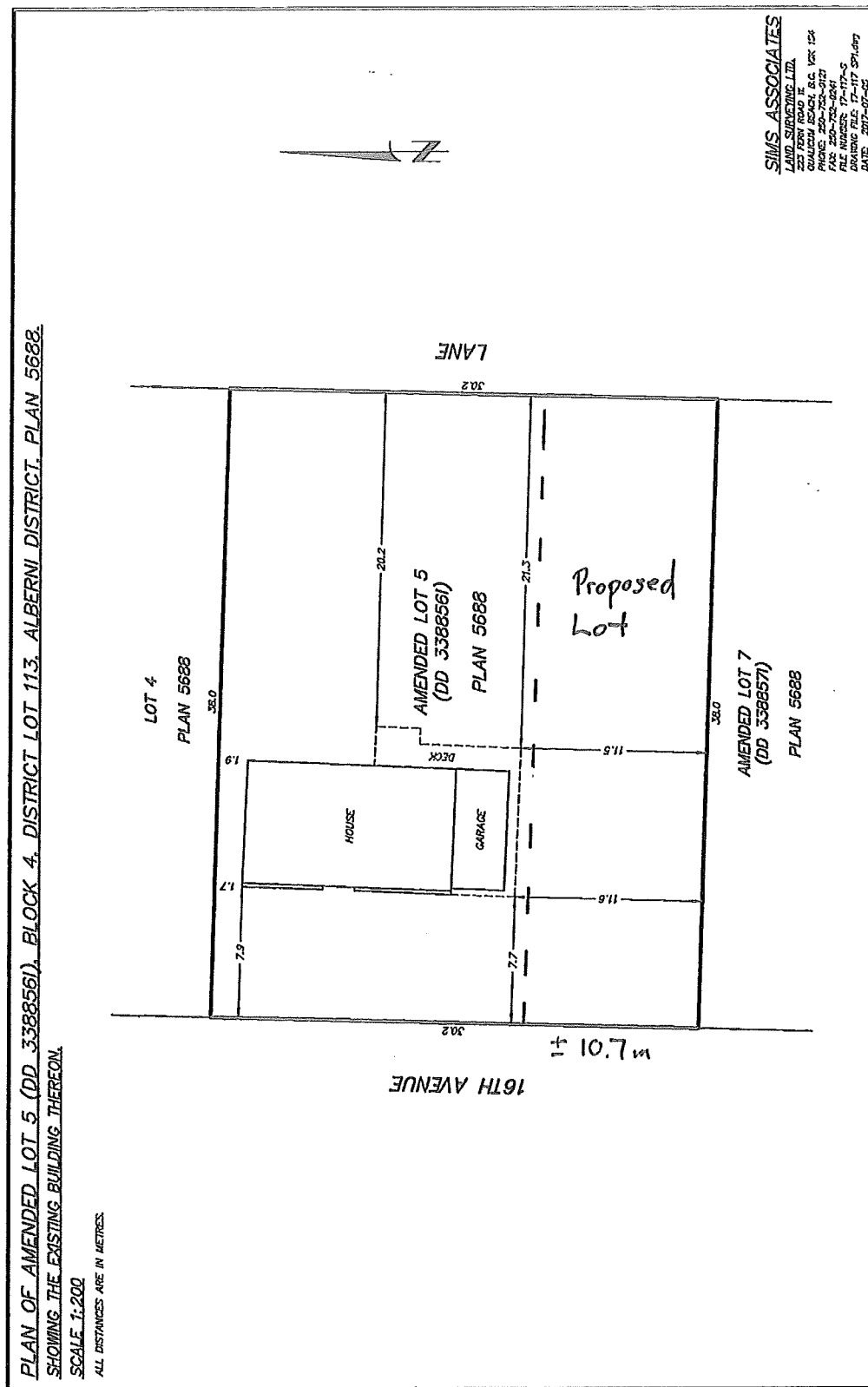
Respectfully submitted,



Scott Smith, MCIP
Director of Development Services

SUBJECT PROPERTY – 2549 16th Avenue



Conceptual Layout – 2 Lots

Bylaw 4832

R3 – SMALL LOT SINGLE FAMILY RESIDENTIAL

5.13 The purpose of this *zone* is to provide for greater density in areas of the city that are being redeveloped and where small *lots* already exist.

5.13.1 Permitted usesPrincipal Uses

Single family dwelling

Accessory Uses

Home occupation

5.13.2 Site Development Regulations

Minimum Lot Area	350 m ²	(3767 ft ²)
Minimum Frontage	10 m	(32.8 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	5 m	(16.4 ft)
Rear yard	5.5 m	(18.0 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	

5.13.3 Conditions of Use

Notwithstanding the provisions of 5.13.2,

- (a) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
- (b) 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*.
- (c) The minimum permitted *setback* from the vehicle entrance of a principal or *accessory building* to a highway other than a *lane* is 5.8 m (19 ft).



NOTE: Distances in meters unless otherwise shown

THIS DRAWING IS FOR CITY OF
PORT ALBERNI RECORDS ONLY.
THE CITY OF PORT ALBERNI
DOES NOT GUARANTEE THE
ACCURACY OR COMPLETENESS OF
THE INFORMATION CONTAINED
IN THE DRAWING

16TH AVE

113

4

AM5

5688

HOUSE NO.	STREET	D.L.	BLK.	LOT	PLAN
		STORM	WATER		SEWER
		INSTALLATION DATE	INSTALLATION DATE		INSTALLATION DATE
		CONNECTION DATE	CONNECTION DATE		CONNECTION DATE
		UNKNOWN	UNKNOWN		UNKNOWN
		SIZE	SIZE	mm	SIZE
		LENGTH	DISTANCE FROM MAIN TO CURB STOP _METER_	-	LENGTH
		RISER	CORP. STOP	mm	RISER
		FITTING AT MAIN	CURB STOP	mm	FITTING AT MAIN
		BENDS	COUPLINGS	-	BENDS
		DEPTH AT PROPERTY LINE	REDUCER		DEPTH AT PROPERTY LINE
		DIST from D/S M.H. TO FITTING ON MAIN			DIST from D/S M.H. TO FITTING ON MAIN
		MEASURED	MEASURED		MEASURED
					6.6 S OF NW CORNER



CITY OF PORT ALBERNI

BYLAW NO. 4950

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 Amendment No. 26 (2549 16th Avenue – Bradbury), Bylaw No. 4950**".

2. Zoning Amendment

2.1 That Amended Lot 5 (DD 338856I), Block 4, District Lot 113, Alberni District, Plan VIP5688 (PID: 003-667-375), located at **2549 16th Avenue**, as shown outlined in bold on Schedule A attached hereto, and forming part of this bylaw, is hereby rezoned from 'R1 - Single Family Residential' to '**R3 Small Lot Single 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 10TH DAY OF OCTOBER, 2017.

READ A SECOND TIME THIS 10TH DAY OF OCTOBER, 2017.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2017.

READ A THIRD TIME THIS DAY OF , 2017.

FINALLY ADOPTED THIS DAY OF , 2017.

Mayor

Clerk

Schedule "A" to Bylaw No. 4950

