

PUBLIC HEARING REPORT
Tuesday, May 23, 2023 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

PRESENT: Mayor S. Minions
Councillor D. Dame
Councillor J. Douglas
Councillor D. Haggard
Councillor C. Mealey
Councillor T. Patola
Councillor C. Solda

Staff: S. Smith, Director of Development Services | Deputy CAO
D. Monteith, Interim Director of Corporate Services
B. McLaughlin, Planner II
S. Darling, Deputy Director of Corporate Services

Gallery: 7

CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 6:00 pm.

MOVED AND SECONDED, THAT the agenda be approved as circulated.

CARRIED

Chair Minions noted that the Public Hearing is held pursuant to section 464, 465 and 466 of the *Local Government Act*. Chair Minions then invited the Interim Director of Corporate Services to provide a summary of the application.

1. Description of the Application:

The Interim Director of Corporate Services provided a summary of the application as follows:

The applicant has applied to change the land use designation and zoning of the property located at 2846 4th Avenue to enable a four-unit townhouse with a new TH1 Townhouse Multi-Family zone.

The proposed bylaws are:

- i. "Official Community Plan Amendment (2846 4th Avenue), Bylaw No. 5078, 2023".

If amended, this bylaw changes the:

- Land use designation of 2846 4th Avenue from 'General Commercial to 'Multi-Family Residential';
- Development Permit Area of 2846 4th Avenue from 'No. 2 Commercial Development' to 'No.1 Multiple Family Residential' in the OCP; and
- Adds new townhouse design guidelines to the text of 'Development Permit Area No.1 Multiple Family Residential'.

ii. "Zoning Amendment (2846 4th Avenue), Bylaw No. 5079, 2023".

If amended, this bylaw:

- Adds new 'TH1 Townhouse Multi-family' zone text to Section 5 – Establishment of Zones; and
- Changes the classification of 2846 4th Avenue from 'C7 Core Business' to 'TH1 Townhouse Multi-family' on the Zoning Bylaw map.

2. **Background Information from the Development Services Department:**

Planner II provided background information regarding the proposed amendments by way of summarizing the report of May 15, 2023.

3. **Correspondence:**

- Email dated May 11, 2023 from P. Day
- Email dated May 15, 2023 from C. Berry

4. **Late Correspondence Regarding the Matter:**

- Letter dated May 23, 2023 from G. DiRocco
- Letter dated May 23, 2023 from Le Fevre & Company [Applicant]

5. **Questions/Comments from Council:**

Questions from Council included the following:

- Spoke to the correspondence submitted by G.DiRocco regarding concerns including privacy issues, fencing, potential to shift walkway to allow set back in parking spaces as requested.

Privacy fencing is included in the plans. In addition to fencing, there may be room for the applicant to plant landscaping that will mature to create additional privacy. The walkway reflected in the current plans will be paralleled at the time the second development is approved/constructed offering additional width.

- 10ft fence has been requested, 6ft is standard.
Best practice is to maintain standard fence height and use trellis, landscape, etc. to bolster privacy.
- What development could be utilized in this location otherwise?
The present C7 zone does not provide for any building without a rezoning.
- Will the units be rentals or sales?
No information from the applicant at this time if the development will be purpose built or a strata development. There is no 'Rental Only' Zoning condition imposed by the City.
- Who will provide waste collection?
Multi-family developments are responsible for contracting waste collection. Site plans include bins at rear of building to be collected by a private contractor.
- Turning radius in alley?
A functional review will take place at the Development Permit stage.
- Parking?
Number of stalls is 1.5 per unit which is the standard for multi-family development. Street parking on 4th Avenue would be used beyond that.
- Access into units through laneway or 4th Avenue?
Primary access is thru laneway. Parking in laneway not permitted.

- Will laneway be paved?
Applicant will be required to conduct improvements but details on improvements not yet determined.
- TH Zone new to City, have you seen this done in other communities?
The Zone is new to Port Alberni. It was created by looking at other communities and then aligning/scaling regulations to match single-family.
- Does the parking standard vary in proximity to transit?
Modern best practices take this into consideration. Given it is single family, it was kept at standard.
- Recessed area into old parking lot – eliminated for more parking down the road?
Access to a legal laneway not part of current development site. Intent is that vehicles will access through laneway.
- Table 2 | Height of building. Proposed height 8.19 metres. TH1 Zone max 10 metres.
Correct, proposed height is under max zone.
- Is it still 2-hour parking in that area?
Would need to confirm with Bylaw Services.
- Is public input sent to the applicant?
Staff summarizes the information submitted for the applicants review.

6. Questions/Comments from Public:

G. DiRocco

Inquired whether the development is a low or hi-value townhouse, will units be rent or own, pitch of roof line, laneway access and parking.

Intent is to create missing middle-income housing market. Not low-barrier or luxury. Not a requirement to be rent only so the City will not regulate that. The current design is what will be constructed. Open to modification at Development Permit stage however with the money expended on architecture and design, applicants are often not willing to amend after zoning approval. Parking to be tested and proved at Development Permit stage. Parking could be adjusted as the applicant has not built to max footprint so there is room to amend. Stalls closest to the back-property line are wider than standard.

J.V. King

What is the current lots size and proposed unit size? Design guidelines – any notion to move beyond step 5 or net zone requirements and are units built for accessibility of seniors or wheelchairs?

Lot size is 522 metres/5500 square feet. TH1 Zone, 500 metres square. Units are 2 storey, 2 bedrooms. Sleeping quarters are located on the second floor. Have requested applicant provide accessibility at ground floor but otherwise not presently accessible. Design guidelines will be established within the Official Community Plan review and update with regards to climate change, beyond step five will be left up to public debate.

G. Mead

If changes to the design are made, will area residents be made aware?

Following the public hearing and once the bylaws are adopted, there is no further opportunity for public input. The applicant will be required to meet additional guidelines during the development permit process.

L. MacDonald

What is someone parks in front of my garage or gate in the laneway?

Parking is not permitted in the laneway and therefore would be come a bylaw enforcement issue.

G. DiRocco

Parking must be suitable or people will not use.

7. Closing Remarks from the Chair:

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.

Before closing the Public Hearing, Chair Minions called three times for any further speakers on any of the matters contained in the proposed bylaws.

Chair Minions called the first time for any further input from the public.

Chair Minions called for a second time for input from the public.

S. MacDonald

Hopes that the applicant fixes the broken parts of the design as noted by the public.

L. MacDonald

How is it going to affect the value of surrounding property?

Typically, new development increases value.

G. DiRocco

There is a proposed additional 4-unit development to be constructed mirroring the present development – is there another lot between that 2nd proposed unit and Mar Street as far as the potential of a 3rd unit?

Applicant owns lots but no application presently submitted. A new process would be undertaken as all lots do not meet TH1 Zones.

Councillor Douglas left the meeting at 7:11 pm and returned at 7:14 pm.

Chair Minions called for a third time for input from the public.

There being no further speakers, Chair Minions declared the Public Hearing closed.

8. Termination of the Public Hearing:

MOVED and SECONDED, THAT this Public Hearing terminate at 7:15 pm.

CARRIED



Donna Monteith
Interim Director of Corporate Services