



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on October 19, 2023 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Stefanie Weber (Vice-Chair)
Sandy McRuer
Dan Holder
Christine Washington, (SD70 Liaison)
Derrin Fines (P.A.F.D. Liaison)
Councillor Dustin Dame (Council Liaison)

Regrets

Haley Stevenson, Planner I
S./Sgt. Mike Thompson, (R.C.M.P. Liaison)
Wayne Mihalicz (Parks Liaison)
Councillor Serena Mayer, (Hupačasath F.N)
Ken Watts (ECC, Tseshah (č išaa?ath) F.N)
Callan Noye
Joe McQuaid

Staff

Brian McLoughlin, Manager of Planning
Cara Foden, Planning Technician
Scott Smith, Director of Dev. Services/Deputy CAO

Guests

Applicant/s: L. Shaver, A. Guiry, P. Johannknecht

Alternates (not in attendance)

Larry Ransom (Alt.– S.D.70)

TBD (Alt.– RCMP)
Councillor Deb Haggard (Alt. Council Liaison)
Harley Wylie (Alt. – Tseshah (č išaa?ath) F.N)



1. Acknowledgements and Introductions

- The Chair acknowledged that this meeting is being held within the un-ceded, traditional territories of the Hupačasath Nation and the Tseshah (č išaa?ath) First Nation.

2. Adoption of previous meeting minutes:

- Summary Report / Minutes from the APC Meetings held on September 21, 2023
(Weber / McRuer) CARRIED

3. DEVELOPMENT APPLICATION: Zoning bylaw

3045 Kingsway Ave. - Lot 17, Block 103, District Lot 1, Alberni District, Plan VIP197, PID: 009-272-925

3053 Kingsway Ave. - Lot 18, Block 103, District Lot 1, Alberni District, Plan VIP197, PID: 009-272-968

3063 Kingsway Ave. - Lot 19, Block 103, District Lot 1, Alberni District, Plan VIP197, PID: 009-273-000

APPLICANT: Streamside Homes Inc.

- The Manager of Planning presented a summary of the application. A full report dated October 19, 2023 was included in the Agenda package for this meeting.
- Attendees discussed the proposed Zoning Bylaw text and map amendments as follows:
 - APC expressed support for the application and indicated it was a positive development for the community.
 - Unit configuration (1 and 2-bedroom units) was noted.
 - It was expressed that parking seemed sufficient.

- There was discussion regarding Comprehensive Development zones (why and where they are often used, i.e. greater flexibility). The City has 3 CD zones in place and two more applications under review.
- APC asked for information on the proposed bike patio concept. The Planner explained it is an “end of trip” facility to support bicycle use and storage by residents.
- It was noted the applicant has not yet engaged a civil engineer. The Planner explained that the applicant will be required to engage an engineer to determine if infrastructure improvements are required. Staff recommend this be required prior to a Public Hearing.
- APC noted that the area likely contains aging infrastructure.
- APC asked about Density Bonusing. The Planner explained that density bonusing does not apply to this application, but typically it allows a developer to increase density by meeting conditions specified in the Zoning Bylaw.
- It was noted the proposed roof top patio will not be fully covered.
- The APC suggested that plugins for electric vehicles be provided.
- When asked about ground floor security / windows the applicant indicated that the design plans were not at that level of detail yet, but CPTED principles can be applied.
- The development will be strata / condominium and will be geared to market housing.
- The APC discussed a recommendation that Council waive the Public Hearing as the application aligns with the current OCP land use designation.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the application and waive a Public Hearing.*

(Washington / Weber) CARRIED

4. Updates from the Director of Development Services

- Zoning Bylaw 5074 was adopted by Council on October 10, 2023 and current applications that will now move forward include those located at 2780 Burde Street and at 3690 Loewen Rd / 2791 Burde St.
- OCP project – an update went to COW meeting on October 16. No deadline has been set for completion but staff hope to have a draft for Council in April, 2024.
- Sage Haven second stage housing project is almost complete and the Mother's Centre on Kendall Ave. is due to start building soon.

5. Other Business

6. **Adjournment** – The meeting adjourned at 12:50 pm. The next meeting is scheduled for 12:00 pm on **Thursday, November 16, 2023.**



(Chair)