



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on February 17, 2022 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ken McRae (Vice-Chair)  
Amy Anaka  
Ken Watts, (CEO Tseshahst (č išaa?ath) F.N)  
Stefanie Weber  
Chris Washington, S.D.70  
Peter Dionne, R.C.M.P. Liaison  
Andre Guerin, P.A.F.D. Liaison  
Councillor Helen Poon (Alt.- Council Liaison)

**Regrets**

Ed Francoeur (Chair)  
Callan Noye  
Joe McQuaid  
Amy Needham, Parks Operations Liaison  
Councillor Deb Haggard, Council Liaison  
Jolleen Dick, Councillor, Hupačasath F.N.

**Staff**

Scott Smith, Dir. of Dev. Services/Acting CAO  
Brian McLoughlin, Development Planner  
Price Leurebourg, Development Planner  
Cara Foden, Planning Technician

**Guests**

L. Sam, (Alt. – Tseshahst (č išaa?ath) F.N)  
Applicants: K. Rai

**Alternates (not in attendance)**

Larry Ransom (Alt.- S.D.70)  
Roger Nopper CEO, (Alt. - Hupačasath F.N.)



**1. Acknowledgements and Introductions –**

Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshahst (č išaa?ath) First Nations.  
Welcome and introductions.

**2. Minutes - Adoption of January 20, 2022 Minutes**

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the January 20, 2022 regular meeting as amended.*

**( Weber / Washington ) CARRIED**

**3. DEVELOPMENT APPLICATION – Official Community Plan and Zoning Bylaw amendment**

**4738 Athol Street -**

*Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962*

**Applicant:** K. Rai

- City Development Planner (B.M.) summarized his report dated February 15, 2022.
- APC discussed the proposed amendments and report.
  - There was a question regarding the numbering for the CD2 zone proposed. It was clarified that two applications for new “CD” zones are being processed and numbering will be adjusted accordingly as the amendments move forward.
  - Accessibility was discussed. The Planner indicated that there are no plans for an Elevator to be included. The applicant will require a Development Permit and a Building Permit prior to construction. The APC inquired whether there were plans for a wheelchair ramp to be

included and if there would be an accessible, level access to the building through the back, adjacent to the parking lot. The applicant verbally indicated that accessibility was important to consider. It was noted by the Director of Development Services that the final plan and construction details would be evaluated during the permitting stages.

- RCMP commented that the lack of an elevator was a concern. Emergency response will be more challenging. An elevator is not a requirement for a building less than 4 storeys.
- The Fire Department commented that the addition of a fire hydrant (private or city owned) would be desirable. One of the units cannot be reached by a ladder truck for emergency access. The Planner indicated that the Architect has designed the building to meet the Building and Fire Codes.
- There was concern expressed regarding the height of the building. The APC discussed the proposal with respect to the potential impact of the building to immediate residential neighbours due to its height. It was noted that the OCP currently indicates that there should be an adequate transition, between lower and higher density housing, that is respectful of the scale and character of the neighbourhood. The building itself is comparable to the height permitted in the RM2 zone but a stairwell enclosure, to access the rooftop open space, has added additional height comparable to that of an elevator shaft.
- Several members noted that the height may not be out of line with the immediate neighbourhood and that many suites existed in the area already adding to density. There was an indication that the community was generally supportive of increased density for much needed housing units. It may not be possible to decrease the height of the development and preserve its economic viability.
- Open space was considered. APC had questions regarding open space requirements, use of the proposed roof top and balconies and how the roof top space would be used, or not used, by tenants. The Planner indicated that the balcony areas are included in meeting the open space area requirement. Open space calculations also include the rooftop space. He also noted that balconies are generally considered to increase the quality of life for tenants.
- The project will provide much needed housing in the community (6 units). The APC voiced the opinion that the number of similar applications is likely to increase in the future and the OCP review will be an opportunity to gauge community support for increased density. The OCP review should consider neighbourhood impacts in specific areas.

**Motions:**

1. *That the Advisory Planning Commission recommends to City Council that with respect to Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962 located at **4738 Athol Street** the City proceed with the following map amendments to the Official Community Plan bylaw:*
  - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the properties from ‘General Commercial’ to ‘**Multi-Family Residential**’ use;*

- b. Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to remove the properties from Development Permit Area No. 2 General Commercial and to include the properties in ‘**Development Permit Area No. 2 Multiple Family Residential**’.
2. That with respect to Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962 located at **4738 Athol Street** the City proceed with the following text amendments to the Zoning Bylaw:
- a. Define ‘Residential Rental Tenure’ by adding the following text to Section 4-Definitions:  
 “Residential Rental Tenure means, in relation to a dwelling unit in a multi-family residential building or multiple dwelling, a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act”.
- b. In Section 5.0 Establishment of Zones add the following text to the list of zones under Section 5.1  
 “CD2 – Comprehensive Development – Multi-Family Residential Infill – 4738 Athol St.”
- c. Under Section 8.0 Comprehensive Development Zones add Section 8.2 text as follows:

**8.2**

**CD2 – COMPREHENSIVE DEVELOPMENT – MULTI-FAMILY RESIDENTIAL INFILL – 4738 ATHOL ST.**

**8.2** The purpose of this zone is to provide for rental-oriented multi-family in-fill development in the Uptown neighbourhood at 4738 Athol Street.

**8.2.1** Permitted uses

Principal Uses

Multiple *family* dwellings

Accessory Uses

*Home occupation*

**8.2.2** Site Development Regulations

Minimum Lot Area	400 m <sup>2</sup>	(4,305 ft <sup>2</sup> )
Minimum <i>Frontage</i>	12 m	(39.4 ft)
Maximum <i>Coverage</i>	58%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	3.5 m	(11.5 ft)
<i>Rear yard</i>	5.0 m	(16.4 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	1.34	
Maximum Height, <i>Principal Building</i>	13.7 m	(45.9 ft)
Maximum Number of <i>Principal Building Storeys</i>	3	

**8.2.3** Conditions of Use

- (a) Occupancy of dwelling units is restricted to *Residential Rental Tenure*.

- (b) Notwithstanding any other provision of the Bylaw, on-site parking shall be provided at a rate of one (1) space per dwelling unit.
- (c) Notwithstanding any other provision of the Bylaw, up to two (2) parking spaces may be Small Car parking spaces.
- d) Notwithstanding any other provision of the Bylaw, the amount of *useable open space* required shall be 169 m<sup>2</sup>.
- (e) Notwithstanding any other provision of the Bylaw, the amount of *useable open space* required may consist exclusively of roof garden areas, private balconies, and private patios.
- (f) Temporary or permanent roof top structures are not permitted except where required for access.
- (g) *Home occupation* as a permitted use is restricted to office space for a business which is lawfully carried on at another location.”

3. *That with respect to Lot 1, Block 22, District Lot 1, Alberni District, Plan VIP197B PID: 009-262-962 located at 4738 Athol Street the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the property from 'R2 One and Two Family Residential' to 'CD2 – Comprehensive Development – Multi-Family Residential Infill – 4738 Athol St.'*

( Washington / Weber ) CARRIED

#### 4. STATUS UPDATE:

The Director of Development Services updated the APC with respect to the following:

- o A.C.A.W.S. (Vimy St. project) – Public Hearing held. Bylaws to Council for 3<sup>rd</sup> Read on February 28<sup>th</sup>
- o 5405 Argyle (B. Toor) – Public Hearing held.
- o 4841 Redford (Uchucklesaht) - Development Variance Permit to Council on February 28<sup>th</sup>
- o 5<sup>th</sup> Ave. & Burde St. (Carniato) – Bylaws to Council on February 28<sup>th</sup> for 1<sup>st</sup> reading.

#### 5. OTHER BUSINESS

6. **ADJOURNMENT** – The meeting adjourned at 12:40 pm. The next meeting is scheduled for 12:00 pm on **March 17, 2022**.

( Dionne / McRae ) CARRIED

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Ken McRae (Vice-Chair)