

CD5 – COMPREHENSIVE DEVELOPMENT – 3045, 3053, 3063 Kingsway Avenue

8.5 The purpose of this zone is to provide for in-fill development of a multi-residential building.

8.5.1 Permitted uses

| | |
|---------------------------|-----------------|
| Principal Uses | Accessory Uses |
| Multiple family dwellings | Home occupation |

8.5.2 Site Development Regulations

| | | |
|---|---------------------|---------------------------|
| Minimum Lot Area | 1151 m ² | (12,389 ft ²) |
| Maximum <i>Coverage</i> | 55% | |
| Minimum <i>Setbacks</i> : | | |
| <i>Front yard</i> | 1.8 m | (5.91 ft) |
| <i>Rear yard</i> | 5.9 m | (19.36 ft) |
| <i>Side yard (north)</i> | 3.4 m | (11.15 ft) |
| <i>Side yard (south)</i> | 2.8 m | (9.19 ft) |
| Maximum <i>Floor Area Ratio</i> | 1.62 | |
| Maximum Height, Principal <i>Building</i> | 18 m | |
| Maximum number of dwelling units: | 25 | |

8.5.3 Parking

8.5.3.1 Vehicle parking will be provided at the following minimum rates:

| Type | Bed(s) | Spaces per Dwelling unit |
|--------------|--------|--------------------------|
| Multi-family | Studio | 0.75 |
| Multi-family | 1 bed | 0.75 |
| Multi-family | 2 bed | 1.25 |
| Multi-family | 3 bed | 1.50 |

8.5.3.2 Secure bicycle storage will be provided at a rate of 0.96 spaces per dwelling unit.

8.5.4 Useable Open Space

8.5.4.1 A total of 395 m² of *Usable Open Space* will be provided at a rate of 15.8 m² per dwelling unit.

8.5.4.2 Notwithstanding section 6.27.2(c), required useable open space may consist exclusively of roof garden areas, private balconies, and private patios.

8.5.5 Landscaping

8.5.5.1 Landscape screening will be provided along the side and rear property lines except where vehicle access is provided.

8.5.6 Signage

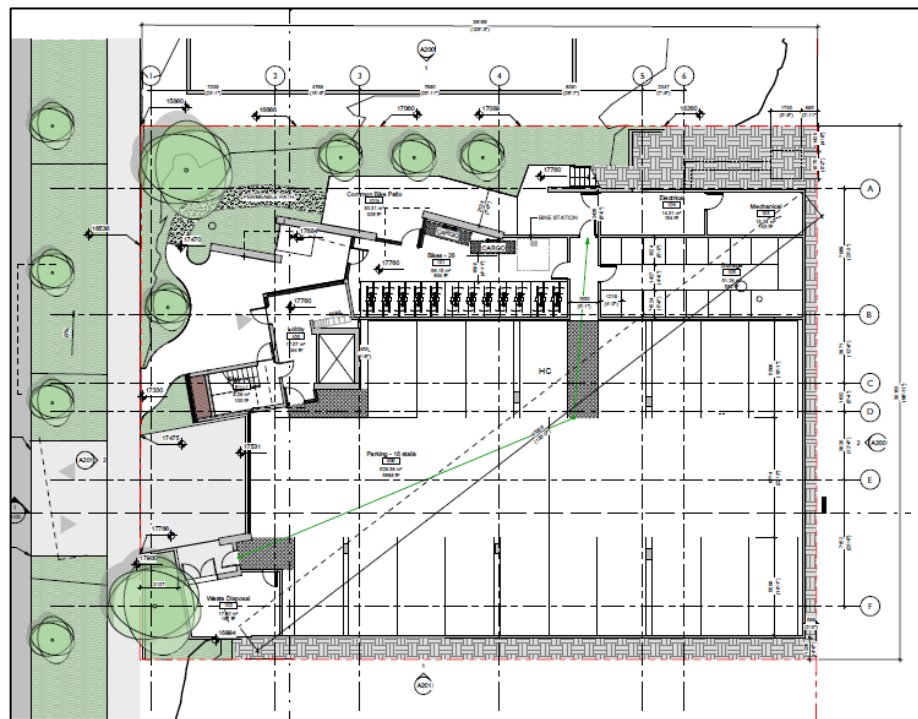
8.5.6.1 All signage must meet the requirements for multi-family zones in Port Alberni Sign Bylaw No. 4843.

8.5.7 Conditions of Use

- (a) Limits to *Home Occupation* listed as section 6.15.6(f) apply to this zone.
- (b) Notwithstanding section 11.1.2, a minimum side yard setback of 1.15 m is permitted for an *underground parking* structure to a maximum height of 3.5 m above grade.

8.5.8 Site Plan

8.5.8.1 *Site Plan at Ground Floor*



8.5.8.2 Site Plan at 2nd Floor

