



File # 11.60.00

To: Port Alberni Advisory Planning Commission

Wes Hewitt – Chair
Seva Dhaliwal – Vice Chair
Vern Barnett
Hedley Crowther
John Douglas
Mark Millin
Jim Tatoosh (Hupacasath First Nation)

Janice Johnson (Tseshah First Nation)
Larry Ransom - (SD #70 Liaison)
S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)
Councillor Chris Alemany (Council Liaison)
Randy Thoen (P.A.F.D. Liaison)
Jacob Colyn (Parks and Recreation Liaison)

From: Scott Smith, City Planner

Copy: Councillor Ron Paulson - (Alternate - Council Liaison)
John Bennie - (Alternate - School District #70)
Sgt. Dave Boyce – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Cara Foden - Planning Technician
Digital Copy - Davina Hartwell - City Clerk
Digital Copy - Jane MacNaughton/Tanis Feltrin - Clerks Department

Date: May 11, 2016

Re: Advisory Planning Commission Meeting
Thursday, May 19, 2016 at 12:00 pm in the Council Chambers at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, May 19, at 12:00 pm in the Committee Room at City Hall**. If you have any questions or are unable to attend please contact Scott Smith at 250-720-2808 (voice mail available).

AGENDA

- 1. Minutes of the April 21, 2016 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw 6031 River Road**
Lot 38, Block 17, District Lot 9, Alberni District, Plan VIP1585 (PID: 007-178-778)
Applicant: T. Shaw
- 3. DEVELOPMENT APPLICATION – Proposed amendment to Official Community Plan Bylaw and Zoning Bylaw 4815 Argyle Street (Char's Landing)**
Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)
Applicant: C. Patterson

4. **Update** - City Planner - Status of current projects.
5. **Other business.**
6. **Adjournment.** The next regular meeting is scheduled for **June 16, 2016.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on April 21, 2016,
in the Council Chambers at City Hall, at 12:00 p.m.)**

Advisory Planning Commission

Wes Hewitt – Chair
Seva Dhaliwal – Vice-Chair
Hedley Crowther
Vern Barnett
Mark Millin
John Douglas
Councillor Chris Alemany (Council Liaison)
S. Sgt. D.N. Dave Paddock - (R.C.M.P. Liaison)
Jacob Colyn (Parks and Recreation Liaison)

Staff

Scott Smith, City Planner
Cara Foden, Planning Technician

Regrets

Randy Thoen (P.A.F.D. Liaison)
Larry Ransom - (SD #70 Liaison)
Jim Tatoosh (Hupacasath First Nation)
Janice Johnson (Tseshah First Nation)

Guests

R. Van Vliet (Applicant)
Keith Ambrose / Marie Knoll (Applicant)
Members of the Public - 4

Alternates (not in attendance)

John Bennie (Alternate S.D.70)
Councillor Ron Paulson (Alternate–Council)
Sgt. Dave Boyce (Alternate–R.C.M.P.)
Steve Tatoosh (Hupacasath First Nation)



1. Adoption of March 17, 2016 Minutes

- Introductions were made.
- The minutes of the March 17, 2016 meeting of the Advisory Planning Commission were adopted.

(Barnett / Douglas) CARRIED

2. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw

3135 2nd Avenue- Lot 18, Block 73, District Lot 1, Alberni District, Plan VIP197
(PID: 009-278-516)

Applicant: K. Ambrose

The City Planner summarized his report to the APC dated April 14, 2016.

- The APC discussed the application as follows:
 - Members asked the applicant for clarification regarding the choice of site. The applicant has recently purchased the property and is hopeful that the site will be an accessible location for short term vendors who wish to sell local produce and products during the week. The proposed market hours are 12 pm to 6 pm.
 - Local vendors will be encouraged.

- o Safety issues will have to be addressed and aisle widths will have to meet Island Health and Fire safety requirements.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with an amendment to the text of the Zoning Bylaw to add 'Public Market' as a permitted use in the C3 – Service Commercial zone.*

(Douglas / Dhaliwal) CARRIED

3. DEVELOPMENT APPLICATION – Proposed amendment to Zoning Bylaw

4981 Ian Avenue - Lot 15, Block 2, District Lot 13, Alberni District, Plan VIP4455
(PID: 001-609-971)

Applicant: D. Paquette

The City Planner summarized his report to the APC dated April 13, 2016.

- The APC discussed the application as follows:
 - o The developer will be required to ensure that the lots created are serviced. The City will ensure that sewer, water and storm connections are paid for by the applicant prior to subdivision approval being given.
 - o Prior to granting subdivision approval the City will also require written confirmation, from BC Hydro, that all of the lots can be serviced by Hydro. Hydro is usually installed when a Building Permit is applied for. Purchasers will be responsible for the costs of installing Hydro services if the developer does not.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 15, Block 2, District Lot 13, Alberni District, Plan VIP4455 (PID: 001-609-971), located at 4981 Ian Avenue, from 'R1 Single Family Residential' to a mix of '**R3 Small Lot Single Family Residential and R2 One and Two Family Residential**' as outlined on the site plan concept.*
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.*
 - b) *That the existing buildings on the property be demolished prior to adoption of the zoning bylaw amendment.*

(Millin / Barnett) CARRIED

4. DEVELOPMENT APPLICATION – **Proposed amendment to Zoning Bylaw**

5820 Pierce Road - Lot 1, District Lot 21, Alberni District, Plan EPP9699
(PID: 028-501-250)

Applicant: R. and D. Van Vliet

The City Planner summarized his report to the APC dated April 14, 2016.

- The APC discussed the application as follows:
 - Garbage collection will be done by the City but the lot owners will be responsible for ensuring waste gets out to Pierce Rd. for pickup.
 - Access will be through a joint easement down the double panhandle created by the subdivision. The cost of developing road of such length is prohibitive and the Land Titles Act allows this type of joint access easement for subdivision of no more than two lots.
 - The R.C.M.P. Liaison expressed that it is important to the R.C.M.P. that legal agreements regarding the placement of hydro poles and access be clearly laid out and disclosed to all parties. The City Planner indicated that Hydro service agreements would be registered on the Land Titles of each property involved. The applicant also indicated that services would be underground.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 1, District Lot 21, Alberni District, Plan EPP9699 (PID: 028-501-250), located at 5820 Pierce Road, from 'RR1 – Rural Residential' to '**R1 – 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 a proposed subdivision from the City of Port Alberni's Approving Officer.*

(Barnett / Dhaliwal) CARRIED

5. **Update** - City Planner - Status of current projects.

The City Planner updated the APC with regards to the following projects:

- Development Permit 16-02 for 4905 - Cherry Ck. Rd (Evans) was approved by Council on March 29, 2016
- Approved by Council on April 11, 2016
 - Development Permit 15-02 for the project at 3033 3rd Ave. (Saroya)
 - Development Variance Permit 89 for 3820 - 10th Avenue (Co-Op)
 - Official Community Plan Amendment No. 20 (3532 – 4th Avenue - D. Beecroft), Bylaw No. 4902
 - Zoning Bylaw Map Amendment No. 12 (3532 – 4th Avenue - D. Beecroft), Bylaw No. 4903
- Received 3rd reading on April 11, 2016


- Official Community Plan Amendment No. 19 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4899
- Zoning Text Amendment T8 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4900
- Zoning Map Amendment No. 11 (Burde Street – Phase 2 of Uplands Subdivision), Bylaw No. 4901

6. **Other business** – No other business

7. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be **May 19, 2016** at 12:00 pm in the Committee Room at City Hall.

(Barnett / Dhaliwal) CARRIED

Davina Hartwell - City Clerk



Wes Hewitt - Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: May 5, 2016

SUBJECT: DEVELOPMENT APPLICATION - Proposed Zoning Bylaw Amendment
6031 River Road
Lot 38, Block 17, District Lot 9, Alberni District, Plan VIP1585 (PID: 007-178-778)
Applicant: T. Shaw

Issue

To consider an application for an amendment to the Zoning Bylaw (Schedule A – Zoning Map) for property located at 6031 River Road.

Background

The purpose of the application is to amend the Zoning Bylaws to facilitate the construction of a residential duplex.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use map designation for 6031 River Road is currently **Residential Use**. No map amendment is required.
- b) The Official Community Plan Schedule B – Development Permit Areas map does not include the property in a Development Permit Area. No amendment is required.
- c) The Zoning Bylaw designation for 6031 River Road is currently 'RR2 – Semi Rural Residential'. An amendment to the Schedule A - Zoning Bylaw map is required to designate the property as '**R2 – One and Two Family Residential**'.

Discussion

Surrounding Area

The use in the immediate area is predominately single family residential with several few duplex units in the neighbourhood. There is an unconstructed lane and vacant land to the northeast of the property. River Road Park is to the southwest, directly across from 6031 River Road.

Zoning

The current 'RR2 Semi Rural Residential' zone does not permit a duplex and also requires a minimum lot size of 1160 m² and a minimum frontage of 23 m. The subject property does not meet the minimum size requirement in the RR2 zone.

In order to proceed with the construction of a duplex the applicant is requesting that the property be rezoned to 'R2 One and Two Family Residential'. The subject lot meets both the minimum area and frontage requirements in the R2 zone.

R2 Zone - Requirements for Two Family Dwelling		Subject Lot 38
Minimum Area	700 m ²	735.7 m ²
Minimum Frontage	20 m	20 m

Access

The City of Port Alberni had not received any comments from the Ministry of Transportation as of the date of this report. Any comments from the Ministry will be included in the public hearing information to City Council. It is recommended that only one access be permitted to River Road.

Floodplain

The property is located within the Tsunami Hazard Area and is covered by the City of Port Alberni Floodplain bylaw. The floodplain bylaw has a building elevation requirement of 3.65 metres for the underside of any floor system, supporting a habitable area. The floodplain bylaw relates to providing regulations to protect from potential river flood hazards and was not intended to provide regulations to protect against potential tsunami events.

A survey completed in 2015 (see attached) shows spot elevations on 6031 River Road of 4.45 metres at the front of the property to 3.67 metres on the East side of the unconstructed lane. The natural elevation of the property is above the floodplain bylaw requirement. Although the floodplain bylaw does not provide regulations to protect from potential tsunami events, with the relative low increase in density and the natural elevation of the land the Planning department does not object to the rezoning.

Conclusions

In considering the Official Community Plan and Zoning amendments the Advisory Planning Commission and City Council should consider whether the proposed amendment is appropriate for the site and for the community.

The proposed duplex represents a minor deviation from the intent of keeping residential density low in the floodplain area and the natural elevation of the land is above the City of Port Alberni Floodplain bylaw. The Planning Department does not object to the proposed Zoning bylaw amendment for 6031 River Road that would allow for the construction of a residential duplex.

Recommendation

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 38, Block 17, District Lot 9, Alberni District, Plan VIP1585 (PID: 007-178-778), located at **6031 River Road**, from 'RR2 Semi Rural Residential' to **'R2 One and Two Family Residential'**.*

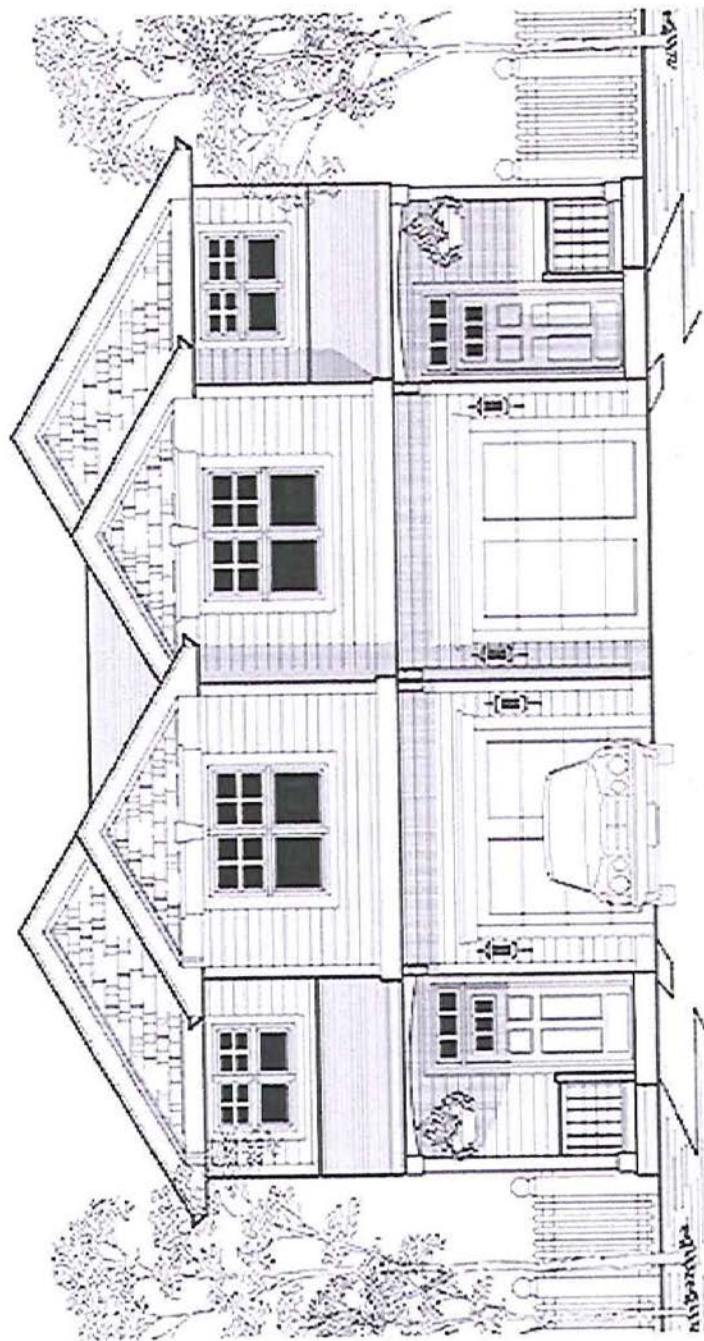
Respectfully submitted,

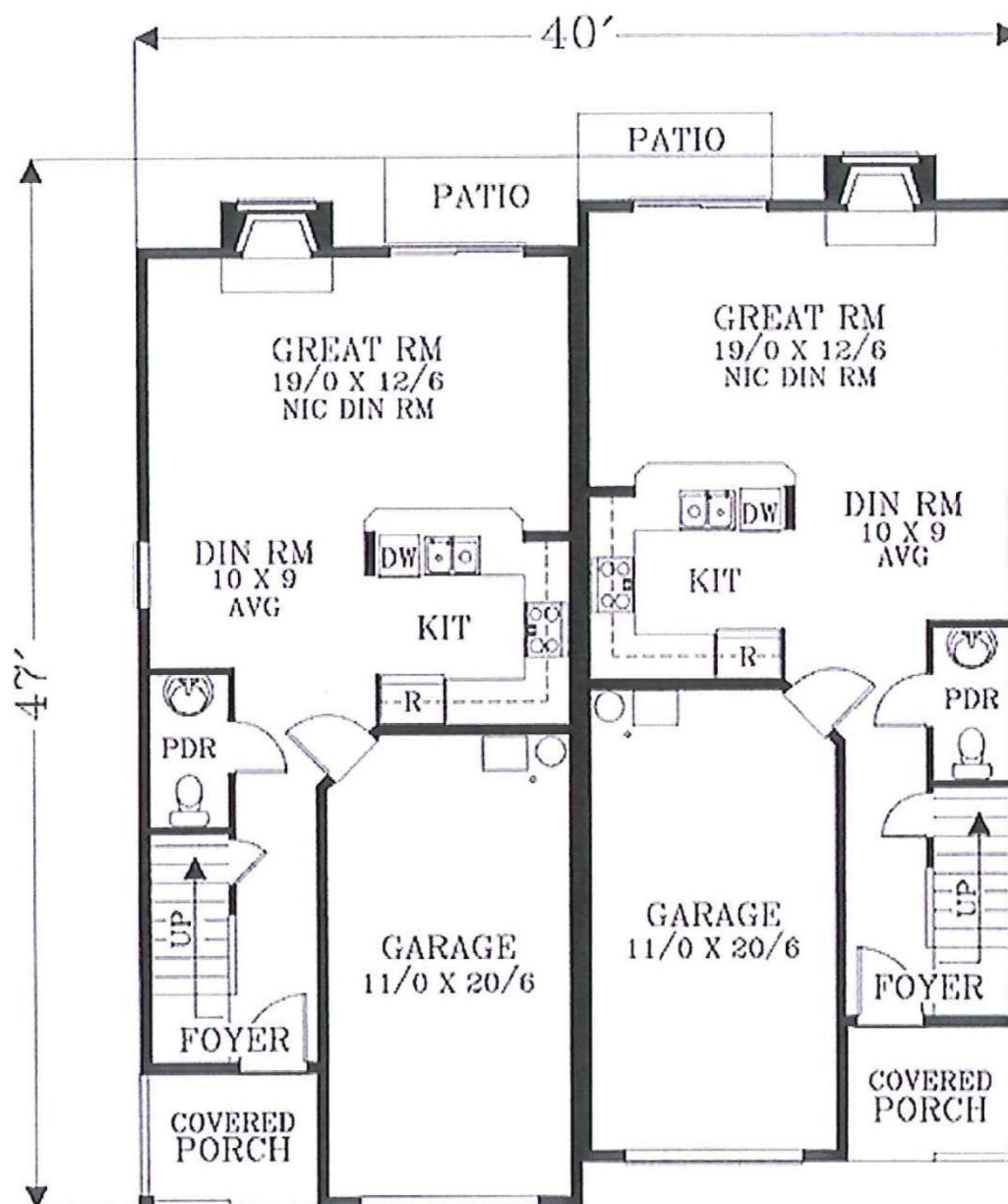


Scott Smith, MCIP
City Planner

SUBJECT PROPERTY – 6031 RIVER ROAD



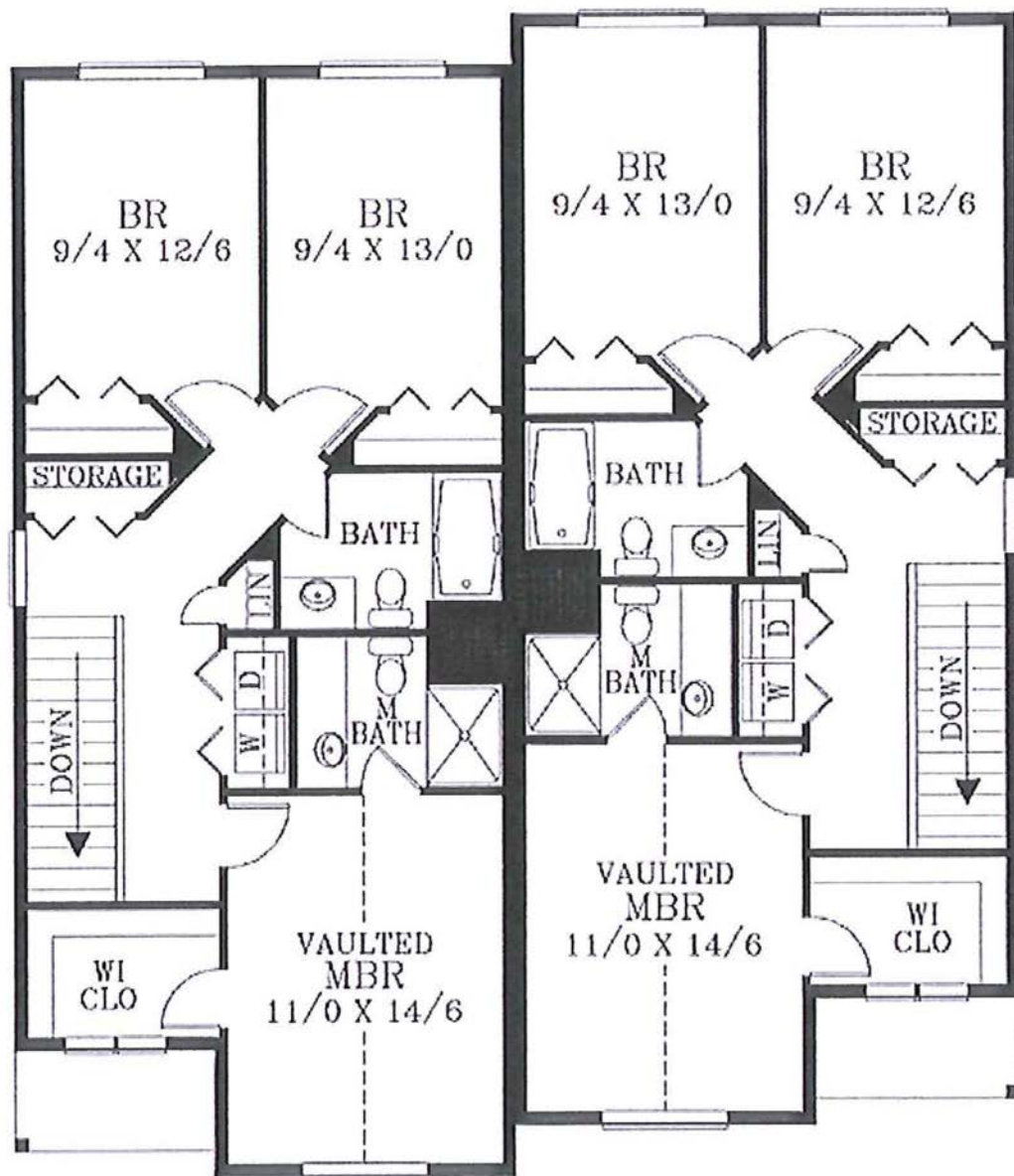




MAIN FLOOR PLAN

569 SQ FT PER UNIT

1363 TOTAL SQ FT PER UNIT

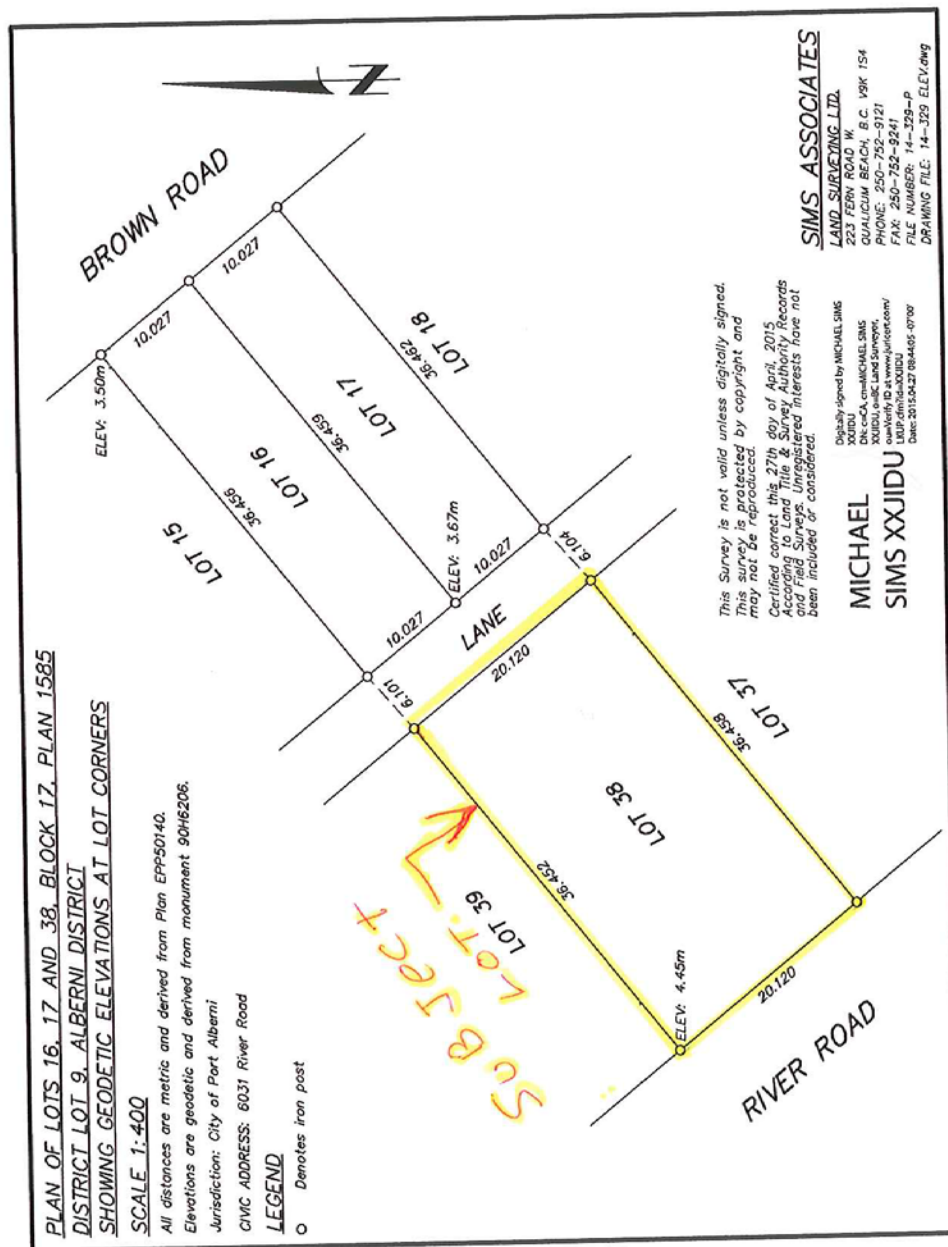


UPPER FLOOR PLAN
794 SQ FT PER UNIT

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1 of 1

Bylaw 4832

R2 – ONE AND TWO FAMILY RESIDENTIAL

5.12 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods featuring single *family* and two *family* dwellings.

5.12.1 Permitted usesPrincipal UsesSingle *family* dwellingTwo *family* dwellingAccessory Uses*Bed and breakfast**Home occupation**Secondary suite**Supportive housing*5.12.2 Site Development Regulations

Minimum Lot Area

Single <i>family</i> dwelling	500 m ²	(5,382 ft ²)
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Single <i>family</i> dwelling with <i>secondary suite</i>	600 m ²	(6,458 ft ²)
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Two <i>family</i> dwelling	700 m ²	(7,535 ft ²)
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Minimum Frontage

Single <i>family</i> dwelling	15 m	(49.2 ft)
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Single <i>family</i> dwelling with <i>secondary suite</i>	15 m	(49.2 ft)
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Two <i>family</i> dwelling	20 m	(65.6 ft)
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Maximum Coverage	40%
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Minimum Setbacks:

Front yard	7.5 m	(24.6 ft)
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Rear yard	9 m	(29.5 ft)
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Side yard	1.5 m	(4.9 ft)
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Maximum Floor Area Ratio	0.5
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Maximum Height, Principal Building	10 m	(32.8 ft)
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Maximum Number of Principal Building Storeys	2.5
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Maximum number of residential units per lot	2
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5.12.3 Conditions of Use

(a) Notwithstanding the provisions of 5.12.2:

(i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.

(ii) 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*.

(b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).

Bylaw 4832

- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*:
bed and breakfast OR *secondary suite* OR *supportive housing*.
- (d) Notwithstanding any other provisions of this bylaw, *secondary suites* are not permitted in a duplex.
- (e) Notwithstanding Section 5.12.1, on *lots* less than 500 m² in area that exist prior to the adoption of this Bylaw, single *family dwelling* is the only permitted *use*.



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, City Planner

DATE: May 9, 2016

SUBJECT: **Development Application** - Official Community Plan Bylaw and Zoning Bylaw Amendments
4815 Argyle Street (Char's Landing)
Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)
Applicant: C. Patterson

Issue

To consider an application for amendments to the Official Community Plan Bylaw (Schedule A – Land Use Map), Official Community Plan Bylaw (Schedule B – Development Permit Areas Map) and the Zoning Bylaw text and Schedule A – Zoning Map for two properties located at 4815 Argyle Street.

Background

The building on the first property at 4815 Argyle Street was originally constructed as a church, but has had a variety of uses over the years. After some significant renovations the building has been operated as Char's Landing over the last several years, with a mix of residential and commercial uses. The owner has an independent residential dwelling unit on the lower level. A three bedroom unit with a shared kitchen and sitting area used to rent out to visiting musicians or guests as a hostel operation is also on the lower level. The 2nd floor of the building is used as a lounge, live music events hall and community rental space. The second property at 4815 Argyle is a vacant parking lot used for parking.

The owner wishes to continue the same operation, but has applied for amendments to become a residential zone with some accessory commercial uses.

Official Community Plan and Zoning Bylaw

- a) The Official Community Plan Schedule A - Future Land Use Map designation for 4815 Argyle Street is currently General Commercial. A map amendment is required to designate the property as '**Multi-Family Residential Use**'.

- b) The Official Community Plan Schedule B – Development Permit Areas Map includes the property in Development Permit Area No. 2 (General Commercial). An amendment is required to change the designation to include the property in **Development Permit Area No. 1 (Multiple Family Residential)**.
- c) The Zoning Bylaw designation for 4815 Argyle Street is currently '**C7 – Core Business**'. A map amendment to the Schedule A - Zoning Bylaw Map is required to designate the property as '**RM3 – High Density Multiple Family Residential**'.
- d) The following text amendments to the Zoning Bylaw are required:
- i. Under Section 5.24.5 Site Specific Uses table, remove Site Specific provisions for *Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)*, located at **4815 Argyle Street** (Char's Landing).

- ii. Add Section 5.16.4 Site Specific Uses and include a table in that section as follows:

Use	Site Address	Site Legal Description
Hostel Restaurant Pub Assembly	4815 Argyle Street	<i>Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)</i>

Discussion

The property is on the edge of the Uptown Core Business district and is surrounded by a mix of residential, commercial and public uses. To the south, across Argyle Street, are the offices for City of Port Alberni and Alberni Clayoquot Regional District. Located to the southwest are the Capitol Theatre and a number of commercial uses further west on both side of Argyle Street. To the southeast, east and north are a mix of single family, duplex and multi-family residential uses. A large 40 unit, multi-family apartment building is directly east, across 5th Avenue.

Under the current C7 zone, no parking was required for the commercial uses. The vacant lot has provided parking for events held in the building. Under the proposed RM3 zone some off-street parking is required and the vacant lot should be consolidated with the building lot to provide for the required parking. The property at 4815 Argyle Street is currently two legal parcels. Separately the properties do not meet the minimum lot area or frontage requirements of the RM3 zone, but together they would exceed the requirements. Therefore it is recommended that the properties be consolidated into one legal parcel.

The building will not meet the setback of the proposed RM3 zone, but will have non-conforming protection. Any new construction or addition would need to meet the setbacks of the RM3 zone or apply for a Development Variance Permit.

Conclusions

In considering the Official Community Plan and Zoning amendments the Advisory Planning Commission and City Council should consider whether the proposed amendments are appropriate for the site and for the community.

The unique architecture of the building makes it appropriate for the current mix of residential and commercial uses. The location of the property on the edge of the Uptown Core Business district makes the consideration of the RM3 zone and site specific commercial uses reasonable. Even if the existing use of the property does not change substantially, from a land use planning perspective the RM3 – High Density Family zone is appropriate for 4815 Argyle Street.

The Planning Department does not object to the OCP and Zoning amendments.

Recommendations

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'General Commercial Use' to '**Multi-Family Residential Use**'.*
2. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule B Development Permit Areas Map to change the designation of Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'Development Permit Area No. 2 (General Commercial)' to '**Development Permit Area No. 1 (Multiple Family Residential)**'.*
3. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Schedule A Zoning Bylaw Map to rezone Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at 4815 Argyle Street, from 'C7 – Core Business' to '**RM3 – High Density Multiple Family Residential**'.*
4. *That the Advisory Planning Commission recommends to City Council that the City proceed with text amendments to the Zoning Bylaw as follows:*
 - i. *Under Section 5.24.5 Site Specific Uses, edit the table to remove the site specific provisions for Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451), located at **4815 Argyle Street (Char's Landing)**.*

- ii. Add Section 5.16.4 Site Specific Uses, and include the following table in that section as follows:

Use	Site Address	Site Legal Description
Hostel Restaurant Pub Assembly	4815 Argyle Street	<i>Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A (being a consolidation of Lots 8 and 9, See FB348042), District Lot 1, Block 41, Alberni District, Plan 197B (PID: 028-218-451)</i>

5. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to consolidate the properties into one legal parcel.*

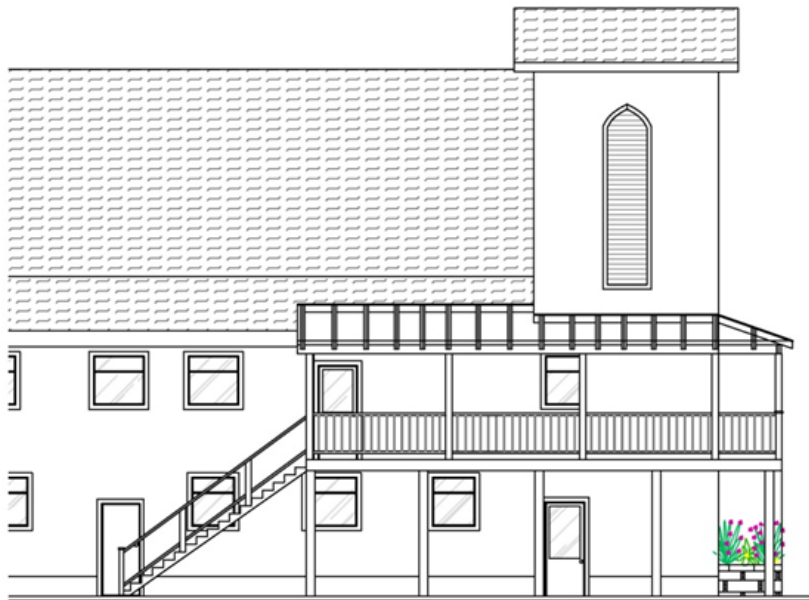
Respectfully submitted,



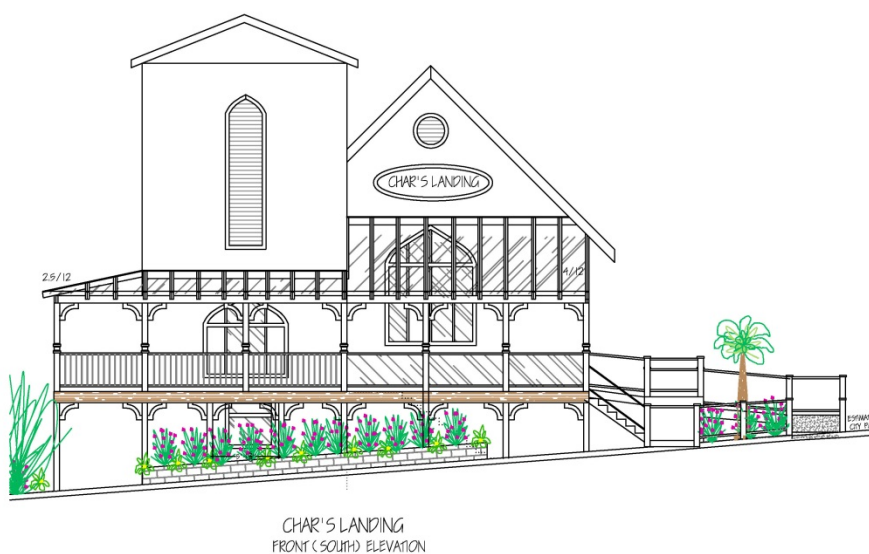
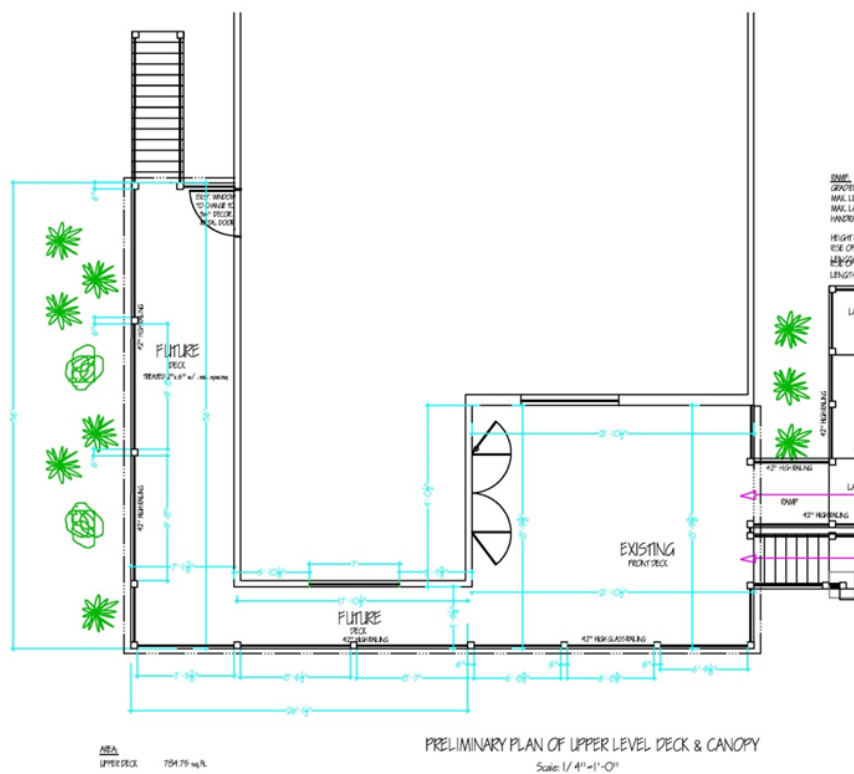
Scott Smith, MCIP
City Planner



CHAR'S LANDING



CHAR'S LANDING
WEST SIDE ELEVATION



Bylaw 4832

RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

5.16 The purpose of this zone is to provide for higher density multiple family residential development.

5.16.1 Permitted usesPrincipal Uses*Boarding and lodging**Community care facility**Multiple family dwellings**Single family dwelling**Two family dwelling*Accessory Uses*Home occupation*5.16.2 Site Development RegulationsMinimum Lot Area

Multiple family dwelling	1,120 m ²	(12,056 ft ²)
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Minimum Frontage

Multiple family dwelling	30 m	98.4 ft
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Maximum Coverage

50%

Minimum Setbacks:

Front yard	6 m	(19.7 ft)
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Rear yard	9 m	(29.5 ft)
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Side yard	5 m	(16.4 ft)
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Maximum Floor Area Ratio

1.2

Maximum Height, Principal Building

14 m (45.9 ft)

Maximum Number of Principal Building Storeys

4

5.16.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two family or multiple family dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided *underground* or enclosed underneath the principal building, the maximum *floor area ratio* may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

Bylaw 4832

- (iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.
- (e) In multi-*family* residential zones, *home occupation* as a permitted use is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with R2 zone regulations provided in Sections 5.12.2 and 5.12.3.