



**To: Port Alberni Advisory Planning Commission**

Ed Francoeur (Chair)	Ken Watts (Tseshahṭ/ć išaaʔaṭḥ First Nation)
Ken McRae (Vice-Chair)	Chris Washington - (SD #70)
Amy Anaka	
Jolleen Dick (Hupačasath Nation)	Sgt. Peter Dionne, (R.C.M.P. Liaison)
Stefanie Weber	Andre Guerin (P.A.F.D. Liaison)
Callan Noye	Councillor Deb Haggard (Council Liaison)
Joe McQuaid	Amy Needham (Parks Operations Liaison)

From: Scott Smith, Director of Development Services/Acting CAO

Copy: Larry Ransom - (Alternate - School District #70)  
Natasha Marshall, Les Sam (Alternate - Tseshahṭ (ć išaaʔaṭḥ) First Nation)  
Roger Nopper (Alternate - Hupačasath First Nation)  
Councillor Helen Poon - (Alternate - Council Liaison)  
Clerk's Dept.: Twyla Slonski, Sara Darling, Tanis Feltrin, Annie O'Connor  
City Staff: Brian McLoughlin, Price Leurebourg, Cara Foden

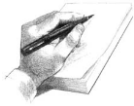
Date: February 10, 2022

Re: Advisory Planning Commission Meeting - **Thursday, February 17, 2022 at 12:00 pm**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, February 17, 2022 at 12:00 pm** in the **Council Chambers at City Hall** (4850 Argyle St.). Please wear a mask when you enter City Hall and for the duration of the meeting. If you have questions please contact Brian McLoughlin (Tel: 250-720-2806 / email: [brian\\_mcloughlin@portalberni.ca](mailto:brian_mcloughlin@portalberni.ca)) or Cara Foden (Tel: 250.720.2850 / email: [cara\\_foden@portalberni.ca](mailto:cara_foden@portalberni.ca)).

**AGENDA**

1. **Acknowledgements and Introductions**- This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshahṭ/ć išaaʔaṭḥ First Nations.
2. **Minutes** of the January 20, 2022 meeting of the Advisory Planning Commission.
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
4. **Status Update** – Director of Development Services/Deputy CAO
5. **Other business**
6. **Adjournment** - The next regular APC meeting is scheduled for **March 17, 2022**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on January 20, 2022 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ed Francoeur (Chair)  
Ken McRae (Vice-Chair)  
Amy Anaka  
Callan Noye  
Stefanie Weber  
Joe McQuaid  
Chris Washington, S.D.70 Liaison  
Peter Dionne, R.C.M.P. Liaison  
Andre Guerin, P.A.F.D. Liaison  
Councillor Deb Haggard, Council Liaison

**Regrets**

Jolleen Dick, Councillor, Hupačasath F.N.  
Ken Watts, (CEO Tseshah (č išaaʔath) F.N)  
Amy Needham, Parks Operations Liaison

**Staff**

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

**Guests**

Members of the Public: None  
Applicants: G. Carniato

**Alternates (not in attendance)**

Larry Ransom (Alt.- S.D.70)  
Councillor Helen Poon (Alt.- Council)  
L. Sam, (Alt. – Tseshah (č išaaʔath) F.N)  
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 Tseshah (č išaaʔath) First Nations.
- Welcome and introductions.

**2. Minutes - Adoption of November 18, 2021 Minutes**

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the November 18, 2022 regular meeting.*

**( Weber / McQuaid ) CARRIED**

**3. Election of Chair and Vice-Chair for 2022**

Elected Chair – Ed Francoeur  
Elected Vice-Chair – Ken McRae:

**4. DEVELOPMENT APPLICATION – Development Variance Permit  
4841 Redford Street**

*Lot B, District Lot 1, Alberni District, Plan EPP79584 (PID: 030-422-710)*

**Applicant:** B. Derby dba Tectonica Management Inc. as Agent for Ryan Anaka dba Uchucklesaht Capital Assets Inc., Inc. No. BC0965357

- Amy Anaka declared a potential conflict of interest for this application and left the room at 12:05 prior to the presentation of the application.
- City Development Planner (P.L.) summarized his report dated January 12, 2022.

- APC discussed the proposed amendments and report.
  - There was clarification of the purpose for the Variance (to facilitate subdivision) and how the new lots would be configured with respect to the Variances requested.

**Motions:**

- a) *That the Advisory Planning Commission recommends to City Council that they approve the Development Variance Permit requested for property legally described as Lot B, District Lot 1, Alberni District, Plan EPP79584 (PID:030-422-710) and located at 4841 Redford Street as follows:*

- a) *Vary section 5.31.2 Site Development Regulations to permit a reduction of the required front yard setback of future Lot 1 along Fourth Avenue from 7.5 metres to 3.2 metres, a variance of 4.3 metres.*
- b) *Vary section 5.31.3 Conditions of Use to permit a reduction of the total of both side yards of future Lot 1 from 20 percent to 19.4 percent of the proposed lot width*

**( McQuaid / McRae ) CARRIED**

- Amy Anaka returned to the room at 12:17 pm following the decision of APC to support the application.

**5. DEVELOPMENT APPLICATION – Official Community Plan and Zoning bylaw**

**3618 5th Avenue** - Lot 10, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-092

**3614 5th Avenue** - Lot 11, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-131

**4825 Burde Street** - Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-157

**4835 Burde Street** - Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190

**Applicant:** G. Carniato as agent Roger McKinnon dba QUAD DEVELOPMENT LTD., INC.NO. BC0320089.

- City Development Planner (B.M.) summarized his report dated January 13, 2022.
- APC discussed the proposed amendments and report.
  - There was substantial discussion regarding Comprehensive Development (CD) Zones, their application and purpose and how a CD zone would work positively for this application. The Director of Development Services and the Development Planner were able to speak to the use of CD zones in general terms and also speak about how the existing CD1 zone was implemented for a new subdivision on upper Burde St.
  - The APC also asked for more information regarding the inclusion of the condition, in the proposed CD zone, that would limit tenancy within the development to residential rental tenure only. There were expressions of support for the condition and use of the newly legislated power that Municipalities have to zone for residential rental tenure only. The proposed zone would be the first in Port Alberni to include a rental tenure requirement.
  - The APC also clarified the perpetual nature of the rental tenure requirement and the need for this type of accommodation in Port Alberni as identified in the recent Housing Needs Assessment completed in .
  - APC asked the applicant about comments received after the Neighbourhood Public Meeting hosted by the applicant. There were two interested persons who attended the meeting after the applicant sent out invitations to 36 owners and occupiers of surrounding properties. Both parties provided written comments in support of the application.

- The OCP review process was discussed and staff clarified that this application (plus one more) was moved forward because of the timeframe and extensive work that went into the review prior to starting the OCP review. Any new applications that might trigger the creation of a new CD zone will be placed on hold until the OCP review is over. These applications may provide useful insights for the OCP review.
- The height of the proposed buildings was noted and the Development Planner clarified that the height proposed did not exceed what would be allowed in the current zones. The proposed zone is very similar to the RM2 Medium Density Multi-Family Residential zone.
- Safety was mentioned and APC inquired about permitting barbeque's on balconies. The City doesn't currently regulate a tenant use of their balcony.

**Motions:**

1. *That the Advisory Planning Commission recommends to City Council that with respect to:*
  - *Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: PID: 003-820-157 located at **4825 Burde Street**; and*
  - *Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190 located at **4835 Burde Street**:**the City proceed with the following bylaw amendments:*
  - 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. 1 Multiple Family Residential**'.*
2. *That the Advisory Planning Commission recommends that City Council proceed with the following amendments to the text of 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*

*"CD3 – Comprehensive Development – Multi-Family Residential Infill – CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5<sup>th</sup> Ave."*
  - c. *Under Section 8.0 Comprehensive Development Zones add Section 8.2 text as follows:*



“8.2

**CD3 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL – 4835 & 4825  
BURDE ST. AND 3614 & 3618 5TH AVE.**

8.2 The purpose of this zone is to provide for in-fill development of multi-family residential rental units.

8.2.1 Permitted uses

Principal Uses

Multiple family dwellings

Accessory Uses

Home occupation

8.2.2 Site Development Regulations

Minimum Lot Area	789.7 m <sup>2</sup>	(8,500 ft <sup>2</sup> )
Minimum Frontage	20.7 m	(68.0 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	3 m	(9.84 ft)
Rear yard	8 m	(26.25 ft)
Side yard (to street or neighbour)	5 m	(16.4 ft)
Side yard (to Lane)	2 m	(6.56 ft)
Maximum Floor Area Ratio	1.0	
Maximum Height, Principal Building	12.5 m	(41.0 ft)
Maximum Number of Principal Building Storeys	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 eight (8) parking spaces may be Small Car parking spaces.
- (d) Groups of multiple family dwellings are permitted, as an exception to Section 6.1 of this bylaw
- (e) Notwithstanding any other provision of the Bylaw, useable open space may be provided in a required front yard
- (f) Home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location
- (g) Notwithstanding Section 6.8.2, waste bins must be screened on three sides at a height not less than 1.5 m and not more than 1.85 m.”

3. That the Advisory Planning Commission recommends to City Council that with respect to:

- Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-157 located at **4825 Burde Street**; and
- Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190 located at **4835 Burde Street**;

the City proceed with amending the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the properties from 'RM2 Medium Density Multiple Family Residential' to '**CD3 – Comprehensive Development – Multi-Family Residential Infill – CD3 – Comprehensive**

***Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5<sup>th</sup> Ave.'***

4. That the Advisory Planning Commission recommends to City Council that with respect to:
- Lot 10, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-092 located at **3618 5th Avenue**; and
  - Lot 11, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-131 located at **3618 5th Avenue**;
- the City proceed with amending the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the properties from 'C3-Service Commercial' to 'CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5<sup>th</sup> Ave.'*

( McRae / Weber ) CARRIED

**6. STATUS UPDATE:**

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

- Vimy Street – Subdivision has been registered and Public Hearing is on January 25/22
- Zoning – B. Toor (5405 Argyle St.) – Public Hearing scheduled for February 15/22
- Mother Centre on Kendall – Building Permit will likely be submitted in April 2022

**7. OTHER BUSINESS**

8. **ADJOURNMENT** – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **February 17, 2022**.

( Dionne / Weber ) CARRIED

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Ed Francoeur (Chair)



# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

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TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: Feb 15, 2022

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**SUBJECT: DEVELOPMENT APPLICATION – Proposed OCP & Zoning Bylaw Amendments – Multi-Family Residential In-Fill at 4738 Athol Street.**  
LOT 1, BLOCK 22, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197B (PID: 009-262-962)  
**Applicant:** Kim Rai dba Hukam Holdings Ltd.

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### **RECOMMENDATION**

*THAT the Advisory Planning Commission recommends to Council that the City proceed with the proposed Official Community Plan and Zoning Bylaw amendments at 4738 Athol Street.*

### **ALTERNATIVES/OPTIONS**

The Development Services Department supports Option #1.

1. Recommend to Council that the City proceed with the proposed OCP and Zoning Bylaw amendments.
2. Recommend to Council that the City not proceed with the bylaw amendments.
3. Recommend that Council not proceed with the bylaw amendment.

### **ISSUE**

The City has received an application for amendments to the Official Community Plan (OCP) and Zoning Bylaw to enable a high-density multi-family in-fill development at 4738 Athol Street. The applicant is proposing to build 6 apartments in a single 3-storey building. They are also proposing the City create a new Comprehensive Development zone for the project with occupancy limited to *Residential Rental Tenure*. The subject property is located between 5<sup>th</sup> and 6<sup>th</sup> Avenue, one block north of Argyle Street.

Figure 1 – Subject Property Map



## **BACKGROUND**

### Official Community Plan and Zoning Bylaws

In the Official Community Plan (OCP) the property at 4738 Athol Street is designated as *Residential*. In the Zoning Bylaw, this parcel is classified as *R2 – One and Two Family Residential*.

The applicant is requesting that a new Comprehensive Development (CD) zone be created by the City in order to enable the development. This would be accomplished through a combination of map and text amendments to the OCP and Zoning Bylaw. The required amendments include adding the proposed CD zone to the Zoning Bylaw under *Part 5 – Establishment of Zones*. The proposed zone description is attached to this report, and includes permitted uses, site development regulations, and conditions of use that are specific to this development.

### Summary of Requested Bylaw Amendments

The following list is a summary of amendments to the OCP and Zoning Bylaws that would be required in order to enable the proposed development:

1. Change the designation of 4738 Athol Street from *General Commercial* to *Multi-Family Residential* on the OCP Bylaw Future Land Use Map
2. Add the property at 4738 Athol Street to *Development Permit Area No.1 Multiple Family Residential*.
3. Change the zoning classification of 4738 Athol Street from *R2 One and Two Family Residential* to *"CD2-Comprehensive Development – Multi-Family Residential Infill – 4738 Athol Street"*.

4. Add the following text to Part 5 section 5.1 *Establishment of Zones*: “CD2 – Comprehensive Development – Multi-Family Residential Infill – 4738 Athol St.”
5. Add the attached zone description “CD2 – Comprehensive Development – Multi-Family Residential Infill – 4738 Athol St.” as a new section under *Part 5 Establishment of Zones*.

#### Official Community Plan (OCP) Policy

The OCP sets the policy direction for the City regarding the designation and regulation of multi-family residential lands, including where the City should consider additional density. This application proposes to change the OCP land use designation of 4738 Athol Street from *Residential* to *Multi-Family Residential* which will enable this form of development on the property. *Table 1* contains existing OCP policy statements related to Multi-Family land use in Port Alberni.

Table 1 – Relevant OCP Policy for Designation of Multi-Family Residential Lands	
<i>1.1 Growth</i>	<ul style="list-style-type: none"> <li>• To encourage the efficient use of land and infrastructure, and development of compact built form by encouraging sensitive in-fill and intensive forms of development in key locations of the City.</li> </ul>
<i>1.5 Community</i>	<p><i>Residential</i></p> <ul style="list-style-type: none"> <li>• To ensure that a range of housing choice is provided in order to meet the needs of current and future residents.</li> </ul>
<i>Table 3 – Multi-Family Residential</i>	<ul style="list-style-type: none"> <li>• This type of residential should be located in proximity to community services or major amenities.</li> </ul>
<i>Plan Policies - 4.0 Residential</i>	<ul style="list-style-type: none"> <li>• Residential capacity could be substantially increased well beyond the 20 year horizon through the provision of a range of higher density housing forms...</li> <li>• A wider choice of housing options translates into greater access to housing and a more livable community for a greater range of age groups. This is a fundamental objective in creating complete and inclusive communities.</li> </ul>
<i>Plan Policies - 4.0 Residential – Multi-Family Housing</i>	<p>Typically, this form of housing is within or adjacent to established single-family residential neighbourhoods.</p> <ul style="list-style-type: none"> <li>• They are also typically situated near strategic amenity or service locations such as commercial nodes, parks, schools, community facilities, or in relation to significant transportation corridors.</li> <li>• The objective is to facilitate compact urban form which reduces vehicle trips, increases the likelihood of social interaction, increases the economic viability of commercial nodes, and leads to a more sustainable lifestyle.</li> </ul>
<i>Plan Policies - 4.0 Residential – Affordable Housing</i>	<p>...A range of affordable housing options should be provided to accommodate a wide range of lifestyles and economic profiles such as young families, seniors, singles, those on a fixed income or are low-income households. Such housing can consist of a range of forms including multi-family, high density detached single-family residential, or secondary suites within or associated with single-family dwellings in single-family neighbourhoods.</p> <p>[The OCP] promotes integration of such housing throughout the community in order to provide greater housing diversity.</p>

4.1 General Provisions	<p><i>Council Policy</i></p> <p>2. The provision of a wide-range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged.</p> <p>3. The City supports efforts to provide integrated special needs, affordable, and rental housing within the community.</p> <p>4. The City will encourage greater residential density in locations near commercial nodes and near transit routes.</p>
4.3 Multi-Family Residential (MFR)	<p><i>Council Policy</i></p> <p>3. Land designated Multi-Family Residential (MFR) on Schedule "A" (Land Use Map) shall be designated as a Development Permit Area to control the form and character of development in order to ensure an appropriate fit with the adjacent neighbourhood.</p> <p>4. When considering re-designation of areas to Multi-Family Residential (MFR), the City shall consider the following criteria:</p> <ul style="list-style-type: none"> <li>• Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks;</li> <li>• Should be located on or in proximity to major collectors or arterial roads in order to reduce traffic impacts on local roads;</li> <li>• An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided;</li> </ul>

#### Comprehensive Development Zones

Comprehensive Development (CD) zones are typically one-off zones created to enable development according to a specific site plan on a specific property. CD zones are usually created when a proposed development cannot easily comply with a municipality's existing zones. Creating a new CD zone allows the City, and the owner, to engage in creative negotiation to form a feasible plan for development that also meets the goals of the community. Most importantly, CD zones allow greater flexibility in the design so a development can be shaped to fit its context. In this case, the creation of a CD zone is an option for meeting the community's need for multi-family rental housing on properties which would not normally allow this form of development due to their physical dimensions and zoning classification.

#### New CD Zone vs Rezoning with Variances

A new CD zone provides the developer more flexibility in their design, and allows the City to streamline the application review, while undertaking the same rigorous public process. The alternative would be to rezone the properties for high-density multi-family residential, and follow this with a multitude of variances at the Development Permit stage. This process would be administratively complex, and limits both the City and the developer's ability to achieve a positive outcome for the community. However, the Official Community Plan provides no guidance on when or where a new CD zone should be supported.

#### Alberni Valley Housing Needs Assessment – Final Report

The Alberni Valley Housing Needs Assessment was completed by the City in February 2021. The list below summarizes the findings of the report as relates to the provision of multi-family housing in Port Alberni:

- Primary rental vacancy rates reached a low of 0.7% in October 2018 but increased to 3% in October 2020.
- The low vacancy rate means that many people are forced to choose housing options that are expensive, inadequate, and/or unsuitable.
- In Port Alberni, most primary rental units have either only one or two bedrooms, which often does not meet the needs of young families.

- There is a shortage of both smaller units such as bachelor and 1-bedroom, and those with 3+ bedrooms.
- The demand for affordable housing is increasing in Port Alberni, with an increasing number of renters spending more than 30% of their income on shelter costs.
- The average household is two people in Port Alberni, and the number of households containing only one or two people has steadily increased in Port Alberni.
- Between 2021 and 2025 a total of 194 units of housing will need to be added to the community in order to keep up with projected demand. However, this estimate is based on data from the 2016 federal census meaning it may not reflect current conditions in the community.

#### Residential Rental Housing and the Local Government Act

Section 481.1 of the BC *Local Government Act* gives the City the authority to designate lands for multi-family rental housing in the Zoning Bylaw. This power was enacted by the Province in July 2018, and was subsequently upheld in a ruling by the BC Supreme Court in March 2019. This new zoning power means municipalities now have the ability to plan for the creation and retention of rental housing in their communities, which is important to addressing the housing crisis. Staff have worked with the applicant to draft *Conditions of Use* for the proposed CD zone in which occupancy of all dwelling units is limited to 'Residential Rental Tenure'.

#### **ANALYSIS**

The following section contains an analysis of the OCP and Zoning Bylaw amendments proposed by the applicant. While staff have conducted a thorough inter-departmental review of the proposed building and site plan concept, this report focuses primarily on high-level land use and key qualities of the proposed CD2 zone which may or may not result in impacts to the neighbourhood. Technical details such as servicing and off-site works will be resolved if the application proceeds further through the rezoning process. If the rezoning application is successful a Development Permit will be required, and staff will conduct additional technical review.

#### Development Concept

The applicant is proposing to construct a single apartment building with a total of six dwelling units. The units would range in size from one to three bedrooms. One-bedroom apartments are considered to be "affordable" in that rental rates are typically at the lower end of the market, while the two and three-bedroom units are more suited to families. The *Alberni Valley Housing Needs Assessment* identifies a need for both one and three-bedroom units in the community. *Table 2* provides a breakdown of proposed dwelling units.

The subject property is located on a laneway intersection, which provides extra separation from neighbouring properties, improves site access, and expands options for servicing, utilities, and garbage removal. The design concept also includes stairwell access to the rooftop as common space for residents.

Table 2 – Proposed Dwelling Units in Development Concept	
Unit Type	#
1-Bedroom	2
2-Bedroom	2
2-Bedroom + den	1
3 Bedroom	1
Total Units	6

### Surrounding Area and Land Use

The subject property is located on Athol Street between 5<sup>th</sup> and 6<sup>th</sup> avenue, one block north of Argyle Street. The Uptown commercial area is located directly to the south with residential to the east and north. To the west is a mix of residential and commercial. Several multifamily apartment buildings are located in the vicinity along Argyle Street and Athol Street – the closest being the King George apartments directly south of the property. The attached OCP and Zoning maps provide an overview of adjacent property designations and the proximity of nearby uses in relation to the proposed development. The following subsection discusses adjacent land uses in more detail.

### OCP Guidelines for Designation of lands as Multi-Family Residential

The OCP establishes criteria for Council to consider when designating new lands as Multi-Family Residential. These guidelines form the basis of the following analysis.

#### *1. Walkability and Distance to Services*

The subject property is located within a reasonable walking distance of commercial nodes, natural parks, and recreation facilities, making it a desirable location for multi-family development. The walkability of this area is supported by the Port Alberni Active Transportation Plan which shows the subject properties to be within the 5-minute “Commercial Walkshed” of the Uptown commercial area. Increased walkability means more convenient access to recreation, services, and entertainment, and less reliance on automobile travel. See the attached Walkability Map for estimated walking times to nearby parks, recreation, and commercial areas. Additionally, *Table 2* contains a breakdown of estimated distances via nearest street and estimated walk times.

Table 3 - Distance to Amenities		
To Commercial Areas / Services	Distance	Approx. walking time
Uptown commercial area (at 4 <sup>th</sup> ave.)	250 m	3 min.
10 <sup>th</sup> Ave & China Creek Rd. neighbourhood commercial Area (Quality Foods)	730 m	9 min.
Harbour Quay (via Athol St.)	780 m	10 min.
To Recreation and Parks		
Dry Creek Park / Trails	485 m	6 min.
Gyro Recreation Park	237 m	3 min.

#### *2. Proximity to major collectors and arterial roadways*

The subject property is located within close proximity to major collector roads and arterial roadways as shown in *Table 4*. The property is located on Athol Street which is a local road, but it is in close proximity to Argyle Street and 3<sup>rd</sup> Avenue which are arterial roadways. Fourth Avenue is also a major collector road. Proximity to major roadways is a matter of access to the transportation network. Increased access means less traffic congestion, and less wear and tear on smaller roads which may not be designed for a heavy volume of vehicles.

Table 4 – Access to Transportation Network	
Distance to Argyle Street (arterial road)	130 m
Distance to 3 <sup>rd</sup> Avenue (arterial road)	250 m
Distance to 4 <sup>th</sup> Avenue (major collector)	151 m
Distance to 10 <sup>th</sup> Avenue (arterial road)	580 m



### 3. *Compatibility with adjacent land uses*

The proposed change in OCP land use to *Multi-Family Residential* is generally compatible with adjacent land uses:

- Lands to the west are designated Residential, Multifamily Residential, and Commercial
- Lands to the east are designated Residential
- Lands to the north are designated Residential
- Lands to the south are designated Residential, Multifamily Residential and Commercial

The subject property is located on the boundary of the Uptown commercial area where multiple land uses interface with each other. It is desirable to locate multi-family development on the edges of a commercial area because services and amenities are more accessible to residents. At the same time, it is important to ensure that nearby commercial uses will not negatively impact future residents. This property is far enough away from commercial uses that none will directly impact this property.

Directly adjacent to the proposed development are two residential houses. The house to the north is a non-conforming three-storey building with a gable roof. The house to the south, across the laneway is large two-storey home with a full-hip roof. The large size of these homes, especially the height of the house to the north, lessens the visual impact of the proposed 3-storey building. However, the reduced side yard setback on the north property line (1.5 metres) means that these buildings will be closer than is normal for the neighbourhood. The architect has considered this in their design – ensuring that all building/fire code regulations are satisfied.

To illustrate how the proposed development will appear next to these properties the applicant has provided conceptual images showing the building in relation to the neighbourhood. The height of the building to the roofline will be 11 metres, though the roof access stairwell structure reaches a height of 13.7 metres. While the maximum height will be greater height than the neighbouring houses, analysis provided by the applicant shows the longest shadows will be cast north across Athol Street.

#### Zones Comparison.

The following table compares the proposed CD2 zone with existing residential zones in the Zoning Bylaw. The density of the proposed zone by Floor Area Ratio is 1.34, which is greater than the 1.2 permitted by the RM3 zone. The lot coverage is also greater than any current zone at 58%. The most significant difference between the proposed CD2 zone and existing multi-family zones is the reduced front, rear, and side yard setbacks.

Table 5 – Comparison of Site Development Regulations for Existing Zones							
<i>Site Development Regulations</i>	R1	R2	R3	RM1	RM2	RM3	Proposed CD2
<i>Minimum Lot area</i>	600 m <sup>2</sup>	500 m <sup>2</sup>	350 m <sup>2</sup>	500 m <sup>2</sup>	840 m <sup>2</sup>	1,120 m <sup>2</sup>	444 m <sup>2</sup> (443.07 m <sup>2</sup> )
<i>Minimum Frontage</i>	15 m	15 m	10 m	30 m (+4 units)	25 m	30 m	12 m
<i>Maximum Coverage</i>	40%	50%	50%	40%	50 %	50%	58%
<i>Front yard</i>	7.5 m	7.5 m	5.0 m	7.5 m	6.0 m	6.0 m	3.5 m
<i>Rear yard</i>	9.0 m	9.0 m	5.5 m	9.0 m	9.0 m	9.0 m	5.0 m
<i>Side yard</i>	1.5 m	1.5 m	1.5 m	1.5 m	5.0 m	5.0 m	1.5 m
<i>Maximum Floor Area Ratio</i>	0.5	0.5	0.5	0.5	0.8	1.2	1.34
<i>Maximum Height, Principal Building</i>	10 m	10 m	10 m	10 m	12.5 m	14 m	11 m (to roof) 13.7 m (to stairwell)
<i>Maximum Number of Principal Building Storeys</i>	2	2.5	2.5	2.5	3	4	3
<i>Maximum Number of Dwelling Units per lot</i>	2	2	-	-	-	-	6

### CD2 Zone Conditions of Use

*Conditions of Use* are requirements that must be met in order to develop or use land in a particular zone. In general, the *Conditions of Use* of the proposed CD2 zone are written to grant the developer more flexibility with their site design (ie. parking, useable open space). However, the *Conditions of Use* are also used to limit the occupancy of dwelling units to *Residential Rental Tenure*.

#### 1. Parking

Vehicle access will be provided from the laneway and parking will be available through a combination of surface and under-building spaces. The proposed CD2 zone includes a *Condition of Use* that allows parking to be provided at 1 space per dwelling unit. This is a reduction of 0.25 spaces per unit compared to what is currently required for multi-family development (1.25 spaces per unit). Staff support this reduction because it still ensures that each unit has a 1 dedicated parking space. However, this means that visitors will be required to park on the street, and during development the applicant will be required to improve the road/sidewalk to ensure this parking is safe and useable. *Table 4* contains a breakdown of the parking requirements for residential dwelling types in the Zoning Bylaw. Additionally, the CD2 zone contains a *Condition of Use* allowing two of the required on-site parking spaces to be provided at the dimensions specified in the Zoning Bylaw for small cars.

Table 6 – Comparison of Existing Parking Requirements					
Dwelling Type	Suites	Multi-family	Single family	Two family	CD2
Parking Spaces Required per unit	1	1.25	2	4	1

## 2. Useable Open Space

Useable Open Space is important for multi-family development because it provides residents with access to safe outdoor space, which has the potential to enhance quality of life. In the Zoning Bylaw, Useable Open Space is required for all multi-family developments and may consist of a combination of private balconies, patios, roof top gardens, and side or rear yard spaces.

The *Conditions of Use* in the proposed CD2 zone allow flexibility in how this space is provided. Currently, the Zoning Bylaw only allows 50% of Useable Open Space to be provided in this manner. The proposed CD2 zone allows Useable Open Space to be provided entirely through private decks, patios, and the large rooftop common area. This allowance is necessary due to the small size of the lot, and the need to provide parking on-site. All units have access to one or more patios/balconies, and the rooftop area will be available to all residents. In total, 169 m<sup>2</sup> of outdoor private and common space will be provided exceeding the amount of Useable Open Space normally required by the Zoning bylaw.

## REFERRALS

Staff's review of OCP and Zoning Bylaw amendments include referral to other agencies. The following table summarizes feedback received for this development application.

AGENCY/DEPARTMENT	COMMENTS
TSESHAHT FIRST NATION	Tseshaht has no objections at this time to the work proposed.
RCMP	No Policing issues with the application.
PARKS, RECREATION, HERITAGE	Interests unaffected.
VIHA	There are no concerns with the approval of this rezoning application given the properties will be connecting to the municipal drinking water system and sewer system.
CANADA POST	<p>If approved, to avoid delay and ensure delivery can be provided we request the developer contact us in advance to confirm mail delivery requirements.</p> <p>A developer supplied lock box to current standards and our building access will be required.</p>

## **IMPLICATIONS**

At this stage of the application process, the APC should consider the appropriateness of the proposal including its location, potential neighbourhood impacts, and potential benefit to the community. This application will create 6 units of one, two, and three-bedroom rental housing that is in high demand according to the recent *Alberni Valley Housing Needs Assessment*. However, this property is located in a neighbourhood that includes single-family housing, and there may be impacts related to this development including increased traffic, noise, decreased privacy, and building shadows. Staff consider these to be mitigated by the design of the site, however they are common sources of public concern in the development of multi-family housing.

Also, APC should consider whether the creation of a Comprehensive Development zone should be undertaken at this time, or if Council should establish policy outlining conditions for this process during the current OCP Review. Staff support this application for a CD zone because it will enable the development of much needed housing, and its location on the edge of a core commercial neighbourhood is ideal for high-density multi-family residential. Furthermore, the pre-application process with the applicant began in September 2020 before the current OCP Review was initiated. Future applications for a CD zone will not be supported by staff until the OCP Review is complete.

## **COMMUNICATIONS**

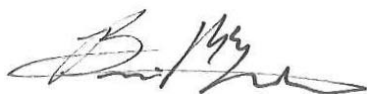
As per the requirements of the Local Government Act, the applicant has provided an additional opportunity for engagement with surrounding property owners and occupants. The applicant mailed all adjacent property owners and occupants with invitations to an informal meeting as directed by City staff. The meeting was hosted on Saturday, December 18<sup>th</sup>, 2021. There were no attendees at the meeting. This is not unusual, and staff consider this requirement to be satisfied. The applicant has also provided a letter summarizing verbal feedback from neighbours who were contacted individually about the project. If this application proceeds further through the rezoning process a full Public Hearing will be held.

## **CONCLUSIONS**

The applicant is requesting amendments to the OCP and Zoning Bylaw that would enable the construction of an apartment building and create six dwelling units of varying sizes. This would involve the creation of a Comprehensive Development (CD) zone that would apply to only 4738 Athol Street.

Staff consider this proposal to meet the policy guidelines established in the OCP for Council's consideration of new Multi-Family Residential lands. While there may be minor impacts on adjacent properties, these are not uncommon for the development of high-density multi-family housing. Furthermore, the applicant has used the flexibility allowed by a CD zone to mitigate these affects where possible. Given the need for housing in Port Alberni, staff support this application including the creation of a CD zone.

Respectfully submitted,



Brian McLoughlin, MCP  
Development Planner

ATTACHMENTS:

- SUBJECT PROPERTIES MAP – 4738 ATHOL STREET
- CURRENT ZONING AND LAND USE DESIGNATIONS
- PROPOSED NEW ZONE DESCRIPTION
- WALKABILITY MAP
- DEVELOPMENT CONCEPT PLANS
- LETTTER RE: NEIGHBOURHOOD MEETING

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SUBJECT PROPERTIES MAP – 3619,3614 5<sup>TH</sup> AVE & 4835,4825 BURDE STREET



## CURRENT OCP LAND USE DESIGNATION – 4738 ATHOL STREET







## PROPOSED NEW ZONE DESCRIPTION

### ***CD2 – COMPREHENSIVE DEVELOPMENT – MULTI-FAMILY RESIDENTIAL INFILL – 4738 Athol Street***

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 <i>Lot Area</i>	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	

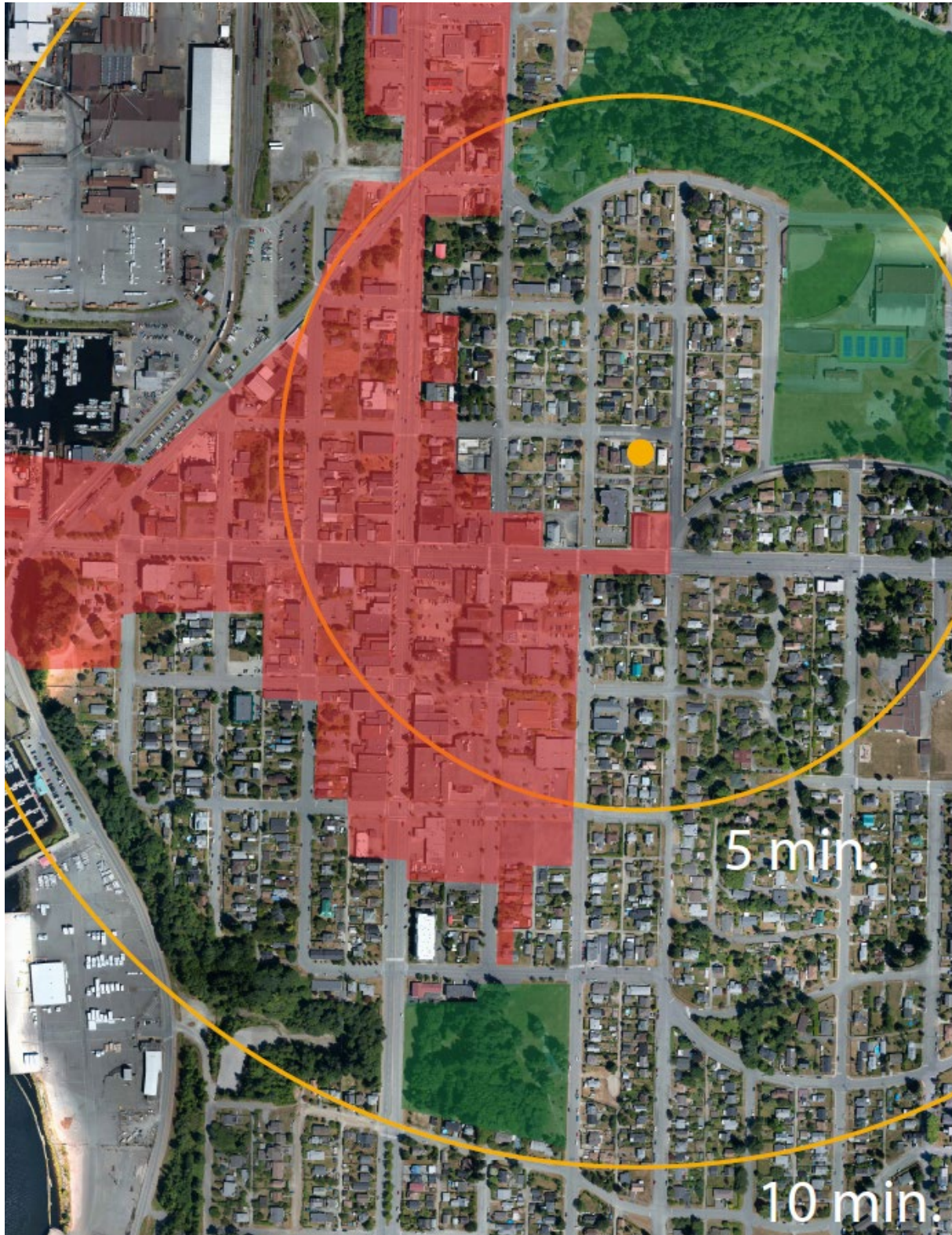
#### 8.2.3 Conditions of Use

- (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.
- (g) Home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location.

## WALKABILITY MAP – 4738 STREET

\*\*The orange walk rings are based on a 5 min. per 400 m standard.

\*\*Red = commercial, Green = park



## 4738 ATHOL STREET | DESIGN RATIONALE /PROJECT DESCRIPTION

July 16, 2021

This multi-family residential building has been designed as an efficient housing solution for this neighbourhood. The development consists of a single three-story building accessed a main entry facing Athol Street. The parking for this building has been located at the rear of the site with access from the lane on the west side of the lot. In all, this building has been designed based on the guidelines from Section E of the OCP of the City of Port Alberni.

This building has a total of 6 units, with a mix of 1,2 and 3 bedrooms, efficiently designed with an abundance of natural light. All units have access to their own balcony space for private outdoor use. Additionally, access to a roof deck amenity has been provided for the residents to encourage a strong sense of community. The open areas have been designed to maximise city and ocean views.

### Neighborhood/Site Context

- This site is located on Athol Street, set along other residential buildings
- Many of the neighbouring building have sloped roofs, but this building has been designed with a flat roof to provide additional public amenity space to the residents in the form of a roof deck.
- The frontage of the building has been designed with ample landscaping elements visible from Athol street as well as the side lane.
- The building is slightly higher than neighbouring buildings however the negative impact of shadows has been mitigated by the flat roof and the narrow profile of the building. The large existing building to the rear of the project already impacts the neighborhood with their shadows in the winter months.
- Parking is not visible from the street as it is located below and behind the building with access from the side lane.
- Mechanical, electrical and Trash services have been located within the building at the back, away from neighbouring and street views.

### Proposed Building Design

- 6 units designed in 1 building
- Two 1-bedrooms, two 2-bedrooms, one 2-bedroom + den and one 3-bedroom, all with private balconies
- One of the 1-bedroom ground floor units has direct access from the street
- All other units have access from the main entrance oriented towards the street
- Surface level parking provided in the back of the building
- Parking/ trash and service rooms are screened from the road due to its location

## Design Concept

- Design focusses on maximising light and space for the six dwelling units
- Varying architectural elements have been utilized on the faces of the building to create scale and interest.
- The main entrance and ground floor unit create a strong connection with the street.
- Individual dwelling units have private balcony space.
- Common community amenity space is provided on the roof.
- Parking access proved from the side lane and set under the building to maximize the footprint of the building on the site.

## Character & Form

- The design utilizes vertical and horizontal architectural features to create scale and interest
- The façade of the buildings uses muted colours to blend with neighbouring buildings
- The sides of the building have been retained as flat surfaces to maximise the efficiency of the interior of the units due to the narrow site. The architectural features create interest and scale on the elevation.



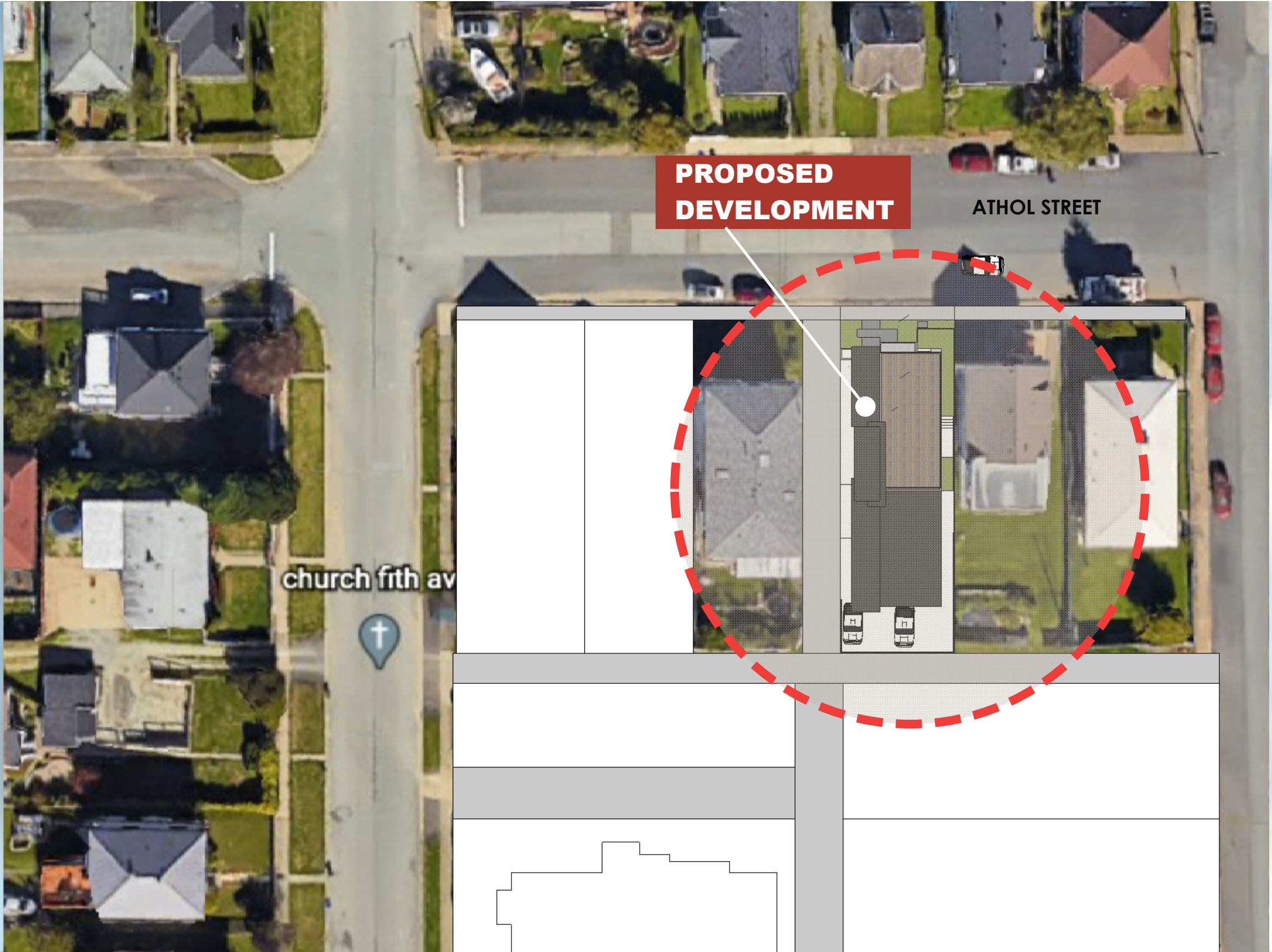


BUILDING VIEW



STREET VIEW

SHEET NUMBER    SHEET NAME		PROJECT CONSULTANTS		PROJECT DATA	
		<b>PROJECT CONSULTANTS:</b>			
		<b>ARCHITECT:</b> JOYCE TROOST JRT ARCHITECTURE 250.714.8749 joyce@jrtarchitecture.com			
		<b>LANDSCAPE ARCHITECT:</b> KATE STEFIUK KINSHIP DESIGN ART ECOLOGY 250-753-8093 kate.stefiuk@kinshipdesign.ca			
A000	COVER SHEET				
A001	AERIAL VIEW				
A100	SITE PLAN				
A101	LEVEL 1				
A102	LEVEL 2				
A103	LEVEL 3				
A200	ELEVATIONS				
A201	ELEVATIONS				
A300	SECTIONS				
A400	PERSPECTIVES				
A500	SHADOW STUDY				
				<b>SITE AREA</b> 4,769.17SF	
				<b>ZONE</b> R2 (Original Zone)	
				<b>PROPOSED ZONE</b> CD3	
				<b>PROPOSED:</b>	
				<b>FAR</b> 1.34 (GFA 6,409 SF)	
				<b>SETBACKS</b>	
				Front Yard = 3.5 m	
				Side Yards = 1.5 m	
				Rear Yard = 5.0 m	
				<b>LOT COVERAGE</b> 58% (Footprint 2,777 SF)	
				<b>BUILDING HEIGHT</b> 13.7 M	
				<b>PARKING REQUIREMENT</b>	
				1.25 STALLS/unit	
				7.5 STALLS required	
				(1 Small Car Allowed)	
				Accessible Parking 0	
				<b>PARKING REQUIREMENT</b>	
				Provided 6 spaces	
				4 Standard	
				2 Small cars	
				(1.5 variance in total count)	
				<b>UNITS</b>	
				6 Units:	
				2 - 1 BDRM	
				2 - 2 BDRM	
				1 - 2 BEDROOM + DEN	
				1 - 3 BEDROOM	
				UNIT 01: 1B	
				UNIT 02: 3B	
				UNIT 03: 2B + Den	
				UNIT 04: 2B	
				UNIT 05: 1B	
				UNIT 06: 2B	
				<b>UOS CALCULATION</b>	
				Balcony Areas	
				Level 2	
				Unit 2    126 SF + 56 SF	
				Unit 3    129 SF	
				Level 3	
				Unit 4    126 SF	
				Unit 5    56 SF	
				Unit 6    129 SF	
				Total Balcony Areas    622 SF	
				Front Porches	
				Level 1	
				Unit 1                      41 SF	
				Main Entrance    63 SF	
				Total Front Porches    104 SF	
				Roof Top Patios            1089 SF	
				<b>TOTAL UOS                      1815 SF</b>	



AERIAL VIEW OF SITE





BIRDS EYE VIEW OF PROPOSED DEVELOPMENT AND NEIGHBOURHOOD



JOYCE REID TROOST ARCHITECTURE  
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ARCH. STAMP



## 6 PLEX, ATHOL STREET

4738 ATHOL STREET, PORT ALBERNI, BC

CLIENT

HUKOM HOLDINGS LTD.

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14-05-20	1	COORDINATION SET 01
21-07-15	2	ISSUE FOR DP
21-10-18	3	REVISION 1

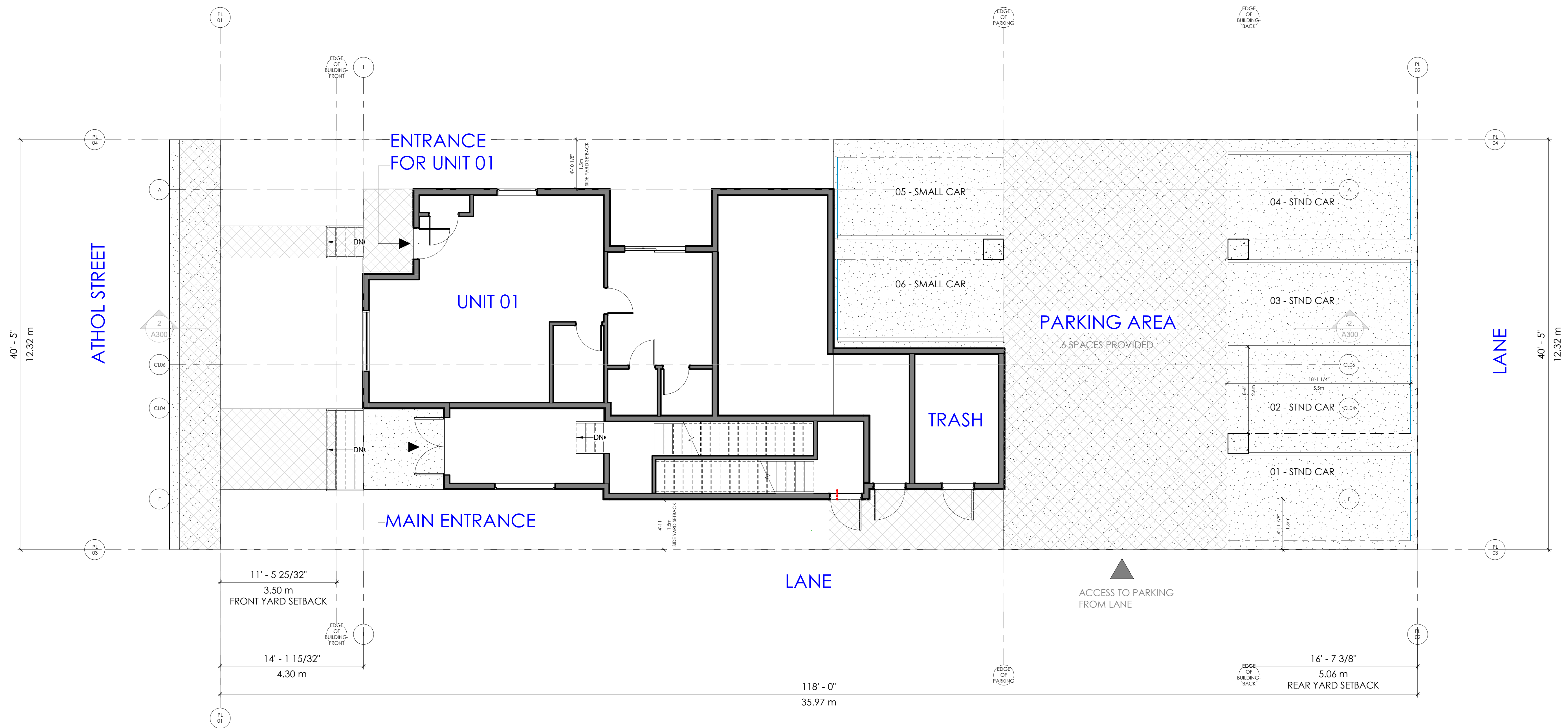
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AERIAL VIEW

A001



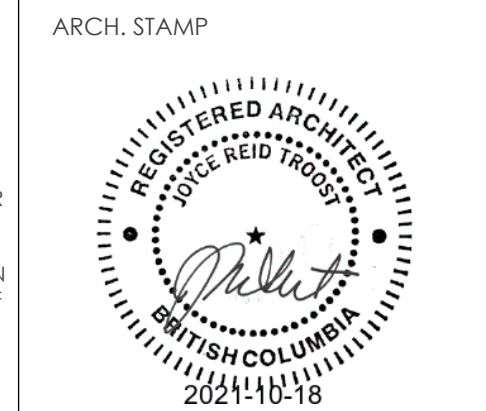


**1 SITE PLAN**  
3/16" = 1'-0"



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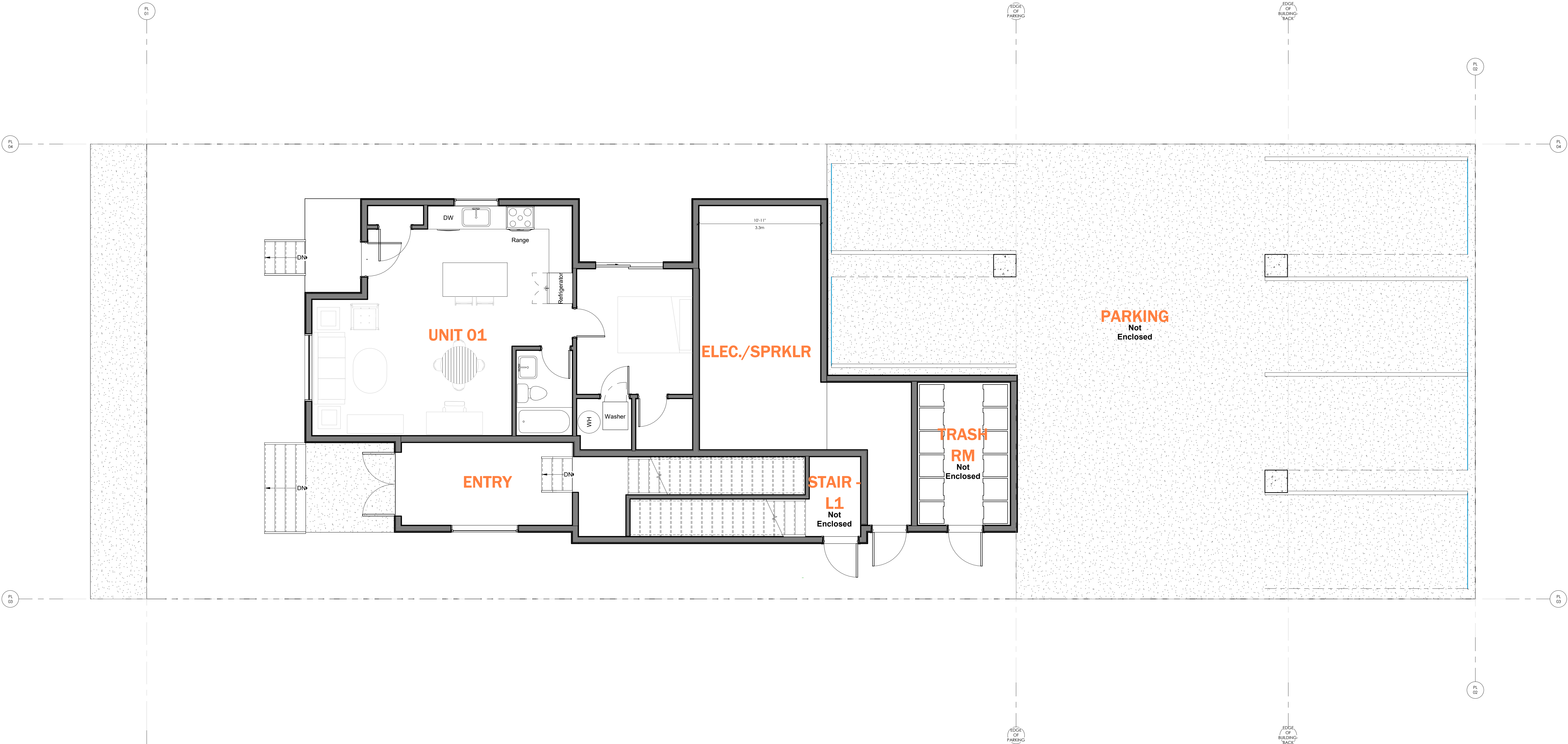
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SITE PLAN  
  
**A100**



**1** LEVEL 1 - MAIN ENTRANCE / UNIT 01  
1/4" = 1'-0"



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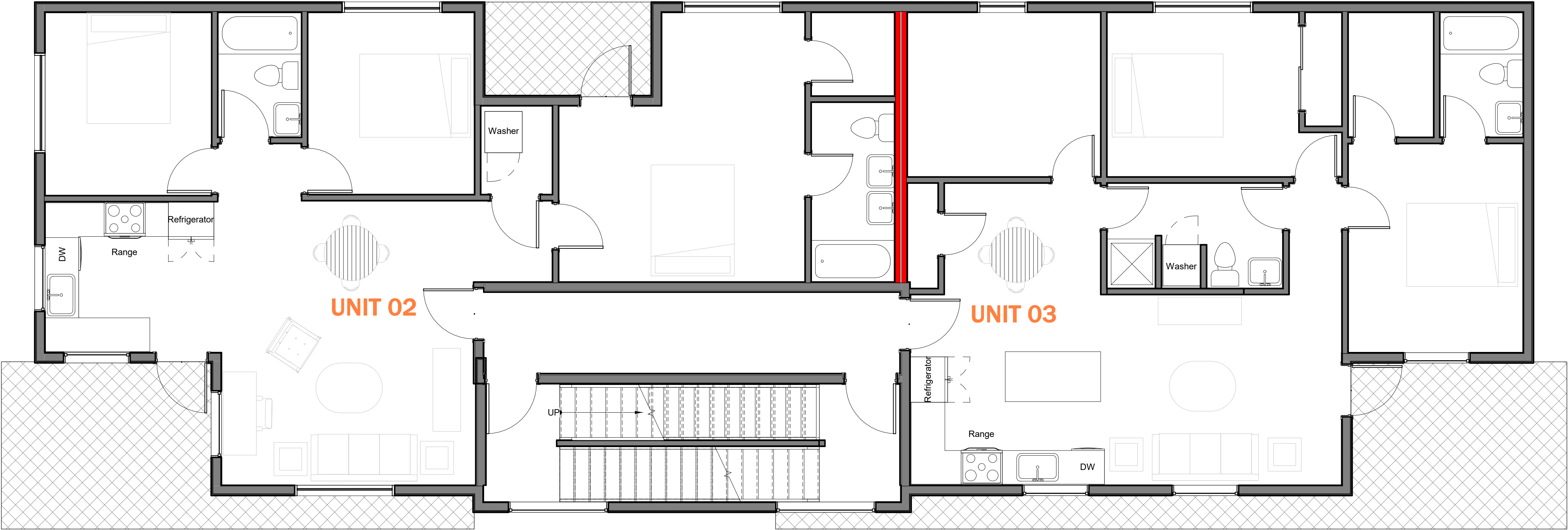
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LEVEL 1
<b>A101</b>





1 **LEVEL 2**  
1/4" = 1'-0"



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LEVEL 2
<b>A102</b>





MATERIAL LEGEND

- 01



BOARD & BATTEN  
ARCTIC WHITE
- 02



HARDIE LAP SIDING  
PEARL GREY  
HARDIE 7" LAP SIDING
- 03



HARDIE PANEL  
HEATHERED MOSS
- 04



BOARD & BATTEN  
HEATHERED MOSS
- 05



IRON GREY TRIM
- 06



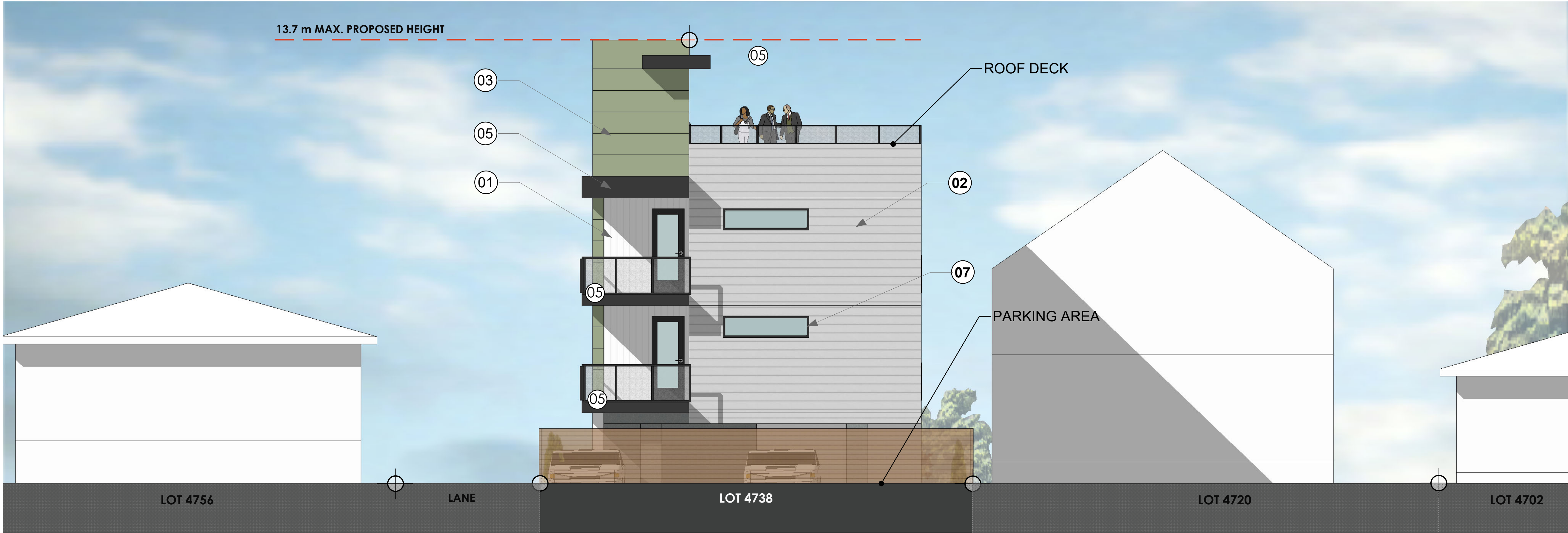
WOOD FINISH STAINED  
HARDIE
- 07



BLACK  
WINDOWS



FRONT ELEVATION



BACK ELEVATION



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SCALE SEE DRAWING

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ELEVATIONS

A200



MATERIAL LEGEND

- 01



BOARD & BATTEN  
ARCTIC WHITE
- 02

HARDIE LAP SIDING  
PEARL GREY  
HARDIE 7" LAP SIDING
- 03



HARDIE PANEL  
HEATHERED MOSS
- 04



BOARD & BATTEN  
HEATHERED MOSS
- 05



IRON GREY TRIM
- 06



WOOD FINISH STAINED  
HARDIE
- 07



BLACK  
WINDOWS



EAST ELEVATION



WEST ELEVATION



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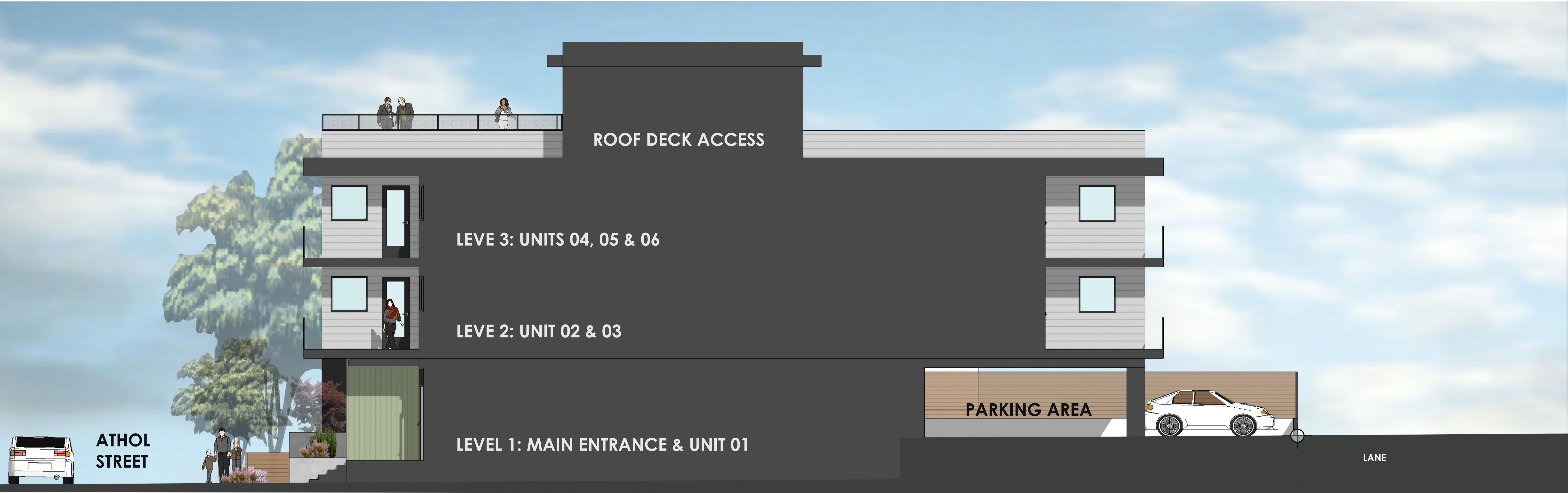
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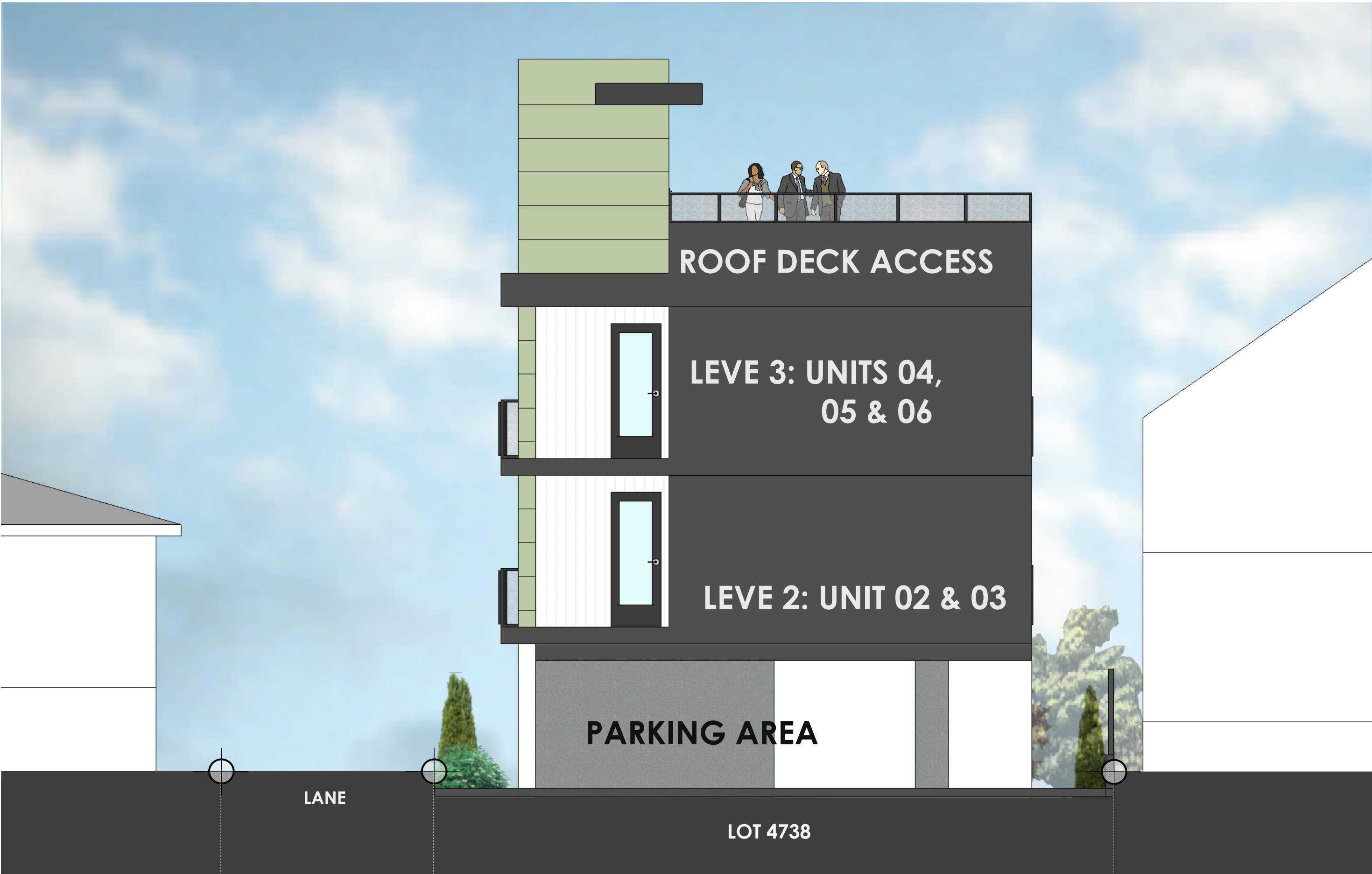
ELEVATIONS

A201

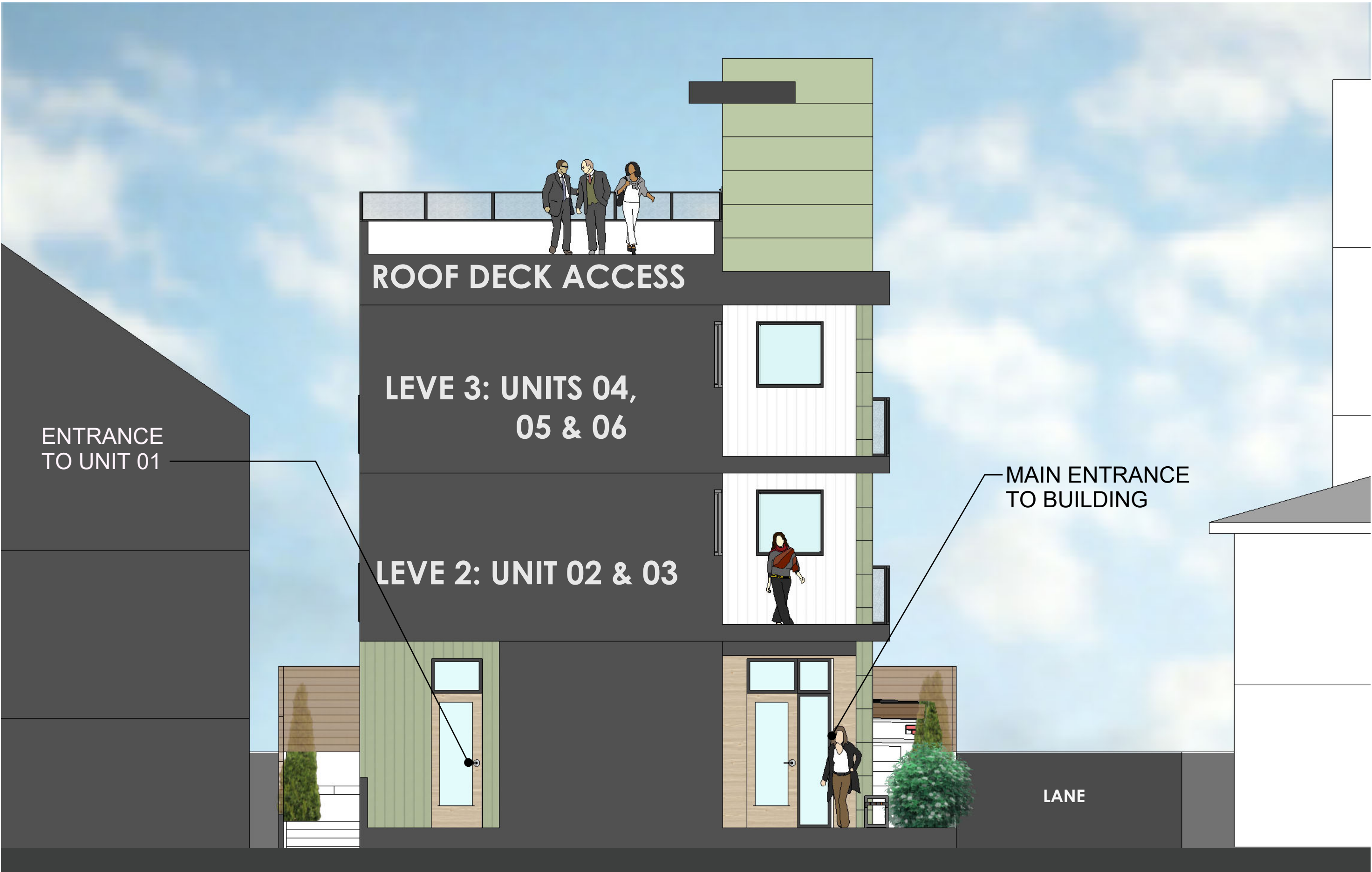




NORTH-SOUTH CROSS SECTION



EAST-WEST CROSS SECTION, BACK OF BUILDING



EAST-WEST CROSS SECTION, FRONT OF BUILDING





PERSPECTIVE VIEW



PERSPECTIVE VIEW



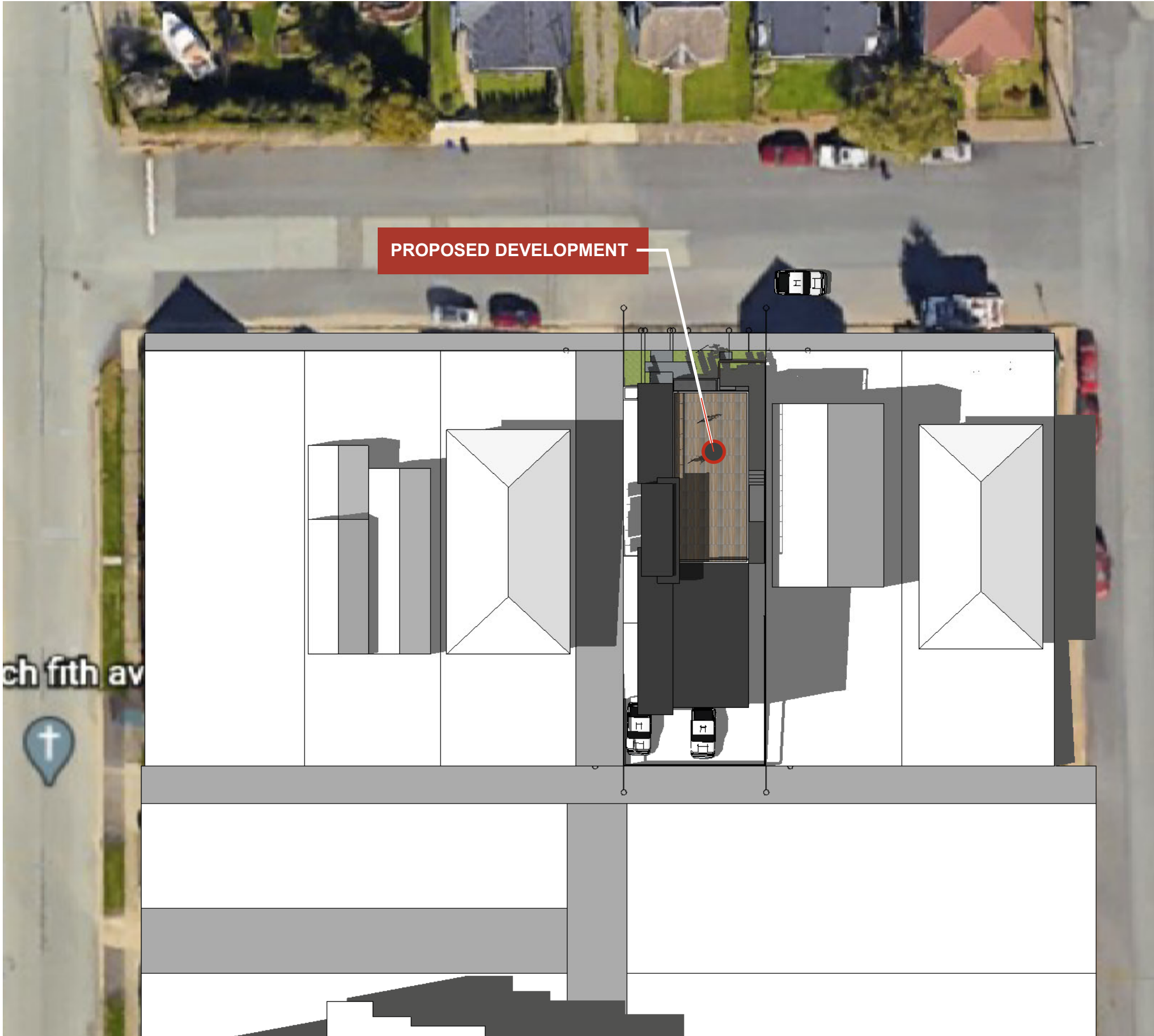




JUNE 21 @ 10 AM



JUNE 21 @ 12 PM



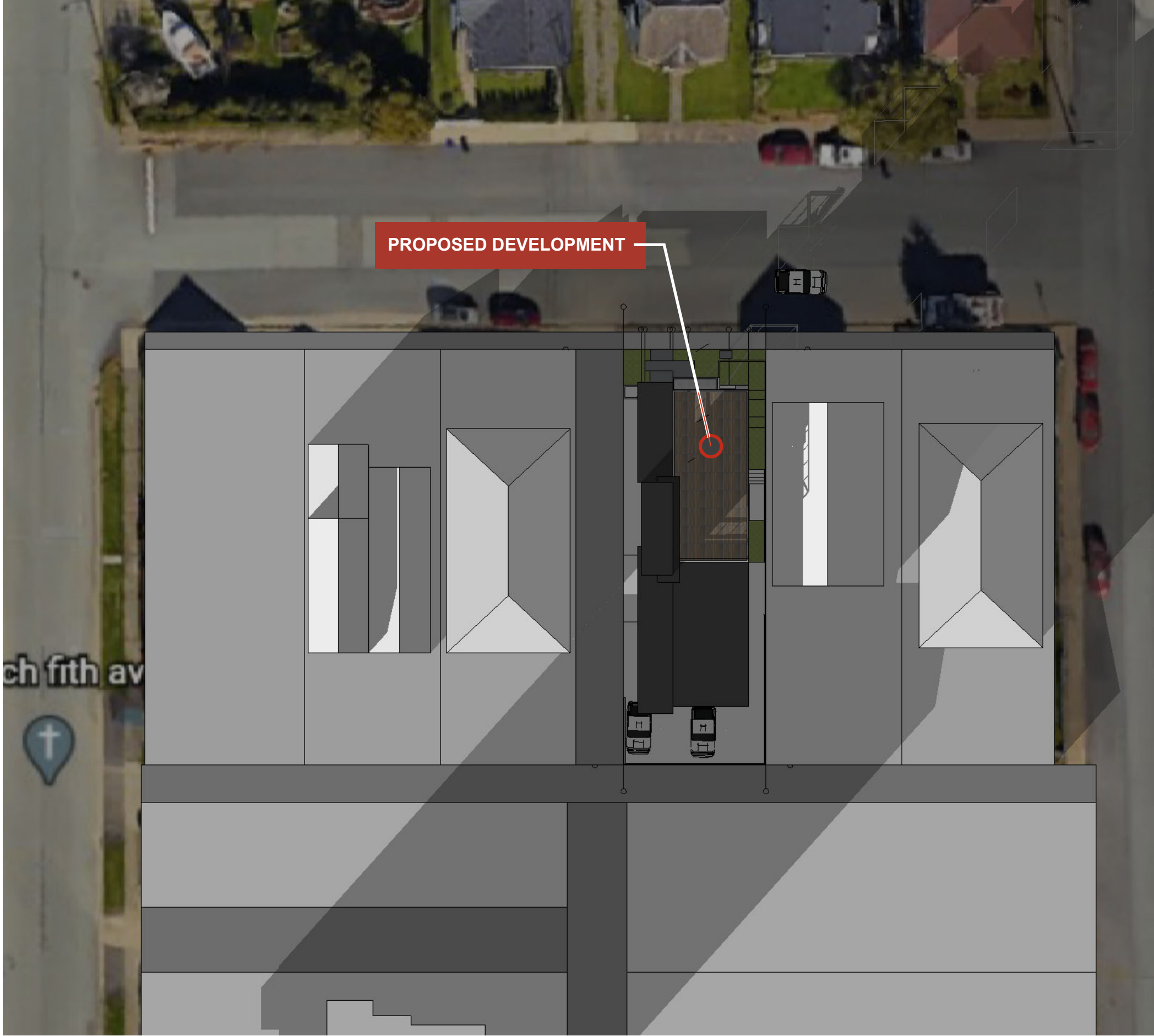
JUNE 21 @ 3 PM



DEC 21 @ 10 AM



DEC 21 @ 12 PM



DEC 21 @ 3 PM



# 6 PLEX - ATHOL STREET

## LANDSCAPE ARCHITECTURAL DRAWINGS ISSUED FOR REZONING

### DESIGN RATIONALE

Located within walking distance of the Harbour Quay and the Gyro Recreation Park, **4738 Athol Street** offers an ideal location to increase housing options in Port Alberni's Southport neighbourhood. To situate the new multi-family building comfortably within the larger community, the landscape offers an enhanced streetscape along Athol Street; provides a lush outdoor room for residents living in a contemporary urban development; and anchors the building in the local context with a strong indigenous planting palette that relies on native, drought tolerant and evergreen species inspired by the local ecology.

Refined hardscaping and appropriately scaled street-trees form a permeable planted edge that accentuates the human scale, clearly defines public and semi-private spaces and embraces the development with a lush, natural layer of green.

At the street edge, benches immersed in trees and surrounded by blocks of plantings animate the street with furniture and semi-private gathering spaces for residents, and soften the building with a natural threshold that connects the development to the public realm. Along the adjacent lane, taller, columnar trees moderate the scale of the building and bring life toward the centre of the block.

### DESIGN PRECEDENTS



01 White flowering Dogwood



02 Paper Bark Maple



03 Columnar 'Dawyck Gold' Beech



04 Sword ferns & Salal



05 Japanese forest grass & Japanese maple



06 Wild strawberry groundcover



07 Concrete / stone unit pavers



08 Bench



09 Cedar board fence

### PLANT PALETTE

#### Deciduous Trees

Ac	3	Acer circinatum
Ag	1	Acer griseum
Ap	2	Acer palmatum Osakazuki
Ce	2	Cornus eddies white wonder
Fs	6	Fagus Sylvatica 'Dawyck Gold'

Vine Maple  
Paper Bark Maple  
Green Japanese Maple  
Eddies White Wonder  
Columnar Golden European Beech

#### Evergreen Shrubs

Au	TBD	Arbutus unedo
Mc	TBD	Morella californica
Vo	TBD	Vaccinium ovatum

Strawberry Bush  
Pacific Wax Myrtle  
Evergreen Huckleberry

#### Deciduous Shrubs

Rs	TBD	Ribes sanguineum
V	TBD	Vaccinium

Red Flowering Currant  
Blueberry

#### Groundcovers

Au	TBD	Arctostaphylos uva-ursi
Es	TBD	Epimedium x vericolor
Fc	TBD	Fragaria chiloensis
Gs	TBD	Gaultheria shallon
Fv	TBD	Fragaria vesca
Mn	TBD	Mahonia nervosa

Kinnikinnick  
Epimedium  
Coastal Strawberry  
Salal  
Woodland Strawberry  
Dull Oregon Grape

#### Ferns

An	TBD	Athyrium niponicum
Bs	TBD	Blechnum spicant
Pg	TBD	Polypodium glycyrrhiza
Pm	TBD	Polystichum munitum

Japanese Painted Fern  
Deer Fern  
Licorice Fern  
Sword Fern

#### Grasses

Cf	TBD	Carex flacca
Hm	TBD	Hakonechloa macra
Ln	TBD	Luzula nivea
Sc	TBD	Sesleria caerulea

Blue Sedge  
Japanese Forest Grass  
Snowy Woodrush  
Blue Moor Grass



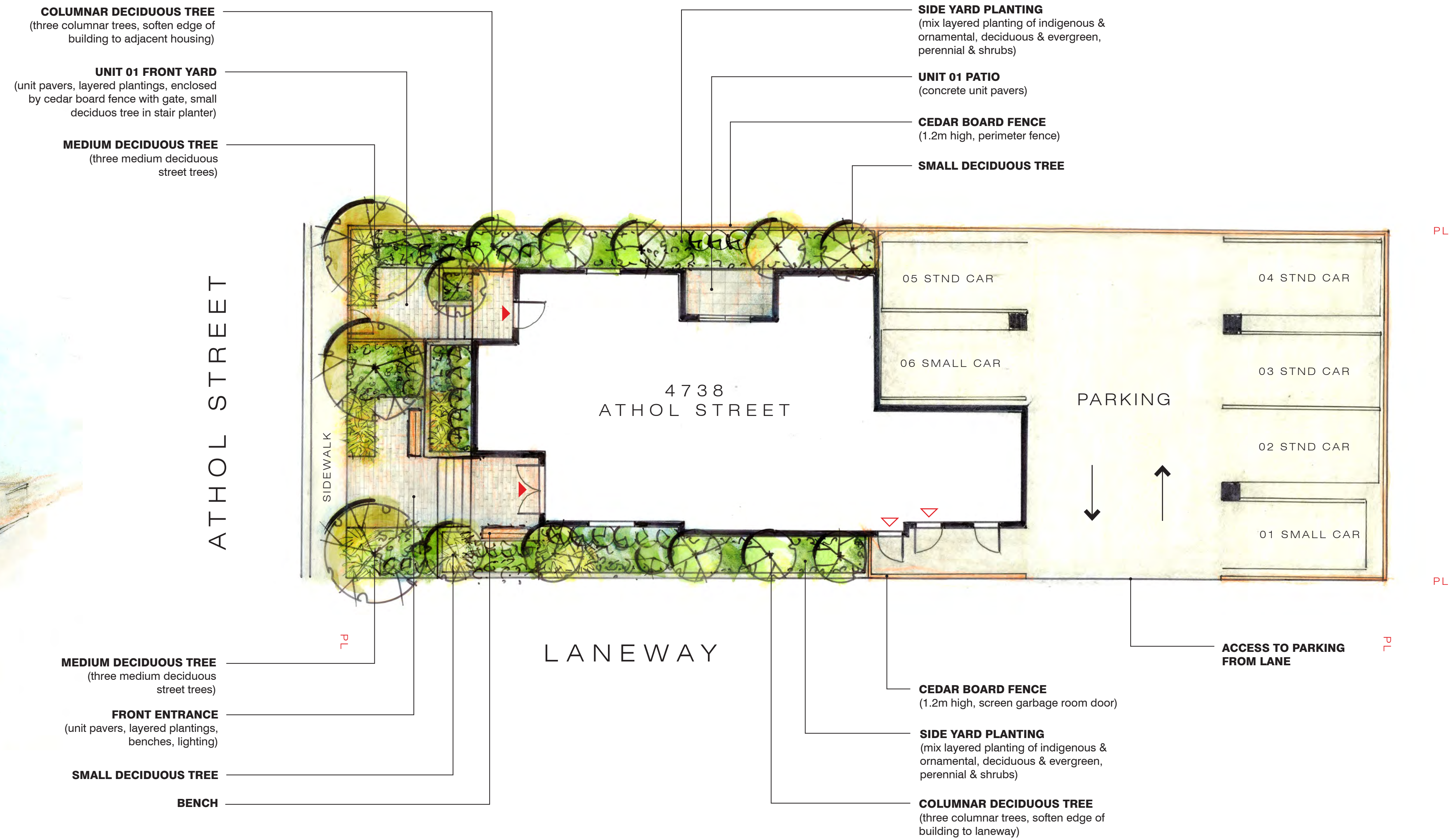


**CEDAR BOARD FENCE**  
(1.2m high, encloses Unit 01 front yard, with gate)

**MEDIUM DECIDUOUS TREE**  
(three medium deciduous street trees)

**BENCH**

**FRONT ENTRANCE**  
(unit pavers, layered plantings, benches, lighting)



**FRONT ENTRANCE**  
VIEW FROM ATHOL STREET

**LANDSCAPE PLAN**  
SCALE 1:100



February, 7th, 2022

To; City of Port Alberni Development Services

Each of the indicated addresses were mailed out letters inviting them to a meeting on Dec 18/21. No one showed up to the meeting, I did receive the following feedback;

- 4720 Athol met me on the site a few weeks before the meeting and told me he wasn't happy with having a neighbour but didn't explain why. Interestingly he asked when I build if I can get my trades guys to put a few screws in his gutter, then he would be happy as his home was so tall.
- 4725 Athol emailed me saying she was unable to attend but asked for more information. She was pleased and excited as she thought this would increase her property value.
- 4756 Athol has chatted with me on a few occasions, first time a few months ago he seemed ok with something being done across the alleyway. Last time we chatted was late November/22 and his concern was that he had 4 or 5 vehicles and now he parks a few of them in front of my property.

This has been interesting feedback, I have kept all notes of the interactions if more information is required. I look to the next steps as discussed.

Respectfully,

Kim Rai | CEO | Bear Cubs Development Group | p: 1-250-720-3522 |  
[www.bearcubsdevelopmentgroup.ca](http://www.bearcubsdevelopmentgroup.ca)