

To: Port Alberni Advisory Planning Commission

Ed Francoeur (Chair)
Stefanie Weber (Vice-Chair)
Joe McQuaid
Dan Holder
Ken Watts (ECC, Tseshah̓t (č̓ išaaʔath̓) F.N)
Councillor Serena Mayer, (Hupačasath F.N)
Christine Washington, (SD70 Liaison)

Callan Noye
Sandy McRuer

Councillor Dustin Dame (Council Liaison)
Wayne Mihalicz (Parks Liaison)
Derrin Fines (P.A.F.D. Liaison)
S/Sgt Mike Thompson, (R.C.M.P. Liaison)

From: Scott Smith, Director of Development Services
Copy: Larry Ransom (Alternate - School District #70)
Harley Wylie (Alternate - Tseshah̓t (č̓ išaaʔath̓) First Nation)
TBD (Alternate Hupačasath Nation)
TBD – (Alternate - R.C.M.P.)
Councillor Deb Haggard (Alternate - Council Liaison)
Corporate Services: D. Monteith, S. Darling, T. Feltrin, A. O'Connor
City Staff: S. Smith, B. McLoughlin, H. Stevenson, C. Foden

Date: October 12, 2023

Re: Advisory Planning Commission Meeting - Thursday, October 19, 2023 at 12:00 pm

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, October 19, 2023 at 12:00 pm** in the Council Chambers at City Hall (4850 Argyle St.). Contact Haley Stevenson (T:250-720-2808 / email: Haley.Stevenson@portalberni.ca) or Cara Foden (T: 250.720.2850 / email: Cara.Foden@portalberni.ca) if you require more information.

APC AGENDA

- 1. Acknowledgements and Introductions-** This APC meeting is being held within the unceded traditional territories of the Hupačasath and the Tseshah̓t/č̓išaaʔath̓ First Nations.
- 2. Adoption of minutes of the September 21, 2023 meeting**
- 3. DEVELOPMENT APPLICATION: Zoning bylaw**
3045 Kingsway Ave. - Lot 17, Block 103, District Lot 1, Alberni District, Plan VIP197, PID: 009-272-925
3053 Kingsway Ave. - Lot 18, Block 103, District Lot 1, Alberni District, Plan VIP197, PID: 009-272-968
3063 Kingsway Ave. - Lot 19, Block 103, District Lot 1, Alberni District, Plan VIP197, PID: 009-273-000
APPLICANT: Streamside Homes Inc.
- 4. Updates – Manager of Planning**
- 5. Other business**
- 6. Adjournment** - The next regular APC meeting is scheduled for **Thursday, November 16, 2023.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on September 21, 2023 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Stefanie Weber (Vice-Chair)
Callan Noye
Sandy McRuer
Dan Holder
Harley Wylie (Alt. – Tseshaht (č̓iṣaaʔath̓) F.N)
Derrin Fines (P.A.F.D. Liaison)

Regrets

Councillor Serena Mayer, (Hupačasath F.N)
Joe McQuaid
Ken Watts (ECC, Tseshaht (č̓iṣaaʔath̓) F.N)
Christine Washington, (SD70 Liaison)
S./Sgt. Mike Thompson, (R.C.M.P. Liaison)
Wayne Mihalicz (Parks Liaison)
Councillor Dustin Dame (Council Liaison)

Staff

Brian McLoughlin, Manager of Planning
Haley Stevenson, Planner I
Scott Smith, Director of Dev. Services/Deputy CAO
Donna Monteith, Interim Director of Corporate Services

Guests

Applicant/s: D. Poiron, K. Parker

Alternates (not in attendance)

Larry Ransom (Alt.– S.D.70)
TBD (Alt.– RCMP)
Councilor Deb Haggard (Alt. Council Liaison)



1. Acknowledgements and Introductions

- The Chair acknowledged that this meeting is being held within the un-ceded, traditional territories of the Hupačasath Nation and the Tseshaht (č̓iṣaaʔath̓) First Nation.

2. Adoption of previous meeting minutes:

- Summary Report / Minutes from the APC Meetings held on August 17, 2023
(S. Weber / C. Noye) CARRIED

**3. DEVELOPMENT APPLICATION: Official Community Plan and Zoning bylaw
3830 5th Avenue**

Lot 1, District Lot 1, Alberni District, Plan EPP114008 PID: 031-881-327

APPLICANT: D. Poiron dba Checkwith Poiron Architects Inc., agent for Uchucklesaht Capital Assets Inc., Inc. No. BC0965357

- The Manager of Planning presented a summary of the application. A full report dated September 21, 2023 was included in the Agenda package for this meeting.
- Attendees discussed the proposed OCP and Zoning Bylaw amendments and requested clarification from staff and applicants as needed.
- APC asked for clarification on Comprehensive Development (CD) zones and their use in Port Alberni. Staff clarified that CD zones can be useful for infill development where design flexibility is needed. Creating a new zone also eliminates the need for numerous variances, while ensuring more rigorous review and public process. Staff confirmed that the proposed CD zone would only be applied to the subject property and that Council had approved a three CD zones in recent years.

- APC noted that the scale and density of development may not be compatible with the surrounding neighborhood. APC asked for additional context on how this issue is considered. Staff noted that several factors are considered when reviewing the scale of a development, including building heights, setbacks, width of public right of ways, shadow analysis, etc. Staff noted that proposed the scale and density of a development is for APC and Council to consider. Staff often support infill development given the need for housing.
- Staff noted that there are several occurrences of 3 to 4-storey residential buildings in typically single-detached residential neighborhoods throughout the City.
- APC discussed the development's proposed parking, including whether enough is provided, how it may meet emerging vehicle trends, and how impacts of surrounding on-street parking may be managed. It was noted that on-street parking can become crowded and dangerous, but that given the wide roads and distance from a main thoroughfare this location can accommodate additional parking.
- APC noted that a decrease in traditional vehicle use will likely not be immediate and that an on-street parking management strategy may be needed in the meantime.
- APC asked about the site's soil depth. This question was referred to the applicant who noted that preliminary investigations indicate that the site contains rock but that it is not located at the immediate surface. The applicant added that provided parking spaces were based on preliminary studies which indicated 1 space/household plus extra spaces for the larger units is appropriate. They noted that if transportation trends shift in the future, parking areas may be repurposed.
- APC asked who the property manager would be. The applicant clarified that the property would be managed by the owner (Uchucklesaht Capital Assets Inc.).
- APC asked whether the rental units will be targeted to any particular demographic. The applicant clarified that the intent of the development is to provide rental units to the greater community.
- APC asked about the development's intended rental structure. The applicant clarified that the units will be market value rentals and also noted that owners do intend to use the property to generate revenue for their organization.
- It was noted that a lack of affordable housing can often be a barrier to economic opportunities for individuals, businesses, and organizations and that initiatives such as this can significantly benefit a community.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the application.*

(S. Weber / H. Wylie) CARRIED

4. Updates from the Director of Development Services

- Zoning Bylaw modernization.
- 3325 Johnston Road.

5. Other Business

- 6. Adjournment** – The meeting adjourned at 12:33 pm. The next meeting is scheduled for 12:00 pm on **Thursday, October 19, 2023**.

(Chair)

APC-SummaryMinutes-Sep21-2023

DRAFT



CITY OF PORT ALBERNI

DEVELOPMENT APPLICATION REFERRAL PRELIMINARY REVIEW REPORT

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Manager of Planning

DATE: October 19, 2023

SUBJECT: DEVELOPMENT APPLICATION – AMENDMENTS TO OCP & ZONING BYLAWS
ADDRESS: 3045, 3053, 3063 Kingsway Avenue, Port Alberni
LEGAL: LOT 17 BLOCK 103 DISTRICT LOT 1 ALBERNI DISTRICT PLAN 197 (009-272-925)
LOT 18 BLOCK 103 DISTRICT LOT 1 ALBERNI DISTRICT PLAN 197 (009-272-968)
LOT 19 BLOCK 103 DISTRICT LOT 1 ALBERNI DISTRICT PLAN 197 (009-273-000)
APPLICANT(S): Streamside Homes Inc.

PURPOSE

To consider an application for amendments to the Zoning Bylaw that would enable a multi-residential development at 3045, 3053, 3063 5th Avenue. A new Comprehensive Development (CD) zone is proposed for the development.

SUBJECT PROPERTY AND SITE CONTEXT

| | |
|--------------------------------------|--|
| Location | On the east side of Kingsway Avenue approximately 70 metres south of Argyle Street. |
| Current Land Use | Multi-Family Residential (MFR) |
| Current Zoning | RM2 Medium Density Multi-Residential (Lots 17,18), C7 Core Business (Lot 19) |
| Proposed Zoning | New “Comprehensive Development” zone (CD) |
| Total Area | 1151.9 m ² (0.285 acres) |
| Official Community Plan (OCP) | <ul style="list-style-type: none">• Schedule A - Land Use Map• Schedule B - Development Permit Areas Map• Section E Implementation – 1.0 Development Permit Areas• Section D Plan Policies – 4.0 Residential• Section D Plan Policies – 4.3 Multi-family Residential (MFR) |
| Relevant Policy | <ul style="list-style-type: none">• 2021 Alberni Valley Housing Needs Assessment• 2021 Uptown District Revitalization Strategy |

Figure 1 – Subject Property Map



Figure 2 - OCP Land Use Map

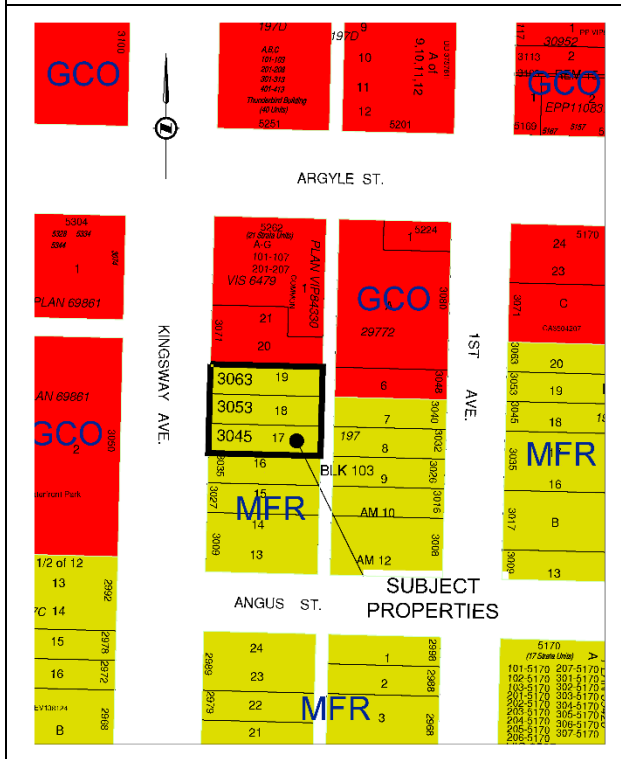
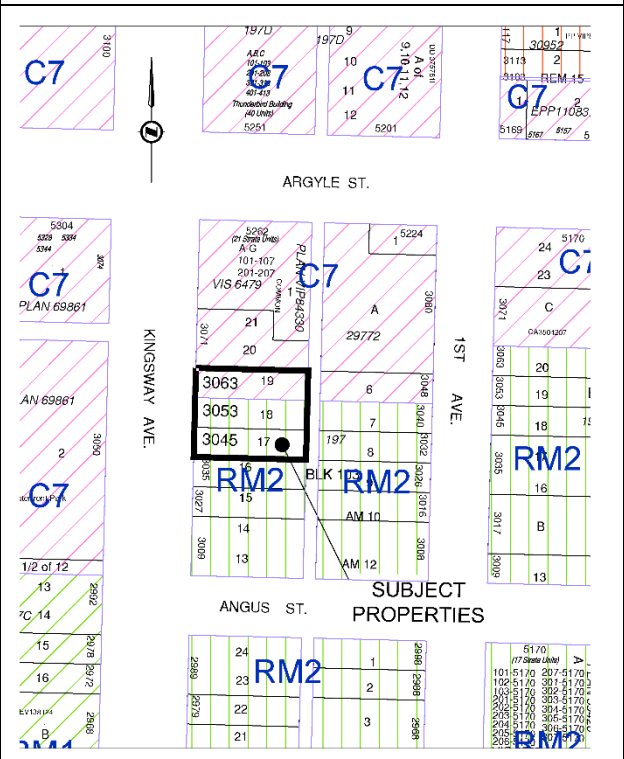


Figure 3 – Zoning Map



The multi-residential development is proposed for three vacant properties on Kingsway Avenue. These properties are designated Multi-Family Residential in the OCP, but have different classifications in the Zoning Bylaw (see Table 1). The subject properties are located in the South Port Commercial Area in the OCP.

| Table 1 - Subject Properties and Zoning | | | |
|--|--------------|--------------------------------------|---|
| Civic Address | Lot # | Current Zoning | Proposed Zoning |
| 3045 Kingsway Ave. | 17 | RM2 Medium Density Multi-Residential | Comprehensive Development (multi-residential) |
| 3053 Kingsway Ave. | 18 | RM2 Medium Density Multi-Residential | Comprehensive Development (multi-residential) |
| 3063 Kingsway Ave. | 19 | C7 Core Business | Comprehensive Development (multi-residential) |

SUMMARY OF DEVELOPMENT APPLICATION

Proposed amendments to the OCP and Zoning Bylaw:

1. Add new Comprehensive Development (CD) zone for 3045, 3053 and 3063 Kingsway Avenue to the Zoning Bylaw.
2. Change the classification of 3045, 3053 and 3063 Kingsway Avenue to the new CD zone on the Zoning Bylaw map.

Proposed Development

The applicant is proposing a twenty-five (25) unit strata (condominium) building on the subject properties. The lots would be consolidated prior to development.

| Table 2 – Building Composition | |
|---------------------------------------|---------------|
| BEDROOMS | NUMBER |
| Studio | - |
| One | 14 |
| Two | 11 |
| Three | - |

The design proposed by the applicant exceeds the maximum requirements of the existing RM2 or C7 zones. The nearest comparable residential zone is the RM3 High Density Multiple Family zone. Notes below:

- Height exceeds the C7 zone by approximately two (2) metres.
- Density and lot coverage exceed the RM3 zone.
- Setbacks are significantly reduced from the RM3 zone.
- The zone permits the parkade box within 1.15 m of property line to a height of 3.5 metres.

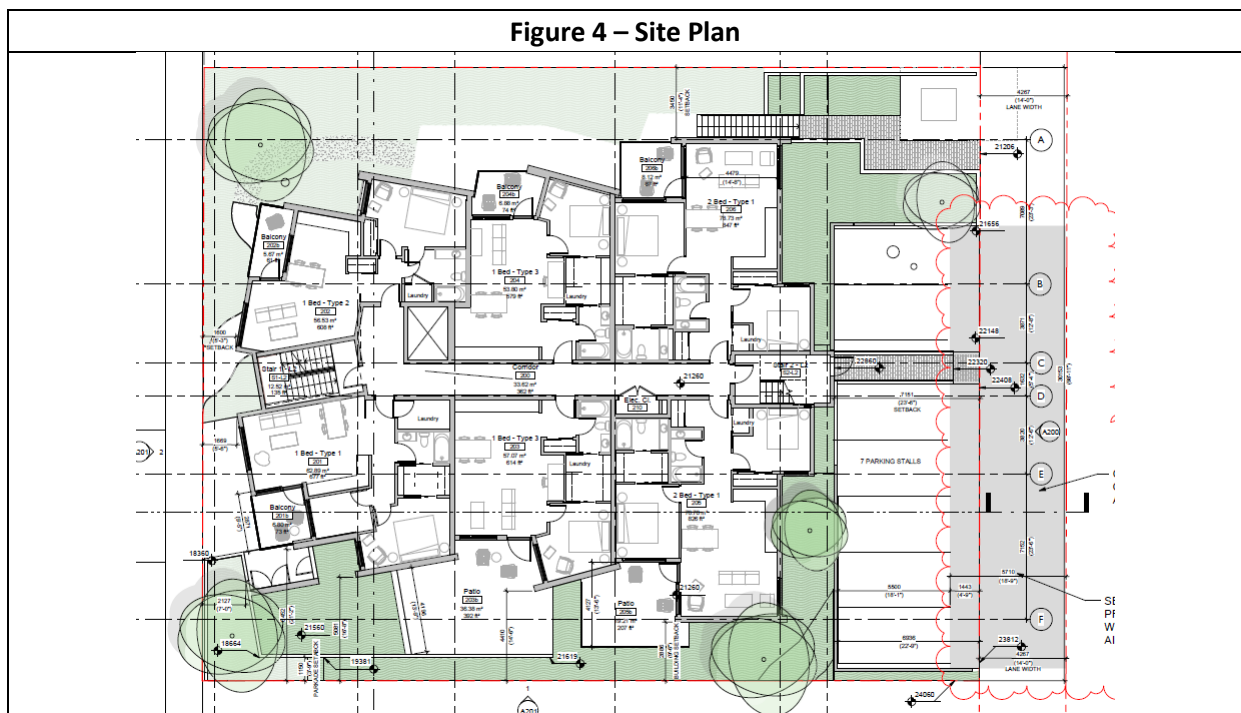


Table 3 – Zone Comparison

| <i>Site Regulations</i> | <i>CD Zone (proposed)</i> | <i>RM3</i> | <i>Current: RM2 (Lot 17, 18)</i> | <i>Current: C7 (Lot 19)</i> |
|---------------------------|-------------------------------|---------------------|--|-------------------------------------|
| Min. Lot Area | 1151.9 m ² | 1120 m ² | 840 m ² | 540 m ² |
| Min. Frontage | - | 30 m | 25 m | 15 m |
| Min. Front Setback | 1.8 m | 6.0 m | 6.0 m | 0 m |
| Min. Rear Setback | 5.9 m | 9.0 m | 9.0 m | 3 m |
| Min. Side Setback (North) | 3.4 m | 5.0 m | 5.0 m | 0 m |
| Min. Side Setback (South) | 2.8 m ** | | | |
| Max. Building Height | 17.9 m | 14 m | 12.5 m | 16 m |
| Max. Floor Area Ratio | 1.62 | 1.2 | 0.8 | 3.0 |
| Max. Lot Coverage | 54.3 | 50% | 50% | 90% |

** building only, conditions of use allow parkade box within 1.15 m

Usable Open Space

- Total 395 m² usable open space (UOS) provided.
- UOS is provided at 15.8 m² per dwelling, which is below the Zoning Bylaw standard of 18 m² per dwelling with two bedrooms or less.
- Common areas include a roof top patio and ground level 'bike patio'.
- Private space (patios, balconies) make up 57% of all open space provided. The Zoning Bylaw currently limits private space to 50% of open space.

Parking and Access

- Parking is provided at a ratio of 1.0 spaces per dwelling, below the standard 1.25 for multi-residential dwellings in the Zoning Bylaw.
- Apartment building has underground parking accessed from Kingsway Avenue.
- Additional parking accessed from the lane to the rear of the building.
- See Table 4 for number of parking spaces for bicycles and vehicles.

| Table 4 – Vehicle and Bicycle Parking | |
|--|----|
| On-Site Parking Spaces | 25 |
| Bicycle Parking (Secure Storage) | 28 |

Infrastructure

- The applicant has not yet engaged a civil engineer to review existing infrastructure, or to identify potential upgrades.
- Staff do not have adequate information at this time to determine if this development can be supported by existing infrastructure, or if improvements are required.

POLICY REVIEW

Below is a summary of City documents, policy statements, and additional information relevant to the application.

Official Community Plan

The subject properties are designated Multi-Family Residential (MFR) in the OCP. The land use aligns with the multi-residential zone proposed by the applicant. The proposal also aligns with policy text in the OCP that guides development on MFR lands. See the summary of relevant OCP policy statements attached to this report for more information.

Zoning Bylaw

The proposal involves creating a new zone specifically for this development at 3045, 3053, 3063 Kingsway Avenue. Multi-residential in-fill development is complex, and typically requires flexibility to produce an achievable design. The proposed CD zone (attached) has been drafted according to plans submitted by the applicant. If adopted by Council, the new zone would be added to the Zoning Bylaw, but would only apply to these properties.

Uptown District Revitalization Strategy (2021)

The proposed development meets the following economic development policies from the Uptown District Revitalization Strategy (UDRS):

| <i>Economic Development Strategy</i> | <i>Objective</i> |
|---|--|
| 1.12 Prioritize density in new housing developments to promote walkability and local shopping. Increase the number of people living in proximity to the commercial areas in Uptown. | Increase the number of people living in proximity to the commercial areas in Uptown. |

1.13 Market the Uptown neighbourhood to potential property developers, while taking steps to reduce uncertainty in the development applications process. Increased investment in the Uptown District.

Increased investment in the Uptown District.

Community Amenity Contributions

The City of Port Alberni does not currently have a Community Amenity Contributions (CACs) policy to guide Council, staff, and real estate developers.

Community Amenity Contributions (CACs) are voluntary financial or in-kind contributions made by an applicant to a municipality at the time of rezoning of a property. The intent is to help offset the impact of higher residential density by funding amenities necessary to support growth in the community. The increased value of the land or 'land lift' is the basis for the contribution.

The Local Government Act (s. 482) allows municipalities to accept and set conditions for CACs.

Density Bonusing

Section 482 of the *Local Government Act* also allows municipalities to set conditions for density bonusing. The City's Zoning Bylaw (section 6.28) contains density bonusing in exchange for universally accessible housing units, affordable housing units, and underground parking. Currently, density bonusing applies to multi-family zones (RM1, RM2, RM3 and C7).

Condominiums and Real Estate Investment

In February 2023, Statistics Canada published its first housing report on residential real estate investors and investment properties from the Canadian Housing Statistics Program.¹ Relevant findings are summarized below:

- 36.2% of condominium apartments in BC are owned by real estate investors (ie. an owner with two or more residential properties they do not occupy).
- Condominium apartments are more popular with investors than houses.
- When properties are owned by investors they can contribute to rental housing supply, but may also limit the number of properties available to buyers who intend to use it as a primary residence.

A second report² released in May 2023 contains additional relevant findings that are summarized below:

- British Columbia is in the top three provinces with the highest share of out-of-province investors and non-resident investors.
- A higher proportion of investors are residents aged 55 and older.

¹ Fontain, J., Gordon, J. (February 2023). *Housing Statistics in Canada: Residential real estate investors and investment properties in 2020*. Statistics Canada. <https://www150.statcan.gc.ca/n1/pub/46-28-0001/2023001/article/00001-eng.htm>

² Fontain, J., Gordon, J. (May 2023). *A profile of residential real estate investors in 2020*. Statistics Canada. <https://www150.statcan.gc.ca/n1/pub/46-28-0001/2023001/article/00002-eng.htm>

STAFF NOTES*Re-zoning of lands for multi-residential (Lot 19)*

- Proposal aligns with Multi-Family Residential land use designation in the OCP.
- Location complements higher density development as the neighbourhood is walkable and the property is close to a variety of services.
- Property is located one-block from an arterial road (Argyle Street).
- Council may waive a Public Hearing as the proposal aligns with the OCP.
- If the rezoning is adopted by Council, the properties would need to be consolidated prior to development.
- Staff recommend the applicant be required to provide a Preliminary Servicing Report prepared by a civil engineer prior to a Public Hearing as a condition of rezoning.

New Comprehensive Development Zone:

- New zone exceeds the height and density (Floor Area Ratio) of existing multi-residential zones.
- The setbacks from property line are shorter than existing multi-family zones.
- Applicant has provided cross sections to show separation with supporting shadow analysis.
- Property to the north at 3071 Kingsway Ave may receive increased shadows from the proposed building especially during the winter months.
- Useable Open Space provided is less than existing bylaw requirements with the only ground floor space designed as a 'bike patio' adjacent to storage lockers.
- On-site parking is less than Zoning Bylaw multi-residential requirement at 1.0 spaces per unit (normally 1.25), however significant bicycle storage is available and the neighbourhood highly walkable which reduces vehicle dependency. The location is also near a bus transit route (Argyle Street, 3rd Avenue).

Housing

- Development will provide 25 apartments for market sale. The units are not intended as 'Affordable Housing'.
- Apartments for market sale are not considered to help the City reach its affordable housing targets in the 2021 Alberni Valley Housing Needs Assessment.
- The addition of 25 permanent households in the Uptown neighbourhood (within walking distance of businesses) will aid revitalization and neighbourhood economic development. However, while this is a best practice of urban planning the benefits can be difficult to measure.

Community Amenity Contributions (CAC)

- Staff support Council consideration of a CAC and Density Bonus policy to create/fund affordable housing as a result of upzoning for market real estate, and the associated increase in land value.
- The current application would result in an increase to residential density with no affordable housing or CAC provided.

OPTIONS

1. Recommend to Council the application be supported.
2. Recommend to Council the application be supported with conditions (specify).
3. Recommend to Council the application not be supported

ATTACHMENTS

- Draft Comprehensive Development Zone – 3045, 3053, 3063 Kingsway Avenue
- Referral Comments – Table
- Multi-Family Residential - OCP Policy Statements
- 3045, 3053, 3063 Kingsway Avenue – Development Plans

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

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

11.1.1 Permitted uses

Principal Uses

Multiple family dwellings

Accessory Uses

Home occupation

11.1.2 Site Development Regulations

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

11.2 Parking

11.2.1 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 |

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

11.3 Useable Open Space

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

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

11.4 Landscaping

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

11.5 Signage

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

11.6 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.

11.7 Schedule A to Zoning bylaw Amendment No. ##### (Site Plan)

[Plan to be attached once finalized]

Referral Comments

FILE Number(s): ZON 2023-03

Referrals Sent Date: Tuesday, September 19, 2023

Civic Address(es): 3045, 3053, 3063 Kingsway Avenue

Legal Description(s): **Lot 17**, Block 103, District Lot 1, Alberni District, Plan VIP197 PID: 009-272-925;

Lot 18, Block 103, District Lot 1, Alberni District, Plan VIP197 PID: 009-272-968;

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

Application Type: ZONING AMENDMENT

| Agency/Dept | Date | Comments |
|-------------------------------|-----------|---|
| Canada Post | 9/19/2023 | This development will require a lock box assembly, developer supplied, and installed in the lobby. Please have developer contact Doug Parry at doug.parry@canadapost.ca for specs and any further information that may be required. |
| RCMP | 9/19/2023 | Upon review of the plans and associated documents, the Port Alberni RCMP does not have any concerns. |
| City Prks-Recreation-Heritage | 9/19/2023 | Interests unaffected by the Bylaw. |
| Hupacasath Nation | 9/20/2023 | Interests unaffected by the Bylaw. |
| City Fire | 9/20/2023 | The PAFD CFPO has no objections or concerns at this level. |
| Fortis | 9/22/2023 | Fortis BC is not affected by the proposed development. We have an existing gas line in the alley that runs parallel to Kingsway which can be tied into if the development requires a gas service. |
| City Infrastructure Services | 9/27/2023 | I have no concerns at this time. CW Approval Recommended for Reasons Outlined |
| Island Health (VIHA) | 10/4/2023 | <u>Drinking Water:</u> Under the Drinking Water Protection Act and Regulation, any construction, installation, alteration, or extension of (a) a water supply system, or (b) works, facilities, or equipment that are intended to be a water supply system or part of a water supply system, must be issued a construction permit from our Public Health Engineer. Consultation with our Drinking Water Officer will also be needed (for more information: Island Health - Drinking Water Legislation & Approval). <u>Sewerage Disposal:</u> Sewage disposal for the proposed development must be in compliance with the Sewerage System Regulation or the BC Municipal Wastewater Regulation. Full letter on file dated September 27/2023. |

Table 3 – Multi-Family Residential - OCP Policy Statements

The following table contains relevant policy statements on housing found in the Official Community Plan Bylaw

| <i>Section</i> | <i>Relevant OCP Policy Text</i> |
|---|---|
| Section C - 1.1 Growth | <ul style="list-style-type: none"> • 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. |
| Section C - 1.5 Community | <p>Residential</p> <ul style="list-style-type: none"> • To ensure that a range of housing choice is provided in order to meet the needs of current and future residents. |
| Section C - Table 3 – Multi-Family Residential | <ul style="list-style-type: none"> • This type of residential should be located in proximity to community services or major amenities. |
| Plan Policies - 4.0 Residential | <ul style="list-style-type: none"> • 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. |
| Plan Policies - 4.0 Residential – Multi- Family Housing | <p>Typically, this form of housing is within or adjacent to established single-family residential neighbourhoods.</p> <ul style="list-style-type: none"> • 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. • 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. |
| Plan Policies - 4.0 Residential – Affordable Housing | <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

Council Policy

...

2. The provision of a wide-range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged.

...

4. The City will encourage greater residential density in locations near commercial nodes and near transit routes.

4.3 Multi-Family
Residential (MFR)

Council Policy

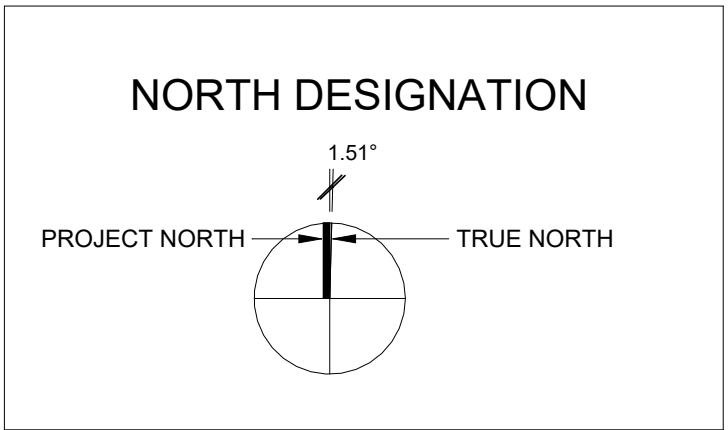
...

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.



SHEET LIST

| | |
|---------------|-----------------------------|
| Architectural | |
| A000 | Cover |
| A050 | Code Data |
| A100 | Site Survey |
| A120 | Ground Floor Plan |
| A121 | Second Floor Plan |
| A122 | Third and Fourth Floor Plan |
| A123 | Fifth Floor Plan |
| A124 | Sixth Floor Plan |
| A200 | North & East Elevations |
| A201 | South & West Elevations |
| A300 | Building Sections |
| A900 | Renderings / 3D Drawings |
| A901 | Sun Study |



PROJECT LOCATION PLAN
N.T.S.



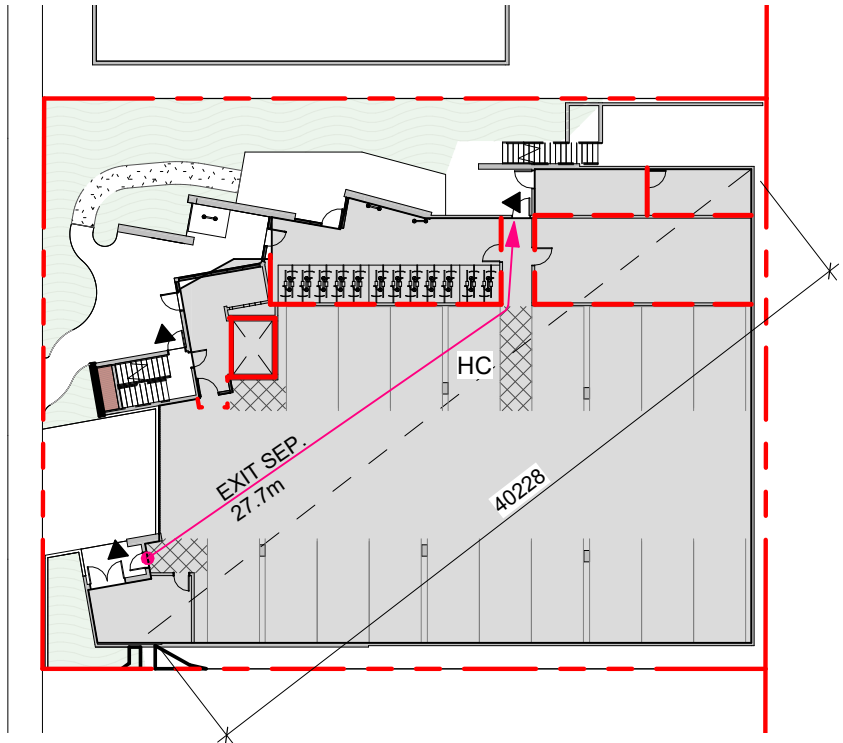
Streamside Homes
3045, 3053, 3063 Kingsway Ave, Port Alberni, BC
Kingsway Residences
Aug. 22, 2023

| | | |
|-----------|---------------|---------------|
| Project # | Date | Revision |
| 2221 | Aug. 22, 2023 | Aug. 22, 2023 |
| Sheet # | 1 | |
| A000 | | |

2023-08-24

CASCADIA ARCHITECTS INC.
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
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cascadiaarchitects.ca

CODE PLANS



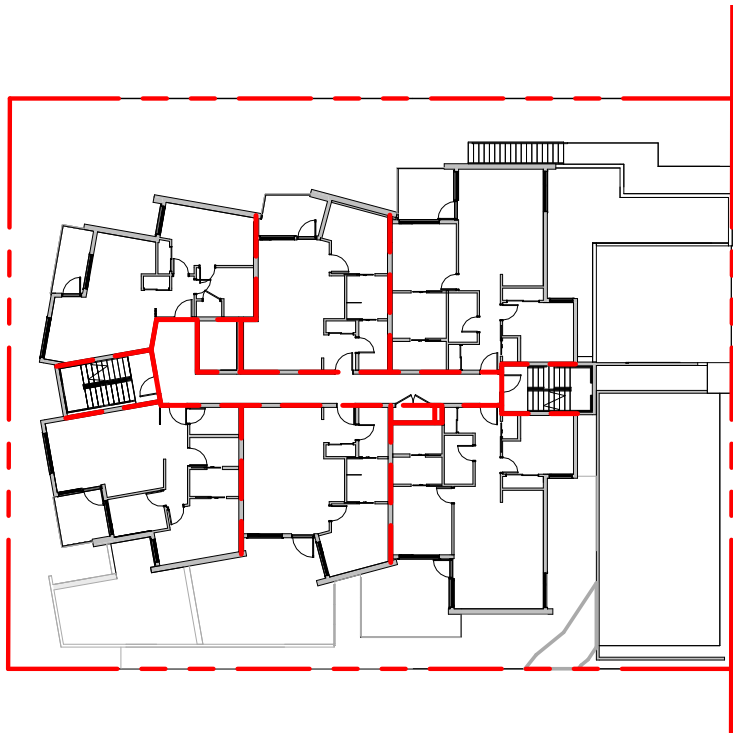
GROUND FLOOR

Min. Separation of Exits: 20.1m
Max. Travel: 45m

Occupancy: F, Div. 3 - Storage Garage

Occupant Load
Net Area: 719 m²
Storage Garage: 46m²/person
719m²/46m² = 16 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 16 = 97.6 mm
Stairs
8mm/person x 16 = 128 mm



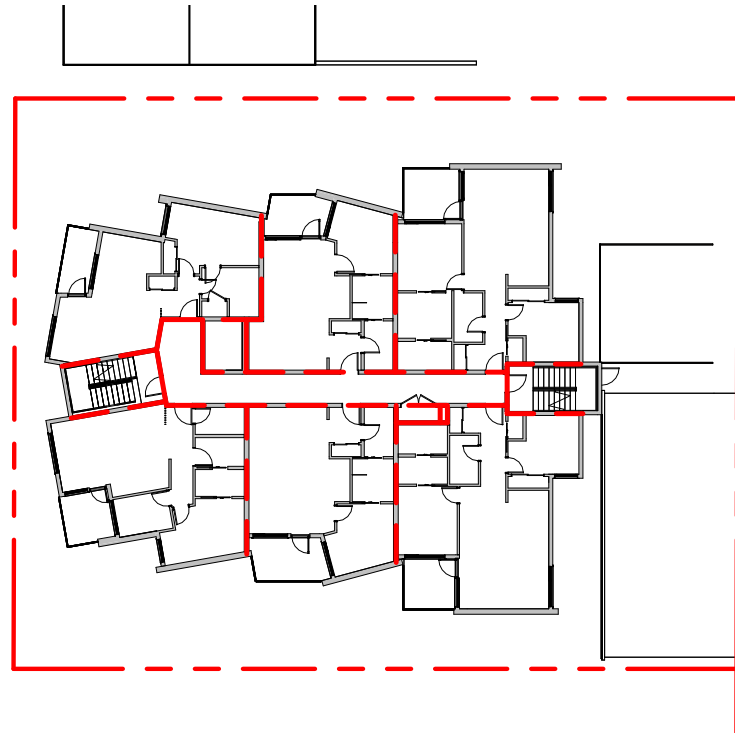
SECOND FLOOR

Occupancy: Group C

Occupant Load

8 Bedrooms x 2 people/bedroom
= 16 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 16 = 98mm
Stairs
8mm/person x 16 = 128mm



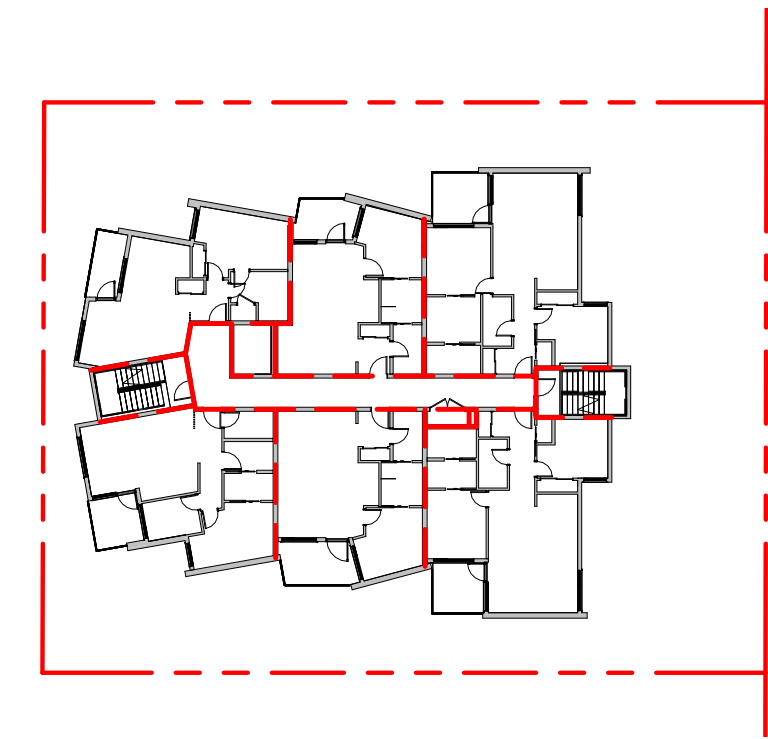
THIRD FLOOR

Occupancy: Group C

Occupant Load

8 Bedrooms x 2 people/bedroom
= 16 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 16 = 98mm
Stairs
8mm/person x 16 = 128mm



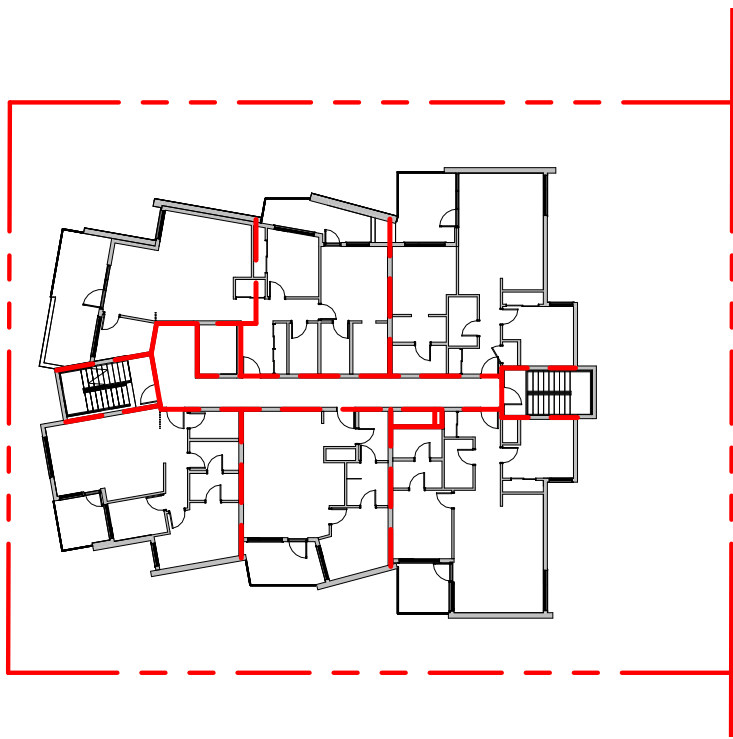
FOURTH FLOOR

Occupancy: Group C

Occupant Load

8 Bedrooms x 2 people/bedroom
= 16 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 16 = 98mm
Stairs
8mm/person x 16 = 128mm



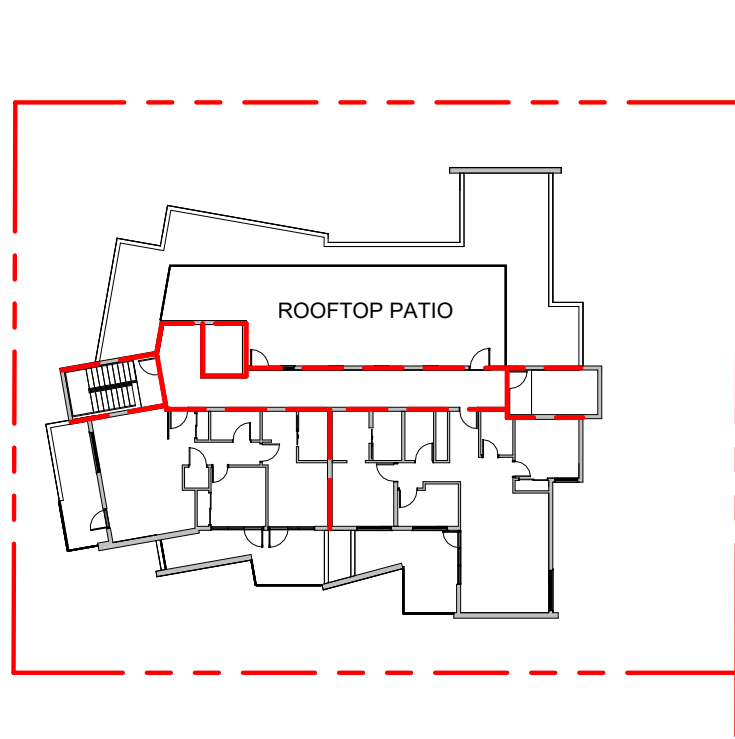
FIFTH FLOOR

Occupancy: Group C

Occupant Load

8 Bedrooms x 2 people/bedroom
= 16 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 16 = 98mm
Stairs
8mm/person x 16 = 128mm



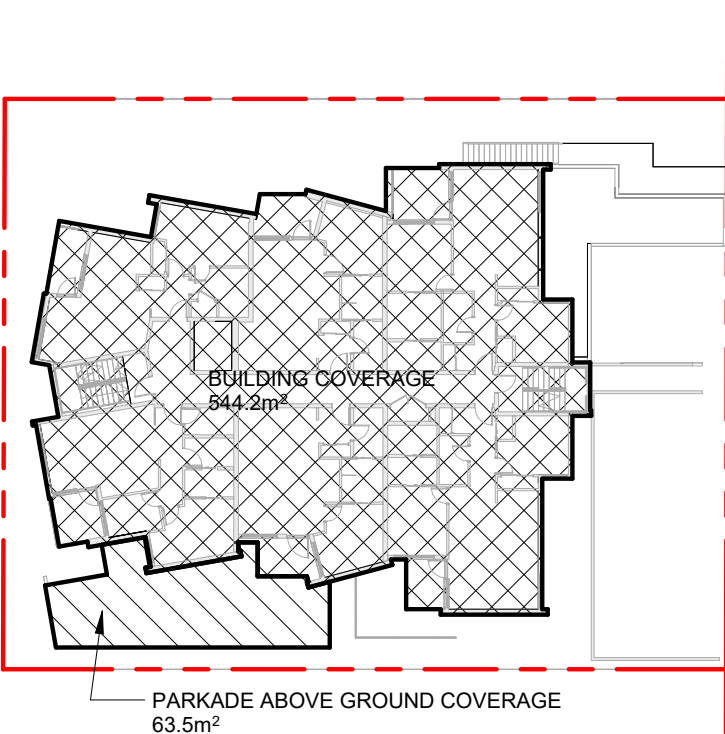
SIXTH FLOOR

Occupancy: Group C

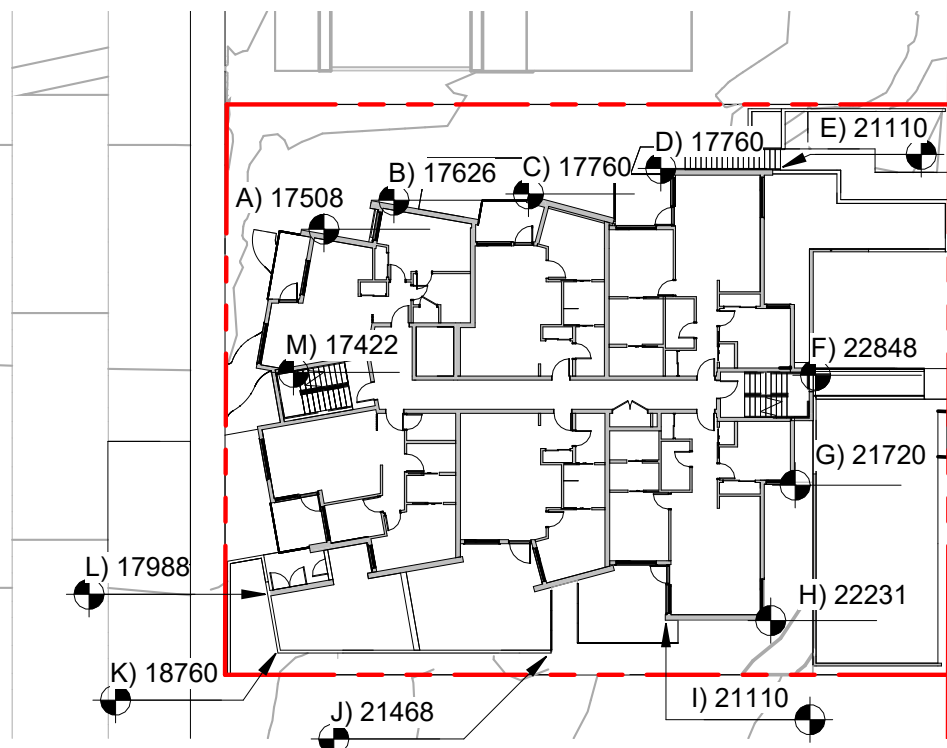
Occupant Load

4 Bedrooms x 2 people/bedroom
= 8 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 8 = 49mm
Stairs
8mm/person x 8 = 64mm



Lot Coverage



Average Grade

FAR AREAS

| Number | Name | Area | Area SF |
|-----------------|----------------------|------------|-----------|
| Level 2 | | | |
| 200 | Corridor | 33.62 m² | 362 ft² |
| 201 | 1 Bed - Type 1 | 62.89 m² | 677 ft² |
| 202 | 1 Bed - Type 2 | 56.53 m² | 608 ft² |
| 203 | 1 Bed - Type 3 | 57.07 m² | 614 ft² |
| 204 | 1 Bed - Type 3 | 53.80 m² | 579 ft² |
| 205 | 2 Bed - Type 1 | 76.70 m² | 826 ft² |
| 206 | 2 Bed - Type 1 | 78.73 m² | 847 ft² |
| | | 419.34 m² | 4514 ft² |
| Level 3 | | | |
| 300 | Corridor | 33.62 m² | 362 ft² |
| 301 | 1 Bed + Den - Type 1 | 62.95 m² | 678 ft² |
| 302 | 1 Bed - Type 1 | 56.53 m² | 608 ft² |
| 303 | 1 Bed - Type 3 | 57.06 m² | 614 ft² |
| 304 | 1 Bed - Type 2 | 54.12 m² | 583 ft² |
| 305 | 2 Bed - Type 1 | 76.70 m² | 826 ft² |
| 306 | 2 Bed - Type 1 | 78.73 m² | 847 ft² |
| | | 419.70 m² | 4518 ft² |
| Level 4 | | | |
| 400 | Corridor | 33.62 m² | 362 ft² |
| 401 | 1 Bed - Type 1 | 62.95 m² | 678 ft² |
| 402 | 1 Bed - Type 2 | 56.53 m² | 608 ft² |
| 403 | 1 Bed - Type 3 | 57.07 m² | 614 ft² |
| 404 | 1 Bed - Type 4 | 54.12 m² | 583 ft² |
| 405 | 2 Bed - Type 1 | 76.70 m² | 826 ft² |
| 406 | 2 Bed - Type 1 | 78.73 m² | 847 ft² |
| | | 419.71 m² | 4518 ft² |
| Level 5 | | | |
| 500 | Corridor | 33.68 m² | 363 ft² |
| 501 | 1 Bed - Type 1 | 62.95 m² | 678 ft² |
| 502 | 2 Bed + Den | 95.33 m² | 1026 ft² |
| 503 | 1 Bed - Type 3 | 57.06 m² | 614 ft² |
| 504 | 2 Bed - Type 1 | 75.01 m² | 807 ft² |
| 505 | 2 Bed - Type 1 | 76.71 m² | 826 ft² |
| | | 400.73 m² | 4313 ft² |
| Level 6 | | | |
| 600 | Corridor | 39.55 m² | 426 ft² |
| 601 | 2 BED | 74.71 m² | 804 ft² |
| 602 | 2+ BED | 95.04 m² | 1023 ft² |
| | | 209.30 m² | 2253 ft² |
| Grand total: 30 | | 1868.78 m² | 20115 ft² |

USABLE OPEN SPACE

| Number | Name | Area | Area SF |
|-----------------|----------------------|-----------|----------|
| Level 1 | | | |
| 101b | Common Bike Patio | 30.31 m² | 326 ft² |
| | | 30.31 m² | 326 ft² |
| Level 2 | | | |
| 201b | Balcony | 6.80 m² | 73 ft² |
| 202b | Balcony | 5.67 m² | 61 ft² |
| 203b | Patio | 36.38 m² | 392 ft² |
| 204b | Balcony | 6.88 m² | 74 ft² |
| 205b | Patio | 19.21 m² | 207 ft² |
| 206b | Balcony | 8.12 m² | 87 ft² |
| | | 83.07 m² | 894 ft² |
| Level 3 | | | |
| 301b | Balcony | 6.73 m² | 72 ft² |
| 302b | Balcony | 5.68 m² | 61 ft² |
| 303b | Balcony | 9.01 m² | 97 ft² |
| 304b | Balcony | 6.96 m² | 75 ft² |
| 305b | Balcony | 7.34 m² | 79 ft² |
| 306b | Balcony | 8.16 m² | 88 ft² |
| | | 43.89 m² | 472 ft² |
| Level 4 | | | |
| 401b | Balcony | 6.74 m² | 73 ft² |
| 402b | Balcony | 5.68 m² | 61 ft² |
| 403b | Balcony | 9.03 m² | 97 ft² |
| 404b | Balcony | 6.96 m² | 75 ft² |
| 405b | Balcony | 7.34 m² | 79 ft² |
| 406b | Balcony | 8.16 m² | 88 ft² |
| | | 43.92 m² | 473 ft² |
| Level 5 | | | |
| 501b | Balcony | 6.73 m² | 72 ft² |
| 502b | Balcony | 17.46 m² | 188 ft² |
| 502bb | Balcony | 9.12 m² | 98 ft² |
| 503b | Balcony | 9.01 m² | 97 ft² |
| 504b | Balcony | 11.10 m² | 119 ft² |
| 505b | Balcony | 7.30 m² | 79 ft² |
| | | 60.73 m² | 654 ft² |
| Level 6 | | | |
| 601b | Balcony | 13.48 m² | 145 ft² |
| 601bb | Balcony | 18.17 m² | 196 ft² |
| 602b | Balcony | 17.53 m² | 189 ft² |
| 610 | Common Rooftop Patio | 84.57 m² | 910 ft² |
| | | 133.75 m² | 1440 ft² |
| Grand total: 29 | | 395.67 m² | 4259 ft² |

BUILDING CODE ANALYSIS

| | | | | | | | | | | | | | |
|------------------------------|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--|-------------------------------|-------------------------------|--------------------------------|--------------------------------|---|------------------|
| PROJECT TYPE | NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/> | | | | | | | | | | | | |
| GOVERNING BUILDING CODE | 2018 BC BUILDING CODE PART <input type="text" value="3"/> | | | | | | | | | | | | REFER TO NOTES * |
| MAJOR OCCUPANCIES | A1 <input type="checkbox"/> | A2 <input type="checkbox"/> | A3 <input type="checkbox"/> | A4 <input type="checkbox"/> | B1 <input type="checkbox"/> | B2 <input type="checkbox"/> | C <input checked="" type="checkbox"/> | D <input type="checkbox"/> | E <input type="checkbox"/> | F1 <input type="checkbox"/> | F2 <input type="checkbox"/> | F3 <input checked="" type="checkbox"/> | 3.1.2.1. |
| BUILDING AREA | <input type="text" value="527"/> m² (Outside face of Exterior Walls) | | | | | | | | | | | | 1.4.1.2. |
| GRADE | <input type="text" value="17.76"/> m | | | | | | | | | | | | 1.4.1.2. |
| BUILDING HEIGHT (STOREYS, m) | <input type="text" value="5"/> STOREYS ABOVE GRADE <input type="text" value="13.1"/> m | | | | | | | | | | | | 1.4.1.2. |
| | <input type="text" value="0"/> STOREYS BELOW GRADE | | | | | | | | | | | | |

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

| | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|-----------------|
| CLASSIFICATION | GROUP C, UP TO 6 STOREYS, SPRINKLERED | | | | | | | | | | | 3.2.2.50 |
| MAXIMUM BUILDING AREA | 1800 m² | | | | | | | | | | | 3.2.2.50.(d)(v) |
| NUMBER OF STREETS FACING | 1 | | | | | | | | | | | 3.2.2.10 |
| CONSTRUCTION TYPES PERMITTED | COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input type="checkbox"/> | | | | | | | | | | | 3.2.2.50.(2) |
| INTERCONNECTED FLOOR SPACE | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | | | | | 3.2.8. |

EXITS FROM FLOOR AREAS

| | | | | | | | | | | | | |
|------------------------------|---|--|--|--|--|--|--|--|--|--|--|----------|
| NUMBER OF EXITS REQUIRED | 2 | | | | | | | | | | | 3.4.2.1. |
| SEPERATION OF EXITS (MIN.) | ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER | | | | | | | | | | | 3.4.2.3 |
| MAX. TRAVEL DISTANCE ALLOWED | GROUP C 35 m | | | | | | | | | | | 3.4.2.5. |
| MEZZANINE | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | | | | | | | 3.2.8. |

FIRE RESISTANCE RATINGS

| | | | | |
|---|------------------------|---------------------------|----------------------|----------|
| HORIZONTAL SEPARATIONS | <div>1 hr</div> FLOORS | <div>1 hr</div> MEZZANINE | <div>1 hr</div> ROOF | 3.2.2.50 |
| LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF. | | | | |
| EXITS | <div>1 hr</div> | 3.2.2.50 | | |

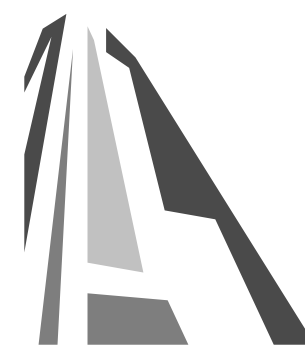
NOTES

ZONING DATA

| | | | |
|--------------------------------------|----------------|--------------------|------------|
| ZONE | RM2 / C7 ^ | | |
| USE | DWELLING UNITS | | |
| REGULATORY CONDITIONS | | ALLOWABLE C7 (RM3) | PROVIDED |
| SITE AREA | 1120 m² | 840 m² | 1151.9 m² |
| GROSS FLOOR AREA | 3445.7 m² | 1209.5 m² | 1868.78 m² |
| BUILDING HEIGHT (from Natural Grade) | 14 m | 12.5 m | 17.9 m |
| SETBACKS | NORTH (SIDE) | 5 m | 5 m 3.4 m |
| | EAST (REAR) | 9 m | 9 m 5.9 m |
| | SOUTH (SIDE) | 5 m | 5 m 2.8 m |
| | WEST (FRONT) | 6 m | 6 m 1.8 m |
| USEABLE OPEN SPACE | | 18 m²/Unit = 450m² | 395 m² # |
| FLOOR AREA RATIO (FAR) | 1.4 | 1.05 | 1.62 |
| LOT COVERAGE | 50% | 50% | 54.3 % * |
| UNIT COUNT | | | 25 |
| PARKING | | REQUIRED | PROVIDED |
| VEHICLES | | | 25 |
| BICYCLES | | | |
| CLASS 1 | | | 22 |
| CLASS 2 | | | 2 |

^ THE ZONE IS STILL WITHIN MUNICIPE PROCESS AND HAS NOT YET BEEN FINALIZED.
* REFER TO USABLE OPEN SPACE TABLE TO THE LEFT FOR AREAS
* AREA USED IS INCLUSIVE OF AT GRADE PARKADE WHERE IT IS ABOVE GRADE. SEE COVERAGE PLAN ON THIS SHEET TO THE LEFT

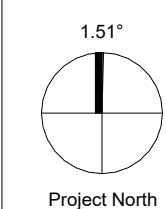
| | | |
|-----|-----------------------------------|---------------|
| 1 | Rezoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences





Streamside Homes

3045, 3053, 3063 Kingsway Ave, Port Alberni, BC

Sheet Name

Code Data

| | | | |
|---|--------------|---------------|---|
| Date | | Aug. 22, 2023 | |
| Scale | As indicated | Project # | 2221 |
|  | | Revision |  |
| | | Aug. 22, 2023 | |
| | | Sheet # | A050 |
| 2023-08-24 | | | |



| | | |
|-----|-----------------------------------|---------------|
| 1 | Rezoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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1

1.51"

Project North

Streamside Homes

3045, 3053, 3063 Kingsway Ave, Port Alberni, BC

Sheet Name

Site Survey

Date

Aug. 22, 2023

Scale

1 : 100

Project #

2221

Revision

Aug. 22, 2023

1

Sheet #

A100

2023-08-24

8/22/2023 1:55:20 PM

C:\Users\jag\Documents\2023\Port Alberni Kingsway Residential_jag@cascadiaarchitects.com



| Areas By Level | | | |
|----------------|--------|------|------|
| Level | Number | Name | Area |

| | | | |
|----------------------|-------|---------------------|------------|
| Level 1 | | | |
| Level 1 | 100 | Lobby | 183.8 ft² |
| Level 1 | S1-L1 | Stair 1-L1 | 99.9 ft² |
| Circulation: 2 | | | 283.7 ft² |
| Level 1 | 000 | Parking - 18 stalls | 5698.2 ft² |
| Level 1 | 101 | Bikes - 28 | 604.4 ft² |
| Parking: 2 | | | 6302.7 ft² |
| Level 1 | 102 | Waste Disposal | 187.3 ft² |
| Level 1 | 103 | Mechanical | 142.5 ft² |
| Level 1 | 104 | Electrical | 154.1 ft² |
| Service: 3 | | | 483.9 ft² |
| Level 1 | 105 | Storage | 551.6 ft² |
| Storage: 1 | | | 551.6 ft² |
| Level 1 | 101b | Common Bike Patio | 326.3 ft² |
| Usable Open Space: 1 | | | 326.3 ft² |
| Level 1: 9 | | | 7948.1 ft² |

| | | | |
|----------------------|-------|----------------|------------|
| Level 2 | | | |
| Level 2 | 200 | Corridor | 361.9 ft² |
| Level 2 | S1-L2 | Stair 1 - L2 | 134.7 ft² |
| Level 2 | S2-L2 | Stair 2 - L2 | 120.6 ft² |
| Circulation: 3 | | | 617.2 ft² |
| Level 2 | 201 | 1 Bed - Type 1 | 677.0 ft² |
| Level 2 | 202 | 1 Bed - Type 2 | 608.5 ft² |
| Level 2 | 203 | 1 Bed - Type 3 | 614.3 ft² |
| Level 2 | 204 | 1 Bed - Type 3 | 579.1 ft² |
| Level 2 | 205 | 2 Bed - Type 1 | 825.5 ft² |
| Level 2 | 206 | 2 Bed - Type 1 | 847.4 ft² |
| Residential Unit: 6 | | | 4151.9 ft² |
| Level 2 | 210 | Elec. Cl. | 19.3 ft² |
| Service: 1 | | | 19.3 ft² |
| Level 2 | 201b | Balcony | 73.2 ft² |
| Level 2 | 202b | Balcony | 61.0 ft² |
| Level 2 | 203b | Patio | 391.6 ft² |
| Level 2 | 204b | Balcony | 74.1 ft² |
| Level 2 | 205b | Patio | 206.7 ft² |
| Level 2 | 206b | Balcony | 87.4 ft² |
| Usable Open Space: 6 | | | 894.1 ft² |
| Level 2: 16 | | | 5682.4 ft² |

| | | | |
|----------------------|-------|----------------------|------------|
| Level 3 | | | |
| Level 3 | 300 | Corridor | 361.9 ft² |
| Level 3 | S1-L3 | Stair 1 - L3 | 134.7 ft² |
| Level 3 | S2-L3 | Stair 2 - L3 | 120.6 ft² |
| Circulation: 3 | | | 617.2 ft² |
| Level 3 | 301 | 1 Bed + Den - Type 1 | 677.6 ft² |
| Level 3 | 302 | 1 Bed - Type 1 | 608.5 ft² |
| Level 3 | 303 | 1 Bed - Type 3 | 614.2 ft² |
| Level 3 | 304 | 1 Bed - Type 2 | 582.5 ft² |
| Level 3 | 305 | 2 Bed - Type 1 | 825.5 ft² |
| Level 3 | 306 | 2 Bed - Type 1 | 847.4 ft² |
| Residential Unit: 6 | | | 4155.7 ft² |
| Level 3 | 310 | Elec. Cl. | 19.3 ft² |
| Service: 1 | | | 19.3 ft² |
| Level 3 | 301b | Balcony | 72.5 ft² |
| Level 3 | 302b | Balcony | 61.1 ft² |
| Level 3 | 303b | Balcony | 97.0 ft² |
| Level 3 | 304b | Balcony | 75.0 ft² |
| Level 3 | 305b | Balcony | 79.1 ft² |
| Level 3 | 306b | Balcony | 87.9 ft² |
| Usable Open Space: 6 | | | 472.4 ft² |
| Level 3: 16 | | | 5264.6 ft² |

| | | | |
|----------------------|-------|----------------|------------|
| Level 4 | | | |
| Level 4 | 400 | Corridor | 361.9 ft² |
| Level 4 | S1-L4 | Stair 1 - L4 | 134.7 ft² |
| Level 4 | S2-L4 | Stair 2 - L4 | 120.6 ft² |
| Circulation: 3 | | | 617.2 ft² |
| Level 4 | 401 | 1 Bed - Type 1 | 677.6 ft² |
| Level 4 | 402 | 1 Bed - Type 2 | 608.5 ft² |
| Level 4 | 403 | 1 Bed - Type 3 | 614.3 ft² |
| Level 4 | 404 | 1 Bed - Type 4 | 582.5 ft² |
| Level 4 | 405 | 2 Bed - Type 1 | 825.5 ft² |
| Level 4 | 406 | 2 Bed | 847.4 ft² |
| Residential Unit: 6 | | | 4155.9 ft² |
| Level 4 | 410 | Elec. Cl. | 19.3 ft² |
| Service: 1 | | | 19.3 ft² |
| Level 4 | 401b | Balcony | 72.6 ft² |
| Level 4 | 402b | Balcony | 61.1 ft² |
| Level 4 | 403b | Balcony | 97.2 ft² |
| Level 4 | 404b | Balcony | 75.0 ft² |
| Level 4 | 405b | Balcony | 79.1 ft² |
| Level 4 | 406b | Balcony | 87.9 ft² |
| Usable Open Space: 6 | | | 472.7 ft² |
| Level 4: 16 | | | 5265.1 ft² |

| | | | |
|----------------------|-------|----------------|------------|
| Level 5 | | | |
| Level 5 | 500 | Corridor | 362.5 ft² |
| Level 5 | S1-L5 | Stair 1 - L5 | 134.7 ft² |
| Level 5 | S2-L5 | Stair 2 - L5 | 119.6 ft² |
| Circulation: 3 | | | 616.8 ft² |
| Level 5 | 501 | 1 Bed - Type 1 | 677.6 ft² |
| Level 5 | 502 | 2 Bed + Den | 1026.1 ft² |
| Level 5 | 503 | 1 Bed - Type 3 | 614.2 ft² |
| Level 5 | 504 | 2 Bed | 807.4 ft² |
| Level 5 | 505 | 2 Bed - Type 1 | 825.7 ft² |
| Residential Unit: 5 | | | 3950.9 ft² |
| Level 5 | 501b | Balcony | 72.5 ft² |
| Level 5 | 502b | Balcony | 188.0 ft² |
| Level 5 | 502bb | Balcony | 98.2 ft² |
| Level 5 | 503b | Balcony | 97.0 ft² |
| Level 5 | 504b | Balcony | 119.5 ft² |
| Level 5 | 505b | Balcony | 78.6 ft² |
| Usable Open Space: 6 | | | 653.7 ft² |
| Level 5: 14 | | | 5221.5 ft² |

| | | | |
|----------------------|-------|----------------------|-------------|
| Level 6 | | | |
| Level 6 | 600 | Corridor | 425.7 ft² |
| Level 6 | S1-L6 | Stair 1 | 135.5 ft² |
| Level 6 | S2-L6 | Stair 2 | 119.0 ft² |
| Circulation: 3 | | | 679.3 ft² |
| Level 6 | 601 | 2 BED | 804.2 ft² |
| Level 6 | 602 | 2+ BED | 1023.0 ft² |
| Residential Unit: 2 | | | 1827.2 ft² |
| Level 6 | 601b | Balcony | 145.1 ft² |
| Level 6 | 601bb | Balcony | 195.6 ft² |
| Level 6 | 602b | Balcony | 188.6 ft² |
| Level 6 | 610 | Common Rooftop Patio | 910.3 ft² |
| Usable Open Space: 4 | | | 1439.7 ft² |
| Level 6: 9 | | | 3946.1 ft² |
| Grand total: 80 | | | 33327.8 ft² |

| Residential Unit Types | | |
|------------------------|------|------|
| Number | Name | Area |

| | | |
|-------------------------|----------------------|-----------|
| 1 Bed + Den - Type 1 | | |
| 301 | 1 Bed + Den - Type 1 | 677.6 ft² |
| 1 Bed + Den - Type 1: 1 | | 677.6 ft² |

| | | |
|-------------------|----------------|------------|
| 1 Bed - Type 1 | | |
| 201 | 1 Bed - Type 1 | 677.0 ft² |
| 302 | 1 Bed - Type 1 | 608.5 ft² |
| 401 | 1 Bed - Type 1 | 677.6 ft² |
| 501 | 1 Bed - Type 1 | 677.6 ft² |
| 1 Bed - Type 1: 4 | | 2640.6 ft² |

| | | |
|-------------------|----------------|------------|
| 1 Bed - Type 2 | | |
| 202 | 1 Bed - Type 2 | 608.5 ft² |
| 304 | 1 Bed - Type 2 | 582.5 ft² |
| 402 | 1 Bed - Type 2 | 608.5 ft² |
| 1 Bed - Type 2: 3 | | 1799.5 ft² |

| | | |
|-------------------|----------------|------------|
| 1 Bed - Type 3 | | |
| 203 | 1 Bed - Type 3 | 614.3 ft² |
| 204 | 1 Bed - Type 3 | 579.1 ft² |
| 303 | 1 Bed - Type 3 | 614.2 ft² |
| 403 | 1 Bed - Type 3 | 614.3 ft² |
| 503 | 1 Bed - Type 3 | 614.2 ft² |
| 1 Bed - Type 3: 5 | | 3036.0 ft² |

| | | |
|-------------------|----------------|-----------|
| 1 Bed - Type 4 | | |
| 404 | 1 Bed - Type 4 | 582.5 ft² |
| 1 Bed - Type 4: 1 | | 582.5 ft² |

| | | |
|----------|-------|-----------|
| 2 BED | | |
| 601 | 2 BED | 804.2 ft² |
| 2 BED: 1 | | 804.2 ft² |

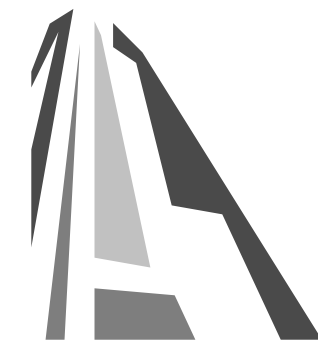
| | | |
|----------|-------|------------|
| 2 Bed | | |
| 406 | 2 Bed | 847.4 ft² |
| 504 | 2 Bed | 807.4 ft² |
| 2 Bed: 2 | | 1654.8 ft² |

| | | |
|----------------|-------------|------------|
| 2 Bed + Den | | |
| 502 | 2 Bed + Den | 1026.1 ft² |
| 2 Bed + Den: 1 | | 1026.1 ft² |

| | | |
|-------------------|----------------|------------|
| 2 Bed - Type 1 | | |
| 205 | 2 Bed - Type 1 | 825.5 ft² |
| 206 | 2 Bed - Type 1 | 847.4 ft² |
| 305 | 2 Bed - Type 1 | 825.5 ft² |
| 306 | 2 Bed - Type 1 | 847.4 ft² |
| 405 | 2 Bed - Type 1 | 825.5 ft² |
| 505 | 2 Bed - Type 1 | 825.7 ft² |
| 2 Bed - Type 1: 6 | | 4997.2 ft² |

| | | |
|-----------------|--------|-------------|
| 2+ BED | | |
| 602 | 2+ BED | 1023.0 ft² |
| 2+ BED: 1 | | 1023.0 ft² |
| Grand total: 25 | | 18241.6 ft² |

| | | |
|-----|-----------------------------------|---------------|
| 1 | Rezoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences

Streamsides Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Project North

Ground Floor Plan

Date: Aug. 22, 2023

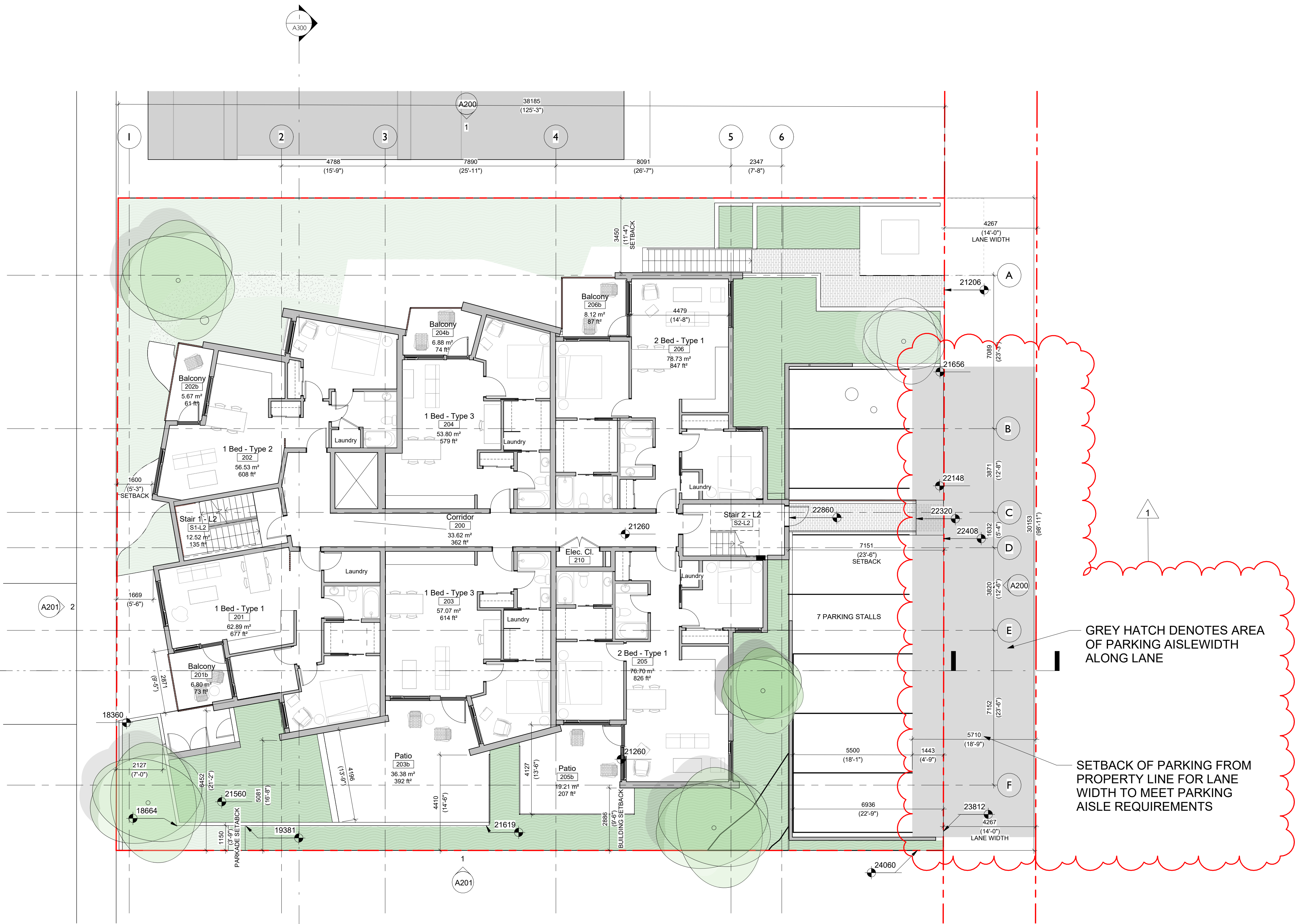
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Project #: 2221

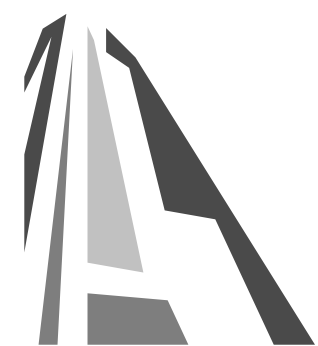
Revision: Aug. 22, 2023

Sheet #: A120

2023-08-24



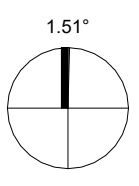
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| 1 | Rezoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences



Streamside Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Sheet Name
Second Floor Plan

Date
Aug. 22, 2023

Scale
1 : 100

Project #
2221

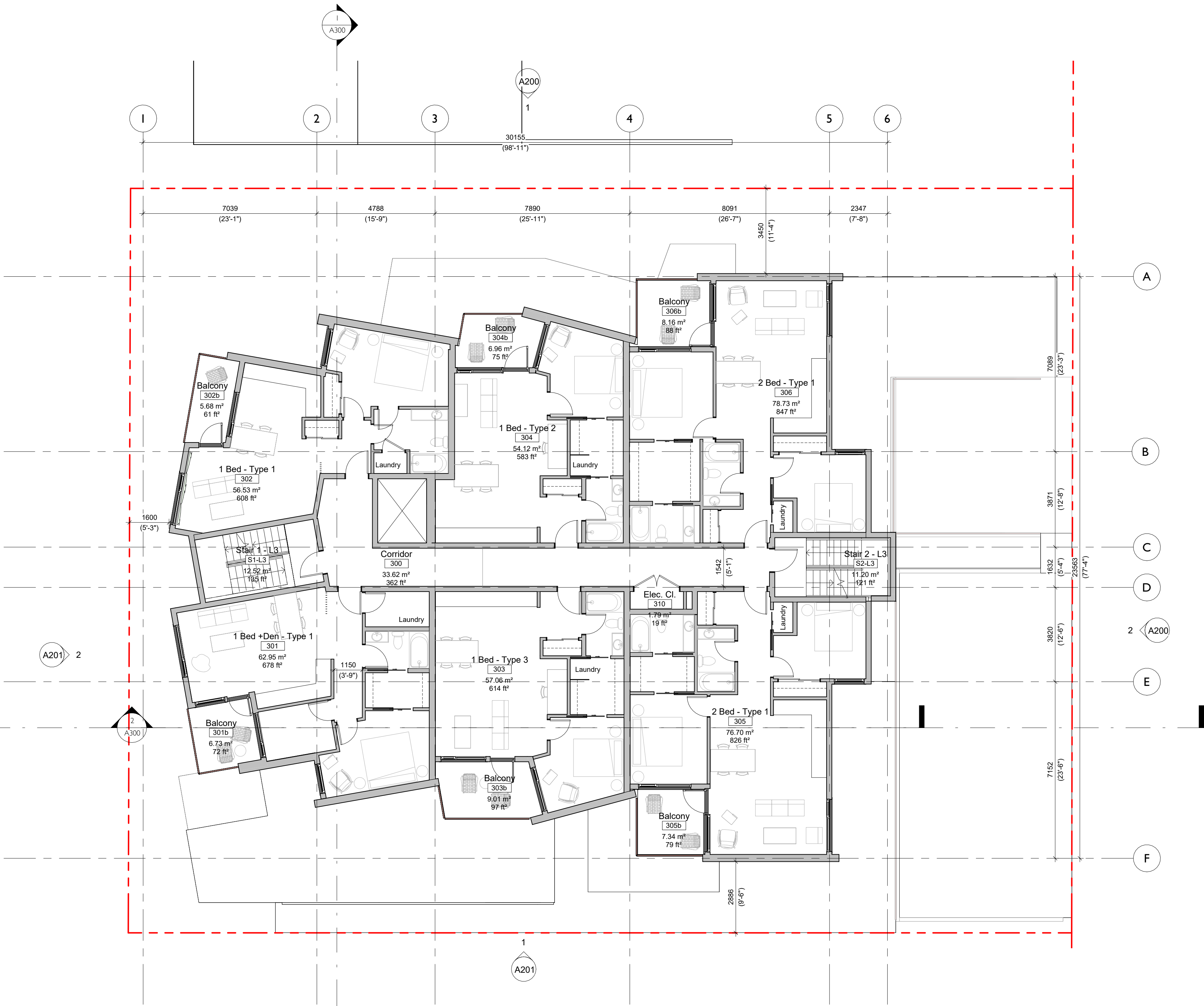
Revision
Aug. 22, 2023

Sheet #
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Sheet #
A121

2023-08-24

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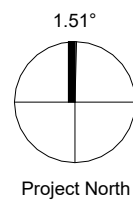
| 1 | Rezoning R1 | Aug. 22, 2023 |
|-----|-----------------------------------|---------------|
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences



Streamside Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Sheet Name
Third and Fourth Floor Plan

Date
Aug. 22, 2023

Scale
1 : 100

Project #
2221

Revision
Aug. 22, 2023
1

Sheet #
A122

2023-08-24

8/22/2023 1:55:31 PM



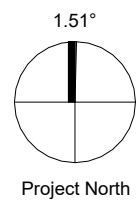
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|-----|-----------------------------------|---------------|
| 1 | Rezoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences



Streamside Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Sheet Name
Fifth Floor Plan

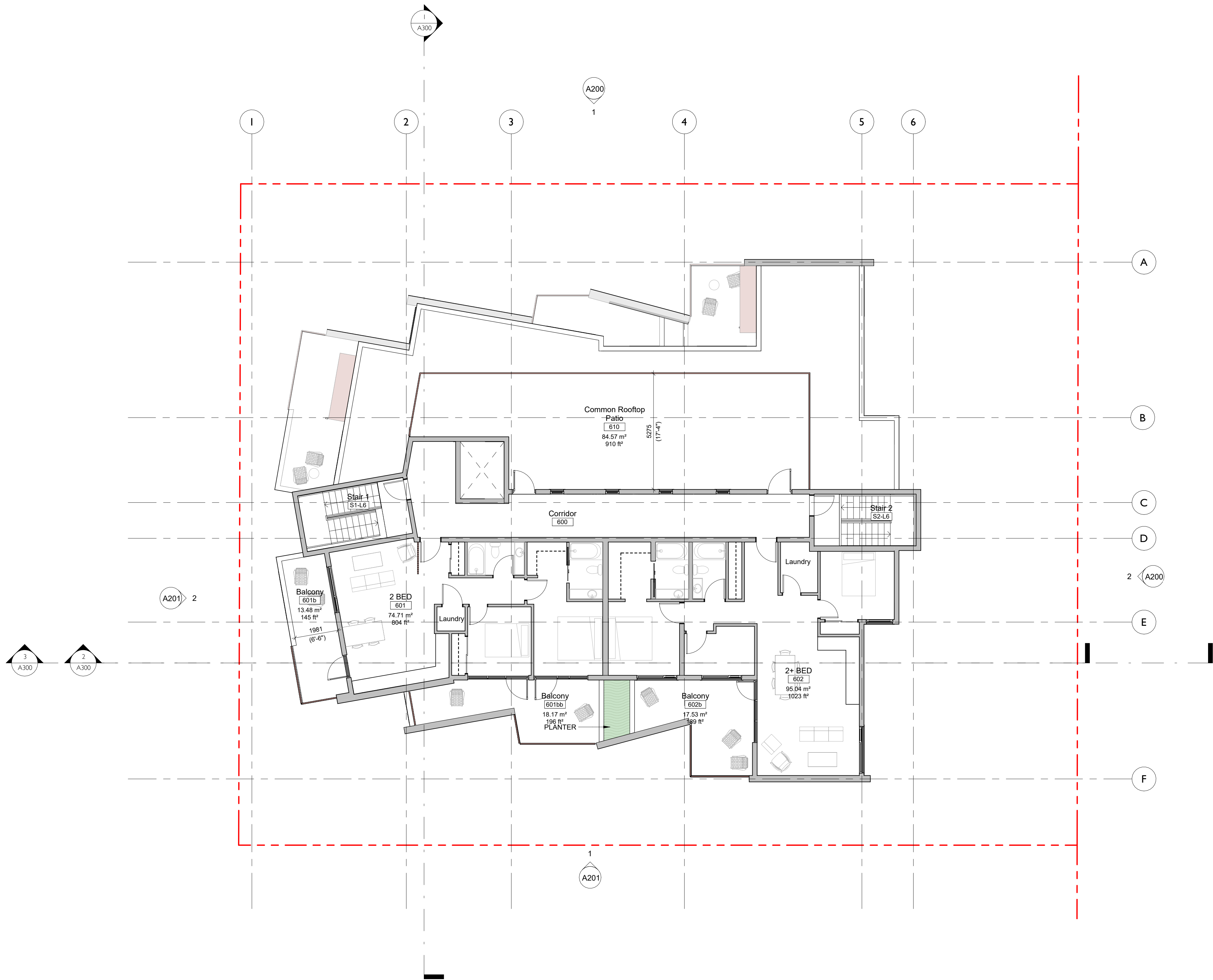
Date
Aug. 22, 2023

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Project #
2221

Revision
Aug. 22, 2023
1

Sheet #
A123
2023-08-24



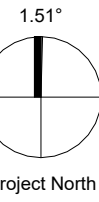
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| 1 | Rezoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences



Streamside Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Sheet Name

Sixth Floor Plan

Date
Aug. 22, 2023

Scale
1 : 100

Project #
2221

Revision
Aug. 22, 2023

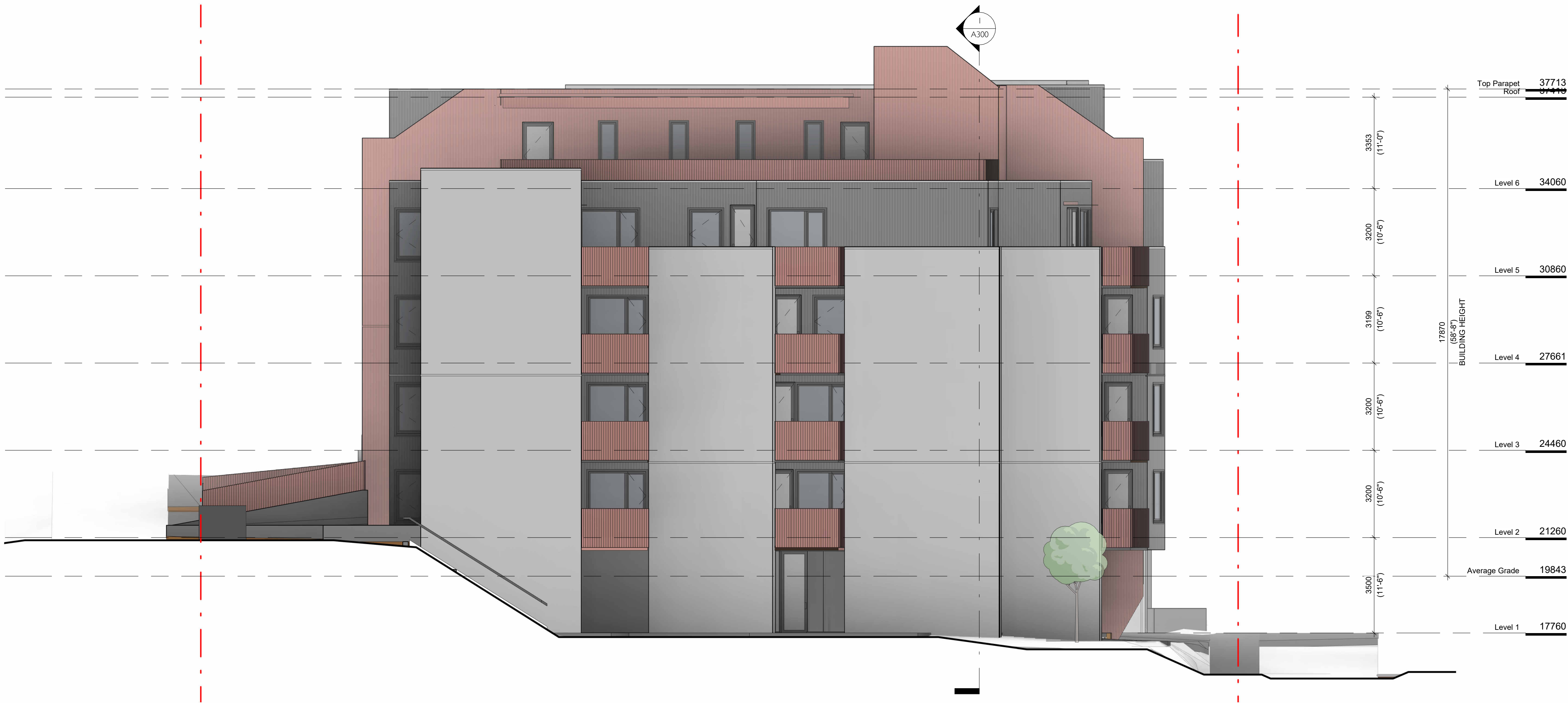
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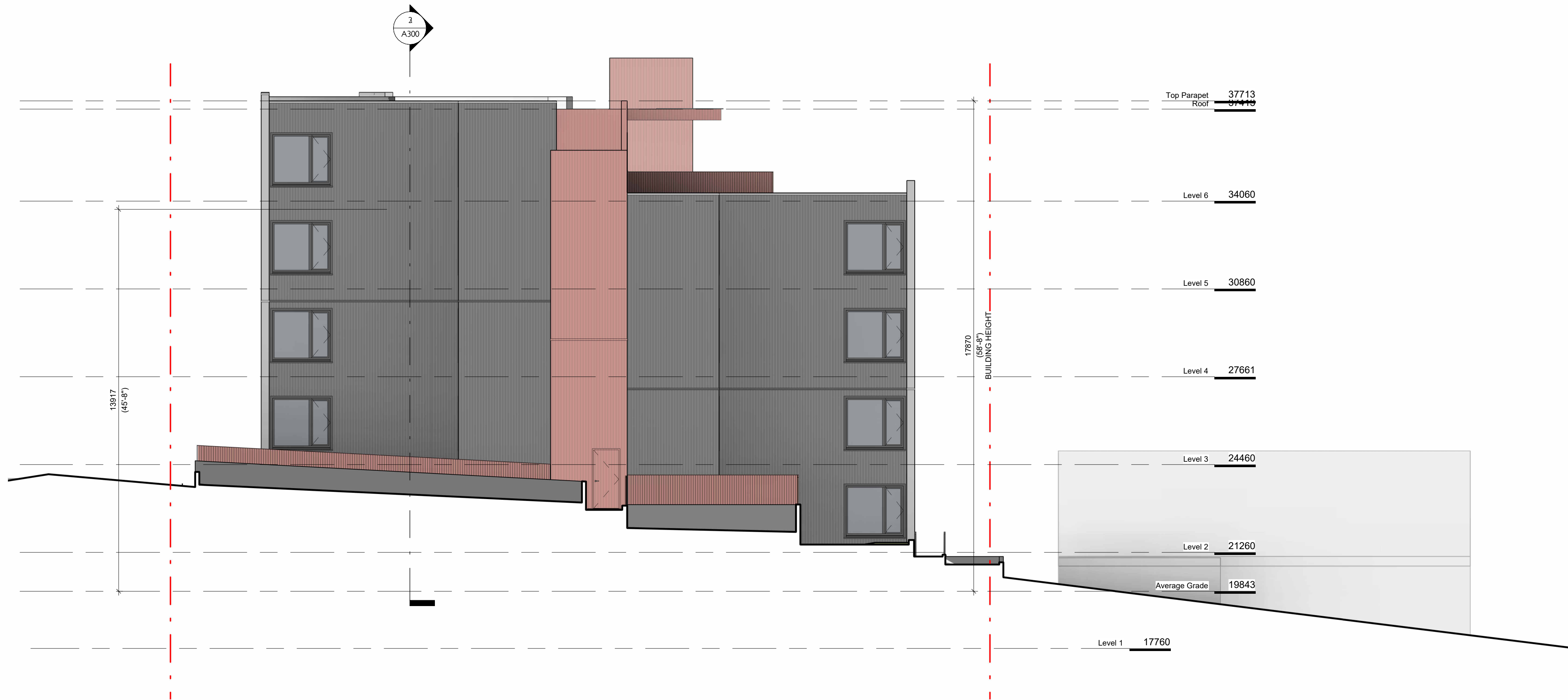
A124

2023-08-24

8/22/2023 1:55:38 PM



1 North Elevation
SCALE = 1 : 100



2 East Elevation
SCALE = 1 : 100

| | | |
|-----|-----------------------------------|---------------|
| 1 | Rezoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences

Streamside Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Sheet Name
North & East Elevations

Date
Aug. 22, 2023

Scale
1 : 100

Project #
2221

Revision
Aug. 22, 2023

Sheet #
A200

2023-08-24

8/22/2023 1:55:58 PM

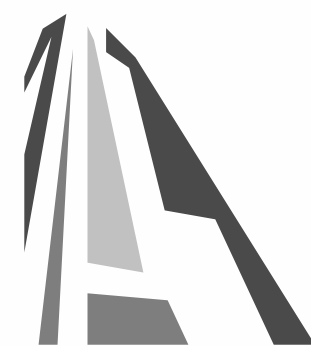


1 South Elevation
SCALE = 1 : 100



2 West Elevation
SCALE = 1 : 100

| 1 | Rezoning R1 | Aug. 22, 2023 |
|-----|-----------------------------------|---------------|
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences

Streamside Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Sheet Name
South & West Elevations

Date
Aug. 22, 2023

Scale
1 : 100

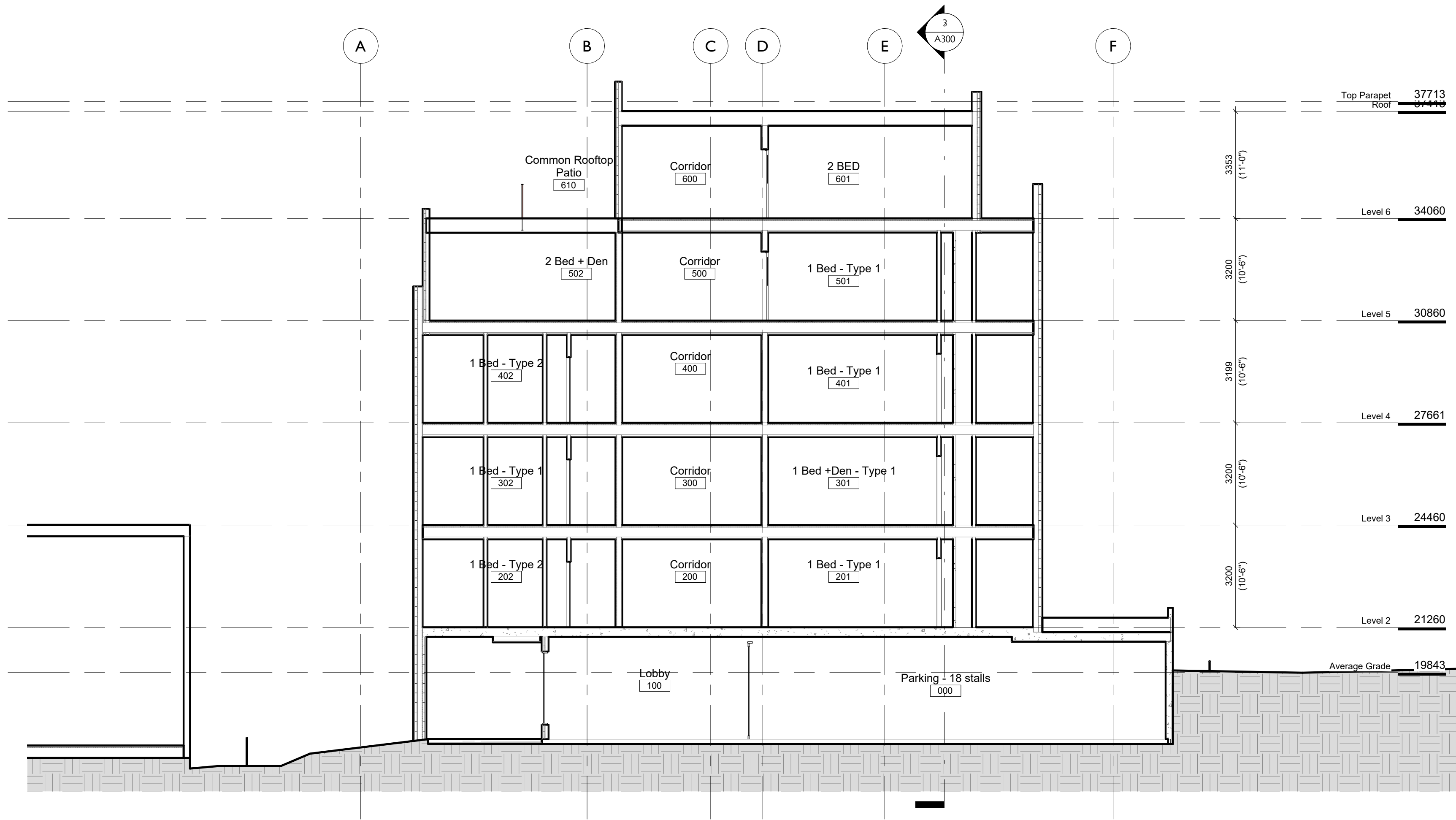
Project #
2221

Revision
Aug. 22, 2023

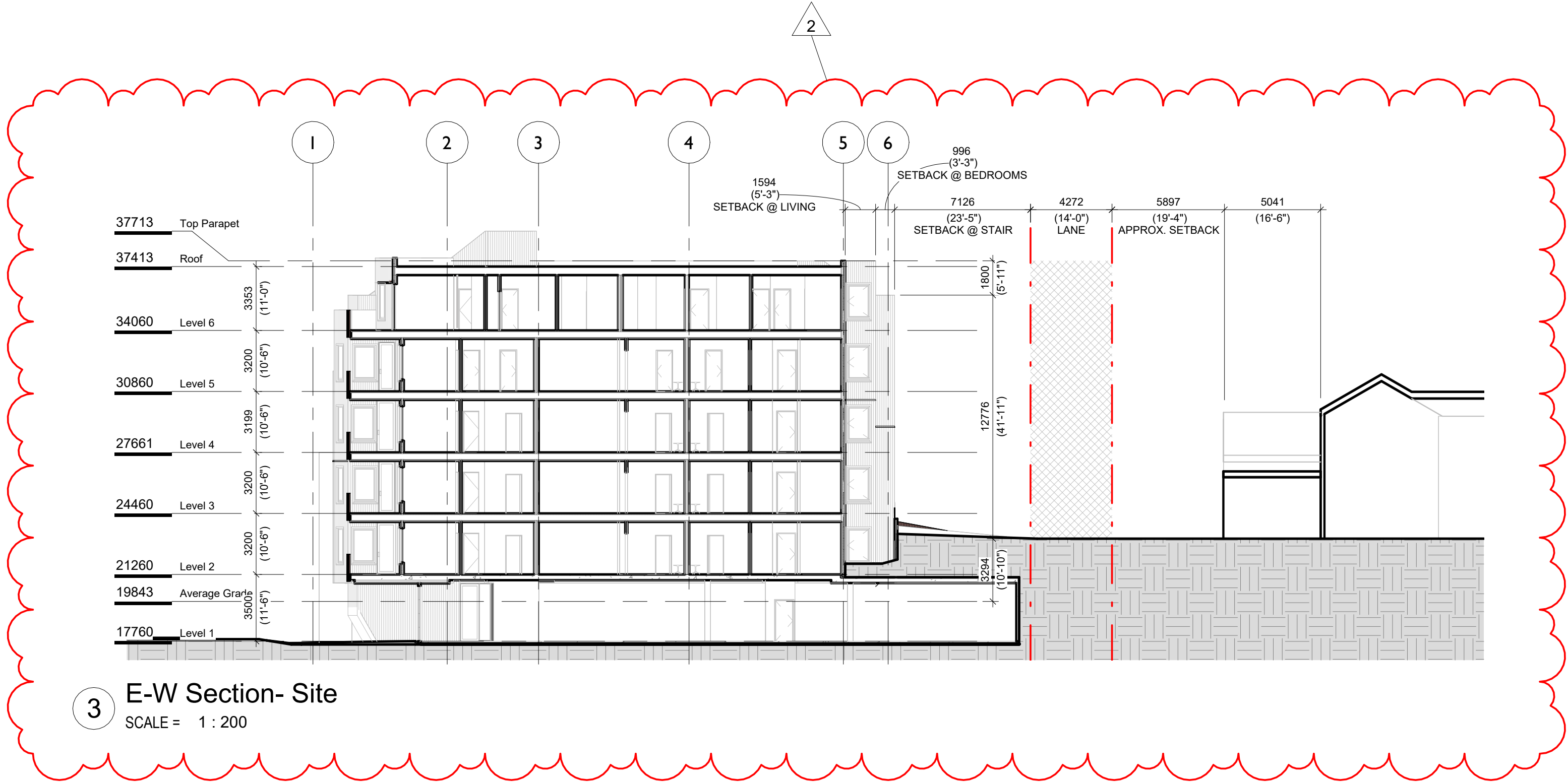
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Sheet #
A201

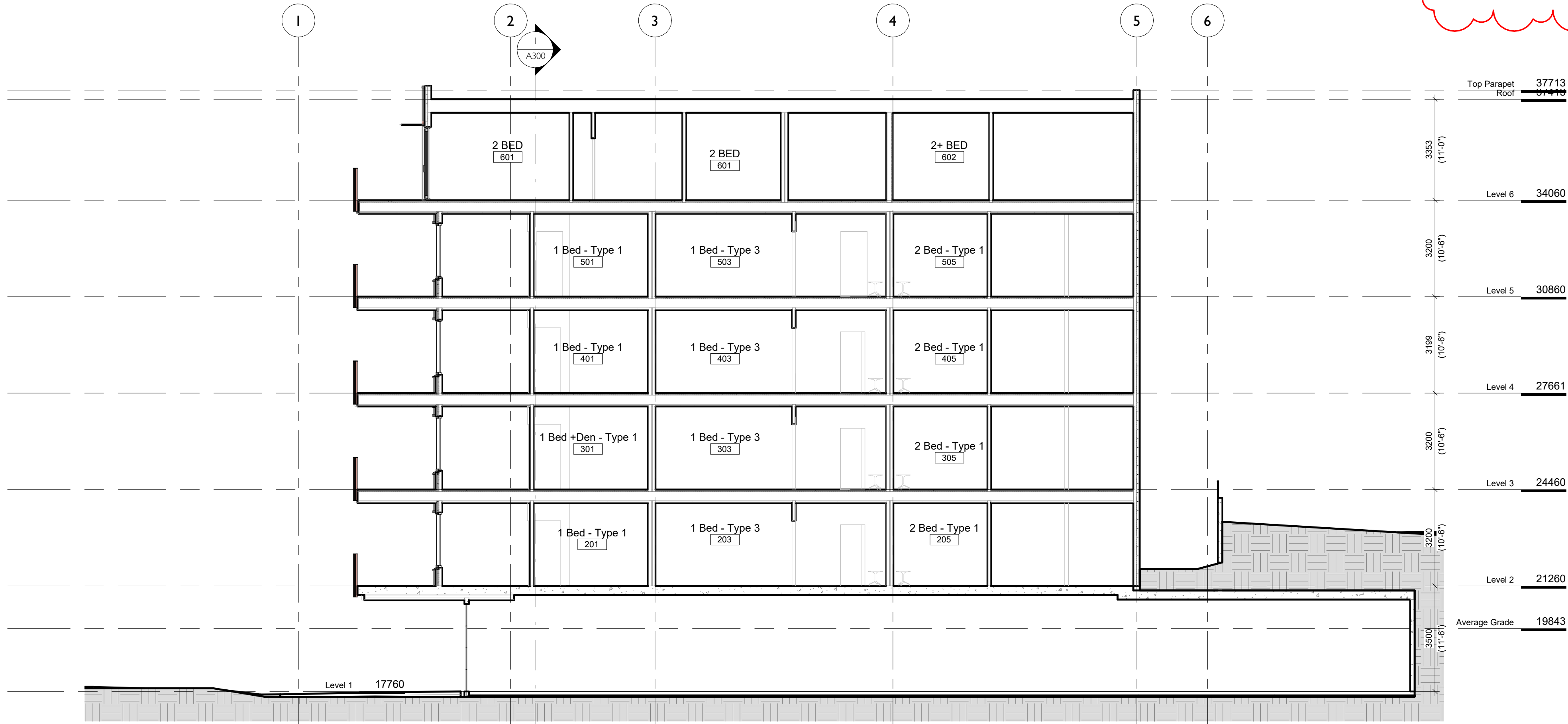
2023-08-24
8/22/2023 1:56:20 PM



1 N-S Section
SCALE = 1 : 100



3 E-W Section- Site
SCALE = 1 : 200



2 E-W Section
SCALE = 1 : 100

| 1 | Rezoning R1 | Aug. 22, 2023 |
|-----|-----------------------------------|---------------|
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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| Kingsway Residences | | |
|--|-------------------|-----------------|
| Streamside Homes 3045, 3053, 3063 Kingsway Ave, Port Alberni, BC | | |
| Sheet Name | Building Sections | |
| Date | Aug. 22, 2023 | |
| Scale | As indicated | Project # 2221 |
| | Revision | Aug. 22, 2023 1 |
| | Sheet # | A300 |

2023-08-24

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Kingsway Street View



Kingsway Street View



View from Lot to the South

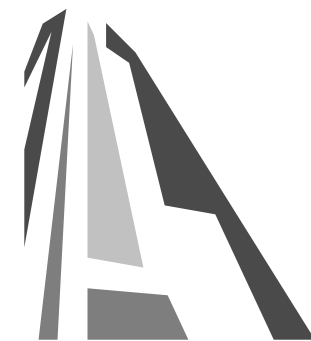


Laneway View



Kingsway Street Elevation

| 1 | Rezoning R1 | Aug. 22, 2023 |
|-----|-----------------------------------|---------------|
| | Issued for Rezoning | June 20, 2023 |
| | Issued for Pre-Application Review | May 30, 2023 |
| NO. | DESCRIPTION | DATE |



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Kingsway Residences

Streamside Homes
3045, 3053, 3063 Kingsway
Ave, Port Alberni, BC

Sheet Name
Renderings / 3D Drawings

Date
Aug. 22, 2023

Scale
Project #
2221

Revision
Aug. 22, 2023
1

Sheet #
A900

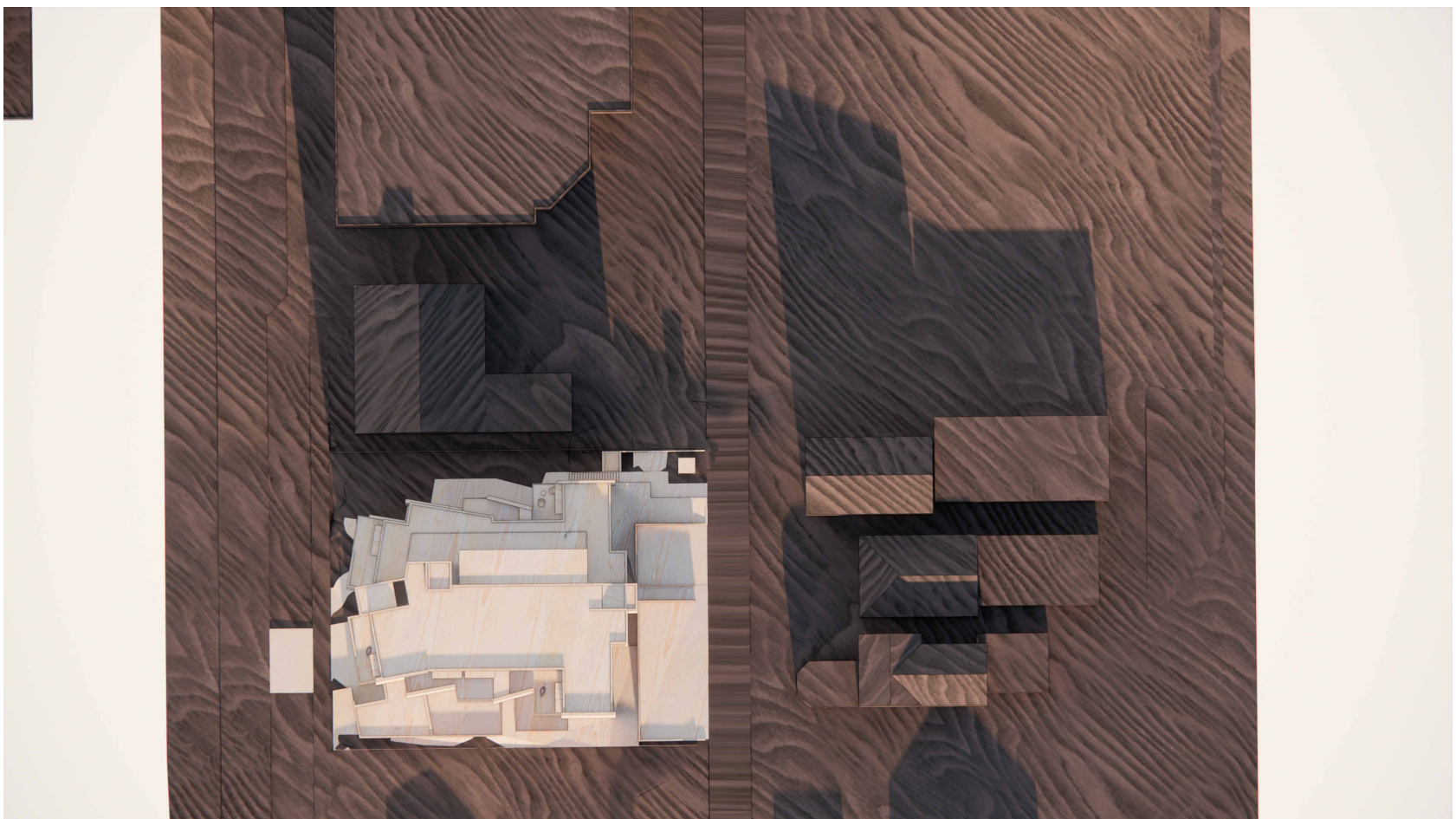
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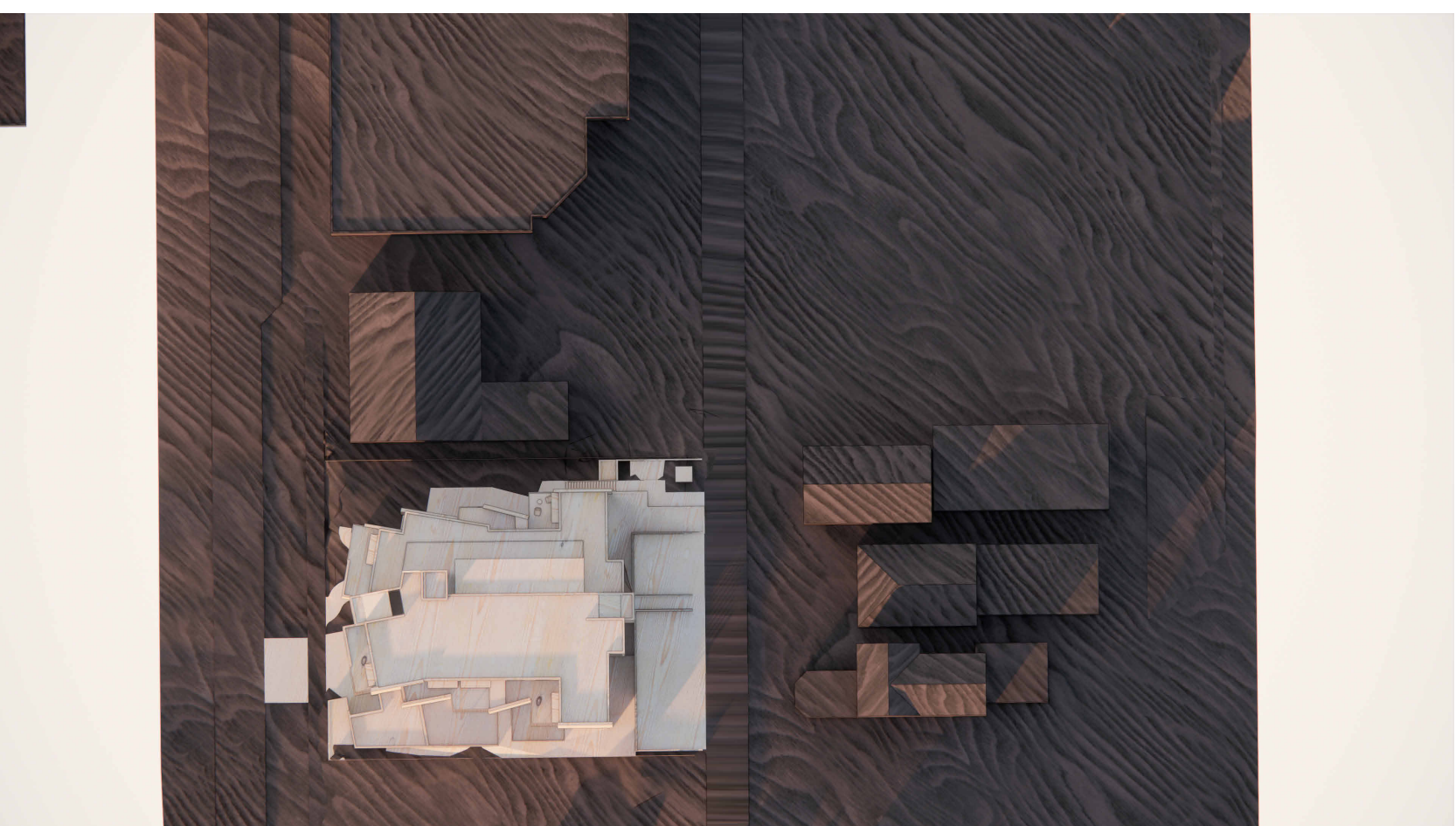
Winter Solstice



9AM

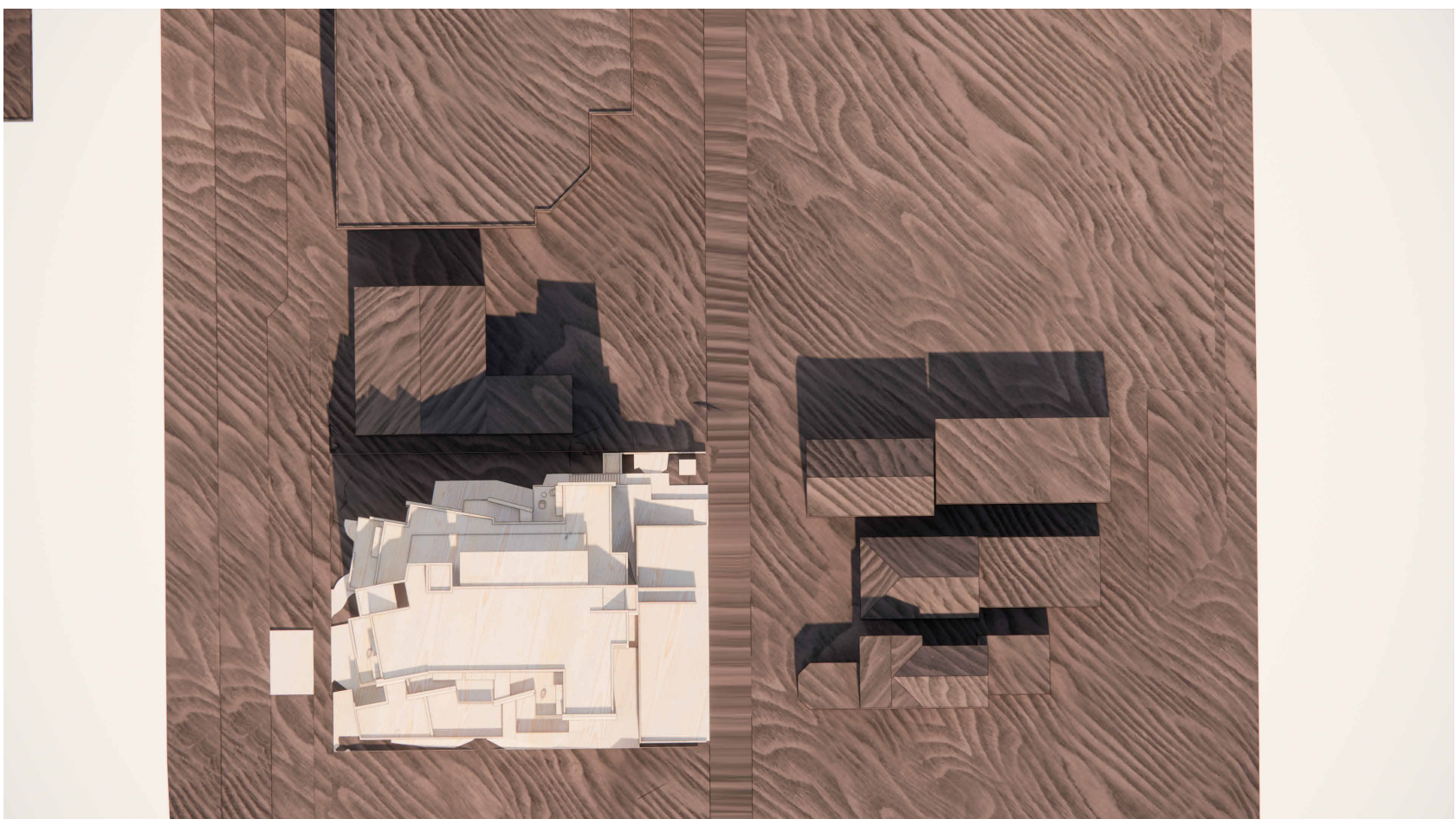


NOON

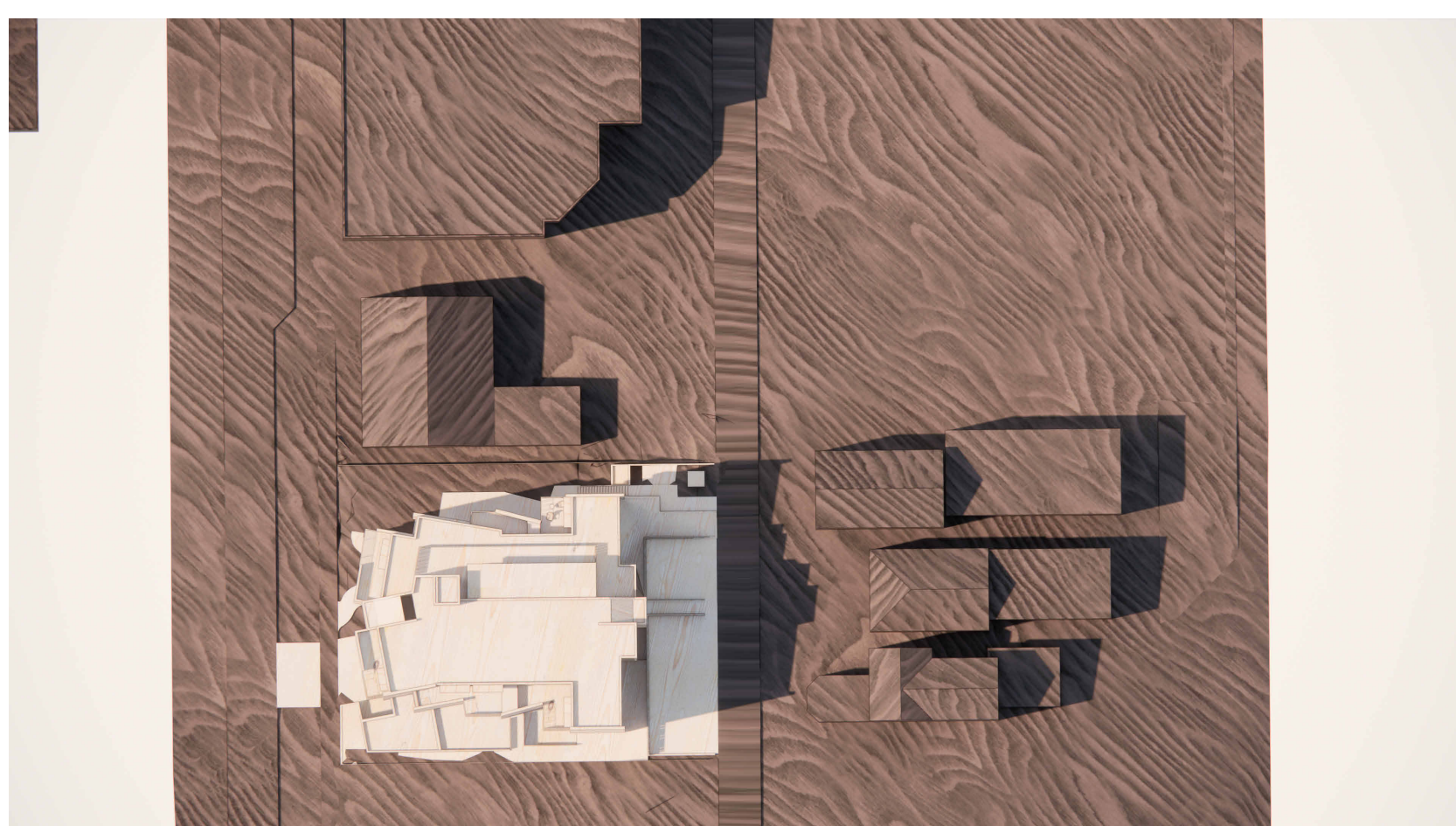
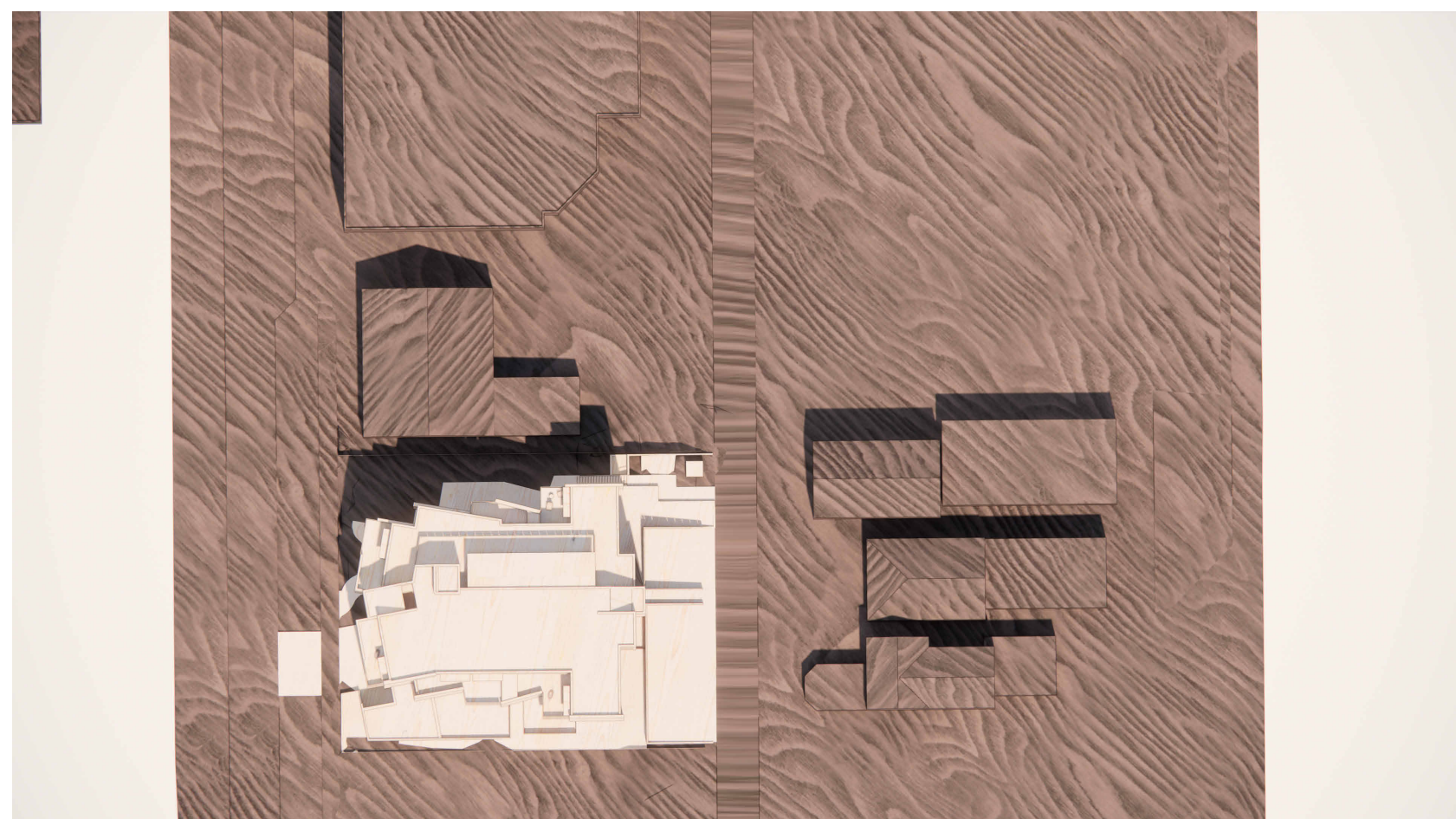


4PM

Equinox



Summer Solstice



| | | |
|-----|---------------------|---------------|
| 1 | Reasoning R1 | Aug. 22, 2023 |
| | Issued for Rezoning | June 20, 2023 |
| NO. | DESCRIPTION | DATE |



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| | | |
|--|---------------|------|
| Kingsway Residences | | |
| Streamside Homes 3045, 3053, 3063 Kingsway Ave, Port Alberni, BC | | |
| Sheet Name | Sun Study | |
| Date | Aug. 22, 2023 | |
| Scale | Project # | 2221 |
| | Revision | 1 |
| | Aug. 22, 2023 | |
| | Sheet # | A901 |

2023-08-24

8/22/2023 1:56:29 PM