



**To: Port Alberni Advisory Planning Commission**

Ken McRae (Chair)	Ken Watts (Tseshahṭ/č išaaṭaḥ First Nation)
Ed Francoeur (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/Deputy CAO

Copy: Larry Ransom - (Alternate - School District #70)  
Natasha Marshall, Les Sam (Alternate - Tseshahṭ (č išaaṭaḥ) 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. Tim Pley

Date: October 14, 2021

Re: Advisory Planning Commission Meeting  
**Thursday, October 21, 2021 at 12:00 pm**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, October 21, 2021 at 12:00 pm** in the **Council Chambers at City Hall** (4850 Argyle St.). Please ensure that you 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/č išaaṭaḥ First Nations.
- 2. Minutes** of the September 29, 2021 meeting of the Advisory Planning Commission.
- 3. DEVELOPMENT APPLICATION –** Proposed Official Community Plan bylaw and Zoning Bylaw Amendments  
**4210 Cedarwood Street**  
*Lot A, District Lot 1, Alberni District, Plan EPP9096, PID:028-345-584; and a portion of*  
**4222 Cedarwood Street**  
*Lot 15, Block 5, District Lot 1, Alberni District, Plan VIP11410 Except Plan EPP9096 & Except that Part Leased to Stepping Stones Daycare, PID: 005-022-266*  
**Applicant:** W. Samuel dba Citaapi Mahtii Housing Society

4. **Status Update** – Director of Development Services/Deputy CAO
5. **Other business**
6. **Adjournment** - The next regular APC meeting is scheduled for **November 18, 2021**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on September 29, 2021 at 12:00 p.m.  
(Via remote access through Zoom software platform)**

**Commission Members Present**

Ken McRae (Chair)  
Stefanie Weber  
Amy Anaka  
Jolleen Dick, Councillor, Hupačasath F.N.  
Chris Washington, S.D.70 Liaison  
Callan Noye  
Joe McQuaid  
Ken Watts, CEO Tseshah (č išaa?ath) F. N.  
N. Marshall (Alt. – Tseshah (č išaa?ath) F.N)

**Staff**

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

**Guests**

Members of the Public: None  
E. Frood, ACAWS (Applicant)  
N. Sharp, BC Housing (Applicant)  
F. Dow, Architect (Applicant)

**Regrets**

Andre Guerin, P.A.F.D. Liaison  
Amy Needham, Parks Operations Liaison  
Councillor Deb Haggard, Council Liaison  
Peter Dionne, R.C.M.P. Liaison  
Ed Francoeur (Vice-Chair)

**Alternates (not in attendance)**

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

**2. Minutes - Adoption of July 15, 2021 Minutes**

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the July 15, 2021 regular meeting.*

**(Washington / McQuaid ) CARRIED**

**3. DEVELOPMENT APPLICATION: Proposed Zoning Bylaw Amendments**

**5405 Argyle St.**

*Lot A, District Lots 1 and 118, Alberni District, Plan VIP13074. PID: 003-925-536*

**Applicants:** Parmtronics Marine Ltd. Inc. No. BC 0419343

- The City Development Planner (B.M.) summarized his report dated August 19, 2021.
- APC discussed the proposed amendments and report.
  - Broad discussion of the following significant topics:
    - ♦ Residential above Commercial uses on this site
    - ♦ Changes of use in the Harbour Quay area and impacts of OCP update process
    - ♦ Parking challenges

- The APC was generally supportive in principle of recommending that the City support the development of one or two suites above commercial space for this specific site. The need for housing in the community was cited and it was noted that this building is the only one at Harbour Quay, at this time, where residential above commercial is an option so the impact on Harbour Quay would not be a major change to the site that already has one suite above the commercial space. The upcoming review and development of a new Official Community Plan (OCP) may impact Harbour Quay more significantly and APC felt that the OCP review should be used to help to determine any future policy and direction changes for the Harbour Quay area.
- The APC considered the impact of a zoning change versus the recommended amendment to the W1 Waterfront Commercial zone. The recommended site specific amendment would allow the OCP review to proceed without prematurely impacting the current vision for the Harbour Quay area. It was noted that there are many empty commercial spaces within the community that would be more suitable for office use than the Harbour Quay.
- It was agreed that 'Office' as a principal use was not a desirable objective for the Harbour Quay. The recommendation to allow several very specific types of personal service uses rather than incorporating all of the uses permitted in the definition of 'personal services' was discussed and supported. It was noted that the recommended services permitted did not include a review of marine traveler service needs and that integration with Port Authority boat traffic services could be examined in future. Overall the APC was supportive of limiting the types of permitted personal services to those contained in the staff recommendation.
- The limited parking available at Harbour Quay, and the resulting challenges, were discussed. The APC voiced concerns regarding the designation of parking for residences above the commercial space. The APC supported the recommendation that the applicant be required to enter into an agreement with the City for management of residential street parking. Creativity may be required to satisfy parking needs and the neighbouring Train Station property was noted as a possible avenue to explore for off-site parking. Permitting of the tenants' vehicles to allow for street parking in undesignated/unguaranteed spots within a specific area was also mentioned as a possible solution that has been used successfully in Nanaimo. From a parking perspective the negative impact of allowing for "Offices" as a permitted use at Harbour Quay would be high.
- General discussion about the nature of the recently expired Temporary Use Permit (TUP) and the Planner noted that applying for an extension of the TUP was not the applicant's preference.

**Motions:**

1. *That the Advisory Planning Commission recommend to City Council that:*

- a) The following site-specific 'Personal Service' uses be added to the W1-Waterfront Commercial zone for the property at 5405 Argyle Street: Barber, Beauty Shop, Salon, Spa;*
- b) That 'Residential Above Commercial' be added to the W1-Waterfront Commercial zone as a site-specific use for the property at 5405 Argyle Street;*
- c) Prior to Final Adoption of the amending Bylaw the owner of 5405 Argyle Street be required to enter an agreement with the City for management of residential street parking.*

**( Anaka / Washington ) CARRIED**

**4. DEVELOPMENT APPLICATION – Proposed Official Community Plan Bylaw and Zoning Bylaw Amendments**

**4440 Vimy Street**

**Lot A, EPP110782**

**Applicant:** Nicola Sharp dba BC Housing Management Commission

- The City Development Planner (P.L.) summarized his report dated September 23, 2021.
- APC discussed the proposed amendments and report as follows:
  - The diversity of commercial, residential, recreational and light industrial uses in the area was noted.
  - The applicants have presented a design that is very compatible with residential development.
  - The applicant clarified the intended staffing for the facility indicating that it would be staffed seven (7) days a week but would not be staffed 24 hours a day.
  - The applicants were commended and thanked for proposing a much needed facility into the community.

**Motions:**

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot A, EPP110782 located at **4440 Vimy Street**:*

- a) Amend the Official Community Plan (Schedule A - Future Land Use Map) to change the designation on a portion of 4440 Vimy Street from '**Parks and Open Space**' to '**Institutional**'.*
- b) Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on 4440 Vimy Street from '**P2 Parks and Recreation**' to '**P1 Institutional**'.*

**( Anaka / Washington ) CARRIED**

**5. STATUS UPDATE:**

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

- OCP RFP – six submissions received are in review.
- Colin Evans – OCP/ZON amends for 4905 Cherry Ck Rd received 3<sup>rd</sup> reading on Sep. 27 and will go to an upcoming Council meeting for Final Adoption.
- City owned land RFP's – Director of Development Services/Deputy CAO has been directed by Council to take appropriate next steps with submissions that Council would like to focus on.

**6. OTHER BUSINESS - None**

- 7. ADJOURNMENT** – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **October 21, 2021**.

**( McRae / Anaka ) CARRIED**

Ken McRae (Chair)



APC-SummaryMinutes-Sep29-2021.docx



# 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: Price Leurebourg, Development Planner

DATE: October 13, 2021

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**SUBJECT: DEVELOPMENT APPLICATION – Proposed Official Community Plan bylaw and Zoning Bylaw Amendments**  
**4210 Cedarwood Street**  
*Lot A, District Lot 1, Alberni District, Plan 2EPP9096 (PID: 028-345-584)*  
**Applicant: Citaapi Mahtii Housing Society**

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### **ISSUE**

For consideration is a joint application for map amendments to the Official Community Plan (OCP) and the Zoning Bylaw. The subject property is located at 4210 Cedarwood Street. The applicant is proposing to rezone and re-designate the property to allow *multi-family* housing to be built.

### **BACKGROUND**

The City of Port Alberni has received a development application for 4210 Cedarwood Street requesting amendments to the Official Community Plan and Zoning Bylaws. The applicant proposes to re-zone the property in order to facilitate the construction of a 4-storey residential building. The development will provide 35 dwelling units, ranging from studios to four-bedroom units.

The Citaapi Mahtii Housing Society propose to demolish the vacated Cedarwood school and develop the site with the hopes that it will help to address the housing deficit within the First Nations community. The location is central and close to schools, shopping, hospitals, government services, parks, and playgrounds. The project will also provide indoor and outdoor amenity spaces for the residents.

The development will be in partnership with BC Housing and the City of Port Alberni. It will be built to meet the BC Housing Design and Construction Standards, and the new provincial standards for energy efficiency and sustainability.

The site is currently owned by the City of Port Alberni. In December 2019, the City of Port Alberni and the Ahousaht First Nation entered into a Memorandum of Understanding (MOU) with the objective of working together to address the need for safe and accessible housing for Ahousaht members in the community. Though not legally binding, the MOU outlines the

intention to sell the land at 4210 Cedarwood Street for the purpose of building the housing facility, OCP amendment, Zoning Bylaw amendment, development and building permit approvals.

The following OCP and Zoning Bylaw amendments are proposed:

1. The subject property, is currently designated '**Institutional**' on the Official Community Plan Schedule A – Land Use Map. An amendment is requested to change the designation of the property to '**Multi-Family Residential**'.
2. The subject property, is not currently designated **as being in one of the Development Permit Areas** on the Official Community Plan Schedule B – Development Permit Areas Map. An amendment is requested to designate the property as '**Multi-Family Residential**' in D.P. Area 1.
3. The subject property is currently zoned '**P2 Parks and Recreation**' on the Zoning Bylaw Schedule A – Zoning Map. An amendment is requested to rezone the subject property to '**RM3 High Density Multiple Family Residential**' zone.

## **DISCUSSION**

### **Official Community Plan Policy**

The OCP sets the policy direction for the City regarding the designation and regulation of land use. The land use categories established in the OCP are intended to guide community development; however, the OCP is also considered to be a “living document” and Council may consider OCP amendments that respond to changing circumstances within the City. Relevant provisions are discussed below.

In Section C - Plan Goals and Land Use Objectives, item 1.5 *Community* lists the following goals:

- *To ensure that a range of housing choice is provided in order to meet the needs of current and future residents*
- *To ensure services are accessible and promote a vibrant, healthy, united, safe and livable community*

Additionally, General Provisions within the OCP establish broad housing objectives that align with institutional housing as a use within the community:

- *The City supports efforts to provide integrated special needs, affordable, and rental housing within the community*
- *The provision of a wide range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged*

The proposed development is compatible with the Multi-Family Residential use designation, and there are numerous provisions for this type of housing facility in the OCP. The Multi-Family Residential land use designation is also consistent with the surrounding neighbourhood, which



features a high concentration of lands designated Multi-Family Residential, Institutional, General Commercial.

### Development Permit Area

The subject property is not currently within a Development Permit Area. If the property is re-designated as Multi-Family Residential, the property would then be added to the Development Permit Area No. 1 Multi-Family Residential. Section 488 of the Local Government Act allows Development Permit Areas to be established to regulate the form and character of commercial, industrial, or multi-family development.

### Zoning

The subject property is currently zoned *P2 – Parks and Recreation*. The applicant is proposing to rezone the property to *RM3 – High Density Multiple Family Residential* to allow the development of a multi-family residential building.

### Surrounding Area

A multi-family residential use at 4210 Cedarwood Street is consistent with the surrounding neighbourhood, which is composed largely of properties zoned for parks and recreation, multifamily and single-family residential use. A direction-based summary of neighbourhood composition is provided below:

<b>Table 1 – Neighbourhood Land Use Mix</b>	
North	R1 – Single Family Residential C3 – Service Commercial
South	R1 – Single Family Residential RM2 – Medium Density Multiple Family Residential.
East	P2 – Parks and Recreation
West	C3 – Service Commercial RM2 – Medium Density Multiple Family Residential

### Site Plan

The applicant has submitted a full development proposal as part of their application (attached). A four-storey residential building with an attached one-storey cultural centre is proposed to be located along the east property line. Two driveways exist to the site, with one leading to the dwellings and the other to the cultural centre. Parking is provided off both driveways.

<b>Table 2 – Proposed Dwelling Units</b>	
Studio	8
One bed	7
Two beds	4
Three beds	12
Four beds	4
<b>Total</b>	<b>35</b>

A review of the proposed development confirms that it will meet most of the requirements of the Zoning Bylaw including the *Site Development Regulations* of the *RM3 – High Density Multiple Family Residential Zone*. The maximum height of the building is exceeded by 4.1 feet, requiring a variance. The current proposal will also require a variance of 11 stalls (26%) as shown in Table 4. Planning staff have notified the applicants that the department will not support this level of variance for parking at the development permitting stage. Staff have recommended a variance of no greater than 4 stalls (9.1%) to allow for a minimum of 1 parking space per unit (35) and 5 spaces for visitors or guests.

Table 3 - 5.31 P1 Site Development Regulations				
	Required		Proposed	
Minimum Lot area	1,120 m <sup>2</sup>	(12,056 ft <sup>2</sup> )	16,610 m <sup>2</sup>	(54,495 ft <sup>2</sup> )
Minimum Frontage	30 m	(98.4 ft)	30.6 m	(100.5 ft)
Maximum Coverage	50%		25.8%	
Minimum Setbacks				
Front yard	6 m	(19.7 ft)	5.97 m	(19.6 ft)
Rear yard	9 m	(29.5 ft)	9 m	(29.5 ft)
Side yard	5 m	(16.4 ft)	5 m	(16.4 ft)
Side yard	5 m	(16.4 ft)	5 m	(16.4 ft)
Maximum Height, Principal Building	14 m	(45.9 ft)	15.24 m	(50 ft)
Maximum Number of Principal Building Storeys	4		4	

<b>Table 4 - 7.9 Required Amount of Parking</b>		
	<b>Required</b>	<b>Proposed</b>
Multiple Family Dwellings <ul style="list-style-type: none"> <li>1.25 per dwelling unit (35 units)</li> </ul>	44	33 (-26%)

<b>Table 5 - 7.5 Accessible Parking Requirements</b>		
	<b>Required</b>	<b>Proposed</b>
Accessible Stalls <ul style="list-style-type: none"> <li>1 for the first 20 required parking spaces</li> <li>1 for each additional 50 required parking spaces</li> </ul>	2	7

### Transportation and Access to Services

Subject property is not within convenient walking distance of commercial services. However, the property is located within easy walking distance of a variety of indoor and outdoor public recreational facilities. Residents of the proposed facility will also have convenient access to public transportation as the property is located within a five-minute walk of Routes 2 and 3, west of Alberni District Secondary School.

### Infrastructure and Site Servicing

Connections will be made to nearby water, sewer, and storm mains as per City requirements. The location of these connections, and the capacity of existing infrastructure must be assessed by the developer's engineer, and approved by the City's Engineering Department. All matters related to servicing and security for the required works shall be addressed at a later stage.

<b>Table 6 – Infrastructure and Site Servicing</b>	
Water	150 PVC main on Cedarwood (installed 1985): north and west of site.
Sewer	150 VIT main on Cedarwood: west of site.
Storm	Storm drain on Cedarwood: north and west of site.
Sidewalks	No sidewalks on streets surrounding the site.

### REFERRALS

In reviewing land use OCP and Zoning Bylaw amendments staff request referral comments from various City departments and external agencies. The following table summarizes the feedback received for this development application.

<b>Table 7 – Referral Comments</b>		
<b>Comment</b>	<b>Name</b>	<b>Date (mm/dd/yy)</b>
No concerns from Telus.	Telus	6/30/2021
No conflict with gas for this one however there is an existing gas service to the lot, but it's not going to be in conflict due to the development. The customer will have to call in an abandonment order prior to demolishing the existing building.	Fortis	7/5/2021
If approved we request the developer contact us in advance to plan mail delivery. A developer supplied Lock Box Assembly will be required and we will need access via our master lock in the intercom.	Canada Post - Nanaimo	6/25/2021
A.N. – Parks has no objections or concerns. (Jun 30/21) W.T. – No objections or concerns. (July 6/21)	Parks, Recreation, Heritage	6/30/2021
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.	VIHA	7/9/2021
MoTI has no objections to this rezoning application. Thank you.	Min. of Transportation	6/29/2021

## **CONCLUSIONS**

The proposal for 4210 Cedarwood Street is being brought forward to the Advisory Planning Commission for review, and the APC will provide Council with a recommendation on how to proceed with the application. In considering the proposed OCP and Zoning Bylaw amendments the Advisory Planning Commission and City Council should consider whether it is appropriate for the site and for the community. The APC's recommendation on the proposal will be included in a future Council report to assist in their decision on the matter.

Staff have identified the following rationale in support of the proposed OCP and Zoning amendments:

### ***OCP Amendments***

- A change in OCP land use designation for the property from *Institutional* to *Multifamily Residential* is consistent with adjacent land uses
- The proposed development aligns with objectives for community and housing in the OCP

### *Zoning Amendments*

- A change of zone from P2 – *Parks and Recreation* to RM3 – *High Density Multiple Family Residential* to allow a multi-family residential building is consistent with the surrounding neighbourhood
- The proposed development does not meet the parking requirements of the Zoning Bylaw
- The proposed development meets the *Site Development Regulations* of the RM3 – *High Density Multiple Family Residential* zone, including minimum lot size and setbacks

The Planning Department supports proceeding with the proposed amendments; however, it must be noted that this support does not extend to the parking variances required as a result of the current plans. The development is proposed in a suitable location and staff supports the amendments, but modifications to the plan are required at the development permitting stage. The applicants have been advised that staff is prepared to support a parking variance of 4 stalls (9.1%) rather than the 11 (26%) requested. This recommended change would allow for 40 parking spaces with 1 for each unit (35) and an additional 5 for visitors and guests

### **OPTIONS**

1. Recommend to Council that staff proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw, with conditions outlined below.
2. Recommend to Council that staff do not proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw.
3. Request that staff gather additional information before proceeding with a recommendation for Council to consider.

### **RECOMMENDATIONS**

The Planning Department recommends Option #1, with additional conditions outlined below. Neighboring residents will be invited to provide their input at the public hearing.

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot A. District Lot 1, Alberni District, Plan 2EPP9096 (PID: 028-345-584) located at **4210 Cedarwood Street**:*
  - a) *Amend the Official Community Plan (Schedule A - Future Land Use Map) to change the designation of 4210 Cedarwood Street from '**Institutional**' to '**Multi-Family Residential**'.*
  - b) *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to change the designation of 4210 Cedarwood Street to **D.P. Area 1 'Multi-Family Residential**'.*
  - c) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on 4210 Cedarwood Street from '**P2 Parks and Recreation**' to '**RM3 High Density Multiple Family Residential**'.*
2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before Council considers final adoption:*
  - a) *Submit security in the amount required for completion of the required Water and Sanitary*

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*Sewer and Storm works as determined by the City's Engineering Department.*

Respectfully submitted,



Price Leurebourg,  
Development Planner

Reviewed by,

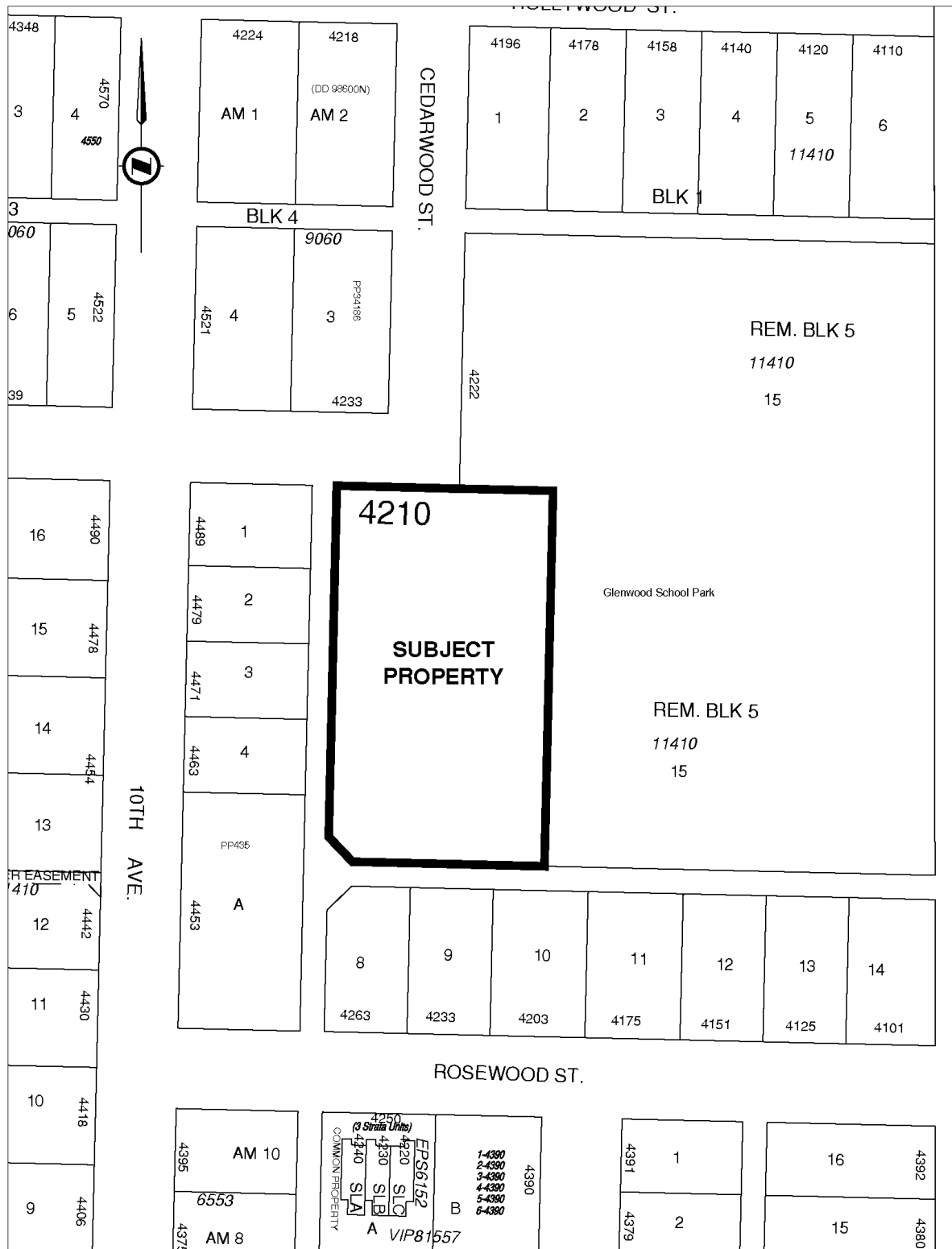


Scott Smith, MCIP, RPP  
Director of Development Services

## **ATTACHMENTS/REFERENCE MATERIALS**

- a) Subject Property Map – 4210 Cedarwood Street
- b) OCP Land Use Map
- c) Zoning Bylaw Map – Schedule 4
- d) Description of Current Zone
- e) Description of Proposed Zone
- f) Development Proposal Drawings
  - 1. *Cover Sheet – A0.01*
  - 2. *3D Views – A0.02*
  - 3. *3D Views – A0.03*
  - 4. *Site Plan – A1.01*
  - 5. *Level 1 Floor Plan – A2.01*
  - 6. *Level 2 Floor Plan – A2.02*
  - 7. *Level 3 Floor Plan – A2.03*
  - 8. *Level 4 Floor Plan – A2.04*
  - 9. *Roof Plan – A2.05*
  - 10. *Elevations – A3.01*

## a) SUBJECT PROPERTY – 4210 Cedarwood Street



b) OCP LAND USE MAP:





c) ZONING BYLAW MAP – SCHDEULE 4:



## d) DESCRIPTION OF CURRENT ZONE:

***P1 – INSTITUTIONAL***

- 5.31 The purpose of this zone is to establish and maintain areas in which institutional *uses* can be accommodated and located in a manner complementary with surrounding *uses*.

5.31.1 Permitted usesPrincipal Uses

Ambulance station

Arena

Assembly, cultural or recreational facility

Childcare centre

Community care facility

Dormitory

Firehall

Hospital

Hostel

Medical service

Office

Parking lot

Personal service

Place of worship

Police station

Pound

School

Supportive housing

Transition house

Tutoring service

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16

Site Specific Accessory Uses as permitted under Section 5.31.4.

5.31.2 Site Development Regulations

Minimum Lot Area	540 m <sup>2</sup>	(5813 ft <sup>2</sup> )
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Minimum Frontage	15 m	(49.2 ft)
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Maximum Coverage	40%	
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Minimum Setbacks:

Front yard	7.5 m	(24.6 ft)
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Rear yard	9 m	(29.5 ft)
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Side yard	1.5 m	(4.9 ft)
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Maximum Height, Principal Building	12.5 m	(41 ft)
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Maximum Number of Principal Building Storeys	3	
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5.31.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.31.2, the total of both *side yards* must be equal or greater than 20% of the *lot width*.

- (b) *Community care facilities for seniors may include an accessory beauty shop or other provision of other personal services, limited to 16m<sup>2</sup> (172 ft<sup>2</sup>) in floor area and 2 service chairs, operating between the hours of 8:30 am to 5:00 pm, Monday to Friday and 9:00 am to 12:00 pm on Saturday.*

#### 5.31.4 Site Specific

##### A.

The following *Accessory Uses* are permitted on the property located at 5100 Tebo Avenue (Lot 1, District Lot 13, Alberni District, Plan VIP78180 (PID: 001-346-377)):

- Artist's studio
  - Cabinet making
  - Custom woodworking
  - Furniture repair and upholstery
  - Ornamental metal working
  - Printing, publishing and allied industry
  - Signs and displays industry
  - Small repair shop
- i. The following conditions apply to *Accessory Uses* listed in 5.31.4.A:
- a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
  - b) The total area occupied shall not exceed 1077 m<sup>2</sup> (11,592 ft<sup>2</sup>).
  - c) No retail activity is permitted as part of any business located on the property.

##### B.

Site - 4411 Wallace Street - Lot B, District Lot 1, Alberni District, Plan 32448 VIP78180 (PID: 000-154-130)

- i. Notwithstanding the maximum coverage provisions of Section 5.31.2, for the property known as Fir Park Village, a maximum coverage of 58% is permitted.

##### C. (Bylaw 4879)

Site - 4065 6th Avenue - Lot 16, District Lot 1, Alberni District, Plan 13685 lying to the North of a boundary parallel to and perpendicularly distant 150 feet from the Northerly boundary of said Lot 16 (PID: 004-625-919)

- i. The following accessory use is permitted:
- Restaurant
- ii. The following conditions apply to *Accessory Uses* listed in 5.31.4.Ci:
- a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
  - b) The total area occupied shall not exceed 481 m<sup>2</sup> (5180 ft<sup>2</sup>).

##### D.

Site – 2170 Mallory Drive – Lot 1, District Lot 1, Alberni District, Plan VIP77152  
(PID: 025-965-409)

- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
  - a) Small Engine Repair
  - b) Mechanic
  - c) Custom Woodworking

ii. The following conditions apply to uses listed in 5.31.4 Di:  
All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.

## e) DESCRIPTION OF PROPOSED ZONE:

***RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL***

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

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

<i>Multiple family dwelling</i>	1,120 m <sup>2</sup>	(12,056 ft <sup>2</sup> )
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Minimum Frontage

<i>Multiple family dwelling</i>	30 m	98.4 ft
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Maximum Coverage

50%

Minimum Setbacks:

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

1.2

Maximum Height, Principal Building

14 m	(45.9 ft)
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Maximum Number of Principal Building Storeys

4

5.16.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m<sup>2</sup> (484.4 ft<sup>2</sup>) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m<sup>2</sup> (193.3 ft<sup>2</sup>) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
  - (i) Where greater than seventy-five (75%) of the required off-*street* parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1; and
  - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

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





2. 3D Views– A0.02



1 NORTH VIEW



2 EAST VIEW

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3D VIEWS

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A0.02



### 3. 3D Views – A0.03



1 SOUTH WEST VIEW



2 NORTHWEST VIEW

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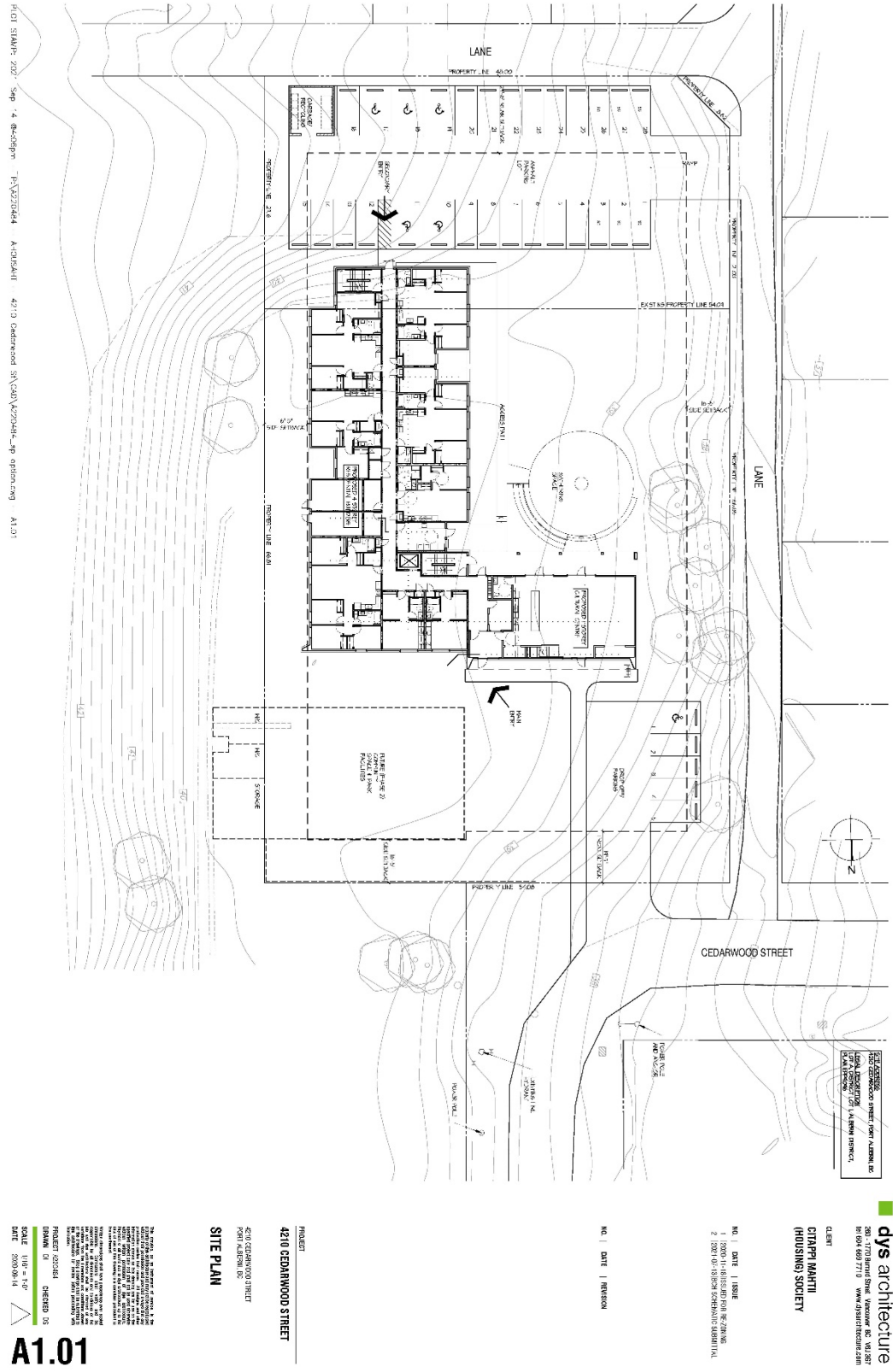
### 3D VIEWS

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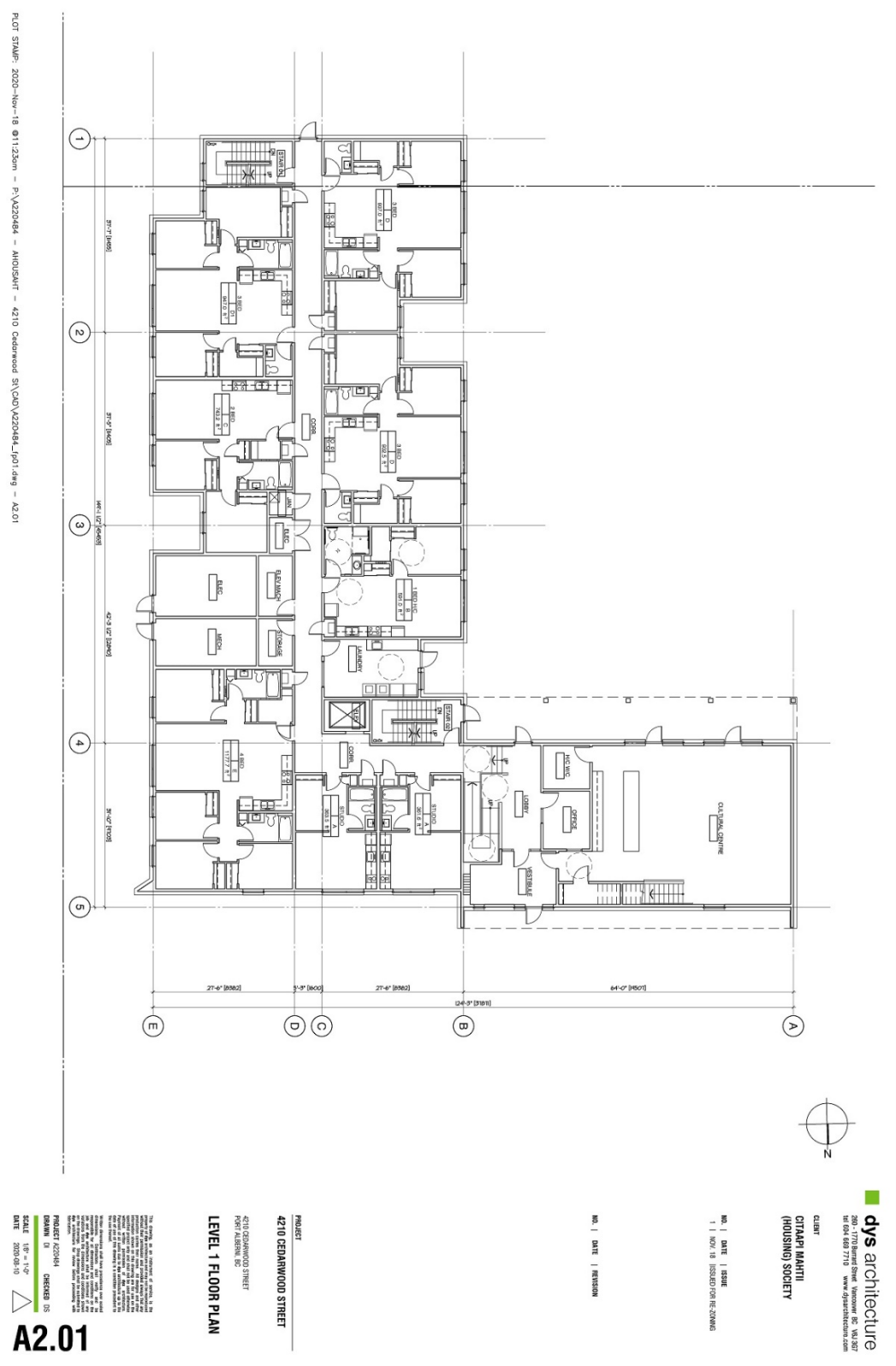
PROJECT A220464  
DRAWN 01 CHECKED DS  
SCALE NTS  
DATE 2020-03-10

## A0.03

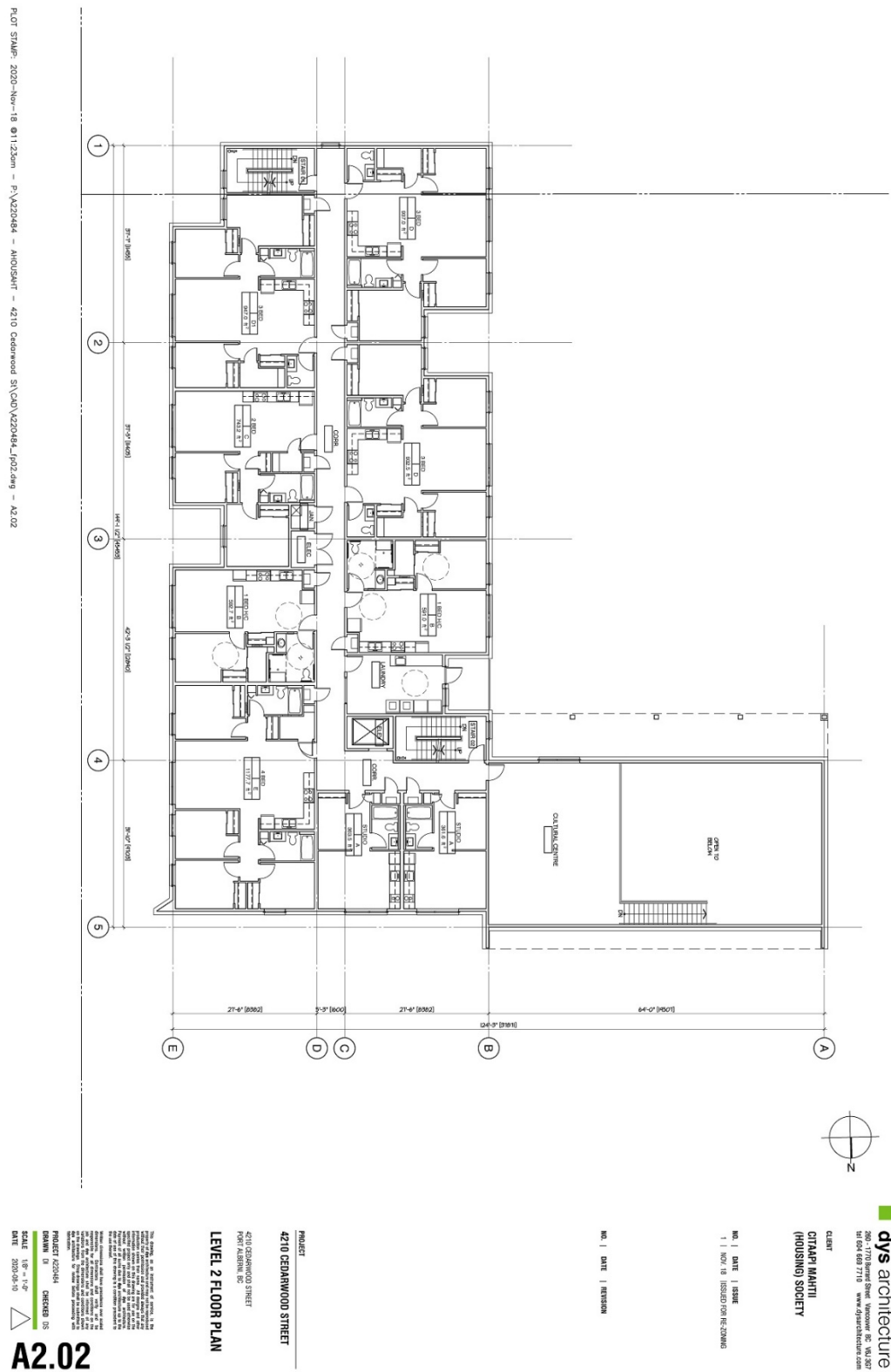
4. Site Plan – A1.01



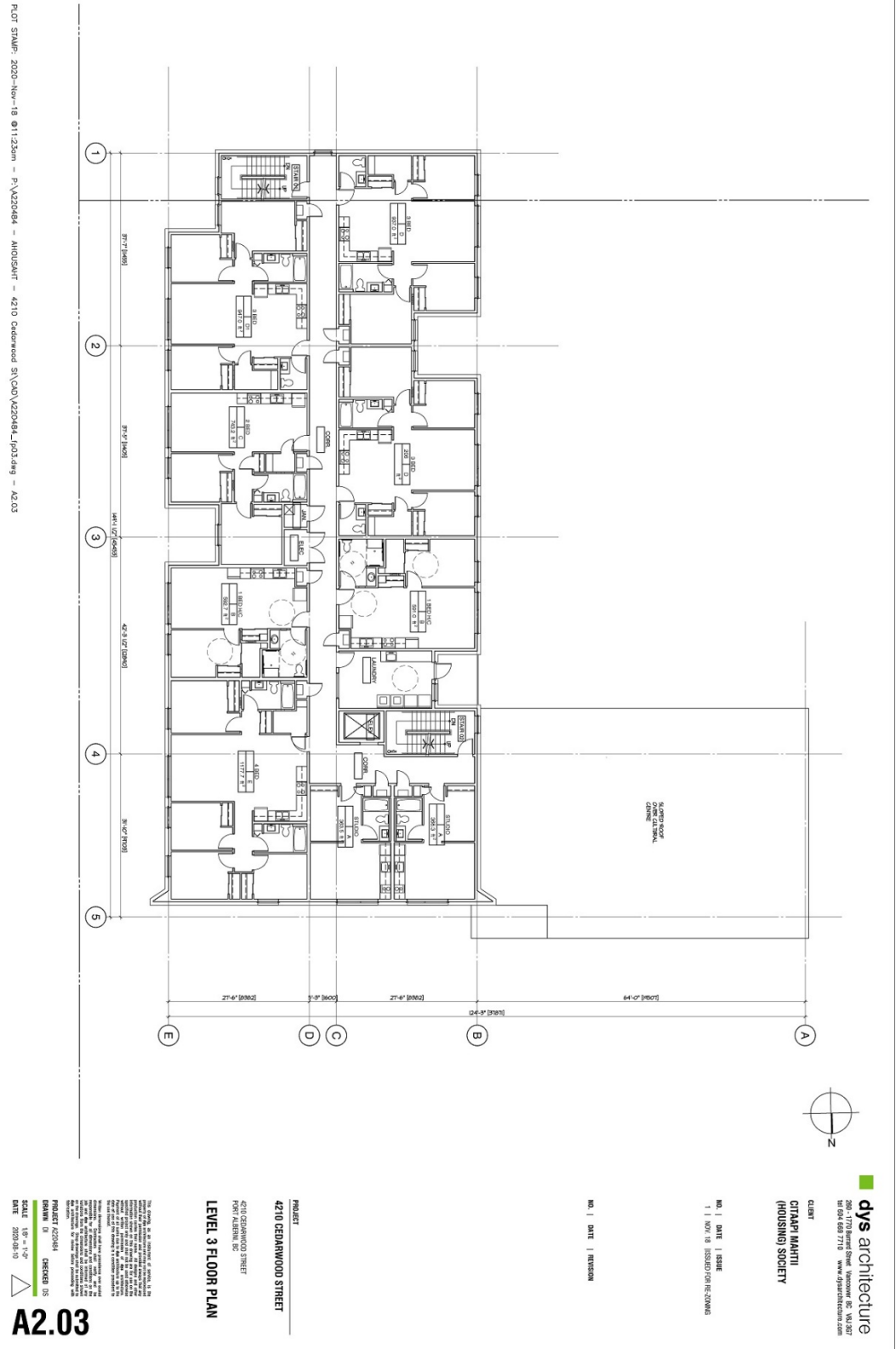
5. Level 1 Floor Plans – A2.01



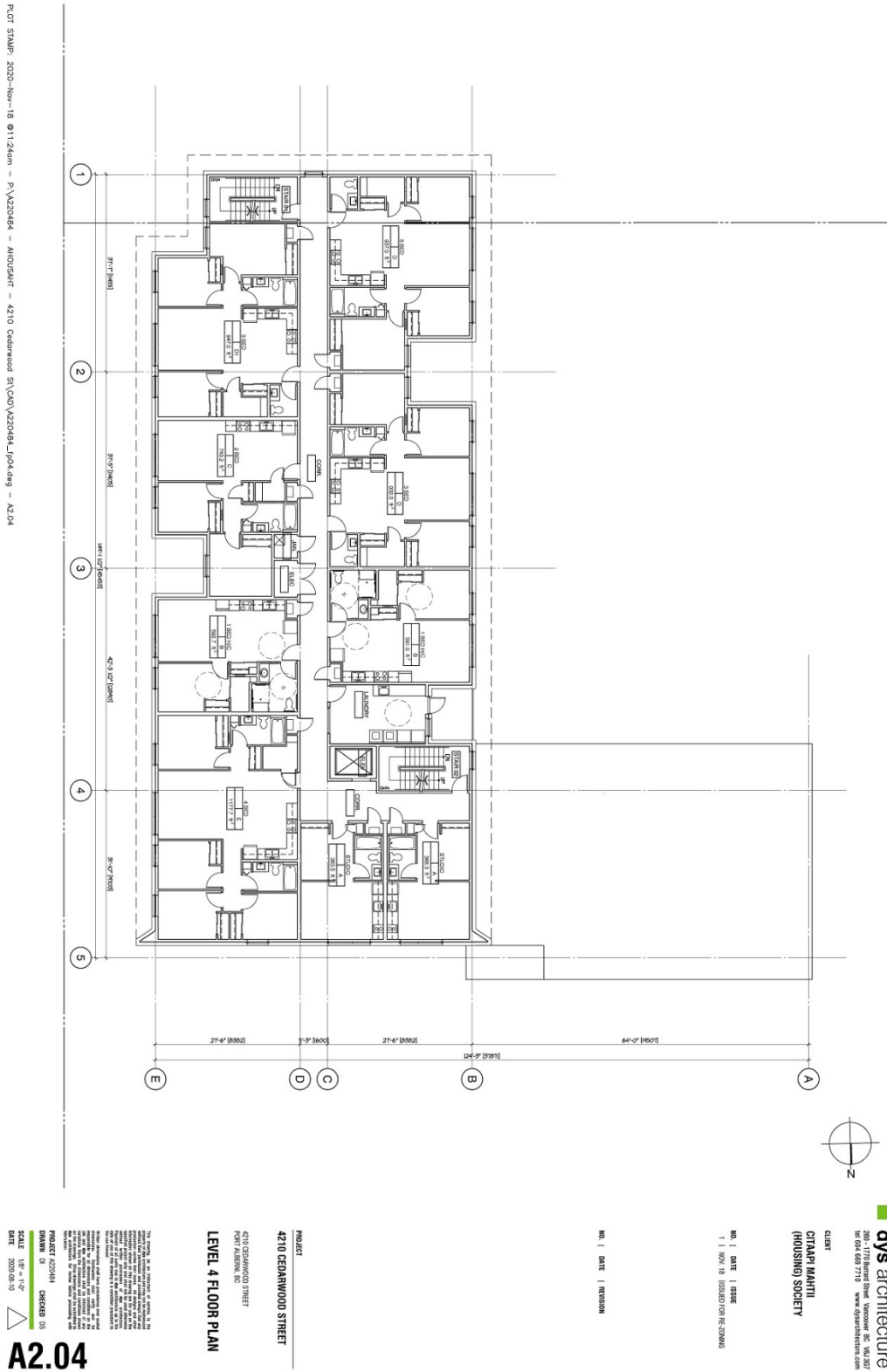
## 6. Level 2 Floor Plan – A2.02



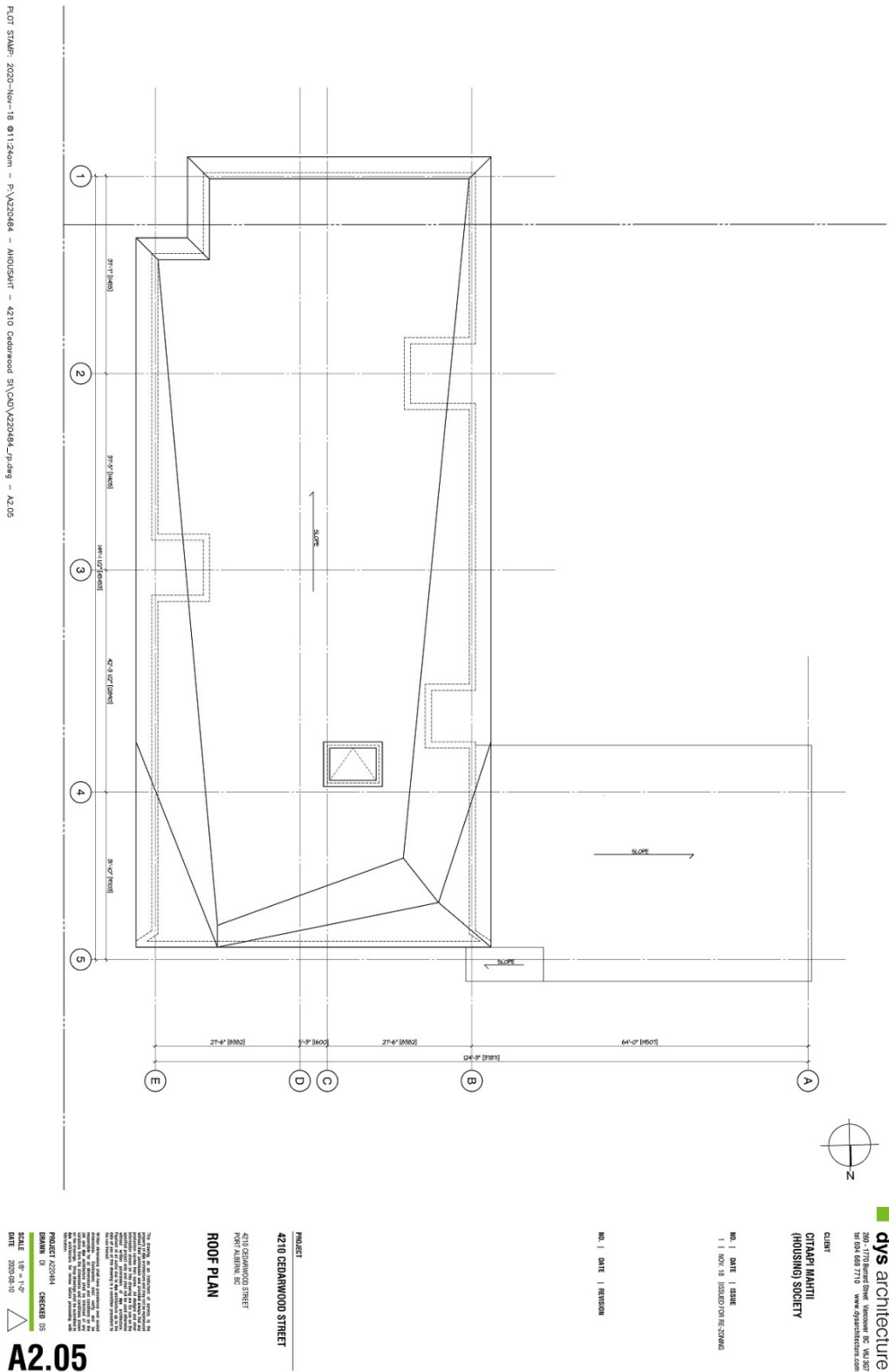
7. Level 3 Floor Plan – A2.03



## 8. Level 4 Floor Plan – A2.04



9. Roof Plans – A2.05





10. Elevations – A3.01

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ELEVATIONS

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**A3.01**