



To: Port Alberni Advisory Planning Commission

Ken McRae (Chair)	Chief Councillor Cynthia Dick (Tseshah First Nation)
John Douglas (Vice-Chair)	Chris Washington - (SD #70)
Amy Anaka	Sgt. Clive Seabrook, (R.C.M.P. Liaison)
Jim Tatoosh (Hupacasath First Nation)	Rick Newberry (P.A.F.D. Liaison)
Stefanie Weber	Rob Gaudreault (Parks Liaison)
Callan Noye	Councillor Deb Haggard (Council Liaison)
Ed Francoeur	

From: Katelyn McDougall, Manager of Planning

Copy: Councillor Helen Poon - (Alternate - Council Liaison)
Larry Ransom - (Alternate - School District #70)
Sgt. Peter Dionne – (Alternate – R.C.M.P. Liaison)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Darren Mead-Miller (Alternate – Tseshah First Nation)
City Clerk Dept.: Davina Hartwell; Twyla Slonski, Tanis Feltrin, Dawn McMurtrie
City Staff: Cara Foden, Brian McLoughlin, Tim Pley

Date: October 22, 2020

Re: Advisory Planning Commission Meeting
Thursday, October 29, 2020 at 12:00 pm (via Zoom remote access)

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, October 29, 2020** at 12:00 pm via Zoom. Please see email notification for details regarding the online meeting access via Zoom. If you have questions or are unable to attend please contact Brian McLoughlin (Tel: 250-720-2806 / email: brian_mcloughlin@portalberni.ca) or Cara Foden (Tel: 250.720.2850 / email: 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 Tseshah (č išaaʔath) First Nations
- 2. Minutes** of the August 20, 2020 meeting of the Advisory Planning Commission.
- 3. DEVELOPMENT APPLICATION: Proposed Official Community Plan bylaw and Zoning Bylaw amendments**
4305 Kendall Avenue
Lot B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634)
Applicant: S. dba BC Housing Management Commission
- 4. Status Update** – Manager of Planning
- 5. Other business**
- 6. Adjournment** - The next APC meeting is scheduled for **November 19, 2020**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on August 20, 2020
Via remote access through Zoom, at 12:00 p.m.)**

Commission Members Present

Ken McRae (Chair)
Callan Noye
Stefanie Weber
Amy Anaka
Ed Francoeur
Jim Tatoosh, Hupačasath F.N.
Chris Washington, S.D.70 Liaison
Rick Newberry, P.A.F.D. Liaison
Councillor Deb Haggard, Council Liaison

Staff

Katelyn McDougall, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaaʔath) F.N.
Sgt. Clive Seabrook, R.C.M.P. Liaison
Rob Gaudreault, Parks Liaison
John Douglas (Vice-Chair)

Guests

Members of the Public: None
Applicant: Luke Teufel

Alternates (not in attendance)

Larry Ransom (Alternate–SD70)
Councillor Helen Poon (Alternate–Council)
Peter Dione (Alternate–R.C.M.P.)
Darren Mead-Miller (Alternate – Tseshah F.N.)



1. Acknowledgements and Introductions –

- Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations.

2. MINUTES - Adoption of July 16, 2020 Minutes as amended.

MOTIONS:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the July 16, 2020 regular meeting as amended.

(Anaka / Washington) CARRIED

3. DEVELOPMENT APPLICATION: Zoning Bylaw amendment

5381 Falls St. - Lot 2, Section 9, Alberni District, Plan 8919 (PID: 005--487-081)

Applicants: L. Teufel dba Faithful Construction (agent for Axel Keding and Livia Keding M2)

- The Development Planner presented a summary of his report dated August 20, 2020.
- APC discussed the proposed amendments and report as follows:
 - Clarification of Falls Rd. versus Falls Street (rural versus municipal terminology for 911)
 - The Development Planner clarified that the size of the proposed addition would exceed the 90m² size limit for a secondary suite and rezoning was the appropriate option to pursue for this application.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following Zoning Bylaw amendment, with respect to the property legally described as Lot 2, DL 9, Plan VI8919 P.I.D. VIP 141 (PID: 005-487-081) and located at 5381 Falls Street:*
 - a) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the property from 'R1 – Single Family Residential' zone to 'R2 – One and Two Family Residential' zone.*

(Washington / Francoeur) CARRIED

4. STATUS UPDATE:

- **What's been happening since the last APC meeting:**
 - DP/DVP approved – Maitland Street Village
 - DVP pending – 4191 Bute St (side yard projection)
 - DP/DVP pending – VRS seniors housing project at 4000 Burde St
 - Uptown District Revitalization – Phase 2 Engagement Prep
 - Connect the Quays Pathway Planning
- **Coming to Council in September**
 - Mallory Drive rezoning 3rd and 4th reading of bylaws
 - 8th Ave rezoning 3rd and 4th reading of bylaws
 - Short Term Rentals 1st and 2nd of bylaws
 - Cannabis Cultivation and Processing - Public Hearing and 3rd and 4th reading of bylaws
 - Pineo Road rezoning - 3rd and 4th reading of bylaws and Development Permit
- **Upcoming Development Applications**
 - Rezoning 10th Ave – Quality Foods Site
 - Rezoning Kendall Ave – Huu-ay-aht Housing Project w/ BC Housing
- The Manager of Planning advised APC that:
 - Rob Gaudreault is current Acting Building Inspector following the resignation of Kevin Peters.
 - There will be a Business License component to the Short Term Rental implementation. The difference between Short Term Rental versus Bed and Breakfast was clarified.

5. OTHER BUSINESS- None

6. **ADJOURNMENT** – The meeting adjourned at 12:30 pm. The next meeting is scheduled for 12:00 pm on **September 17, 2020.**

(Washington / Francoeur) CARRIED



Ken McRae (Chair)



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission
FROM: Brian McLoughlin, Development Planner
DATE: October 23, 2020

SUBJECT: DEVELOPMENT APPLICATION – Proposed Official Community Plan bylaw and Zoning Bylaw Amendments
4305 Kendall Avenue
Lot B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634)
Applicant: S. Goldvine dba BC Housing Management Commission

ISSUE

At consideration is a joint application for map amendments to the Official Community Plan (OCP), and map and text amendments to the Zoning Bylaw. The subject property is located at 4305 Kendall Avenue. The applicant is proposing a split zone on the property to allow *institutional* housing to be built, while maintaining the *multifamily residential* zone on the remainder of the site.

BACKGROUND

The City of Port Alberni has received a development application for 4305 Kendall Avenue requesting amendments to the Official Community Plan and Zoning Bylaws. The applicant proposes to rezone a portion of the property in order to facilitate the construction of a 2-storey building under a new use defined as 'Mother's Centre'. The development will provide 16 dwelling units in addition to childcare space, administration offices, and meeting rooms. Dwelling units within the Mother Centre will consist of 12 shared suites and 4 independent units.

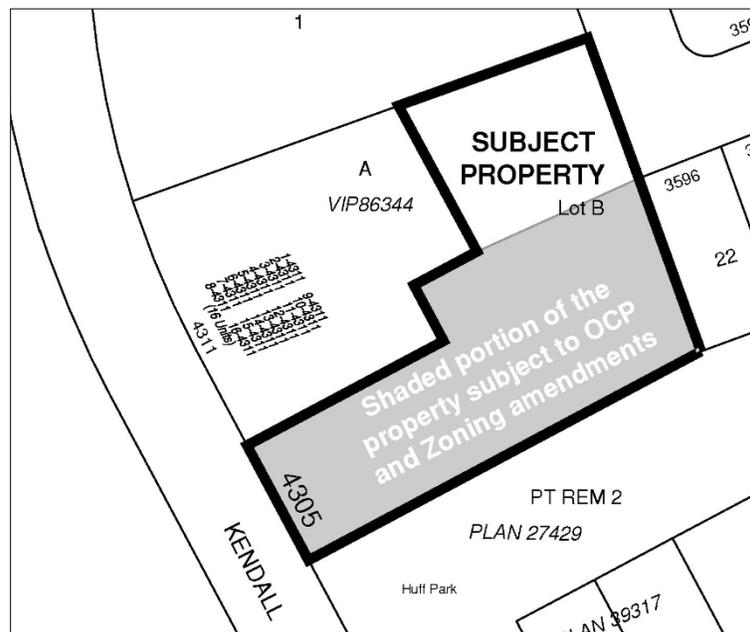
The name of the proposed development is *Oomiiqsu*, also referred to as the Port Alberni Mother's Centre. The project is administered by BC Housing, with support from its Operator (Port Alberni Mother's Centre Society) and the Huu-ay-aht First Nations. The site is owned by the Provincial Rental Housing Corporation.

Oomiiqsu proposes to provide safe, inclusive, housing for Indigenous mothers and children. Specifically, it will operate as a place where mothers with children between the ages of twelve and under may live while receiving supports. The development would provide services to help address existing gaps in child and family service delivery.

The subject property is located on Kendall Avenue between Roger Street and Huff Drive directly to the east of the Alberni District Secondary School playing fields. The "L" shaped lot is 0.443

hectares (1.1 acres) in size, and is currently designated as Multifamily Residential in the OCP, and zoned RM2 – Medium Density Multifamily Residential in the Zoning Bylaw. The property is currently located within a Development Permit Area.

Figure 1 – Portion of Property Subject to Proposed Amendments



The following OCP and Zoning Bylaw amendments are proposed:

1. The subject property, is currently designated '**Multi-family Residential**' on the Official Community Plan Schedule A – Land Use Map. An amendment is requested to change the designation of a portion of the property to '**Institutional**'
2. The subject property is within the **Multi-Family Residential Development Permit Area** on the Schedule B – Development Permit Areas Map. An amendment is required to remove a portion of the property from this Development Permit Area. The housing facility which is proposed as an institutional use would be located on this portion of the property.
3. The subject property is currently zoned '**RM2 Medium Density Multifamily Residential**' on the Zoning Bylaw Schedule A – Zoning Map. An amendment is requested to rezone a portion of the subject property to '**P1 Institutional**' zone.
4. A text amendment to the Zoning Bylaw is requested to add '**Mother's Centre**' to the list of definitions in *Section 4 – Definitions*. Proposed text is below:

"Mothers' Centre: means a shared and independent residential living space with built in supports for women and children, such as counselling and childcare, and an administrative component such as office space, but does not include intensive health care services"

5. A text amendment to the Zoning Bylaw is requested to add '**Mother's Centre**' as a site-

specific use of the **P1 – Institutional** zone for the subject property at 4305 Kendall Avenue.

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*

These policy objectives are generally supportive of institutional uses within the community. The purpose of the Institutional land use designation under section 2.0 also includes public care facilities which aligns closely with the proposed use of the property:

- *Identifies areas that accommodate community facilities such as schools, recreation facilities, government buildings, hospital, assembly facilities etc., and public care facilities*

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 institutional use designation, and there are numerous provisions for this type of housing facility in the OCP. The Institutional land use designation is also consistent with the surrounding neighbourhood, which features the highest concentration of lands designated institutional within Port Alberni.

Development Permit Area

The subject property is currently within the Development Permit Area No. 1 Multi-Family Residential. If a portion of the property is rezoned and designated as Institutional, then that portion of the property would be removed from the Development Permit Area as the OCP does not have an Institutional DPA criteria. 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. However, local governments have no power to regulate the form and character of institutional development under Development Permit Areas. Accordingly, it is proposed that as a condition of rezoning a restrictive covenant be placed on the property to ensure that development is consistent with the plans submitted by the applicant. The remainder of the parcel zoned *RM2 – Medium Density Multifamily Residential* would remain in DPA No. 2.

Zoning:

The subject property is currently zoned *RM2 – Medium Density Multifamily Residential*. The applicant is proposing to rezone a portion of the property to *P1 – Institutional* to allow the construction and operation of a facility that will delivery housing and support services. The rest of the property will remain zoned as RM2 in order to maintain its potential for multifamily development. The applicants do not have plans to develop this portion of the property at this time. The creation of split zoning on a single property is a common practice in land use planning.

The proposed amendments to the Zoning Bylaw also include adding “Mother’s Centre” to the *Definitions* section of the bylaw, and a site-specific use to allow for a Mother’s Centre at 4305 Kendall Avenue. The proposed definition of Mother’s Centre aligns closely with the intent of the Institutional zone, which currently permits uses such as Childcare Centre, Community Care Facility, Dormitory, Office, Supportive Housing and Transition House. The distinction between a “Mother’s Centre” and other similar uses is that it provides a combination of services specifically to mothers and children. The proposed Mother’s Centre will also provide services such as daycare to clients who do not reside at the facility. The applicant has proposed the following definition for “Mother’s Centre” to be introduced:

“a shared and independent residential living space with built in supports for women and children, such as counselling and childcare, and an administrative component such as office space, but does not include intensive health care services.”

Surrounding Area

An institutional use at 4305 Kendall Avenue is consistent with the surrounding neighbourhood, which is composed largely of properties zoned for institutional, parks and recreation, multifamily and single-family residential use. A direction-based summary of neighbourhood composition is provided below:

North	RM3 – Multifamily Residential. Across Roger St. are P1 – Institutional, and P2 – Parks and Recreation properties. North Island college, Alberni Multiplex, and the Alberni Athletic Hall are located in close proximity.
South	P2 – Parks and Recreation immediately to the south, with R1 – Single Family residential along Huff Drive, and RM1 – Multifamily Residential along both side of Kendall Avenue.
East	A single-family residential subdivision with RM1 multifamily developments interspersed with P2 – Parks and Recreation space.

West	To the west are playing fields zoned P2 Parks and Recreation, and the Alberni District Secondary School which is zoned P1 – Institutional.
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Site Plan

The applicant has submitted a full development proposal as part of their application (attached). A two-storey building is proposed to be located along the south east property line. The building dimensions are approximately 54 metres in length, 17 metres in width, and 9.9 metres in height. The driveway is located along the north west property line, and runs adjacent to a multifamily residential housing development. Parallel parking is provided off the main driveway where it meets the front of the building and serves as a drop-off and pick-up area. The main parking lot is located on the north east portion of the property. Outdoor play and cultural spaces are provided along the south east property line adjacent to forested park land.

Given the proximity of the driveway to the neighbouring multifamily housing, staff have suggested to the applicant that additional screening be provided in the form of landscaping along this portion of the property line. However, the applicant has informed staff that the driveway cannot be moved further south to accommodate additional screening, as this would locate their development too close the trees on the south property line. Additionally, they wish to preserve the road width and location in order to allow parallel parking stalls along the driveway.

A review of the proposed development confirms that it will meet the requirements of the Zoning Bylaw including parking, and the *Site Development Regulations* of the *P1 – Institutional Zone*.

	Required		Proposed
<i>Minimum Lot area</i>	540 m ²	(5,813 ft ²)	4,427 m ²
<i>Minimum Frontage</i>	15 m	(49.2 ft)	26.9 m
<i>Maximum Coverage</i>	40%		19.5
<i>Minimum Setbacks</i>			
<i>Front yard</i>	7.5 m	(24.6 ft)	7.5 m
<i>Rear yard</i>	9.0 m	(29.5 ft)	Over 9.0 m
<i>Side yard</i>	1.5 m		7.5 m
<i>Side yard</i>	1.5 m	(4.9 ft)	2.5 m
<i>Maximum Height, Principal Building</i>	12.5 m	(32.8 ft)	9.9 m
<i>Maximum Number of Principal Building Storeys</i>	3		2

Table 4 - 7.9 Required Amount of Parking		
	Required	Proposed
Community Care (1 per 3 units plus 15% for staff) Office (1 per 35 m2 floor space) Daycare (1 per staff)	28	28

Table 5 - 7.5 Accessible Parking Requirements		
	Required	Proposed
Accessible Stalls	2	2 provided (included in 28 total)

Transportation and Access to Services

Subject property is not located 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 on But Route #2, which is directly south of the North Island College transit exchange.

Infrastructure and Site Servicing

Municipal services are located in close proximity, but connections are currently not available at the property. Connections will be made to nearby water, sewer, and storm mains as per City requirements. However, 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. Security for the required works should be submitted by the applicant prior to final adoption of the amending bylaws.

Table 6 – Infrastructure and Site Servicing	
Water	There is currently a 300mm PVC water main at Kendall Avenue. Capacity of the water main will be reviewed.
Sewer	There are currently no sewer service connections at the subject property, options for connecting to manholes on Kendall Avenue or Huff drive will be reviewed.
Storm	Storm main exists to the south and north of the subject property. Options for connecting will be reviewed.
Sidewalks	Sidewalks are present on the east side of Kendall Avenue at the front of the subject property. A driveway letdown for Kendall Avenue will need to be applied for and paid by the applicant.

Utilities	The neighbourhood is serviced by underground utilities including Shaw, Telus, and BC Hydro, however new connections will need to be provided to the property.
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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.

Comment	Name	Date (mm/dd/yy)
<i>TELUS will need a blanket easement on this property. This will allow TELUS to serve the proposed building from the existing structure on the property. There is currently no network started.</i>	Telus	10/15/2020
<i>As Institutional / Single Business we don't have any concerns.</i>	Canada Post - Nanaimo	10/6/2020
<i>Shaw Cable systems would tie into our existing service box or stub out located at 4311 Kendall Ave, and continue with a 100mm (4") duct and possibly place a new service box. To be determined if a contribution would be required for services.</i>	Shaw	10/6/2020
<i>Referral signed and returned with no comments.</i>	SD70	10/7/2020
<i>BC Hydro does not have infrastructure at this address but is available as single phase or three-phase. BC Hydro has no issues and approves the rezoning.</i>	BC Hydro	10/8/2020
<i>Referral signed and returned with no comments.</i>	Manager of Community Services	10/5/2020
<p><i>Comments listed below:</i></p> <ul style="list-style-type: none"> • <i>If property is subdivided in the future to develop the RM portion of the property new connections will be required off of McKnight St. (if grades allow). If not, an easement for servicing through to Kendall St.</i> • <i>Developer's engineer to provide site servicing information re: connections and system capacities. See file for more details.</i> 	Engineering Dept.	10/6/2020

<ul style="list-style-type: none"> • <i>Driveway let down to be paid for by developer</i> • <i>Development required to be serviced with underground hydro, Telus, and Shaw.</i> • <i>Developer to confirm with Fortis Gas if service is required for build</i> • <i>If subdivided in the future an access easement to McKnight St. street across the RM parcel is required.</i> 		
MoTI has no objections to this rezoning proposal.	Ministry of Transportation and Infrastructure	10/20/2020

CONCLUSIONS

The proposal for 4305 Kendall Avenue 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 a portion of the property from *Multifamily Residential* to *Institutional* is consistent with adjacent land uses
- Removal of this portion of property from the *Multifamily Residential Development Permit Area* corresponds with the change in land use designation to *Institutional*
- The proposed development aligns with objectives for community and housing in the OCP

Zoning Amendments

- A change of zone from *RM2 – Medium Density Residential* to *P1 – Institutional* to allow a housing and support services facility is consistent with the surrounding neighbourhood
- The proposed development meets the parking requirements of the Zoning Bylaw
- The proposed development meets the *Site Development Regulations* of the *P1 – Institutional* zone, including minimum lot size and setbacks
- The definition of ‘Mothers Centre’ aligns closely with the intent of the *P1 – Institutional* zone and with existing permitted uses

The Planning Department supports proceeding with the proposed amendments.

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 B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634) located at **4305 Kendall Avenue**:*
 - a) *Amend the Official Community Plan (Schedule A - Future Land Use Map) to change the designation on a portion of 4305 Kendall Avenue from **'Multi-Family Residential'** to **'Institutional'**.*
 - b) *Amend the Official Community Plan (Schedule B - Development Permit Areas Map) to remove a portion of 4305 Kendall Avenue, from **Development Permit Area No. 1 - Multiple Family Residential**.*
 - c) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on a portion of 4305 Kendall Avenue from **'RM2 Medium Density Multiple Family Residential'** to **'P1 Institutional'**.*
 - d) *Amend the text of the Zoning Bylaw by adding the following text to Section 4 – Definitions:*

“Mothers' Centre: means a shared and independent residential living space with built in supports for women and children, such as counselling and childcare, and an administrative component such as office space, but does not include intensive health care services.”

- e) *Amend the text of the Zoning Bylaw by adding the following text to 5.34.4 Site Specific uses of the P1 Institutional Zone:*

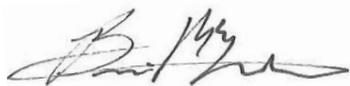
“E. Site – A portion of 4305 Kendall Avenue – Lot B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634) as outlined on Schedule A to Bylaw No. 4832:

i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:

- a) *Mother's Centre”*

-
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 proceeds with scheduling a public hearing:*
- a) *Submit security in the amount required for completion of the required Water and Sanitary Sewer and Storm works as determined by the City's Engineering Department.*
 - b) *Ensure easements are registered on title as required for site servicing;*
3. *That the Advisory Planning Commission recommends to City Council that as part of the development process the City complete the following before Council proceeds with Final Adoption of amending bylaw:*
- a) *Register a restrictive covenant on title to ensure development occurs as per the development plans and building designs submitted at the time of application.*

Respectfully submitted,



Brian McLoughlin,
Development Planner

Reviewed by,



Katelyn McDougall, M.Urb
Manager of Planning

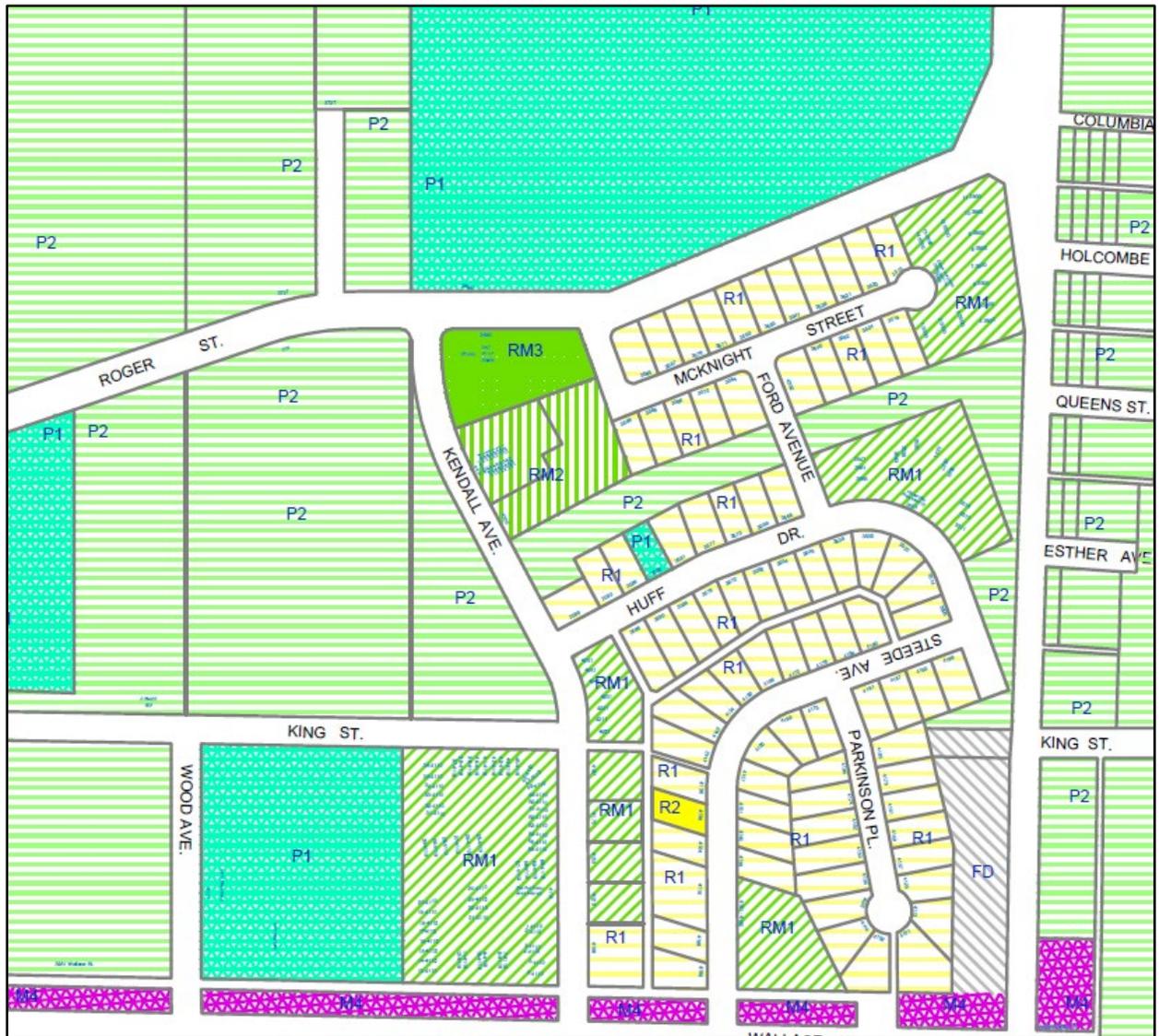
ATTACHMENTS/REFERENCE MATERIALS

- a) Subject Property Map – 4305 Kendall Ave
- b) OCP Land Use Map
- c) Zoning Bylaw Map – Schedule 4
- d) Transit Analysis Map
- e) Description of Current Zone
- f) Description of Proposed Zone
- g) Development Proposal Drawings
 - 1. *Topographic Site Survey – A100*
 - 2. *Site Plan – A101*
 - 3. *Site Plan – A101 (2)*
 - 4. *Floor Plans – A201*
 - 5. *Elevations – A301*
 - 6. *Conceptual Landscape Plan – L1*
 - 7. *Preliminary Servicing Design – C01*

SUBJECT PROPERTY – 4305 KENDALL AVENUE



ZONING BYLAW MAP – SCHDEULE 4:



TRANSIT ANALYSIS MAP

Each ring represents approximately 400 m distance for 4.05 Kendall Avenue. This distance typically represents 5 minute walk. However, walk time may be longer depending on the directness of the route. The nearest bus route is indicated by an orange line.



DESCRIPTION OF CURRENT ZONE:

RM2 – MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL

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

5.15.1 Permitted uses

Principal Uses

- Boarding and lodging
- Community care facility
- Multiple family dwellings
- Single family dwelling
- Two family dwelling

Accessory Uses

- Home occupation

5.15.2 Site Development Regulations

Minimum Lot Area	840 m ²	(9,043 ft ²)
Minimum Frontage	25 m	(82.0 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	6 m	(19.7 ft)
Rear yard	9 m	(29.5 ft)
Side yard	5 m	(16.4 ft)
Maximum Floor Area Ratio	0.8	
Maximum Height, Principal Building	12.5 m	(41.0 ft)
Maximum Number of Principal Building Storeys	3	

5.15.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.15.2, *useable open space* shall be provided on the *lot* of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1, and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and
 - (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.

- (iv) Notwithstanding (i), (ii), and (iii) above, the total increase to the maximum permitted *floor area ratio* deriving from *density bonusing* may not exceed 0.25.
- (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 the R2 zone regulations provided in Sections 5.12.2 and 5.12.3.

DESCRIPTION OF PROPOSED 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 uses

Principal Uses

Ambulance station	School
Arena	Supportive housing
Assembly, cultural or recreational facility	Transition house
Childcare centre	Tutoring service
Community care facility	
Dormitory	
Firehall	<u>Accessory Uses</u>
Hospital	Caretaker's dwelling unit, subject to Section 6.16
Hostel	
Medical service	
Office	Site Specific Accessory Uses as permitted under Section 5.31.4.
Parking lot	
Personal service	
Place of worship	
Police station	
Pound	

5.31.2 Site Development Regulations

Minimum Lot Area	540 m ²	(5813 ft ²)
Minimum Frontage	15 m	(49.2 ft)
Maximum Coverage	40%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Height, Principal Building	12.5 m	(41 ft)
Maximum Number of Principal Building Storeys	3	

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 16m² (172 ft²) 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 m² (11,592 ft²).
 - 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 m² (5180 ft²).

D.

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

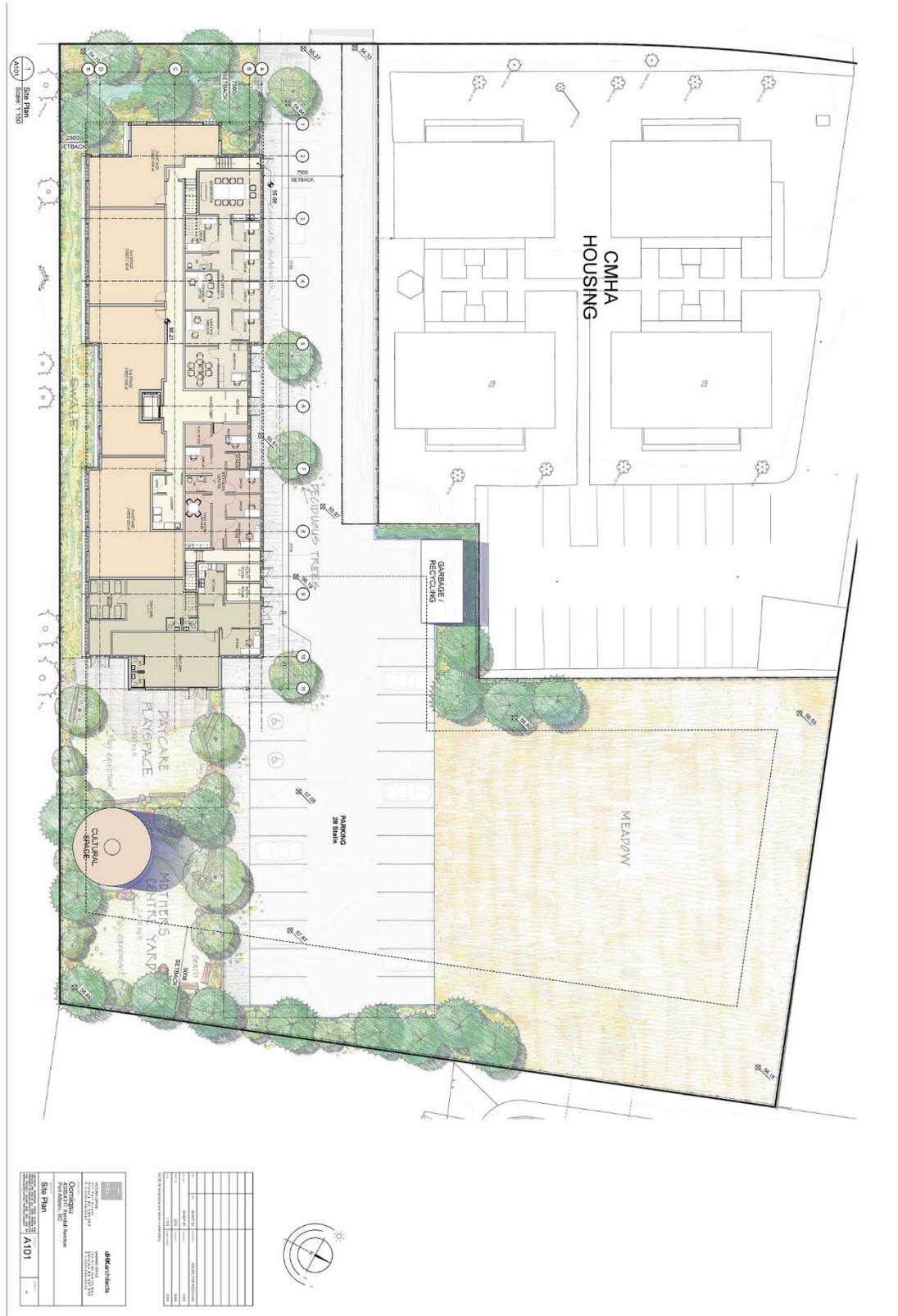
- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
 - a) Small Engine Repair
 - b) Mechanic
 - c) Custom Woodworking

- 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.

9. Site Plan – A101



10. Site Plan – A101 (2)



12. Elevations – A301



14. Preliminary Servicing Design – C01

