



To: Port Alberni Advisory Planning Commission

Wes Hewitt – Chair	Chief Councillor Cynthia Dick (Tseshaht First Nation)
Seva Dhaliwal – Vice Chair	Larry Ransom - (SD #70 Liaison)
Hedley Crowther	Councillor Chris Alemany (Council Liaison)
John Douglas	Rick Newberry (P.A.F.D. Liaison)
Amy Anaka	Rob Gaudreault (Parks Liaison)
Jim Tatoosh (Hupacasath First Nation)	S. Sgt. Terry Smith (R.C.M.P. Liaison)
Ken McRae	

From: Scott Smith, Director of Development Services

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

Date: October 26, 2017

Re: Advisory Planning Commission Meeting
Thursday, November 02, 2017 at 12:00 pm in the Committee Room at City Hall

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, November 2, 2017 at 12:00 pm in the Committee Room at City Hall**. If you have any questions or are unable to attend please contact Scott Smith at 250-720-2808 (voice mail available).

AGENDA

- 1. Minutes of the September 21, 2017 meeting of the Advisory Planning Commission.**
- 2. DEVELOPMENT APPLICATION - Official Community Plan Bylaw and Zoning Bylaw**
4000 Burde Street - Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418)
Applicant: Brandon Crema as agent for The Board of School Trustees of School District No. 70 (Alberni)
- 3. Update – Director of Development Services - Status of current projects.**
- 4. Other business.**
- 5. Adjournment.** The next regular meeting will be held on **November 16, 2017**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on September 21, 2017,
in the Committee Room at City Hall, at 12:00 p.m.)**

Advisory Planning Commission

Wes Hewitt – Chair
Seva Dhaliwal – Vice-Chair
Jim Tatoosh (Hupacasath First Nation)
Larry Ransom - (SD #70 Liaison)
John Douglas
Amy Anaka
Councillor Chris Alemany (Council Liaison)
Rick Newberry Thoen (P.A.F.D. Liaison)
S/Sgt. Terry Smith (R.C.M.P. Liaison)

Staff

Scott Smith, Director of Development Services
Cara Foden, Planning Technician

Guests

Members of the Public – 0

Regrets

Hedley Crowther
Cynthia Dick (C.C. Tseshaht First Nation)
Rob Gaudreault (Parks Operations Liaison)
Ken McCrae

Alternates (not in attendance)

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



1. Adoption of August 17, 2017 Minutes

- Introductions were made and S/Sgt. Terry Smith (R.C.M.P. Liaison) was welcomed as the new RCMP Liaison.
- The minutes of the August 17, 2017 meeting of the Advisory Planning Commission were adopted.

(Douglas / Dhaliwal) CARRIED

2. DEVELOPMENT APPLICATION – Zoning Bylaw

2549 16th Avenue

*Amended Lot 5 (DD 338856I), Block 4, District Lot 113, Alberni District, Plan VIP5688
(PID: 003-667-375)*

Applicant: J. and T. Bradbury

- The Director of Development Services (D.D.S.) summarized his report to the APC dated September 11, 2017.
- The APC discussed the application as follows:
 - Setback requirements for the existing home if subdivision proceeds.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Amended Lot 5 (DD 338856I), Block 4, District Lot 113, Alberni District, Plan VIP5688 (PID: 003-667-375) located at **2549 16th Avenue** from 'R1 - Single Family Residential' to '**R3 – Small Lot Single Family Residential**'.*

2. That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:

a) Receive a Preliminary Layout Approval letter for the proposed subdivision from the City of Port Alberni's Approving Officer.

(Douglas / Ransom) CARRIED

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


- "Zoning Map Amendment No. 9 (3333 Burde Street - Harris), Bylaw No. 4890" sits at 3rd reading. Applicant has been advised that file will be closed at the end of October if no action taken.
- "Zoning Bylaw Amendment No. 24 (3790 Meares Drive – Blue), Bylaw No. 4944" sits at 3rd reading. Applicant has submitted application for subdivision.
- "Zoning Bylaw Amendment No. 23 (4465 and 4453 9th Avenue – Poirier), Bylaw No. 4937" – Final Adoption on September 5.
- "Zoning Amendment No. 21(2881 and 2911 Burde Street - McLellan and Ryles), Bylaw No. 4935" sits at 3rd Reading.
- "Zoning Bylaw Amendment No. 20 (4849 Regina Avenue – Tsai), Bylaw No. 4931" sits at 3rd Reading. The existing house has been demolished.
- "Zoning Bylaw Text Amendment No. T11 (Site Specific Use – C3 Service Commercial), Bylaw No. 4930" sits at 3rd Reading.
- "Zoning Bylaw Amendment No. 25 (4850 Regina Avenue – Knutson), Bylaw No. 4948" received 1st and 2nd reading on September 5.
- Two new applications will come forward to the October meeting.

4. **Other business** - No other business

5. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting will be held on **October 19, 2017** at 12:00 pm in the Committee Room at City Hall.

(Ransom / Tatoosh) CARRIED

Davina Hartwell - City Clerk


Wes Hewitt - Chair



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Scott Smith, Director of Development Services

DATE: October 25, 2017

SUBJECT: DEVELOPMENT APPLICATION
Proposed Official Community Plan Bylaw and Zoning Bylaw Amendments
4000 Burde Street - Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418)
Applicant: Brandon Crema as agent for District Acquisitions Corporation

Issue

At issue is the consideration of an application for map amendments to the Official Community Plan (OCP) Bylaw, and to the Zoning Bylaw, for the property located at 4000 Burde Street.

Background

The applicant is proposing to develop the property in multiple phases that would accommodate a mix of residential uses with low density residential housing proposed along 16th Avenue in conjunction with different types of multi-family residential uses along the Burde Street and Anderson Avenue frontages. The first phase of the project involves a single family residential subdivision along 16th Avenue and an apartment building at the corner of Burde Street and Anderson Avenue.

The site is currently vacant and was formerly occupied by Alberni District Secondary School. It has been cleared and largely levelled although there are some significant grade areas on portions of the site.

Official Community Plan and Zoning Bylaw

- a) *Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418)*, located at **4000 Burde Street**, is currently designated 'Institutional' on the Official Community Plan Schedule A – Land Use Map. A map amendment is required to designate the property to a mix of '**Residential**' and '**Multi-Family Residential**' (see attached map).
- b) *Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418)*, located at **4000 Burde Street**, is not included in a Development Permit Area on the Official Community Plan Schedule B – Development Permit Area Map. A map amendment is required to include a portion of the property in **Development Permit Area No. 1 Multi-Family Residential**. The applicant will be required to apply for a Development Permit prior to receiving a building permit.

- c) *Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418)*, located at **4000 Burde Street**, is currently zoned 'P1 – Institutional' on the Zoning Bylaw Schedule - A Zoning Map. A map amendment is required to re-zone the property to a mix of '**P1 Institutional**', '**R1 Single Family Residential**' and '**RM3 High Density Multi-Family Residential**' zones (see attached map).

Discussion

Surrounding Area

The property is located immediately to the north of the Dry Creek ravine and is bounded by Burde St. to the North, Anderson Ave. to the West, 16th Ave. to the East and North Park Dr. to the South. Immediately south of North Park Dr. is the Dry Creek forested ravine containing a recreational walking trail network. The immediate neighbourhood is generally single family residential, with several small multi-family buildings in the general area. There is a small coffee shop one block to the east on Burde Street

Official Community Plan:

The application to amend the Official Community Plan is for the entire property, by designating the majority of the site as 'Multi-Family Residential' and a smaller portion designated as 'Residential'. The Multi-Family portion would be included in the Form and Character Development Permit Area No. 1 (Multi-Family Residential). The application to amend the Zoning bylaw is proposed to be in phases.

The applicant has submitted a preliminary 'Neighbourhood Plan' for the site (see attached). It shows the proposed first phase of the project and some preliminary ideas for the balance of the site. The southwest portion of the site shows some seniors housing with the centre of the property showing a townhouse complex. Other portions of the property are identified as future multi-family development.

Zoning:

The site has ± 271.8 metres (± 892 ft.) of frontage along Burde Street and is ± 338.5 metres (± 1,110 ft.) deep, for a total site area of ± 92,004 m² (± 9.2 ha / 23 acres). The current zoning on the property is 'P1 Institutional' and the applicant would like to rezone two portions of the property at this time. The rest of the property would remain zoned 'P1 Institutional' and would require additional zoning amendment applications for future development phases for the proposed multi-family use as applied for in the OCP amendment.

R1 Zoning

The applicant has applied to rezone 18,125 m² (± 4.5 acres) at the southeast corner of the property, along 16th Avenue to the 'R1 Single Family Residential' zone to facilitate a subdivision that would create eighteen (18) single family residential lots. The lots would all be accessed via two cul-de-sacs as shown on the attached site plan. Each of the proposed single family lots exceeds the minimum 600 m² lot size required in the R1 zone.

There is a grade drop from 16th Avenue to the former field area where the two single family cul-de-sacs are proposed. The layout of the subdivision development is preliminary and will be revised as more detailed engineering work is completed during the subdivision process. Geotechnical engineering will be required where the subdivision involves slope areas.

The sanitary sewer main along 16th Avenue is too high to provide gravity service to the proposed single family subdivision. In order to provide gravity sanitary and storm sewer services to the single family development proposed off 16th Avenue, new services will need to be designed and installed through the property. The developer will be responsible for the design and installation of all services required for the project. The infrastructure services for the early phases must consider future phases of the project.

RM3 Zoning

The applicant is also requesting to rezone 7,052.2 m² (± 1.7 acres), at the northwest corner (intersection of Burde St. and Anderson Ave.) of the site, to the 'RM3 High Density Multi-Family Residential' zone. This portion of the site would have ± 70.1 m of frontage along Burde Street. The 'RM3 High Density Multi-Family Residential' zone has a minimum frontage requirement of 30 metres (98.4 ft.). The minimum lot area requirement is 1,120 m² (12,056 ft²). The maximum site coverage in the RM3 zone is 50%. This portion of the site exceeds the frontage and lot size requirements of the RM3 zone.

A four storey, sixty-two (62) unit, multi-family residential apartment building is proposed for the RM3 portion of the site. The applicant has indicated that the proposed apartment building will consist of rental units which are needed in Port Alberni.

The capability of the existing infrastructure for the apartment building will need to be proven out by the developers' engineer and approved by the City Engineer.

The Official Community Plan policy states that the City will consider the following criteria for new areas for multi-family development:

- *Should be within walking distance (approx. 800 m) of commercial, recreational, public/institutional nodes, or community scale parks;*
- *Should be located on or in proximity to major collectors or arterial roads in order to reduce traffic impacts on local roads; and*
- *An adequate transition between lower density housing and compatibility with adjacent land uses must be provided.*

There is a commercial hub located at Redford Street and 10th Ave. which is within the 800 metre radius of the site. Dry Creek Park and Recreation Park are also within that radius and would provide access to trails and recreational amenities such as Curling Rink, playground, tennis, lacrosse and ballfield facilities. There is a small park (Kiwaniis Park) on 16th Avenue, just north of the Burde Street. Kiwanis Park has a small spray park and playground. The playground equipment is old and should be replaced. It is recommended that the Development Cost Charge fee from the first phase of the project be used to replace the playground equipment in Kiwanis Park.

Burde Street is designated as a collector road, as is Anderson Avenue and 15th Avenue from Burde Street to Redford Street. 10th Avenue and Redford Street are designated as arterial roads.

Good architectural design and landscaping will need to be considered during the Development Permit process to ensure compatibility with the existing neighbourhood.

The applicant has submitted a Sun Study diagram (see attached) to demonstrate the potential shadow effect from the proposed apartment building. With the exception of early morning and late afternoon in December the shadow from the apartment building will not extend onto neighbouring properties and therefore have very limited impact. This type of analysis will be

required to be repeated once the final design of the building has been determined during the Development Permit process.

Infrastructure and Servicing:

Water: There are water mains running along Burde St. and along 16th Ave.

Storm: Main is located along Anderson Ave. adjacent to the site.

Sewer: Sanitary sewer mains run adjacent to the property along 16th Ave., Burde St. and Anderson Ave.

Private

Utilities: There are overhead private utilities along the Burde St. frontage at property line. Overhead utility poles run down Anderson Ave. on the west side of Anderson. Along 16th Ave. there are no overhead utilities. BC Hydro: *Southeast corner has no BC Hydro service ability currently. The Northwest corner can be overhead or underground as dip from the former school still exists.* Shaw Cable: *The portion of the parcel to become RM3 will be straightforward for Shaw. All services will have to come from Burde Street. The R1 section will take a fair bit more planning/off site work to get Shaw services to this area.*

The detailed issues regarding all servicing requirements for the single family subdivision will be addressed during the subdivision process and included in a Preliminary Layout Approval letter to the applicant. The details for the apartment building will be considered during the Development Permit process. The engineering for the first phases of this project shall be required to consider future development of the balance of the property. All engineering submissions will be reviewed and approved by the City Engineering department.

Traffic Signalization at Burde St. and 10th Ave.:

The intersection of Burde Street and 10th Avenue has been historically busy due to traffic generated by the former secondary school. Although the school is no longer located in the vicinity there are several newer large subdivisions at the east end of Burde Street that have contributed to increased traffic in the area and more subdivision activity is anticipated. The first phase of the proposed development will also increase traffic and a portion of the traffic will need to use the un-signalized intersection of the 10th Avenue and Burde Street. As traffic increases there may be a need to install a traffic signal at this intersection. If approved, and once the first phase of this project is constructed, the City of Port Alberni will need to monitor this intersection. A traffic study for the immediate area, specifically studying the need for a traffic signal at 10th Avenue and Burde Street, should be required with an application for future phases of this property.

Parking:

There is some on-street angle parking on a portion of Burde Street and Anderson Avenue where the proposed apartment building is located. This angle parking on the street was used when the former secondary school was in operation. This angle parking should be addressed by requiring it to be removed and replacing it with a wider pedestrian sidewalk more suitable for the intended multi-family development. This requirement would be addressed during the Development Permit process.

Trail Network:

Council Policy included in the OCP:

“Ravines, watercourses and riparian areas will be preserved in their natural state, and wherever possible, will be linked to other park spaces or natural areas to create a comprehensive network of green space. Trail opportunities within these areas may also be considered when not detrimental to the environment.”

The City trail network includes a small section of trail that runs from the end of 16th Avenue along the top of Dry Creek ravine (City owned) to the track area of the former high school. A connection through the development to Anderson Avenue will be required. It is also recommended that future phases include pedestrian corridors that will connect with the City trail network. There is an existing treed area on the property that includes some steep slope sections. Any proposed alteration to this area will require a Geotechnical Engineer and may need to be covered by a restrictive covenant.

Conclusions

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

The proposal would amend the Official Community Plan by designating the majority of the site as ‘Multi-Family Residential’ and a smaller, remaining portion as ‘Residential’. Amendments to the Zoning bylaw are proposed to be phased. The applicant has applied to first rezone 18,125 m² (± 4.5 acres) at the southeast corner of the property, along 16th Avenue to the ‘R1 Single Family Residential’ zone to facilitate a subdivision that would create eighteen (18) single family residential lots. In addition, the applicant has requested to rezone 7,052.2 m² (± 1.7 acres), at the northwest corner (intersection of Burde St. and Anderson Ave.) of the site to the ‘RM3 High Density Multi-Family Residential’ zone to facilitate the development of a four storey, sixty-two (62) unit, multi-family residential apartment building..

The City of Port Alberni will need to work with the developer to ensure that early phases of the project allow for cohesive development of future phases of the overall site. The proposed locations for first phase of the single family residential subdivision and the apartment building will not negatively impact future development opportunities. Depending on proposals for future phases a more comprehensive Neighbourhood Plan will be required.

The Official Community Plan is supportive of encouraging development within existing developed areas through infill and redevelopment. The proposed bylaw amendments are compatible with the neighbourhood and the Development Services Department supports amending the bylaws, as proposed, in conjunction with the adoption of the recommended conditions.

Recommendations

- 1. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule A Land Use Map to change the designation of Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418), located at **4000 Burde Street**, from ‘Institutional’ use to a mix of ‘**Residential**’ and ‘**Multi-Family Residential**’ use.*
- 2. That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Official Community Plan Schedule B Development Permit Areas Map to include a portion of Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418), located at **4000 Burde Street**, in ‘**Development Permit Area No. 1 Multi-***

Family Residential'

3. *That the Advisory Planning Commission recommends to City Council that the City proceed with a map amendment to the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of Lot 1, District Lot 46, Alberni District, Plan 11651, (PID: 004-971-418), located at **4000 Burde Street**, from 'P1 – Institutional' to a mix of '**P1 Institutional**', '**R1 Single Family Residential**' and '**RM3 High Density Multi-Family Residential**' zones.*
4. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:*
 - a. *Receive a Preliminary Layout Approval from the Subdivision Approving Officer*

Respectfully submitted,

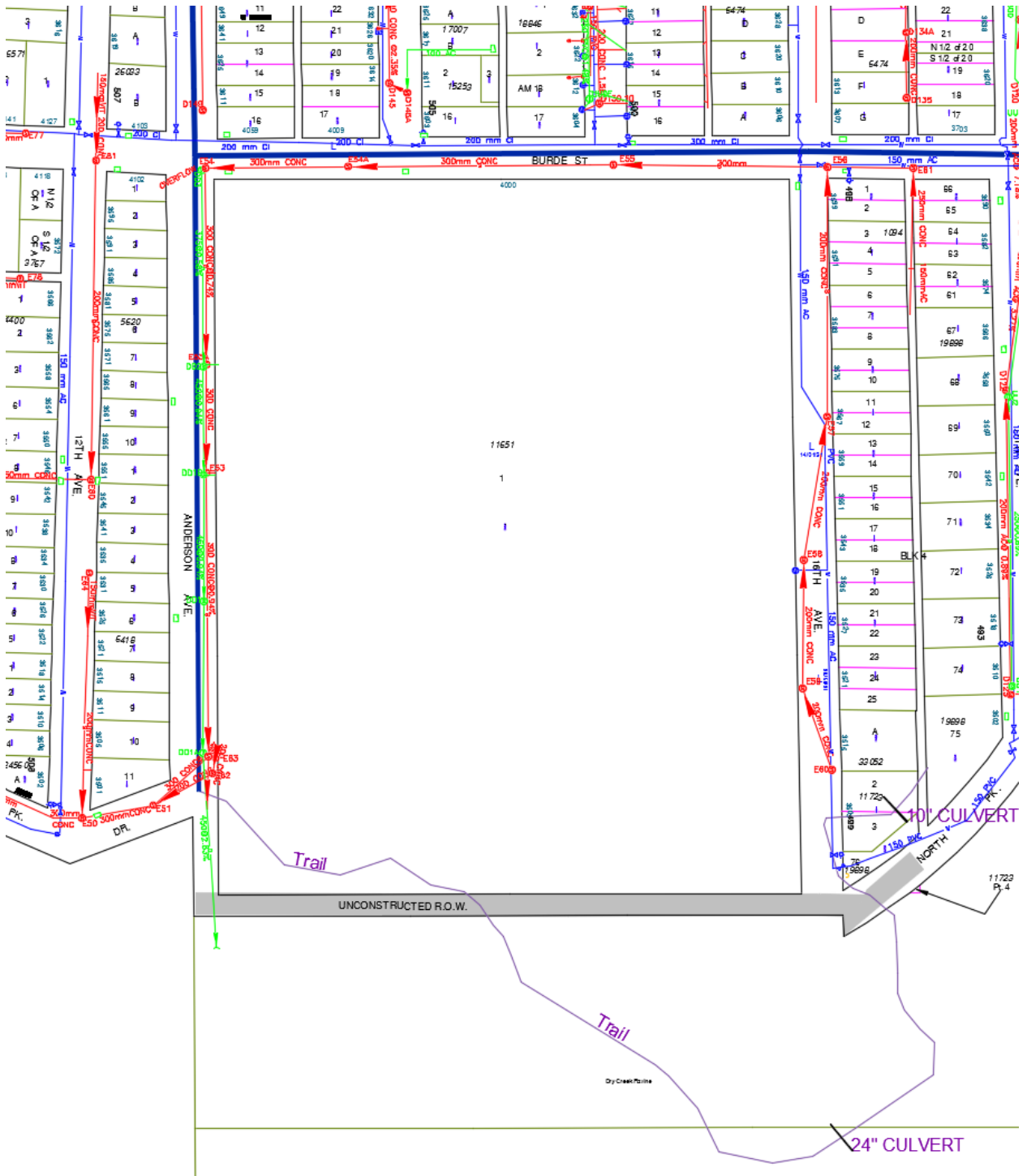


Scott Smith, MCIP
Director of Development Services

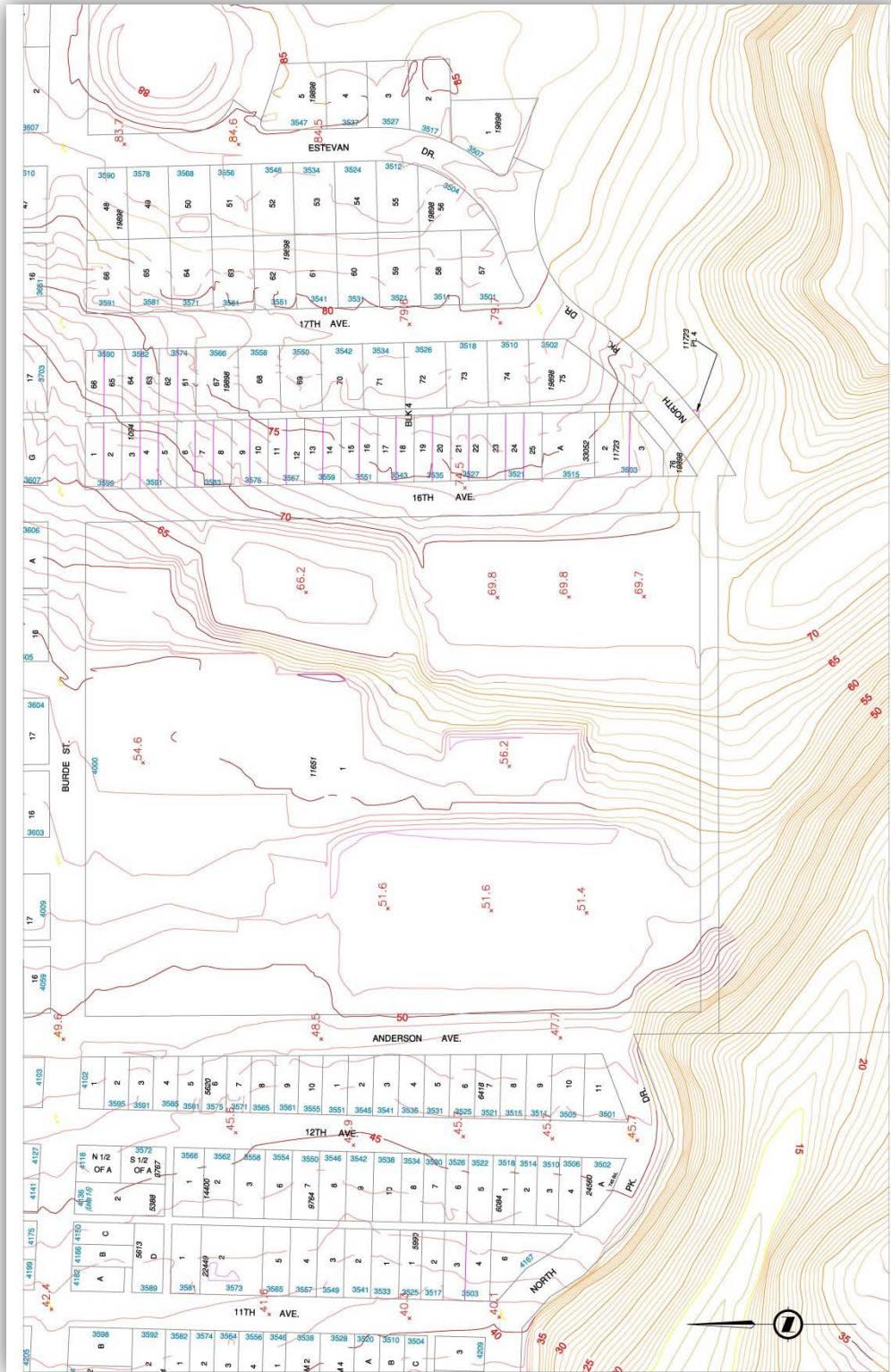
SUBJECT PROPERTY – 4000 BURDE STREET



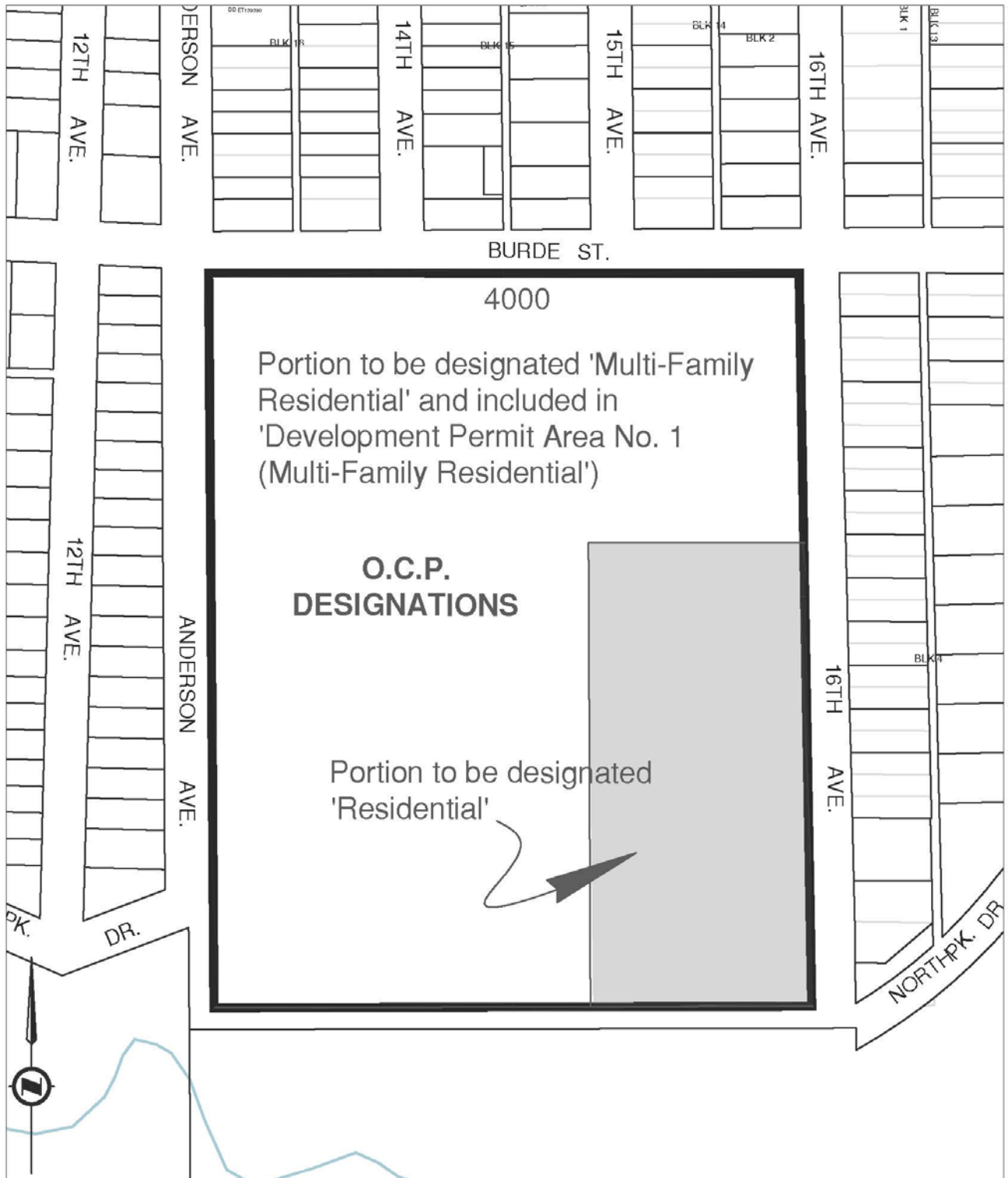
AREA INFRASTRUCTURE



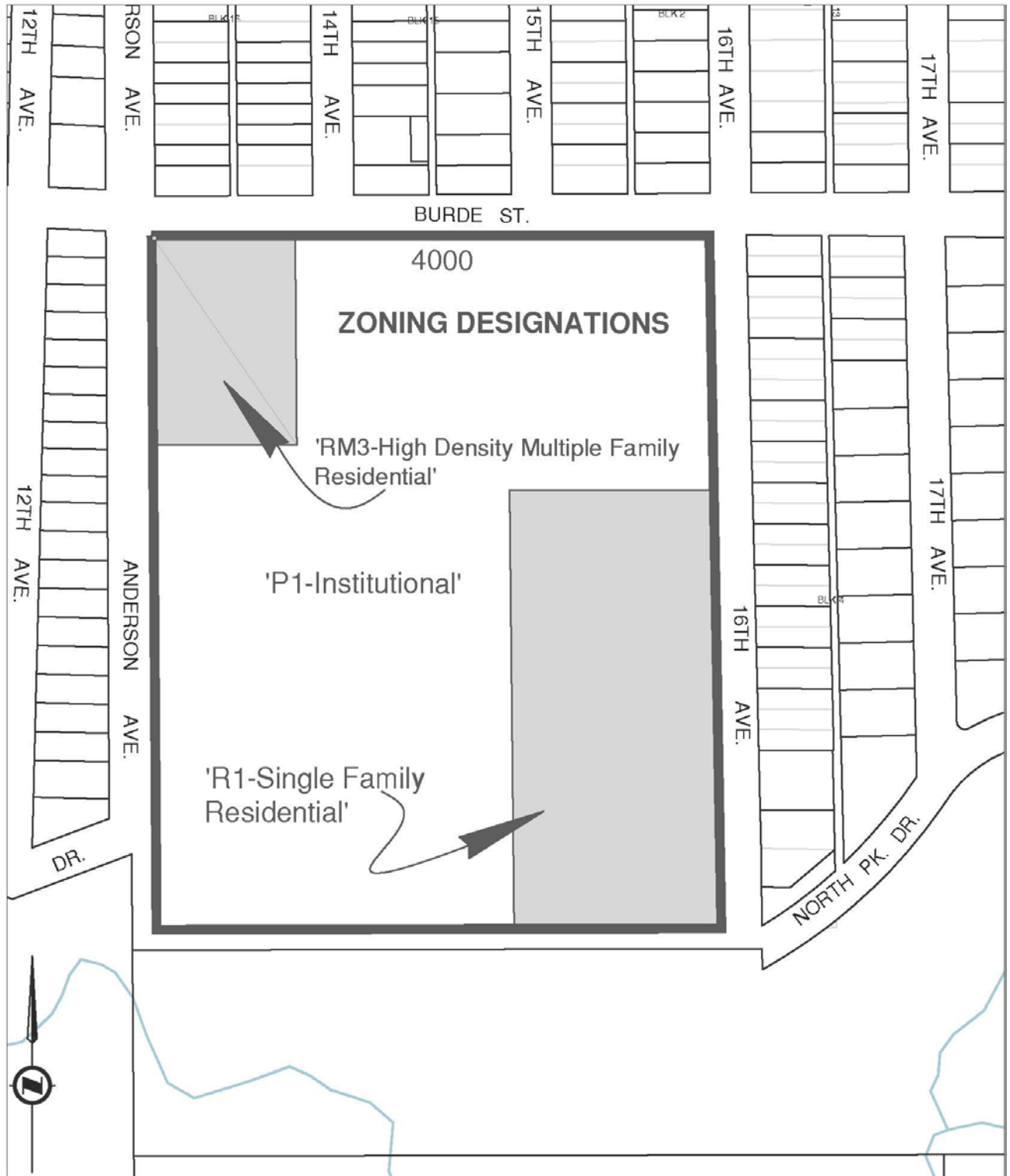
TOPOLOGICAL AREA



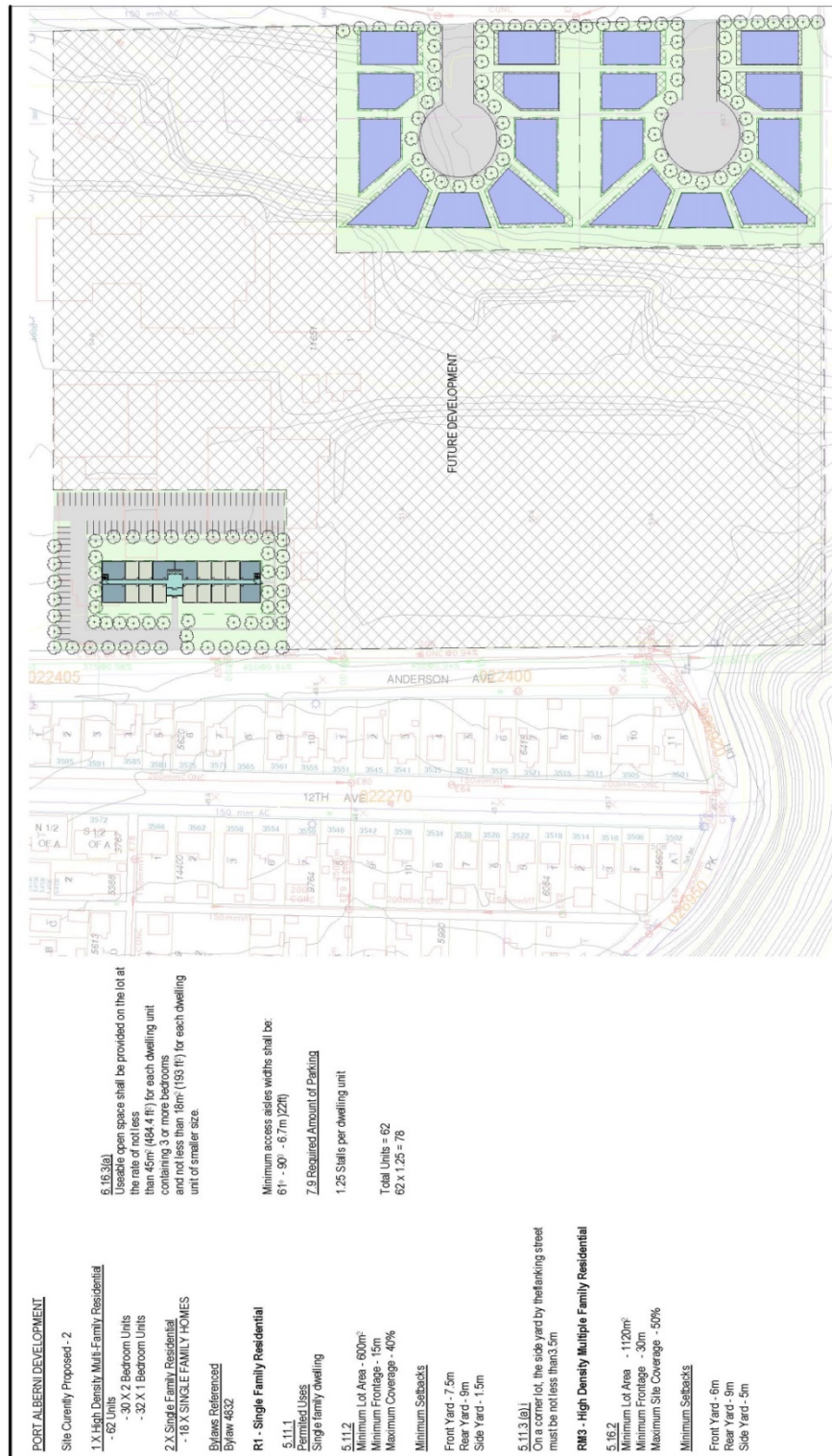
PROPOSED OCP DESIGNATIONS – 4000 BURDE STREET



PROPOSED ZONING DESIGNATIONS – 4000 BURDE STREET



PROPOSED SITE PLAN – 4000 BURDE STREET



DIALOG

A102

DRAWING NUMBER:
DRAWN BY:
CHECKED BY:
DATE:

PORT ALBERNI DEVELOPMENT

Site Currently Proposed - 2
 1.X High Density Multi-Family Residential
 - 62 Units
 - 30 X 2 Bedroom Units
 - 32 X 1 Bedroom Units
 2.X Single Family Residential
 - 18 X SINGLE FAMILY HOMES

6.16.3(a) Useable open space shall be provided on the lot at the rate of not less than 40m² (1064.4 ft²) for each dwelling unit containing 3 or more bedrooms and not less than 16m² (183 ft²) for each dwelling unit of smaller size.

Minimum access aisles widths shall be:
 61' - 90' - 6.7m (22ft)
 7.9 Required Amount of Parking
 1.25 Stalls per dwelling unit

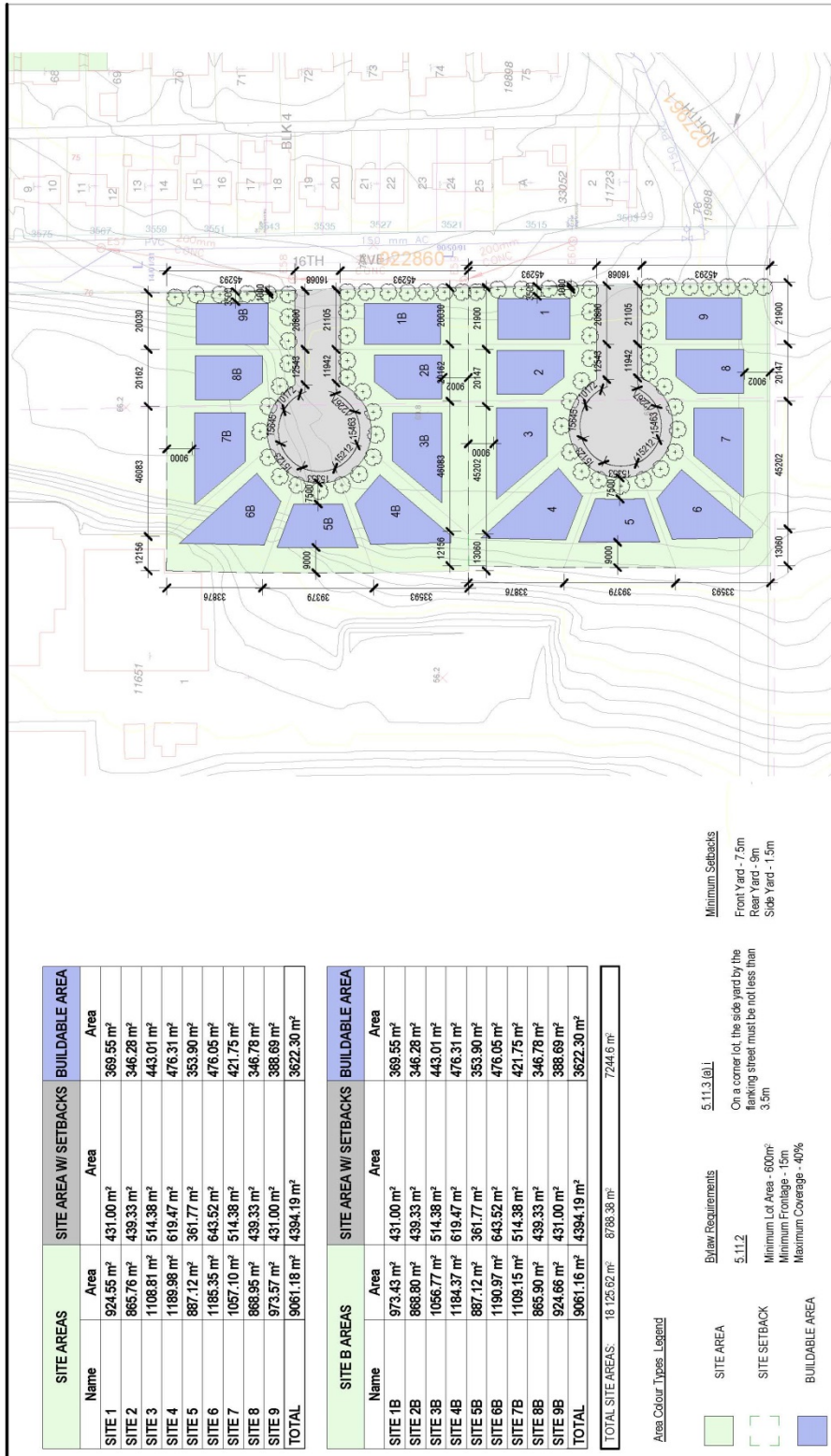
Total Units = 62
 62 x 1.25 = 78

5.11.1 Permitted Uses
 Single family dwelling
 5.11.2 Minimum Lot Area - 600m²
 Minimum Frontage - 15m
 Maximum Coverage - 40%
 Minimum Setbacks
 Front Yard - 7.5m
 Rear Yard - 9m
 Side Yard - 1.5m

5.11.3 (a) On a corner lot, the side yard by the flanking street must be not less than 3.5m

RMS - High Density Multiple Family Residential
 5.16.2 Minimum Lot Area - 1120m²
 Minimum Frontage - 30m
 Maximum Site Coverage - 50%
 Minimum Setbacks
 Front Yard - 6m
 Rear Yard - 9m
 Side Yard - 5m

PROJECT TITLE: PORT ALBERNI - SCHEMATIC PLANS
 PROJECT # :
 DRAWING TITLE:



SITE AREAS		SITE AREA W/ SETBACKS		BUILDABLE AREA	
Name	Area	Area	Area	Area	Area
SITE 1	924.95 m ²	431.00 m ²	389.55 m ²		
SITE 2	865.76 m ²	439.33 m ²	346.28 m ²		
SITE 3	1106.81 m ²	514.38 m ²	443.01 m ²		
SITE 4	1189.98 m ²	619.47 m ²	476.31 m ²		
SITE 5	887.12 m ²	361.77 m ²	353.90 m ²		
SITE 6	1185.35 m ²	643.52 m ²	476.05 m ²		
SITE 7	1057.10 m ²	514.38 m ²	421.75 m ²		
SITE 8	868.95 m ²	439.33 m ²	346.78 m ²		
SITE 9	973.57 m ²	431.00 m ²	388.69 m ²		
TOTAL	9061.18 m ²	4394.19 m ²	3622.30 m ²		

SITE B AREAS		SITE AREA W/ SETBACKS		BUILDABLE AREA	
Name	Area	Area	Area	Area	Area
SITE 1B	973.43 m ²	431.00 m ²	389.55 m ²		
SITE 2B	868.80 m ²	439.33 m ²	346.28 m ²		
SITE 3B	1056.77 m ²	514.38 m ²	443.01 m ²		
SITE 4B	1184.37 m ²	619.47 m ²	476.31 m ²		
SITE 5B	887.12 m ²	361.77 m ²	353.90 m ²		
SITE 6B	1190.97 m ²	643.52 m ²	476.05 m ²		
SITE 7B	1109.15 m ²	514.38 m ²	421.75 m ²		
SITE 8B	865.90 m ²	439.33 m ²	346.78 m ²		
SITE 9B	924.66 m ²	431.00 m ²	388.69 m ²		
TOTAL	9061.16 m ²	4394.19 m ²	3622.30 m ²		

Area Colour Types Legend

- SITE AREA
- SITE SETBACK
- BUILDABLE AREA

Bylaw Requirements

5.11.2
Minimum Lot Area - 600m²
Minimum Frontage - 15m
Maximum Coverage - 40%

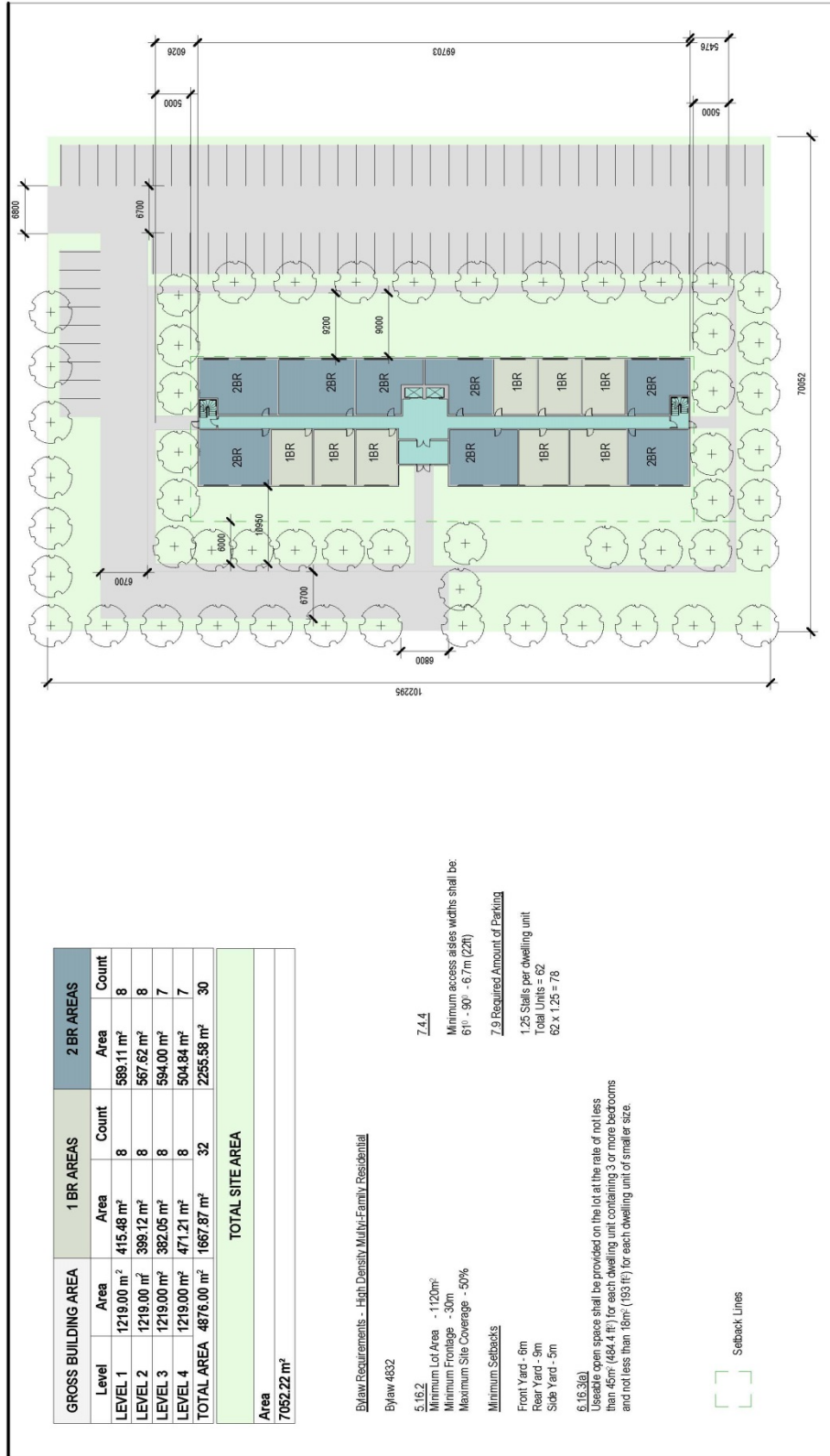
5.11.3 (a)
On a corner lot, the side yard by the flanking street must be not less than 3.5m

Minimum Setbacks
Front Yard - 7.5m
Rear Yard - 5m
Side Yard - 1.5m

DIALOG

DRAWING NUMBER: **A103**
DRAWN BY:
CHECKED BY:
DATE:

PROJECT TITLE: PORT ALBERNI - SCHEMATIC PLANS
DRAWING # :
DRAWING TITLE: SINGLE FAMILY HOMES



GROSS BUILDING AREA		1 BR AREAS		2 BR AREAS	
Level	Area	Area	Count	Area	Count
LEVEL 1	1219.00 m ²	415.48 m ²	8	589.11 m ²	8
LEVEL 2	1219.00 m ²	399.12 m ²	8	567.62 m ²	8
LEVEL 3	1219.00 m ²	382.05 m ²	8	594.00 m ²	7
LEVEL 4	1219.00 m ²	471.21 m ²	8	504.84 m ²	7
TOTAL AREA	4876.00 m²	1667.87 m²	32	2255.58 m²	30
TOTAL SITE AREA					
Area	7052.22 m²				

Bylaw Requirements - High Density Multi-Family Residential

Bylaw 4832

5.16.2
Minimum Lot Area - 1120m²
Minimum Frontage - 30m
Maximum Site Coverage - 50%

Minimum Setbacks

Front Yard - 6m
Rear Yard - 3m
Side Yard - 5m

5.16.3(a)
Usable open space shall be provided on the lot at the rate of not less than 45m² (484.4 ft²) for each dwelling unit containing 3 or more bedrooms and not less than 18m² (193 ft²) for each dwelling unit of smaller size.

7.4.4

Minimum access aisle widths shall be:
61" - 90" - 6.7m (22ft)

7.9 Required Amount of Parking

1.25 Stalls per dwelling unit
Total Units = 62
62 x 1.25 = 78



Setback Lines

DIALOG

A104

DRAWING NUMBER:
DRAWN BY:
CHECKED BY:
DATE:

PROJECT TITLE: PORT ALBERNI - SCHEMATIC PLANS
PROJECT # :
DRAWING TITLE: MULTI-FAMILY RESIDENTIAL



DIALOG

DRAWING NUMBER: **A106**
DRAWN BY:
CHECKED BY:
DATE:

PROJECT TITLE: PORT ALBERNI - SCHEMATIC PLANS
PROJECT # :
DRAWING TITLE: