

CITY OF PORT ALBERNI
PUBLIC HEARING AGENDA

Tuesday, December 5, 2017 at 6:00 pm in the City Hall Council Chambers

This Public Hearing is held pursuant to Sections 464, 465 and 466 of the *Local Government Act*.

Introductory Remarks by the Chair: The Chair of the Public Hearing will describe the Public Hearing procedures.

1. Description of the Application *(To be read by the Clerk)*

Applicant: District Acquisitions Corp.

The applicants are applying to amend the Official Community Plan and the Zoning Bylaw to facilitate a phased development and subdivision of the property at 4000 Burde Street.

The proposed bylaws are:

- “Official Community Plan Amendment No. 25 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4952”
- “Zoning Amendment Map Amendment No. 27(4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4953”

2. Background Information from the Director of Development Services Report dated November 28, 2017.

3. Correspondence

4. Input from the Public regarding the Bylaw

5. Late Correspondence Regarding the Matter *(To be read by the City Clerk)*

6. Questions from Council: (Members of Council may ask questions, through the Chair, of the Director of Development Services or of the members of the public who may have spoken.)

7. Calling for any Further Input: (To be asked three times by the Chair.)

Calling for any further input a first time:

Calling for any further input a second time:

Calling for any further input a third time:

8. Closing Remarks by the Chair:

After this Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations made at this Hearing. In most cases, the Report of this Hearing will be presented to the next Regular Meeting of Council, where Council will decide whether or not to proceed with approving the application by way of passing further readings of the Bylaws.

Once this Public Hearing has terminated, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived of as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

9. Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at _____ pm.



CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 464, 465, and 466 of the Local Government Act, Notice is hereby given that a Public Hearing will be held in the Council Chambers at City Hall, 4850 Argyle Street, Port Alberni, BC on **Tuesday, December 5, 2017 at 6:00 pm** to hear representation about the following proposed bylaws:

- A. "Official Community Plan Amendment No. 25 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4952"
- B. "Zoning Bylaw Map Amendment No. 27 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4953"

APPLICANT: B. Crema dba District Acquisitions Corp. - The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate a phased development and subdivision of the property. Phase 1 will create approximately 18 single family residential parcels and one multi-family parcel for an apartment building. The amendments being considered are as follows:

A. Official Community Plan Map Amendments:

- 1. Applying to amend the **Schedule A Land Use Map** which forms an integral part of Port Alberni Official Community Plan Bylaw No. 4602, 2005 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 as shown on Map 1. OCP below.
- 2. Applying to amend the **Schedule B (Development Permit Areas Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 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)**' as shown on Map 1. OCP below.

B. Zoning Bylaw Map Amendment:

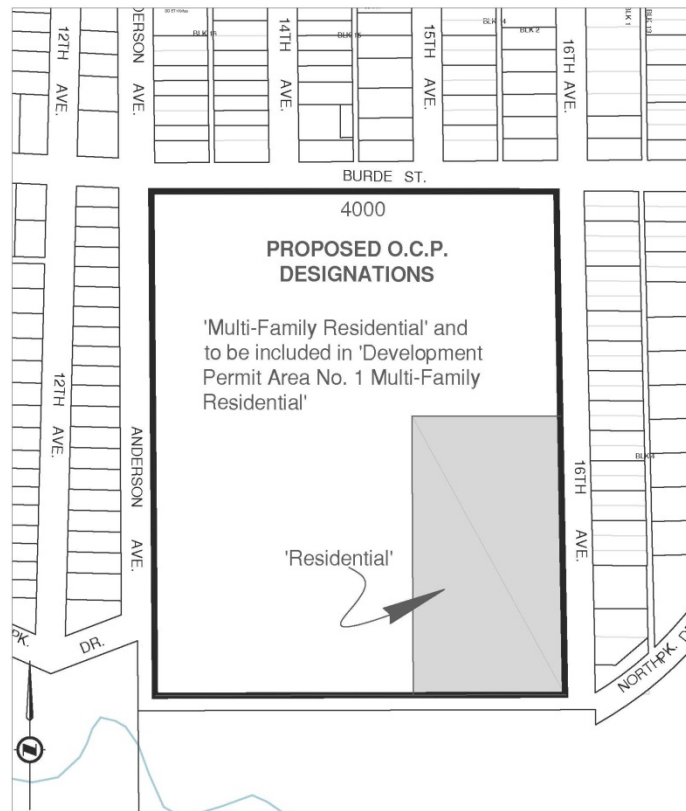
- 1. Applying to amend the **Schedule A Zoning District Map** which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning *Lot 1, District Lot 46, Alberni District, Plan 11651 (PID: 004-971-418)*, located at **4000 Burde Street**, from 'P1 Institutional' zone to a mix of '**P1 Institutional**', '**R1 Single Family Residential**' and '**RM3 High Density Multi-Family Residential**' zones as shown on Map 2. ZONING below.

TAKE NOTICE THAT persons who deem their interest in property affected by the above noted bylaw amendments shall be afforded an opportunity to be heard before Council on matters related thereto. Written submissions should be addressed to City Council, 4850 Argyle Street, Port Alberni, BC, V9Y 1V8. The above noted bylaw amendments, together with Official Community Plan Bylaw No. 4602, 2005 and Port Alberni Zoning Bylaw 2014, No. 4832, may be inspected at the offices of the Planning Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from November 24, 2017 to December 5, 2017 during regular business hours (8:30 a.m. to 4:30 p.m.).

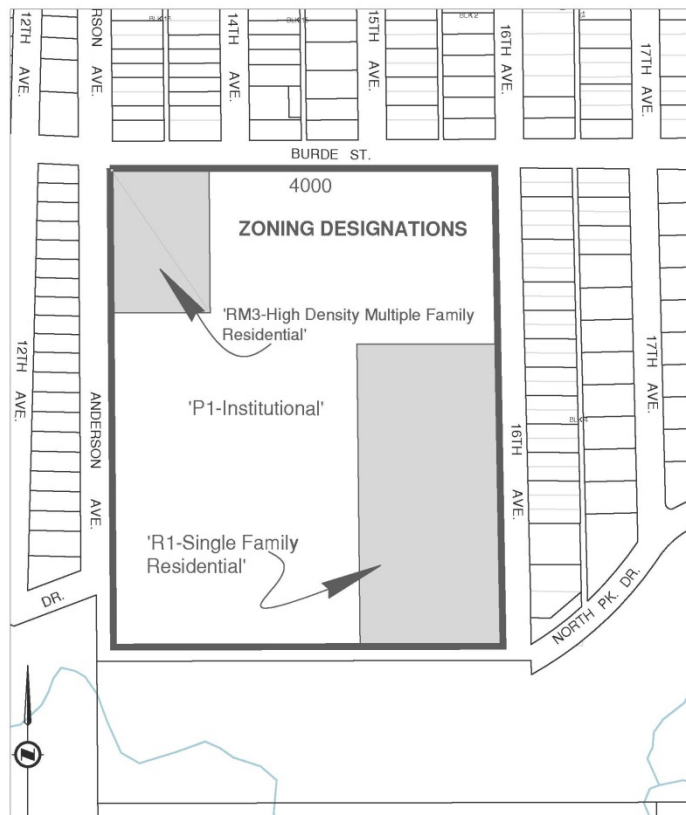
DATED AT PORT ALBERNI, B.C. this 24th day of November, 2017.
Scott Smith, Director of Development Services

SUBJECT PROPERTY – 4000 Burde Street

Map 1. OCP



Map 2. ZONING





CITY OF PORT ALBERNI

PLANNING DEPARTMENT PUBLIC HEARING REPORT

TO: Tim Pley, CAO

FROM: Scott Smith, Director of Development Services

DATE: November 28, 2017

**SUBJECT: 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. The site has $\pm$ 271.8 metres ($\pm$ 892 ft.) of frontage along Burde Street and is $\pm$ 338.5 metres ($\pm$ 1,110 ft.) deep, for a total site area of $\pm$ 9.2 hectares (23 acres).

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 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 concept plan proposes that all the lots be accessed via two cul-de-sacs as shown on the attached 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 Engineering department.

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 (Kiwanis 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.

On-street 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.

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.

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.

Status of the Application

At the November 2, 2017 meeting of the Advisory Planning Commission the following motions were carried:

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*

At the November 14, 2017 regular meeting, City Council received and accepted the APC recommendations and gave 1st and 2nd reading to Official Community Plan Amendment No. 25 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4952 and Zoning Bylaw Map Amendment No. 27 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4953.

Conclusions

In considering the Zoning amendment, 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 ($\pm$ 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 ($\pm$ 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.

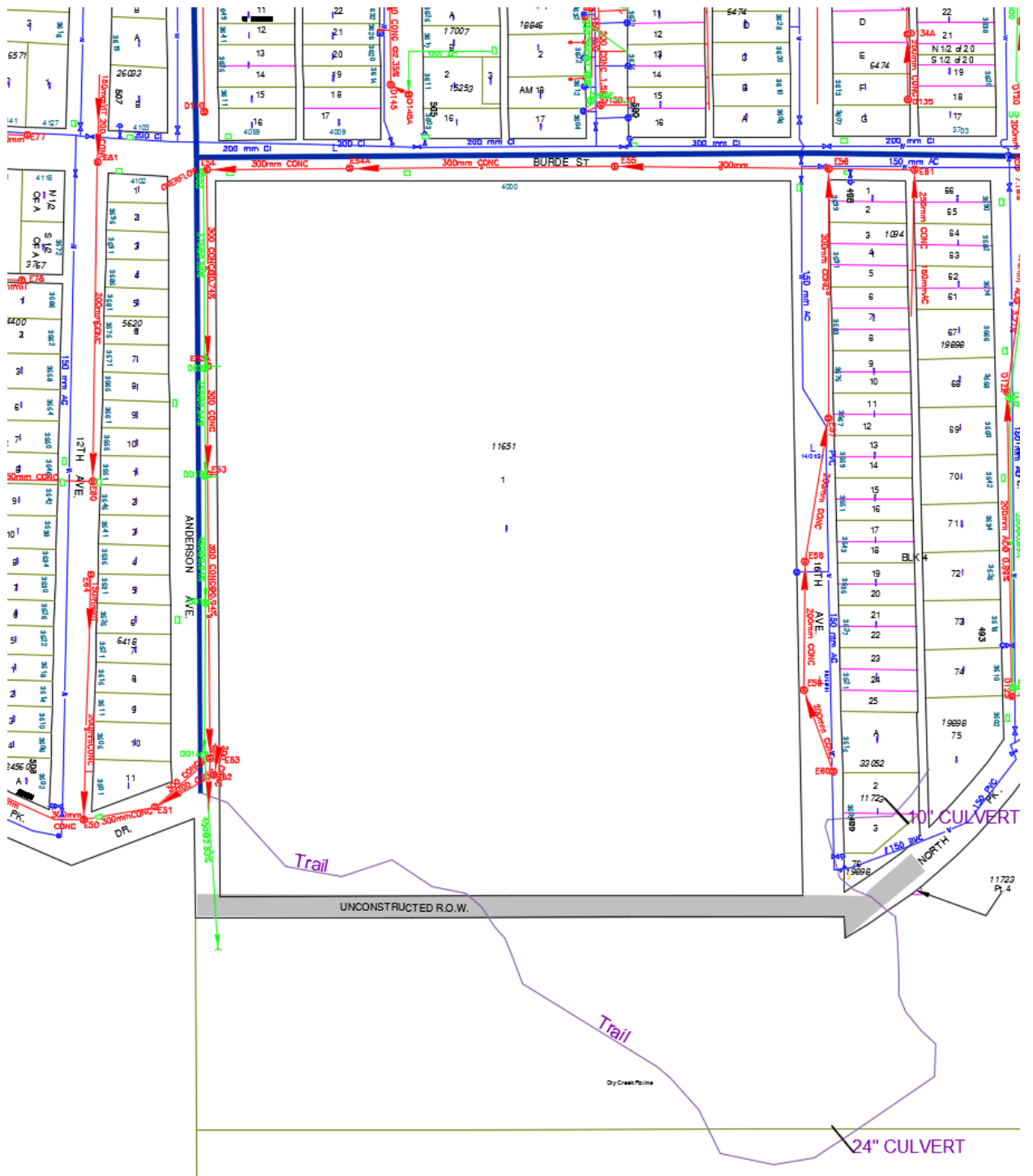
Respectfully submitted,



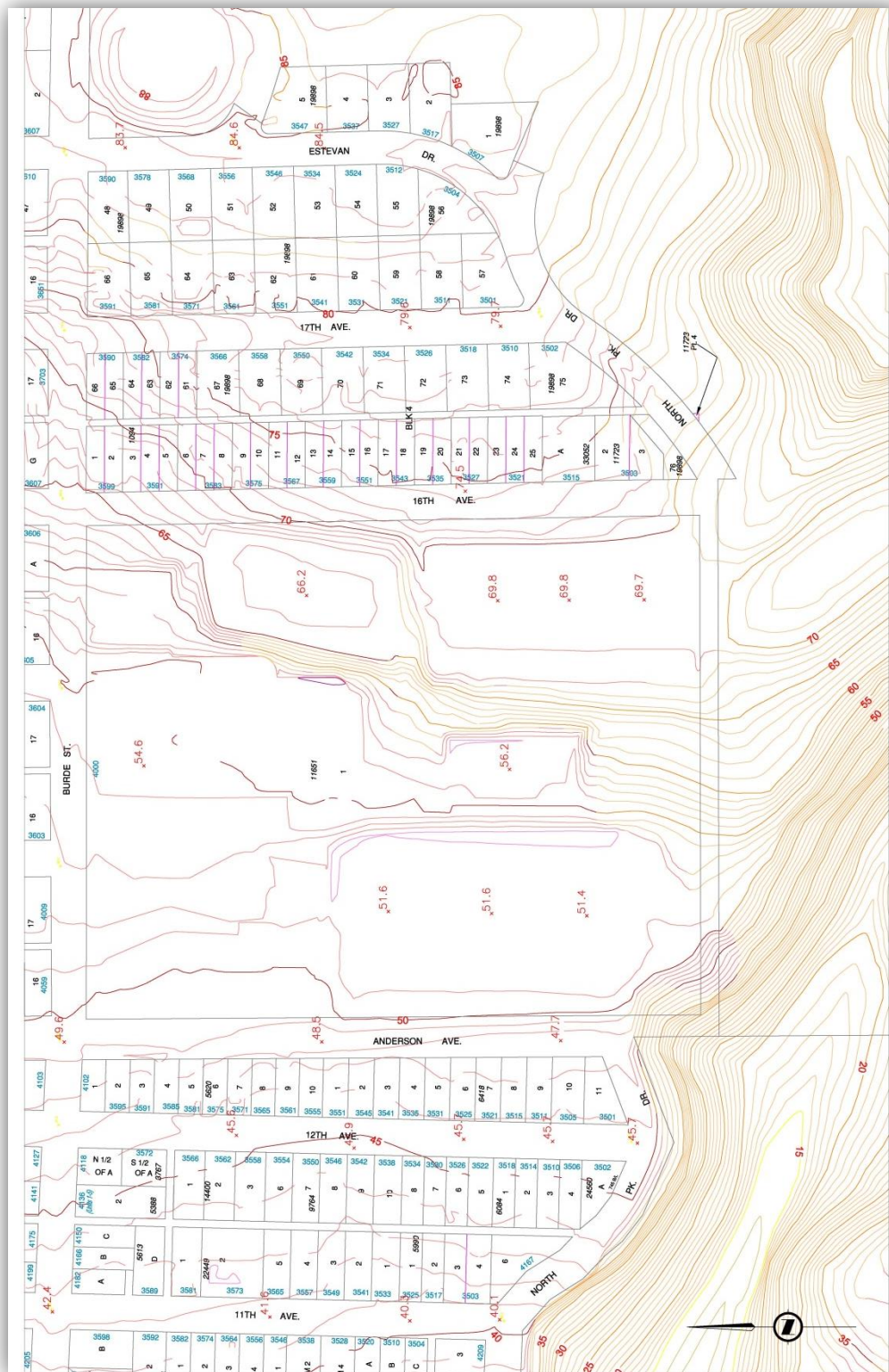
Scott Smith, MCIP
Director of Development Services

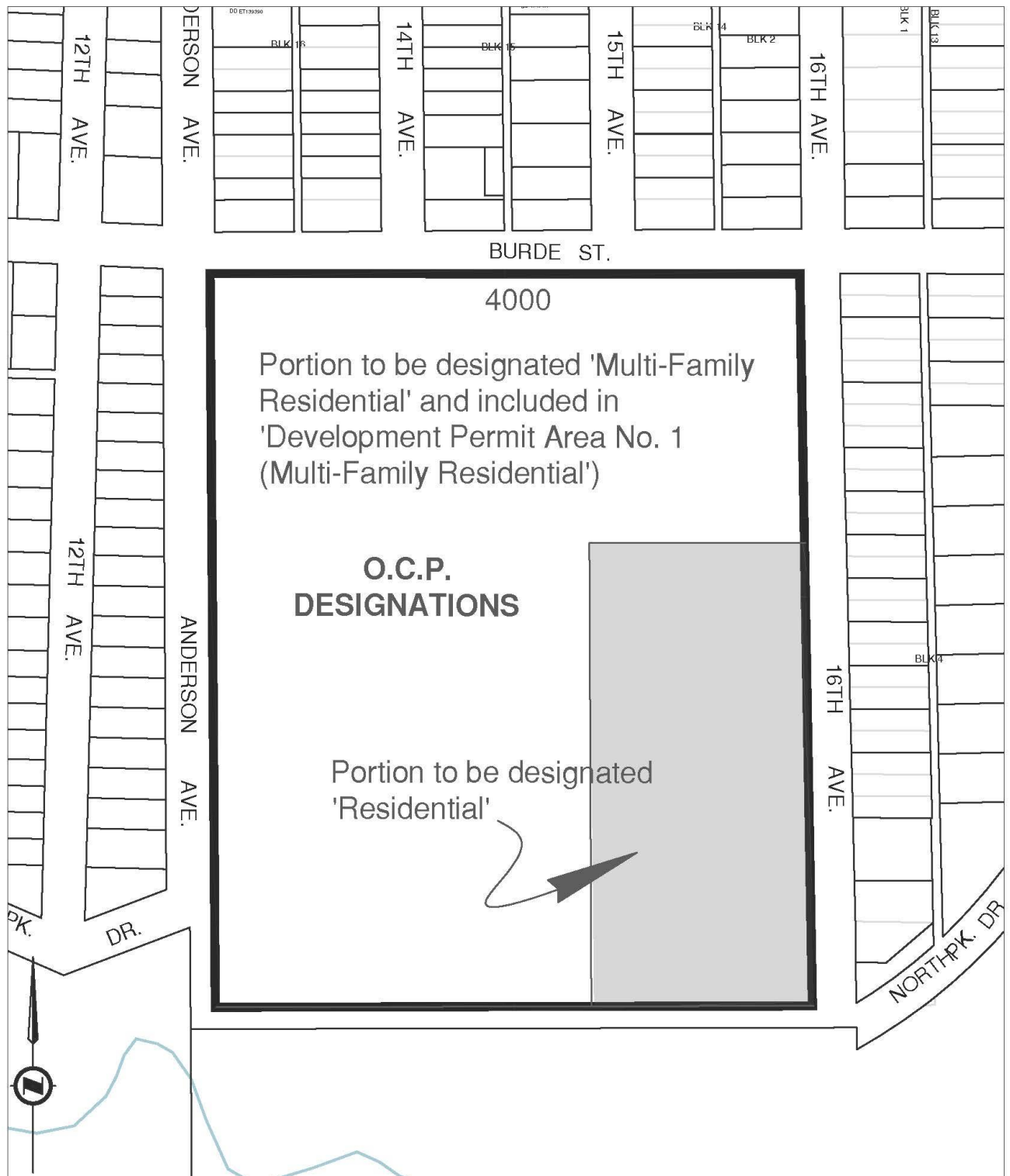
SUBJECT PROPERTY – 4000 BURDE STREET

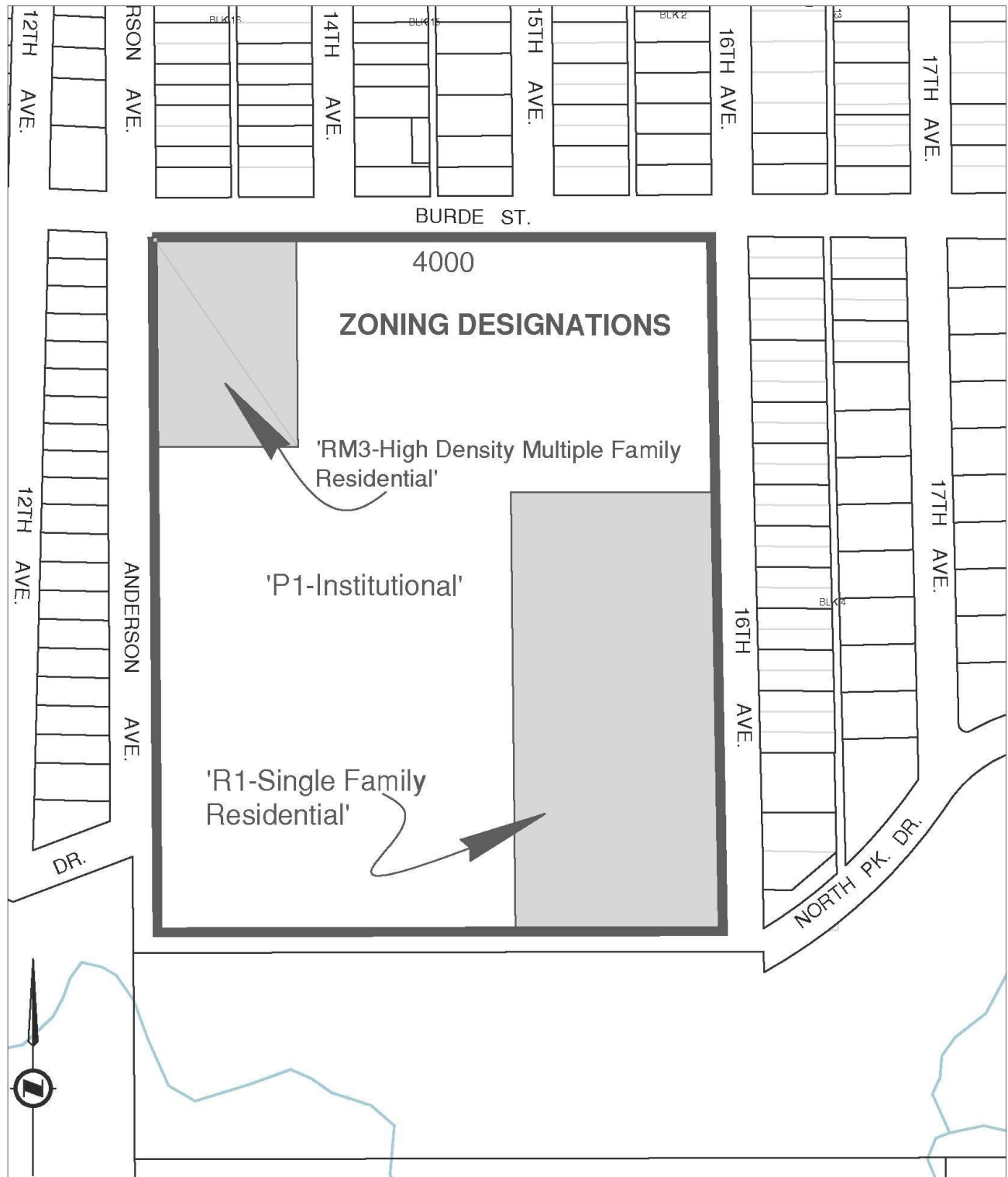


AREA INFRASTRUCTURE

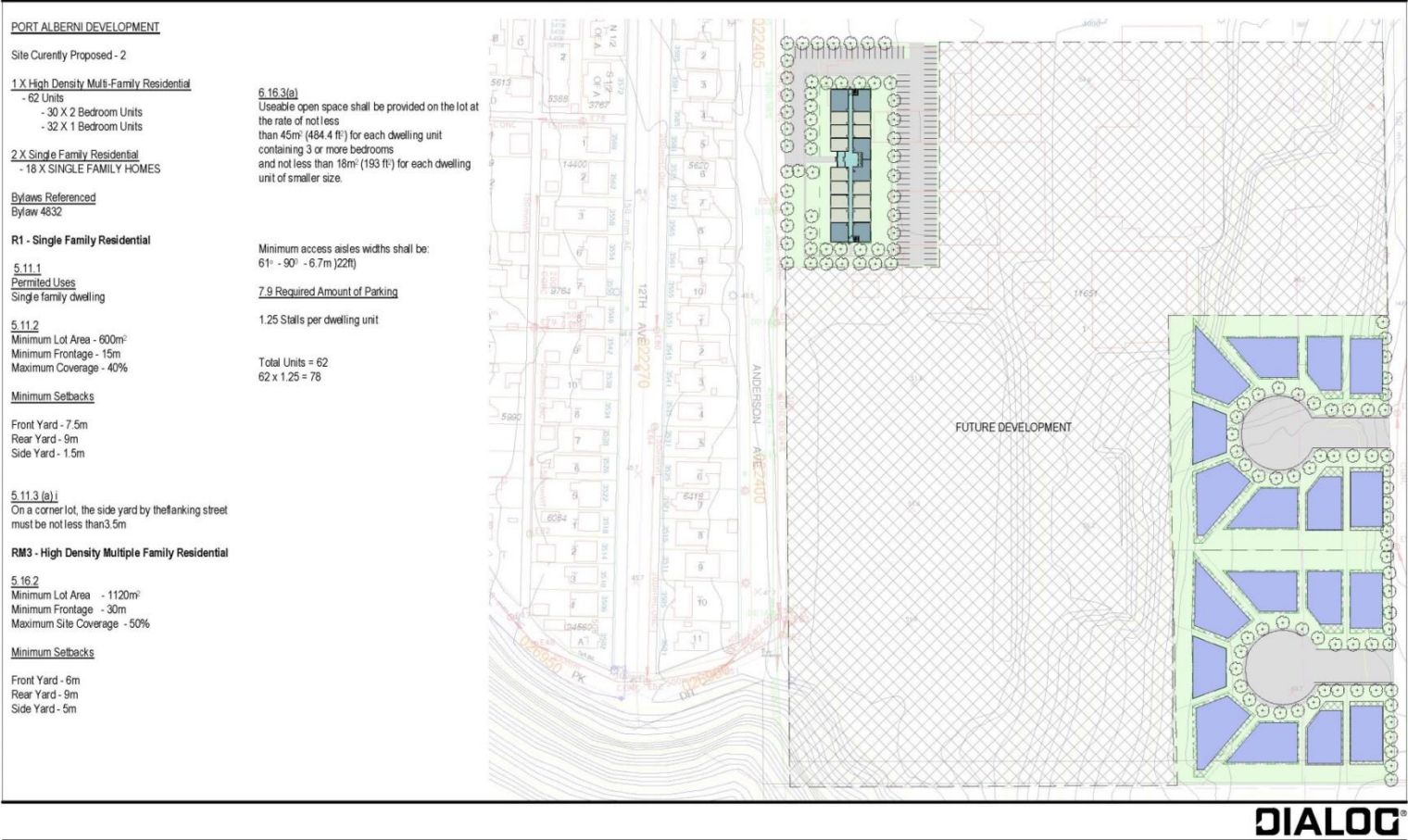
TOPOLOGICAL AREA



PROPOSED OCP DESIGNATIONS – 4000 BURDE STREET

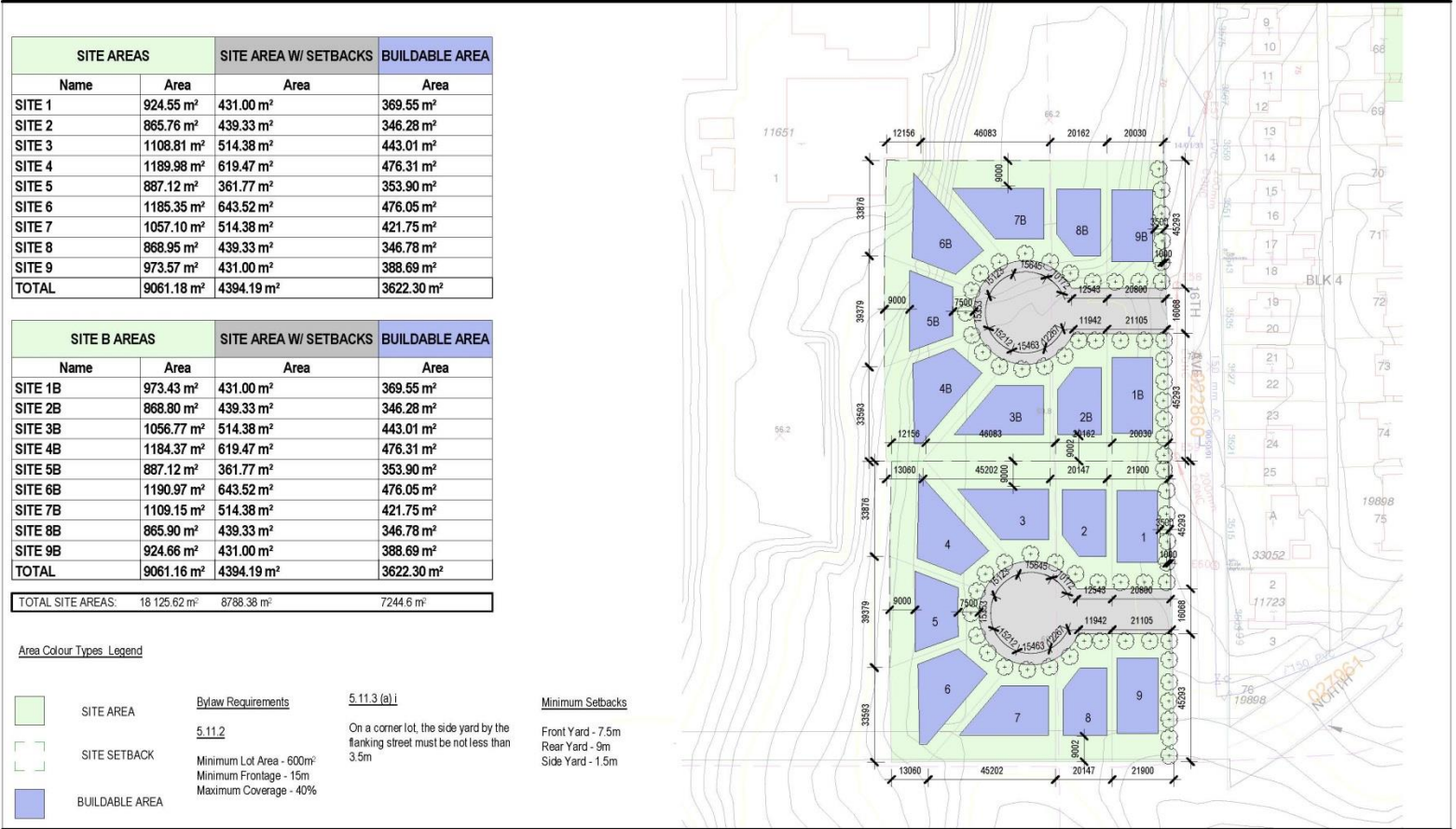
PROPOSED ZONING DESIGNATIONS – 4000 BURDE STREET

PROPOSED SITE PLAN – 4000 BURDE STREET



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

DRAWING NUMBER: **A102**
DRAWN BY:
CHECKED BY:
DATE:



DIALOG®

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

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

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 m ²	1667.87 m ²	32	2255.58 m ²	30

TOTAL SITE AREA

Area
7052.22 m ²

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 - 9m
Side Yard - 5m

6.16.3(a)

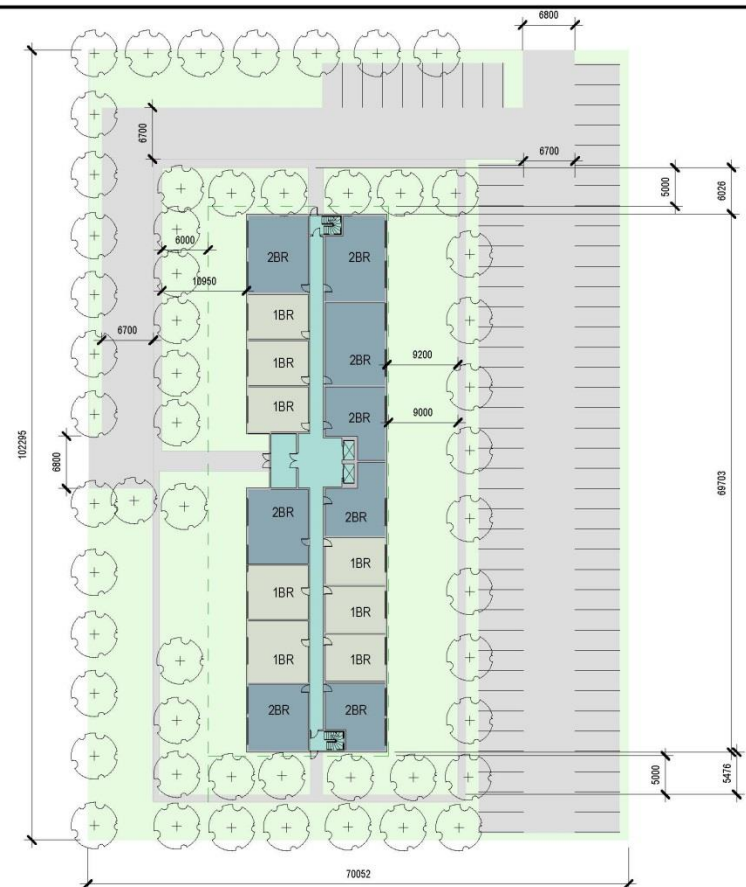
Useable open space shall be provided on the lot at the rate of not less than 45m² (484.4 ft²) for each dwelling unit containing 3 or more bedrooms and not less than 18m² (193 ft²) for each dwelling unit of smaller size.

7.4.4

Minimum access aisles widths shall be:
61° - 90° - 6.7m (22ft)

7.9 Required Amount of Parking

1.25 Stalls per dwelling unit
Total Units = 62
 $62 \times 1.25 = 78$

**DIALOG®**

A104

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

DRAWING NUMBER:
DRAWN BY:
CHECKED BY:
DATE:





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

DRAWING NUMBER:
DRAWN BY:
CHECKED BY:
DATE:

DIALOG®
A106

Bylaw 4832

R1 – SINGLE FAMILY RESIDENTIAL

5.11 The purpose of this zone is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum Lot Area	600 m ²	6458 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 Floor Area Ratio	0.5	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of dwelling units per lot	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
 - (i) On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) For single family dwellings having no carport or attached garage and with no access to the rear or the side of the lot from a street or lane, the minimum side yard requirement shall be increased to 3 m (9.8 ft) for one side yard.
- (b) For supportive housing, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following accessory uses is permitted on any lot: bed and breakfast OR secondary suite OR supportive housing.

Bylaw 4832

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

Multiple family dwelling	1,120 m ²	(12,056 ft ²)
--------------------------	----------------------	---------------------------

Minimum Frontage

Multiple family dwelling	30 m	98.4 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

1.2

Maximum Height, Principal Building

14 m	(45.9 ft)
------	-----------

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 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

Bylaw 4832

- (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.

Bylaw 4832

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 UsesCaretaker's *dwelling* unit, subject to
Section 6.165.31.2 Site Development RegulationsMinimum *Lot Area* 540 m² (5813 ft²)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* 35.31.3 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*.

Bylaw 4832

- (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.
- (c) Notwithstanding the permitted *use* provisions of the P1 *zone*, for the property with the legal description of *Lot 1*, District *Lot 13*, Alberni District, Plan VIP78180, located at 5100 Tebo Ave., the following *accessory uses* are permitted:
 - *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*
- (d) Notwithstanding the maximum *coverage* provisions of Section 5.31.2, for the property known as Fir Park Village, located at 4411 Wallace *Street*, legally described as *Lot B*, District *Lot 1*, Alberni District, Plan 32448, a maximum *coverage* of 58% is permitted.

5.31.4 For all Accessory Uses referenced in 5.31.3 (c):

- (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.

CITY OF PORT ALBERNI

BYLAW NO. 4952

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN
FOR THE CITY OF PORT ALBERNI

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as "**Official Community Plan Amendment No. 25 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4952**".

2. Official Community Plan Amendments

2.1 **Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended 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 as shown on Schedule "A" attached hereto and forming part of this bylaw.

2.2 **Schedule B (Development Permit Areas Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to include 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)**' as shown on Schedule "A" attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 14TH DAY OF NOVEMBER, 2017.

READ A SECOND TIME THIS 14TH DAY OF NOVEMBER, 2017.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2017.

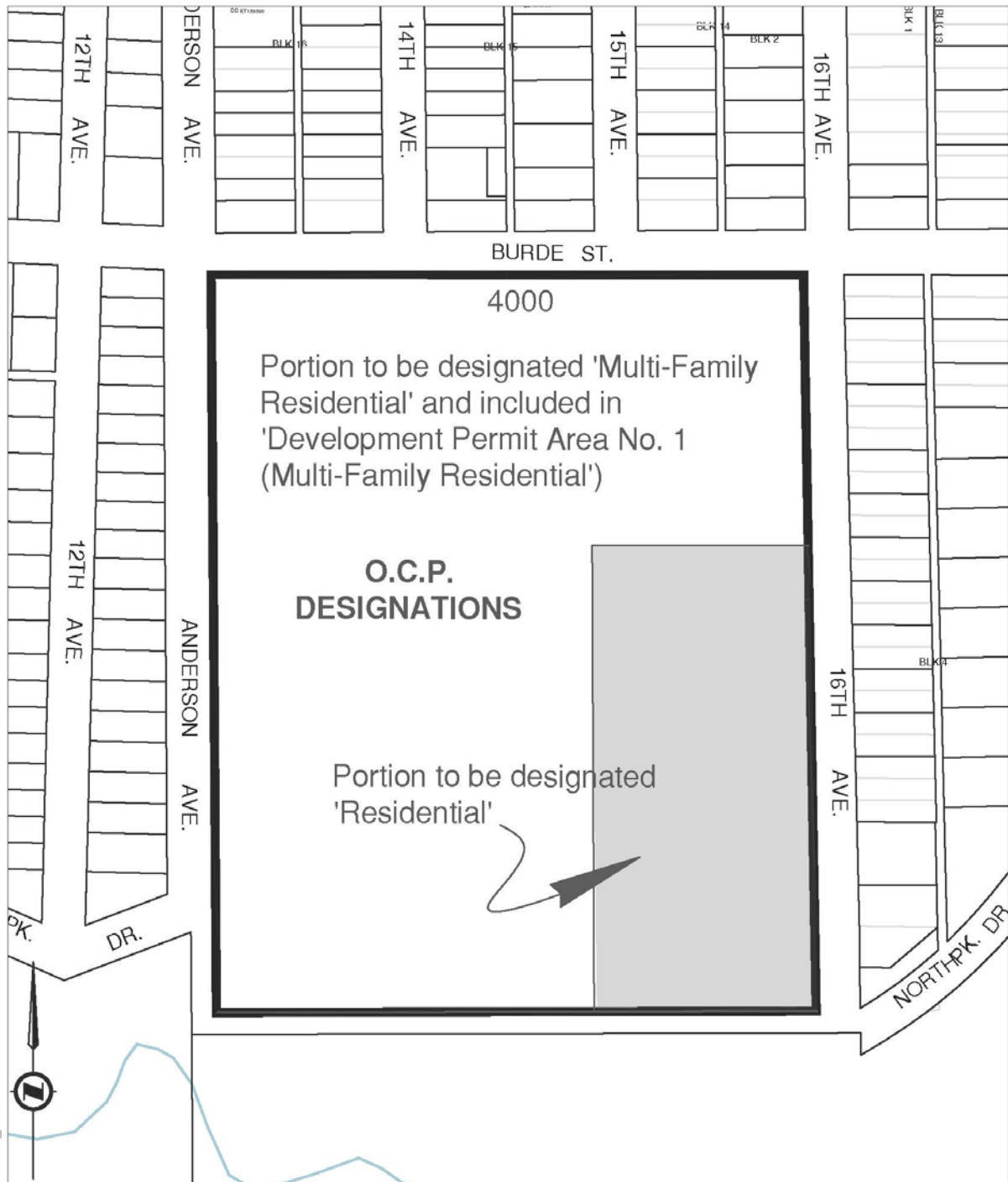
READ A THIRD TIME THIS DAY OF , 2017.

FINALLY ADOPTED THIS DAY OF , 2017.

Mayor

Clerk

Schedule "A" to Bylaw 4952



CITY OF PORT ALBERNI

BYLAW NO. 4953

A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW 2014, NO. 4832

The Municipal Council of the City of Port Alberni in Open Meeting Assembled Enacts as follows:

1. Title

This Bylaw may be known and cited for all purposes as **“Zoning Bylaw Map Amendment No. 27 (4000 Burde Street – District Acquisitions Corp.), Bylaw No. 4953”**.

2. Zoning Amendment

2.1 That *Lot 1, District Lot 46, Alberni District, Plan 11651 (PID: 004-971-418)*, located at **4000 Burde Street**, is hereby rezoned from 'P1 Institutional' zone to a mix of **'P1 Institutional', 'R1 Single Family Residential' and 'RM3 High Density Multi-Family Residential'** zones as shown outlined on Schedule A attached hereto, and forming part of this bylaw.

3. Map Amendment

Schedule “A” (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2 above.

READ A FIRST TIME THIS 14TH DAY OF NOVEMBER, 2017.

READ A SECOND TIME THIS 14TH DAY OF NOVEMBER, 2017.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2017.

READ A THIRD TIME THIS DAY OF , 2017.

FINALLY ADOPTED THIS DAY OF , 2017.

Mayor

Clerk

Schedule "A" to Bylaw No. 4953

