

# CITY OF PORT ALBERNI

## BYLAW NO. 5113

### A BYLAW TO AMEND PORT ALBERNI ZONING BYLAW NO. 5105

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 Amendment (3830 5th Avenue), Bylaw No. 5113”.

2. Zoning Text Amendments:

2.1 Adding the following text to Establishment of Zones Section 5.1:

“CD4 Comprehensive Development – 3830 5th Avenue”

2.2 Zoning Bylaw No. 5105, 2024 is hereby amended by adding the following text under Section 5:

### ***CD4 – COMPREHENSIVE DEVELOPMENT – 3830 5<sup>th</sup> Avenue***

8.4 The purpose of this zone is to provide for in-fill development of multi-residential units.

8.4.1 Permitted uses

Principal Uses

Multi-residential dwellings

Accessory Uses

Home occupation

8.4.2 Site Development Regulations

Minimum Lot Area	8,779 m <sup>2</sup>	(94,496 ft <sup>2</sup> )
Maximum Coverage	40%	
Minimum Setbacks:		
Front yard	4.5 m	(14.76 ft)
Rear yard	5.5 m	(18.04 ft)
Side yard (east)	3.5 m	(11.48 ft)
Side yard (west)	4.5 m	(14.76 ft)
Maximum Floor Area Ratio	1.2	
Maximum number of dwelling units	112	

8.4.3 Building Height

Maximum Height, Building 1	15 m	(49.21 ft)
Maximum Height, Buildings 2, 3, 4, 5, 6	11 m	(36.1 ft)

8.4.4 Parking

8.4.4.1 Vehicle parking must be provided at the following minimum rates:

Type	Bed(s)	Spaces per Dwelling unit
Multi-family	Studio	0.75
Multi-family	1 bed	0.75
Multi-family	2 bed	1.25
Multi-family	3 bed	1.5

8.4.4.2 Secure bicycle storage will be provided at a rate of 0.19 spaces per dwelling unit.

8.4.4.3 Driveway parking access directly onto Morton Avenue is permitted for multi-residential units described as Building 4, as an exception to section 7.4.13 of this bylaw.

8.4.5 Useable Open Space

A total of 3,130 m<sup>2</sup> of *Usable Open Space* must be provided.

8.4.6 Landscaping

8.4.6.1 Landscape screening to be provided at west property line between Building 1 and adjacent property.

8.4.6.2 Respecting Buildings 2, 3, 4, 5, and 6 privacy screening must be installed between entrances of dwelling units facing the courtyard.

8.4.7 Signage

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

8.4.8 Conditions of Use

(a) Groups of multi-residential dwellings are permitted, as an exception to section 6.1 of this bylaw.

(b) Limits to *Home Occupation* listed as section 6.15.6(g) apply to this zone.

3. Zoning Map Amendments

3.1 The property legally described as Lot 1, District Lot 1, Alberni District, Plan EPP114008 PID: 031-881-327, and located at 3830 5th Avenue, as shown outlined in heavy black line on Schedule B attached hereto and forming part of this bylaw, is hereby rezoned from 'P1 Institutional' to 'CD4 Comprehensive Development – 3830 5th Avenue'.

3.2 Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw No. 5074 is hereby amended to denote the zoning outlined in Section 2 above.

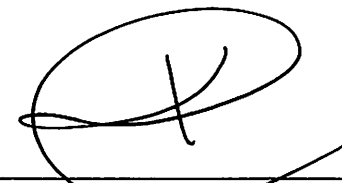
**READ A FIRST TIME** this 12<sup>th</sup> day of August, 2024.

**READ A SECOND TIME** this 12<sup>th</sup> day of August, 2024.

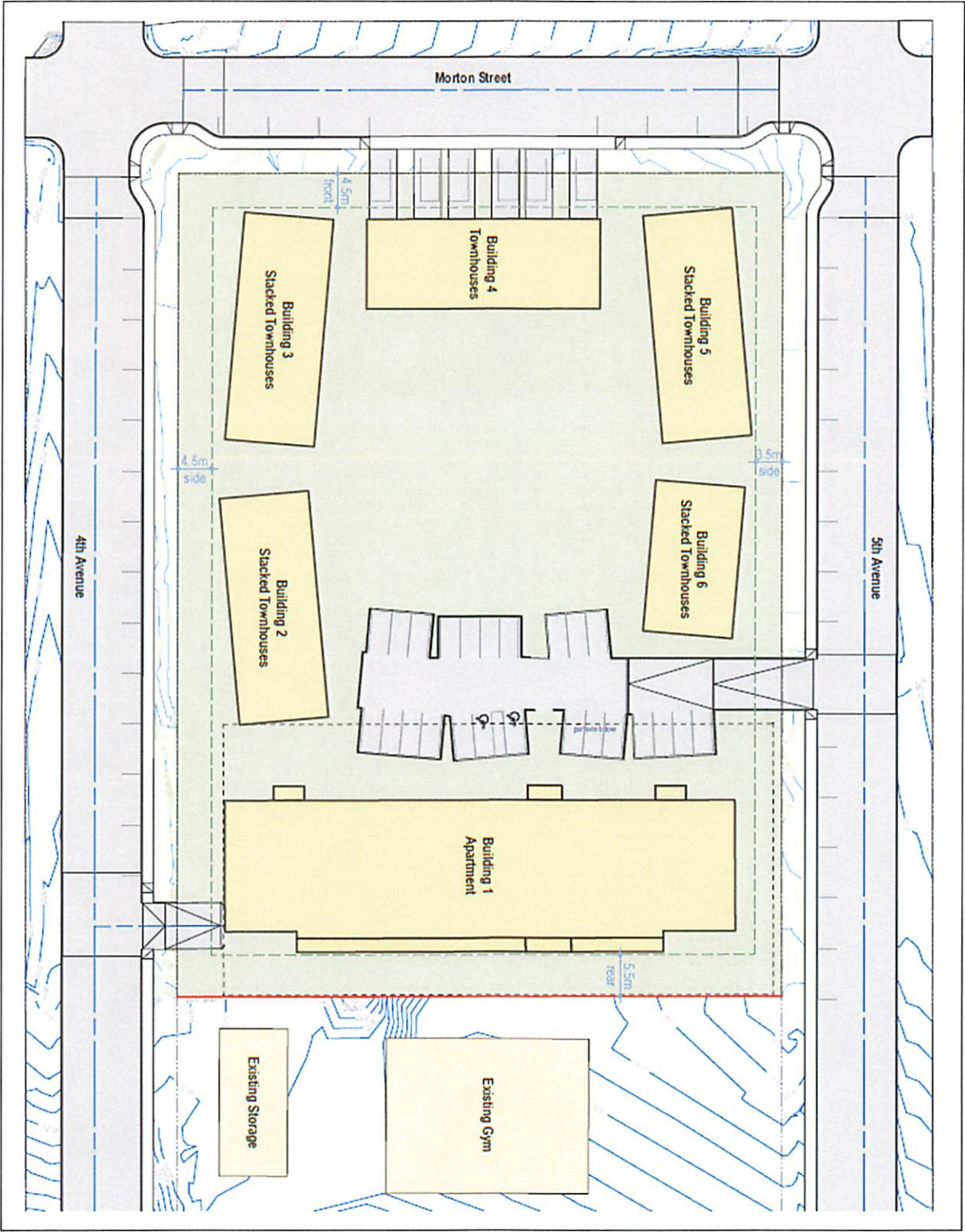
**A PUBLIC HEARING WAS HELD** this 9<sup>th</sup> day of September, 2024.

**READ A THIRD TIME** this 12<sup>th</sup> day of November, 2024.

**FINALLY ADOPTED** this 14<sup>th</sup> day of July, 2025.

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Corporate Officer

Schedule "A" to Bylaw No. 5113  
Site Plan



## Schedule "B" to Bylaw No. 5113

