



**To: Port Alberni Advisory Planning Commission**

Ken McRae (Chair)	Ken Watts (Tseshah̓t/č̓ išaaʔath̓ First Nation)
Ed Francoeur (Vice-Chair)	Chris Washington - (SD #70)
Amy Anaka	
Jolleen Dick (Hupačasath Nation)	Sgt. Peter Dionne, (R.C.M.P. Liaison)
Stefanie Weber	Andre Guerin (P.A.F.D. Liaison)
Callan Noye	Councillor Deb Haggard (Council Liaison)
Joe McQuaid	Amy Needham (Parks Operations Liaison)

From: Scott Smith, Director of Development Services/Acting CAO

Copy: Larry Ransom - (Alternate - School District #70)  
Natasha Marshall, Les Sam (Alternate - Tseshah̓t/č̓ išaaʔath̓ First Nation)  
Roger Nopper (Alternate - Hupačasath First Nation)  
Councillor Helen Poon - (Alternate - Council Liaison)  
Clerk's Dept.: Twyla Slonski, Sara Darling, Tanis Feltrin, Annie O'Connor  
City Staff: Brian McLoughlin, Price Leurebourg, Cara Foden, Scott Smith

Date: January 13, 2022

Re: Advisory Planning Commission Meeting - **Thursday, January 20, 2022 at 12:00 pm**

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, January 20, 2022 at 12:00 pm** in the **Council Chambers at City Hall** (4850 Argyle St.). Please wear a mask when you enter City Hall and for the duration of the meeting. If you have questions please contact Brian McLoughlin (Tel: 250-720-2806 / email: [brian\\_mcloughlin@portalberni.ca](mailto:brian_mcloughlin@portalberni.ca)) or Cara Foden (Tel: 250.720.2850 / email: [cara\\_foden@portalberni.ca](mailto:cara_foden@portalberni.ca)).

**AGENDA**

- 1. Acknowledgements and Introductions-** This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshah̓t/č̓ išaaʔath̓ First Nations.
- 2. Minutes** of the November 18, 2021 meeting of the Advisory Planning Commission.
- 3. Election of Chair and Vice-Chair for 2022**
- 4. DEVELOPMENT APPLICATION – Development Variance Permit**  
**4841 Redford Street**  
*Lot B, District Lot 1, Alberni District, Plan EPP79584 (PID: 030-422-710)*  
**Applicant:** Bill Derby dba Tectonica Management Inc. as Agent for: Ryan Anaka dba Uchucklesaht Capital Assets Inc., Inc. No. BC0965357

5. **DEVELOPMENT APPLICATION – Official Community Plan and Zoning bylaw**  
**3618 5th Avenue** - Lot 10, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-092  
**3614 5th Avenue** - Lot 11, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-131  
**4825 Burde Street** - Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: PID: 003-820-157  
**4835 Burde Street** - Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190  
**Applicant:** G. Carniato as agent Roger McKinnon dba Quad Development Ltd. Inc.No. BC0320089.
6. **Status Update** – Director of Development Services/Deputy CAO
7. **Other business**
8. **Adjournment** - The next regular APC meeting is scheduled for **February 17, 2022**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
held on November 18, 2021 at 12:00 p.m.  
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

**Commission Members Present**

Ken McRae (Chair)  
Amy Anaka  
Jolleen Dick, Councillor, Hupačasath F.N.  
Callan Noye  
Ken Watts, (CEO Tseshah (č išaa?ath) F.N)  
Ed Francoeur (Vice-Chair)  
Stefanie Weber  
Joe McQuaid  
Andre Guerin, P.A.F.D. Liaison  
Councillor Deb Haggard, Council Liaison

**Staff**

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

**Guests**

Members of the Public: None  
Applicants: D. Hais (APM)

**Regrets**

Amy Needham, Parks Operations Liaison  
Chris Washington, S.D.70 Liaison  
Peter Dionne, R.C.M.P. Liaison

**Alternates (not in attendance)**

Larry Ransom (Alt. – S.D.70)  
Councillor Helen Poon (Alt. – Council)  
L. Sam, (Alt. – Tseshah (č išaa?ath) F.N)  
Roger Nopper CEO, (Alt. - Hupačasath F.N.)



**1. Acknowledgements and Introductions –**

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

**2. Minutes - Adoption of October 12, 2021 Minutes**

**Motion:**

*That the City of Port Alberni Advisory Planning Commission adopt the minutes of the October 21, 2021 regular meeting.*

**( Anaka / Francoeur ) CARRIED**

**3. DEVELOPMENT APPLICATION – Development Variance Permit**

**3170 1<sup>st</sup> Avenue (Alberni Power and Marine)**

*Lot A, District Lot 1, Alberni District Plan VIP86551*

*Lot 1, Block 104, District Lot 1, Alberni District, Plan 197D*

*Lot 2, Block 104, District Lot 1, Alberni District, Plan 197D*

*Lot 7, Block 104, District Lot 1, Alberni District, Plan 197D*

*Lot 8, Block 104, District Lot 1, Alberni District, Plan 197D*

**Applicant:** D. Hais for owners R. Zilliken and S. Zilliken dba 0963231 BC Ltd.

- City Development Planner (B.M.) summarized his report dated November 2, 2021. He noted that the Variance for height had been amended since the report to APC was completed. The amended Variance requested provides for an increase to the permitted maximum height of a principal building from 10 metres to 12.9 metres, an increase/variance of 2.9 metres for the site.
- APC discussed the proposed amendments and report.
  - The APC members indicated support for the requested Variances as amended.
  - It was noted that the provision of on-site parking for employees was important especially as future growth and development would further test parking capacity in core business areas.

**Motions:**

1. *THAT the Advisory Planning Commission recommends to City Council they approve the Development Variance Permit requested for **3170 1st Avenue** to:*
  - a) *Vary section 7.9 Required Amount of Parking to permit a reduction from 43 spaces to 33 spaces for a total reduction of 10 spaces.*
  - b) *Vary section 5.20.2 Site Development Regulations to permit an increase to the maximum height of a principal building from 10 metres to 12.9 metres for an increase of 2.9 metres.*

( Anaka / Francoeur ) **CARRIED**

**4. DEVELOPMENT APPLICATION – Development Variance Permit  
5535 Woodland Crescent East**

*Lot 40, Section 9, Alberni District, Plan VIP62208 (PID:023-235-748)*

**Applicant:** Carey Conover dba Dycon Construction Ltd.

- City Development Planner (P.L.) summarized his report dated November 18, 2021.
- APC discussed the proposed amendments and report.
  - Potential impact for adjacent single family homes. Footpath on the west side of the property would mitigate the impact for the adjacent house to the west.
  - APC asked if access from Georgia Road was considered. The City Planner indicated access to the site off Georgia Rd. was not encouraged or supported at this time for a variety of reasons.
  - The challenges of developing the site for multi-family residential use required a creative approach to the design.
  - The requested Variances would accommodate the required fire separations.



**Motions:**

1. *THAT the Advisory Planning Commission recommends to City Council that they approve the Development Variance Permit requested for property legally described as Lot 40, Section 9, Alberni District, Plan VIP62208 (PID:023-235-748) and located at 5535 Woodland Crescent as follows:*

- a) *Vary section 5.14.2 Site Development Regulations to permit a reduction of the required frontage from 30 metres to 27.192 metres, a variance of 2.8 metres.*
- b) *Vary section 5.14.2 Site Development Regulations to permit a reduction of the required rear yard setback from 9 metres to 7.5 metres, a variance of 1.5 metres.*

**( Francoeur / Weber ) CARRIED**

**5. STATUS UPDATE:**

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

- OCP Project – The consultants (McElhanney Ltd) and City Staff sent out an invitation to APC to meet and discuss the project on November 25/21 at 2:30 pm. It will not be the only opportunity available for the APC members to provide their perspectives for consideration
- Vimy Street – The bylaws will go to Council once the approved subdivision has been registered by Land Titles.
- Projects that have been approved by Council but have not yet submitted applications for a Building Permit include Quality Foods (Cascadia Liquor) and the 4305 Kendall Avenue (Oomiqusu / Mother's Centre).

**6. OTHER BUSINESS**

7. **ADJOURNMENT** – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **December 16, 2021**.

**( McRae / Francoeur ) CARRIED**



Ken McRae (Chair)



# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

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TO: Advisory Planning Commission

FROM: Price Leurebourg, Development Planner

DATE: January 12, 2021

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**SUBJECT: DEVELOPMENT APPLICATION – Proposed Development Variance Permit**

**4841 Redford Street**

LOT B, DISTRICT LOT 1, ALBERNI DISTRICT PLAN EPP79584

**Applicant:** Tectonica Management Inc.

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### **RECOMMENDATIONS**

1. *That the Advisory Planning Commission recommends to City Council that they approve the Development Variance Permit requested for property legally described as Lot B, District Lot 1, Alberni District, Plan EPP79584 (PID:030-422-710) and located at **4841 Redford Street** as follows:*
  - a) *Vary section 5.31.2 Site Development Regulations to permit a reduction of the required front yard setback of future Lot 1 along Fourth Avenue from 7.5 metres to 3.2 metres, a variance of 4.3 metres.*
  - b) *Vary section 5.31.3 Conditions of Use to permit a reduction of the total of both side yards of future Lot 1 from 20 percent to 19.4 percent of the proposed lot width.*

### **ALTERNATIVES/OPTIONS**

The Planning Department supports Option #1.

1. Recommend to Council that staff proceed with the requested variances.
2. Recommend to Council that staff do not proceed with the requested variances.
3. Request that staff gather additional information before proceeding with a recommendation for Council to consider.

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## **ISSUE**

For consideration is a variance application for setback reduction to facilitate a lot line relocation. The subject property is located at 4841 Redford Street.

## **BACKGROUND**

The City of Port Alberni has received a series of development applications for 4841 Redford Street (Lot B) and the vacant lot abutting the property (Lot A). The applicant is proposing to develop 113 multi-family residential unit on what is currently Lot A. To accommodate this development, the applicant has submitted a subdivision application to relocate the interior lot line between Lot A and Lot B 11.0 meters to the south. Once the subdivision has been approved, the lots will be re-registered as Lot 1 (northerly lot) and Lot 2 (southerly lot). The report will refer to the current Lot A and Lot B as “future Lot 1” and “future Lot 2”, respectively. The drawings supporting the Development Variance Permit application are labelled using the future lot designators.

The proposed subdivision will trigger the need for a Development Variance Permit. A variance would be required in order to allow the lot line relocation, as this will result in a reduction of the new front yard setback along with the reduction of the total of both side yards. Without the variance, the Subdivision Approving Officer cannot approve the lot line relocation.

## **ANALYSIS**

### **Zoning**

The subject property is currently zoned *P1 – Institutional*. No zoning bylaw amendments are required for future Lot 2.

### **Site Plan**

The applicant has submitted a site plan as part of their application (attached).

The completed development proposal will place 113 new units on future Lot 1. The development of future Lot 1 will be subject to separate applications for OCP and Zoning Bylaw amendments as well as the Development Permit application. These will be made subsequent to this Development Variance Permit application and following the Subdivision Approval Process.

This initial application for variance is triggered by the subdivision application to relocate the interior lot line. The applicant owns both parcels and is looking to relocate the lot line separating the two properties. They are looking to move it 11.0 metres to the south, thereby increasing the size of future Lot 1. Ultimately, relocating the interior lot line benefits the development of future Lot 1 in terms of increased open space, increased landscaped areas, and more appropriate siting of buildings.

As a result of the reduced distance between the north and south boundaries of future Lot 2, the front yard as defined by the Zoning Bylaw shifts from the south boundary along Redford Street to the west boundary along Fourth Avenue. As future Lot 2 is fully developed with existing buildings that date back to the 1970's and earlier, the change in front yard creates a scenario where an existing building encroaches into the new front yard setback.

Table 1 – 5.31.2 P1 Site Development Regulations				
	Required		Proposed	
Minimum Lot area	500 m <sup>2</sup>	(5,813 ft <sup>2</sup> )	5,600 m <sup>2</sup>	18,372.7 ft <sup>2</sup>
Minimum Frontage	15 m	(49.2 ft)	69.6 m	228.4 ft
Maximum Coverage	40%		35.4%	
Minimum Setbacks				
Front yard	7.5 m	(24.6 ft)	3.2 m	(10.5 ft)
Rear yard	9 m	(29.5 ft)	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)	4.3 m	(14.1 ft)
Side yard	1.5 m	(4.9 ft)	9.2 m	(30.2 ft)
Maximum Height, Principal Building	12.5 m	(41 ft)	Existing	
Maximum Number of Principal Building Storeys	3		Existing	

Another outcome of the lot line relocation is that the two side yards shift from the lot lines abutting Fourth Avenue and Fifth Avenue, to the interior lot line and the boundary adjacent to Redford Street. The side yard along the interior lot line will be 4.3 metres deep and the side yard along Redford Street will be 9.2 metres deep. The lot line relocation does not result in encroachments into the new side yard setbacks or the new rear yard setback; however, the development fails to meet the condition of use requirement in the P1 – Institutional zone that the total of both side yards equal at least 20% of the lot width.

*Zoning Bylaw Section  
5.31.3(a):  
Institutional Zone  
Conditions of Use*

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

Following the lot line relocation, the width of future Lot 2 will be 69.6 metres, therefore, the total of both side yards should be no less than 13.92 metres. While the minimum required side yard setback is met, the additional condition of use under section 5.31.3(a) means that the combined total of both side yards is 0.42 metres short at 13.5 metres. The existing buildings make compliance with this condition of use impossible based on the proposed location of the interior lot line.

<b>Table 2 – 5.31.3 Conditions of Use</b>		
	Required	Proposed
<i>Total of both side yards</i>	20% of lot width	19.4% of lot width

The applicant seeks the issuance of a Development Variance Permit to reduce the required Front Yard setback (Section 5.14.2) and Condition of Use for the total of both side yards (Section 5.31.3) of “Port Alberni Zoning Bylaw 2014, Bylaw No. 4832”. The applicant is requesting a reduction of the future front yard along Fourth Avenue from 7.5 metres to 3.2 metres (57% variance) as well

as a reduction of the minimum 'total of both side yards' requirement from 20% to 19.4% of the lot width.

### **IMPLICATIONS**

The proposal for 4841 Redford Street is being brought forward to the Advisory Planning Commission for review, and the APC will provide Council with a recommendation. In considering the requested variance application, the Advisory Planning Commission and City Council should consider whether the two variances are reasonable and 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. Public notices will be sent out to neighboring residents, outlining the process to provide input on the application.

The goal of this application is to facilitate the proposed multi-family residential development on future Lot 1. The development of future Lot 1 will require applications for OCP and Zoning Bylaw amendments as well as the Development Permit application. These will be made following this Development Variance Permit application and the Subdivision Approval Process for future Lot 2 which triggered the need for the variance. Without the variance, the Subdivision Approving Officer will not be able to approve the lot line relocation as this would create a lot that is not compliant with the Zoning Bylaw.

Staff have identified the following rationale in support of the requested variances:

#### *Reduction of front yard setback*

- The existing buildings make compliance with this requirement unachievable.
- No negative impacts are anticipated as a result of the reduced front yard setback.

#### *Reduction to total of both side yards*

- No negative impacts are anticipated as a result of this variance.

### **CONCLUSIONS**

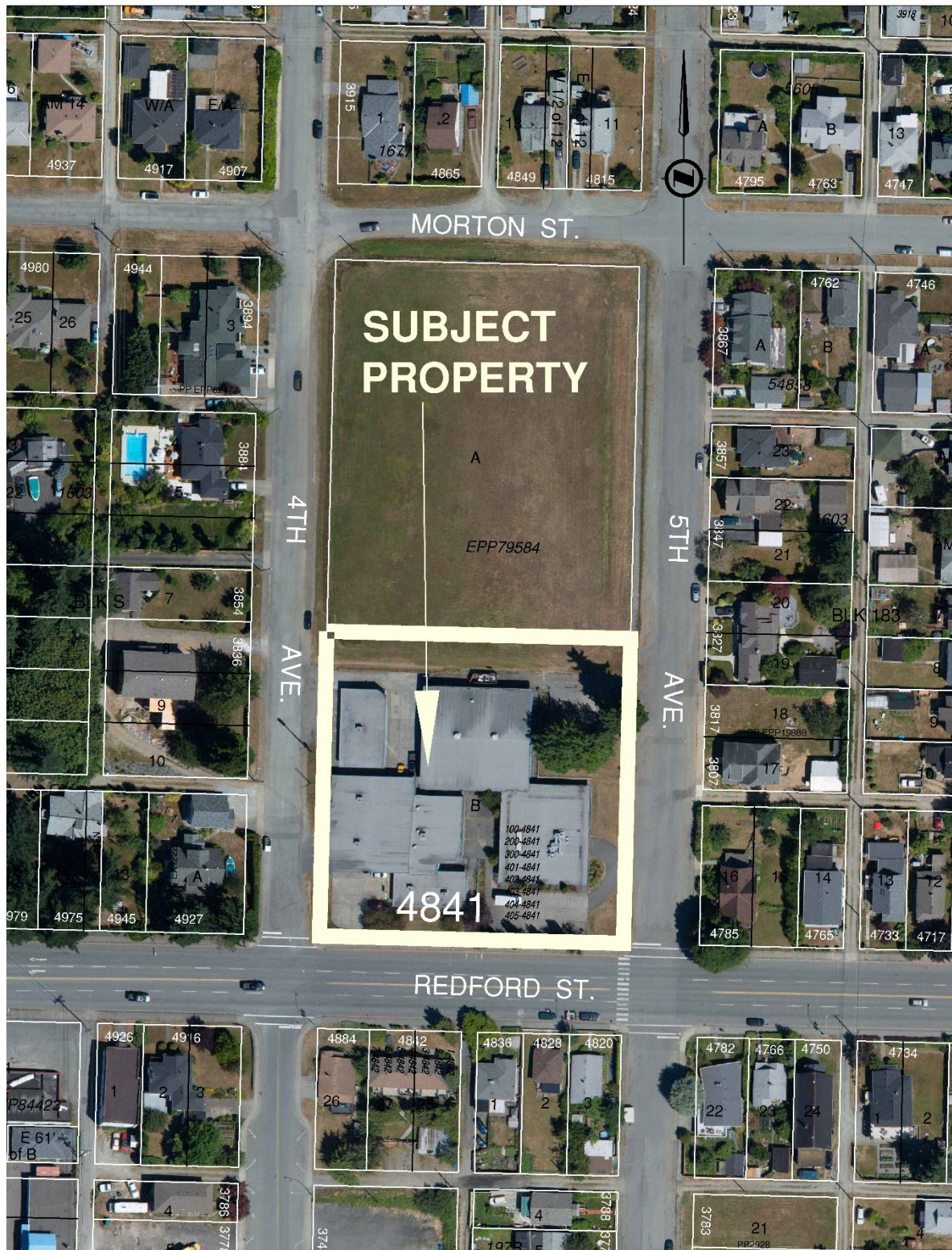
The issue for consideration is a variance application requesting relief from front yard and side yard setback requirements of the Zoning Bylaw. The variance request is associated with a subdivision application received for 4841 Redford Street, wherein the owners are proposing to relocate the interior lot boundary separating future Lots 1 and 2. Staff have reviewed the application and are satisfied that the requested variances to the Zoning Bylaw are not likely to have a negative impact on the surrounding neighbourhood. The Planning Department supports approval and issuance of the Development Variance Permit.

Respectfully submitted,

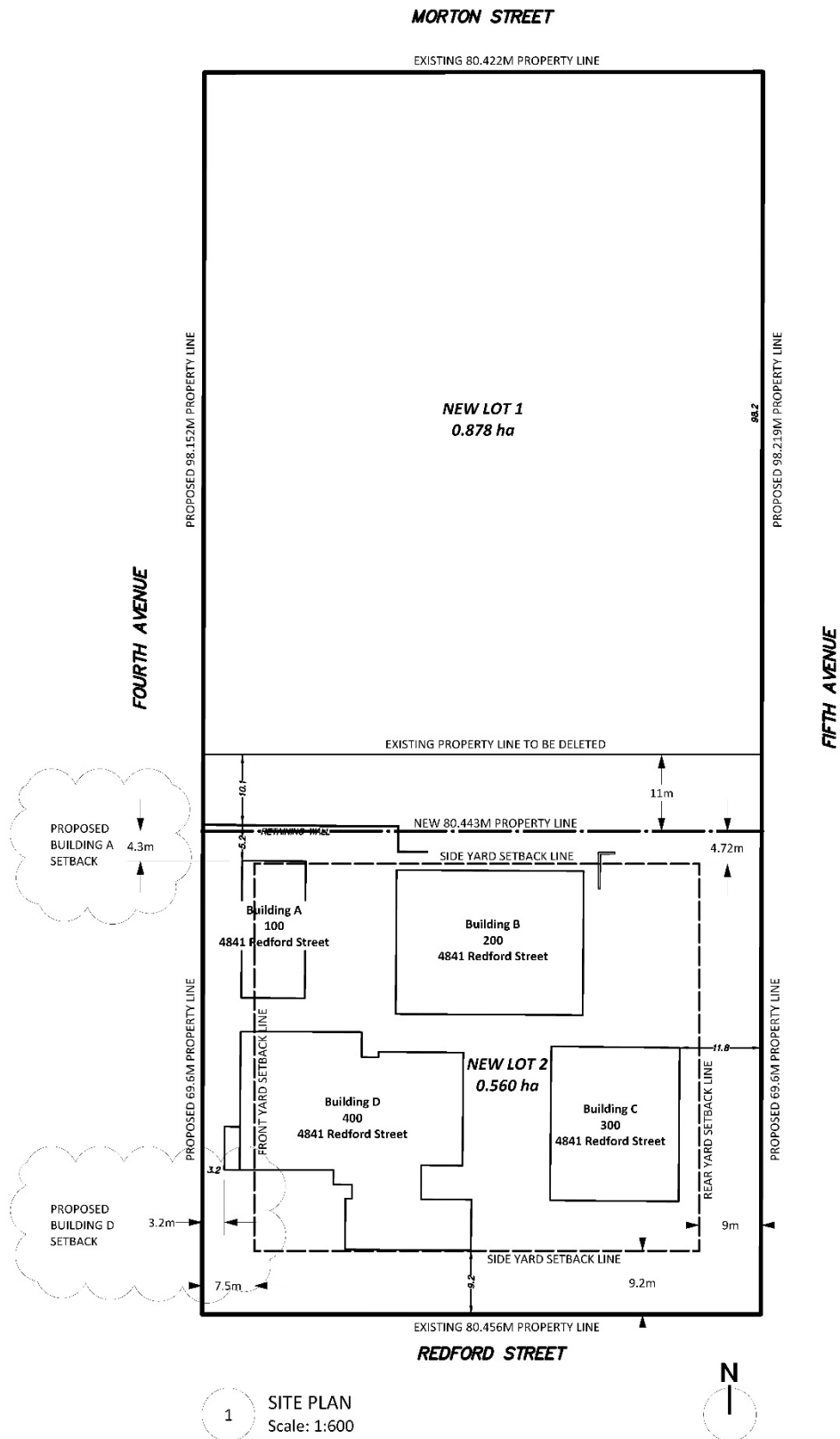


Price Leurebourg





## Proposed Subdivision and Site Layout for Future Lot 2:





# CITY OF PORT ALBERNI

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## PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

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TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: Jan 13, 2022

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**SUBJECT: DEVELOPMENT APPLICATION – Proposed OCP & Zoning Bylaw Amendments – Multi-Family Residential In-Fill at 4835 & 4825 Burde Street, and 3618 & 3614 5<sup>th</sup> Avenue.**

LOT 10, BLOCK 46, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197B

LOT 11, BLOCK 46, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197B

LOT 12, BLOCK 46, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197B

LOT 13, BLOCK 46, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197B

**Applicant:** Gary Carniato dba Quad Developments Ltd.

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### **RECOMMENDATION**

*THAT the Advisory Planning Commission recommends to Council that the City proceed with the proposed Official Community Plan and Zoning Bylaw amendments at 4835 & 4825 Burde Street, and 3618 & 3614 5<sup>th</sup> Avenue.*

### **ALTERNATIVES/OPTIONS**

The Development Services Department supports Option #1.

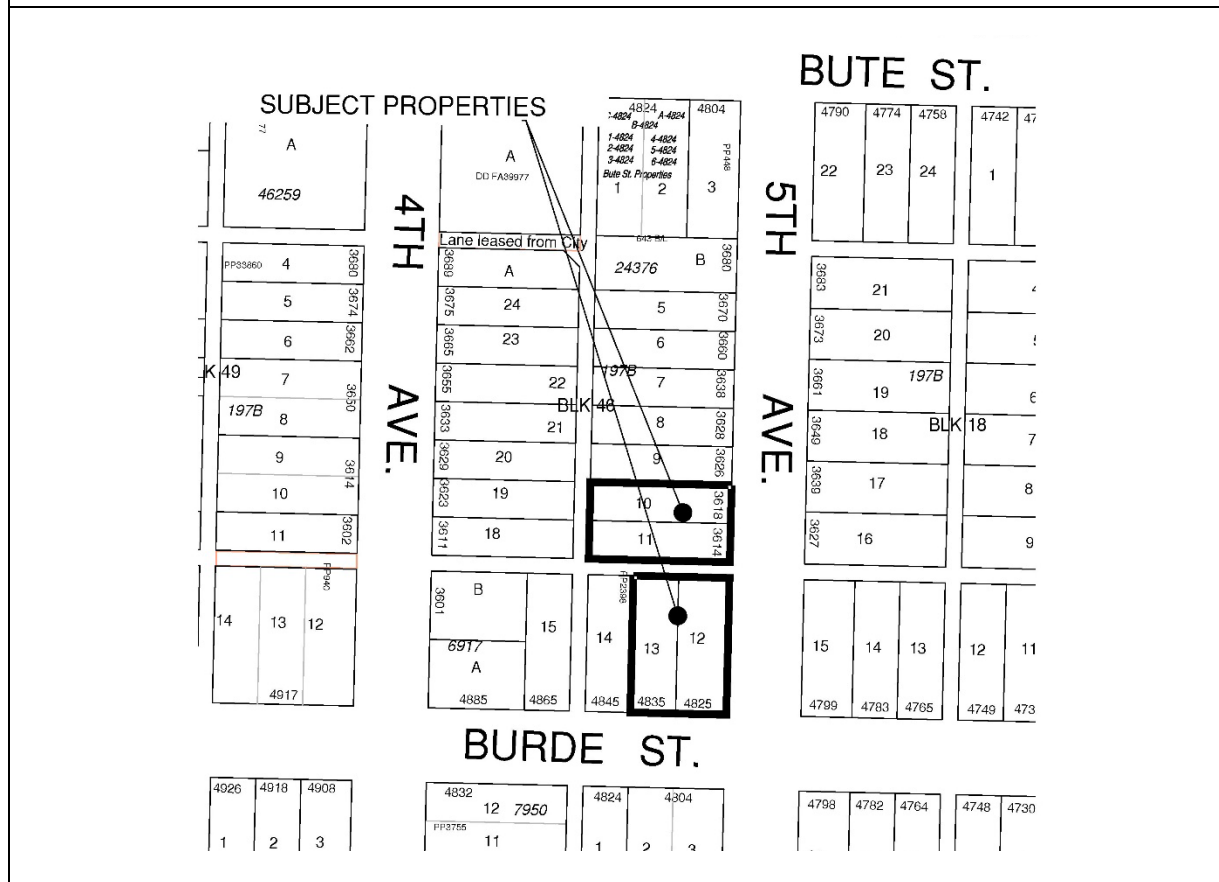
1. Recommend to Council that the City proceed with the proposed OCP and Zoning Bylaw amendments.
2. Recommend to Council that the City not proceed with the bylaw amendments.
3. Recommend that Council not proceed with the bylaw amendment.

### **ISSUE**

The City has received an application for amendments to the Official Community Plan (OCP) and Zoning Bylaw to enable a high-density multi-family in-fill development at the following properties: 4835 & 4825 Burde Street, 3618 & 3614 5<sup>th</sup> Avenue. The applicant is proposing to build 40 affordable apartments in two separate three-storey buildings. They are also proposing the City create a new Comprehensive Development zone for the project with occupancy limited to *Residential Rental Tenure*. The subject properties are located at the corner of 5<sup>th</sup> Avenue and Burde Street as shown in *Figure 1*.



Figure 1 – Subject Property Map



## BACKGROUND

### Official Community Plan and Zoning Bylaws

The applicant is requesting that a new Comprehensive Development (CD) zone be created by the City in order to enable a multi-family development. This would be accomplished through a combination of map and text amendments to the OCP and Zoning Bylaw. The required amendments include adding the proposed CD zone to the Zoning Bylaw under *Part 5 – Establishment of Zones*. The proposed zone description is attached to this report, and includes permitted uses, site development regulations, and conditions of use that are specific to this development.

In the Official Community Plan (OCP) the properties at 3618 & 3614 5<sup>th</sup> Avenue are designated as *Multi-Family Residential*, while the parcels addressed 4835 & 4825 Burde Street are designated *General Commercial*. In the Zoning Bylaw, these parcels are classified as *C3 Service Commercial*. The parcels addressed 3618 & 3614 5<sup>th</sup> Avenue are zoned *RM2 Medium Density Multiple Family Residential*.

### Summary of Requested Bylaw Amendments

The following list is a summary of amendments to the OCP and Zoning Bylaws that would be required in order to enable the proposed development:

1. Change the designation of 4835 & 4825 Burde Street from General Commercial to Multi-Family Residential on the OCP Bylaw Future Land Use Map

2. Remove the property at 4835 & 4825 Burde Street from *Development Permit Area No.2 Commercial Development*, and add it to *Development Permit Area No.1 Multiple Family Residential*.
3. Change the zoning classification of 4835 & 4825 Burde Street from *RM2 Medium Density Multiple Family Residential* to “CD3 – Comprehensive Development – Multi-Family Residential Infill – 5<sup>th</sup> Ave & Burde St.”
4. Change the zoning classification of 3618 & 3614 5<sup>th</sup> Avenue from *C3-Service Commercial* to “CD3 – Comprehensive Development – Multi-Family Residential Infill – 5<sup>th</sup> Ave & Burde St.”
5. Add the following text to Part 5 section 5.1 *Establishment of Zones*: “CD3 – Comprehensive Development – Multi-Family Residential Infill – 5<sup>th</sup> Ave & Burde St.”
6. Add the attached zone description “CD3 – Comprehensive Development – Multi-Family Residential Infill – 5<sup>th</sup> Ave & Burde St.” as a new section under *Part 5 Establishment of Zones*.
7. Add a definition for ‘*Residential Rental Tenure*’ to the Zoning Bylaw under *Section 4 – Definitions* as follows:

“**Residential Rental Tenure** means, in relation to a dwelling unit in a multi-family residential building or multiple dwelling, a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act”.

#### Official Community Plan (OCP) Policy

The OCP sets the policy direction for the City regarding the designation and regulation of multi-family residential lands, including where the City should consider additional density. This application proposes to change the OCP land use designation of 4835 & 4825 Burde Street from *General Commercial* to *Multi-Family Residential* which will enable this form of development on the property. *Table 1* contains existing OCP policy statements related to Multi-Family land use in Port Alberni.

Table 1 – Relevant OCP Policy for Designation of Multi-Family Residential Lands	
<i>1.1 Growth</i>	<ul style="list-style-type: none"> <li>• To encourage the efficient use of land and infrastructure, and development of compact built form by encouraging sensitive in-fill and intensive forms of development in key locations of the City.</li> </ul>
<i>1.5 Community</i>	<i>Residential</i> <ul style="list-style-type: none"> <li>• To ensure that a range of housing choice is provided in order to meet the needs of current and future residents.</li> </ul>
<i>Table 3 – Multi-Family Residential</i>	<ul style="list-style-type: none"> <li>• This type of residential should be located in proximity to community services or major amenities.</li> </ul>
<i>Plan Policies - 4.0 Residential</i>	<ul style="list-style-type: none"> <li>• Residential capacity could be substantially increased well beyond the 20 year horizon through the provision of a range of higher density housing forms...</li> <li>• A wider choice of housing options translates into greater access to housing and a more livable community for a greater range of age groups. This is a fundamental objective in creating complete and inclusive communities.</li> </ul>

<p><i>Plan Policies - 4.0 Residential – Multi-Family Housing</i></p>	<p><i>Typically, this form of housing is within or adjacent to established single-family residential neighbourhoods.</i></p> <ul style="list-style-type: none"> <li><i>• They are also typically situated near strategic amenity or service locations such as commercial nodes, parks, schools, community facilities, or in relation to significant transportation corridors.</i></li> <li><i>• The objective is to facilitate compact urban form which reduces vehicle trips, increases the likelihood of social interaction, increases the economic viability of commercial nodes, and leads to a more sustainable lifestyle.</i></li> </ul>
<p><i>Plan Policies - 4.0 Residential – Affordable Housing</i></p>	<p><i>...A range of affordable housing options should be provided to accommodate a wide range of lifestyles and economic profiles such as young families, seniors, singles, those on a fixed income or are low-income households. Such housing can consist of a range of forms including multi-family, high density detached single-family residential, or secondary suites within or associated with single-family dwellings in single-family neighbourhoods.</i></p> <p><i>[The OCP] promotes integration of such housing throughout the community in order to provide greater housing diversity.</i></p>
<p><i>4.1 General Provisions</i></p>	<p><i>Council Policy</i></p> <p><i>2. The provision of a wide-range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged.</i></p> <p><i>3. The City supports efforts to provide integrated special needs, affordable, and rental housing within the community.</i></p> <p><i>4. The City will encourage greater residential density in locations near commercial nodes and near transit routes.</i></p>
<p><i>4.3 Multi-Family Residential (MFR)</i></p>	<p><i>Council Policy</i></p> <p><i>3. Land designated Multi-Family Residential (MFR) on Schedule “A” (Land Use Map) shall be designated as a Development Permit Area to control the form and character of development in order to ensure an appropriate fit with the adjacent neighbourhood.</i></p> <p><i>4. When considering re-designation of areas to Multi-Family Residential (MFR), the City shall consider the following criteria:</i></p> <ul style="list-style-type: none"> <li><i>• Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks;</i></li> <li><i>• Should be located on or in proximity to major collectors or arterial roads in order to reduce traffic impacts on local roads;</i></li> <li><i>• An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided;</i></li> </ul>

### Comprehensive Development Zones

Comprehensive Development (CD) zones are typically one-off zones created to enable development according to a specific site plan on a specific property. CD zones are usually created when a proposed development cannot easily comply with a municipality’s existing zones. Creating a new CD zone allows the City, and the owner, to engage in creative negotiation to form a feasible plan for development that also meets the goals of the community. Most importantly, CD zones allow greater flexibility in the design so a development can be shaped to fit its context. In this case, the creation of a CD zone is an option for meeting the community’s need for multi-family rental housing on properties which would not normally allow this form of development due to their physical dimensions and zoning classification.

### New CD Zone vs Rezoning with Variances

A new CD zone provides the developer more flexibility in their design, and allows the City to streamline the application review, while undertaking the same rigorous public process. The alternative would be to

rezone the properties for high-density multi-family residential, and follow this with a multitude of variances at the Development Permit stage. This process would be administratively complex, and limits both the City and the developer's ability to achieve a positive outcome for the community. However, the Official Community Plan provides no guidance on when or where a new CD zone should be supported.

#### Alberni Valley Housing Needs Assessment – Final Report

The Alberni Valley Housing Needs Assessment was completed by the City in February 2021. The list below summarizes the findings of the report as relates to the provision of multi-family housing in Port Alberni:

- Primary rental vacancy rates reached a low of 0.7% in October 2018 but increased to 3% in October 2020.
- The low vacancy rate means that many people are forced to choose housing options that are expensive, inadequate, and/or unsuitable.
- There is a shortage of both smaller units such as bachelor and 1-bedroom, and those with 3+ bedrooms.
- The demand for affordable housing is increasing in Port Alberni, with an increasing number of renters spending more than 30% of their income on shelter costs.
- The average household is two people in Port Alberni, and the number of households containing only one or two people has steadily increased in Port Alberni.
- Between 2021 and 2025 a total of 194 units of housing will need to be added to the community in order to keep up with projected demand. However, this estimate is based on data from the 2016 federal census meaning it may not reflect current conditions in the community.
- Addressing housing affordability by constructing units with 0 – 2 bedrooms is most appropriate given that the cost of smaller dwelling units is generally lower.

#### Residential Rental Housing and the Local Government Act

Section 481.1 of the BC *Local Government Act* gives the City the authority to designate lands for multi-family rental housing in the Zoning Bylaw. This power was enacted by the Province in July 2018, and was subsequently upheld in a ruling by the BC Supreme Court in March 2019. This new zoning power means municipalities now have the ability to plan for the creation and retention of rental housing in their communities, which is important to addressing the housing crisis. Staff have worked with the applicant to draft *Conditions of Use* for the proposed CD zone in which occupancy of all dwelling units is limited to 'Residential Rental Tenure'.

#### **ANALYSIS**

The following section contains an analysis of the OCP and Zoning Bylaw amendments proposed by the applicant. While staff have conducted a thorough inter-departmental review of the proposed building and site plan concept, this report focuses primarily on high-level land use and key qualities of the proposed CD3 zone which may or may not result in impacts to the neighbourhood. Technical details such as servicing and lot consolidation will be resolved if the application proceeds further through the rezoning process. If the rezoning application is successful a Development Permit will be required, and staff will conduct additional technical review.

#### Development Concept

The applicant is proposing to construct two identical 3-storey buildings – one on each parcel. These buildings would contain 20 dwellings each with a mix of bachelor and 1-bedroom units. These small apartments are considered to be “affordable” in that rental rates are typically at the lower end of the market. The *Alberni Valley Housing Needs Assessment* identifies a need for these units in the community.

Most recently, affordable housing projects in Port Alberni have been constructed in partnership with BC Housing, but this project will be independently managed by Quad Developments Ltd.

The design concept also includes elevator access, 4 accessible units, and a large common room in each building. Both subject properties have laneway access, which provides extra separation from neighbouring properties, improves site access, and expands options for servicing, utilities, and garbage removal. *Table 2* provides a breakdown of proposed dwelling units:

Table 2 – Proposed Dwelling Units in Development Concept	
Unit Type	#
1-Bedroom	6
1-Bedroom (Accessible)	4
Bachelor	30
Total Units	40

### Surrounding Area and Land Use

The subject properties are located at the corner of 5<sup>th</sup> Avenue and Burde Street, approximately 2 blocks east of 3<sup>rd</sup> Avenue. The 3<sup>rd</sup> Avenue commercial area is located directly to the east, with a residential neighbourhood to the west. To the north is the Alberni Valley Sobering Centre operated by the Port Alberni Shelter Society. The attached OCP and Zoning maps provide an overview of adjacent property designations and the proximity of nearby uses in relation to the proposed development. The following subsection discusses adjacent land uses in more detail.

### OCP Guidelines for Designation of lands as Multi-Family Residential

The OCP establishes criteria for Council to consider when designating new lands as Multi-Family Residential. These guidelines form the basis of the following analysis.

#### *1. Walkability and Distance to Services*

The subject properties are located within a reasonable walking distance of commercial nodes, natural parks and recreation facilities, making it a desirable location for multi-family development. The walkability of this area is supported by the Port Alberni Active Transportation Plan which shows the subject properties to be within the “Commercial Walksheds” created by the 3<sup>rd</sup> Avenue and 10<sup>th</sup> Avenue commercial areas. Increased walkability means more convenient access to recreation, services, and entertainment, and less reliance on automobile travel. See the attached Walkability Map for estimated walking times to nearby parks, recreation, and commercial areas. *Additionally, Table 2* contains a breakdown of estimated distances via nearest street and estimated walk times.

Table 3 - Distance to Amenities		
To Commercial Areas / Services	Distance	Approx. walking time
3 <sup>rd</sup> Avenue Commercial Area	170 m	1.5 min.
10 <sup>th</sup> Ave Commercial Area (at Burde St.)	640 m	8 min.
Argyle street via 4 <sup>th</sup> Ave	905 m	12 min.
To Recreation and Parks		
Dry Creek Park / Trails	250 m	3 min.
Gyro Recreation Park	820 m	11 min.

## 2. Proximity to major collectors and arterial roadways

The subject properties are located within close proximity to major collector roads and arterial roadways as shown in *Table 4*. The property is located on Burde Street which is a major collector, and 3<sup>rd</sup> Avenue is a short distance away. Proximity to major roadways is a matter of access to the transportation network. Increased access means less traffic congestion, and less wear and tear on smaller roads which may not be designed for a heavy volume of vehicles.

Table 4 – Access to Transportation Network	
Distance to Burde Street (major collector)	0 m
Distance to 3 <sup>rd</sup> Avenue (arterial road)	170 m
Distance to Redford Street (arterial road)	315 m
Distance to 10 <sup>th</sup> Avenue (arterial road)	500 m

## 3. Compatibility with adjacent land uses

The proposed change in OCP land use to *Multi-Family Residential* is generally compatible with adjacent land uses:

- Lands to the west are designated General Commercial
- Lands to the east are designated Residential
- Lands to the north are designated Multi-Family Residential
- Lands to the south are designated Residential

Accordingly, the subject properties are located on a boundary where multiple land uses interface with each other. It is desirable to locate multi-family development on the edges of a commercial area because it means services and amenities are more accessible to residents. At the same time, it is important to ensure that nearby commercial uses will not negatively impact future residents. Staff consider the nearby commercial uses on Burde Street and 4<sup>th</sup> Avenue to be compatible with multi-family development.

Regarding the nearby residential homes, the proposed multi-family land use is likely to most impact the property at 4845 Burde Street. This property is located to the west of 4835 & 4825 Burde Street, and is designated *General Commercial* in the Official Community Plan. However, it is currently occupied by a two-story home. To illustrate how the proposed development will appear next to this property the applicant has provided a “Streetscape Studies” sheet that is attached to this report. While the apartment building will have a greater height (12.5 metres), it will cast limited shadows onto the home due to its east/west facing orientation. Given the orientation of the dwelling, the distance between structures, and the relatively low height of the proposed apartment building, staff consider these land uses to be compatible.

Additionally, the Alberni Valley Sobering Centre, which is located directly north of the subject properties at 3626 5<sup>th</sup> Avenue, may be partially impacted by shadows cast from the proposed apartment building at 3618 & 3614 5<sup>th</sup> Avenue. The applicant has provided a preliminary shadow analysis in the attached plans to illustrate this effect.

### Zones Comparison.

The following table compares the proposed CD3 zone with existing residential zones in the Zoning Bylaw. The zone has been designed so that it matches the *RM2-Medium Density Multiple Family Residential* zone as closely as possible. The density of the proposed development by Floor Area Ratio is 1.0, which is half-

way between that allowed by the RM2 and RM3 zones. The lot coverage and building height also match the RM2 zone. The most significant difference between the proposed CD3 zone and existing multi-family zones is the reduced front, rear, and side yard setbacks.

Table 5 – Comparison of Site Development Regulations for Existing Zones							
<i>Site Development Regulations</i>	R1	R2	R3	RM1	RM2	RM3	Proposed CD3
<i>Minimum Lot area</i>	600 m <sup>2</sup>	500 m <sup>2</sup>	350 m <sup>2</sup>	500 m <sup>2</sup>	840 m <sup>2</sup>	1,120 m <sup>2</sup>	789.7 m <sup>2</sup>
<i>Minimum Frontage</i>	15 m	15 m	10 m	30 m (+4 units)	25 m	30 m	21 m
<i>Maximum Coverage</i>	40%	50%	50%	40%	50 %	50%	50%
<i>Front yard</i>	7.5 m	7.5 m	5.0 m	7.5 m	6.0 m	6.0 m	3.0 m
<i>Rear yard</i>	9.0 m	9.0 m	5.5 m	9.0 m	9.0 m	9.0 m	7.5 m
<i>Side yard</i>	1.5 m	1.5 m	1.5 m	1.5 m	5.0 m	5.0 m	5.0 m
<i>Side yard</i>	-	-	-	-	5.0 m	-	2.0 m
<i>Maximum Floor Area Ratio</i>	0.5	0.5	0.5	0.5	0.8	1.2	1.0
<i>Maximum Height, Principal Building</i>	10 m	10 m	10 m	10 m	12.5 m	14 m	12.5 m
<i>Maximum Number of Principal Building Storeys</i>	2	2.5	2.5	2.5	3	4	3
<i>Maximum Number of Dwelling Units per lot</i>	2	2	-	-	-	-	-

### CD3 Zone Conditions of Use

*Conditions of Use* are requirements that must be met in order to develop or use land in a particular zone. In general, the *Conditions of Use* of the proposed CD3 zone are written to grant the developer more flexibility with their site design (ie. parking, useable open space). However, the *Conditions of Use* are also used to limit the occupancy of dwelling units to *Residential Rental Tenure*.

#### 1. Parking

Vehicle access will be provided from the laneway that intersects with 5<sup>th</sup> Avenue, and parking will be available through a combination of surface and under-building spaces. The proposed CD3 zone includes a *Condition of Use* that allows parking to be provided at 1 space per dwelling unit. This is a reduction of 0.25 spaces per unit compared to what is currently required for multi-family development (1.25 spaces per unit). Staff support this reduction because it will ensure each unit has 1 dedicated parking space, which is reasonable given the small size of the apartments. However, this means that visitors will be required to park on the street. Fortunately, there will be considerable street parking available for this development given its location on a corner. At development, the applicant will also be required to improve the road/sidewalk infrastructure to ensure this parking is safe and useable. *Table 4* contains a breakdown of the parking requirements for residential dwelling types in the Zoning Bylaw:

Table 6 – Comparison of Existing Parking Requirements					
Dwelling Type	Suites	Multi-family	Single family	Two family	CD3
Parking Spaces Required per unit	1	1.25	2	4	1

## 2. Useable Open Space

*Useable Open Space* is important for multi-family development because it provides residents with access to safe outdoor space, which has the potential to enhance quality of life. In the Zoning Bylaw, *Useable Open Space* is required for all multi-family developments and may consist of a combination of private balconies, patios, roof top gardens, and side or rear yard spaces. The *Conditions of Use* in the proposed CD3 zone allow flexibility in how this space is provided. Specifically, it allows *Useable Open Space* to be provided in front yard areas. This is necessary due to the small size of the lots, and the need to maintain reasonable front yard setbacks from both Burde Street and 5<sup>th</sup> Avenue. These areas will be landscaped with trees and seating, and the space provided will satisfy the 18 m<sup>2</sup> per dwelling requirement of the Zoning Bylaw. The applicant has also designed each building with a common room containing a large public balcony. This is in addition to the private balconies provided with each dwelling unit.

## REFERRALS

Staff's review of OCP and Zoning Bylaw amendments include referral to other agencies. The following table summarizes feedback received for this development application.

AGENCY/DEPARTMENT	COMMENTS
RCMP	No Policing issues with the application.
PARKS, RECREATION, HERITAGE	Interests unaffected.
TSESHAHT FIRST NATION	Tseshaht has no objections at this time to the work proposed.
CANADA POST	If approved, to avoid delay and ensure delivery can be provided we request the developer contact us in advance to confirm mail delivery requirements.  A developer supplied lock box to current standards and our building access will be required.
VIHA	There are no concerns with the approval of this rezoning application given the properties will be connecting to the municipal drinking water system and sewer system.

## IMPLICATIONS

At this stage of the application process, the APC should primarily consider the appropriateness of the proposal including its location, potential neighbourhood impacts, and potential benefit to the community. This application will create 40 units of bachelor-style and 1-bedroom rental housing that is in high demand



according to the recent *Alberni Valley Housing Needs Assessment*. However, these properties are located in a neighbourhood that includes single-family housing, and there may be impacts related to this development including increased traffic, noise, decreased privacy, and building shadows. Staff consider these to be mitigated by the design of the site, however they are common sources of public concern in the development of multi-family housing.

Also, APC should consider whether the creation of a Comprehensive Development zone should be undertaken at this time, or if Council should establish policy outlining conditions for this process during the current OCP Review. Staff support this application for a CD zone because it will enable the development of much needed housing. The pre-application process with the applicant began in November 2020 before the current OCP Review was initiated. Future applications for a CD zone will not be supported by staff until the OCP Review is complete.

### **COMMUNICATIONS**

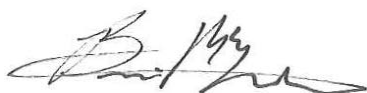
As per the requirements of the Local Government Act, the applicant has conducted additional neighbourhood engagement with surrounding property owners and occupants. The applicant mailed all adjacent property owners and occupants with invitations to an informal meeting as directed by City staff. The meeting occurred on Sunday December 5<sup>th</sup>, and written comments from attendees are attached to this report along with the invitation letter.

### **CONCLUSIONS**

The applicant is requesting amendments to the OCP and Zoning Bylaw that would enable the construction of two apartment buildings, and deliver 40 affordable dwelling units. This would involve the creation of a Comprehensive Development (CD) zone that would apply to only 4835 & 4825 Burde Street and 3618 & 3614 5th Avenue.

Staff consider this proposal to meet the policy guidelines established in the OCP for Council's consideration of new Multi-Family Residential lands. While there may be minor impacts on adjacent properties, these are not uncommon for the development of multi-family housing, and the applicant has used the flexibility allowed by a CD zone to mitigate these affects where possible. Given the need for housing in Port Alberni, staff support this application including the creation of a CD zone.

Respectfully submitted,



Brian McLoughlin, MCP  
Development Planner

### **ATTACHMENTS:**

- SUBJECT PROPERTIES MAP – 3619,3614 5TH AVE & 4835,4825 BURDE STREET
- CURRENT ZONING AND LAND USE DESIGNATIONS
- PROPOSED OCP RE-DESIGNATION MAP
- PROPOSED RE-ZONING MAP
- PROPOSED NEW ZONE DESCRIPTION
- WALKABILITY MAP

- DEVELOPMENT CONCEPT PLANS
- NEIGHBOURHOOD MEETING DOCUMENTS

J:\Engineering\Planning\APC\Minutes\APC-2022\Jan\_2022\5thAve\_BurdeSt-APC-Report.docx

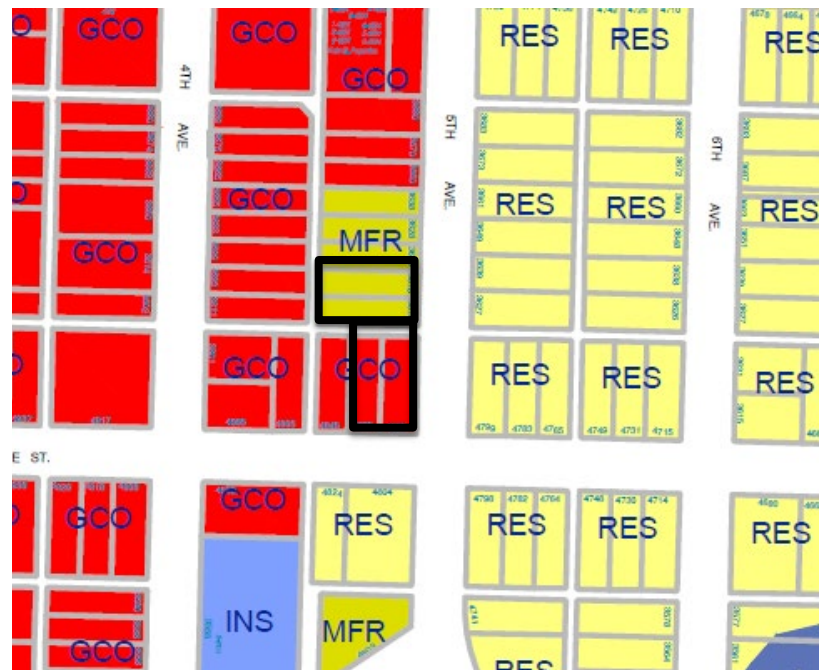
SUBJECT PROPERTIES MAP – 3619,3614 5<sup>TH</sup> AVE & 4835,4825 BURDE STREET



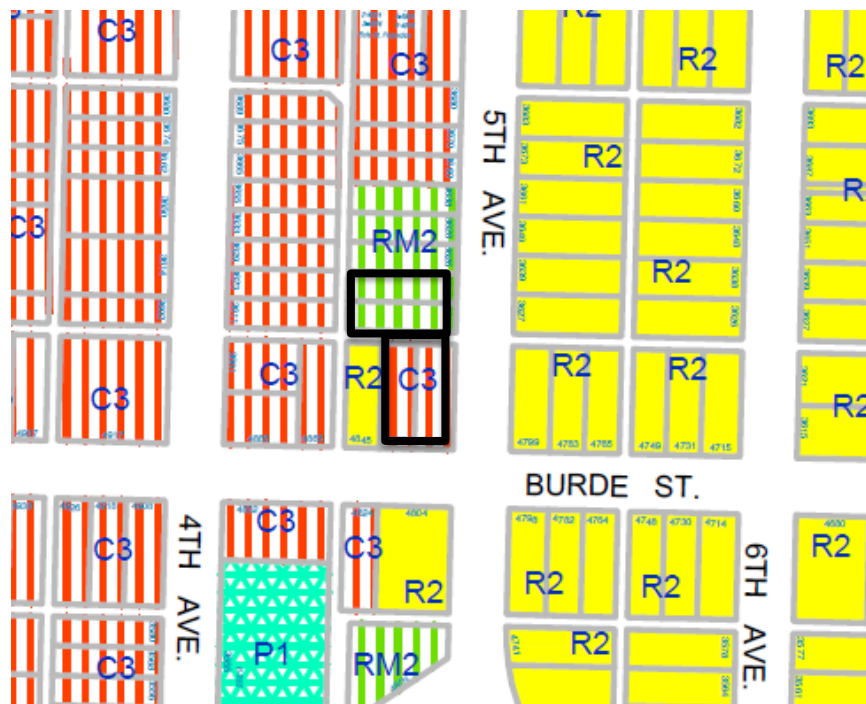
## CURRENT ZONING AND LAND USE DESIGNATIONS – 3619,3614 5<sup>TH</sup> AVE & 4835,4825 BURDE STREET

\*\*The subject properties are outlined in black.

### OCP Land Use of Surrounding Neighbourhood



### Zoning Classification of Surrounding Neighbourhood



PROPOSED OCP RE-DESIGNATION MAP– 3619,3614 5<sup>TH</sup> AVE & 4835,4825 BURDE  
STREET

\*\*The dashed yellow line indicates the properties subject to the proposed OCP amendment (4835,4825 Burde St.).





PROPOSED RE-ZONING MAP – 3619,3614 5<sup>TH</sup> AVE & 4835,4825 BURDE STREET

\*\*The dashed yellow line indicates the properties subject to the proposed Zoning Bylaw amendments.



## PROPOSED NEW ZONE DESCRIPTION

### ***CD3 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL – 4835 & 4825 BURDE ST. AND 3614 & 3618 5<sup>TH</sup> AVE.***

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

#### 10.1.1 Permitted uses

##### Principal Uses

Multiple *family* dwellings

##### Accessory Uses

Home occupation

#### 10.1.2 Site Development Regulations

Minimum <i>Lot Area</i>	789.7 m <sup>2</sup>	(8,500 ft <sup>2</sup> )
Minimum <i>Frontage</i>	20.7 m	(68.0 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	3 m	(9.84 ft)
<i>Rear yard</i>	8 m	(26.25 ft)
<i>Side yard (to street or neighbour)</i>	5 m	(16.4 ft)
<i>Side yard (to Lane)</i>	2 m	(6.56 ft)
Maximum <i>Floor Area Ratio</i>	1.0	
Maximum Height, Principal <i>Building</i>	12.5 m	(41.0 ft)
Maximum Number of Principal <i>Building Storeys</i>	3	

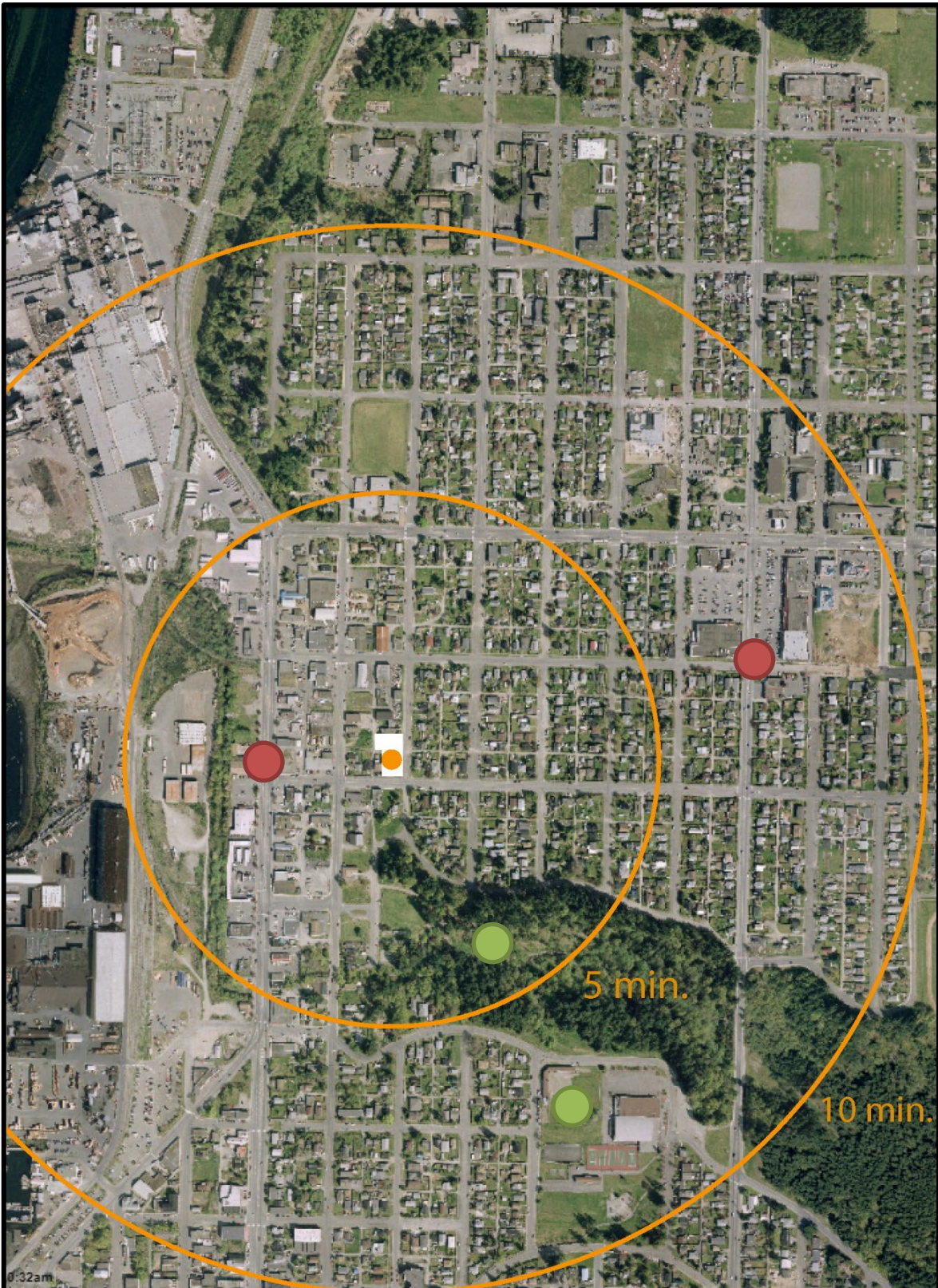
#### 10.1.3 Conditions of Use

- (a) Occupancy of dwelling units is restricted to *Residential Rental Tenure*.
- (b) Notwithstanding any other provision of the Bylaw, on-site parking shall be provided at a rate of one (1) space per dwelling unit.
- (e) Notwithstanding any other provision of the Bylaw, up to eight (8) parking spaces may be Small Car parking spaces.
- (c) Groups multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (d) Notwithstanding any other provision of the Bylaw, *useable open space* may be provided in a required front yard.
- (e) Home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location.
- (f) Notwithstanding Section 6.8.2, waste bins must be screened on three sides at a height not less than 1.5 m and not more than 1.85 m.



## WALKABILITY MAP – 3619,3614 5<sup>TH</sup> AVE & 4835,4825 BURDE STREET

\*\*The orange walk rings are based on a 5 min. per 400 m standard.



















North Elevation - Neighbour



West Elevation - Lane



South Elevation - Lane



East Elevation - 5th Avenue

Building 1



North Elevation - Lane



West Elevation - Neighbour

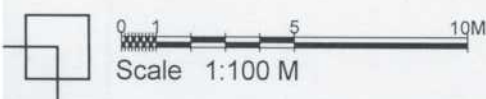


South Elevation - Burde Street



East Elevation - 5th Avenue

Building 2



Project: PROPOSED ENTRY LEVEL HOUSING  
5th Avenue & Burde Street, Port Alberni B.C.  
For: McKinnon & Associates

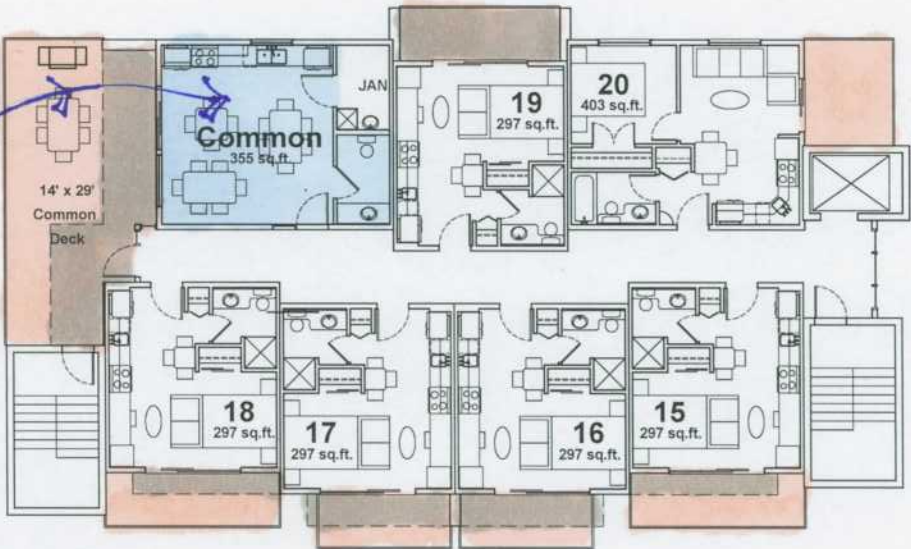
By: GARY CARNIATO  
1458 McPHERDERAN ROAD  
CAMPBELL RIVER, BC  
V9V 5L5  
TEL: 250-286-9790

Date  
Mar. 30, 2021

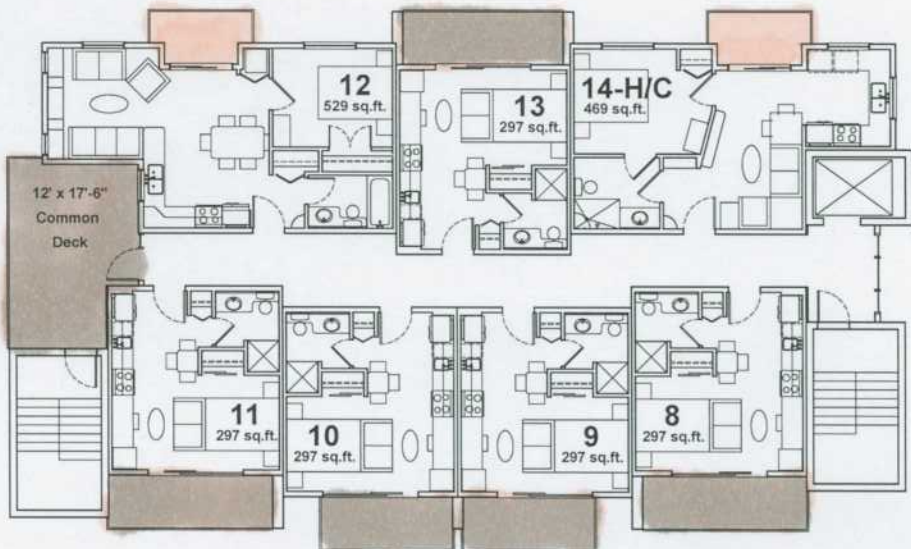
Sheet No.  
3 of 6



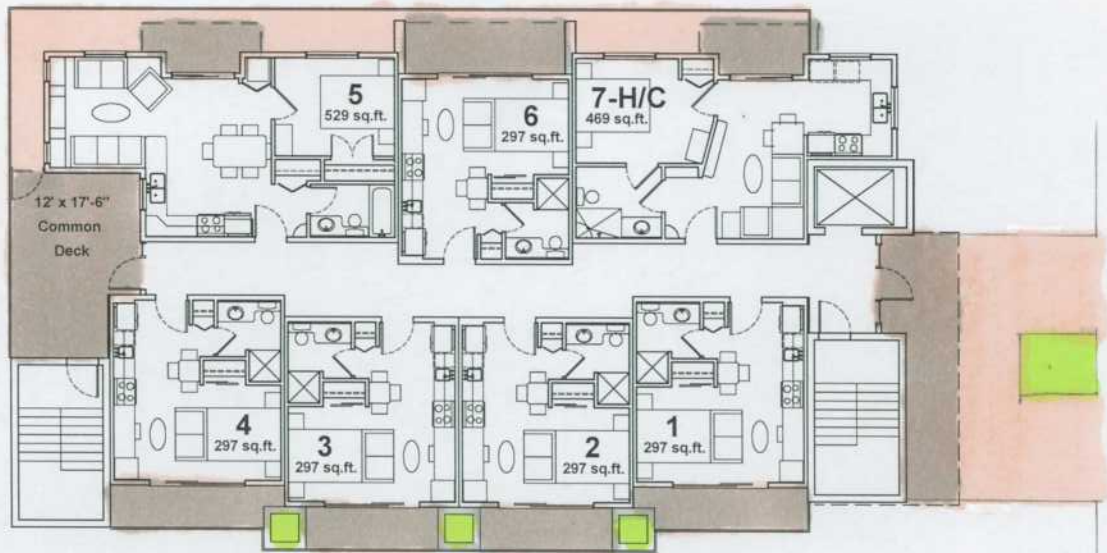
PENTHOUSE COMMON ROOM & DECK



Third Floor  
2658 sq.ft. FAR



Second floor  
2902 sq.ft. FAR



Main Floor  
2902 sq.ft. FAR

Building - 1  
Total FAR = 8462 sq.ft./ 8500 = 0.99



Building 1 Floor Plans

Project: PROPOSED ENTRY LEVEL HOUSING  
5th Avenue & Burde Street, Port Alberni B.C.  
For: McKinnon & Associates

By: GARY CARNIATO  
145B McPHERDERAN ROAD  
CAMPBELL RIVER, BC  
V9W 5L5  
TEL: 250-286-9790

Date  
Mar. 30, 2021

Sheet No.  
4 of 6



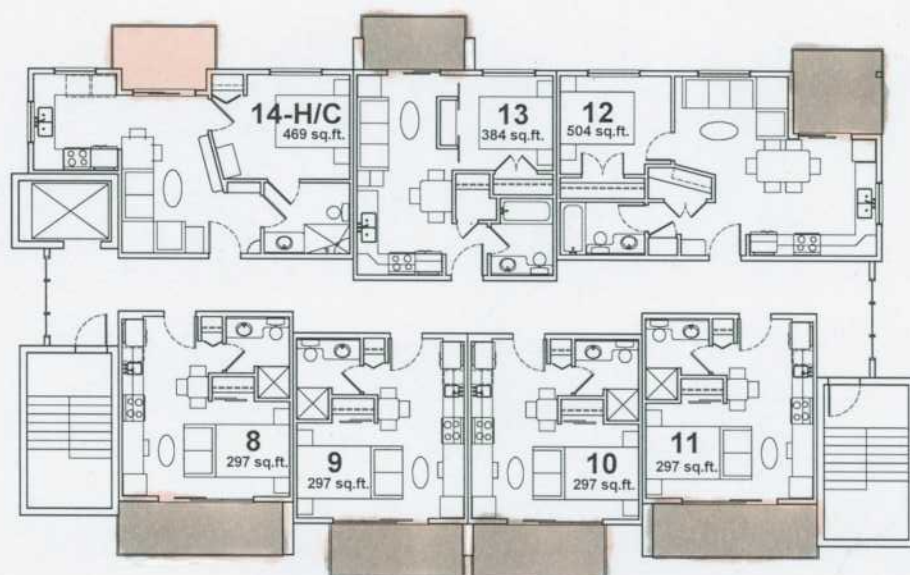




PENTHOUSE COMMON ROOM & DECK WITH VIEWS TO SUNSET & MOUNT ARROWSMITH

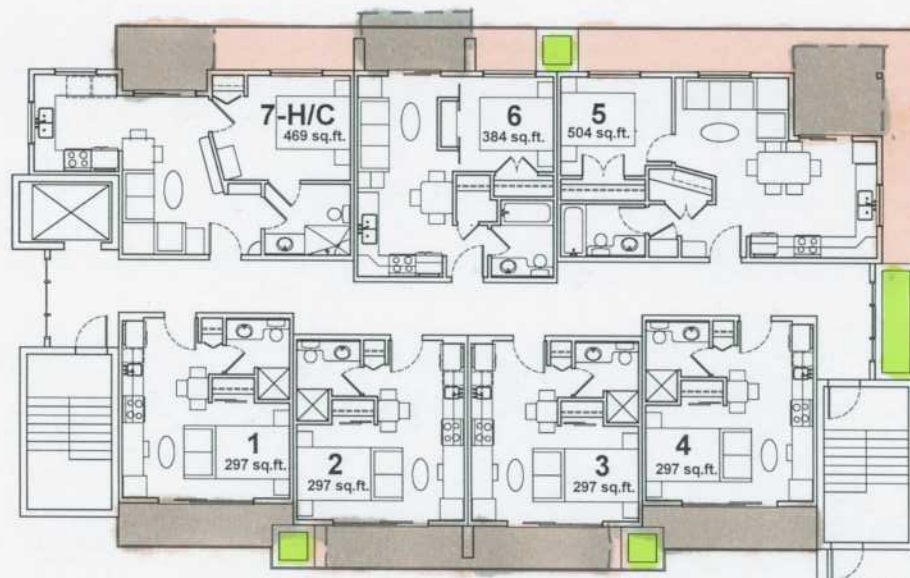
### Third Floor

2741 sq.ft. FAR



### Second floor

3028.5 sq.ft. FAR



### Main Floor

3028.5 sq.ft. FAR

### TOTAL FAR

8798 sq.ft./ 10370 = 0.84



## Building 2 Floor Plans

Project: PROPOSED ENTRY LEVEL HOUSING  
5th Avenue & Burde Street, Port Alberni B.C.

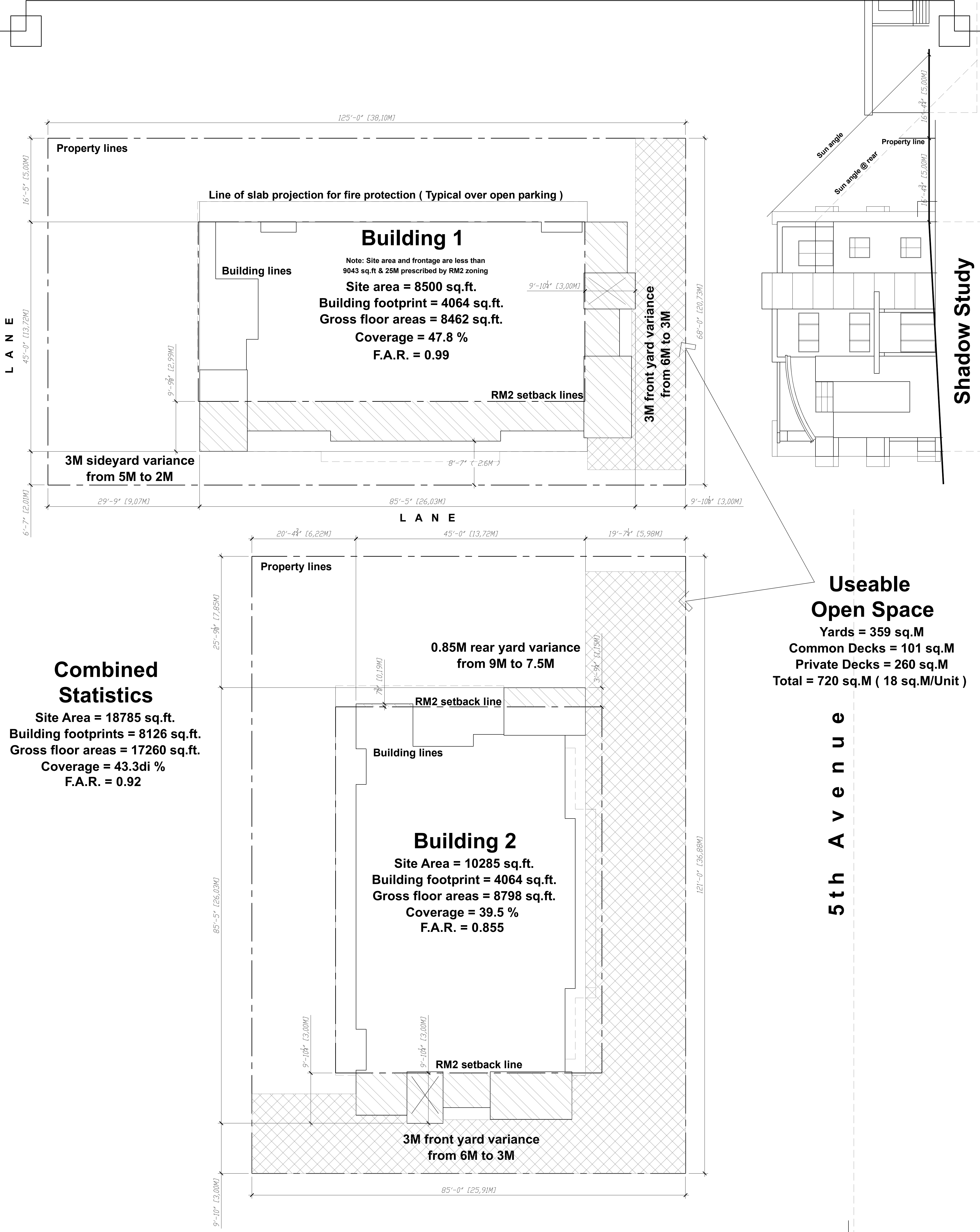
For: McKinnon & Associates

By:  GARY CARNIATO  
1458 McPHERDERAN ROAD  
CAMPBELL RIVER, BC  
V9W 5L5  
TEL: 250-286-9790

Date  
Apr. 7, 2021

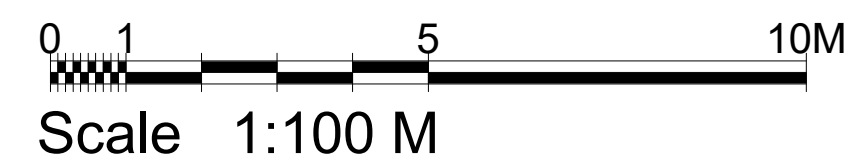
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5 of 6

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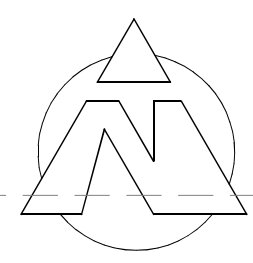


**Combined Statistics**  
Site Area = 18785 sq.ft.  
Building footprints = 8126 sq.ft.  
Gross floor areas = 17260 sq.ft.  
Coverage = 43.3di %  
F.A.R. = 0.92

**Useable Open Space**  
Yards = 359 sq.M  
Common Decks = 101 sq.M  
Private Decks = 260 sq.M  
Total = 720 sq.M ( 18 sq.M/Unit )



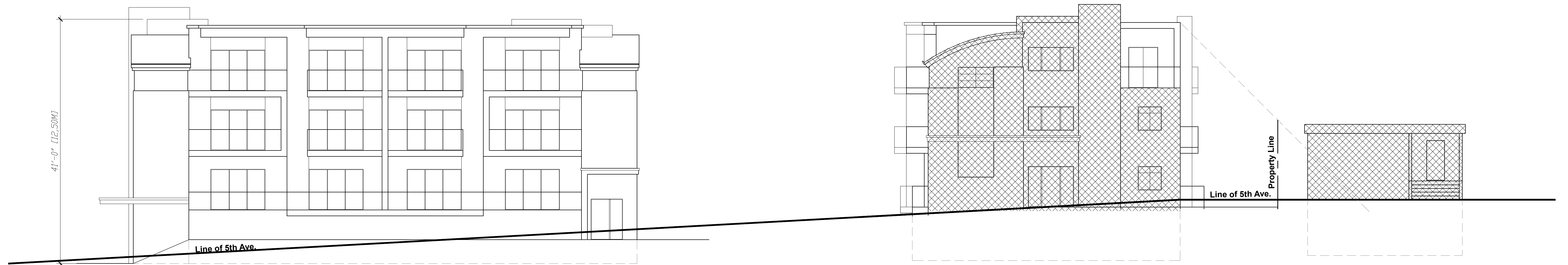
B u r d e S t r e e t



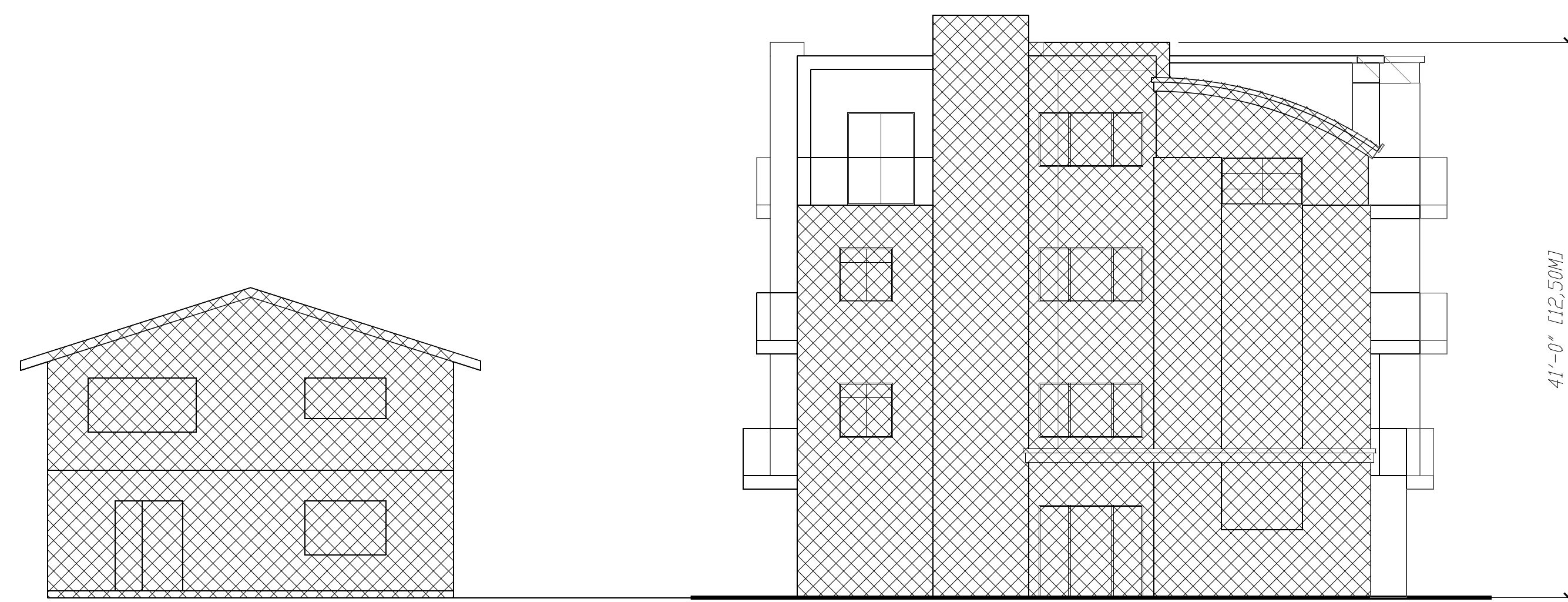
**Project Statistics**

Project:	PROPOSED ENTRY LEVEL HOUSING 5th Avenue & Burde Street, Port Alberni B.C.		
For:	McKinnon & Associates		
By:	 GARY CARNIATO 145B MCPHEDERAN ROAD CAMPBELL RIVER, BC V9W 5L5 TEL: 250-286-9790	Date	Sheet No.
		Mar. 30, 2021	6 of 6

Rev. -1	Added open space graphic and stats.	G.J.C. Nov. 12, 2021
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5 t h A v e n u e S t r e e t s c a p e



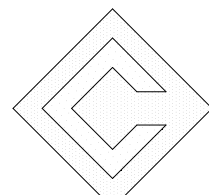
B u r d e S t r e e t s c a p e

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## Streetscape Studies

Project: PROPOSED ENTRY LEVEL HOUSING  
5th Avenue & Burde Street, Port Alberni B.C.

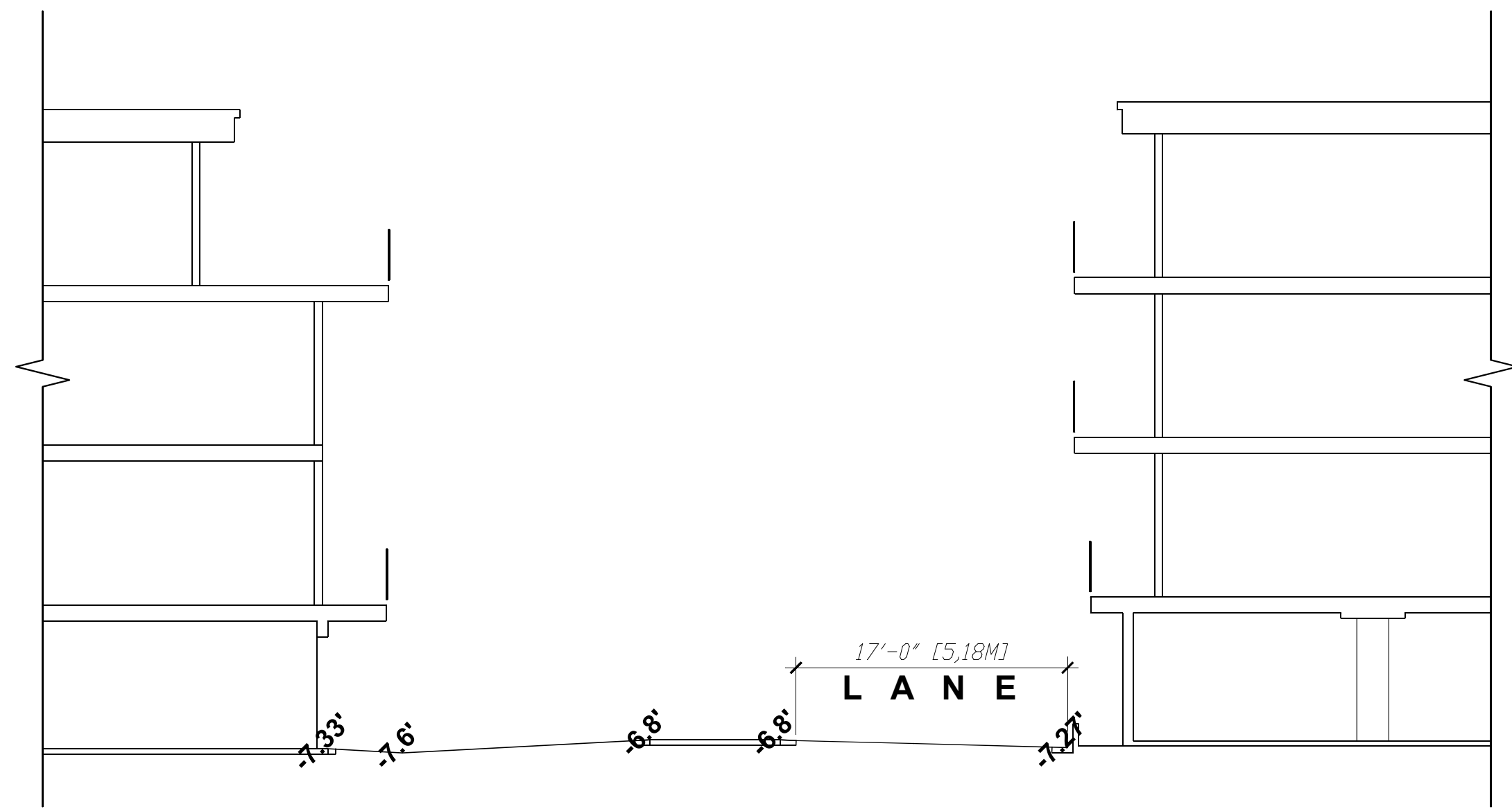
For: McKinnon & Associates

By:  GARY CARNIATO  
145B McPHERDAN ROAD  
CAMPBELL RIVER, BC  
V9W 5L5  
TEL: 250-286-9790

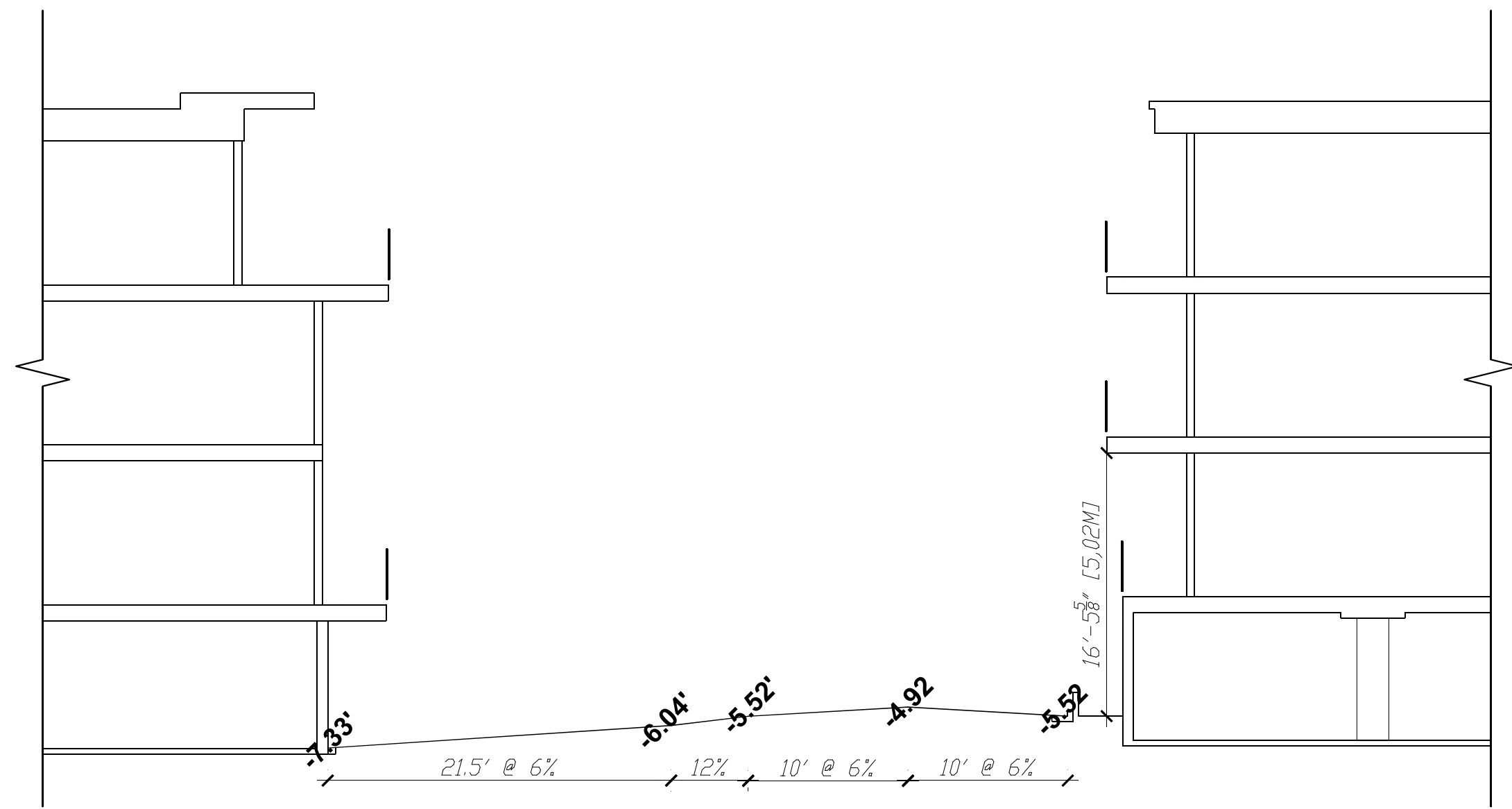
Date  
Nov 12, 2021

Addendum  
1-1

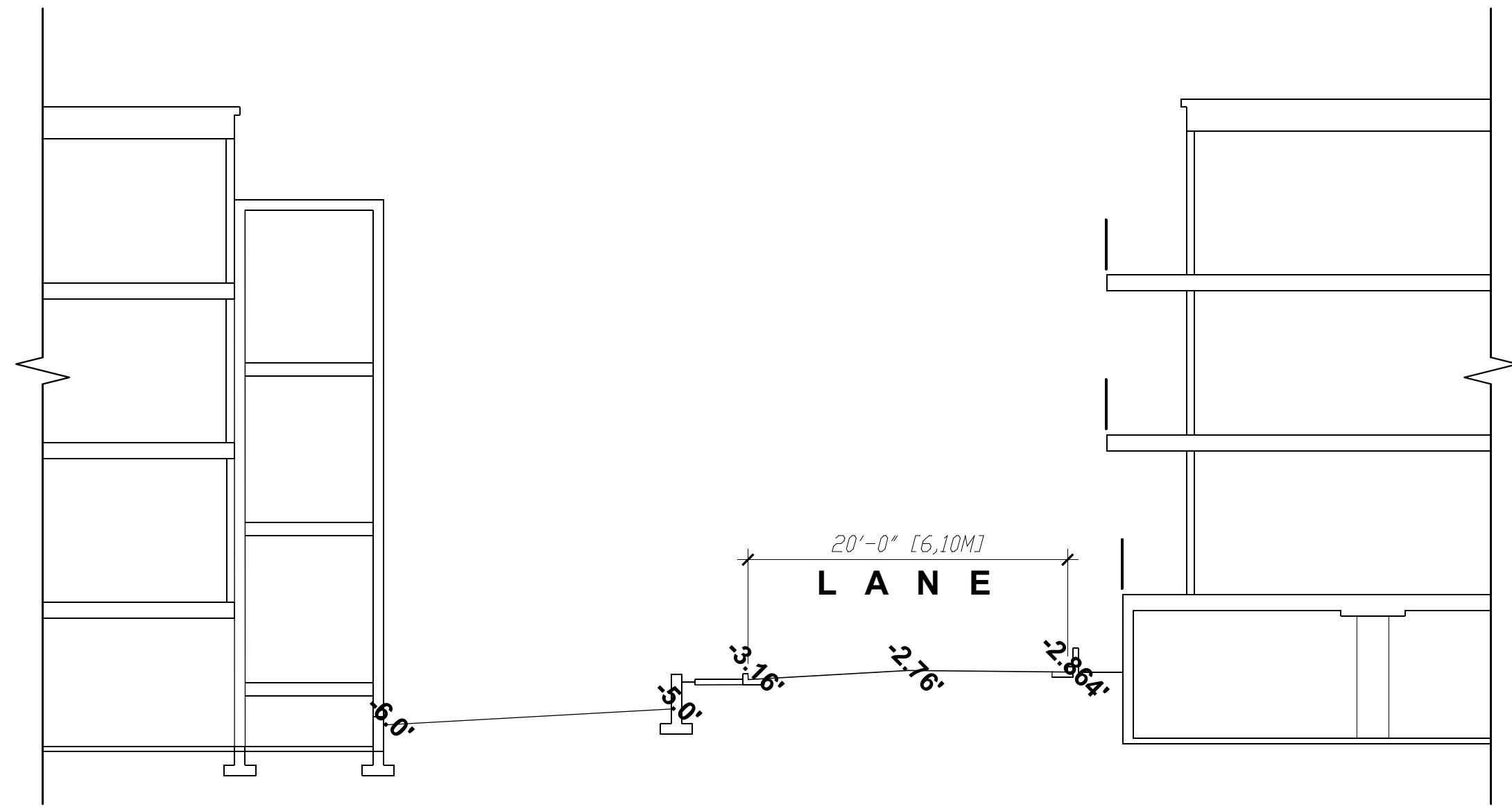




**Section A**



**Section B**



**Section C**

**A** Sim.

**A**

**B**

**C**

**Building 2**

**Fire Truck**

**Fire Truck**

**Building 1**

**L A N E**

**L A N E**

**5th Avenue**

**Laneway Studies**

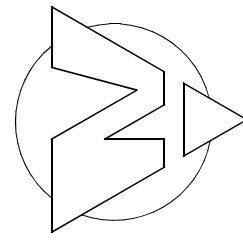
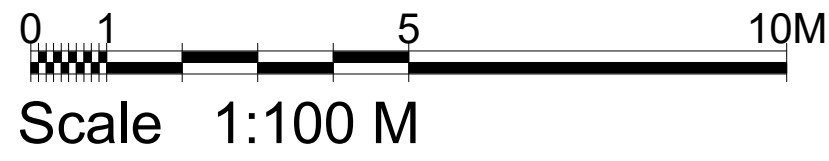
Project: PROPOSED ENTRY LEVEL HOUSING  
5th Avenue & Burde Street, Port Alberni B.C.

For: McKinnon & Associates

By: GARY CARNIATO  
145B McPHERSON ROAD  
CAMPBELL RIVER, BC  
V9W 5L5  
TEL: 250-286-9790

Date  
Nov. 12, 2021

Addendum  
1-2



November 20, 2021

Hello Neighbour ,

You are Invited to a neighbourhood meeting to explain our project and collect comments for the City of Port Alberni . We will be on site : Sunday December 5<sup>th</sup> from 1:00 until 2:00 to answer any questions you may have and to see our plans we have presented to the City for your neighbourhood .

We are very excited to present new development in this area and start making changes to improve it and we hope you agree.

The proposal is modeled after the February 2021 ALBERNI VALLEY HOUSING NEEDS REPORT and using the current RM2 MEDIUM DENSITY RESIDENTIAL ZONING as a guideline for a comprehensive development.

Our goal is to provide small 1 bedroom attainable market housing units in 2- 3 storey buildings that justify parking below with elevators and 4 wheelchair accessible living units. This proposal provides housing for people being priced out of the market or downsizing as well as people seeking accessible independent living.



5<sup>th</sup> St & Burde Ave  
Port Alberni, BC

Roger Mckinnon  
250- 755-6465  
Former Resident of Port Alberni



# CITY of PORT ALBERNI

DEVELOPMENT SERVICES DEPARTMENT

4850 Argyle Street, Port Alberni, B.C. V9Y 1V8

T: 250.720.2830 or visit our website: [www.portalberni.ca](http://www.portalberni.ca)

## NEIGHBOUR INFORMATION MEETING

**SUBJECT PROPERTIES:** 4835 & 4825 Burde Street

**COMMENTS:**

\* THIS IS A AMAZING THING TO HAPPEN  
FOR OUR HOOD. TREVOR BUTTERLAND (250-717-7259)  
4805 BUTE STREET (PROPERTY OWNER) TREVOR



# CITY of PORT ALBERNI

DEVELOPMENT SERVICES DEPARTMENT

4850 Argyle Street, Port Alberni, B.C. V9Y 1V8

T: 250.720.2830 or visit our website: [www.portalberni.ca](http://www.portalberni.ca)

## NEIGHBOUR INFORMATION MEETING

**SUBJECT PROPERTIES:** 4835 & 4825 Burde Street

**COMMENTS:** I LIKE IT, THE PROJECT WILL  
IMPROVE THE NEIGHBOURHOOD.

*[Signature]*

4799 Burde St

*[Signature]*

587-448-1111