



To: Port Alberni Advisory Planning Commission

Ed Francoeur (Chair)	Callan Noye
Stefanie Weber (Vice-Chair)	Sandy McRuer
Joe McQuaid	
Dan Holder	Councillor Dustin Dame (Council Liaison)
Ken Watts (ECC, Tseshah̓t (č̓ išaaʔath̓) F.N)	Wayne Mihalicz (Parks Operations Liaison)
Susan Wale, (Hupačasath F.N)	Derrin Fines (P.A.F.D. Liaison)
Christine Washington, (SD70 Liaison)	S/Sgt Mike Thompson, (R.C.M.P. Liaison)

From: Scott Smith, Director of Development Services

Copy: Larry Ransom (Alternate - School District #70)
Harley Wylie (Alternate - Tseshah̓t (č̓ išaaʔath̓) First Nation)
TBD (Alternate Hupačasath Nation)
TBD – (Alternate - R.C.M.P.)
Councillor Deb Haggard (Alternate - Council Liaison)
Corporate Services: D. Monteith, S. Darling, T. Feltrin, A. O'Connor
City Staff: S. Smith, B. McLoughlin, H. Stevenson, C. Foden

Date: September 12, 2023

Re: Advisory Planning Commission Meeting - Thursday, September 21, 2023 at 12:00 pm

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, September 21, 2023 at 12:00 pm** in the Council Chambers at City Hall (4850 Argyle St.). Contact Brian McLoughlin (T: 250-720-2806 / email: Brian_McLoughlin@portalberni.ca) or Cara Foden (T: 250.720.2850 / email: Cara_Foden@portalberni.ca) if you require more information.

APC 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. Adoption of minutes of the August 17, 2023 meeting**
- 3. DEVELOPMENT APPLICATION: Official Community Plan and Zoning bylaw
3830 5th Avenue
Lot 1, District Lot 1, Alberni District, Plan EPP114008 PID: 031-881-327
APPLICANT:** D. Poiron dba Checkwitch Poiron Architects Inc., agent for Uchucklesaht Capital Assets Inc., Inc. No. BC0965357
- 4. Updates – Manager of Planning**
- 5. Other business**
- 6. Adjournment -** The next regular APC meeting is scheduled for **Thursday, October 19, 2023.**



**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on August 17, 2023 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Stefanie Weber (Vice-Chair)
Harley Wylie (Alt. – Tseshah (č išaaʔath) F.N)
Callan Noye
Sandy McRuer
Councillor Dustin Dame (Council Liaison)

Regrets

Christine Washington, (SD70 Liaison)
Dan Holder
Joe McQuaid
Ken Watts (ECC, Tseshah (č išaaʔath) F.N)
Susan Wale, (Hupačasath F.N)
S./Sgt. Mike Thompson, R.C.M.P. Liaison
Derrin Fines (P.A.F.D. Liaison)
Wayne Mihalicz (Parks Liaison)

Staff

Brian McLoughlin, Manager of Planning
Haley Stevenson, Planner I
Cara Foden, Planning Technician
Scott Smith, Director of Dev. Services/Deputy CAO

Guests

Members of the Public: 2
Applicant/s: N. Wynne

Alternates (not in attendance)

Larry Ransom (Alt.– S.D.70)
TBD (Alt.– RCMP)
Councilor Deb Haggard (Alt. Council Liaison)



1. Acknowledgements and Introductions

- The Chair acknowledged that this meeting is being held within the un-ceded, traditional territories of the Hupačasath Nation and the Tseshah (č išaaʔath) First Nation.
- The Planner I welcomed the members of the public in attendance and when the applicant, N. Wynne, arrived she was introduced to the APC.

2. Adoption of previous meeting minutes

- Summary Report / Minutes from the APC Meetings held on July 20, 2023
(Noye /Weber) CARRIED

3. DEVELOPMENT APPLICATION – Development Variance Permit (DVP)

4735 Dunbar Street

Lot 22, Block 43A, District Lot 1, Alberni District, Plan 197B PID 009-251-812; and

4715 Dunbar Street

Lot 23, Block 43A, District Lot 1, Alberni District, Plan 197B PID: 009-251-855

APPLICANT: N. Wynne

- The Planner I presented a summary of the application. A full report dated August 10, 2023 was included in the Agenda package for the meeting.
- Attendees discussed the proposed DVP (to vary permitted fence height) giving opportunity to the applicant to provide rationale for the variance request. The applicant explained the reasons for requesting the height variance and included the following issues:
 - Food security and theft deterrent.
 - Safety (deterrent to intruders from entering the yard).
 - The non-conforming fence has reduced crime on her property.

- It was noted that the application for a DVP arose after a bylaw complaint was made about the fence and was received by the City in early 2023. The applicant confirmed that the bylaw complaint pre-dated and subsequently triggered her application for a DVP. The fence height exceeded the permitted height when the applicant had it constructed.
- The applicant confirmed that the non-conforming fence does not currently encompass the entire property. House numbers on the property are visible as per recommendations from the Fire Department.
- APC asked if the 'CAP Index Scoring System' (crime rating) is used by the City of Port Alberni with respect to residential property. The Director clarified that CAP is created and used by policing agencies. Crime Prevention Through Environmental Design (CPTED) principles are endorsed by the RCMP and are supported and used by the City, and many local governments, when evaluating development applications.
- The applicant indicated that other measures taken to deter property crime included signage and cameras. She claimed signs ('No Trespassing', 'Beware of Dog') and cameras installed on the property had been ineffective as crime deterrents. The applicant expressed that the fence had been a somewhat better deterrent.
- The applicant indicated there are many fences and hedges in the community that exceed the permissible height and stated that enforcement of the regulations appeared selective. Staff agreed that Port Alberni contains various examples of non-conformity with respect to fences and hedges while noting that many were established prior to the existence of regulations. Council has recently adopted a new policy for bylaw enforcement.
- The APC asked the applicant to comment on the options presented in the report. The applicant expressed a desire for full support of the proposed variance without conditions.
- When asked, the Planner provided information from their report regarding CPTED principles that were directly relevant to the application. The Planner noted that visibility promoted safety for the home occupant as well as for any persons who had reason to enter the property for legitimate reasons (ie guests, delivery staff, Can. Post etc).
- There was discussion regarding reviewing bylaws with balanced attention to social change along with respecting regulations that promote an attractive, healthy, safe community. The Director of Development Services clarified that every DVP must be considered on its' own merit but cautioned the APC to thoughtfully consider the community in terms of the potential to create "a walled front" community. Precedence and enforcement should be taken into consideration.
- Potential fencing solutions were discussed with attention to the CPTED guidelines. Visibility and clear site lines are proven to discourage criminal activity. The APC discussed examples from various communities where municipal staff had worked with applicants to arrive at fencing solutions that would align with CPTED principles. Clear, versus solid, fencing materials such as wrought iron and lattice were discussed as options. Solid fencing to the maximum permitted height was not problematic but some APC members suggested that anything over the maximum permitted height should promote visibility.
- The applicant indicated it was not physically or financially possible for her to make alterations to the non-conforming fence. APC members were supportive of recommending that the applicant work with the City to establish a reasonable timeline for completion of fence alterations that would improve visibility if the variance was supported.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that Council support the application with a condition that the top two (2) feet of the eight (8) foot fence provides an acceptable degree of transparency.*

(McRuer / Wylie) CARRIED

2. *That the Advisory Planning Commission recommends to City Council that Council work with the applicant to establish a timeline, agreeable to both the applicant and the City, to allow enough time for applicant's partner to make the recommended change to the fence.*

(McRuer / Noye) CARRIED

4. Updates from the Director of Development Services

- Zoning modernization Bylaw – a Public Hearing was held on July 31, 2023.
- 3325 Johnston Road – status of Development Permit and Development Variance Permit.
- Update regarding Council's endorsement of an alternate review process for the Pacific Mayfair Estates OCP amendment.
- Development proposals for multi-family housing make up a significant portion of current applications.

5. Other Business

6. **Adjournment** – The meeting adjourned at 1:30 pm. The next meeting is scheduled for 12:00 pm on **Thursday, September 21, 2023.**

(Chair)

DRAFT APC-SummaryMinutes-Aug17-2023



CITY OF PORT ALBERNI

DEVELOPMENT APPLICATION REFERRAL PRELIMINARY REVIEW REPORT

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Manager of Planning

DATE: September 21, 2023

SUBJECT: DEVELOPMENT APPLICATION – AMENDMENTS TO OCP & ZONING BYLAWS
ADDRESS: 3830 5th Avenue, Port Alberni
LEGAL: LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT PLAN EPP114008 (PID: 031-881-327)
APPLICANT(S): David Poiron dba Uchucklesaht Capital Assets Inc.

PURPOSE

To consider an application for amendments to the Official Community Plan (OCP) and Zoning Bylaw that would enable a multi-family residential development at 3830 5th Avenue. The proposal includes the creation of a new Comprehensive Development (CD) zone.

SUBJECT PROPERTY AND SITE CONTEXT

Location	On the south side of Morton street between 5 th and 4 th Avenues, approximately 95 metres north of Redford Street.
Current Land Use	Institutional
Current Zoning	Institutional
Proposed Land Use	Multiple Family Residential (MFR)
Proposed Zoning	New “Comprehensive Development” zone (CD).
Total Area	8785 m ² (2.17 acres)
Official Community Plan (OCP)	<ul style="list-style-type: none">• Schedule A - Land Use Map• Schedule B - Development Permit Areas Map• Section E Implementation – 1.0 Development Permit Areas• Section D Plan Policies – 4.0 Residential• Section D Plan Policies – 4.3 Multi-family Residential (MFR)
Relevant Policy	<ul style="list-style-type: none">• 2021 Alberni Valley Housing Needs Assessment

The subject property is designated *Institutional* in the OCP, and is classified as *P1 Institutional* in Zoning Bylaw No. 4832. The property is currently vacant, and was previously a playing field for the former Redford Elementary School. The field and the former school were purchased by the Uchucklesaht First Nation in 2018, with the building converted to provide services, programs, and office space.

SUMMARY OF DEVELOPMENT APPLICATION

Proposed amendments to the OCP and Zoning Bylaw:

1. Change the OCP land use designation of 3830 5th Avenue from 'Institutional' to 'Multi-Family Residential'.
2. Add 3830 5th Avenue to Development Permit Area No. 1 Multiple Family Residential in the OCP.
3. Add new Comprehensive Development zone for 3830 5th Avenue to the Zoning Bylaw.
4. Change the classification on 3830 5th Avenue to the new zone on the Zoning Bylaw map.

Proposed Development (3830 5th Avenue)

The applicant is proposing a purpose-built rental development on the site of the old school field. The intent is that the development will be a source of revenue for the Uchucklesaht First Nation.

Figure 2 shows the layout of multi-family buildings. The proposal includes one (1) apartment building, one (1) side-by-side townhouse building, and four (4) stacked townhouse buildings.

BUILDINGS AND UNITS		BEDROOMS	
Buildings	6	Bedrooms	
-	-	Studio	4
Total Dwelling Units	112	One	51
Apartment Units	74	Two	29
Townhouse Units	38	Three	28

Usable Open Space

- The proposal features a large central court yard as useable open space for residents – including a pavilion for gathering.

Parking and Access

- Apartment building is serviced by underground parking accessed from 4th Avenue.
- Surface parking lot is accessed from 5th Avenue.
- Street parking is available on 4th Avenue, Morton Street, and 5th Avenue.
- Development would use a combination of on-site and street parking.

On-Site Parking Spaces	122
Apartment	86
Townhouses	36
Street Parking (Additional)	32
Bicycle Parking (Secure Storage)	22

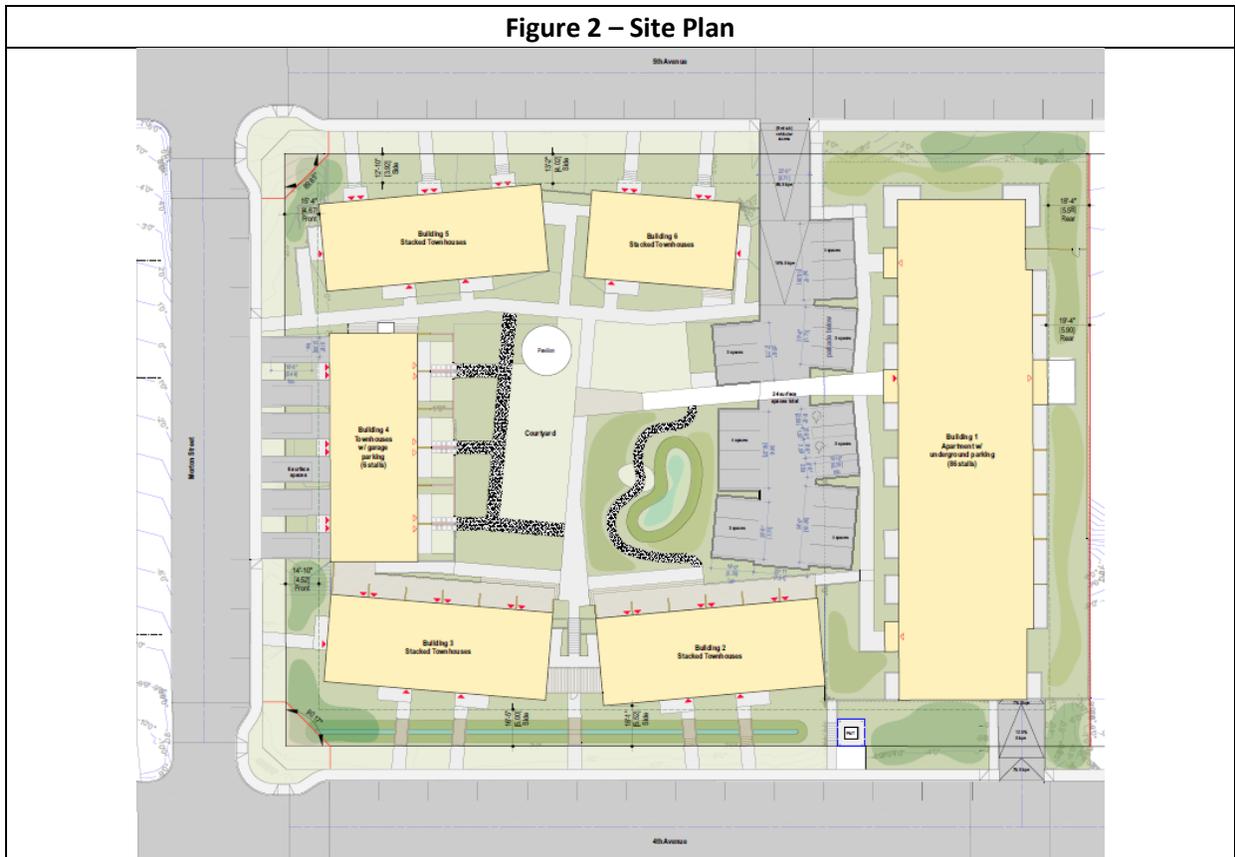


Table 2 – Zone Comparison

<i>Site Regulations</i>	<i>CD Zone (proposed)</i>	<i>RM3</i>	<i>P1 (current)</i>
Min. Lot Area	8785 m ²	1120 m ²	540 m ²
Min. Frontage	-	30 m	15 m
Min. Setback (front)	4.5 m	6.0 m	7.5 m
Min. Setback (rear)	5.5 m	9.0 m	9.0 m
Min. Setback (east)	3.5 m	5.0 m	1.5 m
Min. Side Setback (west)	4.5 m		
Max. Building Height	15 m	14 m	12.5 m
Max. Floor Area Ratio	1.2	1.2	-
Max. Lot Coverage	40%	50%	40%

**Specifications of the proposed zone that vary from the RM3 zone are highlighted.

Infrastructure

- Preliminary review of infrastructure servicing indicates that new storm and sanitary sewer mains will be required on 4th Avenue to connect the property with the wastewater collection system.
- Private fire hydrant may be required due to minimum distance requirements.
- Additional review will be conducted during detailed design.
- Road upgrades are proposed around the perimeter of the site, including sidewalks, parallel parking, and curb bulges at intersections.

POLICY AND DATA REVIEW

Below is a summary of City documents and policy statements relevant to the application.

Official Community Plan

The OCP sets the policy direction for the City regarding the designation and regulation of multi-family residential lands. This application proposes to change the OCP land use designation of 3830 5th Avenue. *Table 3* contains OCP policy statements related to Multi-Family land use in Port Alberni.

Table 3 – OCP Policy Statements	
<i>Section</i>	<i>Relevant OCP Policy Text</i>
Section C - 1.1 Growth	<ul style="list-style-type: none"> • 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.
Section C - 1.5 Community	Residential <ul style="list-style-type: none"> • To ensure that a range of housing choice is provided in order to meet the needs of current and future residents.
Section C - Table 3 – Multi-Family Residential	<ul style="list-style-type: none"> • This type of residential should be located in proximity to community services or major amenities.
Plan Policies - 4.0 Residential	<ul style="list-style-type: none"> • 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.
Plan Policies - 4.0 Residential – Multi- Family Housing	Typically, this form of housing is within or adjacent to established single-family residential neighbourhoods. <ul style="list-style-type: none"> • 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. • 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.

Plan Policies - 4.0 Residential – Affordable Housing	... 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. [The OCP] promotes integration of such housing throughout the community in order to provide greater housing diversity.
4.1 General Provisions	Council Policy ... 2. The provision of a wide-range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged. ... 4. The City will encourage greater residential density in locations near commercial nodes and near transit routes.
4.3 Multi-Family Residential (MFR)	Council Policy ... 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. 4. When considering re-designation of areas to Multi-Family Residential (MFR), the City shall consider the following criteria: <ul style="list-style-type: none"> • Should be within walking distance (approximately 800 metres) 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 reduce traffic impacts on local roads; • An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided;

Zoning Bylaw

The proposal involves creating a new zone specifically for this development at 3830 5th Avenue. This new zone would be added to the Zoning Bylaw, but would only apply to this property.

The design proposed by the application does not meet the requirements the existing P1 Institutional zone, or the nearest comparable RM3 High Density Multiple Family zone. Drafting a new zone provides the applicant with design flexibility and allows a more thorough review process.

2021 Alberni Valley Housing Needs Assessment (HNA)

The Alberni Valley Housing Needs Assessment was completed by the City in February 2021. The report establishes targets for new housing units which provides valuable guidance to staff and Council.

However, the HNA was based on data from the 2016 Federal Census, and needs to be updated with new census data released by StatsCan in 2022. For example, housing needs in the HNA are based on an estimated 1.5 percent growth rate from the 2016 census. New census data confirms a 4 percent growth rate – meaning the HNA dwelling unit targets may be lower than actual demand. Below is a summary of relevant findings from the HNA:

- As of 2016, there was demand for 1,015 affordable (subsidized) housing units, and an additional 105 near-market rentals.
- Between 2021 and 2025 a total of 194 units of housing 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.
- Primary rental vacancy rates reached a low of 0.7% in October 2018 but increased to 3% in October 2020. (**updated via CMHC to 1.1% in 2021, 1.8% in 2022).
- The low vacancy rate means that many people are forced to choose housing options that are expensive, inadequate, and/or unsuitable.
- 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.

Community Amenity Contributions and Density Bonusing

Community Amenity Contributions (CACs) are voluntary financial or in-kind contributions made by an applicant to a municipality at the time of rezoning of a property. The intent is to help offset the impact of development, and to fund amenities necessary to support growth in the community.

The Local Government Act (s. 482) allows municipalities to accept and set conditions for CACs. Municipalities typically have CAC programs that apply to new residential density created through rezoning applications, with exemptions for affordable housing units. The increased value of the land or 'land lift' is the basis for the contribution. City of Port Alberni does not currently have a CAC policy to guide Council, staff, and real estate developers.

Section 482 of the *Local Government Act* also allows municipalities to set conditions for Density Bonusing (aka inclusionary zoning). The City's Zoning Bylaw (section 6.28) contains Density Bonusing in exchange for universally accessible housing units, affordable housing units, and underground parking. Currently, density bonusing applies to multi-family zones (RM1, RM2, RM3 and C7).

2021 Census and Rental Households in Port Alberni

Statistics Canada reports on quality of life in municipalities based on census household data. This information is available through the Municipal Quality of Life Dashboard. According to StatsCan:

- 28.7% of rental households in Port Alberni are in *Core Housing Need* (out of 2,565 rental households).
- 53.4% of rental households in Port Alberni are in dwellings that are *Not Acceptable* – meaning they are not in adequate condition, not suitable in size, or not affordable (out of 2,630 rental households).

STAFF NOTES

Re-designation of Lands as Multifamily (OCP)

- Application meets criteria for re-designation of land as multi-family in Section D 4.3 of the OCP.
 - Within walking distance (800 m) of commercial nodes.
 - Located one-block of an arterial road (Redford Street).
 - Adequate transition provided between development and single detached neighbourhood due to setbacks and 20 metre road right-of-way. Applicant has provided cross sections to show separation with supporting shadow analysis.
- A Public Hearing is required for OCP amendments under the *Local Government Act*

New Comprehensive Development Zone:

- New zone is comparable to the RM3 High Density Multiple Family Residential zone, but with reduced setbacks and increased building height.
- Useable Open Space provided is comparable to existing regulations, with a central gathering space that compliments higher density development.
- Proposed on-site parking is less than Zoning Bylaw multi-family requirement at 1.09 spaces per unit (normally 1.25), however significant street parking and secure bicycle storage is proposed. The location is also near a bus transit route (Redford Street).

Housing

- Development will provide new market rentals including 3-bedroom units, which will help the City meet targets in the *Housing Needs Assessment*.
- None of the proposed 112 rental units are intended to be 'Affordable Housing'.
- Increased market rental supply helps to meet demand which can stabilize rent growth.

Zoning for Rental Tenure

- Local Government Act allows the City to zone for rental housing.
- Applicant is proposing the property be upzoned for purpose-built rental housing.
- Staff recommend the new CD zone specify the rental tenure of the property, as rental housing is the intent of the application. This will help guarantee rental housing stock in Port Alberni.

Community Amenity Contributions and Density Bonusing

- The application would result in a substantial increase to residential density with no affordable housing or CAC provided.
- Staff support Council consideration of a CAC and Density Bonusing policy to create/fund affordable housing as a result of upzoning for market real estate, and the associated increase in land value.

OPTIONS

1. Recommend to Council the application be supported.
2. Recommend to Council the application be supported with conditions (specify).
3. Recommend to Council the application not be supported

ATTACHMENTS

- 3830 5th Ave – Draft CD Zone
- 3830 5th Ave – Development Plans

**CD# – COMPREHENSIVE DEVELOPMENT – MULTI-UNIT RESIDENTIAL
INFILL – 3830 5th Avenue**

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

Multi-residential dwellings

Accessory Uses

Home occupation

10.1.2 Site Development Regulations

Minimum Lot Area	8,779 m ²	(97,560 ft ²)
Maximum Coverage	40%	
Minimum Setbacks:		
<i>Front yard</i>	4.5 m	(9.84 ft)
<i>Rear yard</i>	5.5 m	(18.04 ft)
<i>Side yard (east)</i>	3.5 m	(16.4 ft)
<i>Side yard (west)</i>	4.5 m	(6.56 ft)
Maximum Floor Area Ratio	1.2	
Maximum number of dwelling units	112	

10.1.3 Building Height

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

10.2 Parking

10.2.1 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

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

10.2.3 Driveway parking access directly onto Morton Avenue is permitted for multi-residential units described as Building 4, as an exception to section 7.4.12 of this bylaw.

10.3 Useable Open Space

A total of 3,291 m² of *Usable Open Space* must be provided.

10.4 Landscaping

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

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

10.5 Signage

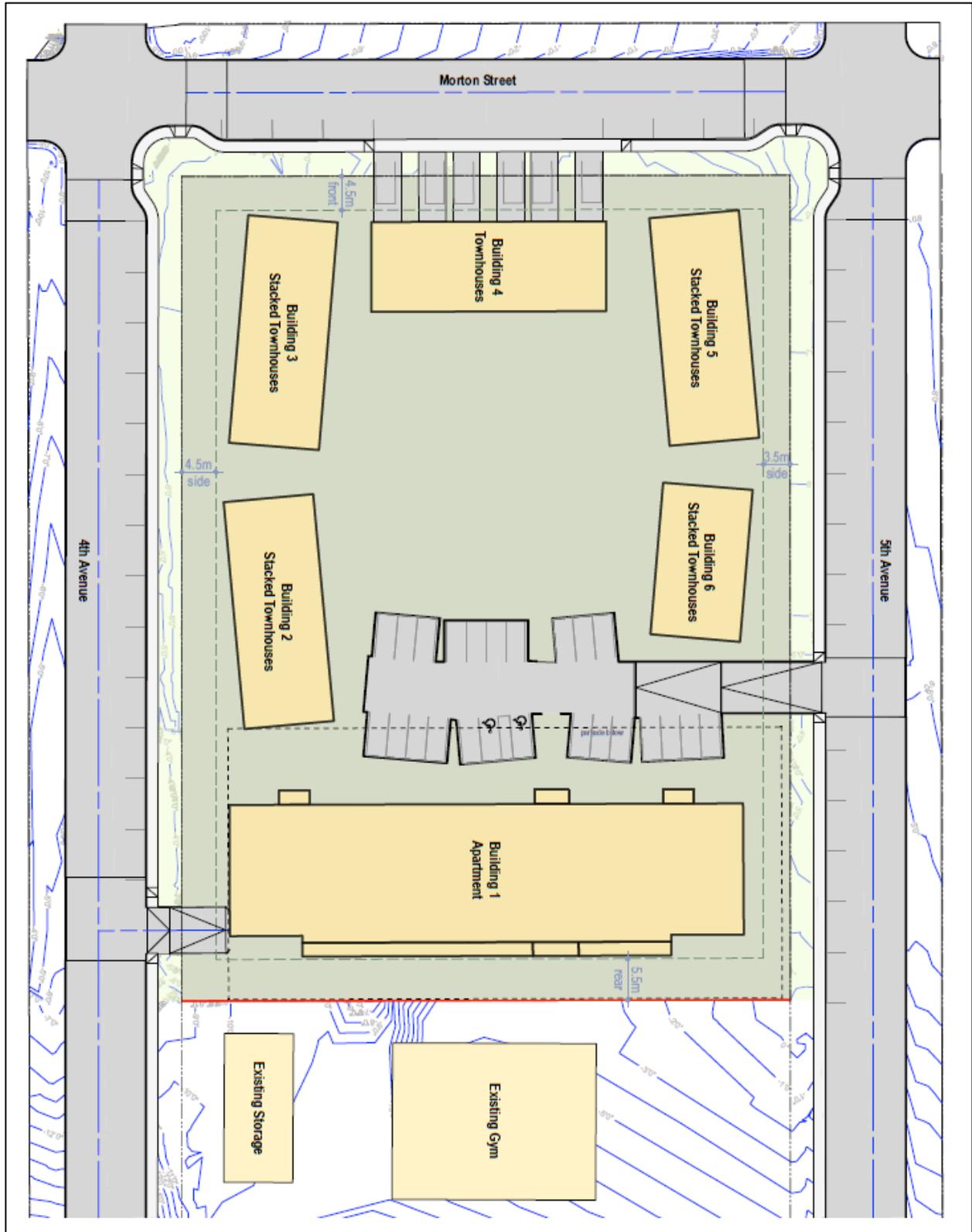
10.5.1 All signage must meet the requirements for multi-family zones in Port Alberni Sign Bylaw No. 4843.

10.6 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(f) apply to this zone.

10.7 Schedule A to Zoning bylaw Amendment No. ##### (Site Plan)



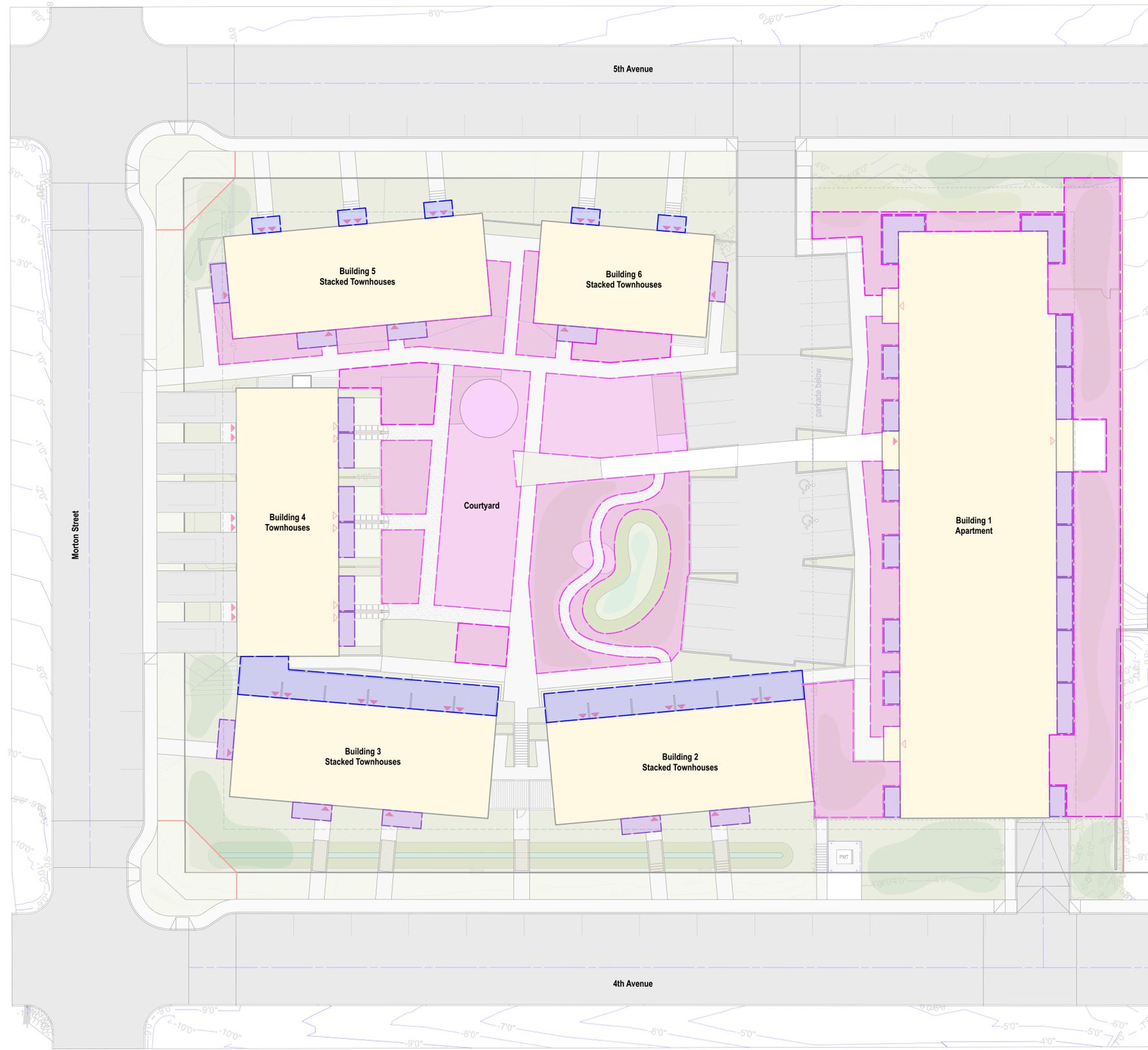
Project Information – Zoning

Zoning Bylaw	City of Port Alberni Zoning Bylaw 4832 Bylaw
Legal Description	Lot A, District Lot 1, Alberni District, Plan EPP79584
Civic Address	4841 Redford Street, Port Alberni, BC
Zoning Category	Proposed CD Comprehensive Development Zone
Lot Size	8,785 sm
Lot Coverage	33.0%
Setbacks	Front 4.52 m Rear 5.58 m Side (east) 3.92 m Side (west) 5.00 m
Building Gross Floor Area	9,875 sm
Floor Area Ratio	1.12
Building Height (Building 1)	14.48 m
Building Height Storeys	4
Useable Open Space	3,130 sm
On-Site Vehicular Parking	122
Standard Stall	-
Parkade	56
Surface Lot	22
Townhouse Driveways / Garages	12
Accessible Stall	-
Parkade	6
Surface Lot	2
Small Car Stall	-
Parkade	24
Loading Space	N/A
EV Charging Stations	25
Separately Metered	-
Parkade (15% of Parking Stalls)	13
Surface Lot (25% of Parking Stalls)	6
Pre-Wired	-
Townhouse Garages (100% of Parking Stalls)	6
Street Vehicular Parking (Surplus) (not included in calculations)	32
Bicycle Storage	27
Parkade	22
On-Site	5
Access to Public Transit	Distance
Public Transit Bus Stops or Exchanges	100m
#1 Southside Route Bus Stop (Redford Street)	800m
#2 Pacific Rim Exchange (Redford Street & Twelfth Avenue)	800m
#3 River Road Exchange (Redford Street & Twelfth Avenue)	800m
#4 Crosstown Route Bus Stop (Redford Street)	100m

*Note references to bylaw numbers with items.



1 Site Plan
A1 Scale: 1:250



Project Information – Areas

Parking Required

	Units	Provided	Spaces/Unit
Apartment	74	86	-
Townhouses	38	36	-
Total	112	122	1.09

1.07 spaces per dwelling unit (target)

Useable Open Space Required

	Factor	Required	Provided
Studio - 2 Bedroom	194	18,296	-
3 Bedroom	485	13,580	-
Total		29,876	33,681

All areas in square feet unless noted in square metres (sm)
includes all deck/patio space

Total Landscaped Area

	Area (sm)	Area (sq ft)
Total Site	94,529	8,785
Total Building Area	31,326	2,896
Total Parking	10,290	956
Total Landscaped	58,642	5,450

All areas in square feet unless noted in square metres (sm)
* area provided by Landscape Architect

Lot Coverage

Building	Area (sm)	Area (sq ft)
Building 1	13,191	1,226
Building 2	3,861	359
Building 3	3,861	359
Building 4	3,978	354
Building 5	3,861	359
Building 6	2,574	239
Total	31,326	2,896

Lot Size	8,785 sm
Lot Coverage	33.0%

Legend

- Useable Open Space (Site)
- Useable Open Space (Patios)
- Useable Open Space (Decks)

1 Site Plan
A2 Scale: 1:250

Project Information – Areas

Apartment (Building 1)

Level	Studio	1 Bedroom*	2 Bedroom*	3 Bedroom	Residential	Utility	Storage	Circulation	Subtotal	Parking	Total	Patios	Decks
P	0	0	0	0	0	870	827	535	2,232	25,140	27,371	0	0
1	1	10	6	0	10,652	42	0	2,497	13,191	0	13,191	1,872	0
2	1	12	6	0	11,379	32	0	1,780	13,191	0	13,191	0	2,136
3	1	12	6	0	11,379	32	0	1,780	13,191	0	13,191	0	2,136
4	1	12	6	0	11,379	32	0	1,780	13,191	0	13,191	0	2,136
-	4	46	24	0	44,789	1,008	827	8,372	54,996	25,140	80,135	1,872	6,408

Subtotal Units Apartment:
 All areas in square feet
 * includes a single 1 bedroom accessible unit on each level (4 total)
 * includes 2 bedroom accessible units on level 1 (2 total)

Townhouses (Buildings 2-6)

Bldg	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Residential	Utility	Storage	Circulation	Subtotal	Parking	Total	Patios	Decks
2	0	0	2	6	9,708	32	1,842	0	11,583	0	11,583	180	1,152
3	0	2	1	6	10,211	151	1,221	0	11,583	0	11,583	272	1,152
4	0	0	0	6	11,732	34	0	0	11,766	0	11,766	1,986	558
5	0	2	1	6	10,210	151	1,221	0	11,583	0	11,583	272	751
6	0	1	1	4	6,785	32	905	0	7,722	0	7,722	182	501
-	0	5	5	28	48,645	402	5,190	0	54,237	0	54,237	2,894	4,115

Subtotal Units Townhouses:
 All areas in square feet

Totals	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Residential	Utility	Storage	Circulation	Subtotal	Parking	Total	Patios	Decks
	4	51	29	28	93,435	1,410	6,016	8,372	109,232	25,140	134,372	4,766	10,523

Total Units:
 All areas in square feet

Parking Required

	Units	Provided	Spaces/Unit
Apartment	74	86	-
Townhouses	38	36	-
Total	112	122	1.09

1.07 spaces per dwelling unit (target)

Useable Open Space Required

	Factor	Required	Provided
Studio - 2 Bedroom	194	16,296	-
3 Bedroom	485	13,580	-
Total		29,876	33,681 includes all deck/patio space

All areas in square feet unless noted in square metres (sm)
 2,777 sm 3,130 sm includes all deck/patio space

Total Landscaped Area

Total Site	94,529	8,785 sm
Total Building Area	31,326	2,896 sm
Total Parking	10,290	956 sm

Total Landscaped 58,642 5,450 sm*
 All areas in square feet unless noted in square metres (sm)
 * area provided by Landscape Architect

Lot Coverage

Building 1	13,191	1,226 sm
Building 2	3,861	359 sm
Building 3	3,861	359 sm
Building 4	3,978	354 sm
Building 5	3,861	359 sm
Building 6	2,574	239 sm
Total	31,326	2,896 sm

Lot Size 8,785 sm
Lot Coverage 33.0%

B1 Building Height - Max. Allowable

NW Parkade Corner - Finished Grade	64'0"	19.51m
NW Corner - Finished Grade	74'0"	22.56m
NE Corner - Finished Grade	74'0"	22.56m
SE Corner - Finished Grade	74'0"	22.56m
SE Inset Corner - Finished Grade	74'0"	22.56m
SW Inset Corner - Finished Grade	74'0"	22.56m
SW Corner - Finished Grade	74'0"	22.56m
SW Parkade Corner - Finished Grade	64'0"	19.51m
Total	57'2"	174.38m

Average Height of Corners 71'8" 21.80m
B1 Building Height 47'6" 14.48m
B1 Max. Building Height 49'3" 15.00m

B4 Building Height - Max. Allowable

NW Corner - Finished Grade	72'0"	21.95m
NE Corner - Finished Grade	74'0"	22.56m
SE Corner - Finished Grade	74'0"	22.56m
SW Corner - Finished Grade	72'0"	21.95m
Total	29'2"	89.02m

Average Height of Corners 73'9" 22.26m
B4 Building Height 34'3" 10.43m
B2-B6 Max. Building Height 36'2" 11.00m

B2 Building Height - Max. Allowable

NW Corner - Finished Grade	67'0"	20.42m
NE Corner - Finished Grade	75'4"	22.97m
SE Corner - Finished Grade	76'0"	23.16m
SW Corner - Finished Grade	67'0"	20.42m
Total	28'5"	86.97m

Average Height of Corners 71'4" 21.74m
B2 Building Height 31'5" 9.56m
B2-B6 Max. Building Height 36'2" 11.00m

B5 Building Height - Max. Allowable

NW Corner - Finished Grade	74'0"	22.56m
NE Corner - Finished Grade	81'8"	24.88m
SE Corner - Finished Grade	82'3"	25.06m
SW Corner - Finished Grade	74'0"	22.56m
Total	31'11"	95.06m

Average Height of Corners 78'0" 23.77m
B5 Building Height 32'1" 9.78m
B2-B6 Max. Building Height 36'2" 11.00m

B3 Building Height - Max. Allowable

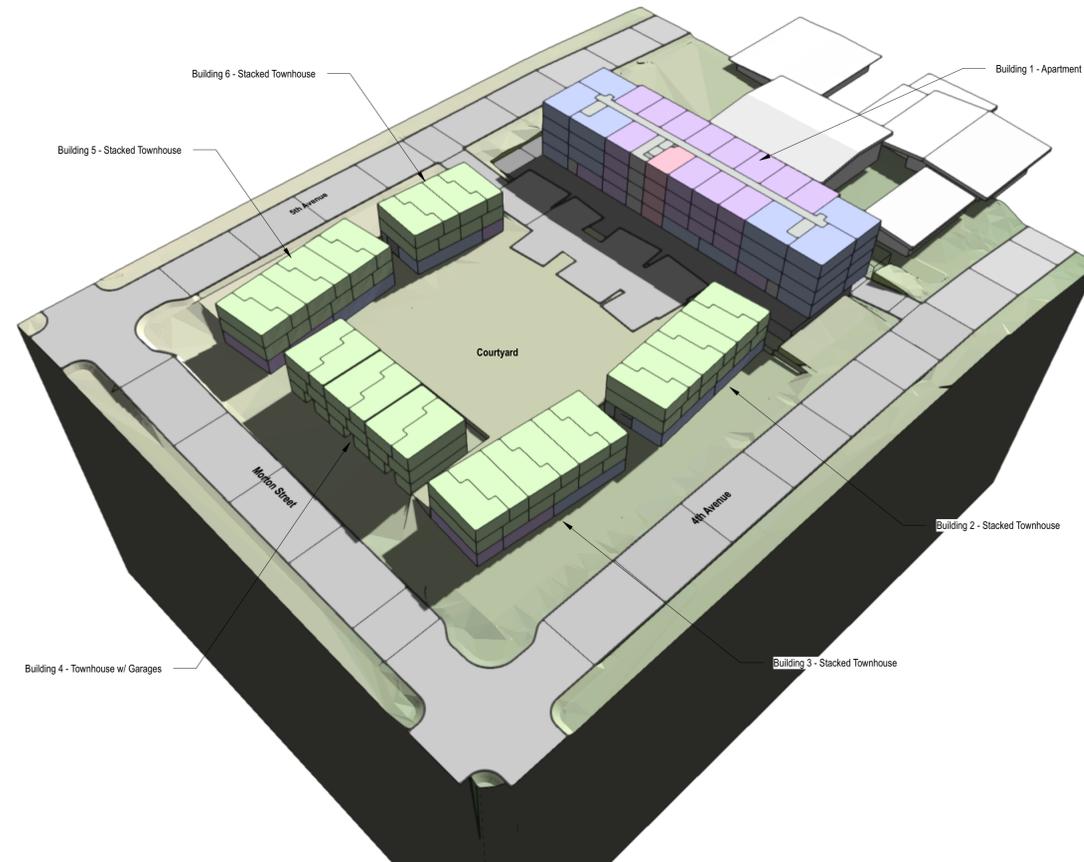
NW Corner - Finished Grade	67'0"	20.42m
NE Corner - Finished Grade	75'6"	23.02m
SE Corner - Finished Grade	75'4"	22.97m
SW Corner - Finished Grade	67'0"	20.42m
Total	28'11"	86.83m

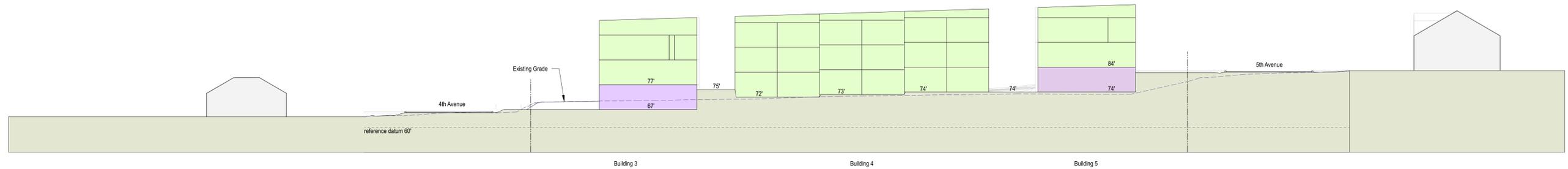
Average Height of Corners 71'3" 21.71m
B3 Building Height 31'6" 9.59m
B2-B6 Max. Building Height 36'2" 11.00m

B6 Building Height - Max. Allowable

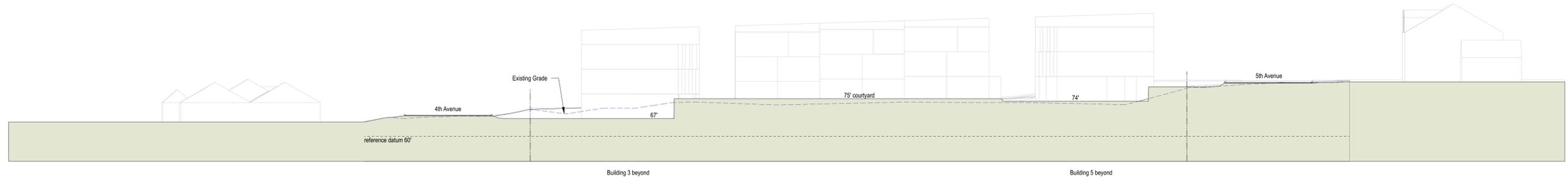
NW Corner - Finished Grade	74'0"	22.56m
NE Corner - Finished Grade	82'3"	25.06m
SE Corner - Finished Grade	81'0"	24.70m
SW Corner - Finished Grade	74'0"	22.56m
Total	31'13"	94.88m

Average Height of Corners 77'10" 23.72m
B6 Building Height 32'3" 9.83m
B2-B6 Max. Building Height 36'2" 11.00m

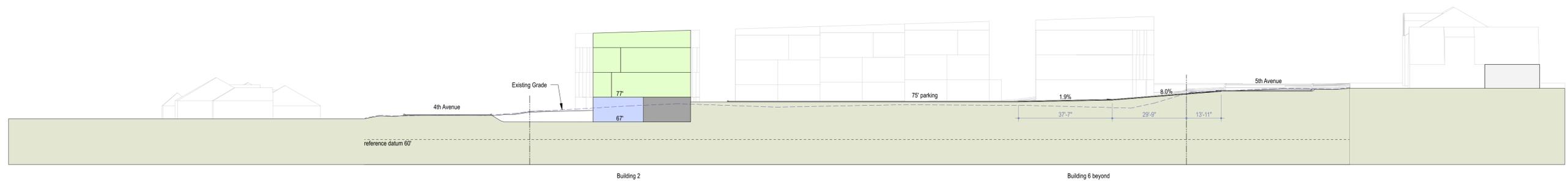




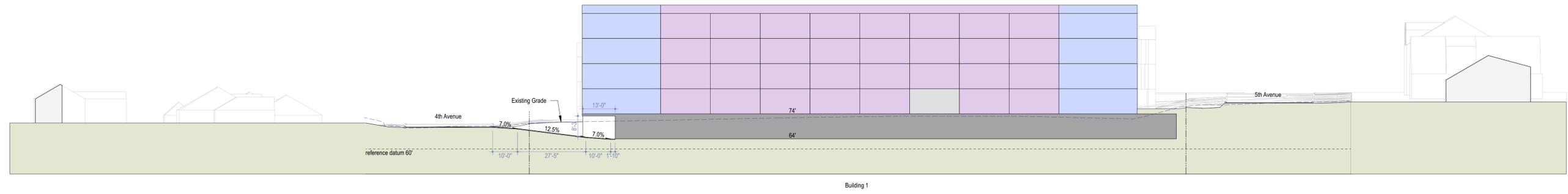
1 E/W Section
A4 Scale: 1:250



2 E/W Section
A4 Scale: 1:250

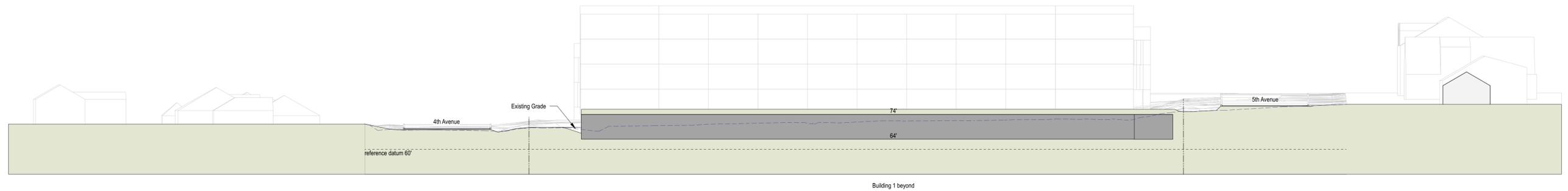


3 E/W Section
A4 Scale: 1:250



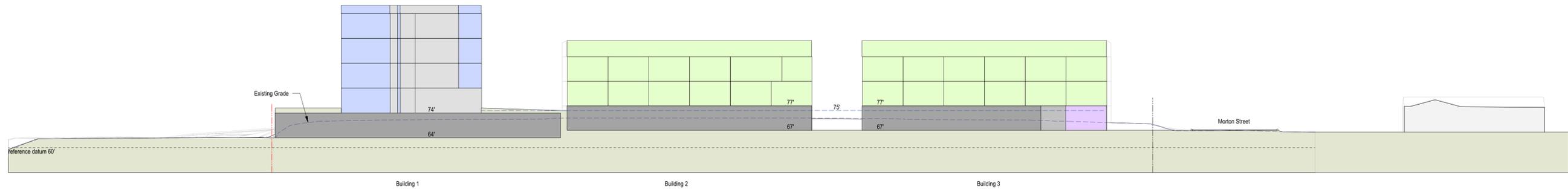
4 E/W Section
A4 Scale: 1:250

- Unit Types**
- Studio
 - 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom

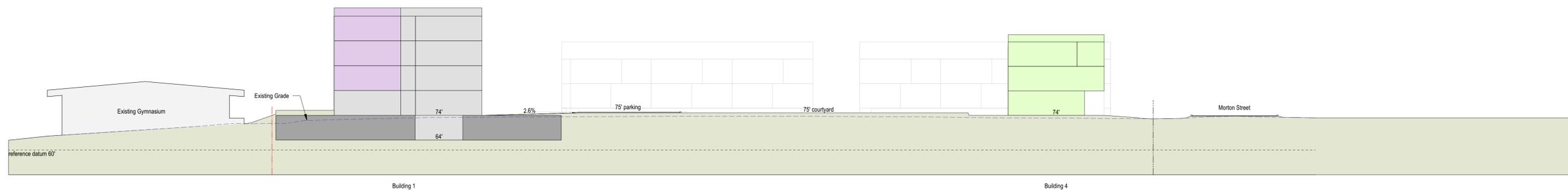


1 E/W Section
A5 Scale: 1:250

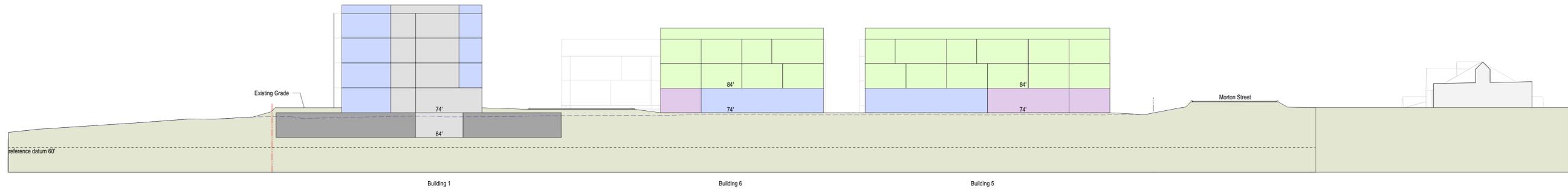
- Unit Types**
- Studio
 - 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom



2 N/S Section
A5 Scale: 1:250



3 N/S Section
A5 Scale: 1:250



4 N/S Section
A5 Scale: 1:250



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Redford Housing

4841 Redford Street, Port Alberni

NOT FOR CONSTRUCTION – FOR REVIEW ONLY

Client	Uchucklesaht Capital Assets LP	Drawn By	dp	Reviewed By	dp	Sheet Number	A5
Project Number	2107	Sheet Name	Site Sections	Issue No.	70	Issued For	OCP / Rezoning
Scale	n/a	Date	2023.06.08	Revision	-		



1 Spring Equinox - 9:00am
A6 Scale: 1:750



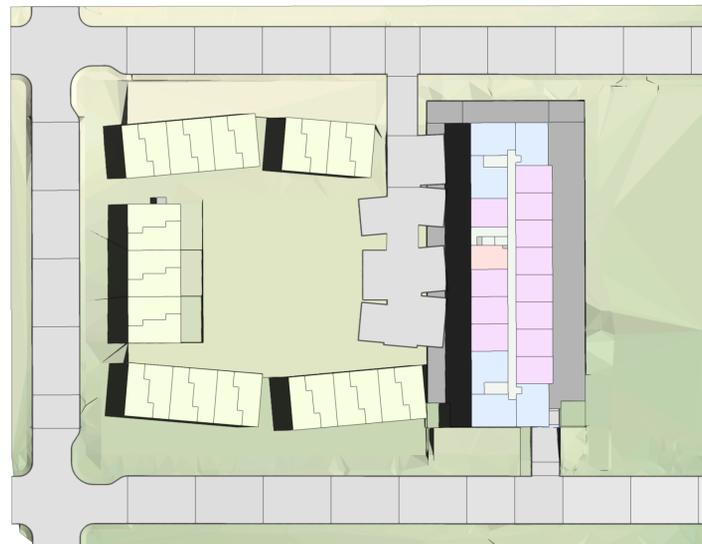
2 Spring Equinox - 12:00pm
A6 Scale: 1:750



3 Spring Equinox - 3:00pm
A6 Scale: 1:750



4 Summer Solstice - 9:00am
A6 Scale: 1:750



5 Summer Solstice - 12:00pm
A6 Scale: 1:750



6 Summer Solstice - 3:00pm
A6 Scale: 1:750



- 1 FOREST CORNERS**
(backdrop to village, rugged mountainous landscape, conifers, large boulders, and lush understory, grounding the development into the surrounding landscape)
- 2 BIOSWALE**
(part of the stormwater management strategy for the site, forms the character of the 4th Avenue streetscape, bridges over bioswale to townhouse entrances, lush layered mix of indigenous deciduous + evergreen perennials, shrubs and trees)
- 3 CENTRAL COURTYARD**
(communal gathering space featuring a raingarden and a nature-based play space inspired by the beach and ocean environment, incorporating patios and pathways designed to feel like beachside decks and boardwalks, pavilion, communal lawn for play and picnicking and dog walking, and food forest plantings)
- 4 CENTRAL WALKWAY**
(accessible main pedestrian path, mix of surfaces from unit pavers, wood decking, concrete, and cart chip path, connecting all buildings to the central courtyard, and adjacent neighbourhood)
- 5 RAINGARDEN**
(key feature of the stormwater management strategy for the site, using nature as inspiration to reveal seasonal flows of water and provide refuge for people & biodiversity)
- 6 NATURAL PLAY**
(play features throughout the site using natural, landscape based elements, connecting children with natural features + biodiversity, creating an inspiring and engaging place for residents of all ages)
- 7 FOOD FOREST**
(groups of edible, fruit bearing shrubs and trees, with paths, logs & boulders as play elements)