
PUBLIC HEARING – AGENDA
Tuesday, March 29, 2022 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

CALL TO ORDER & APPROVAL OF THE AGENDA

1. Recognition of unceded Traditional Territories.

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

Introductory Remarks by the Chair:

2. **Description of the Application** (*To be read by the Corporate Officer*)

Applicant: Gary Carniato dba Quad Developments Ltd.

The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to enable the development of two, separate, multi-family residential apartment buildings.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042".

The Bylaw, if amended, will change the designation of the properties located at 4825 & 4835 Burde Street from 'General Commercial' use to 'Multi-Family Residential' use and remove the said properties from 'Development Permit Area No. 2 General Commercial' and add it to 'Development Permit Area No. 1 Multiple Family Residential'.

- ii. "Zoning Text Amendment No. T30 (CD3 – Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043".

The Bylaw, if amended, would add 'Residential Rental Tenure' to the list of definitions in Section 4 – Definitions, add 'CD3 – Comprehensive Development – Multi-Family Residential Infill' to Section 5.1 – Establishment of Zones, and add 'CD3 – Comprehensive Development – Multi-Family Residential Infill' to Section 8 – Comprehensive Development Zones.

- iii. "Zoning Map Amendment No. 47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044".

The Bylaw, if amended, will rezone the properties located at 3614 & 3618 5th Avenue from 'RM2 Medium Density Multiple Family Residential' to 'CD3 – Comprehensive Development – Multi-Family Residential Infill' and will rezone the properties located at 4825 & 4835 Burde Street from 'C3 Service Commercial' to 'CD3 – Comprehensive Development – Multi-Family Residential Infill'.

3. Background Information

Report dated March 16, 2022 from the Development Planner.

4. Correspondence

5. Late Correspondence Regarding the Matter *(To be read by the Corporate Officer)*

6. Questions from Council:

7. Chair to Invite Input from the Public:

For the first time, is there anyone who wishes to speak to the proposed bylaws?

For the second time, is there anyone who wishes to speak to the proposed bylaws?

Before I call for a third and final time, I would like to remind those present that once the Public Hearing has closed, members of Council may not, as a group or as individuals, receive any further oral or written presentations on this matter, including what might be perceived as informal discussions immediately after the termination of this meeting. I ask all parties to comply with this.

For the third and final time, is there anyone who wishes to make any further representation regarding the proposed bylaws as it pertains to 4835 & 4825 Burde Street and 3618 & 3614 5th Avenue.

There being no further speakers, I declare this Public Hearing closed.

8. Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at _____ pm.



CITY OF PORT ALBERNI NOTICE OF PUBLIC HEARING

Pursuant to Sections 464, 465, and 466 of the *Local Government Act*, notice is hereby given that a Public Hearing will be held in the Council Chambers at City Hall, 4850 Argyle Street, Port Alberni, BC on Tuesday, March 29, 2022 at 6:00 pm to gather public feedback on the following proposed bylaws.

1. "Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042"
2. "Zoning Text Amendment No. T30 (CD3 -Comprehensive Development – Multi-Family Residential Infill – 5th Avenue. & Burde Street), Bylaw No. 5043"
3. "Zoning Map Amendment No.47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044"

APPLICANT: G. Carniato dba Quad Developments Ltd.

The applicants are applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to enable the development of two, separate, multi-family residential apartment buildings. The amendments being considered are listed below.

1. Proposed Official Community Plan Map Amendments:

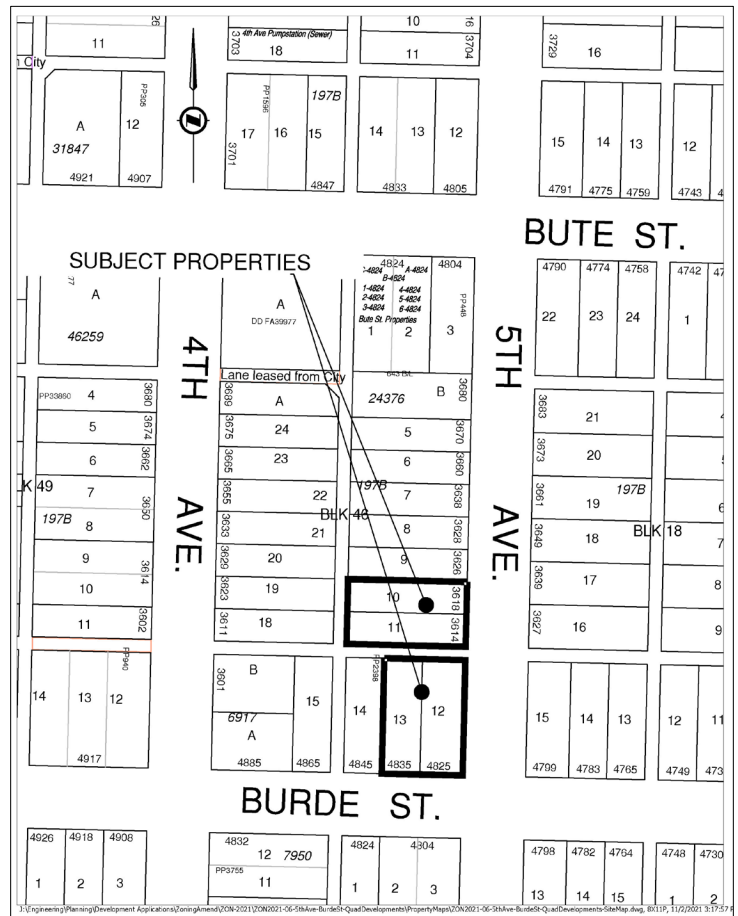
- A. Respecting **4825 Burde Street** and **4835 Burde Street** (Lots 12 and 13, Block 46, District Lot 1, Alberni District, Plan 197B (PID: 003-820-157, 003-820-190):

- i. Amend the **Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 to change the designation on the properties from 'General Commercial' use to 'Multi-Family Residential' use as shown on the map beside.
- ii. Amend the **Schedule B (Development Permit Areas Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 to remove the properties from 'Development Permit Area No. 2 (General Commercial)' and to include the properties in 'Development Permit Area No. 1 (Multiple Family Residential)' as shown on the map beside.

2. Proposed Zoning Bylaw Text Amendments:

- A. Amend the text of Port Alberni Zoning Bylaw 2014, No. 4832 by adding the following to Section 4 Definitions:

"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".



- B. Amend the text of Port Alberni Zoning Bylaw 2014, No. 4832 by adding the following text to Establishment of Zones Section 5.1:

"CD3 – Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street"

- C. Amend the text of Port Alberni Zoning Bylaw 2014, No. 4832 by adding the following text under Section 8 Comprehensive Development Zones:

“8.3

CD3 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL – 5TH AVENUE & BURDE STREET.

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

8.3.1 Permitted uses

Principal Uses

Multiple family dwellings

Accessory Uses

Home occupation

8.3.2 Site Development Regulations

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

8.3.3 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.
- (c) Notwithstanding any other provision of the Bylaw, up to eight (8) parking spaces may be Small Car parking spaces.
- (d) Groups of multiple family dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (e) Notwithstanding any other provision of the Bylaw, useable open space may be provided in a required front yard.
- (f) Home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location.
- (g) 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.”

3. Proposed Zoning Bylaw Map Amendments:

- A. Respecting **3618 5th Avenue** and **3614 5th Avenue** (Lots 10 and 11, Block 46, District Lot 1, Alberni District, Plan 197B (PID: 003-820-092, 003-820-131) amend the **Schedule A (Zoning District Map)** to Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning the properties from 'RM2 Medium Density Multiple Family Residential' to '**CD3 - Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street**' zone as shown outlined on the map above.

- B. Respecting **4825 Burde Street** and **4835 Burde Street** (*Lots 12 and 13, Block 46, District Lot 1, Alberni District, Plan 197B (PID: 003-820-157, 003-820-190)*) amend the **Schedule A (Zoning District Map)** to Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning the properties from 'C3 Service Commercial' zone to '**CD3 - Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street**' zone as shown outlined on the map above.

The proposed bylaw amendments, along with Port Alberni Official Community Plan Bylaw, No. 4602 and Zoning Bylaw 2014, No. 4832, may be viewed at the offices of the Development Services Department, City Hall, 4850 Argyle St., between Monday and Friday (exclusive of statutory holidays) from March 16, 2022 to March 29, 2022 during regular business hours (8:30 a.m. to 4:30 p.m.).

The Public Hearing agenda will be available on the City's website on Friday, March 25, 2022. To view the agenda, visit portalberni.ca and select "*Your Government, Council Meetings*" from the drop-down menu.

Anyone who believes their property may be affected by this application is invited to provide their written comments to Mayor and Council for consideration **by Friday, March 25th at 12:00 noon** as follows:

- Written submissions will be accepted by mail when addressed to 'Mayor and Council, 4850 Argyle Street, Port Alberni, BC V9Y 1V8'.
- Written submissions may also be hand delivered to the drop-box located to the left of the main entrance to City Hall.
- Written submissions may be emailed to council@portalberni.ca. *Note: Email correspondence will only be considered received if receipt confirmation is provided by City staff.*

Submissions received **after Friday, March 25th** will be provided to Council for their consideration as late items up until the close of the Public Hearing. If preferred, the public may present directly to Council during the Public Hearing. For questions, please contact the Development Services Department at 250-723-2806 during regular hours (Monday through Friday between the hours of 8:30 am to 4:30 pm).

DATED AT PORT ALBERNI, B.C. this 16th day of March, 2022.

Brian McLoughlin, Development Planner

Date: March 16, 2022
File No: 3360-20-BURDE & 5th
To: Mayor & Council
From: Scott Smith – Acting CAO | Director of Development Services
SUBJECT: **DEVELOPMENT APPLICATION – Proposed OCP & Zoning Bylaw Amendments – Multi-Family Residential In-Fill at 4835 & 4825 Burde Street, and 3618 & 3614 5th 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.

Prepared by:  B. McLoughlin Development Planner	Supervisor: S. Smith ACTING CAO DIRECTOR OF DEVELOPMENT SERVICES	CAO Concurrence:  S. Smith, Acting CAO Director of Development Services
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PURPOSE

To consider 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 5th Avenue.

BACKGROUND

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.

Current OCP Land Use & Zoning

In the Official Community Plan (OCP) the properties at 3618 & 3614 5th Avenue are designated as *Multi-Family Residential*, while the parcels addressed 4835 & 4825 Burde Street are designated *General Commercial*.

In the Zoning Bylaw, the parcels at 4835 & 4825 Burde Street are zoned *C3 Service Commercial*. The parcels addressed 3618 & 3614 5th Avenue are zoned *RM2 Medium Density Multiple Family Residential*.

Official Community Plan (OCP)

The OCP provides policy direction regarding the regulation of Multi-Family Residential lands. This includes where the City should consider the designation of new Multi-Family Residential land and additional density. The current application proposes to change the OCP land use designation of 4835 & 4825 Burde Street from *General Commercial* to *Multi-Family Residential*. Table 1 contains 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>Table 3 – Multi-Family Residential</i>	<ul style="list-style-type: none"> • <i>This type of residential should be located in proximity to community services or major amenities.</i>
<i>Plan Policies - 4.0 Residential – Multi-Family Housing</i>	<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"> • <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> • <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>
<i>4.1 General Provisions</i>	<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>
<i>4.3 Multi-Family Residential (MFR)</i>	<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"> • <i>Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks;</i> • <i>Should be located on or in proximity to major collectors or arterial roads in order reduce traffic impacts on local roads;</i> • <i>An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided;</i>

Alberni Valley Housing Needs Assessment – Final Report

The *Alberni Valley Housing Needs Assessment* was completed by the City in February 2021. The report includes detailed findings regarding the provision of multi-family housing in Port Alberni. In particular, the primary rental vacancy rate reached a low of 0.7% in October 2018 but increased to 3% in October 2020. Also, the report identified that there is a shortage of bachelor and 1-bedroom units, and those with 3+ bedrooms. It concludes

that addressing housing affordability by constructing units with 0 – 2 bedrooms is most appropriate given that the cost of smaller dwelling units is generally lower.

In total, the *Alberni Valley Housing Needs Assessment* concluded that 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.

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 provides municipalities with a means of planning for the creation and retention of rental housing, which can be an important tool for addressing local need for rental housing.

ANALYSIS

The following section contains an analysis of the OCP and Zoning Bylaw amendments proposed by the applicant. This analysis focuses primarily on high-level land use issues and key qualities of the proposed Comprehensive Development Zone.

Development Concept

The applicant is proposing to construct two similarly designed 3-storey buildings with an existing laneway for access between them. These buildings would contain 20 dwellings each with a mix of bachelor and 1-bedroom units. In total, 40 dwelling units would be created. 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. The design concept also includes elevator access, 4 accessible units, and a large common room in each building.

Surrounding Area and Land Use

The subject properties are located at the corner of 5th Avenue and Burde Street, approximately 2 blocks east of 3rd Avenue. The 3rd 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.

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. More detailed information is included in the attached report to the Advisory Planning Commission.

1. Walkability and Distance to Services

The subject properties are located within a relatively short 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 3rd Avenue and 10th Avenue commercial areas. Increased walkability means more convenient access to recreation, services, and entertainment, and less reliance on automobile travel. See the attached APC report for a Walkability and estimated walking times to nearby parks, recreation, and commercial areas.

2. *Proximity to major collectors and arterial roadways*

The subject properties are located within close proximity to major collector roads and arterial roads. The property is located on Burde Street which is a major collector, and approximately 170 m from the site is 3rd Avenue which is an arterial. Redford Street is also easily accessible from the site along 5th Avenue.

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

The subject properties are located on a boundary where multiple land uses meet. It is desirable to locate multi-family development on the edges of a commercial area because 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 near Burde Street and 4th Avenue to be compatible with multi-family development.

The property at 4845 Burde Street is most likely to be impacted by the change in land use. 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 residential home. To illustrate how the proposed development will appear next to this property the applicant has provided a Streetscape Study (attached). While the proposed 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 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 5th Avenue, may be partially impacted by shadows cast from the proposed apartment building at 3618 & 3614 5th Avenue. The applicant has provided a preliminary shadow analysis in the attached plans to illustrate this effect.

Zones Comparison

The proposed Comprehensive Development 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. A table comparing the *Site Development Regulations* of the proposed CD3 zone with existing residential zones is in the attached APC report.

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 5th 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 5th Avenue. These areas will be landscaped with trees and seating, and the space provided will satisfy the 18 m² 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.

3. Residential Rental Tenure

The *Conditions of Use* for the proposed CD zone restrict occupancy of all dwelling units to ‘*Residential Rental Tenure*’. This means that all occupancy would need to be governed by a tenancy agreement that complies with the *Residential Tenancy Act*. This would be the first time the City has used their ability to control rental housing under the *Local Government Act*. The intent is that the units created by this development will remain as rental housing, and help meet the need for more affordable rental units in the community. The proposed amendments would add a definition for “*Residential Rental Tenure*” to the Zoning Bylaw.

IMPLICATIONS

At this stage of the application process, Council should 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 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.

Staff support this application because it will enable the development of much needed housing in a location that meets the guidance for consideration of new multi-family lands in the OCP. 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 provided an additional opportunity for input from 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, 2021, and written comments from attendees are in the attached APC report along with the invitation letter. Prior to the Public Hearing staff provided all required statutory notifications.

BYLAWS/PLANS/POLICIES

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 require amendments to the OCP and Zoning Bylaws. A summary of proposed amendments is below:

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

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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 – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*”
 4. Change the zoning classification of 3618 & 3614 5th Avenue from *C3-Service Commercial* to “*CD3 – Comprehensive Development – Multi Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*”
 5. Add the following text to Part 5 section 5.1 *Establishment of Zones*: “*CD3 – Comprehensive Development – Multi Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*”
 6. Add the attached zone description to “*CD3 – Comprehensive Development – Multi Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*” 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*”.

STATUS OF THE APPLICATION

The Advisory Planning Commission (APC) reviewed the application for OCP and Zoning amendments for the subject properties at the January 20, 2022 meeting. Summary meeting minutes are attached to this report. As stated in the minutes, the Commission supported the proposed development and bylaw amendments. Members of APC expressed support for the Residential Rental Tenure requirement, and asked staff to clarify the creation of a new Comprehensive Development zone in relation to the currently OCP process. Staff explained to the APC that work on this application was initiated in 2020 before the current OCP Review. Also, that new applications proposing a CD zone would not be supported by staff until the OCP Review is complete.

At the Regular meeting on February 28, 2022, Council gave 1st and 2nd Readings of the amending bylaw, and scheduled a Public Hearing for March 29, 2022.

SUMMARY

The applicant is requesting amendments to the OCP and Zoning Bylaw that would enable the construction of two apartment buildings, and deliver 40 dwelling units. This would involve the creation of a Comprehensive Development (CD) zone that would apply only to 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 Property Map – 3618, 3614 5th Ave & 4835, 4825 Burde Street*
- *OCP Land Use Designations – 3618, 3614 5th Ave & 4835, 4825 Burde Street*
- *Zoning Classifications – 3618, 3614 5th Ave & 4835, 4825 Burde Street*
- *Proposed New Zone Description*
- *Staff Report from Development Planner dated February 17, 2022*
- *Advisory Planning Commission January 20, 2022 Meeting Minutes*
- *Staff Memo - Advisory Planning Commission January 20, 2022 Meeting*
- *"Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042"*
- *Zoning Text Amendment No. T30 (CD3 - Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043*
- *Zoning Map Amendment No.47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044*

C: to T. Slonski, Director of Corporate Services

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SUBJECT PROPERTIES MAP – 3618,3614 5TH AVE & 4835,4825 BURDE STREET



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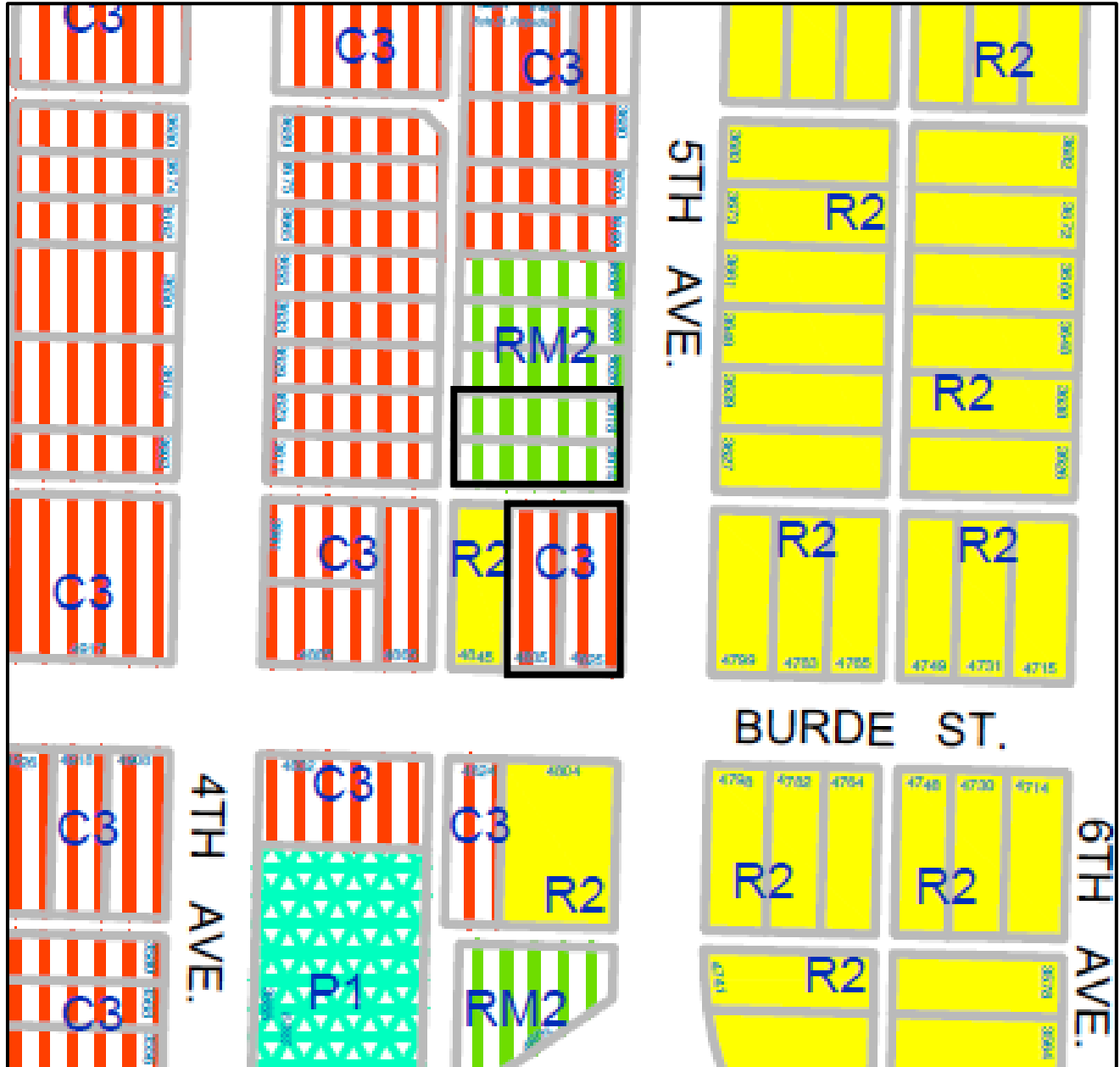
OCP LAND USE DESIGNATIONS – 3618,3614 5TH AVE & 4835,4825 BURDE STREET

**The subject properties are outlined in black



ZONING CLASSIFICATIONS – 3618, 3614 5TH AVE & 4835, 4825 BURDE STREET

**The subject properties are outlined in black



PROPOSED NEW ZONE DESCRIPTION

CD3 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL – 4835 & 4825 BURDE ST. AND 3614 & 3618 5TH 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 ²	(8,500 ft ²)
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, <i>Principal Building</i>	12.5 m	(41.0 ft)
Maximum Number of <i>Principal 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.

Date: Feb 17, 2022
File No: 3360-20-BURDE & 5th
To: Mayor & Council
From: Scott Smith – Acting CAO | Director of Development Services
SUBJECT: **DEVELOPMENT APPLICATION – Proposed OCP & Zoning Bylaw Amendments – Multi-Family Residential In-Fill at 4835 & 4825 Burde Street, and 3618 & 3614 5th 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.

Prepared by:  B. McLoughlin Development Planner	Supervisor:  S. SMITH, ACTING CAO, DIRECTOR OF DEVELOPMENT SERVICES	CAO Concurrence:  S. Smith, Acting CAO
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RECOMMENDATIONS

- a. THAT "Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042" be now introduced and read a first time.
- b. THAT "Zoning Text Amendment No. T30 (CD3 - Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043" be now introduced and read a first time.
- c. THAT "Zoning Map Amendment No. 47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044" be now introduced and read for a first time.
- d. THAT "Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042" be read a second time.
- e. THAT "Zoning Text Amendment No. T30 (CD3 - Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043" be read a second time.
- f. THAT "Zoning Map Amendment No. 47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044" be read a second time.
- g. THAT as part of the development process the applicant be required to complete the following before Council proceeds with final adoption:
 - i. Consolidate the subject properties into two parcels on either side of the laneway.
 - ii. Submit an estimate in the amount required for completion of off-site works as determined by the City's Engineering Department.
- h. THAT the amending bylaws No. 5042, 5043, and 5044 be advanced to a Public Hearing on Tuesday March 29, 2022 at 6:00 pm in City Hall, Council Chambers.

PURPOSE

To consider 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 5th 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*.

BACKGROUND

Current OCP Land Use & Zoning

In the Official Community Plan (OCP) the properties at 3618 & 3614 5th Avenue are designated as *Multi-Family Residential*, while the parcels addressed 4835 & 4825 Burde Street are designated *General Commercial*.

In the Zoning Bylaw, the parcels at 4835 & 4825 Burde Street are zoned *C3 Service Commercial*. The parcels addressed 3618 & 3614 5th Avenue are zoned *RM2 Medium Density Multiple Family Residential*.

Official Community Plan (OCP)

The OCP provides policy direction regarding the regulation of Multi-Family Residential lands. This includes where the City should consider the designation of new Multi-Family Residential land and additional density. The current application proposes to change the OCP land use designation of 4835 & 4825 Burde Street from *General Commercial* to *Multi-Family Residential*. Table 1 contains 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>Table 3 – Multi-Family Residential</i>	<ul style="list-style-type: none"> • <i>This type of residential should be located in proximity to community services or major amenities.</i>
<i>Plan Policies - 4.0 Residential – Multi-Family Housing</i>	<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"> • <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> • <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>
<i>4.1 General Provisions</i>	<p><i>Council Policy</i></p> <ol style="list-style-type: none"> <i>2. The provision of a wide-range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged.</i> <i>3. The City supports efforts to provide integrated special needs, affordable, and rental housing within the community.</i> <i>4. The City will encourage greater residential density in locations near commercial nodes and near transit routes.</i>

4.3 Multi-Family Residential (MFR)	<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"> <i>• Should be within walking distance (approximately 800 metres) of commercial, recreational, public/institutional nodes, or community scale parks;</i> <i>• Should be located on or in proximity to major collectors or arterial roads in order reduce traffic impacts on local roads;</i> <i>• An adequate transition between lower density housing, and compatibility with adjacent land uses must be provided;</i>
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Alberni Valley Housing Needs Assessment – Final Report

The *Alberni Valley Housing Needs Assessment* was completed by the City in February 2021. The report includes detailed findings regarding the provision of multi-family housing in Port Alberni. In particular, the primary rental vacancy rate reached a low of 0.7% in October 2018 but increased to 3% in October 2020. Also, the report identified that there is a shortage of bachelor and 1-bedroom units, and those with 3+ bedrooms. It concludes that addressing housing affordability by constructing units with 0 – 2 bedrooms is most appropriate given that the cost of smaller dwelling units is generally lower.

In total, the *Alberni Valley Housing Needs Assessment* concluded that 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.

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 provides municipalities with a means of planning for the creation and retention of rental housing, which can be an important tool for addressing local need for rental housing.

Status of the Application

The Advisory Planning Commission (APC) reviewed the application for OCP and Zoning amendments at the subject properties at the January 20, 2022 meeting. Summary meeting minutes are attached to this report. As stated in the minutes, the Commission supported the proposed development and bylaw amendments. Members of APC expressed support for the *Residential Rental Tenure* requirement, and asked staff to clarify the creation of a new Comprehensive Development zone in relation to the currently OCP process. Staff explained to the APC that work on this application was initiated in 2020 before the current OCP Review. Also, that future applications proposing a CD zone would not be supported by staff until the OCP Review is complete.

ALTERNATIVES/OPTIONS

The Development Services Department supports Option #1.

1. Proceed with 1st and 2nd Readings of the amending bylaws and advance set a date for Public Hearing on March 29, 2022.
2. Do not proceed.
3. Provide alternative direction to staff.

ANALYSIS

The following section contains an analysis of the OCP and Zoning Bylaw amendments proposed by the applicant. This analysis focuses primarily on high-level land use issues and key qualities of the proposed Comprehensive Development Zone.

Development Concept

The applicant is proposing to construct two similarly designed 3-storey buildings with an existing laneway for access between them. These buildings would contain 20 dwellings each with a mix of bachelor and 1-bedroom units. In total, 40 dwelling units would be created. 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. The design concept also includes elevator access, 4 accessible units, and a large common room in each building.

Surrounding Area and Land Use

The subject properties are located at the corner of 5th Avenue and Burde Street, approximately 2 blocks east of 3rd Avenue. The 3rd 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. More detailed information is included in the attached report to the Advisory Planning Commission.

1. Walkability and Distance to Services

The subject properties are located within a relatively short 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 3rd Avenue and 10th 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.

2. *Proximity to major collectors and arterial roadways*

The subject properties are located within close proximity to major collector roads and arterial roads. The property is located on Burde Street which is a major collector, and approximately 170 m from the site is 3rd Avenue which is an arterial. Redford Street is also easily accessible from the site along 5th Avenue.

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

The subject properties are located on a boundary where multiple land uses meet. It is desirable to locate multi-family development on the edges of a commercial area because 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 near Burde Street and 4th Avenue to be compatible with multi-family development.

The property at 4845 Burde Street is most likely to be impacted by the change in land use. 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 residential home. To illustrate how the proposed development will appear next to this property the applicant has provided a Streetscape Study that is attached to this report. While the proposed 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 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 5th Avenue, may be partially impacted by shadows cast from the proposed apartment building at 3618 & 3614 5th Avenue. The applicant has provided a preliminary shadow analysis in the attached plans to illustrate this effect.

Zones Comparison.

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. A table comparing the *Site Development Regulations* of the proposed CD3 zone with existing residential zones is included as an attachment to this report.

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 5th 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 5th Avenue. These areas will be landscaped with trees and seating, and the space provided will satisfy the 18 m² 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.

3. *Residential Rental Tenure*

The *Conditions of Use* for the proposed CD zone restrict occupancy of all dwelling units to '*Residential Rental Tenure*'. This means that all occupancy would need to be governed by a tenancy agreement that complies with the *Residential Tenancy Act*. This would be the first time City has used their ability to control rental housing under the Local Government Act. The intent is that the units created by this development will remain as rental housing, and help meet the need for more affordable rental units in the community. The proposed amendments would add a definition for "Residential Rental Tenure" to the Zoning Bylaw.

IMPLICATIONS

At this stage of the application process, Council should 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 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.

Council should also consider whether the creation of a Comprehensive Development zone should be undertaken at this time, and if Council should establish policy outlining conditions for this process during the current OCP Review. 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.

Staff support this application for a CD zone because it will enable the development of much needed housing in a location that meets the guidance for consideration of new multi-family lands in the OCP.

COMMUNICATIONS

As per the requirements of the Local Government Act, the applicant has provided an additional opportunity for input from 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 5th, and written comments from attendees are attached to this report along with the invitation letter.

If Council proceeds with 1st and 2nd Reading and sets a Public Hearing date, staff will ensure that all required statutory notices are provided. A Public Hearing would be the next opportunity for community members to provide input to City Council.

BYLAWS/PLANS/POLICIES

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 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. The following list is a summary of the proposed amendments:

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 – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*”
 4. Change the zoning classification of 3618 & 3614 5th Avenue from *C3-Service Commercial* to “*CD3 – Comprehensive Development – Multi Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*”
 5. Add the following text to Part 5 section 5.1 *Establishment of Zones*: “*CD3 – Comprehensive Development – Multi Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*”
 6. Add the attached zone description to “*CD3 – Comprehensive Development – Multi Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.*” 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”.

SUMMARY

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 Property Map – 3619, 3614 5th Ave & 4835, 4825 Burde Street*
- *Comparison of Site Development Regulations with Existing Zones*
- *OCP Land Use Designations – 3619, 3614 5th Ave & 4835, 4825 Burde Street*
- *Zoning Classifications – 3619, 3614 5th Ave & 4835, 4825 Burde Street*
- *Current Zoning and Land Use Designations*
- *Proposed New Zone Description*
- *Comparison of Site Development Regulations*
- *Walkability Map*
- *Advisory Planning Commission January 20, 2021 Meeting Minutes*
- *Development Concept Plans – Quad Developments Ltd*
- *Neighbourhood Meeting Documents*
- *"Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042"*
- *"Zoning Text Amendment No. T30 (CD3 - Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043"*
- *"Zoning Map Amendment No. 47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044"*

c: to T. Slonski, Director of Corporate Services

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SUBJECT PROPERTIES MAP – 3619,3614 5TH AVE & 4835,4825 BURDE STREET



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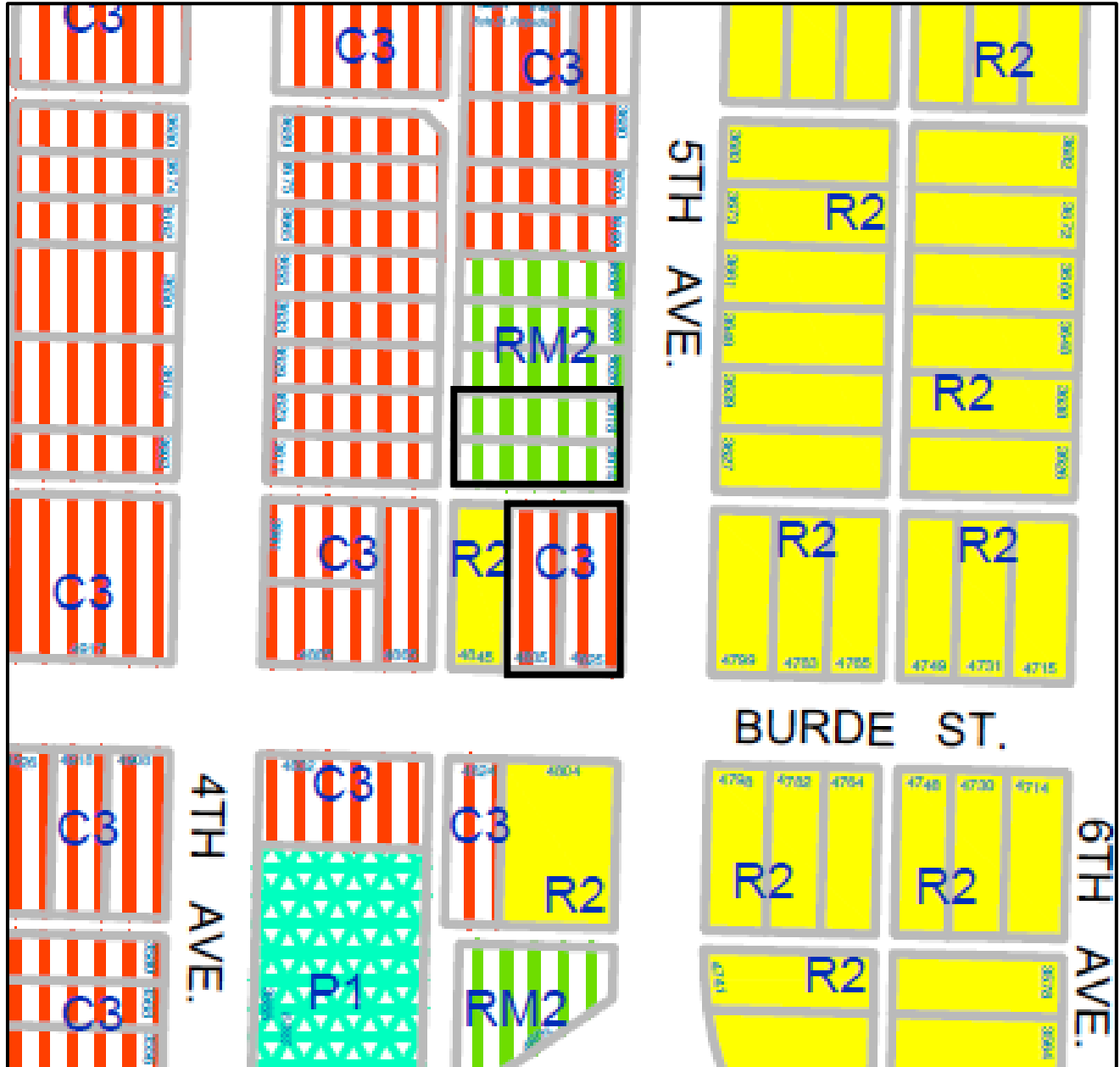
OCP LAND USE DESIGNATIONS – 3619,3614 5TH AVE & 4835,4825 BURDE STREET

**The subject properties are outlined in black



ZONING CLASSIFICATIONS – 3619,3614 5TH AVE & 4835,4825 BURDE STREET

**The subject properties are outlined in black



PROPOSED NEW ZONE DESCRIPTION

CD3 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL – 4835 & 4825 BURDE ST. AND 3614 & 3618 5TH 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 ²	(8,500 ft ²)
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, <i>Principal Building</i>	12.5 m	(41.0 ft)
Maximum Number of <i>Principal 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.

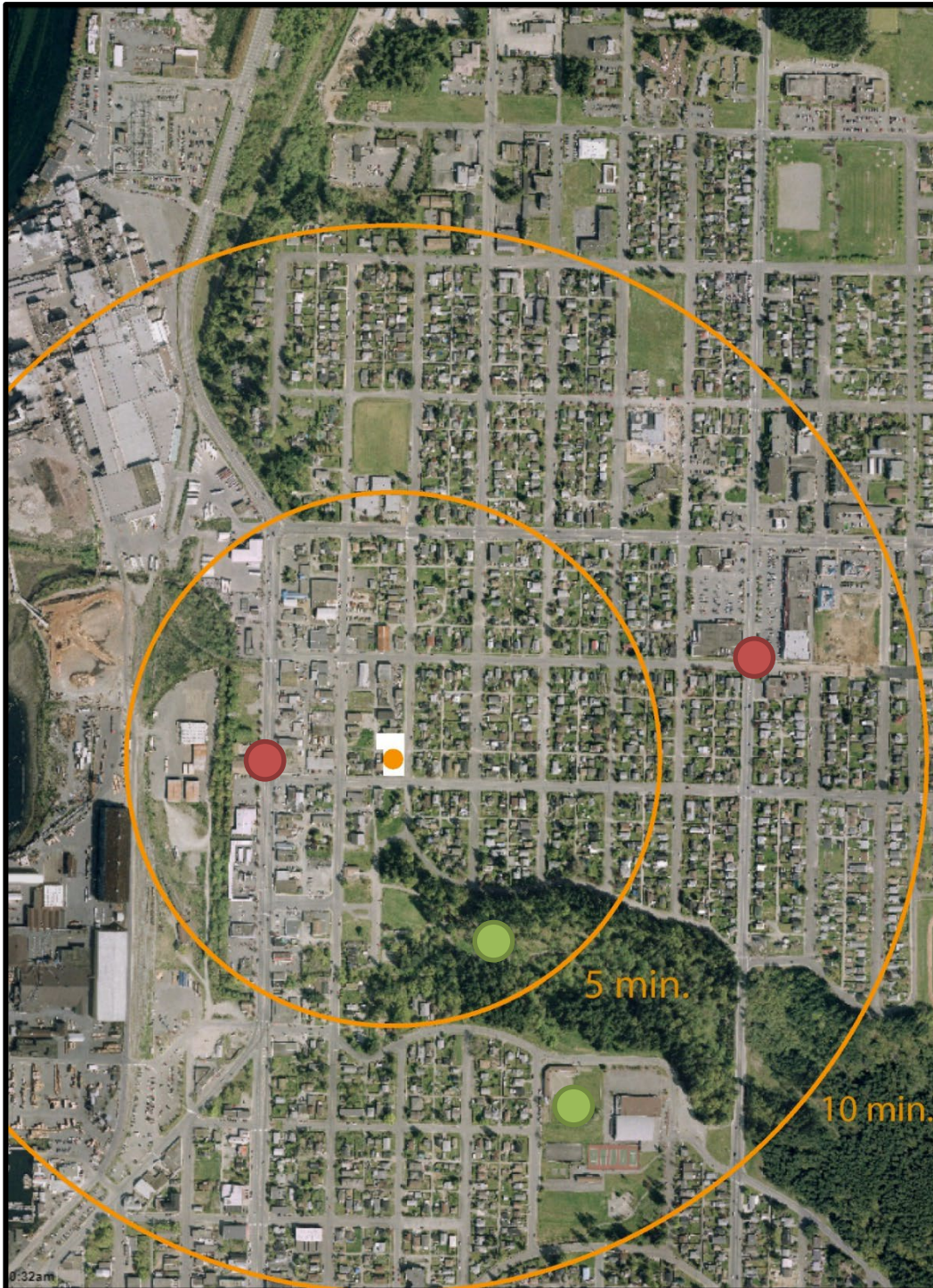
COMPARISON OF SITE DEVELOPMENT REGULATIONS

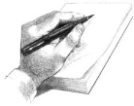
The following table shows the Site Regulations of the proposed CD3 zone (green) in comparison to existing zones in the Zoning Bylaw.

<i>Site Development Regulations</i>	R1	R2	R3	RM1	RM2	RM3	Proposed CD3
<i>Minimum Lot area</i>	600 m ²	500 m ²	350 m ²	500 m ²	840 m ²	1,120 m ²	789.7 m ²
<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	-	-	-	-	-

WALKABILITY MAP – 3619,3614 5TH AVE & 4835,4825 BURDE STREET

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





**Summary Report / Minutes of the Advisory Planning Commission Meeting
held on January 20, 2022 at 12:00 p.m.
(Council Chambers, Port Alberni City Hall, 4850 Argyle Street)**

Commission Members Present

Ed Francoeur (Chair)
Ken McRae (Vice-Chair)
Amy Anaka
Callan Noye
Stefanie Weber
Joe McQuaid
Chris Washington, S.D.70 Liaison
Peter Dionne, R.C.M.P. Liaison
Andre Guerin, P.A.F.D. Liaison
Councillor Deb Haggard, Council Liaison

Regrets

Jolleen Dick, Councillor, Hupačasath F.N.
Ken Watts, (CEO Tseshah (č išaaʔath) F.N)
Amy Needham, Parks Operations Liaison

Staff

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

Guests

Members of the Public: None
Applicants: G. Carniato

Alternates (not in attendance)

Larry Ransom (Alt.- S.D.70)
Councillor Helen Poon (Alt.- Council)
L. Sam, (Alt. – Tseshah (č išaaʔath) 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 išaaʔath) First Nations.
- Welcome and introductions.

2. Minutes - Adoption of November 18, 2021 Minutes

Motion:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the November 18, 2022 regular meeting.

(Weber / McQuaid) CARRIED

3. Election of Chair and Vice-Chair for 2022

Elected Chair – Ed Francoeur
Elected Vice-Chair – Ken McRae:

**4. DEVELOPMENT APPLICATION – Development Variance Permit
4841 Redford Street**

Lot B, District Lot 1, Alberni District, Plan EPP79584 (PID: 030-422-710)

Applicant: B. Derby dba Tectonica Management Inc. as Agent for Ryan Anaka dba Uchucklesaht Capital Assets Inc., Inc. No. BC0965357

- Amy Anaka declared a potential conflict of interest for this application and left the room at 12:05 prior to the presentation of the application.
- City Development Planner (P.L.) summarized his report dated January 12, 2022.

- APC discussed the proposed amendments and report.
 - There was clarification of the purpose for the Variance (to facilitate subdivision) and how the new lots would be configured with respect to the Variances requested.

Motions:

- a) *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*

(McQuaid / McRae) CARRIED

- Amy Anaka returned to the room at 12:17 pm following the decision of APC to support the application.

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.

- City Development Planner (B.M.) summarized his report dated January 13, 2022.
- APC discussed the proposed amendments and report.
 - There was substantial discussion regarding Comprehensive Development (CD) Zones, their application and purpose and how a CD zone would work positively for this application. The Director of Development Services and the Development Planner were able to speak to the use of CD zones in general terms and also speak about how the existing CD1 zone was implemented for a new subdivision on upper Burde St.
 - The APC also asked for more information regarding the inclusion of the condition, in the proposed CD zone, that would limit tenancy within the development to residential rental tenure only. There were expressions of support for the condition and use of the newly legislated power that Municipalities have to zone for residential rental tenure only. The proposed zone would be the first in Port Alberni to include a rental tenure requirement.
 - The APC also clarified the perpetual nature of the rental tenure requirement and the need for this type of accommodation in Port Alberni as identified in the recent Housing Needs Assessment completed in .
 - APC asked the applicant about comments received after the Neighbourhood Public Meeting hosted by the applicant. There were two interested persons who attended the meeting after the applicant sent out invitations to 36 owners and occupiers of surrounding properties. Both parties provided written comments in support of the application.

- The OCP review process was discussed and staff clarified that this application (plus one more) was moved forward because of the timeframe and extensive work that went into the review prior to starting the OCP review. Any new applications that might trigger the creation of a new CD zone will be placed on hold until the OCP review is over. These applications may provide useful insights for the OCP review.
- The height of the proposed buildings was noted and the Development Planner clarified that the height proposed did not exceed what would be allowed in the current zones. The proposed zone is very similar to the RM2 Medium Density Multi-Family Residential zone.
- Safety was mentioned and APC inquired about permitting barbeque's on balconies. The City doesn't currently regulate a tenant use of their balcony.

Motions:

1. *That the Advisory Planning Commission recommends to City Council that with respect to:*
 - *Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: PID: 003-820-157 located at **4825 Burde Street**; and*
 - *Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190 located at **4835 Burde Street**:**the City proceed with the following bylaw amendments:*
 - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the properties from 'General Commercial' to '**Multi-Family Residential**' use;*
 - b. *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to remove the properties from Development Permit Area No. 2 General Commercial and to include the properties in '**Development Permit Area No. 1 Multiple Family Residential**'.*
2. *That the Advisory Planning Commission recommends that City Council proceed with the following amendments to the text of the Zoning Bylaw:*
 - a. *Define 'Residential Rental Tenure' by adding the following text to Section 4-Definitions:*

"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".
 - b. *In Section 5.0 Establishment of Zones add the following text to the list of zones under Section 5.1*

"CD3 – Comprehensive Development – Multi-Family Residential Infill – CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave."
 - c. *Under Section 8.0 Comprehensive Development Zones add Section 8.2 text as follows:*

“8.2

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

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

8.2.1 Permitted uses

Principal Uses

Multiple family dwellings

Accessory Uses

Home occupation

8.2.2 Site Development Regulations

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

8.2.3 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.
- (c) Notwithstanding any other provision of the Bylaw, up to eight (8) parking spaces may be Small Car parking spaces.
- (d) Groups of multiple family dwellings are permitted, as an exception to Section 6.1 of this bylaw
- (e) Notwithstanding any other provision of the Bylaw, useable open space may be provided in a required front yard
- (f) Home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location
- (g) 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.”

3. That the Advisory Planning Commission recommends to City Council that with respect to:

- Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-157 located at **4825 Burde Street**; and
- Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-190 located at **4835 Burde Street**;

the City proceed with amending the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the properties from 'RM2 Medium Density Multiple Family Residential' to '**CD3 – Comprehensive Development – Multi-Family Residential Infill – CD3 – Comprehensive**

Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.'

4. That the Advisory Planning Commission recommends to City Council that with respect to:
- Lot 10, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-092 located at **3618 5th Avenue**; and
 - Lot 11, Block 46, District Lot 1, Alberni District, Plan 197B PID: 003-820-131 located at **3618 5th Avenue**;
- the City proceed with amending the Zoning Bylaw (Schedule A – Zoning Map) to change the designation of the properties from 'C3-Service Commercial' to 'CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.'*

(McRae / Weber) CARRIED

6. STATUS UPDATE:

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

- Vimy Street – Subdivision has been registered and Public Hearing is on January 25/22
- Zoning – B. Toor (5405 Argyle St.) – Public Hearing scheduled for February 15/22
- Mother Centre on Kendall – Building Permit will likely be submitted in April 2022

7. OTHER BUSINESS

8. **ADJOURNMENT** – The meeting adjourned at 1:00 pm. The next meeting is scheduled for 12:00 pm on **February 17, 2022**.

(Dionne / Weber) CARRIED

Ed Francoeur (Chair)







Burde Street



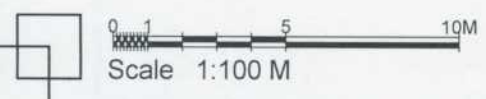
Parking & Landscaping

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
Mar. 30, 2021

Sheet No.
2 of 6





North Elevation - Neighbour



West Elevation - Lane



South Elevation - Lane



East Elevation - 5th Avenue

Building 1



North Elevation - Lane



West Elevation - Neighbour

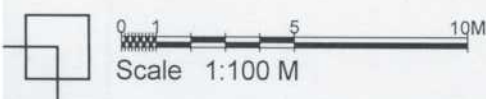


South Elevation - Burde Street



East Elevation - 5th Avenue

Building 2



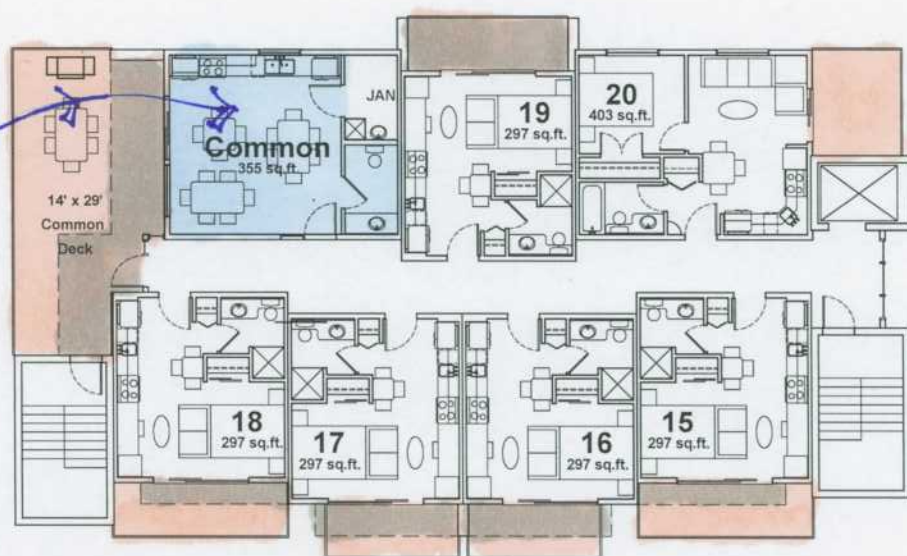
Project: PROPOSED ENTRY LEVEL HOUSING
5th Avenue & Burde Street, Port Alberni B.C.
For: McKinnon & Associates

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

Date
Mar. 30, 2021

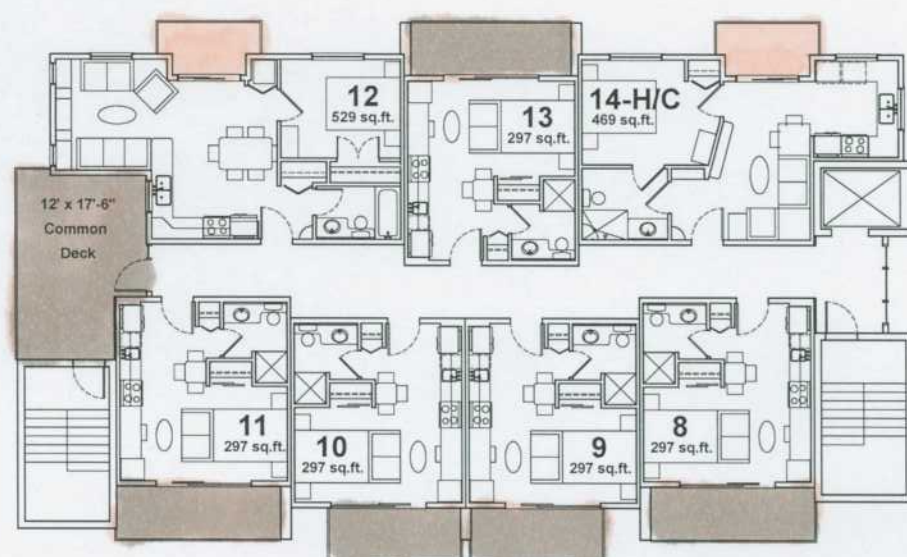
Sheet No.
3 of 6

PENTHOUSE COMMON ROOM & DECK



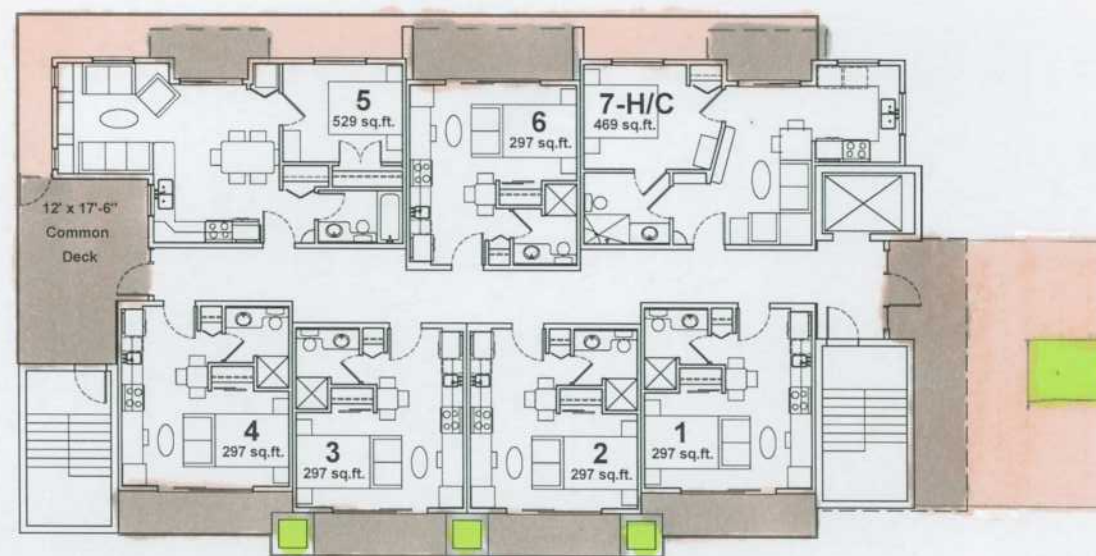
Third Floor

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

Date
Mar. 30, 2021

Sheet No.
4 of 6

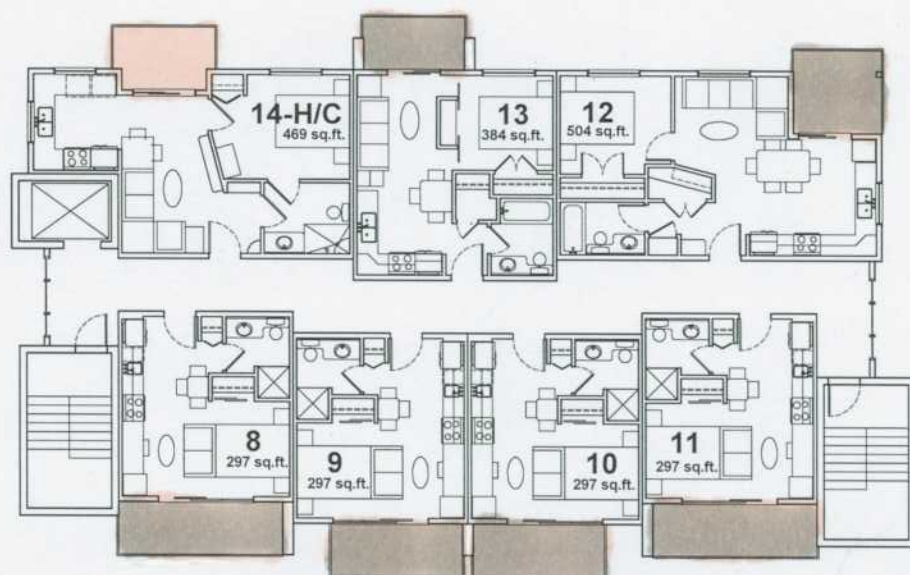
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PENTHOUSE COMMON ROOM & DECK WITH VIEWS TO SUNSET & MOUNT ARROWSMITH

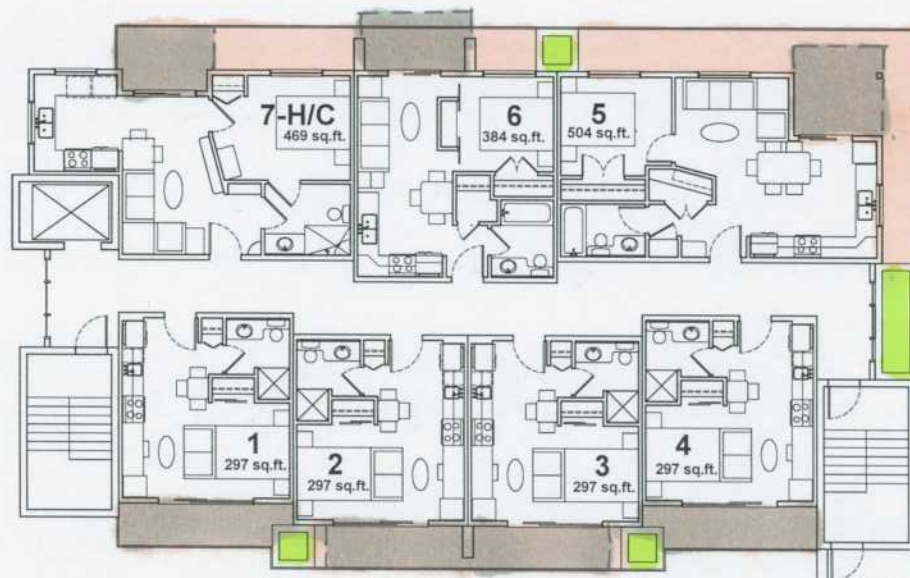
Third Floor

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

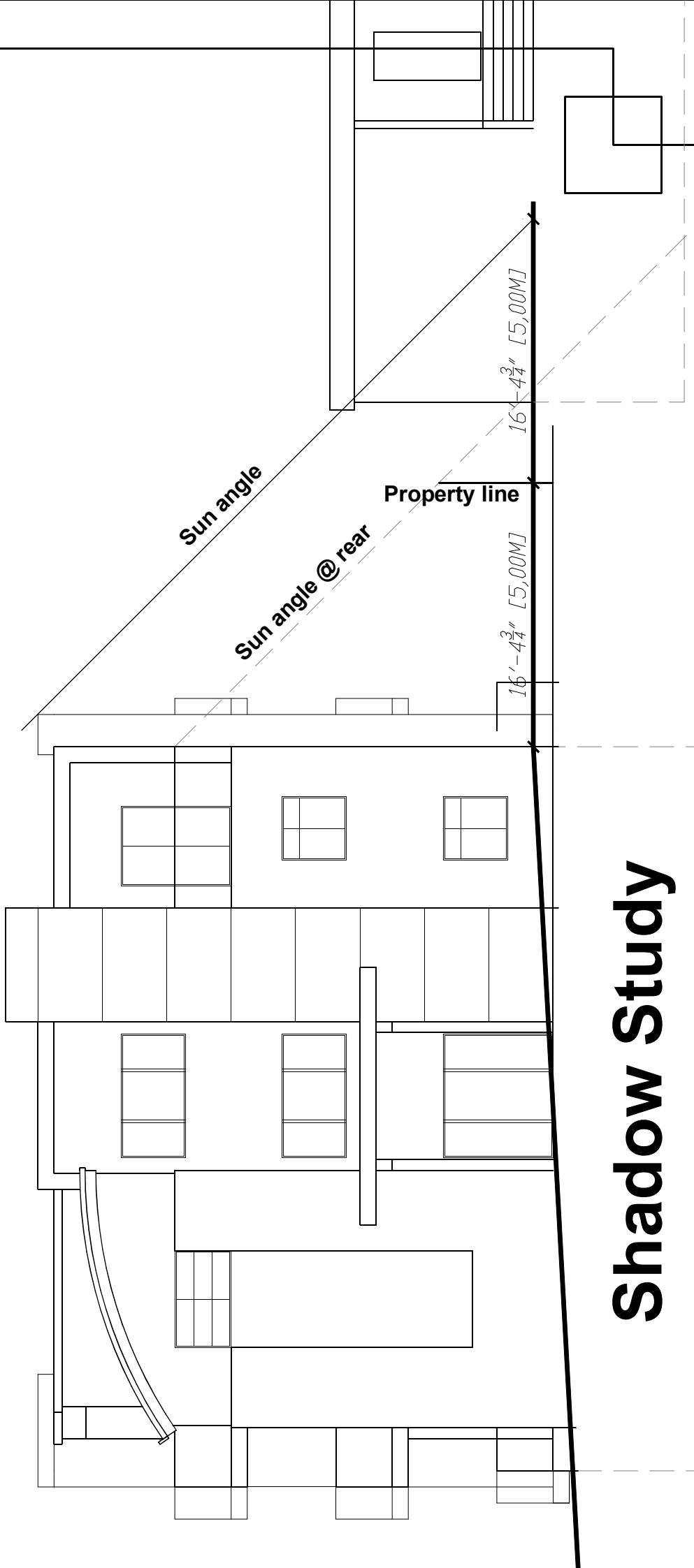
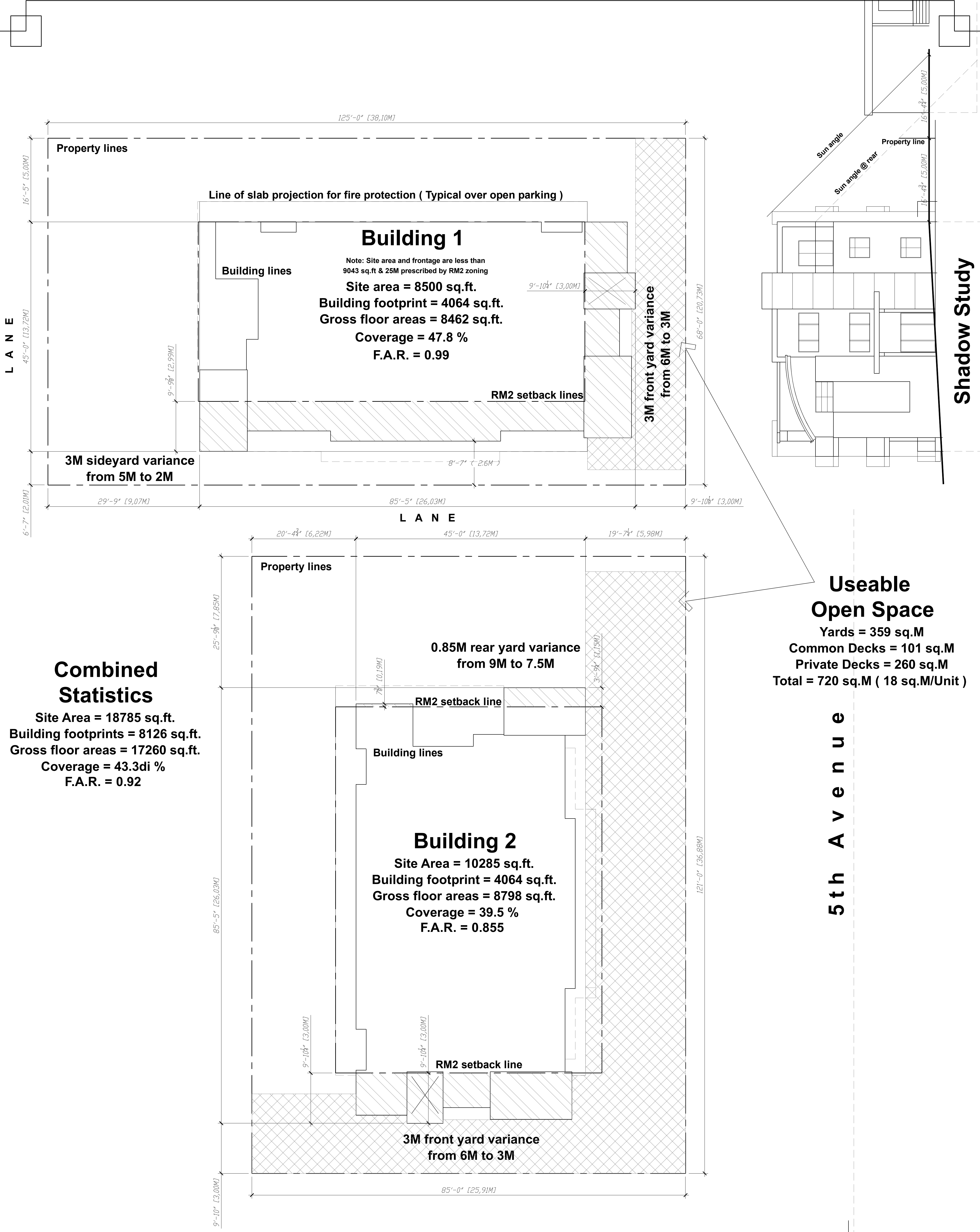
Project: PROPOSED ENTRY LEVEL HOUSING
5th Avenue & Burde Street, Port Alberni B.C.
For: McKinnon & Associates

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

Date
Apr. 7, 2021

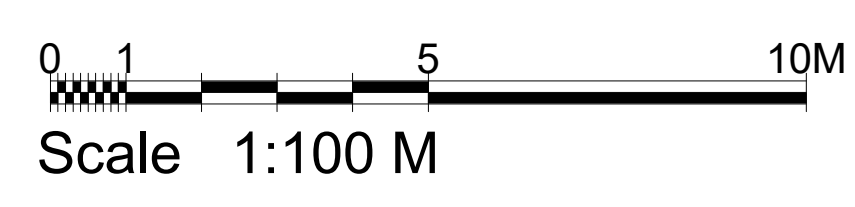
Sheet No.
5 of 6

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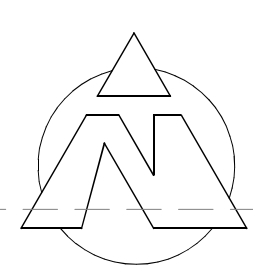


Combined Statistics
Site Area = 18785 sq.ft.
Building footprints = 8126 sq.ft.
Gross floor areas = 17260 sq.ft.
Coverage = 43.3di %
F.A.R. = 0.92

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)



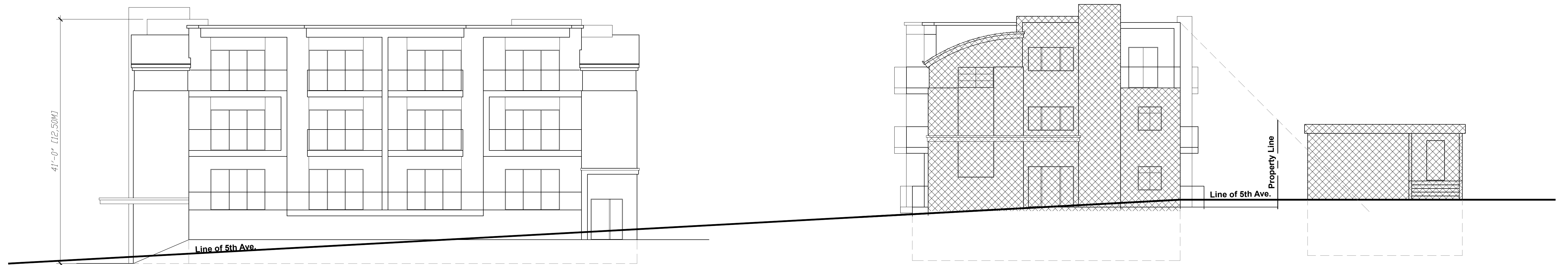
B u r d e S t r e e t



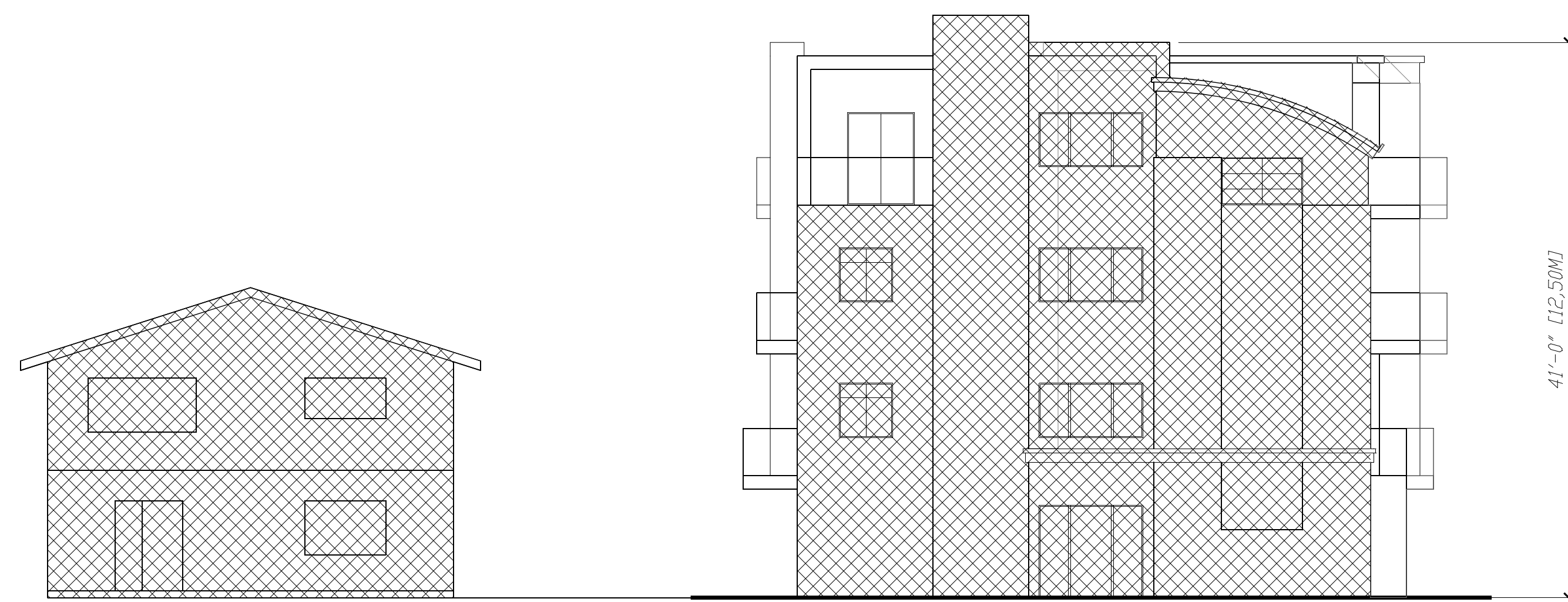
Project Statistics

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

0 1 5 10M
Scale 1:100 M

Streetscape Studies

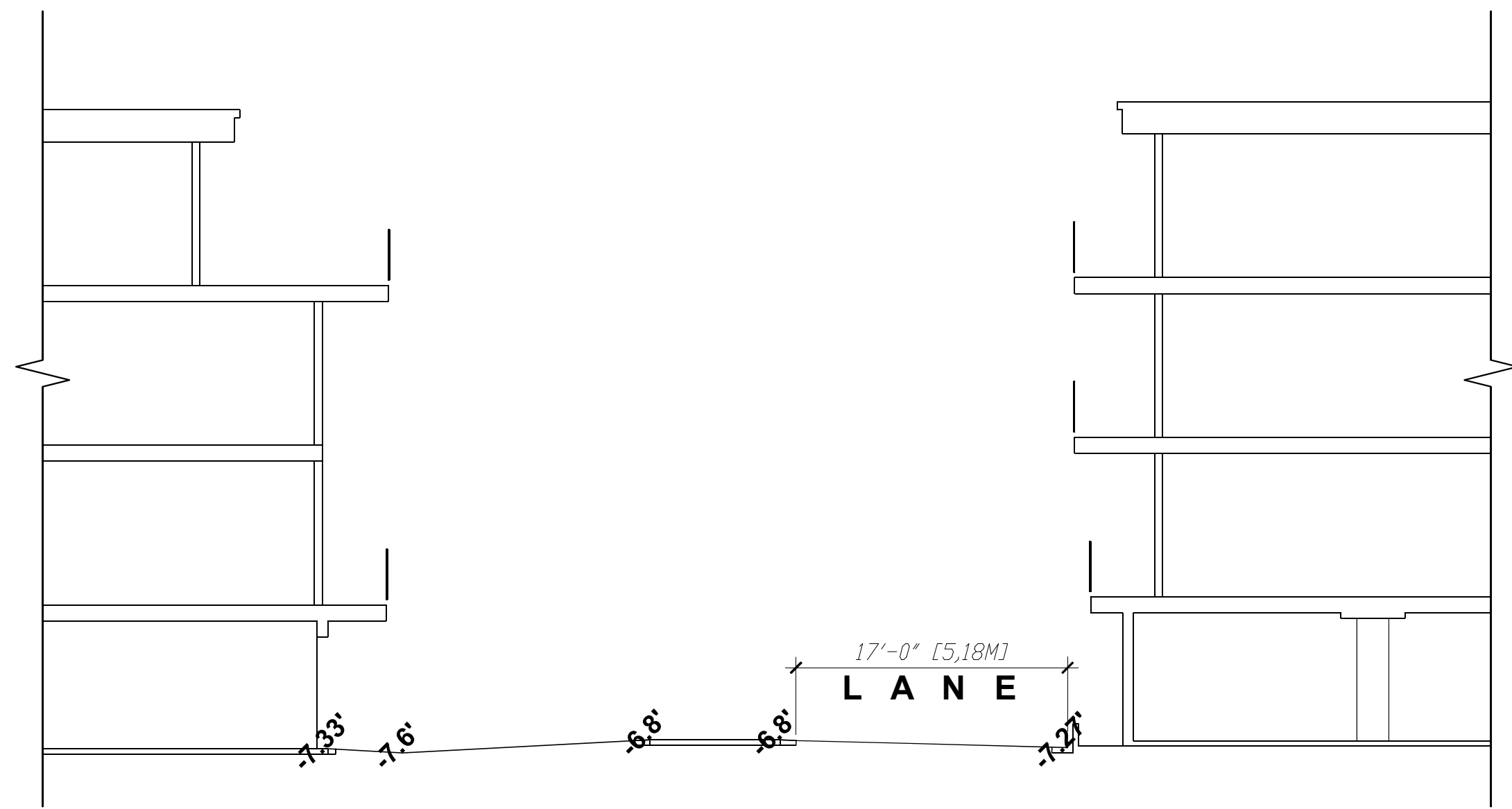
Project: PROPOSED ENTRY LEVEL HOUSING
5th Avenue & Burde Street, Port Alberni B.C.

For: McKinnon & Associates

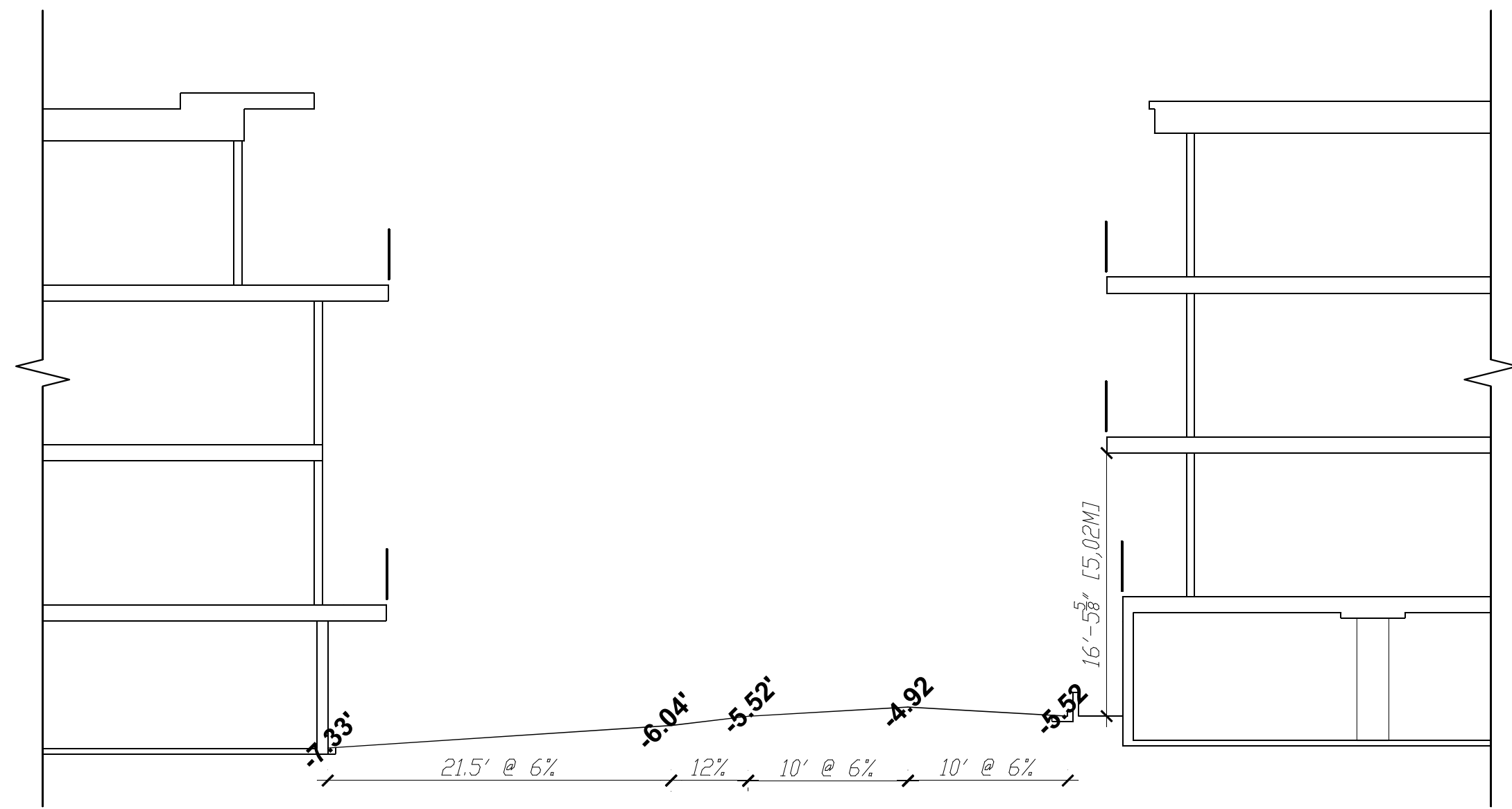
By:  GARY CARNIATO
145B McPHERDAN ROAD
CAMPBELL RIVER, BC
V9W 5L5
TEL: 250-286-9790

Date
Nov 12, 2021

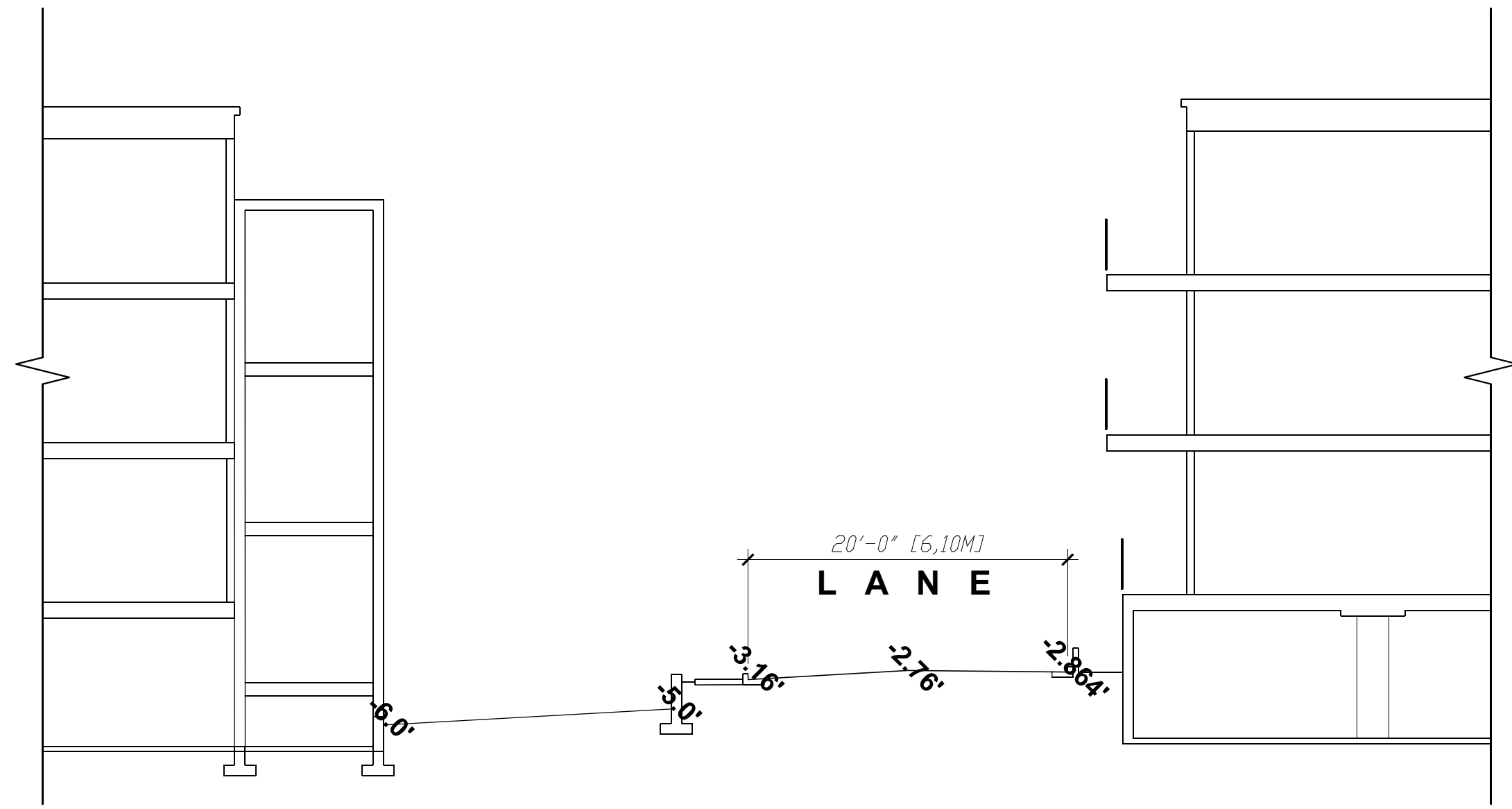
Addendum
1-1



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

small 21

small 20

small 19

small 18

17

16

15

14

13

12

11

10

1 small

2

3

4

5

6

7

8

2 - H/C

9

Mech-Elect.

24'-0" [7.32M]

21.5' @ 6%

12%

5'-5 1/2"

10' @ 6%

4'-9 1/2"

10' @ 6%

5'-5 1/2"

36'

@ 12%

36'

@ 12%

36'

@ 14.8%

36'

@ 6%

30.6'

10' @ 6%

10'

@ 6%

30.6'

10' @ 6%

30.6'

10' @ 6%

30.6'

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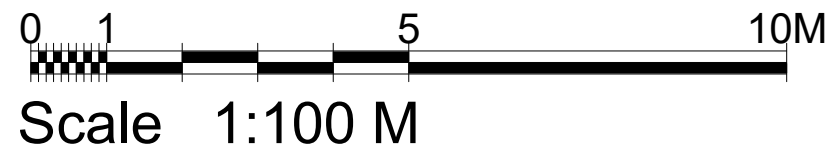
30.6'

10' @ 6%

30.6'

10' @ 6%

30.6'



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 5th 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.



5th 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

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

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



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: Jan 13, 2021

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

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 5th Avenue.

ALTERNATIVES/OPTIONS

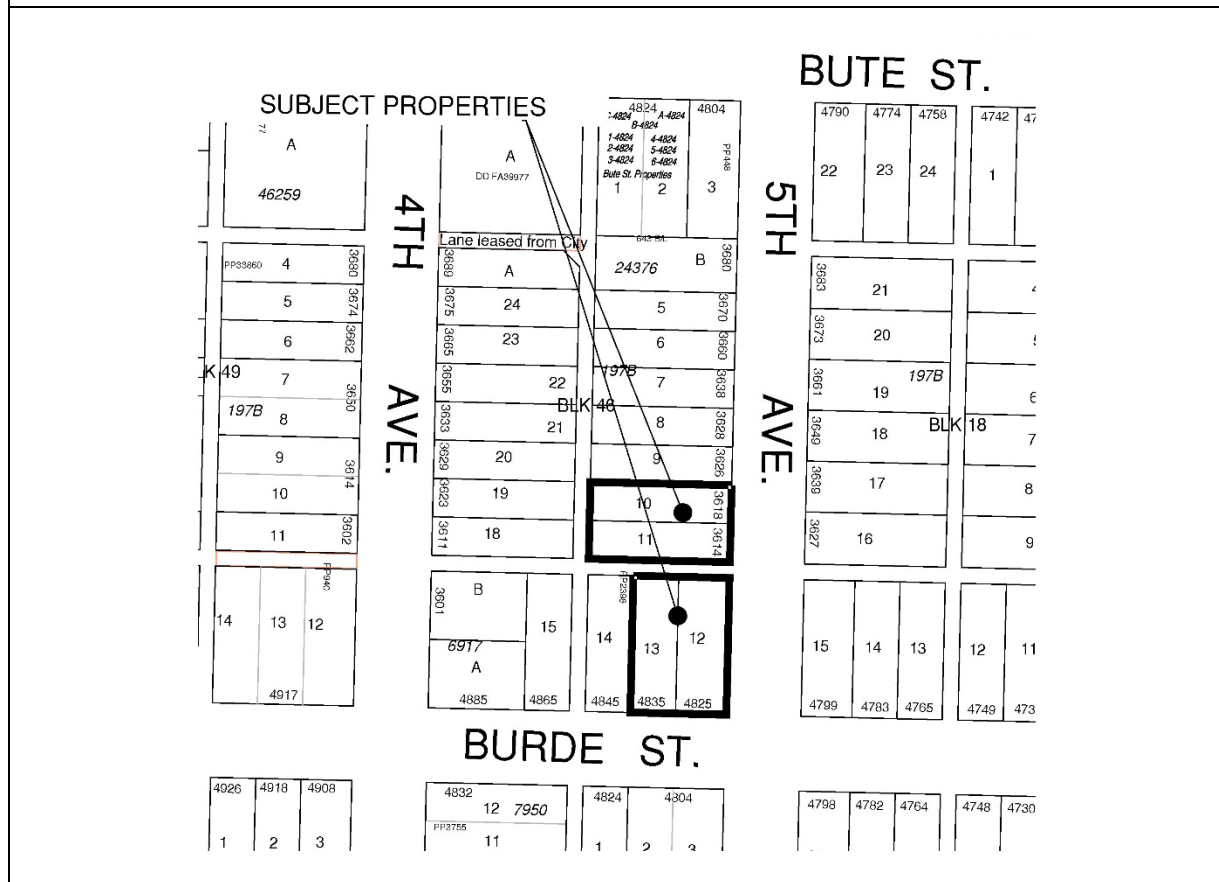
The Development Services Department supports Option #1.

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 5th 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 5th 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 5th 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 5th 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 – 5th Ave & Burde St.”
4. Change the zoning classification of 3618 & 3614 5th Avenue from *C3-Service Commercial* to “CD3 – Comprehensive Development – Multi-Family Residential Infill – 5th Ave & Burde St.”
5. Add the following text to Part 5 section 5.1 *Establishment of Zones*: “CD3 – Comprehensive Development – Multi-Family Residential Infill – 5th Ave & Burde St.”
6. Add the attached zone description “CD3 – Comprehensive Development – Multi-Family Residential Infill – 5th 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"> • 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.
<i>1.5 Community</i>	<i>Residential</i> <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.
<i>Table 3 – Multi-Family Residential</i>	<ul style="list-style-type: none"> • This type of residential should be located in proximity to community services or major amenities.
<i>Plan Policies - 4.0 Residential</i>	<ul style="list-style-type: none"> • Residential capacity could be substantially increased well beyond the 20 year horizon through the provision of a range of higher density housing forms... • 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.

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

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 5th Avenue and Burde Street, approximately 2 blocks east of 3rd Avenue. The 3rd 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 3rd Avenue and 10th 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 rd Avenue Commercial Area	170 m	1.5 min.
10 th Ave Commercial Area (at Burde St.)	640 m	8 min.
Argyle street via 4 th 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 3rd 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 rd Avenue (arterial road)	170 m
Distance to Redford Street (arterial road)	315 m
Distance to 10 th 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 4th 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 5th Avenue, may be partially impacted by shadows cast from the proposed apartment building at 3618 & 3614 5th 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 ²	500 m ²	350 m ²	500 m ²	840 m ²	1,120 m ²	789.7 m ²
<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 5th 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 5th Avenue. These areas will be landscaped with trees and seating, and the space provided will satisfy the 18 m² 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

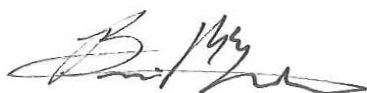
As per the requirements of the Local Government Act, the applicant has conducted additional neighbourhood engagement with surrounding property owners and occupants. The applicant mailed all adjacent property owners and occupants with invitations to an informal meeting as directed by City staff. The meeting occurred on Sunday December 5th, 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

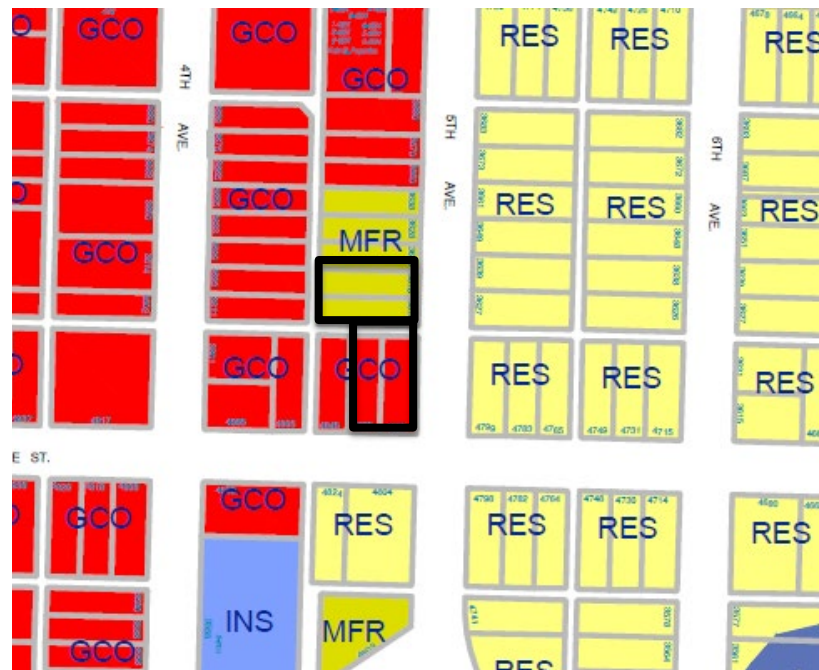
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SUBJECT PROPERTIES MAP – 3619,3614 5TH AVE & 4835,4825 BURDE STREET

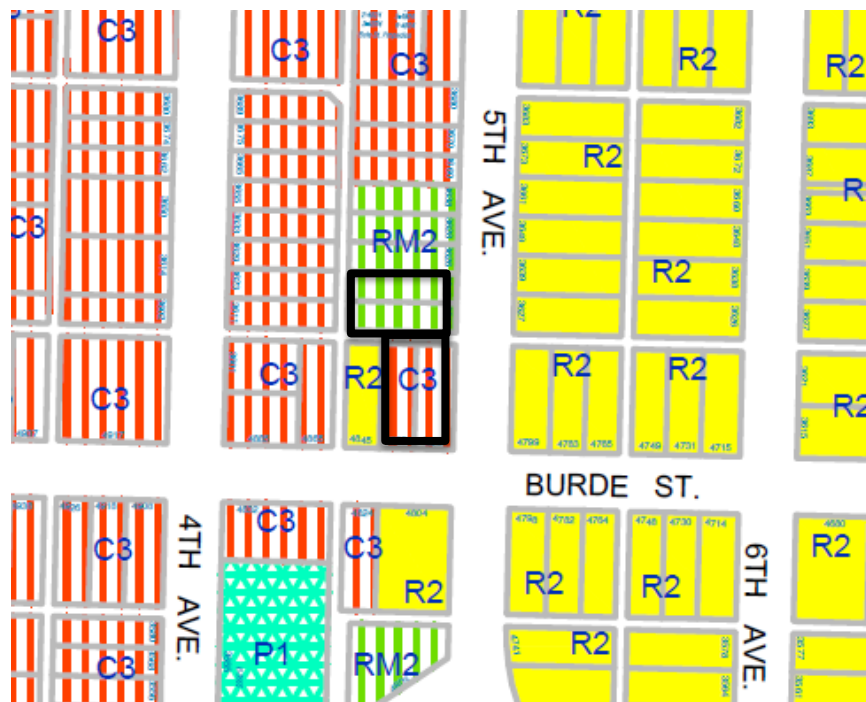
CURRENT ZONING AND LAND USE DESIGNATIONS – 3619,3614 5TH AVE & 4835,4825 BURDE STREET

**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 5TH 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 5TH 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 5TH 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

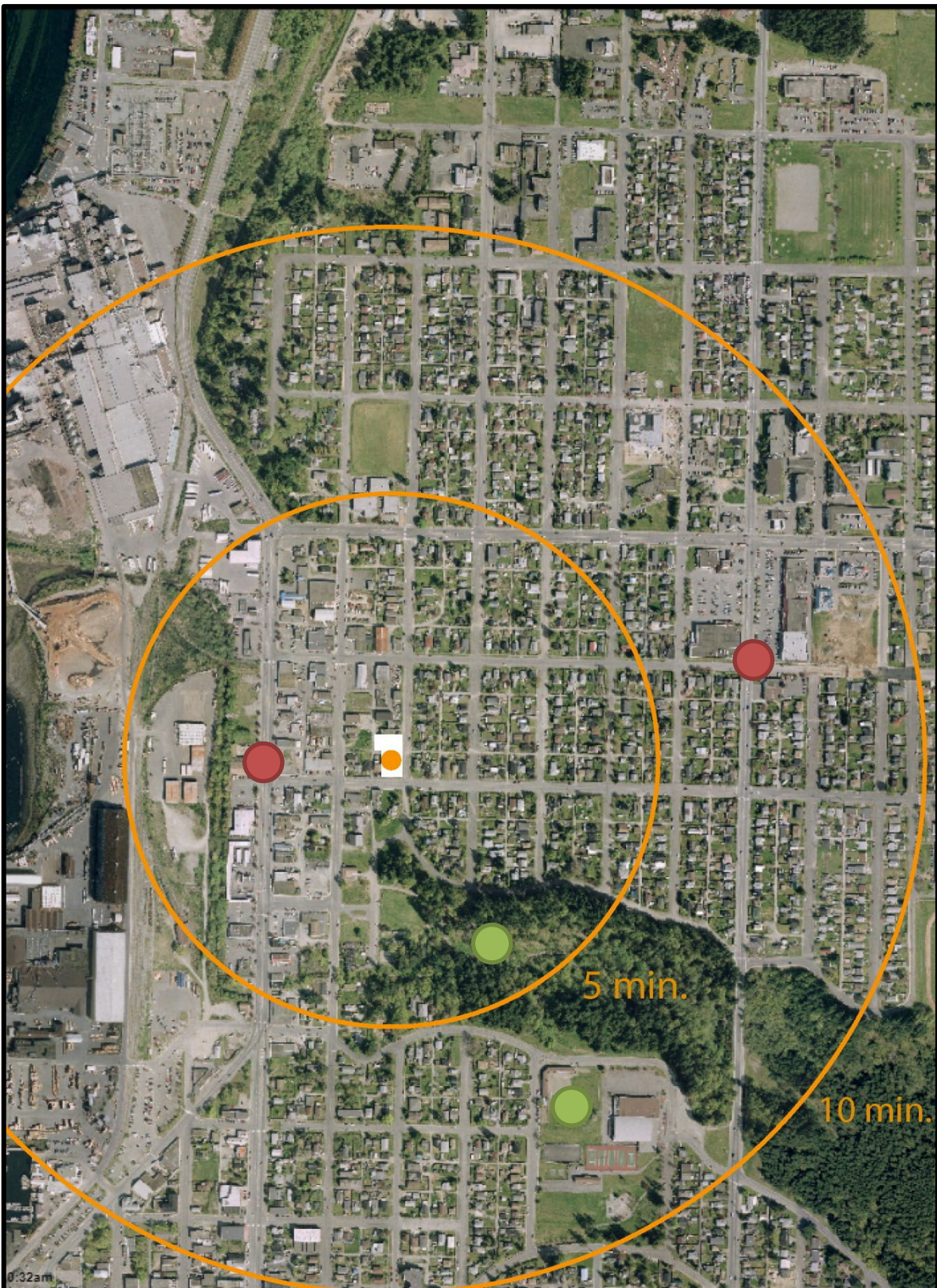
Minimum <i>Lot Area</i>	789.7 m ²	(8,500 ft ²)
Minimum <i>Frontage</i>	20.7 m	(68.0 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	3 m	(9.84 ft)
<i>Rear yard</i>	8 m	(26.25 ft)
<i>Side yard (to street or neighbour)</i>	5 m	(16.4 ft)
<i>Side yard (to Lane)</i>	2 m	(6.56 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 5TH AVE & 4835,4825 BURDE STREET

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









Burde Street



Parking & Landscaping

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
Mar. 30, 2021

Sheet No.
2 of 6

Scale 1:100 M



North Elevation - Neighbour



West Elevation - Lane



South Elevation - Lane



East Elevation - 5th Avenue

Building 1



North Elevation - Lane



West Elevation - Neighbour

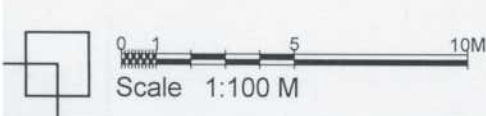


South Elevation - Burde Street



East Elevation - 5th Avenue

Building 2



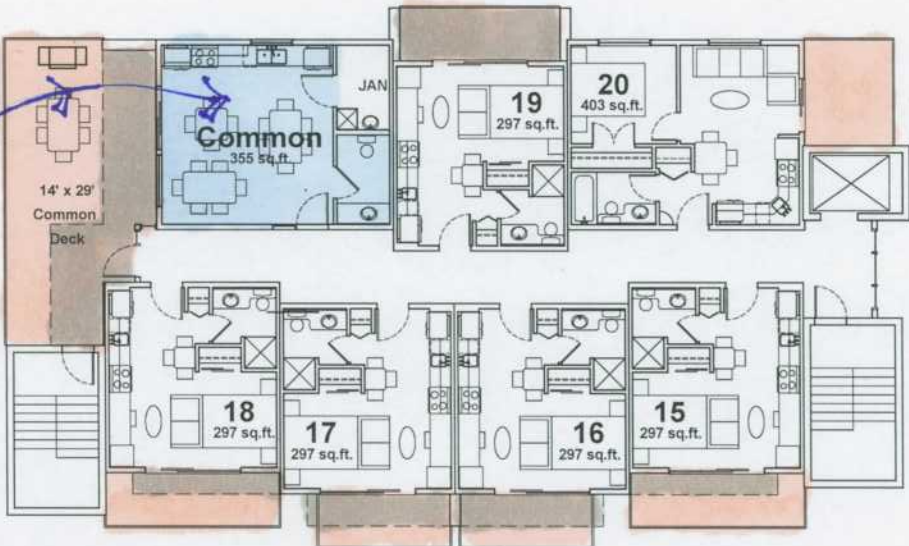
Project: PROPOSED ENTRY LEVEL HOUSING
5th Avenue & Burde Street, Port Alberni B.C.
For: McKinnon & Associates

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

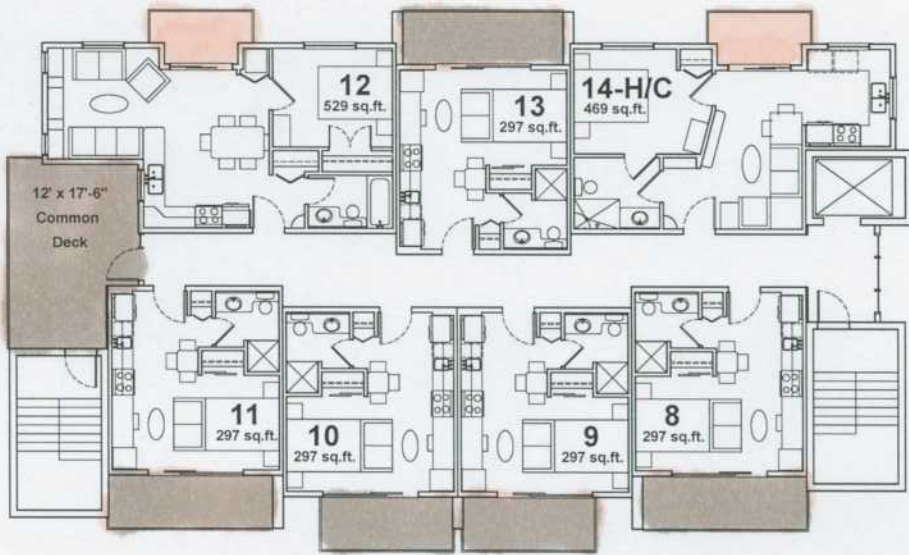
Date
Mar. 30, 2021

Sheet No.
3 of 6

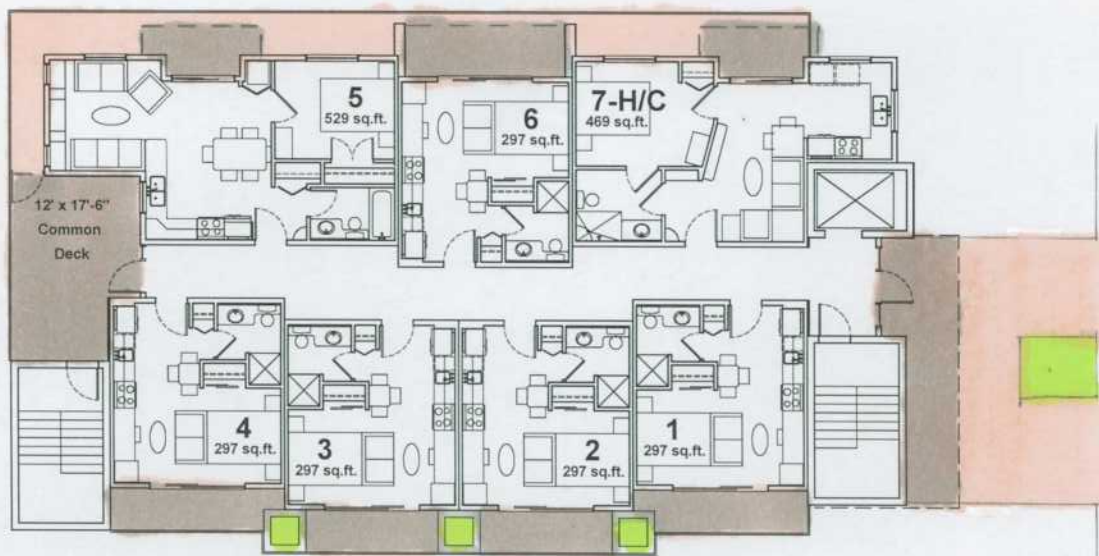
PENTHOUSE COMMON ROOM & DECK



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

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TEL: 250-286-9790

Date
Mar. 30, 2021

Sheet No.
4 of 6

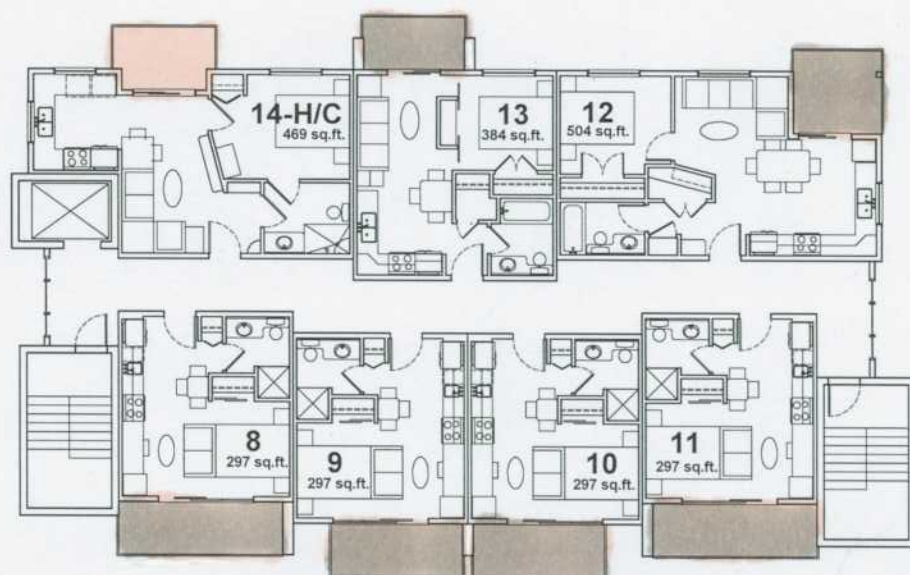




PENTHOUSE COMMON ROOM & DECK WITH VIEWS TO SUNSET & MOUNT ARROWSMITH

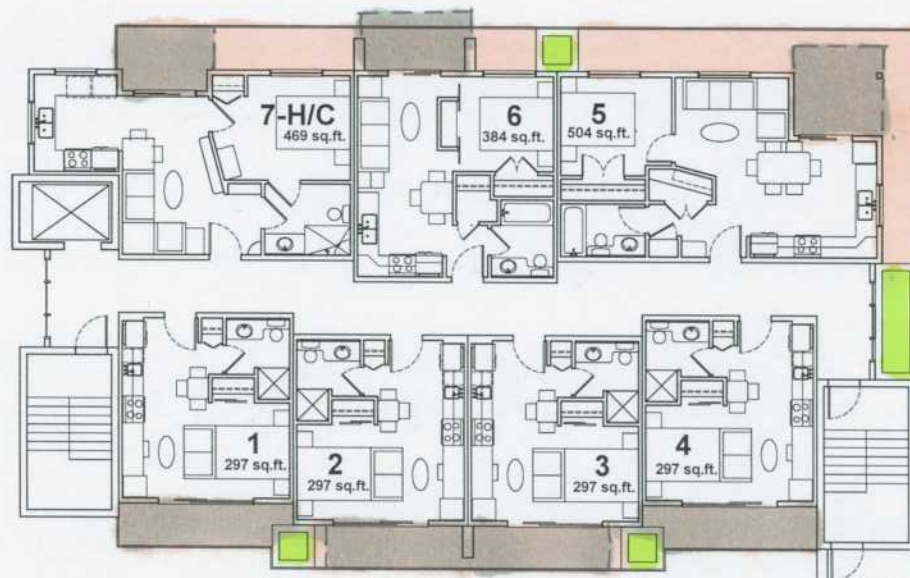
Third Floor

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

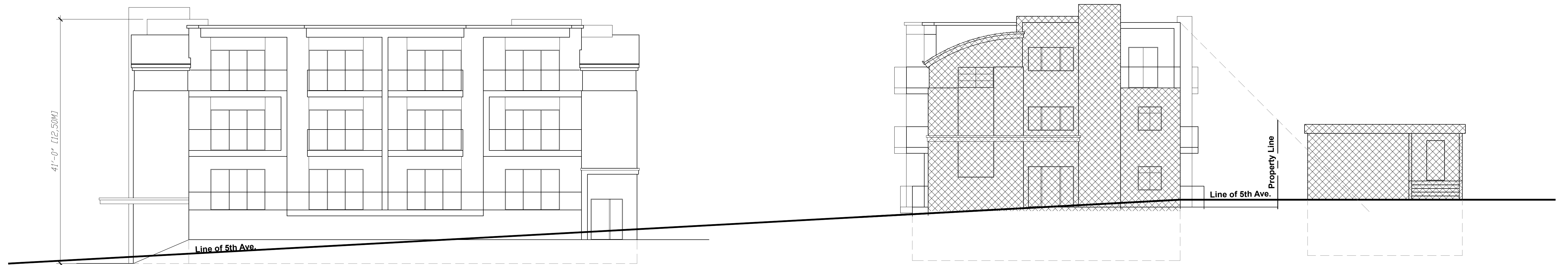
Project: PROPOSED ENTRY LEVEL HOUSING
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1458 McPHERDERAN ROAD
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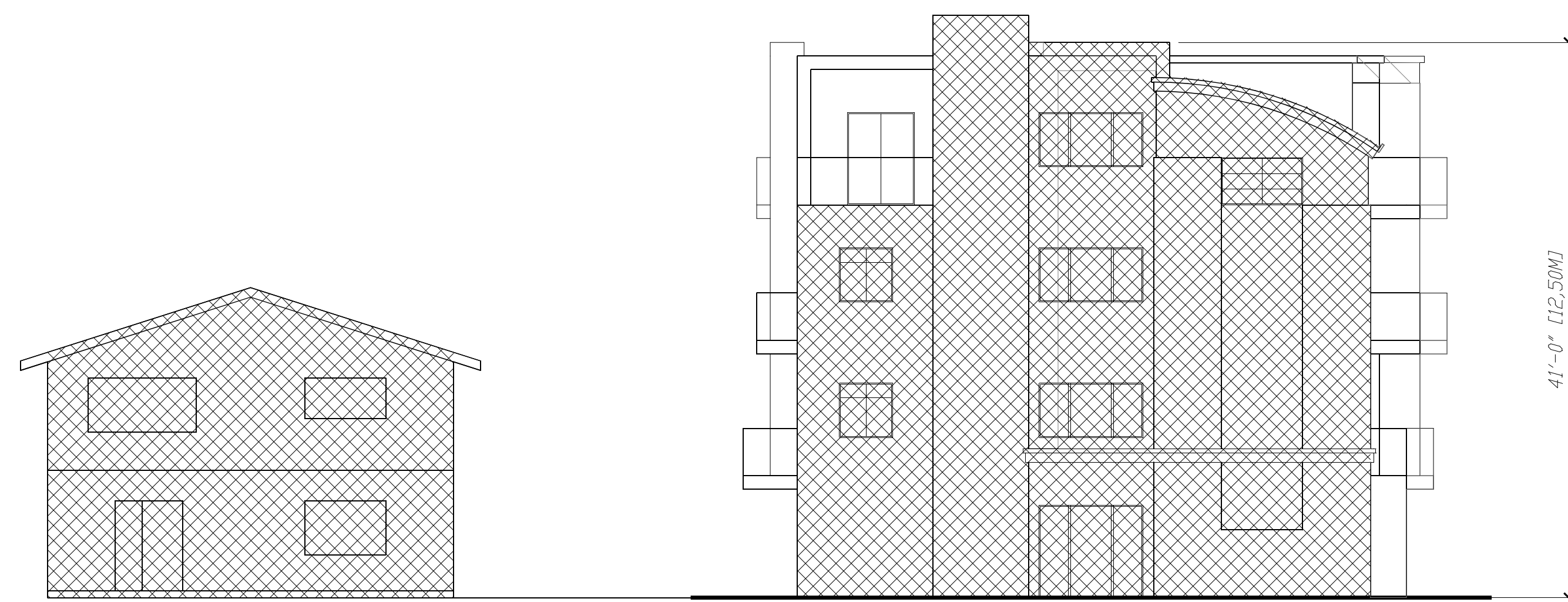
Date
Apr. 7, 2021

Sheet No.
5 of 6

0 1 5 10M
Scale 1:100 M



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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Scale 1:100 M

Streetscape Studies

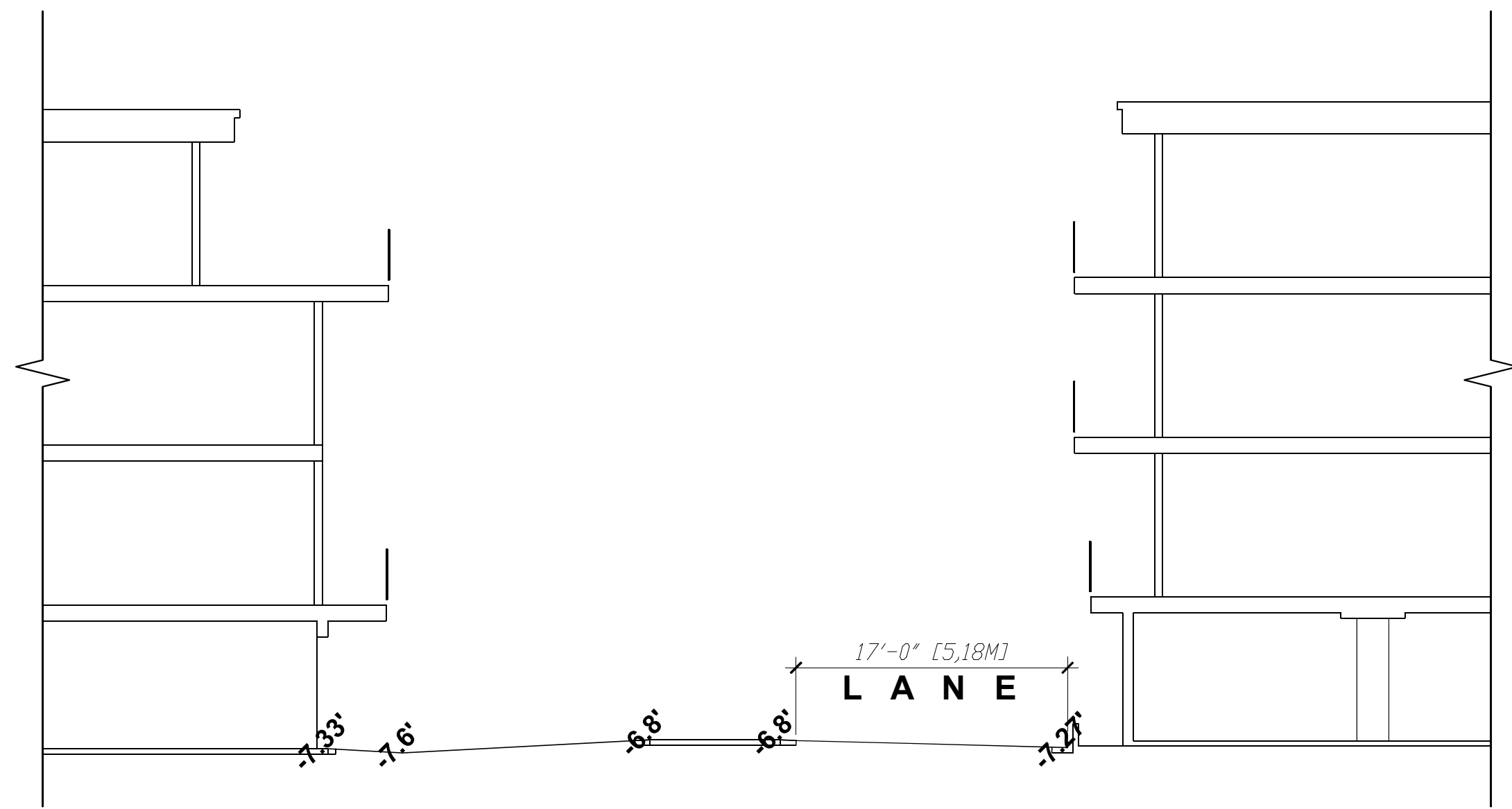
Project: PROPOSED ENTRY LEVEL HOUSING
5th Avenue & Burde Street, Port Alberni B.C.

For: McKinnon & Associates

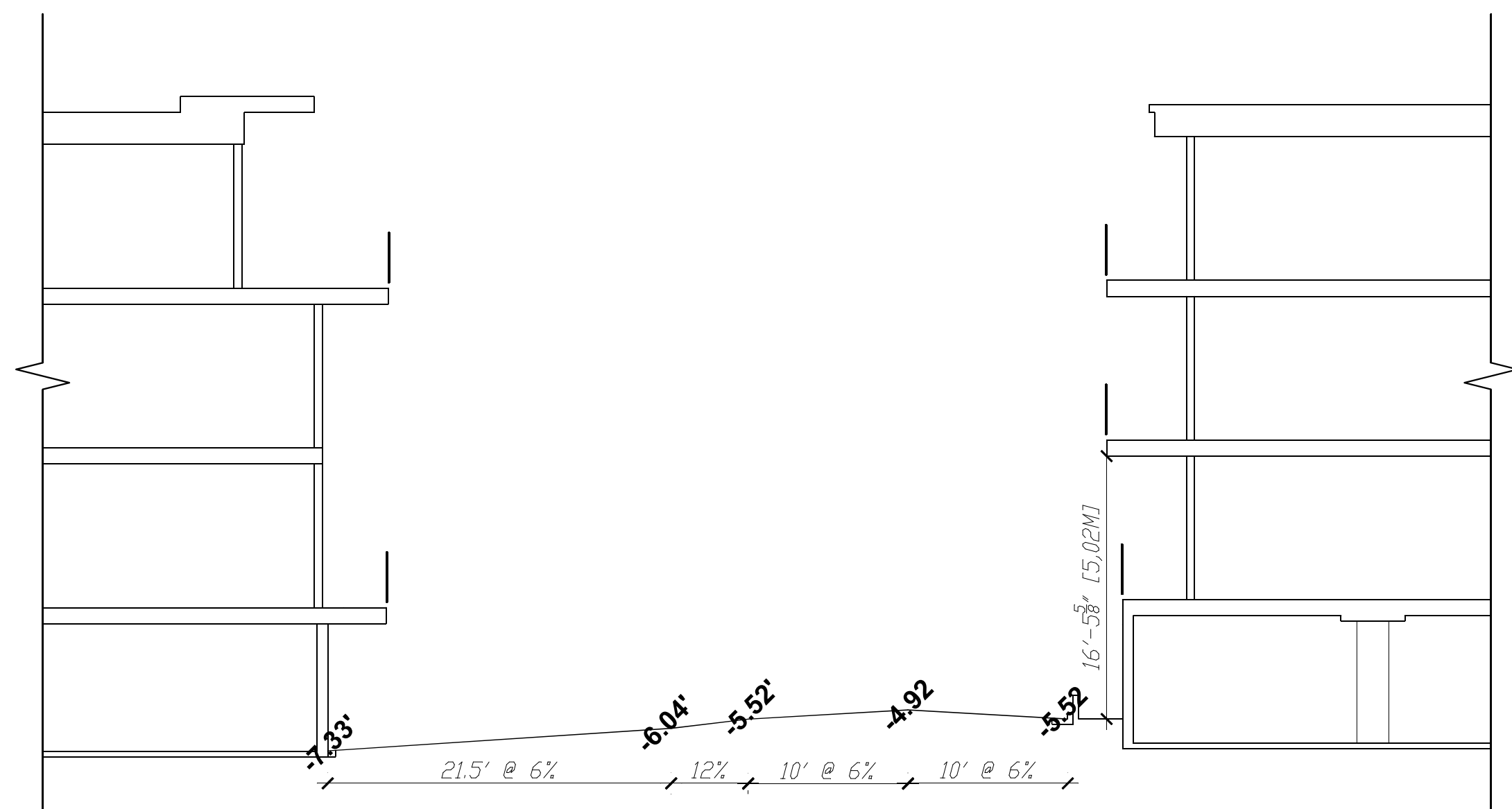
By:  GARY CARNIATO
145B McPHERDAN ROAD
CAMPBELL RIVER, BC
V9W 5L5
TEL: 250-286-9790

Date
Nov 12, 2021

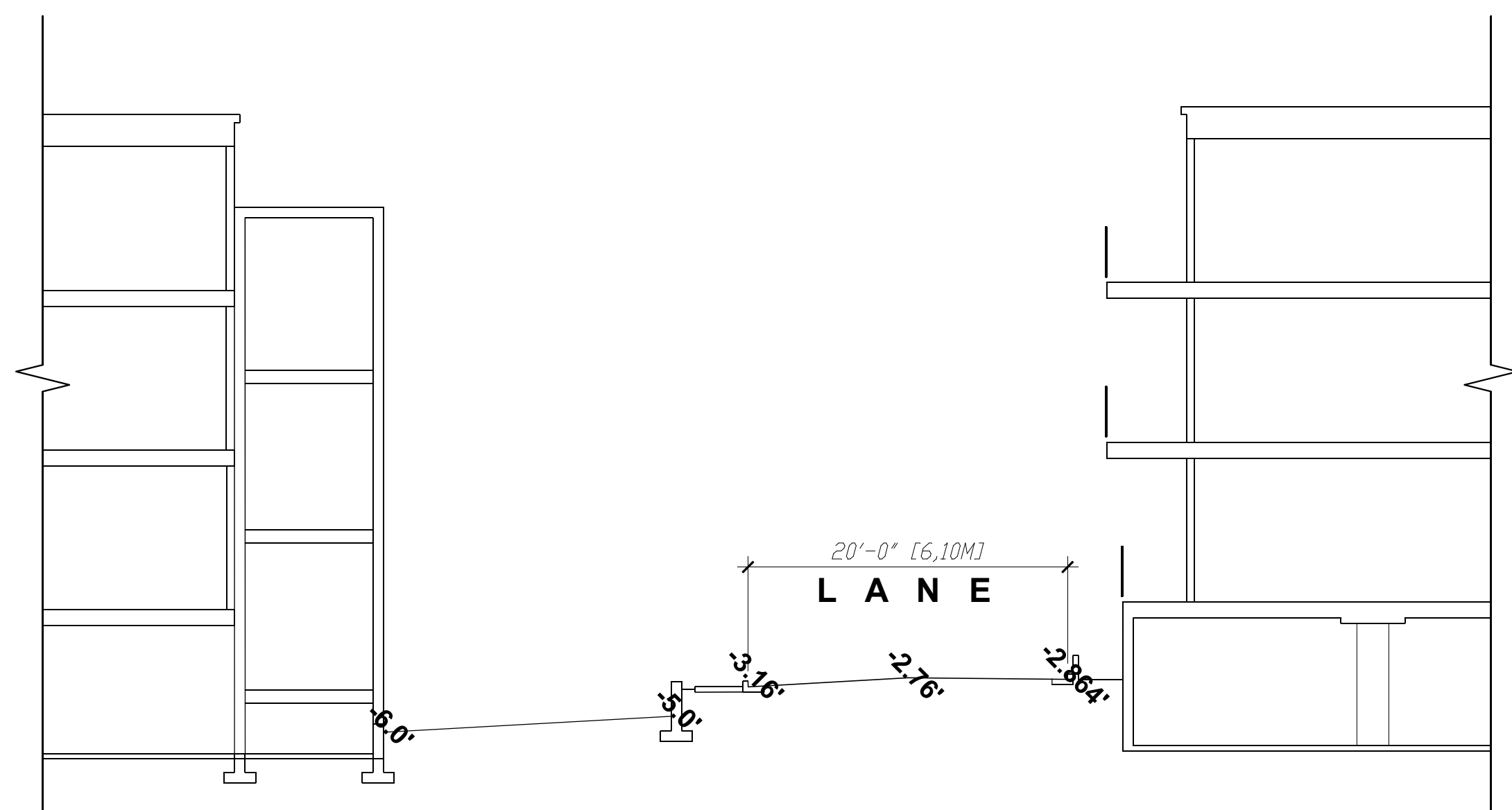
Addendum
1-1



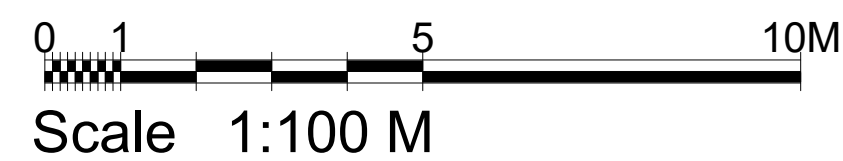
Section A



Section B



Section C



A Sim.

A

B

C

Building 2

Fire Truck

Fire Truck

L A N E

L A N E

Building 1

small 21

small 20

small 19

small 18

17

16

15

14

13

12

11

10

1 small

2

3

4

5

6

7

8

9

2 - H/C

Mech-Elect.

Laneway Studies

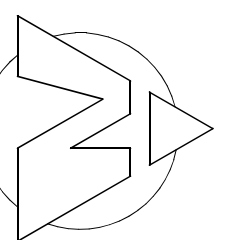
Project: PROPOSED ENTRY LEVEL HOUSING
5th Avenue & Burde Street, Port Alberni B.C.

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 5th 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.



5th 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

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



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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

CITY OF PORT ALBERNI

BYLAW NO. 5042

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

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

1. Title

This Bylaw may be known and cited for all purposes as "**Official Community Plan Amendment No. 36 (5th Avenue & Burde Street - Carniato), Bylaw No. 5042**".

2. Official Community Plan Amendments

Respecting the following properties:

- a) **4825 Burde Street** - Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B
PID: 003-820-157; and
- b) **4835 Burde Street** - Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B
PID: 003-820-190

as shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw, the following amendments apply:

- 2.1 Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to change the designation on the properties from 'General Commercial' use to '**Multi Family Residential**' use.
- 2.2 Schedule B (Development Permit Areas Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to remove the properties from 'Development Permit Area No. 2 (General Commercial)' and to include the properties in '**Development Permit Area No. 1 (Multiple Family Residential)**'.

READ A FIRST TIME THIS 28TH DAY OF FEBRUARY, 2022.

READ A SECOND TIME THIS 28TH DAY OF FEBRUARY, 2022.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

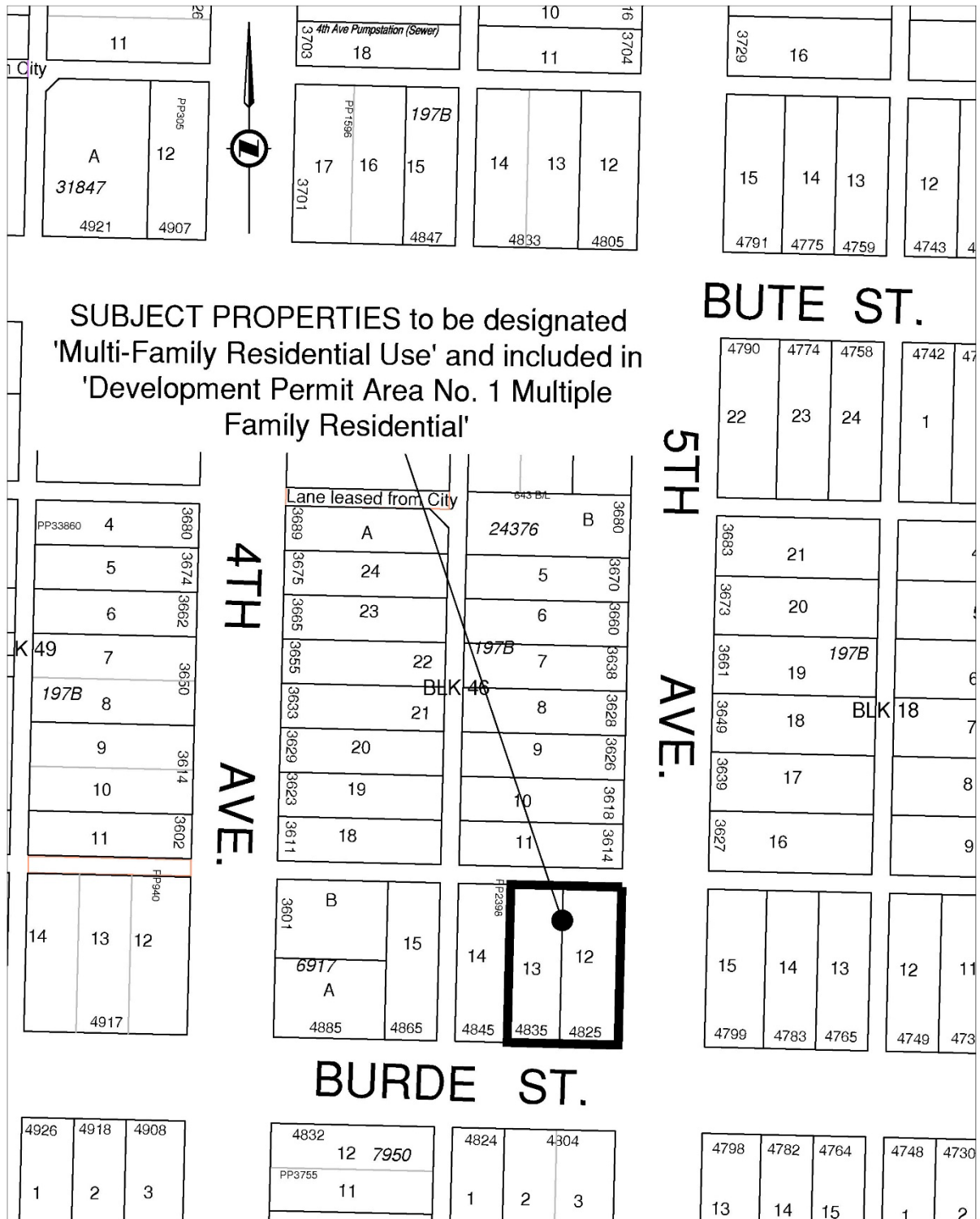
READ A THIRD TIME THIS DAY OF , 2022.

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

Schedule "A" to Bylaw 5042



CITY OF PORT ALBERNI

BYLAW NO. 5043

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

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

1. Title

This Bylaw may be known and cited for all purposes as “**Zoning Text Amendment No. T30 (CD3 - Comprehensive Development – Multi-Family Residential Infill – 5th Avenue & Burde Street), Bylaw No. 5043**”.

2. Zoning Text Amendments

2.1 Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended by:

2.1.1 Adding the following text to Section 4 Definitions:

“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”.

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

“CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.”

2.2 Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended by adding the following text under Section 8 Comprehensive Development Zones:

“8.3

CD3 – COMPREHENSIVE DEVELOPMENT – MULTI FAMILY RESIDENTIAL INFILL – 4835 & 4825 BURDE ST. AND 3614 & 3618 5TH AVE.

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

8.3.1 Permitted uses

Principal Uses

Multiple family dwellings

Accessory Uses

Home occupation

8.3.2 Site Development Regulations

Minimum Lot Area

789.7 m² (8,500 ft²)

Minimum Frontage

20.7 m (68.0 ft)

Maximum Coverage

50%

Minimum Setbacks:

Front yard	3 m	(9.84 ft)
Rear yard	8 m	(26.25 ft)
Side yard (to street or neighbour)	5 m	(16.4 ft)
Side yard (to Lane)	2 m	(6.56 ft)
Maximum Floor Area Ratio	1.0	
Maximum Height, Principal Building	12.5 m	(41.0 ft)
Maximum Number of Principal Building Storeys	3	

8.3.3 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.
- (c) Notwithstanding any other provision of the Bylaw, up to eight (8) parking spaces may be Small Car parking spaces.
- (d) Groups of multiple family dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (e) Notwithstanding any other provision of the Bylaw, useable open space may be provided in a required front yard.
- (f) Home occupation as a permitted use is restricted to office space for a business which is lawfully carried on at another location.
- (g) 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.”.

READ A FIRST TIME THIS 28TH DAY OF FEBRUARY, 2022.

READ A SECOND TIME THIS 28TH DAY OF FEBRUARY, 2022.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF, 2022.

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

The map shows a grid of streets: 4th Ave, 5th Ave, Bute St, and Burde St. A north arrow is located in the upper left. Two properties are highlighted with black boxes and dots:

- Subject Property 1:** Located at the intersection of 4th Ave and Bute St. It is a small lot with address 46259 and is labeled "SUBJECT PROPERTIES".
- Subject Property 2:** Located at the intersection of 5th Ave and Burde St. It is a small lot with address 4825 and is labeled "SUBJECT PROPERTIES".

Other visible addresses and lot numbers include:

- 4th Ave: 46259, 46260, 46270, 46280, 46290, 46300, 46310, 46320, 46330, 46340, 46350, 46360, 46370, 46380, 46390, 46400, 46410, 46420, 46430, 46440, 46450, 46460, 46470, 46480, 46490, 46500, 46510, 46520, 46530, 46540, 46550, 46560, 46570, 46580, 46590, 46600, 46610, 46620, 46630, 46640, 46650, 46660, 46670, 46680, 46690, 46700, 46710, 46720, 46730, 46740, 46750, 46760, 46770, 46780, 46790, 46800, 46810, 46820, 46830, 46840, 46850, 46860, 46870, 46880, 46890, 46900, 46910, 46920, 46930, 46940, 46950, 46960, 46970, 46980, 46990, 47000.
- 5th Ave: 47000, 47010, 47020, 47030, 47040, 47050, 47060, 47070, 47080, 47090, 47100, 47110, 47120, 47130, 47140, 47150, 47160, 47170, 47180, 47190, 47200, 47210, 47220, 47230, 47240, 47250, 47260, 47270, 47280, 47290, 47300, 47310, 47320, 47330, 47340, 47350, 47360, 47370, 47380, 47390, 47400, 47410, 47420, 47430, 47440, 47450, 47460, 47470, 47480, 47490, 47500, 47510, 47520, 47530, 47540, 47550, 47560, 47570, 47580, 47590, 47600, 47610, 47620, 47630, 47640, 47650, 47660, 47670, 47680, 47690, 47700, 47710, 47720, 47730, 47740, 47750, 47760, 47770, 47780, 47790, 47800, 47810, 47820, 47830, 47840, 47850, 47860, 47870, 47880, 47890, 47900, 47910, 47920, 47930, 47940, 47950, 47960, 47970, 47980, 47990, 48000.
- Bute St: 48000, 48010, 48020, 48030, 48040, 48050, 48060, 48070, 48080, 48090, 48100, 48110, 48120, 48130, 48140, 48150, 48160, 48170, 48180, 48190, 48200, 48210, 48220, 48230, 48240, 48250, 48260, 48270, 48280, 48290, 48300, 48310, 48320, 48330, 48340, 48350, 48360, 48370, 48380, 48390, 48400, 48410, 48420, 48430, 48440, 48450, 48460, 48470, 48480, 48490, 48500, 48510, 48520, 48530, 48540, 48550, 48560, 48570, 48580, 48590, 48600, 48610, 48620, 48630, 48640, 48650, 48660, 48670, 48680, 48690, 48700, 48710, 48720, 48730, 48740, 48750, 48760, 48770, 48780, 48790, 48800, 48810, 48820, 48830, 48840, 48850, 48860, 48870, 48880, 48890, 48900, 48910, 48920, 48930, 48940, 48950, 48960, 48970, 48980, 48990, 49000.
- Burde St: 49000, 49010, 49020, 49030, 49040, 49050, 49060, 49070, 49080, 49090, 49100, 49110, 49120, 49130, 49140, 49150, 49160, 49170, 49180, 49190, 49200, 49210, 49220, 49230, 49240, 49250, 49260, 49270, 49280, 49290, 49300, 49310, 49320, 49330, 49340, 49350, 49360, 49370, 49380, 49390, 49400, 49410, 49420, 49430, 49440, 49450, 49460, 49470, 49480, 49490, 49500, 49510, 49520, 49530, 49540, 49550, 49560, 49570, 49580, 49590, 49600, 49610, 49620, 49630, 49640, 49650, 49660, 49670, 49680, 49690, 49700, 49710, 49720, 49730, 49740, 49750, 49760, 49770, 49780, 49790, 49800, 49810, 49820, 49830, 49840, 49850, 49860, 49870, 49880, 49890, 49900, 49910, 49920, 49930, 49940, 49950, 49960, 49970, 49980, 49990, 50000.

CITY OF PORT ALBERNI

BYLAW NO. 5044

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

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

1. Title

This Bylaw may be known and cited for all purposes as "**Zoning Map Amendment No.47 (5th Avenue & Burde Street - Carniato), Bylaw No. 5044**".

2. Zoning Amendment

2.1 The following properties:

a) **3618 5th Avenue** - Lot 10, Block 46, District Lot 1, Alberni District, Plan 197B
PID: 003-820-092; and

b) **3614 5th Avenue** - Lot 11, Block 46, District Lot 1, Alberni District, Plan 197B
PID: 003-820-131; and

shown outlined in heavy line on Schedule A, attached hereto and forming part of this bylaw, are hereby rezoned from 'RM2 Medium Density Multiple Family Residential' to '**CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.**' zone.

2.2 The following properties:

a) **4825 Burde Street** - Lot 12, Block 46, District Lot 1, Alberni District, Plan 197B
PID: 003-820-157; and

b) **4835 Burde Street** - Lot 13, Block 46, District Lot 1, Alberni District, Plan 197B
PID: 003-820-190

shown outlined in heavy line on Schedule A, attached hereto and forming part of this bylaw, are hereby rezoned from 'C3 Service Commercial' zone to '**CD3 – Comprehensive Development – Multi-Family Residential Infill – 4835 & 4825 Burde St. and 3614 & 3618 5th Ave.**' zone.

3. Map Amendments

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

READ A FIRST TIME THIS 28TH DAY OF FEBRUARY, 2022.

READ A SECOND TIME THIS 28TH DAY OF FEBRUARY, 2022.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF , 2022.

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5044

