
PUBLIC HEARING – AGENDA
Tuesday, May 31, 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 Deputy City Clerk*)

Applicant: Wally Samuel dba Citaapi Mahtii Housing Society

The applicant is applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate the development of a 4-storey, 35-unit affordable housing residential building.

The proposed bylaws are:

- i. "Official Community Plan Amendment No. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051"

The Bylaw, if amended, will change the designation of the site from 'Institutional' use to 'Multi-Family Residential' use prompting the addition of the site to the Development Permit Area No. 1 – Multiple Family Residential.

- ii. "Zoning Map Amendment No. 49 (4210 Cedarwood Street – Citaapi Mahtii Housing Society) Bylaw No. 5052".

The Bylaw, if amended, will rezone the site from 'P2 Parks and Recreation' to 'RM3 High Density Multiple Family Residential'.

3. **Background Information**

Report dated May 25, 2022 from the Development Planner.

4. **Correspondence**

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

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 4210 Cedarwood Street.

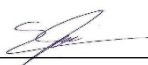

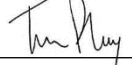
There being no further speakers, I declare this Public Hearing closed.

8. Termination of the Public Hearing:

It was moved and seconded:

That this Public Hearing terminate at _____ pm.

Date: May 25, 2022
File No: 3360-20-4210 Cedarwood Street
To: Mayor & Council
From: Tim Pley, CAO
Subject: Development Application – Proposed Official Community Plan and Zoning Bylaw Amendments
4210 Cedarwood Street - Lot 1, District Lot 1, Alberni District, Plan EPP117819
(PID: 031-660-266)
Applicant: Citaapi Mahtii Housing Society

Prepared by:  Price Leurebourg, Development Planner	Supervisor:  S. Smith, Dir. of Development Services/Deputy CAO	CAO Concurrence:  T. Pley, CAO
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PURPOSE

To consider a development application to amend the Official Community Plan No. 4602 and Zoning Bylaw No. 4832 for 4210 Cedarwood Street. The applicant is proposing the RM3 High Density Multiple Family Residential zoning in order to facilitate the development of a 4-storey, 35-unit affordable housing residential building funded by BC Housing's Community Housing Fund. This is a partnership with the Citaapi Mahtii Housing Society, BC Housing and the City of Port Alberni.

BACKGROUND

The City of Port Alberni has received a development application for 4210 Cedarwood Street requesting amendments to the Official Community Plan No. 4602 and Zoning Bylaw No. 4832. The applicant proposes to rezone the property in order to facilitate the construction of a 4-storey residential building. The development will provide 35 dwelling units, ranging from studios to four-bedroom units. Parking will be provided, along with storage and bike racks. Attached to the residential building will be a 189 square metre (2034 square foot) amenity space for the residents to utilize.

The Citaapi Mahtii Housing Society proposes to demolish the vacated Cedarwood school and develop the site with affordable rental housing to address the housing needs identified within the First Nations community. The location is close to the hospital, schools, government services, parks, and playgrounds. The project will also provide indoor and outdoor amenity spaces for the residents.

The development will be in partnership with BC Housing, the Citaapi Mahtii Housing Society and the City of Port Alberni. It will be built to meet the BC Housing Design and Construction Standards, and the new provincial standards for energy efficiency and sustainability.

The applicant is requesting to amend the OCP designation of the property from 'Institutional' to 'Multi-Family Residential', and to include the property in 'Development Permit Area No. 1 Multi-Family Residential'. In addition, they are looking to rezone the property from 'P2 – Parks and Recreation' to 'RM3 High Density Multiple Family Residential' to support the proposed use.

ANALYSIS

Corporate Strategic Plan

The *City of Port Alberni Corporate Strategic Plan: 2019-2023* is City Council's leadership document that guides and aligns municipal work and spending. Of the five strategic priorities, this development advances the following goals and strategies:

<u>Priority 1.</u> Respond to demographic change/improve quality of life	
Goals	Strategies
<i>Goal 1.3: The City adapts in response to ongoing demographic change and community development.</i>	<i>Strategy 1.3.1: Review existing plans and guiding documents. Develop new plans for current and future use that reflect current values.</i>
The development will look to address the housing needs within the First Nations community by providing homes for those most in need. The residents will be multi-generational and will include singles, seniors, and families. The four-storey apartment building will accommodate 35 units that includes a mix of studios, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom apartments.	
<u>Priority 2.</u> Enable the new economy	
Goals	Strategies
<i>Goal 2.5: The City takes an active and innovative role in the redevelopment of brownfield sites.</i>	<i>Strategy 2.5.1: Utilizing tools, methods and resources available to a local government, facilitate the redevelopment of brownfield sites.</i>
The proposed project will be the redevelopment of the former school site at 4210 Cedarwood Street. By contributing the land to the Citaapi Mahtii Housing Society, the City is encouraging the redevelopment of a vacant school site for the provision of safe and affordable housing.	
<u>Priority 3.</u> Provide and maintain quality services	
Goals	Strategies
<i>Goal 3.1: The highest and best use is made of City-owned assets.</i>	<i>Strategy 3.1.1: Identify the opportunities, establish priorities, engage the public and stakeholders, and move with purpose on the right projects.</i>
The proposed project will be the redevelopment of the former school site at 4210 Cedarwood Street. By contributing the land to the Citaapi Mahtii Housing Society, the City is encouraging the redevelopment of a vacant school site for the provision of safe and affordable housing.	

Official Community Plan

The OCP sets the policy direction for the City regarding the designation and regulation of land use. The land use categories established in the OCP are intended to guide community development; however, the OCP is also considered to be a “living document” and Council may consider OCP amendments that respond to changing circumstances within the City.

The proposed development aligns with the intent of the Multi-Family Residential designation. The Multi-Family Residential land use is also consistent with the surrounding neighbourhood, which features a high concentration of lands designated Multi-Family Residential, Institutional, General Commercial, and Parks and Open Space.

The subject property is not currently within a Development Permit Area. If the property is re-designated as Multi-Family Residential, the property would then be added to the Development Permit Area No. 1 Multi-Family Residential. Section 488 of the *Local Government Act* allows Development Permit Areas to be established to regulate the form and character of commercial, industrial, or multi-family development. A restrictive covenant has been placed on title, prohibiting construction and the issuance of building and occupancy permits until certain conditions are met. This includes entering into a Development Services Agreement for servicing infrastructure works.

The subject property is a 15-minute walking distance from commercial services; however, the property is located within easy walking distance of a variety of indoor and outdoor public recreational facilities. Residents of the proposed facility will also have convenient access to public transportation as the property is located within a five-minute walk of Routes 2 and 3, west of Alberni District Secondary School.

Zoning Bylaw

The proposed multi-family residential use is consistent with the surrounding neighbourhood, which consists largely of properties zoned P2 Parks and Recreation, R1 Single Family Residential, RM2 Medium Density Multiple Family Residential and C3 Service Commercial.

The plan, as proposed, will require variances to the Zoning Bylaw at the development permitting stage. The applicant will be requesting a variance to the maximum height of the principal building in the RM3 zone from 14 metres (45.9 feet) to 15.24 metres (50 feet). The applicant will also seek a reduction in the number of parking spaces from 44 to 35.

IMPLICATIONS

The proposed application would amend the Official Community Plan Bylaw to change the designation of the property from **'Institutional'** to **'Multi-Family Residential'**. The proposed application would also amend the Zoning Bylaw to rezone the property from **'P2 Parks and Recreation'** zone to **'RM3 High Density Multiple Family Residential'** zone.

The proposed amendments to the OCP and Zoning Bylaw would permit the development of a four-storey residential building with an attached one-storey amenity space. This proposal would add 35 affordable dwelling units to the City's housing inventory. This proposed affordable housing development addresses some of the housing needs outlined in the Housing Needs Assessment Report dated February 2021.

REFERRALS

The Official Community Plan and Zoning Bylaw amendment applications for 4210 Cedarwood Street were circulated to relevant agencies for comment. No major issues with the proposed changes in land use were raised. Site servicing details will need to be confirmed with the Director of the Engineering and Public Works. The applicant will be required to enter into a works and servicing agreement as part of issuance of a building permit. A no build covenant was placed on title as part of the subdivision which will be discharged when the conditions outlined in the covenant have been met.

The following table summarizes the feedback received for this development application.

Table 2 – Referral Comments		
Comment	Name	Date (mm/dd/yy)
No conflict with gas for this one however there is an existing gas service to the lot, but it's not going to be in conflict due to the development. The customer will have to call in an abandonment order prior to demolishing the existing building.	Fortis	7/5/2021
A.N. – Parks has no objections or concerns. (Jun 30/21) W.T. – No objections or concerns. (July 6/21)	Parks, Recreation, Heritage	6/25/2021
If approved we request the developer contact us in advance to plan mail delivery. A developer supplied Lock Box Assembly will be required and we will need access via our master lock in the intercom.	Canada Post - Nanaimo	6/25/2021
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.	VIHA	7/9/2021
MoTI has no objections to this rezoning application. Thank you.	Min. of Transportation	6/29/2021
No concerns from Telus.	Telus	6/30/2021

STATUS OF THE APPLICATION

An open house was held on August 4, 2021 from 5:30 pm to 7:30 pm at the development site (4210 Cedarwood Street). Members of the Citaapi Mahtii Housing Society went door to door in the 2 weeks prior to provide information packages and invitations to the public engagement session. Members of Council, City staff as well as residents and local organizations attended the event.

Staff presented the application to the City of Port Alberni Advisory Planning Commission (APC) at their October 13, 2021 meeting.

City Council gave 1st and 2nd readings to the OCP and Zoning amendment bylaws at their Regular Meeting on May 9, 2022. Council also directed staff to schedule a Public Hearing for May 31, 2022. Following the Public Hearing staff will prepare a report for Council to consider 3rd reading of the bylaws.

Prior to final adoption, approval from the Ministry of Transportation and Infrastructure will be required.

SUMMARY

In considering the application to rezone the subject properties, City Council should consider if and how the proposed changes in use align with the Official Community Plan objectives. City Council should also consider whether the proposed amendments are appropriate for the impacted site and other impacted zones where the proposed use is permitted. The impact of the changes to the immediate neighborhoods should be considered.

The proposed change in OCP land use designation from '*Institutional*' to '*Multi-Family Residential*' is consistent with adjacent land uses and the overall proposal aligns with policy objectives for community and housing in the OCP.

The Planning department supports proceeding with the proposed amendments; however, it must be noted that this support does not yet extend to all variances required as a result of the current plans. The development is

proposed in a suitable location and staff supports the amendments, but modifications to the plan may be required at the development permitting stage.

ATTACHMENTS/REFERENCE MATERIALS

- a) Advisory Planning Commission Report October, 2021.
- b) Public Notice
- c) "Official Community Plan Amendment No. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051"
- d) "Zoning Map Amendment No. 49 (4210 Cedarwood Street - Citaapi Mahtii Housing Society) Bylaw No. 5052"

c: *T. Slonski, Director of Corporate Services*



CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Price Leurebourg, Development Planner

DATE: October 13, 2021

SUBJECT: DEVELOPMENT APPLICATION – Proposed Official Community Plan bylaw and Zoning Bylaw Amendments
4210 Cedarwood Street
Lot A, District Lot 1, Alberni District, Plan 2EPP9096 (PID: 028-345-584)
Applicant: Citaapi Mahtii Housing Society

ISSUE

For consideration is a joint application for map amendments to the Official Community Plan (OCP) and the Zoning Bylaw. The subject property is located at 4210 Cedarwood Street. The applicant is proposing to rezone and re-designate the property to allow *multi-family* housing to be built.

BACKGROUND

The City of Port Alberni has received a development application for 4210 Cedarwood Street requesting amendments to the Official Community Plan and Zoning Bylaws. The applicant proposes to re-zone the property in order to facilitate the construction of a 4-storey residential building. The development will provide 35 dwelling units, ranging from studios to four-bedroom units.

The Citaapi Mahtii Housing Society propose to demolish the vacated Cedarwood school and develop the site with the hopes that it will help to address the housing deficit within the First Nations community. The location is central and close to schools, shopping, hospitals, government services, parks, and playgrounds. The project will also provide indoor and outdoor amenity spaces for the residents.

The development will be in partnership with BC Housing and the City of Port Alberni. It will be built to meet the BC Housing Design and Construction Standards, and the new provincial standards for energy efficiency and sustainability.

The site is currently owned by the City of Port Alberni. In December 2019, the City of Port Alberni and the Ahousaht First Nation entered into a Memorandum of Understanding (MOU) with the objective of working together to address the need for safe and accessible housing for Ahousaht members in the community. Though not legally binding, the MOU outlines the

intention to sell the land at 4210 Cedarwood Street for the purpose of building the housing facility, OCP amendment, Zoning Bylaw amendment, development and building permit approvals.

The following OCP and Zoning Bylaw amendments are proposed:

1. The subject property, is currently designated '**Institutional**' on the Official Community Plan Schedule A – Land Use Map. An amendment is requested to change the designation of the property to '**Multi-Family Residential**'.
2. The subject property, is not currently designated **as being in one of the Development Permit Areas** on the Official Community Plan Schedule B – Development Permit Areas Map. An amendment is requested to designate the property as '**Multi-Family Residential**' in D.P. Area 1.
3. The subject property is currently zoned '**P2 Parks and Recreation**' on the Zoning Bylaw Schedule A – Zoning Map. An amendment is requested to rezone the subject property to '**RM3 High Density Multiple Family Residential**' zone.

DISCUSSION

Official Community Plan Policy

The OCP sets the policy direction for the City regarding the designation and regulation of land use. The land use categories established in the OCP are intended to guide community development; however, the OCP is also considered to be a “living document” and Council may consider OCP amendments that respond to changing circumstances within the City. Relevant provisions are discussed below.

In Section C - Plan Goals and Land Use Objectives, item 1.5 *Community* lists the following goals:

- *To ensure that a range of housing choice is provided in order to meet the needs of current and future residents*
- *To ensure services are accessible and promote a vibrant, healthy, united, safe and livable community*

Additionally, General Provisions within the OCP establish broad housing objectives that align with institutional housing as a use within the community:

- *The City supports efforts to provide integrated special needs, affordable, and rental housing within the community*
- *The provision of a wide range of housing choice for the benefit of all demographic and socioeconomic segments is encouraged*

The proposed development is compatible with the Multi-Family Residential use designation, and there are numerous provisions for this type of housing facility in the OCP. The Multi-Family Residential land use designation is also consistent with the surrounding neighbourhood, which

features a high concentration of lands designated Multi-Family Residential, Institutional, General Commercial.

Development Permit Area

The subject property is not currently within a Development Permit Area. If the property is re-designated as Multi-Family Residential, the property would then be added to the Development Permit Area No. 1 Multi-Family Residential. Section 488 of the Local Government Act allows Development Permit Areas to be established to regulate the form and character of commercial, industrial, or multi-family development.

Zoning

The subject property is currently zoned *P2 – Parks and Recreation*. The applicant is proposing to rezone the property to *RM3 – High Density Multiple Family Residential* to allow the development of a multi-family residential building.

Surrounding Area

A multi-family residential use at 4210 Cedarwood Street is consistent with the surrounding neighbourhood, which is composed largely of properties zoned for parks and recreation, multifamily and single-family residential use. A direction-based summary of neighbourhood composition is provided below:

Table 1 – Neighbourhood Land Use Mix	
North	R1 – Single Family Residential C3 – Service Commercial
South	R1 – Single Family Residential RM2 – Medium Density Multiple Family Residential.
East	P2 – Parks and Recreation
West	C3 – Service Commercial RM2 – Medium Density Multiple Family Residential

Site Plan

The applicant has submitted a full development proposal as part of their application (attached). A four-storey residential building with an attached one-storey cultural centre is proposed to be located along the east property line. Two driveways exist to the site, with one leading to the dwellings and the other to the cultural centre. Parking is provided off both driveways.

Table 2 – Proposed Dwelling Units	
Studio	8
One bed	7
Two beds	4
Three beds	12
Four beds	4
Total	35

A review of the proposed development confirms that it will meet most of the requirements of the Zoning Bylaw including the *Site Development Regulations* of the *RM3 – High Density Multiple Family Residential Zone*. The maximum height of the building is exceeded by 4.1 feet, requiring a variance. The current proposal will also require a variance of 11 stalls (26%) as shown in Table 4. Planning staff have notified the applicants that the department will not support this level of variance for parking at the development permitting stage. Staff have recommended a variance of no greater than 4 stalls (9.1%) to allow for a minimum of 1 parking space per unit (35) and 5 spaces for visitors or guests.

Table 3 - 5.31 P1 Site Development Regulations				
	Required		Proposed	
Minimum Lot area	1,120 m ²	(12,056 ft ²)	16,610 m ²	(54,495 ft ²)
Minimum Frontage	30 m	(98.4 ft)	30.6 m	(100.5 ft)
Maximum Coverage	50%		25.8%	
Minimum Setbacks				
Front yard	6 m	(19.7 ft)	5.97 m	(19.6 ft)
Rear yard	9 m	(29.5 ft)	9 m	(29.5 ft)
Side yard	5 m	(16.4 ft)	5 m	(16.4 ft)
Side yard	5 m	(16.4 ft)	5 m	(16.4 ft)
Maximum Height, Principal Building	14 m	(45.9 ft)	15.24 m	(50 ft)
Maximum Number of Principal Building Storeys	4		4	

Table 4 - 7.9 Required Amount of Parking		
	Required	Proposed
Multiple Family Dwellings <ul style="list-style-type: none"> 1.25 per dwelling unit (35 units) 	44	33 (-26%)

Table 5 - 7.5 Accessible Parking Requirements		
	Required	Proposed
Accessible Stalls <ul style="list-style-type: none"> 1 for the first 20 required parking spaces 1 for each additional 50 required parking spaces 	2	7

Transportation and Access to Services

Subject property is not within convenient walking distance of commercial services. However, the property is located within easy walking distance of a variety of indoor and outdoor public recreational facilities. Residents of the proposed facility will also have convenient access to public transportation as the property is located within a five-minute walk of Routes 2 and 3, west of Alberni District Secondary School.

Infrastructure and Site Servicing

Connections will be made to nearby water, sewer, and storm mains as per City requirements. The location of these connections, and the capacity of existing infrastructure must be assessed by the developer's engineer, and approved by the City's Engineering Department. All matters related to servicing and security for the required works shall be addressed at a later stage.

Table 6 – Infrastructure and Site Servicing	
Water	150 PVC main on Cedarwood (installed 1985): north and west of site.
Sewer	150 VIT main on Cedarwood: west of site.
Storm	Storm drain on Cedarwood: north and west of site.
Sidewalks	No sidewalks on streets surrounding the site.

REFERRALS

In reviewing land use OCP and Zoning Bylaw amendments staff request referral comments from various City departments and external agencies. The following table summarizes the feedback received for this development application.

Table 7 – Referral Comments		
Comment	Name	Date (mm/dd/yy)
No concerns from Telus.	Telus	6/30/2021
No conflict with gas for this one however there is an existing gas service to the lot, but it's not going to be in conflict due to the development. The customer will have to call in an abandonment order prior to demolishing the existing building.	Fortis	7/5/2021
If approved we request the developer contact us in advance to plan mail delivery. A developer supplied Lock Box Assembly will be required and we will need access via our master lock in the intercom.	Canada Post - Nanaimo	6/25/2021
A.N. – Parks has no objections or concerns. (Jun 30/21) W.T. – No objections or concerns. (July 6/21)	Parks, Recreation, Heritage	6/30/2021
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.	VIHA	7/9/2021
MoTI has no objections to this rezoning application. Thank you.	Min. of Transportation	6/29/2021

CONCLUSIONS

The proposal for 4210 Cedarwood Street is being brought forward to the Advisory Planning Commission for review, and the APC will provide Council with a recommendation on how to proceed with the application. In considering the proposed OCP and Zoning Bylaw amendments the Advisory Planning Commission and City Council should consider whether it is appropriate for the site and for the community. The APC's recommendation on the proposal will be included in a future Council report to assist in their decision on the matter.

Staff have identified the following rationale in support of the proposed OCP and Zoning amendments:

OCP Amendments

- A change in OCP land use designation for the property from *Institutional* to *Multifamily Residential* is consistent with adjacent land uses
- The proposed development aligns with objectives for community and housing in the OCP

Zoning Amendments

- A change of zone from P2 – *Parks and Recreation* to RM3 – *High Density Multiple Family Residential* to allow a multi-family residential building is consistent with the surrounding neighbourhood
- The proposed development does not meet the parking requirements of the Zoning Bylaw
- The proposed development meets the *Site Development Regulations* of the RM3 – *High Density Multiple Family Residential* zone, including minimum lot size and setbacks

The Planning Department supports proceeding with the proposed amendments; however, it must be noted that this support does not extend to the parking variances required as a result of the current plans. The development is proposed in a suitable location and staff supports the amendments, but modifications to the plan are required at the development permitting stage. The applicants have been advised that staff is prepared to support a parking variance of 4 stalls (9.1%) rather than the 11 (26%) requested. This recommended change would allow for 40 parking spaces with 1 for each unit (35) and an additional 5 for visitors and guests

OPTIONS

1. Recommend to Council that staff proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw, with conditions outlined below.
2. Recommend to Council that staff do not proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw.
3. Request that staff gather additional information before proceeding with a recommendation for Council to consider.

RECOMMENDATIONS

The Planning Department recommends Option #1, with additional conditions outlined below. Neighboring residents will be invited to provide their input at the public hearing.

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot A. District Lot 1, Alberni District, Plan 2EPP9096 (PID: 028-345-584) located at **4210 Cedarwood Street**:*
 - a) *Amend the Official Community Plan (Schedule A - Future Land Use Map) to change the designation of 4210 Cedarwood Street from '**Institutional**' to '**Multi-Family Residential**'.*
 - b) *Amend the Official Community Plan (Schedule B – Development Permit Areas Map) to change the designation of 4210 Cedarwood Street to **D.P. Area 1 'Multi-Family Residential**'.*
 - c) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on 4210 Cedarwood Street from '**P2 Parks and Recreation**' to '**RM3 High Density Multiple Family Residential**'.*
2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before Council considers final adoption:*
 - a) *Submit security in the amount required for completion of the required Water and Sanitary*

Sewer and Storm works as determined by the City's Engineering Department.

Respectfully submitted,



Price Leurebourg,
Development Planner

Reviewed by,

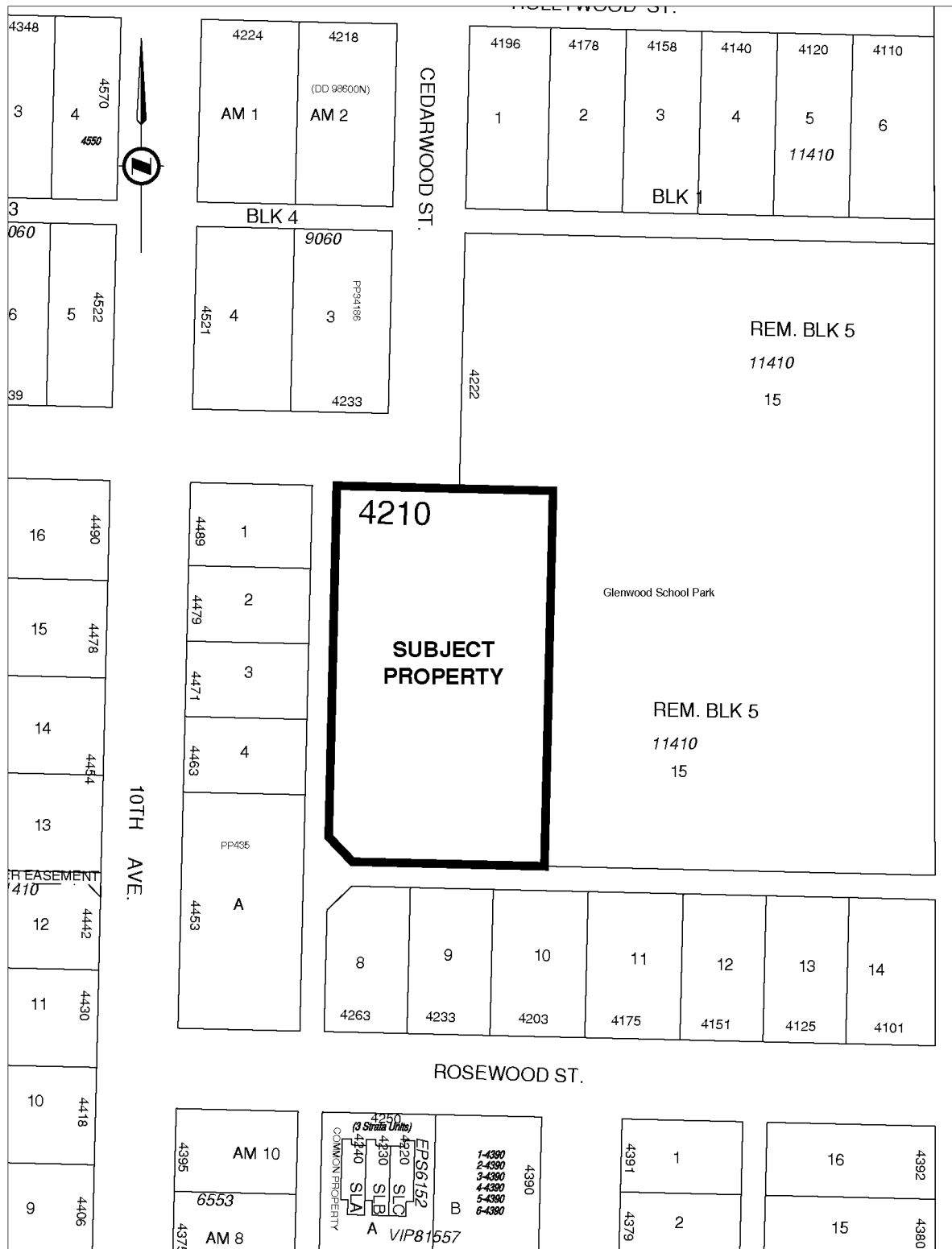


Scott Smith, MCIP, RPP
Director of Development Services

ATTACHMENTS/REFERENCE MATERIALS

- a) Subject Property Map – 4210 Cedarwood Street
- b) OCP Land Use Map
- c) Zoning Bylaw Map – Schedule 4
- d) Description of Current Zone
- e) Description of Proposed Zone
- f) Development Proposal Drawings
 - 1. *Cover Sheet – A0.01*
 - 2. *3D Views – A0.02*
 - 3. *3D Views – A0.03*
 - 4. *Site Plan – A1.01*
 - 5. *Level 1 Floor Plan – A2.01*
 - 6. *Level 2 Floor Plan – A2.02*
 - 7. *Level 3 Floor Plan – A2.03*
 - 8. *Level 4 Floor Plan – A2.04*
 - 9. *Roof Plan – A2.05*
 - 10. *Elevations – A3.01*

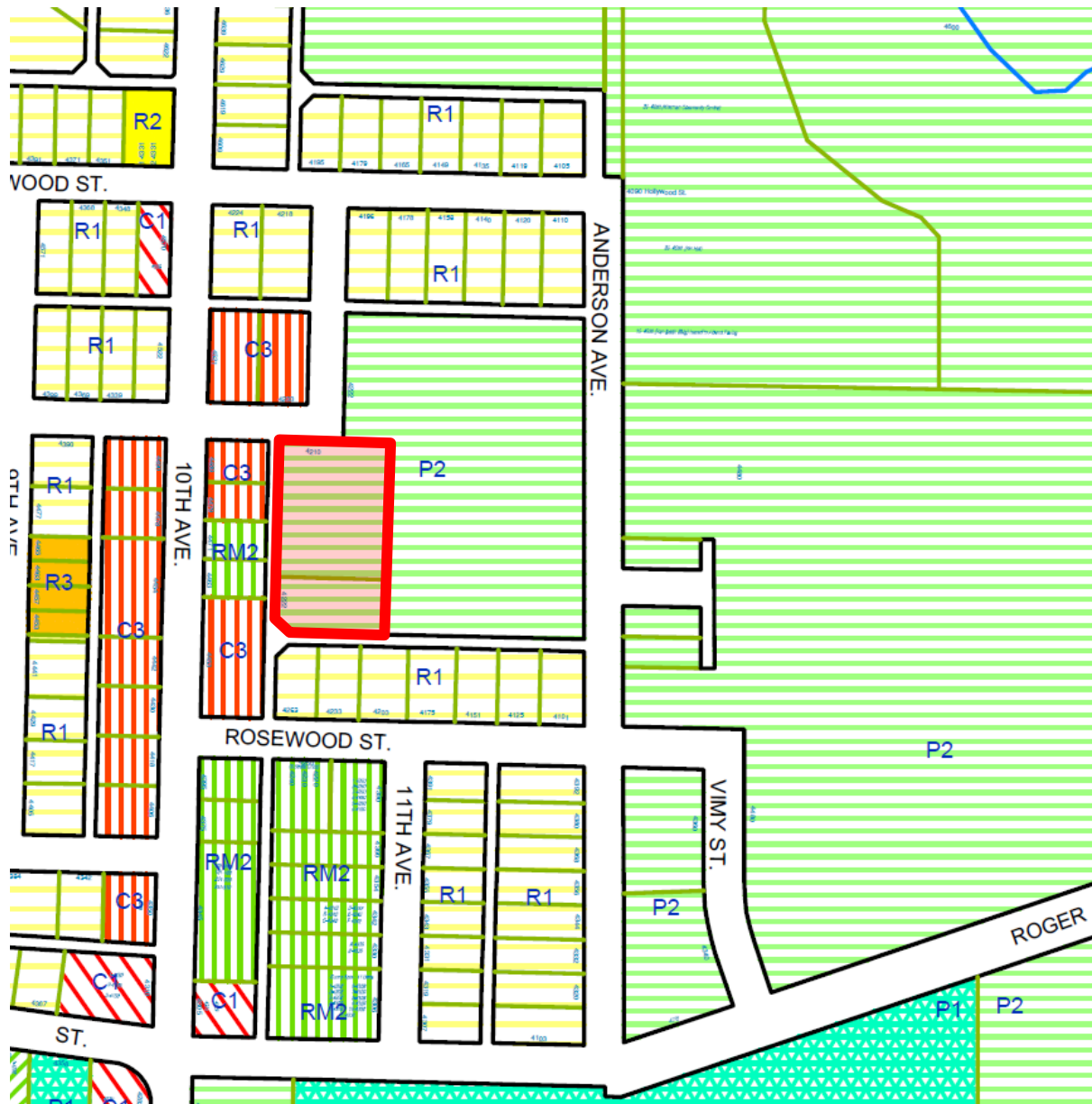
a) SUBJECT PROPERTY – 4210 Cedarwood Street



b) OCP LAND USE MAP:



c) ZONING BYLAW MAP – SCHDEULE 4:



d) DESCRIPTION OF CURRENT ZONE:

P1 – INSTITUTIONAL

- 5.31 The purpose of this zone is to establish and maintain areas in which institutional *uses* can be accommodated and located in a manner complementary with surrounding *uses*.

5.31.1 Permitted usesPrincipal Uses

Ambulance station

Arena

Assembly, cultural or recreational facility

Childcare centre

Community care facility

Dormitory

Firehall

Hospital

Hostel

Medical service

Office

Parking lot

Personal service

Place of worship

Police station

Pound

School

Supportive housing

Transition house

Tutoring service

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16

Site Specific Accessory Uses as permitted under Section 5.31.4.

5.31.2 Site Development Regulations

Minimum Lot Area	540 m ²	(5813 ft ²)
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Minimum Frontage	15 m	(49.2 ft)
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Maximum Coverage	40%	
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Minimum Setbacks:

Front yard	7.5 m	(24.6 ft)
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Rear yard	9 m	(29.5 ft)
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Side yard	1.5 m	(4.9 ft)
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Maximum Height, Principal Building	12.5 m	(41 ft)
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Maximum Number of Principal Building Storeys	3	
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5.31.3 Conditions of Use

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

- (b) *Community care facilities for seniors may include an accessory beauty shop or other provision of other personal services, limited to 16m² (172 ft²) in floor area and 2 service chairs, operating between the hours of 8:30 am to 5:00 pm, Monday to Friday and 9:00 am to 12:00 pm on Saturday.*

5.31.4 Site Specific

A.

The following *Accessory Uses* are permitted on the property located at 5100 Tebo Avenue (Lot 1, District Lot 13, Alberni District, Plan VIP78180 (PID: 001-346-377)):

- Artist's studio
 - Cabinet making
 - Custom woodworking
 - Furniture repair and upholstery
 - Ornamental metal working
 - Printing, publishing and allied industry
 - Signs and displays industry
 - Small repair shop
- i. The following conditions apply to *Accessory Uses* listed in 5.31.4.A:
- a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
 - b) The total area occupied shall not exceed 1077 m² (11,592 ft²).
 - c) No retail activity is permitted as part of any business located on the property.

B.

Site - 4411 Wallace Street - Lot B, District Lot 1, Alberni District, Plan 32448 VIP78180 (PID: 000-154-130)

- i. Notwithstanding the maximum coverage provisions of Section 5.31.2, for the property known as Fir Park Village, a maximum coverage of 58% is permitted.

C. (Bylaw 4879)

Site - 4065 6th Avenue - Lot 16, District Lot 1, Alberni District, Plan 13685 lying to the North of a boundary parallel to and perpendicularly distant 150 feet from the Northerly boundary of said Lot 16 (PID: 004-625-919)

- i. The following accessory use is permitted:
- Restaurant
- ii. The following conditions apply to *Accessory Uses* listed in 5.31.4.Ci:
- a) All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.
 - b) The total area occupied shall not exceed 481 m² (5180 ft²).

D.

Site – 2170 Mallory Drive – Lot 1, District Lot 1, Alberni District, Plan VIP77152
(PID: 025-965-409)

- i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:
 - a) Small Engine Repair
 - b) Mechanic
 - c) Custom Woodworking

- ii. The following conditions apply to uses listed in 5.31.4 Di:
All business activity shall be conducted within a completely enclosed building except for parking and loading facilities.

e) DESCRIPTION OF PROPOSED ZONE:

RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

5.16 The purpose of this *zone* is to provide for higher density multiple *family* residential development.

5.16.1 Permitted usesPrincipal Uses*Boarding and lodging**Community care facility**Multiple family dwellings**Single family dwelling**Two family dwelling*Accessory Uses*Home occupation*5.16.2 Site Development RegulationsMinimum Lot Area

<i>Multiple family dwelling</i>	1,120 m ²	(12,056 ft ²)
---------------------------------	----------------------	---------------------------

Minimum Frontage

<i>Multiple family dwelling</i>	30 m	98.4 ft
---------------------------------	------	---------

Maximum Coverage

50%

Minimum Setbacks:

<i>Front yard</i>	6 m	(19.7 ft)
-------------------	-----	-----------

<i>Rear yard</i>	9 m	(29.5 ft)
------------------	-----	-----------

<i>Side yard</i>	5 m	(16.4 ft)
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Maximum Floor Area Ratio

1.2

Maximum Height, Principal Building

14 m (45.9 ft)

Maximum Number of Principal Building Storeys

4

5.16.3 Conditions of Use

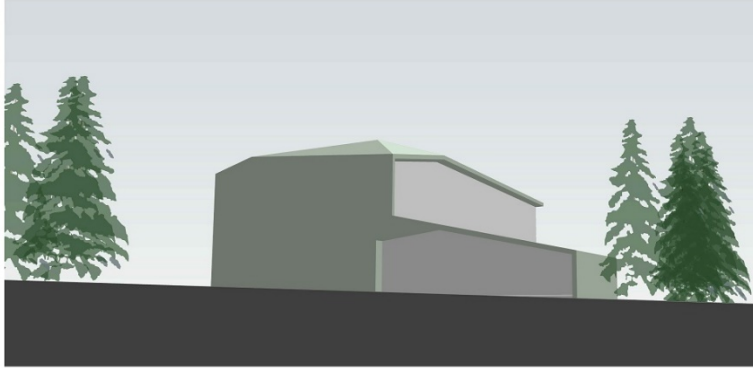
- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

- (iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.
- (e) In multi-*family* residential zones, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

f) PROPOSED DEVELOPMENT DRAWINGS:
1. Cover Sheet – A0.01

CITAAPI MAHTII PROJECT

4210 CEDARWOOD STREET, PORT ALBERNI, BC



1 CONTEXT PLAN
NTS

PLOT STAMP: 2020-Nov-18 @11:21am - P:\A220484 - AHOUAHT - 4210 Cedarwood St\CAD\A220484_cover.dwg - A0.01

Homes
Families, Elders, Singles, Youth

Gathering Space
Multipurpose
Celebration - acoustics, culturally responsive
Food serving

Tradition
Fish processing - outdoor tables, canning, coolers

Art
Indigenous planting - gardens

Education
Training, teaching, daycare

Health
Barefoot on ground
Safe, clean living environment
Medical support

Sustainability
Environmental - energy efficiency, quality
construction
Social - lower living costs, keeping community
together

Management
Office
Community connections
Resident support

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

CLIENT
CITAAPI MAHTII
(HOUSING) SOCIETY

NO. | DATE | ISSUE
1 | NOV. 18 | ISSUED FOR PERMITTING

NO. | DATE | REVISION

PROJECT
4210 CEDARWOOD STREET

4210 CEDARWOOD STREET
PORT ALBERNI, BC

COVER SHEET

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When drawings and/or documents are used, the user shall ensure that they are used in accordance with the conditions of use. The user shall ensure that the drawings and documents are used in accordance with the conditions of use. The user shall ensure that the drawings and documents are used in accordance with the conditions of use.

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SCALE NTS
DATE 2020-08-10

A0.01

2. 3D Views— A0.02



1 NORTH VIEW



2 EAST VIEW

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PROJECT
4210 CEDARWOOD STREET

4210 CEDARWOOD STREET
PORT ALBERNI, BC

3D VIEWS

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Written descriptions shall have precedence over verbal descriptions. Descriptions shall include, but not be limited to, all dimensions and materials of the building and its components and shall be used as the basis for the construction of the project.

PROJECT A220484
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A0.02

3. 3D Views – A0.03



1 SOUTH WEST VIEW



2 NORTHWEST VIEW

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4210 CEDARWOOD STREET

4210 CEDARWOOD STREET
PORT ALBERNI, BC

3D VIEWS

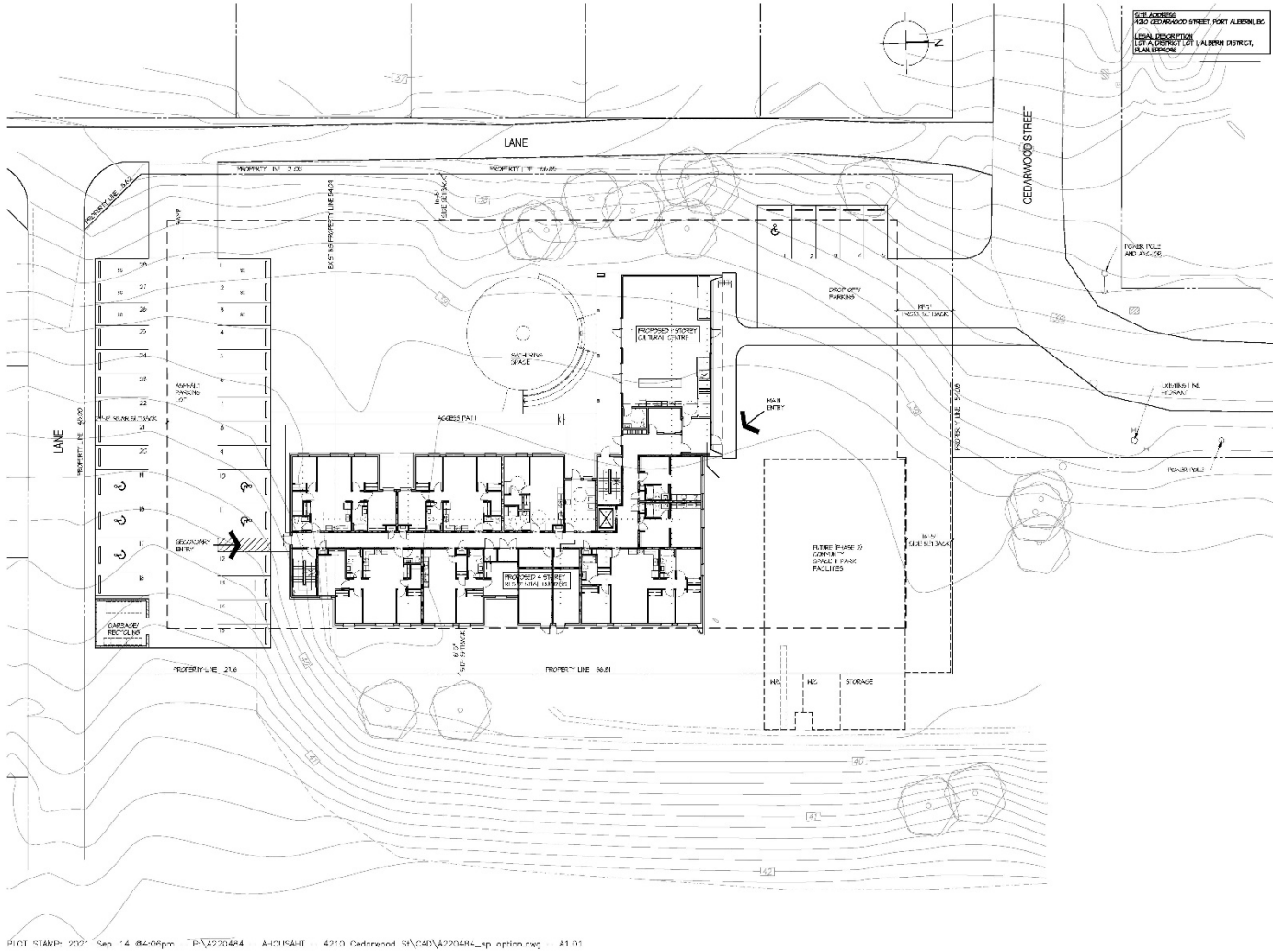
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Written approvals shall have precedence over verbal approvals. The architect and engineer shall not be responsible for all dimensions and conditions of the site and the information shall be verified by the client. The architect and engineer shall not be responsible for the construction of the building. The architect and engineer shall not be responsible for the construction of the building.

PROJECT A220484
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DATE 2020-08-10

A0.03

4. Site Plan – A1.01



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NO. | DATE | REVISION

PROJECT
4210 CEDARWOOD STREET

4210 CEDARWOOD STREET
PORT ALBERNI, BC

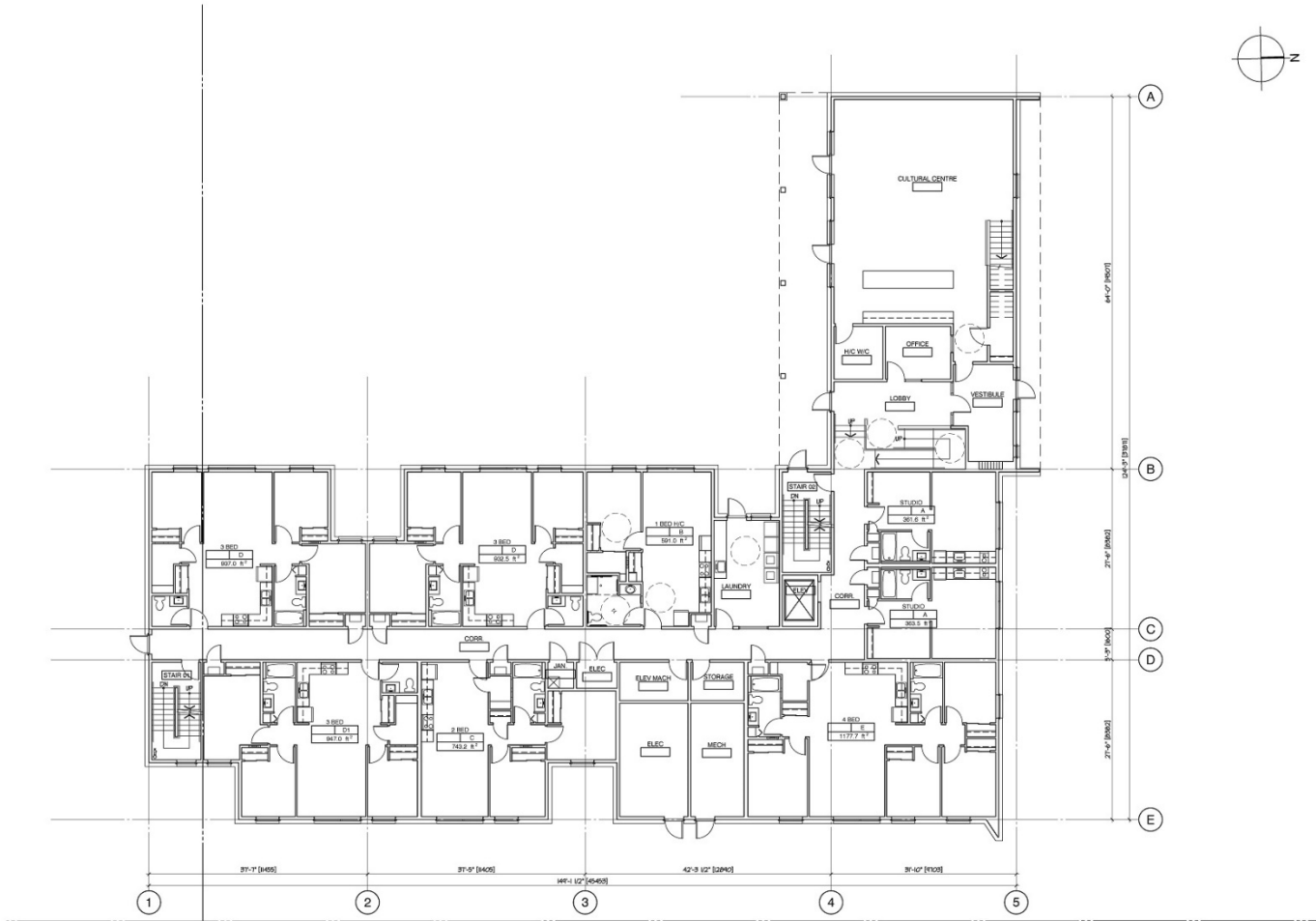
SITE PLAN

This drawing is the property of dys and is to be used only for the project and site shown. It is not to be reproduced, copied, or used for any other purpose without the written consent of dys. The client agrees to hold dys harmless for any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising from the use of this drawing for any purpose other than that for which it was prepared. dys warrants that the information contained herein is true and correct to the best of its knowledge and belief. dys does not warrant the accuracy or completeness of the information contained herein. dys is not responsible for any errors or omissions in this drawing. dys is not responsible for any delays or interruptions in the completion of the project. dys is not responsible for any changes or modifications to the project. dys is not responsible for any costs or expenses incurred by the client in connection with the project. dys is not responsible for any claims, damages, losses, and expenses, including reasonable attorney's fees, arising from the use of this drawing for any purpose other than that for which it was prepared.

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DATE 2020-09-14

A1.01

5. Level 1 Floor Plans – A2.01



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PROJECT
4210 CEDARWOOD STREET

4210 CEDARWOOD STREET
PORT ALBERNI, BC

LEVEL 1 FLOOR PLAN

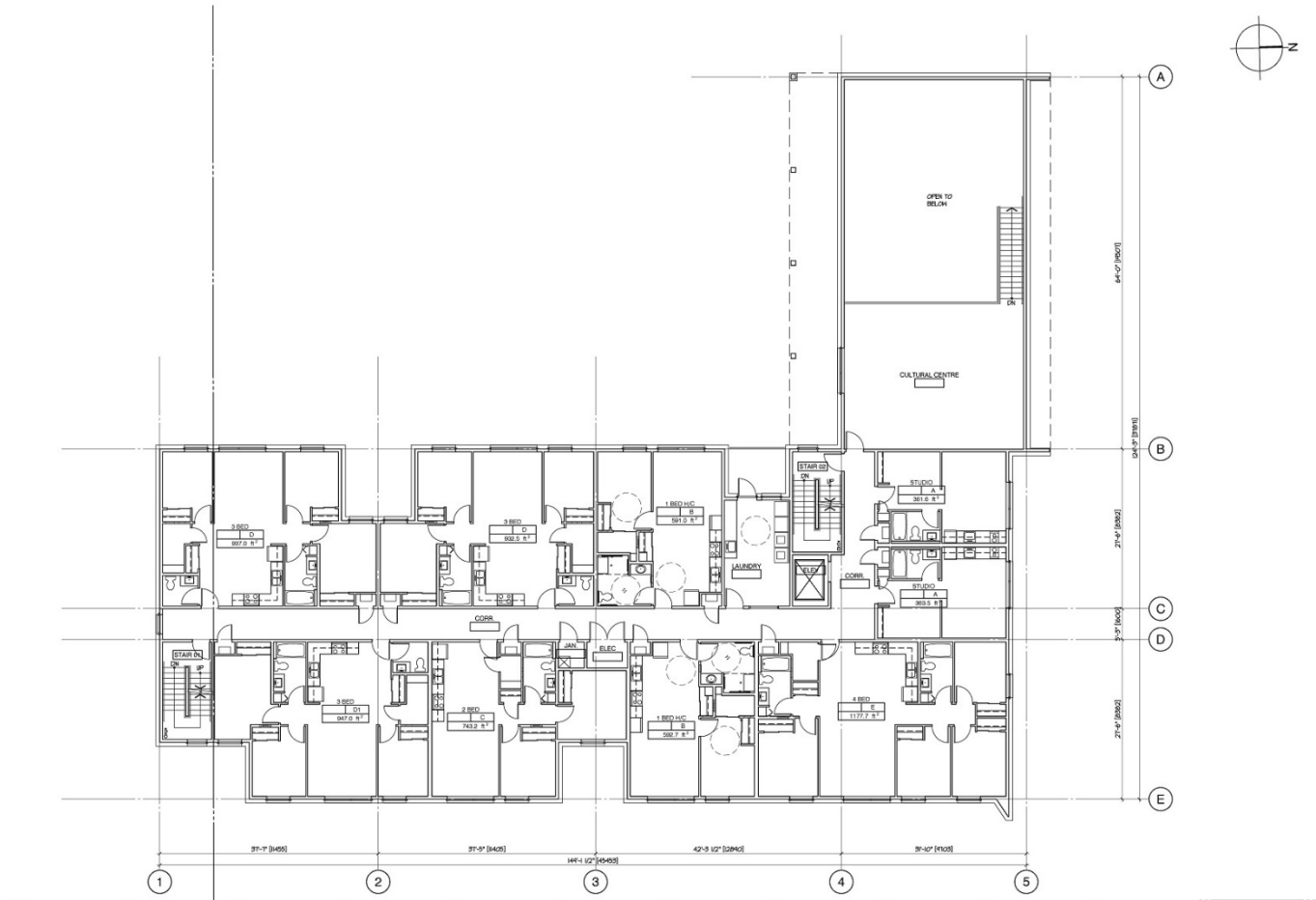
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When drawings are not approved and sealed, they are not to be used for construction. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

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DATE 2020-08-10

A2.01

6. Level 2 Floor Plan – A2.02



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PROJECT
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PORT ALBERNI, BC

LEVEL 2 FLOOR PLAN

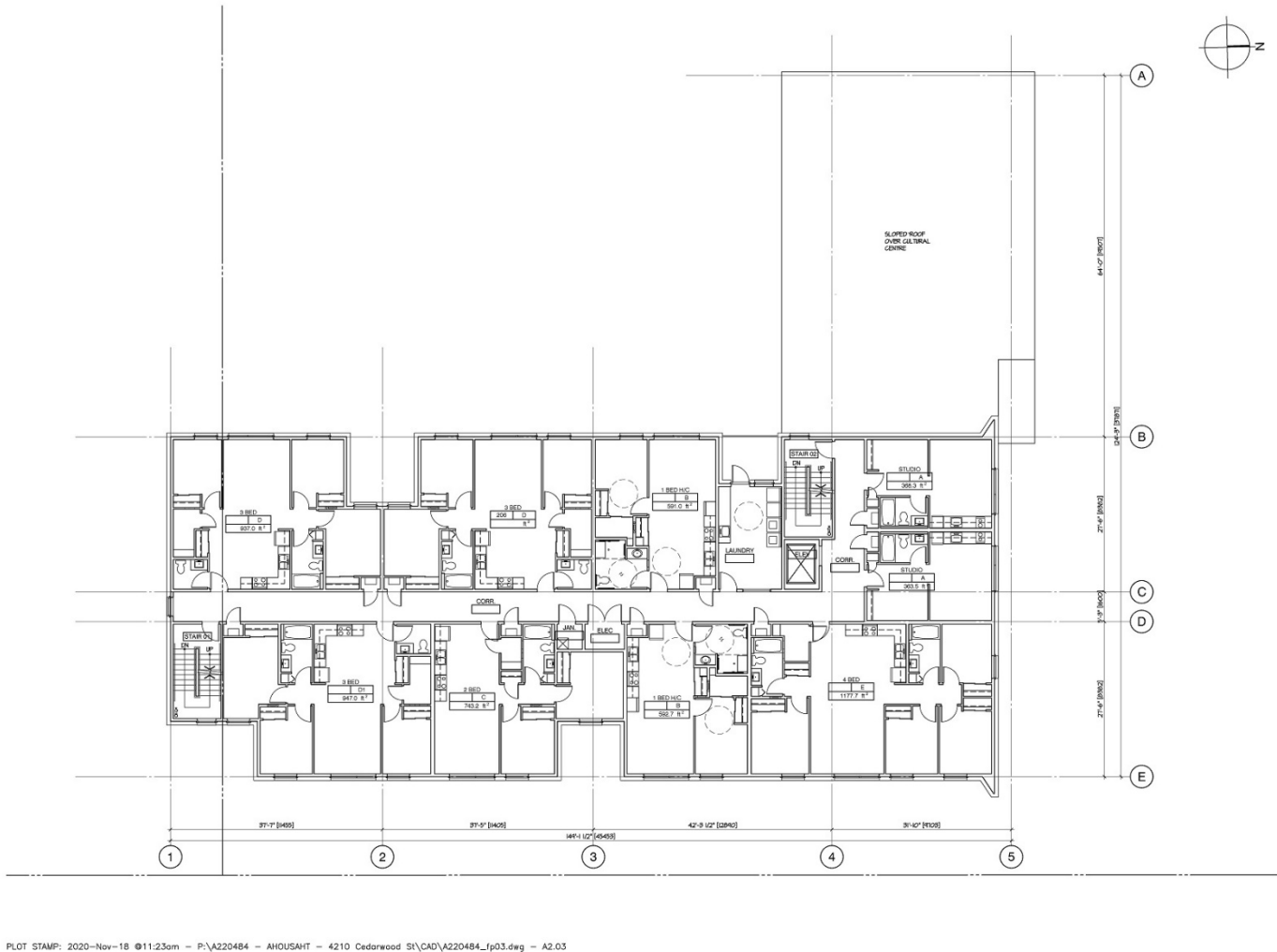
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When dimensions are given, they shall prevail over all other dimensions. Dimensions shall be given in feet and inches. All dimensions shall be rounded to the nearest 1/8 inch. The architect shall be responsible for the accuracy of the dimensions and for the results of the use of the drawing.

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A2.02

7. Level 3 Floor Plan – A2.03



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PROJECT
4210 CEDARWOOD STREET

4210 CEDARWOOD STREET
PORT ALBERNI, BC

LEVEL 3 FLOOR PLAN

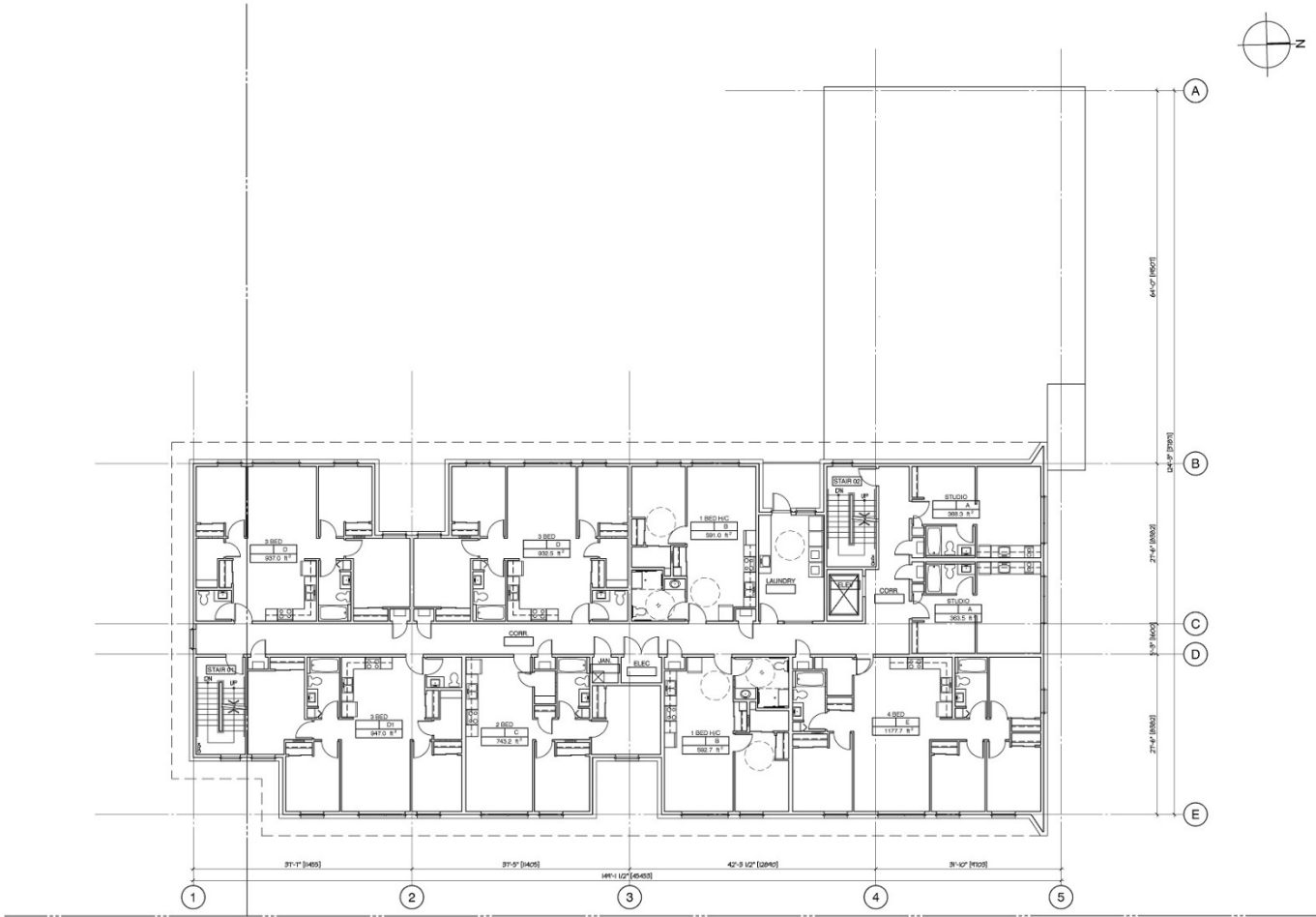
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Written description and notes pertaining to this drawing are contained in the project file. The architect shall not be responsible for any damage or loss of any kind caused by the use of this drawing. The architect shall not be responsible for any damage or loss of any kind caused by the use of this drawing. The architect shall not be responsible for any damage or loss of any kind caused by the use of this drawing.

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DATE 2020-08-10

A2.03

8. Level 4 Floor Plan – A2.04



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PROJECT
4210 CEDARWOOD STREET

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LEVEL 4 FLOOR PLAN

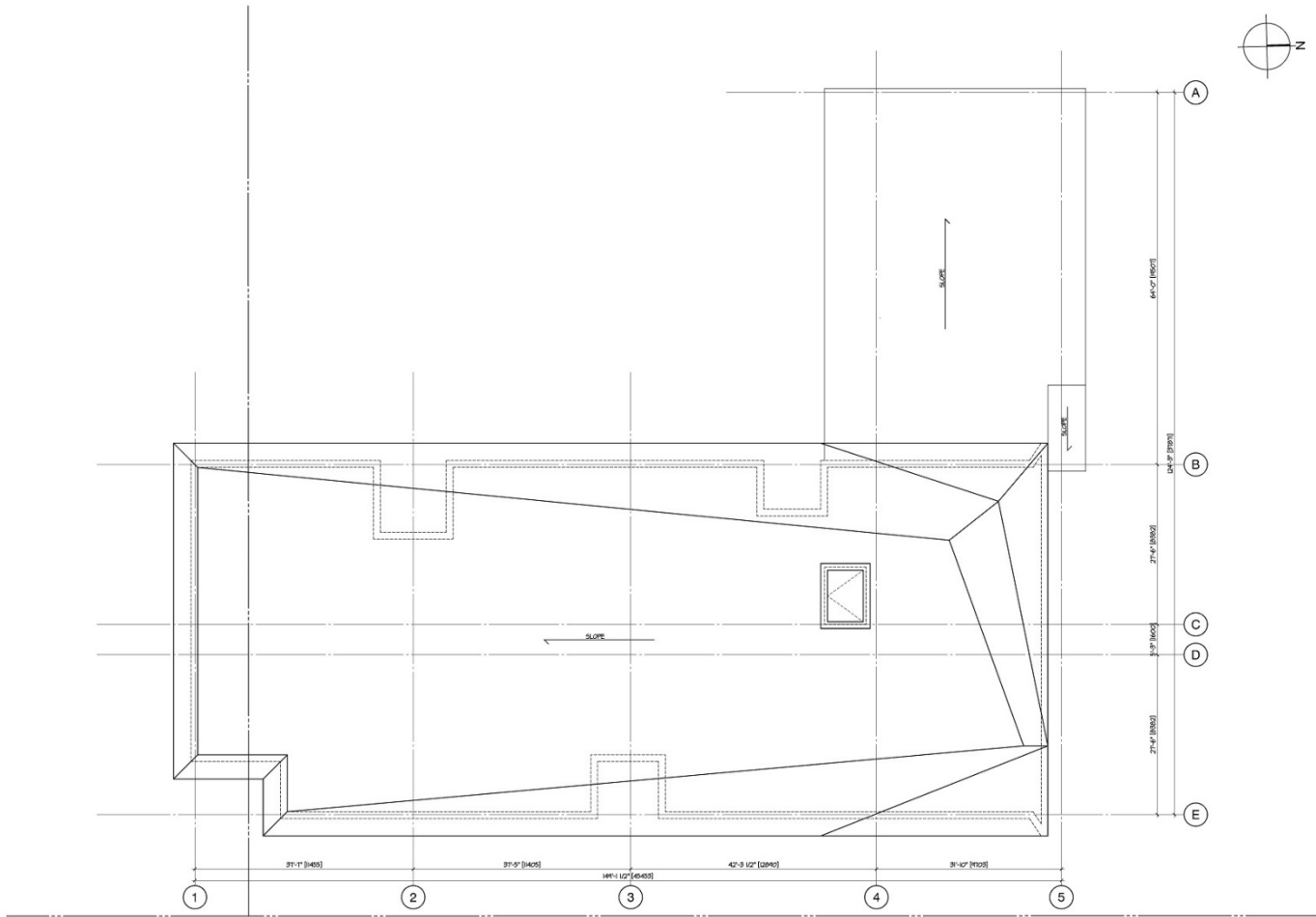
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Before development and construction, the client must obtain all necessary permits and approvals from the relevant authorities. The client is responsible for ensuring that the drawing is used in accordance with the applicable laws and regulations. The client agrees to indemnify and hold dys architecture harmless from and against all claims, damages, costs and expenses, including reasonable legal fees, arising out of or from the use of this drawing by the client or any third party.

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A2.04

9. Roof Plans – A2.05



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PROJECT
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ROOF PLAN

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Before development shall have proceeded with actual construction, the developer shall verify that the information in this drawing is correct and that it is in accordance with the latest information available. The user of this drawing is responsible for its use and for any errors or omissions.

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A2.05

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A3.01



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, May 31, 2022 at 6:00 pm** to gather public feedback on the following proposed bylaws.

1. "Official Community Plan Amendment No. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051"
2. "Zoning Map Amendment No. 49 (4210 Cedarwood Street - Citaapi Mahtii Housing Society) Bylaw No. 5052"

APPLICANT: Wally Samuel dba Citaapi Mahtii Housing Society

The applicants are applying to amend the Official Community Plan Bylaw and the Zoning Bylaw to facilitate the construction of a 4-storey residential building with approximately 35 dwelling units, ranging from studios to four-bedroom units. Respecting **4210 Cedarwood Street**, legally described as Lot 1, District Lot 1, Alberni District, Plan EPP117819 (PID: 031-660-266), the following amendments are being considered:

1. Proposed Official Community Plan Map Amendments:

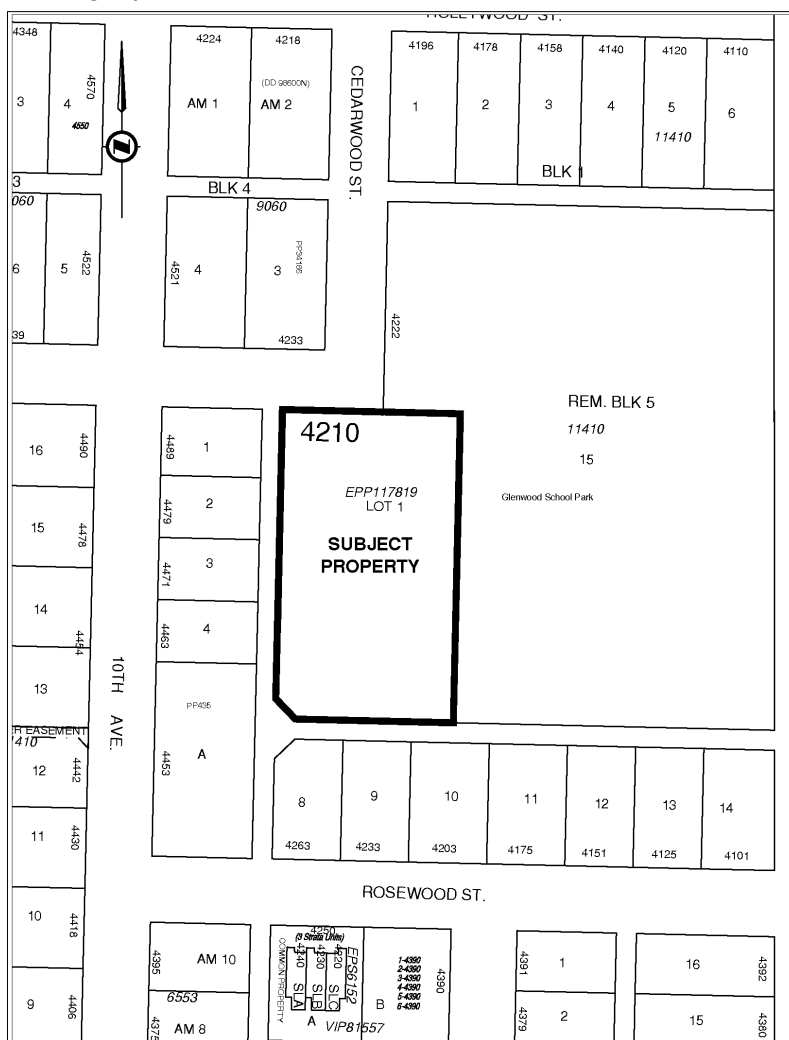
- A. Amend the **Schedule A (Future Land Use Map)** to Official Community Plan Bylaw, No. 4602 to change the designation of the site from 'Institutional' use to **'Multi-Family Residential'** use as shown outlined on the map beside.
- B. Amend the **Schedule B (Development Permit Areas Map)** to Official Community Plan Bylaw, No. 4602 by including the site in **Development Permit Area No. 1 - Multiple Family Residential**.

2. Proposed Zoning Bylaw Map Amendment:

- A. Amend the **Schedule A (Zoning District Map)** to Port Alberni Zoning Bylaw 2014, No. 4832 by re-zoning the site from 'P2 Parks and Recreation' to **'RM3 High Density Multiple Family Residential'** 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 May 17, 2022 to May 31, 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, May 27, 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, May 27th at 12:00 pm** 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, May 27th at 12:00 pm** 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 250-723-2808 during regular hours (Monday through Friday between the hours of 8:30 am to 4:30 pm).

DATED AT PORT ALBERNI, B.C. this 11th day of May, 2022.

Price Leurebourg, Development Planner

CITY OF PORT ALBERNI

BYLAW NO. 5051

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. 38 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5051**".

2. Official Community Plan Amendments

2.1 **Schedule A (Land Use Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to change the designation on Lot 1, District Lot 1, Alberni District, Plan EPP117819 (PID: 031-660-266) located at **4210 Cedarwood Street**, from 'Institutional' use to '**Multi-Family Residential**' use as shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw.

2.2 **Schedule B (Development Permit Areas Map)** that forms an integral part of Official Community Plan Bylaw, No. 4602 is hereby amended to include Lot 1, District Lot 1, Alberni District, Plan EPP117819 (PID: 031-660-266) located at **4210 Cedarwood Street**, in **Development Permit Area No. 1 - Multiple Family Residential** as shown outlined in bold on Schedule "A" attached hereto and forming part of this bylaw.

READ A FIRST TIME THIS 9TH DAY OF MAY, 2022.

READ A SECOND TIME THIS 9TH DAY OF MAY, 2022.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF , 2022.

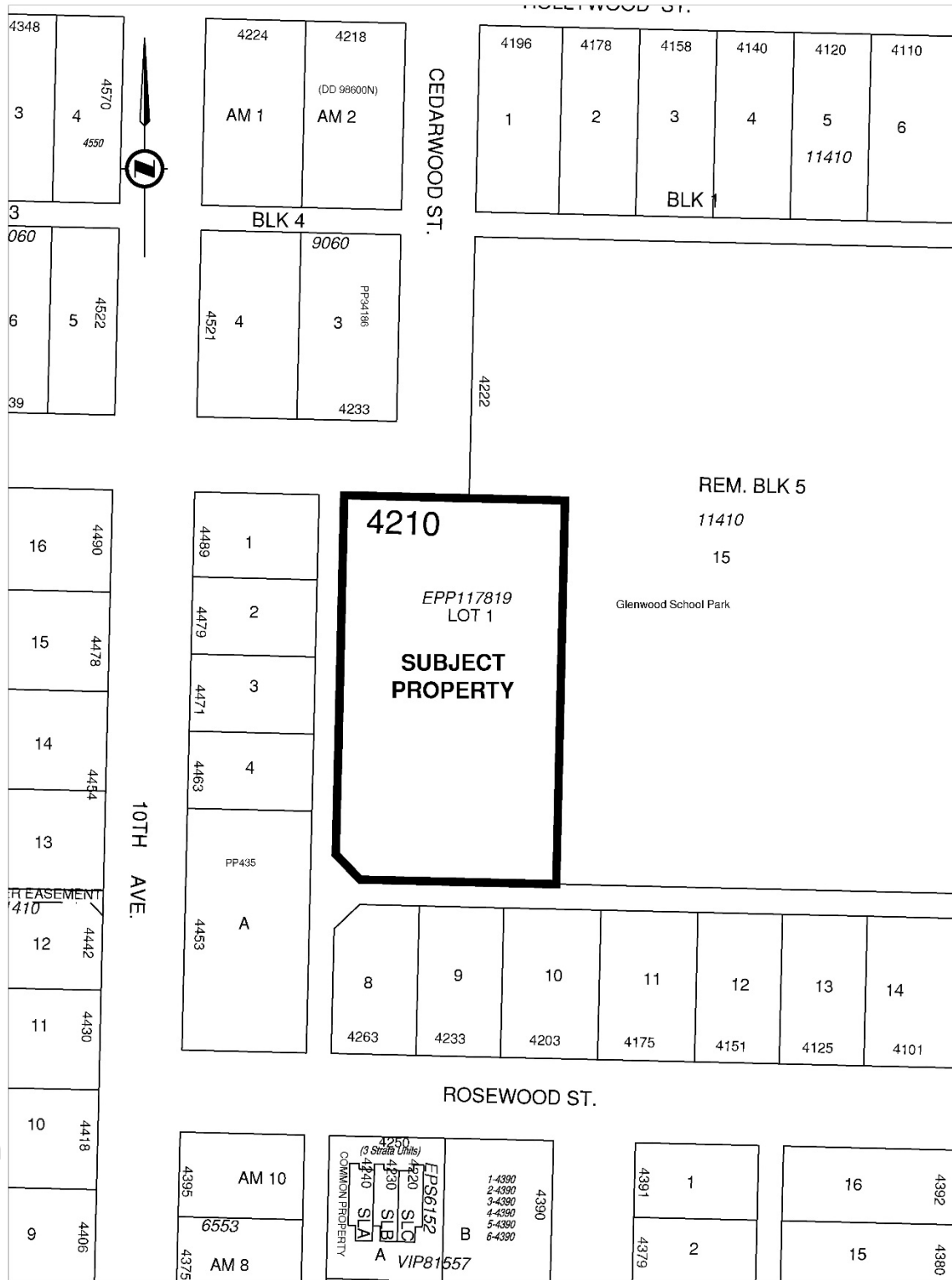
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF , 2022.

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

Schedule "A" to Bylaw 5051



CITY OF PORT ALBERNI

BYLAW NO. 5052

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. 49 (4210 Cedarwood Street - Citaapi Mahtii Housing Society), Bylaw No. 5052**".

2. Zoning Amendment

2.1 That Lot 1, District Lot 1, Alberni District, Plan EPP117819 (PID: 031-660-266), located at **4210 Cedarwood Street** as shown outlined in bold on Schedule "A" attached hereto, and forming part of this bylaw, is hereby rezoned from 'P2 Parks and Recreation' zone to '**RM3 High Density Multiple Family Residential**' zone.

3. Map Amendment

Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw 2014, No. 4832 is hereby amended to denote the zoning outlined in Section 2.1 above.

READ A FIRST TIME THIS 9TH DAY OF MAY, 2022.

READ A SECOND TIME THIS 9TH DAY OF MAY, 2022.

A PUBLIC HEARING WAS HELD THIS DAY OF , 2022.

READ A THIRD TIME THIS DAY OF , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS DAY OF , 2022.

FINALLY ADOPTED THIS DAY OF , 2022.

Mayor

Corporate Officer

Schedule "A" to Bylaw No. 5052

