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**PUBLIC HEARING – AGENDA**  
**Monday, March 23, 2026 @ 6:00 PM**  
**In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC**

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**CALL TO ORDER & APPROVAL OF THE AGENDA**

1. Council would like to acknowledge and recognize that we work, live and play in the City of Port Alberni which is situated on the unceded territories of the Tseshaht [čičaaʔath] and Hupačasath First Nations.

This Public Hearing is held pursuant to sections 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: D. Firouzli Architecture Inc. dba WestCoast Native Health Care Society**

The applicant is seeking to revise bylaw amendments that would enable development of 31 units of seniors housing at Tsawaayuus (Rainbow Gardens).

The proposed bylaws are:

- i. "Official Community Plan Amendment Bylaw No. 5144".

If amended, this bylaw:

- Adds text to *Section D: Plan Policies, 3.1 Public Administration / Institutional* to support residential rental units and limited accessory services as part of a care facility on lands designated Institutional (INS); and
- Adds text to *Section D: Plan Policies, 4.0 Residential – Affordable Housing* to support the co-location of rental housing with care facilities on Institutional (INS) lands as part of a care facility campus.

- ii. "Zoning Amendment (6123 and 6151 Russell Place) Bylaw No. 5119".

If amended, this bylaw:

- Adds text to *Section 5: Establishment of Zones* to create 'P3 Care Campus' as a new zone.
- Changes the zoning bylaw map to rezone 6123 and 6151 Russell Place from 'P1 Institutional' to 'P3 Care Campus'.

3. **Background Information:**

Report dated March 16, 2026 from the Manager of Planning.

4. **Correspondence:**

- Email dated March 3, 2026 from J. Krog
- Email dated March 11, 2026 from D. Appleton, WHNCS President

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 6123 and 6151 Russell Place.

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.*



# NOTICE OF PUBLIC HEARING

## OCP and Zoning Bylaw Amendments

## Public Hearing

The City of Port Alberni has received an application to amend Official Community Plan Bylaw No. 4602 and Zoning Bylaw No. 5105.

### AMENDING BYLAW(S):

- A. "Official Community Plan Amendment Bylaw No. **5144**"
- B. "Zoning Amendment (6123 & 6151 Russell Place), Bylaw No. **5119**"

### SUBJECT PROPERTIES:

- 1. **6123 Russell Place** - Lot 2, Section 9, Alberni District, Plan 15459, PID: 001-823-591
- 2. **6151 Russell Place** - Lot 1, Section 9, Alberni District, Plan 15459, PID: 001-868-128

### DETAILS:

The bylaw amendments would add policy to allow care facilities to co-locate with housing and services to support their residents. The subject properties would also be rezoned to a new P3 Care Campus zone. This would enable future development of affordable seniors housing.

### TO PROVIDE FEEDBACK:

All comments to City Council must be received before **March 23, 2026 at 12:00 P.M.**

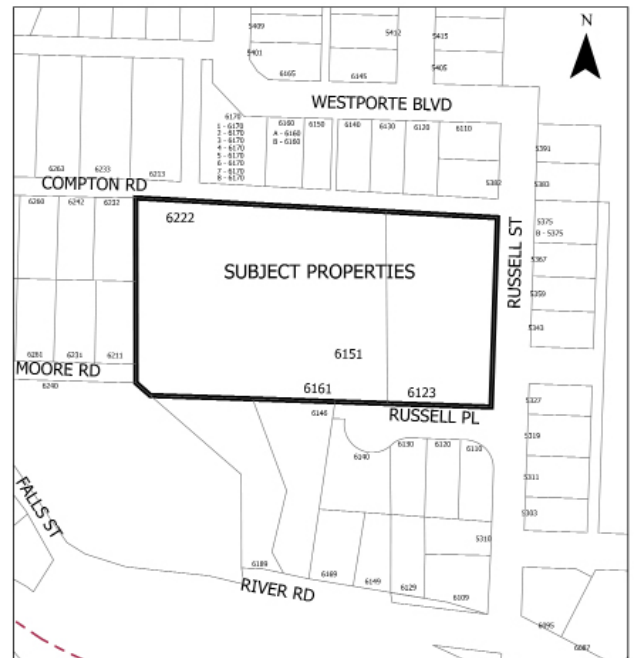
- Address correspondence to 'Mayor and Council' c/o 4850 Argyle St., Port Alberni, BC V9Y 1V8
- Include in the subject line: "**Bylaw Numbers 5144 and 5119**"
- Include the name and address of the person making the submission
- Email correspondence may be sent to: [corp\\_serv@portalberni.ca](mailto:corp_serv@portalberni.ca)
- Correspondence may also be hand delivered to the drop box located left of the main entrance to City Hall.

### TO SPEAK AT THE PUBLIC HEARING:

- Attend the meeting in person at the date and time of the meeting in City Hall Council Chambers.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.

**March 23, 2026 6:00 PM**

City Hall, Council Chambers  
4850 Argyle Street  
Port Alberni



## LOOKING FOR MORE INFORMATION?

### TO VIEW DOCUMENTS



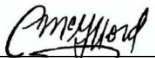
Copies of the amending bylaws as well as relevant reports, plans, and documents are available for inspection at the Development Services Department, now located at 4835 Argyle Street, from 8:30 A.M.- 4:30 P.M. Monday through Friday, March 9 to March 23, 2026.

### QUESTIONS?

Call the Development Services Department at 250-720-2835, or Email to: [developmentservices@portalberni.ca](mailto:developmentservices@portalberni.ca)

Date: March 16, 2026  
 File No: 6123 & 6151 Russell Place  
 To: Mayor and Council  
 From: M. Fox, CAO  
 Subject: **DEVELOPMENT APPLICATION – OCP and Zoning Bylaw Amendments for Property at 6123 & 6151 Russell Place, Port Alberni**  
 LOT 1, SECTION 9, ALBERNI DISTRICT, PLAN 15459 (PID: 001-868-128)  
 LOT 2 SECTION 9 ALBERNI DISTRICT PLAN 15459 (PID: 001-823-591)

**Applicant:** D. Firouzli Architecture Inc. dba WestCoast Native Health Care Society

Prepared by:  B. McLoughlin Manager of Planning	Director:  S. Smith, Dir. of Development Services   Deputy CAO	CAO Concurrence:  A. McGifford, CAO
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**PURPOSE**

To consider revised bylaw amendments that would enable development of 31 units of seniors housing at Tsawaayuus (Rainbow Gardens).

**BACKGROUND**

The WestCoast Native Health Care Society has submitted a development proposal for additional housing at 6123 Russell Place, within the Tsawaayuus (Rainbow Gardens) complex. The proposal is intended to deliver affordable and subsidized housing for seniors living independently. The location would support aging in place by enabling residents to remain in the community and, if they choose, transition to the on-site care facility as their needs change. Official Community Plan (OCP) and Zoning Bylaw amendments are required to enable the development. The draft bylaws would establish a new institutional zone (P3 Care Campus) to enable the co-location of a care facility with accessory seniors' housing on the same property.

Status of the Application

- March 24, 2025 - Council gave 1<sup>st</sup> and 2<sup>nd</sup> readings to the amending bylaws.
- May 12, 2025 - Public Hearing was held.
- June 23, 2025 - Council directed Administration to work with the applicant on lower density options for the development.
- August 11, 2025 - Council supported a revised 2-storey design and directed Administration to prepare updated bylaws for consideration.
- February 23, 2026 – Council gave readings to the updated amending bylaws scheduled a Public Hearing.

Figure 1 – Subject Property Map



Figure 2 - OCP Land Use Map

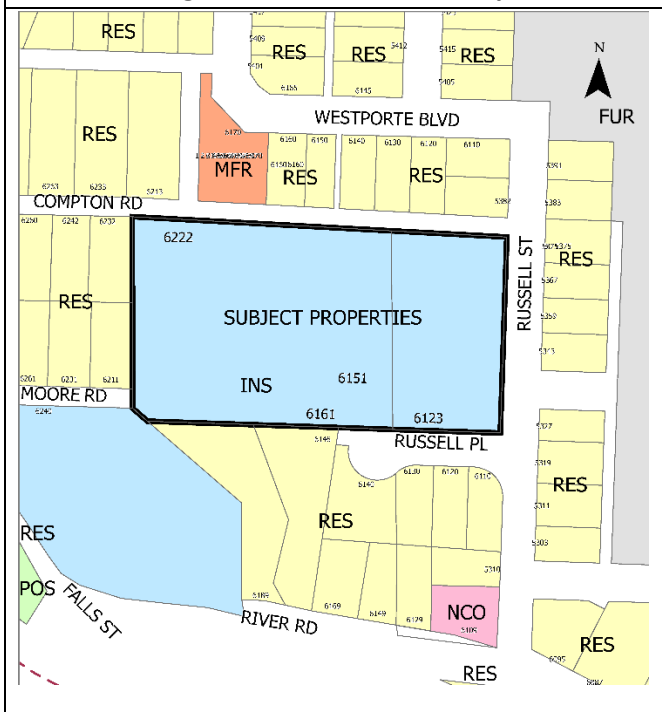
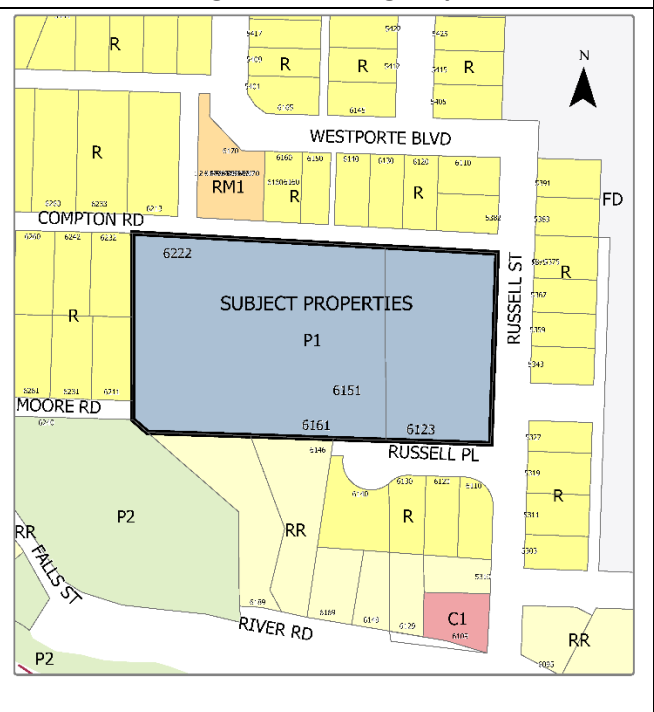


Figure 3 – Zoning Map



Below is a summary of proposed amendments to the OCP and Zoning Bylaw:

1. Amend the text of the OCP to support care facilities having accessory residential units, and limited accessory services on land designated Institutional.
2. Amend the Zoning Bylaw text to add a new P3 Care Campus zone on Institutional land.
3. Amend the Zoning Bylaw map to change 6123 and 6151 Russell Place from P1 Institutional to P3 Care Campus.

The proposed amendments would update the City’s bylaws to achieve the following:

- Align the City’s OCP and Zoning Bylaw with an historical practice of permitting housing to be built on Institutional land where a care facility is located.
- Enable affordable housing to be built in-line with the City’s [2024 Interim Housing Needs Report](#), including rentals for people who are living independently, but expect to require care in the future.
- Rezone the Tsawaayuus (Rainbow Gardens) complex to enable future development of affordable seniors rental housing at 6124 Russell Place.
- Provide a zoning option for future care facilities to co-locate with rental housing.

Official Community Plan

The proposed text amendment would align OCP policy with the status quo in Port Alberni, where care facilities have been co-located with affordable seniors housing. An OCP amendment is required because the current plan does not include policy support for residential uses on lands designated Institutional (INS). Specifically, the OCP text amendment would:

- a) Add support for residential units and limited accessory services as part of a care facility on lands designated Institutional (INS).
- b) Add support for the co-location of rental housing with care facilities on Institutional (INS) lands as part of a care facility campus.

Proposed changes to *OCP Section D: Plan Policies* are summarized in Table 2. A detailed side-by-side comparison of edits is attached to this report.

<b>Table 2 - Proposed OCP Text Amendments to Section D: Plan Policies</b>	
OCP Section	Proposed Text Amendment (new text in blue)
Section D: Plan Policies  3.1 Public Administration / Institutional	Council Policy ... 2. Care facilities in areas designated Institutional (INS) may include limited accessory services intended to meet the daily needs of residents, and accessory residential dwelling units (including multi-residential). This may include dwelling units for seniors, or for those living independently but expecting to require supportive care in the future. The City recognizes that people require different forms of housing at various stages of life, and this policy supports a spectrum of housing in the community.
Section D: Plan Policies  4.0 Residential  Affordable Housing 6123 &	...The Plan does not support concentration of specialty housing such as specialty senior’s housing in a single location. Rather, it promotes integration of such housing throughout the community in order to provide greater housing diversity. However, the Plan supports co-location of housing with a care facility on institutional lands as part of a care facility campus.

### Zoning Bylaw Text and Map Amendment

An amendment to the Zoning Bylaw is required to establish a new P3 Care Campus zone, and to reclassify the Rainbow Gardens properties on the Zoning Bylaw map. The proposed P3 zone aligns with the architectural designs submitted by the applicant.

The proposed zone includes a condition under section 5.33.3 restricting development to 9 metres in height, and a maximum 2 building storeys. Conditions also restrict accessory residential units to rental-only, and require adequate outdoor amenity space, parking, and landscape buffering. Limited personal service uses such as a barber or beauty shop are permitted within care facilities. A complete description of the P3 Care Campus zone is provided in the attached amending Bylaw No. 5119.

### Transportation Impact Assessment

The applicant submitted a Transportation Impact Assessment (TIA) from a professional engineer. The TIA noted the following:

- The neighborhood road network can accommodate traffic created by the new housing.
- Infrastructure for active transportation in the vicinity of the site is not suitable for all ages and abilities.
- Public transportation service in the area is limited.
- There is a bus stop available within a 5-minute walk of the site, however it has limited amenities for passengers.

### **IMPLICATIONS**

There is strong demand for adequate and affordable seniors' housing in the community, as identified in the [2024 Interim Housing Needs Report](#) and [data inventory](#). The bylaw amendments would:

- Help preserve existing supportive and non-market housing, and provide options for building more in the future.
- Allow rental housing in Port Alberni to be co-located with care facilities on lands designated Institutional (INS) in the OCP.
- Enable 31 rental housing units at Rainbow Gardens, representing approximately 17% of Port Alberni's immediate need for non-market housing.
- Enable more housing options for aging in place.
- Support a broader range of housing options that enable seniors to age in place.

### **COMMUNICATIONS**

Prior to the Public Hearing, staff completed all required statutory notifications including mailing letters to all owners and occupants of properties within 100 metres of the subject properties. Notices were also placed in the newspaper as required by sections 465 and 466 of the *Local Government Act* (LGA). A total 153 letters were mailed, and one letter of correspondence from a nearby resident was received as of the date of this report. The WestCoast Native Health Care Society also submitted an information sheet that is included in the public hearing Agenda.

### OCP Amendment Pre-Engagement

In accordance with *Section 475* of the *Local Government Act* (LGA), the City provided an additional opportunity for residents to receive information and provide input. Letters were mailed on May 15, 2024, and a Public Information Meeting was held on June 14, 2024. Engagement focused on the need for OCP and Zoning Bylaw

amendments to enable another housing project at 6123 Russell Place. The text of the amendments had not been determined at this time, but concepts of the proposed development were presented.

#### Advisory Planning Commission (APC)

Staff presented the application to APC at their meeting on October 17, 2024. The APC discussed the housing proposal and made a motion recommending that Council support it. Note that the APC did not review specific OCP and Zoning Bylaw amendment text as these details were finalized at a later date.

### **BYLAWS/PLANS/POLICIES**

#### Official Community Plan Bylaw No. 4602

The proposed amendment would do the following:

- a) Add text to *Section D: Plan Policies, 3.1 Public Administration / Institutional* to support residential rental units and limited accessory services as part of a care facility on lands designated Institutional (INS).
- b) Add text to *Section D: Plan Policies, 4.0 Residential – Affordable Housing* to support the co-location of rental housing with care facilities on Institutional (INS) lands as part of a care facility campus.

#### Zoning Bylaw No. 5105

The proposed amendment would do the following:

- a) Add text to *Section 5: Establishment of Zones* to create P3 Care Campus as a new zone.
- b) Change the Zoning Bylaw map to rezone 6123 & 6151 Russell Place from P1 Institutional to P3 Care Campus.

#### 2024 Interim Housing Needs Report

There is high demand for adequate and affordable seniors housing in the community as indicated by the [2024 Interim Housing Needs Report](#) and [data inventory](#). Up to 50% of senior households in Port Alberni are experiencing core housing need. This development proposal would deliver 31 affordable rentals.

A total 1,220 dwellings units are needed over the next 5 years to meet Port Alberni’s immediate housing needs. This includes 176 units of deep subsidy and supportive rental, and 206 units of non-market rental.

### **SUMMARY**

The City has received an application for OCP and Zoning Bylaw amendments, that would establish a new institutional “P3 Care Campus” zone for care facilities with accessory rental housing, and limited services to support their residents. The proposed amendments would also rezone the Tsawaayuus (Rainbow Gardens) complex at 6123 and 6151 Russell Place to enable future development of affordable rental housing for seniors.

### **ATTACHMENTS/REFERENCE MATERIALS**

1. *Official Community Plan Amendment Bylaw No. 5144*
2. *Zoning Amendment (6123 & 6151 Russell Place) Bylaw No. 5119*
3. *Revised Development Plans – 6123 Russell Place*



INTERIOR WALL TYPES	
1	5/8" TYPE X GYPSUM BOARD 2x4 WOOD STUDS @ 16" OR 24" O/C ACOUSTIC BATT INSULATION 1" AIR SPACE 2x4 WOOD STUDS @ 16" OR 24" O/C ACOUSTIC BATT INSULATION 5/8" TYPE X GYPSUM BOARD  FIRE SEPARATION: 1 HOUR FRP BCBC TABLE A-9.10.3.1.A.W1g REQUIRED STC: 50
2	2 LAYERS 5/8" TYPE X GYPSUM BOARD 2x4 WOOD STUDS @ 16" O/C STAGGERED ON COMMON 2x6 PLATE ACOUSTIC BATT INSULATION 5/8" TYPE X GYPSUM BOARD  FIRE SEPARATION: 1 HOUR FRP BCBC TABLE A-9.10.3.1.A.W6g REQUIRED STC: 50
3	5/8" TYPE X GYPSUM BOARD 2x6 WOOD STUDS @ 16" OR 24" O/C ACOUSTIC BATT INSULATION RESILIENT METAL CHANNELS @ 24" O/C 2 LAYERS 5/8" TYPE X GYPSUM BOARD  FIRE SEPARATION: 1 HOUR FRP BCBC TABLE A-9.10.3.1.A.W4g REQUIRED STC: 50
4	2 LAYERS 5/8" TYPE X GYPSUM BOARD 2x6 WOOD STUDS @ 16" O/C ACOUSTIC BATT INSULATION RESILIENT METAL CHANNELS @ 24" O/C 2 LAYERS 5/8" TYPE X GYPSUM BOARD  FIRE SEPARATION: 1 HOUR FRP BCBC TABLE A-9.10.3.1.A.W6g REQUIRED STC: 55

INTERIOR WALL TYPES	
5	5/8" TYPE X GYPSUM BOARD 2x6 WOOD STUDS @ 16" O/C ACOUSTIC BATT INSULATION 5/8" TYPE X GYPSUM BOARD  FIRE SEPARATION: 1 HOUR FRP BCBC TABLE A-9.10.3.1.A.W1g NO REQUIRED STC RATING FOR UNIT INTERIOR WALLS
6	5/8" TYPE X GYPSUM BOARD 2x4 WOOD STUDS @ 24" O/C ACOUSTIC BATT INSULATION 5/8" TYPE X GYPSUM BOARD  FIRE SEPARATION: 1 HOUR FRP BCBC TABLE A-9.10.3.1.A.W1g NO REQUIRED STC RATING FOR UNIT INTERIOR WALLS
7	5/8" GYPSUM BOARD 2x6 WOOD STUDS @ 24" O/C ACOUSTIC BATT INSULATION 5/8" GYPSUM BOARD
8	5/8" GYPSUM BOARD 2x4 WOOD STUDS @ 24" O/C ACOUSTIC BATT INSULATION 5/8" GYPSUM BOARD
9	5/8" GYPSUM BOARD 2x4 or 2x6 (AS REQUIRED) WOOD STUDS @ 16" OR 24" O/C WALL FOR PLUMBING

EXTERIOR WALL TYPES	
A	CEMENT FIBREBOARD PANEL 3/4"x2-1/2" CCA PLYWOOD STRAPPING 4" R16 MINERAL WOOL RIGID INSULATION ACOUSTIC BATT INSULATION ADHERED VAPOUR FERMEABLE MEMBRANE PLYWOOD SHEATHING - SEE STRUCTURAL 2x6 WOOD STUDS @ 16" o/c R24 BATT INSULATION 6 MIL. POLY VAPOUR BARRIER 5/8" TYPE X GYPSUM BOARD
B	AS PER TYPE A ABOVE EXCEPT CLADDING: 6" CEMENT FIBREBOARD HORIZONTAL SLONG
C	AS PER TYPE A ABOVE EXCEPT CLADDING: PREFINISHED METAL CLADDING
D	HARDEPANEL SIDING 1/2" MIN. PLYWOOD STRAPPING BREATHABLE MOISTURE BARRIER 1/2" PLYWOOD SHEATHING 2x6 WOOD STUDS @ 16" o/c 1/2" PLYWOOD SHEATHING BREATHABLE MOISTURE BARRIER 1/2" MIN. PLYWOOD STRAPPING HARDEPANEL - SMOOTH FINISH  NOTE: EACH STUD CAVITY TO BE VENTED @ TOP & BOTTOM OF WALL
E	DRAIN MAT R20 RIGID INSULATION WATERPROOFING CONCRETE WALL - SEE STRUCTURAL R10 RIGID INSULATION SEALED TO PROVIDE VAPOUR BARRIER 1x4 WOOD FLOORING @ 16" O/C 5/8" GYPSUM BOARD

- ### WALL ASSEMBLY NOTES
- FOR EXTERIOR CLADDING (INCLUDING STONE VENEER) FASTENING REQUIREMENTS SEE CLADDING STRUCTURAL ENGINEER.
  - FOR LOCATION OF SHEAR WALLS SEE STRUCTURAL DRAWING.
  - FOR STUDS DIMENSION & SPACING AT LOAD BEARING WALLS SEE STRUCTURAL DRAWINGS (BEARING WALL SCHEDULE).
  - ALL LOAD BEARING WALLS REQUIRED 1 HR FIRE RATING (FOR LOCATIONS OF LOAD BEARING WALLS SEE STRUCTURAL DRAWINGS).
  - CONCEALED SPACES IN INTERIOR WALLS & CEILINGS TO BE SEPARATED FROM CONCEALED SPACES IN EXTERIOR WALLS & ATTIC OR ROOF SPACES BY FIREBLOCKS.
  - CONCEALED SPACES WITHIN A WALL ASSEMBLY TO BE FIREBLOCKED AT EVERY CEILING LEVEL REQUIRED TO HAVE A FIRE RESISTANCE RATING SO THAT THE MAXIMUM HORIZONTAL DIMENSION IS 20M/215FT2 & THE MAXIMUM VERTICAL DIMENSION IS NOT MORE THAN 3M/9'-10".
  - ALL PENETRATION OF FIRE RATED WALL REQUIRED TO USE APPROVED FIRE STOPPING APPLICATION BY CONSULTANTS AND CITY OF NANAIMO INCLUDING INTERIOR LOADBEARING WALLS INSIDE UNITS
  - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL LAYER(S) OF PLYWOOD AS REQUIRED FOR SHEAR WALLS.
  - VERTICAL PLYWOOD STRAPPING FOR CLADDING TO ALIGN W/WOOD STUDS OR SOLID BLOCKING IN FRAME WALLS.

**ADDITIONAL WALL TYPES  
SEE DRAWINGS A5.1 - A5.3**

### FLOOR PLAN LEGEND

	EXTERIOR ELEVATION NUMBER (SEE A3 SERIES DRAWINGS) SHEET NUMBER
	BUILDING SECTION NUMBER (SEE A4 SERIES DRAWINGS) SHEET NUMBER
	DETAIL NUMBER (SEE A7 SERIES DRAWINGS) SHEET NUMBER
	ROOM NAME & NUMBER SEE ROOM FINISH SCHEDULE
	DOOR &/OR SCREEN NUMBER SEE DOOR SCHEDULE
	EXTERIOR WINDOW NUMBER SEE WINDOW SCHEDULE
	TOP OF FLOOR ELEVATION
	EXTERIOR WALL BELOW
	EXTERIOR WALL/BEAM/ROOF ABOVE

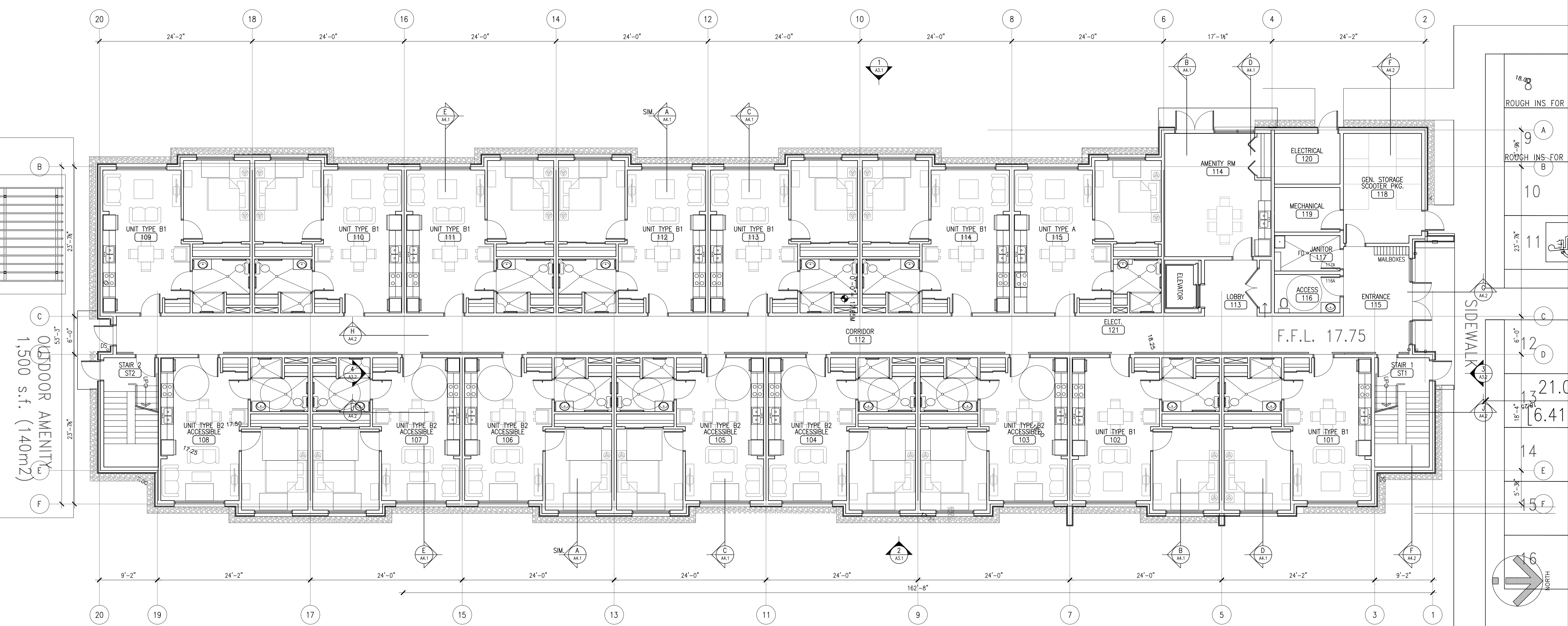
- ### GENERAL NOTES
- ALL CONSTRUCTION TO COMPLY WITH PART 3 OF THE 2012 BC BUILDING CODE, EXCEPT WHERE LOCAL LAWS TAKE PRECEDENCE.
  - CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE WORK.
  - ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONTINUING ANY PORTION OF THE WORK.
  - CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF UNDERGROUND SERVICES AND ANY DAMAGE CAUSED BY THE WORK.
  - CONTRACTOR TO ENSURE SMOOTH CONTINUOUS DRAINAGE AWAY FROM THE BUILDING TO DRAIN POINTS.
  - SEE CIVIL DRAWINGS FOR BUILDING FLOOR ELEVATIONS, SITE GRADING & ROAD DIMENSIONS.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING, FENCING, TRELLISES, ARBOURS & OTHER SITE FEATURES.
  - DIMENSIONS IN IMPERIAL UNLESS NOTED OTHERWISE.
  - EXTERIOR WALL DIMENSIONS ARE TO FACE OF PLYWOOD UNLESS NOTED OTHERWISE. INTERIOR WALL DIMENSIONS ARE TO CENTRELINE UNLESS NOTED OTHERWISE.
  - PROVIDE MISCELLANEOUS STUDS, BRACING, FURRING OR BLOCKING AS REQUIRED.
  - MAINTAIN ACOUSTIC SEPARATION @ RECESSED FIXTURES & EQUIPMENT.
  - CONFIRM WINDOW AND DOOR ROUGH OPEN SIZES WITH SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL.
  - SEE SERIES AS DRAWINGS TYPICAL UNIT PLANS & STAIR PLANS FOR ADDITIONAL DIMENSIONS, NOTES & WALL TYPES.

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

NO.	DATE	REVISIONS
1	JUL 7/25	ISSUED FOR NEW RE-ZONING REVIEW

**TYPICAL UNIT, STAIR & ELEVATOR PLANS - SEE DRAWINGS A5.1 - A5.3**



**D-ARCHITECTURE**  
6377 IDARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIROUZLI@SHAW.CA  
DARYOUSH FIROUZLI ARCHITECTURE INC.

**PROJECT**  
RAINBOW GARDENS  
RG31  
5350 RUSSELL STREET  
PORT ALBERNI, BC

**CLIENT**  
The WestCoast Native  
Healthcare Society  
TSWANANULS • STARS • HILAPSTAS

**CONTRACTOR**  
IWCD

PROJECT NO. 2964

**SHEET TITLE**  
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

DRAWN: [Symbol]

CHECKED: D.F.

DATE: JUL 7/24

SHEET NO. **A2.1**

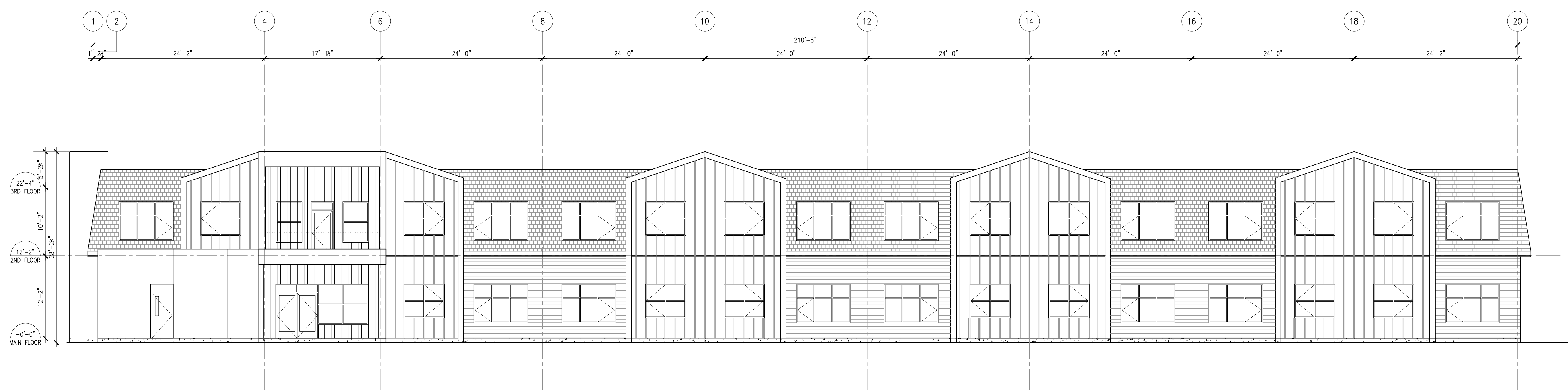
REVISION:



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NO	DATE	REVISIONS
1	JUL 7/25	ISSUED FOR NEW RE-ZONING REVIEW



WEST EXTERIOR ELEVATION 1  
1/8"=1'-0" A2.1



EAST EXTERIOR ELEVATION 2  
1/8"=1'-0" A2.1

**ELEVATIONS LEGEND**

- HIRSEWEL SONG  
SMOOTH FINISH  
@ BLACK WATER
- HIRSEWEL SONG  
SMOOTH FINISH  
PEARL GRAY
- PREFINISHED METAL CLADDING  
WESTWIND METAL BR0000K 12  
COPPER PERRY
- PREFINISHED METAL CLADDING  
VERTICAL CORRUGATED  
CHICKEN GREY
- PREFINISHED METAL CLADDING  
VERTICAL CORRUGATED  
COLOUR TBD
- CULTURED STONE VENEER  
COLOUR TBD
- CONCRETE FACED INSULATION  
PAINT FINISH TBD
- ROOF MEMBRANE
- PREFINISHED ALUMINUM SOFFIT  
@ BLACK WATER
- PREFINISHED ALUMINUM GUARDRAIL  
@ TINTED GLASS PANELS
- VINYL OR ALUMINUM WINDOW  
@ OPENING CASSETTE  
@/RECT SCREEN
- VINYL OR ALUMINUM WINDOW  
VERTICAL SLIDER  
@/RECT SCREEN
- STEEL, VINYL OR ALUMINUM DOOR  
SEE DOOR OR WINDOW SCHEDULE



ARCHITECT SEAL:

**D-ARCHITECTURE**  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIROUZLI@SHAW.CA  
DARYOUSH FIROUZLI ARCHITECTURE INC.

PROJECT  
**RAINBOW GARDENS**  
RG31  
5350 RUSSELL STREET  
PORT ALBERNI, BC

CLIENT: THE WEST COAST NATIVE HEALTHCARE SOCIETY  
CONTRACTOR: IWCD  
PROJECT NO.: 2964

SHEET TITLE  
**EXTERIOR ELEVATIONS**

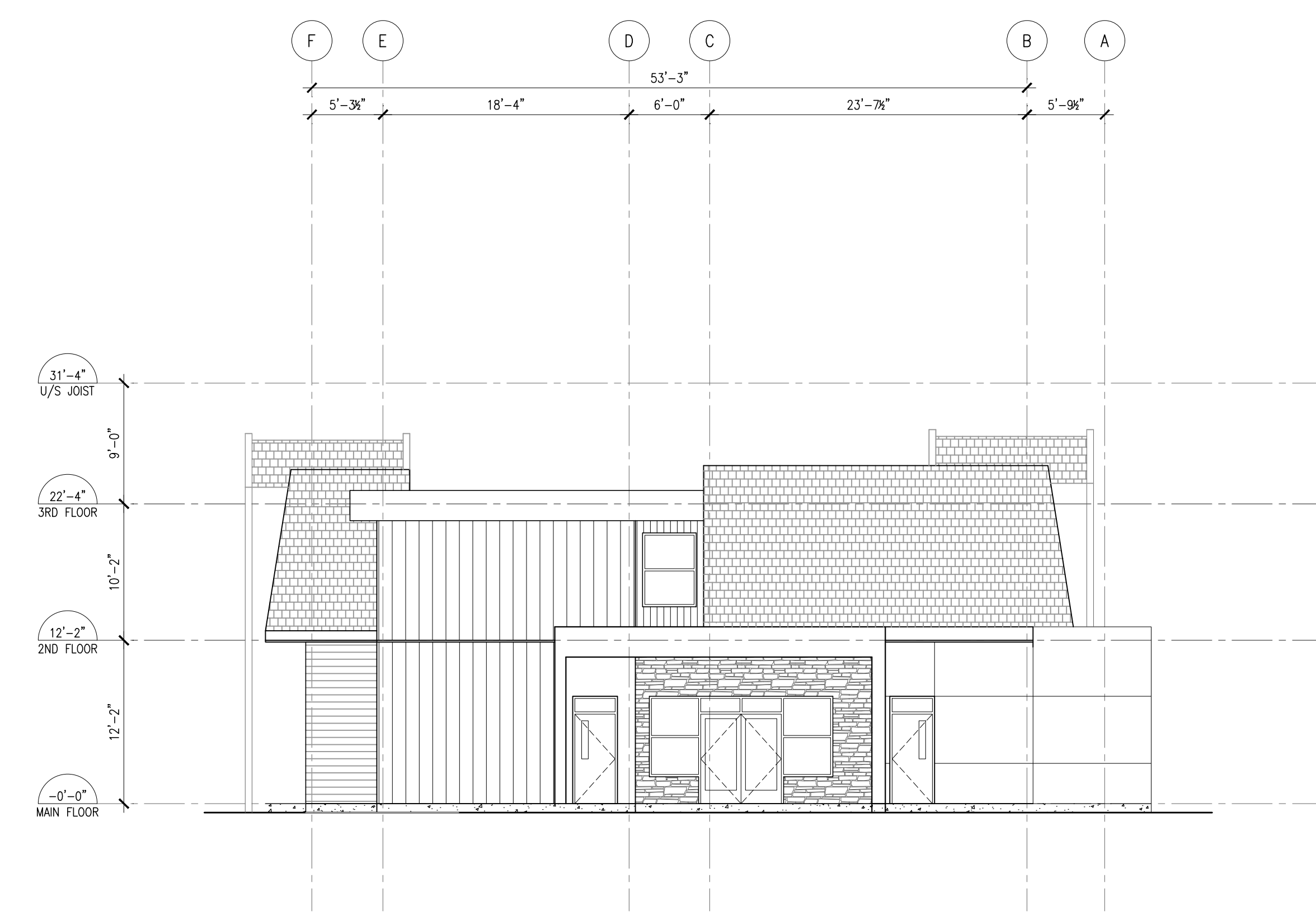
SCALE:  
1/8"=1'-0"  
DRAWN:   
CHECKED:  
D.F.  
DATE:  
JUL 7/24

SHEET NO.  
**A3.1**  
REVISION:

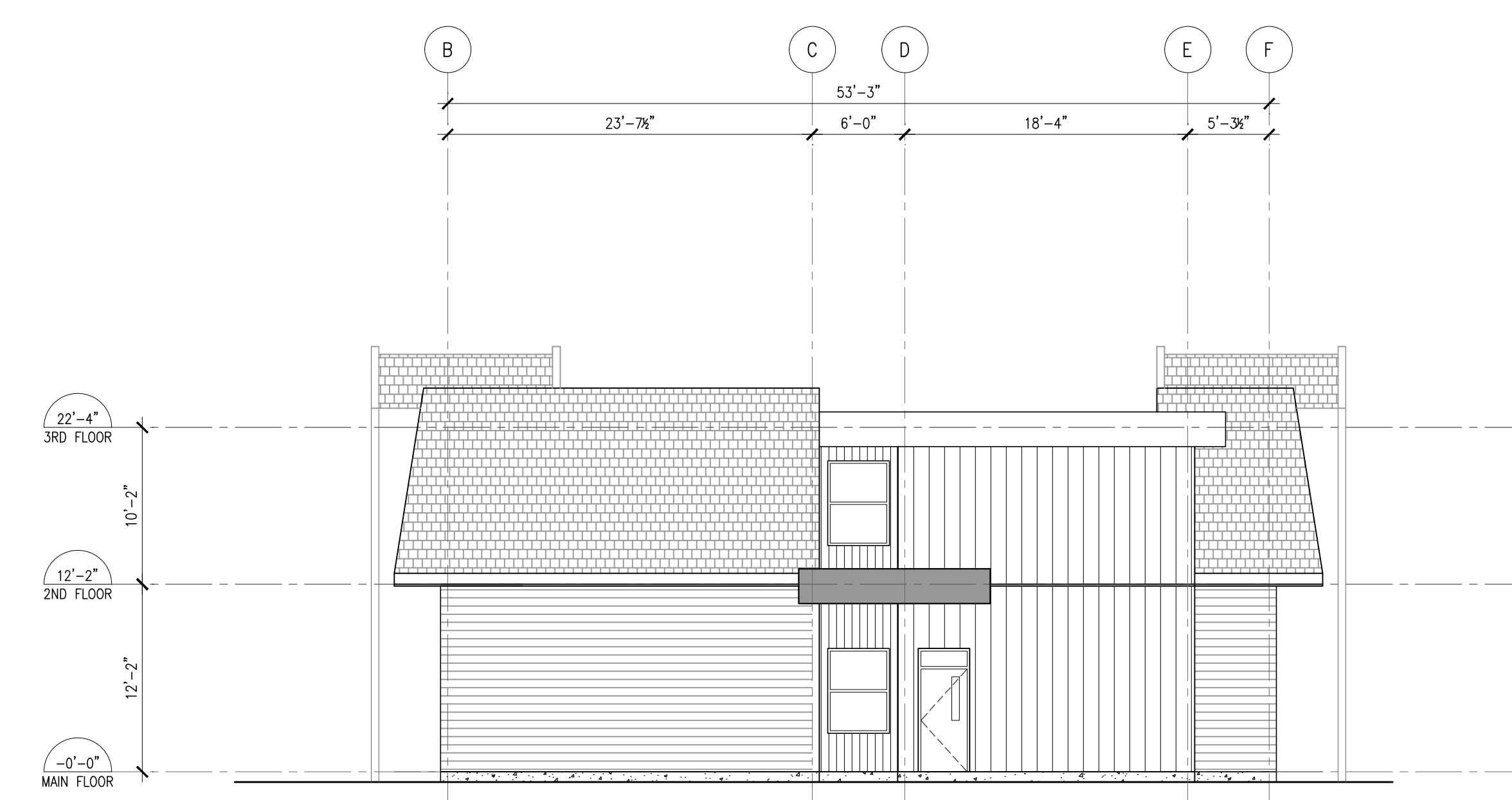
NOTE: This drawing as an instrument of service is the property of Daryoush Firozli Architecture Inc. and may not be reproduced without their permission and unless the reproduction carries their name. All designs and other information shown on the drawing are for use on the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from dimensions and conditions shown on the drawing. Shop drawings shall be submitted to this office for approval before proceeding with fabrication.

NO.	DATE	REVISIONS
1	JUL 7/25	ISSUED FOR NEW RE-ZONING REVIEW

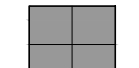

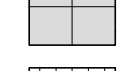

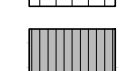






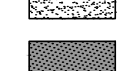



NORTH EXTERIOR ELEVATION 3  
1/8"=1'-0" A2.1



SOUTH EXTERIOR ELEVATION 4  
1/8"=1'-0" A2.1

**ELEVATIONS LEGEND**

-  HERSHFIELD SONG  
SMOOTH FINISH  
#1 BLACK WATER
-  HERSHFIELD SONG  
SMOOTH FINISH  
PEARL GRAY
-  PREFINISHED METAL CLADDING  
WESTFORM METAL BR3000K 12  
COPPER PERRY
-  PREFINISHED METAL CLADDING  
VERTICAL CORRUGATED  
CHISCOL GREY
-  PREFINISHED METAL CLADDING  
VERTICAL CORRUGATED  
COLOUR TBD
-  CULTURED STONE VENEER  
COLOUR TBD
-  CONCRETE FACED INSULATION  
PAINT FINISH TBD
-  ROOF MEMBRANE
-  PREFINISHED ALUMINUM SOFFIT  
#1 BLACK WATER
-  PREFINISHED ALUMINUM GUARDRAIL  
#TEMPERED GLASS PANELS
-  VINYL OR ALUMINUM WINDOW  
W/ OPERING CASSETTE  
W/INSET SCREEN
-  VINYL OR ALUMINUM WINDOW  
VERTICAL SLIDER  
W/INSET SCREEN
-  STEEL, VINYL, OR ALUMINUM DOOR  
SEE DOOR OR WINDOW SCHEDULE



ARCHITECT SEAL:

**D-ARCHITECTURE**  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIRUZLI@SHAW.CA  
DARYOUSH FIRUZLI ARCHITECTURE INC.

PROJECT  
**RAINBOW GARDENS**  
**RG31**  
5350 RUSSELL STREET  
PORT ALBERNI, BC

CLIENT	CONTRACTOR
 The West Coast Native Healthcare Society <small>TSWANANULUS • HIAHNS • HILAPSTAS</small>	 IWCD

PROJECT NO. 2964

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SCALE  
1/8"=1'-0"  
DRAWN  
D.F.  
CHECKED  
D.F.  
DATE  
JUL 7/24

SHEET NO.  
**A3.2**  
REVISION

**CITY OF PORT ALBERNI**

**BYLAW NO. 5144**

**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**

- 1.1 This Bylaw may be known and cited for all purposes as "**Official Community Plan Amendment Bylaw No. 5144**".

**2. Official Community Plan Text Amendment**

- 2.1 Add the following text to Section D: Plan Policies, 3.1 Public Administration / Institutional as 3.1.2 of Council Policy, and re-number subsequent list items:
- “2. Care facilities in areas designated Institutional (INS) may include limited accessory services intended to meet the daily needs of residents, and accessory residential dwelling units (including multi-residential). This may include dwelling units for seniors, or for those living independently but expecting to require supportive care in the future. The City recognizes that people require different forms of housing at various stages of life, and this policy supports a spectrum of housing in the community.”
- 2.2 Add the following text to the end of Section D: Plan Policies, 4.0 Residential, Affordable Housing:
- “However, the Plan supports co-location of housing with a care facility on institutional lands as part of a care facility campus.”

**READ A FIRST TIME** this 23<sup>rd</sup> day of February, 2026.

**READ A SECOND TIME** this 23<sup>rd</sup> day of February, 2026.

**A PUBLIC HEARING WAS HELD** this      day of      , 2026.

**READ A THIRD TIME** this      day of      , 2026.

**FINALLY ADOPTED** this      day of      , 2026.

---

Mayor

---

Corporate Officer

**CITY OF PORT ALBERNI**

**BYLAW NO. 5119**

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

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

**1. Title**

- 1.1 This Bylaw may be known and cited for all purposes as “**Zoning Amendment (6123 & 6151 Russell Place), Bylaw No. 5119**”.

**2. Zoning Text Amendment:**

- 2.1 Add the following text to Establishment of Zones Section 5.1:

*“P3 – Care Campus”*

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

**P3 – CARE CAMPUS**

- 5.33** The purpose of this *zone* is to establish areas for institutional care facilities with accessory uses intended to meet the needs of residents. This includes accessory residential dwellings for those living independently, or semi-independently, but expecting to require care in the future.

5.33.1 Permitted Uses

Principal Uses

*Community Care facility*  
*Hospital*

Accessory Uses

*Childcare centre*  
*Dormitory*  
*Medical service*  
*Multi-residential dwellings*  
*Office*  
*Personal Services*  
*Parking Lot*  
*Semi-detached dwelling*  
*Single detached dwelling*

5.33.2 Site Development Regulations

<i>Minimum Lot Area</i>	2000 m <sup>2</sup>	(10,764 ft <sup>2</sup> )
<i>Minimum Frontage</i>	15 m	(49.2 ft)
<i>Maximum Coverage</i>	50%	
<i>Minimum Setbacks (Exterior Lot Lines):</i>		
<i>Front yard</i>	4.0 m	(13.1 ft)

<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	4 m	(13.1 ft)
Minimum Setbacks (Interior Lot Lines)	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	0.8	
Maximum <i>Height</i>		
Principal <i>Building</i>	12.5 m	(41.0 ft)
Accessory Residential <i>Building</i>	12.5 m	(41.0 ft)

5.33.3 Conditions of Use

- a) The following properties zoned P3 are restricted to a maximum building height of nine (9) metres, and a maximum two (2) building storeys:
- 6123 Russel Place (PID: 001-823-591)
  - 6151 Russel Place (PID: 001-868-128)
- b) Occupancy of accessory residential dwelling units is restricted to *Residential Rental Tenure*.
- c) Abutting parcels zoned P3, and designated Institutional in the Official Community Plan, may be considered a single Care Campus.
- d) Accessory residential dwellings are permitted in a building that does not contain a *Principal Use*.
- e) Groups of single and semi-detached or multi-residential dwellings are permitted, as an exception to Section 6.1 of this Bylaw.
- f) *Useable Open Space* of 3.0 m<sup>2</sup> per unit must be provided as a common outdoor amenity area on any property with accessory residential dwellings. The common outdoor amenity area shall:
- i. Be available for all residents of the principal buildings;
  - ii. Provide for pedestrian amenities, greenery, recreational space, and other leisure activities normally occurring outdoors.
  - iii. Not be located within a required exterior *setback*.
- g) Required number of on-site parking spaces for accessory multi-residential dwellings may be calculated at the rate specified for *Seniors Housing* in Section 7.9, where tenure for affordable seniors housing is specified in a housing agreement under Section 483 of the Local Government Act.
- h) Community care facilities for seniors may include an accessory beauty shop or other provision of personal services, limited to 16 m<sup>2</sup> (172 ft<sup>2</sup>) in floor area and 2 service chairs.
- i) A *landscape buffer* must be provided along any side or rear boundary of a lot in a P3 zone that abuts an R, RR, RM, or A zone.
- i. Notwithstanding Section 6.7.4, *screening* not less than 1.5 m (4.9 ft) and not more than 1.8 m (6.0 ft) in height shall be provided

**3. Zoning Map Amendment**

- 3.1 The properties, legally described as Lot 1, Section 9, Alberni District, Plan 15459 (PID: 001-868-128) located at 6151 Russell Place, and Lot 2, Section 9, Alberni District, Plan 15459 (PID: 001-823-591) located at 6123 Russell Place shown outlined in heavy black line on Schedule "A" attached hereto and forming part of this bylaw, are hereby rezoned from 'P1 Institutional' to '**P3 Care Campus**' zone.
- 3.2 Schedule "A" (Zoning District Map) which forms an integral part of Port Alberni Zoning Bylaw No. 5105 is hereby amended to denote the zoning outlined in Section 2 above.

**READ A FIRST TIME** this 24<sup>th</sup> day of March, 2025.

**READ A SECOND TIME** this 23<sup>rd</sup> day of February, 2026.

**A PUBLIC HEARING WAS HELD** this      day of      , 2026.

**APPROVED BY THE MINISTRY OF TRANSPORTATION** this      day of      , 2026.

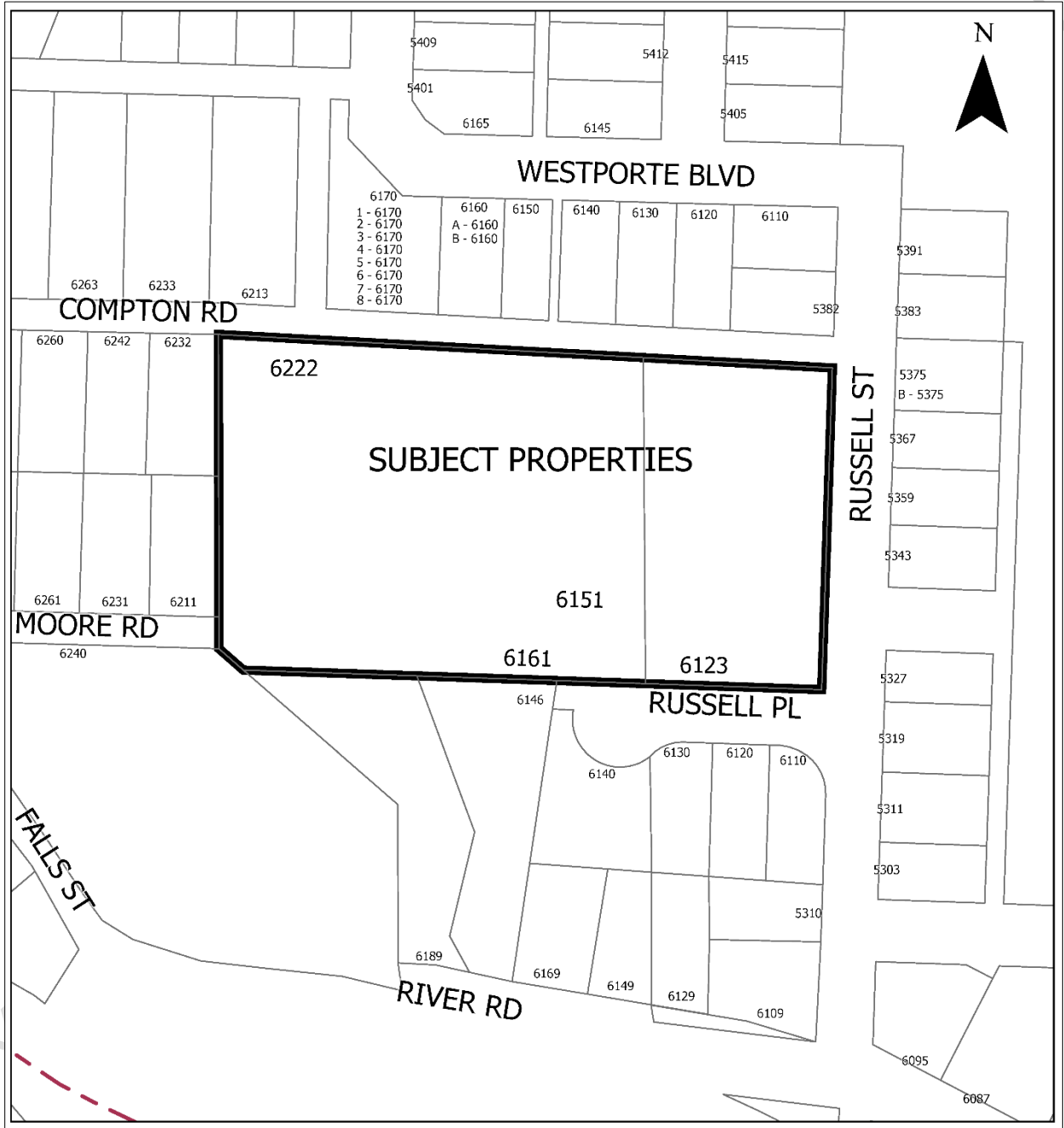
**READ A THIRD TIME** this      day of      , 2026.

**FINALLY ADOPTED** this      day of      , 2026.

\_\_\_\_\_  
Mayor

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

Schedule "A" to Bylaw No. 5119  
Site Plan



**RECEIVED**

**MAR 04 2026**

**CITY OF PORT ALBERNI**

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<input type="checkbox"/> Mayor	<input type="checkbox"/> Engineering/PW
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> Parks, Rec. & Heritage
<input type="checkbox"/> Finance	<input checked="" type="checkbox"/> Development Services
<input checked="" type="checkbox"/> Corporate Services	<input type="checkbox"/> Community Safety
<input type="checkbox"/> Agenda	<input type="checkbox"/> Other _____
File # <u>3360-20-2026-</u>	

*Russell Place*

From: [REDACTED]

Sent: March 3, 2026 5:08 PM

To: Corporate Services Department <[corp\\_serv@portalberni.ca](mailto:corp_serv@portalberni.ca)>

Subject: Community Concerns Regarding Proposed P3 Care Campus at 6123 Russell Place

Dear Mayor and Council,

I am writing as a resident of the Westporte / Russell Place area to express concerns about the proposed rezoning and development of a P3 Care Campus at 6123 Russell Place.

While many residents recognize that Port Alberni needs additional housing options and care facilities for our aging population, there are significant concerns about whether this specific location has the infrastructure and planning necessary to support a development of this scale.

One of the most frequently raised concerns within the neighborhood is parking and traffic. Residents have already experienced increasing congestion in the surrounding area, and there is concern that the proposed development does not appear to include sufficient parking for both residents and staff. This raises the likelihood that staff vehicles and visitors will spill onto surrounding residential streets, creating ongoing parking pressure for existing homeowners.

Additionally, Russell hill and surrounding roads are not designed to accommodate a substantial increase in daily traffic from staff shifts, service vehicles, visitors, deliveries, and emergency access. Without clear planning to address traffic flow and parking capacity, this development could significantly impact safety and accessibility within the neighborhood.

Residents are also concerned about the lack of nearby services and transit access. Care campuses function best when residents have reasonable proximity to transportation, services, and community amenities. Currently,

the limited bus service and distance from essential services raise questions about whether this location is the most appropriate choice for a care campus.

Another issue raised repeatedly by community members is the loss of park space in the area. Two parks in the neighborhood have already been removed, and residents were previously promised a replacement park that has yet to be built. Many families moved to this neighborhood because it offered nearby green space and recreational areas for children and families. The continued development of the area without replacement green space is a growing concern for the livability of the neighborhood.

Given these issues, many residents feel that additional planning and infrastructure considerations are needed before moving forward with rezoning. These concerns are not about opposing housing or care services, but about ensuring that developments are placed in locations that are appropriate and properly supported by transportation, parking, services, and community amenities.

I respectfully ask that Council carefully review these community concerns and consider whether this proposal is the best use of this site before approving rezoning.

Thank you for taking the time to consider the perspectives of residents who live in and care deeply about this neighborhood.

Sincerely,

J [REDACTED] Krog

[REDACTED]

**RECEIVED**

**MAR 11 2026**

**CITY OF PORT ALBERNI**

<input checked="" type="checkbox"/> Council	<input type="checkbox"/> Economic Development
<input checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Engineering/PW
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> Parks, Rec. & Heritage
<input type="checkbox"/> Finance	<input checked="" type="checkbox"/> Development Services
<input checked="" type="checkbox"/> Corporate Services	<input type="checkbox"/> Community Safety
<input type="checkbox"/> Agenda	<input type="checkbox"/> Other _____

File # 3360-20-2026-Russell Pl.

**From:** D [redacted] Appleton [redacted]  
**Sent:** March 11, 2026 7:58 AM  
**To:** Kim Motiuk <[kim\\_motiuk@portalberni.ca](mailto:kim_motiuk@portalberni.ca)>; Jaclyn Gavas <[jaclyn\\_gavas@portalberni.ca](mailto:jaclyn_gavas@portalberni.ca)>;  
Brian McLoughlin <[brian\\_mcloughlin@portalberni.ca](mailto:brian_mcloughlin@portalberni.ca)>  
**Cc:** J [redacted] Jessup <[redacted]>; D [redacted] Firouzli <[redacted]>; A [redacted] Van Volsen  
<[redacted]>  
**Subject:** Development Application Public Hearing re: RG31 Information Flyer

**Development Application Public Hearing re: RG31 Information Flyer**

Good Morning Kim,

At the request of City Council, we have revised our RG31 development application and site plan in discussions through our Building Committee and City planning staff.

In an attempt to clarify what we are proposing for future development, similar to Huupsitas (RG48) completed in 2020, we have developed a public information flyer for distribution. (see attached).

Please contact our architect or planning consultant (agents acting on our behalf in this development application) should you have any questions or concerns.

Thanks kindly,  
D [redacted] Appleton  
President  
WHNCS

The WestCoast Native Health Care Society (WNHCS) has been operating as a non-profit Seniors Care and Housing Provider in the Westporte neighbourhood, in Port Alberni, British Columbia since 1992.

Next year in 2027, we celebrate our 35th ANNIVERSARY of operations here in Westporte Place.

Our philosophy at Tsawaayuus (Rainbow Gardens) is having an underlying respect for who people are. We strive to keep each Resident as well as they can be.

We accept each Resident as a unique whole person physically, mentally, spiritually and culturally. Tsawaayuus (Rainbow Gardens) plays a role in the community, which includes education.

We challenge and act against racism. Each Resident has a family they are important to, whether it is a family within Tsawaayuus or relatives in the community. The housing we maintain for Residents is comfortable and warm. Care provided is supportive and culturally appropriate to the individual, as we are relationship focused. Staff are valued for their skill, knowledge and abilities they bring to Tsawaayuus. They are responsible to know how to provide safe care and maintain a safe environment for Residents.

We are cooperative as a team and we have concern for one another.

Tsawaayuus (Rainbow Gardens) is a unique, responsibly managed, Multi-level Care, Assisted and Independent Living Campus. Our mission is to provide holistic, culturally appropriate care and housing in a family-like environment with an emphasis on Indigenous People.

*Additional information on this new affordable housing project for low-to-moderate income Indigenous Elders, Seniors and Senior Persons with Disabilities able to live independently, may be obtained by contacting the WNHCS directly at:*



## The WestCoast Native Health Care Society

TSAWAAYUUS • ATAAPIS • HUUPSITAS

6151 Russell Place Port Alberni, BC V9Y7W3

250 724 5655

info@rainbowgardens.ca



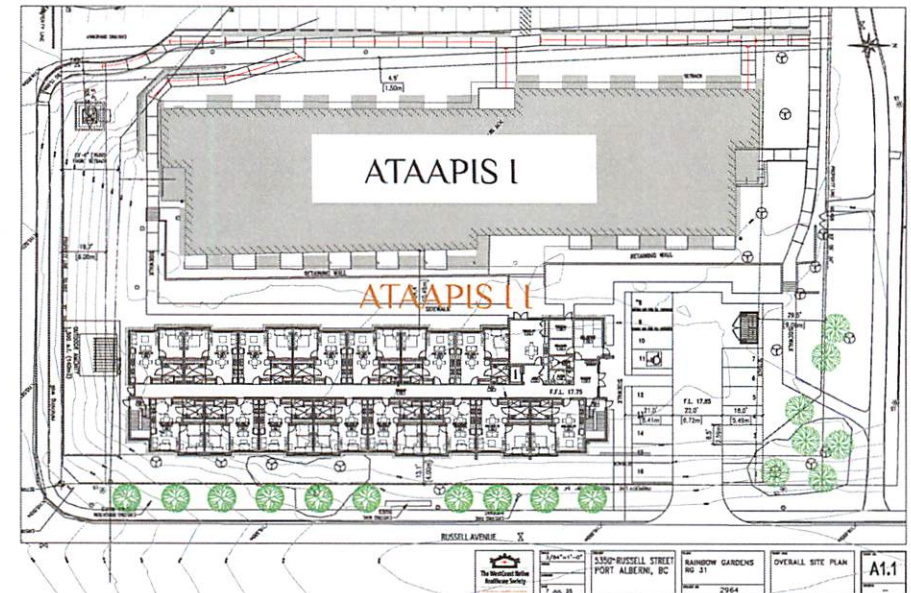
## ATAAPIS II Apartments (Top of the Hill)

THE WESTCOAST NATIVE HEALTH CARE SOCIETY

### 31 UNIT AFFORDABLE SENIORS HOUSING PROJECT

Affordable Rental Homes for low-to-moderate-to middle income Indigenous Elders, Seniors and Persons with physical disabilities able to live independently.

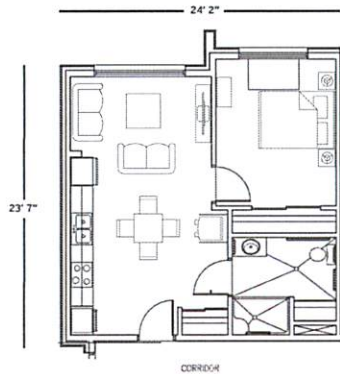
### ATAAPIS II Independent Living Apartments Site Plan



These 31 brand-new affordable rental apartments will be located on the eastern portion of the Tsawaayuus Rainbow Gardens property, directly east of the existing Independent living apartment - ATAAPIS I. A concrete retaining wall running south to north has been incorporated into the development, with safety fencing, a covered patio area, landscaping and communal gardens. Off-street residential parking and new sidewalks having been added as practical design elements.

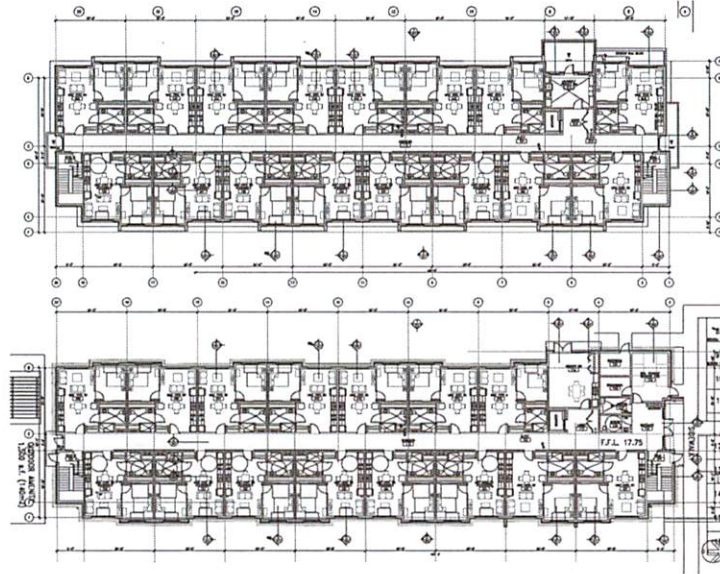
March 2026

## ATAAPIS II Independent Living Apartments Units & Floor Plans



CMHC UNIVERSAL DESIGN STANDARD  
One Bedroom Units

SECOND FLOOR  
Layout



FIRST FLOOR  
Layout

These 31 independent senior living residential apartment units, consist of a two storey wood framed building, built on an engineered layered pad and re-inforced concrete slab foundation.

All 31 units are designed to CMHC universal standards. Four (4) units on the ground floor will be fully fitted for occupancy by seniors with physical disabilities and mobility issues upon completion.

A washroom, office, amenity room, electrical and mechanical rooms are all located on the main floor. Residents lockers and scooter storage are also located on the ground floor.

The second floor has a common multi-use laundry room with an outdoor balcony.

The three entrances to the building are designed for persons with disabilities and are located on the ground floor to the west, south and north off the resident parking lot.

Access to each floor is provided by stairwells on the north and south sides, along with a centrally located elevator allowing easy access to both floors.

## ATAAPIS II Independent Living Apartments Exterior Finishes & Elevations

The exterior finishes of the building include hardie plank and metal panel siding, with aluminum features for windows and railings and painted metal soffits. The building is fitted with fire suppression sprinklers. All exterior room doors are fire-protection rated.

The colour scheme is attractively neutral and the ambient outdoor lighting design is simple but effective for personal safety and security.

These two-storey living apartments are of a high-quality development standard with landscaped surroundings and a sloped flat roof that gives the building an overall clean and stylish modern look.

Designed architectural features help differentiate and define the building elements resulting in a varied facade that minimizes the rectangle box-like appearance of the structure.

Materials	
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	PAINTED METAL CLADDING SAMPLE PANEL COLOR #2
	HARDIEPANEL SIDING SAMPLE PANEL COLOR #1
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