

CITY OF PRINCE RUPERT

ZONING AMENDMENT BYLAW NO. 3377, 2015

BEING A BYLAW TO AMEND THE CITY OF PRINCE RUPERT ZONING BYLAW NO. 3286, 2009 TO INCLUDE A NEW DOWNTOWN HIGHRISE ZONE (C6) AND AMEND SCHEDULE “C” DOWNTOWN DEVELOPMENT PERMIT AREA DESIGN GUIDELINES ACCORDINGLY (AT BILL MURRAY WAY)

The Council of the City of Prince Rupert in an open meeting assembled, enacts as follows:

That the City of Prince Rupert Zoning Bylaw No. 3286, 2009 be amended as follows:

1. By amending the Zoning Map to include a new Downtown Highrise Zone (C6) in accordance with **Attachment “A”** attached and forming part of Bylaw No.3377, 2015;
2. By amending the text to include a new Downtown Highrise Zone (C6) in accordance with **Attachment “B”** attached and forming part of Bylaw No. 3377, 2015;
3. By Amending Schedule “C” Downtown Development Permit Area Design Guidelines, Map 3, in accordance to the **Attachment “C”**, attached and forming part of Bylaw No.3377, 2015;
4. By Amending **Schedule “C”** Urban Design Guideline, Section 4.5 to include subsection (f) to read:

These guidelines are intended mainly to apply to the regularly subdivided and generally flatter lots located on Downtown Prince Rupert’s main streets where a consistent pattern of built form is preferred. Sites located outside the downtown grid may have unusual and challenging site conditions created by steeply sloping topography and/or unusual site shapes and larger lot sizes. Such sites may be considered for additional height and length of principal buildings in order to accommodate desired development. Development of such sites should continue to respect and respond to the view corridors to the Prince Rupert Harbour identified in these guidelines; and

5. This Bylaw may be cited as **“Zoning Amendment Bylaw No. 3377, 2015.”**

Read a First time this 23rd day of November, 2015.

Read a Second time this 23rd day of November, 2015.

Ministry of Transportation and Infrastructure Approval received on this 1st day of December, 2015.

Public Hearing held on the 7th day of December, 2015.

Read a Third time this 7th day of December, 2015.

Final consideration and adopted this 7th day of December, 2015.

Mayor

Corporate Administrator

6.6.0 DOWNTOWN HIGHRISE ZONE (C6)

6.6.1 Permitted Uses	(a) Retail use. (b) Personal service establishment. (c) Office. (d) Entertainment centre. (e) Traveler accommodation. (f) Theater. (g) Multiple family dwelling. (h) Assembly Hall.
6.6.2 Floor Area Ratio	The maximum floor area ratio for multiple family dwellings is 3.0
6.6.3 Maximum Building Height	Maximum of 35, except as otherwise provided for in specific geographic areas of the downtown as identified on Map 3, 'Building Heights in the Downtown' contained in the Downtown Development Permit Area Design Guidelines.
6.6.4 Building Setbacks	4.5 metres from any residential use.
6.6.5 Special Provisions	The form, character, siting of parking and design of buildings shall take into consideration the policies and recommendations contained in the Downtown Development Permit Area Design Guidelines.

