



# City of Prince Rupert

## MINUTES

For the **PUBLIC HEARING** held on December 7<sup>th</sup>, 2015 at 7:00 p.m. in the Council Chambers of City Hall, 424 - 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

**PRESENT:** Mayor L. Brain  
Councillor B. Mirau  
Councillor B. Cunningham  
Councillor W. Niesh  
Councillor G. Randhawa  
Councillor N. Kinney  
Councillor J. Thorkelson (*via telephone*)

**STAFF:** R. Long, City Manager  
C. Bomben, Chief Financial Officer  
R. Mandryk, Corporate Administrator  
Z. Krekic, City Planner  
V. Stewart, Communications Manager

### 1. CALL TO ORDER

The Mayor called the Public Hearing of December 7<sup>th</sup>, 2015 to order at 7:00 p.m.

### 2. REPORT FROM THE CITY PLANNER – RE: AMENDMENT TO THE PROPOSED ZONING AMENDMENT BYLAW NO. 3377, 2015 TO INTRODUCE A NEW DOWNTOWN HIGHRISE ZONE (C6); AND TO AMEND DOWNTOWN DEVELOPMENT PERMIT AREA DESIGN GUIDELINES ACCORDINGLY (AT BILL MURRY WAY).

#### a) City Planner's Report of November 30<sup>th</sup>, 2015.

The City Planner presented to Council.

The Mayor called up the SwissReal Group to present to Council.

Cynthia Pyde introduced herself and husband, Frank Pyde, as owners of the property. After giving a personal history, she introduced the representatives of SwissReal Mr. Franz Gehrigler, CEO, his daughter Nadja Gehrigler, Vice President and Jeremy Towning, Vice President.

#### b) As at the date of the City Planner's Report of November 30<sup>th</sup>, 2015, there have been:

- No inquiries over the counter; and

- 2 written communications received December 7, 2015 and made available at the Public Hearing.

**c) Public asked to provide comments.**

The Mayor read the Statement of Chair on the Procedures for the Public Hearing.

The Mayor called for the first speaker.

Mr. Mark William Newbery, 150 Bill Murray

- Represents three owners of the condos of six located directly below this proposed development.
- Concerns are privacy, shadowing effect, traffic congestion, and light pollution.
- Provided a letter to Council outlining the concerns. This was given to the Corporate Administrator at the meeting.

Ms. Lisa Collins

- Manager of Harbourside Apartments.
- 64 units with 64 parking spaces.
- Concerns are harbour views, solar access, traffic congestion, construction noise.
- Petitioned the tenants of Harbour Side Apartments for any concerns, outlining that the application not be allowed to proceed. This petition was supplied to the Corporate Administrator at the Public Hearing.

Ms. Andre Franset

- 4<sup>th</sup> Avenue East.
- Main concern is building height in this location.
- Fully supports development within the community, but not of this height in this location.

Ms. Patrika Macaway

Nisga'a/Tsimshian/Haida

- Appreciates the efforts going into this proposal as there is a need for housing for seniors.
- Concerns with displacement of affordable housing in the community and this development provides no additional affordable housing.
- Also brought forward concerns about the view line being diminished.

Mr. Brian Musgrave, 1805 Graham

- Local resident and business owner
- Supports the project 100% in its current design.
- Unless a developer has the density required, the cost of getting any development off the ground is very expensive given Pr. Rupert's unique geographical challenges. In the view of this speaker, "there are more pros than there are cons for this development".

Mr. Robert Bennett

- Concerned about traffic congestion.
- Exiting the apartments in this vicinity will increase in difficulty.
- The building design is nice but should stay within the current code guidelines.
- Fire department will be hindered when being called out.

Ms. Rosa Marie Miller, 184 Gull Crescent

- Lives on Gull Crescent and is the current President of the Pr. Rupert District Chamber of Commerce.
- Current home backs onto the highway, but when she hears trucks she hears employment.
- Supports the proposed rezoning application.
- Made a comment that this building offers an alternative to a house for people who want to stay in the City but not have maintenance, particularly later in life.
- This building is a powerful display that Pr. Rupert is open for business and willing to move forward with much needed change.

Ms. Marlene Thornbury

- Manager of Chances Gaming Facility and North Coast Convention Centre.
- 100% supportive of the proposed development.
- Is concerned about the City parking currently being used by their businesses being opened up and provisioned to the developer.

Mr. Frank Jackson, 209 – 100 2<sup>nd</sup> Street

- Harbour side apartments.
- Has concerns around traffic flow and feels there should be an additional exiting route for traffic driving down Bill Murray Way into the Rotary Waterfront Park area.

The Mayor called for the second and third and final time.

### 3. ADJOURN PUBLIC HEARING

MOVED by Councillor Randhawa and seconded by Councillor Mirau that the meeting be adjourned at 7:56 p.m.

CARRIED

Confirmed:

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MAYOR

Certified Correct:

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CORPORATE ADMINISTRATOR