



REGULAR AGENDA

For the **REGULAR MEETING** of Council to be held on Monday, September 28, 2026, taking place at 7:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

1. CALL TO ORDER

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Recommendation:

THAT the Agenda for the Regular Council Meeting of September 28, 2026, be adopted as presented.

4. PUBLIC COMMENT(S) REGARDING AGENDA ITEMS

5. CONSENT AGENDA

a) Council minutes for approval

- i. Minutes of the Special Meeting to Close of September 8, 2026;
- ii. Minutes of the Regular Meeting of September 8, 2026;

b) Reports for receipt

- i. Report from the Planning Re: Development Activity Report July & August 2026;
- ii. Report from the Chief Financial Officer Re: July 2026 Financial Variance Report;
- iii. Report from the Fire Chief Re: Monthly Fire/Rescue Report – August 2026;
- iv. Report from the RCMP Re: Policing Report July & August 2026;
- v. Report from the Manager of Communications, Engagement and Social Development Re: Indigenous Relations Committee Update;

c) Correspondence for approval

- i. Request for Proclamation October 2026 as Foster Family Month;

d) Correspondence for receipt

- i. Regional District of Okanagan-Similkameen Re: Support for a Minimum Five-Year Renewal of the Local Government Climate Action Program;
- ii. Canada Post Re: Proposed Changes to Mail Delivery in Prince Rupert;
- iii. City of Williams Lake Re: BC Local Government Climate Action Program (LGCAP) – Funding Continuation; and,
- iv. PACE Group Re: SOS and Municipal Leaders Calling for Five Priority Actions from Province.

Recommendation:

THAT all items on the Consent Agenda be approved or received as requested.

6. REPORTS**a) Report from the Planning Re: Development Permit #26-23 – 1800 8th Avenue East****Recommendation:**

THAT Council support approval of Development Permit (DP) #26-23 and direct the CAO, or Designate, as the delegated approval authority, to issue the permit.

7. BYLAWS**a) Permissive Property Tax Exemption Bylaw No. 3571, 2026****Recommendation:**

THAT Council consider fourth and final reading to Permissive Property Tax Exemption Bylaw No. 3571, 2026.

b) Tax Sale Redemption Extension Bylaw 3572, 2026**Recommendation:**

THAT Council consider fourth and final reading to Tax Sale Redemption Extension Bylaw No. 3572, 2026.

8. COUNCIL ROUND TABLE**9. ADJOURNMENT**



SPECIAL MINUTES

For the **SPECIAL MEETING** of Council, held on September 8, 2026, at 5:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor H. Pond
Councillor Randhawa
Councillor B. Cunningham
Councillor T. Forster
Councillor N. Adey
Councillor W. Niesh
Councillor R. Skelton-Morven (Remote)

STAFF: R. Pucci, Chief Administrative Officer
R. Miller, Deputy Chief Administrative Officer
C. Bomben, Chief Financial Officer

1. CALL TO ORDER

The Mayor called to Special Meeting of Council to order at 5:01 pm.

2. RESOLUTION TO EXCLUDE THE PUBLIC

MOVED by Councillor Forster and seconded by Councillor Randhawa THAT the meeting be closed to the public under Section 90 of the Community Charter to consider items relating to one or more of the following:

- 90.1 (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and,
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED

3. ADJOURNMENT

MOVED by Councillor Adey and seconded by Councillor Randhawa THAT the Meeting be adjourned at 5:01 pm.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES

For the **REGULAR MEETING** of Council, held on Tuesday, September 8, 2026, 7:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor Pond
Councillor G. Randhawa
Councillor T. Forster
Councillor R. Skelton-Morven (Remote)
Councillor B. Cunningham
Councillor N. Adey
Councillor W. Niesh

STAFF: R. Pucci, Chief Administrative Officer
R. Miller, Deputy Chief Administrative Officer
C. Bomben, Chief Financial Officer

1. CALL TO ORDER

The Mayor called the regular meeting to order at 7:00 pm.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

MOVED by Councillor Randhawa and seconded by Councillor Skelton-Morven THAT the Agenda for the Regular Council Meeting of September 8, 2026, be adopted as presented.

CARRIED

4. PUBLIC COMMENT(S) REGARDING AGENDA ITEMS

5. CONSENT AGENDA

a) Council minutes for approval

- i. Minutes of the Special Meeting to Close of August 24, 2026;
- ii. Minutes of the Regular Meeting of August 24, 2026;

b) Reports for receipt

- i. Report from the Chief Administrative Officer Re: Council Requests & Inquiries;

c) Correspondence for approval

- i. Request for Proclamation September 21-27, 2026 as Rail Safety Week;
- ii. Request for Proclamation October 10, 2026 as National Dental Care Day;

- iii. Request for Letter of Support from the City of Prince George Re: Northern and Rural Homeowners Grant;

d) Correspondence for receipt

- i. UBCM Re: Application of Four Criteria, per Extraordinary Resolution 2025-ER1 – Local Government Scope;
- ii. Corporation of the Village of Slocan Re: Support for Continued Local Government Climate Action Program Funding; and,
- iii. Mike Hagen on behalf of Prince Rupert Residents Re: Support for Regulated Use of Electronic Scooters and E-bikes.

MOVED by Councillor Randhawa and seconded by Councillor Skelton-Morven THAT all items on the Consent Agenda be approved or received as requested.

CARRIED

6. REPORTS

a) Report from the Chief Financial Officer Re: Permissive Property Tax Exemption Bylaw No. 3571, 2026

MOVED by Councillor Randhawa and seconded by Councillor Adey THAT Council consider the repeal and replace of the Permissive Property Tax Exemption Bylaw for 2027.

CARRIED

b) Report from the Chief Financial Officer Re: Tax Sale Redemption Extension Bylaw 3572, 2026

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT Council consider the repeal and replace of the Permissive Property Tax Exemption Bylaw for 2027.

CARRIED

c) Report from the Chief Administration Officer Re: Build Communities Strong Fund Application

MOVED by Councillor Adey and seconded by Councillor Niesh THAT Council authorizes staff to apply to the Build Communities Strong Fund (BCSF), Direct Delivery Stream, for funding toward site selection and detailed design of a new water treatment facility with a Class B cost estimate;

AND THAT Council directs staff to include \$2,500,000 in the City's 2027 Capital Budget as the municipal matching contribution, subject to approval of the BCSF application and execution of a funding agreement.

CARRIED

d) Report from the Chief Administrative Officer Re: Award RFP 2026-100 – Integrated Project Delivery Services

MOVED by Councillor Adey and seconded by Councillor Randhawa THAT Council authorize staff to award RFP 26-100 – Integrated Major Project Delivery Services to the joint venture of McElhanney Ltd. and Associated Engineering (B.C.) Ltd., and authorize the Chief Administrative Officer to execute the associated Master Services Agreement and subsequent project-specific assignments in accordance with approved City budgets and funding agreements.

CARRIED

7. BYLAWS

a) Delegation Bylaw No. 3564, 2026

MOVED by Councillor Adey and seconded by Councillor Randhawa THAT Council consider fourth and final reading to Delegation Bylaw No. 3564, 2026.

CARRIED

b) Development Approval Information Amendment Bylaw No. 3565, 2026

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council consider fourth and final reading to Development Approval Information Amendment Bylaw No. 3565, 2026.

CARRIED

c) Development Procedure Bylaw No. 3566, 2026

MOVED by Councillor Forster and seconded by Councillor Randhawa THAT Council consider fourth and final reading to Development Procedure Bylaw No. 3566, 2026.

CARRIED

d) Officers Bylaw No. 3567, 2026

MOVED by Councillor Forster and seconded by Councillor Adey THAT Council consider fourth and final reading to Officers Bylaw No. 3567, 2026.

CARRIED

e) Corporate Signing Authority & Delegation Bylaw No. 3568, 2026

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT Council consider fourth and final reading to Corporate Signing Authority & Delegation Bylaw No. 3568, 2026.

CARRIED

f) Freedom of Information and Protection of Privacy Administration Bylaw No. 3569, 2026

MOVED by Councillor Forster and seconded by Councillor Adey THAT Council consider fourth and final reading to Freedom of Information and Protection of Privacy Administration Bylaw No. 3569, 2026.

CARRIED

g) Permissive Property Tax Exemption Bylaw No. 3571, 2026

MOVED by Councillor Forster and seconded by Councillor Skelton-Morven THAT Council consider first, second and third readings to Permissive Property Tax Exemption Bylaw No. 3571, 2026.

CARRIED

h) Tax Sale Redemption Extension Bylaw 3572, 2026

MOVED by Councillor Cunningham and seconded by Councillor Forster THAT Council consider first, second and third readings to Tax Sale Redemption Extension Bylaw No. 3572, 2026.

CARRIED

8. COUNCIL ROUND TABLE

9. ADJOURNMENT

MOVED by Councillor Forster and seconded by Councillor Randhawa THAT the meeting be adjourned to the closed meeting at 7:27 pm.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE OFFICER



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 28th, 2026
TO: Richard Pucci, Chief Administrative Officer
FROM: Rodolfo Paras, Urban Planner

SUBJECT: DEVELOPMENT ACTIVITY REPORT JULY & AUGUST 2026.

RECOMMENDATION

THAT Council Receive and File the attached Development Activity Report in Attachment 1.

REASON FOR REPORT:

This report summarizes development application activity in the City of Prince Rupert for July 2026. This report is intended to inform the Council on applications that have been received and their status to date.

Report Prepared By:

Report Reviewed By:

Rodolfo Paras,
Urban Planner

Richard Pucci,
Chief Administrative Officer

Original signature available upon request

Attachments:

1. Development Activity Report for July & August 2026

Development Activity Report

Planning and Zoning – July and August 2026

File No.	Location	Proposal Description	Date Received	Status	Date of Decision
ZBLA-24-04	100 1 st Avenue E.	Zoning amendment of property with existing building.	Oct. 28, 2024	Waiting on Conditions to be met before 4 th Reading.	N/A
DVP-26-06	525 2 nd Avenue W.	Setback variance for redevelopment.	June 03, 2026	Approved	Jul. 27, 2026
DVP-26-08	400 7 th Ave. W	Minor Variance for deck	Jul. 21, 2026	Approved	Aug. 04, 2026
TUP-26-01	171 Mish-Aw Rd.	Temporary land use at industrial site.	May 08, 2026	Approved by Council and cash bond was retained.	Jun. 15, 2026
DP-25-08	George Hills Way	Proposed development of a grocery store in City Core DPA.	Apr. 22, 2025	Approved	Jul. 15, 2026
DP-26-15	525 2 nd Avenue W.	Redevelopment in City Core.	June 03, 2026	Approved	Aug. 04, 2026
DP-26-20	115 1 st Ave E	Proposed Band Stand on Mariner's park. City Core DPA.	Jun. 11, 2026	Under staff review	N/A
DP-26-21	714 Fraser St.	Exterior changes to existing building in City Core DPA	Jun. 29, 2026	Approved	Jul. 13, 2026
DP-26-22	800 2 nd Ave W.	Parking Variance for proposed redevelopment.	Apr. 20, 2026	Approved	Jul. 08, 2026
DP-26-23	1800 8 th Ave E	Proposed Multifamily Development on Multifamily DPA.	Jul. 08, 2026	Under staff review	N/A
DP-26-24	115 1 st Ave E	Proposed Band Stand on Mariner's park. Landscaping improvements. City Core DPA.	Jun. 11, 2026	Under staff review	N/A
DP-26-25	101 1 st Ave.	Exterior Ramp in the City Core	Jul. 27, 2026	Approved	Aug. 04, 2026
DP-26-26	23, 25, 27 Cowboy Rd.	Exterior improvements on City Core	Jul. 27, 2026	Approved	Aug. 14, 2026
DP-26-27	100 Watson Island	Relocation of dorm on same property within Industrial DPA.	Jul. 27, 2026	Approved	Aug. 24, 2026

Building Department Permits - Summary July 2026

Number of Building Permits approved during July:	37
Number of Housing Units Approved during the July:	1
City Core Revitalization Fee Waiver recipients during July:	2

Building Department Permits - Summary August 2026

Number of Building Permits approved during August:	32
Number of Housing Units Approved during the August:	0
City Core Revitalization Fee Waiver recipients during August:	5

Building Department Permits – Annual Summary 2026

Housing Units approved in 2026	2
City Core Revitalization Fee Waiver recipients in 2026	27



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 28, 2026
TO: Richard Pucci, Chief Administrative Officer
FROM: Corinne Bomben, Chief Financial Officer

SUBJECT: JULY 2026 FINANCIAL VARIANCE REPORT

RECOMMENDATION:

THAT Council receive this report for information purposes.

REASON FOR REPORT:

This report apprises Council of the City's current financial experience versus approved budget for the seven months ending July 31, 2026.

GENERAL OPERATING BUDGET

Operating revenues and expenses are in line with expectations at this time of year with comparatives to the prior year remaining unusual winter conditions in Spring of 2026 and Provincial funding received in the prior year not replicated this year.

UTILITIES BUDGET

Utilities revenues and expenses are generally in line with budget, although expenses are trending below original expectations due to staff attrition. Work is progressing to fill vacancies making the lower expenses experience an anomaly.

CAPITAL & SPECIAL PROJECTS

The capital and special projects programs are now underway. The Capital Paving program has mostly been used to fund road paving, curb, gutter, and sidewalk adjacent to BIG Project corridors. At the August 13 Special Regular Meeting, Council approved using Capital Reserves to fund additional paving throughout the City and those variances will appear in the August report and carry through until the amendment of the 2026 Five Year Financial Plan this fall.

LINK TO STRATEGIC PLAN

Supports the City's overall strategic goals.

Report Prepared By:

Corinne Bomben
Chief Financial Officer

Report Reviewed By:

Richard Pucci
Chief Administrative Officer

Original signature available upon request

Attachments:

- General Fund Departmental Variance Report;
- Utilities Variance Report;
- Capital Purchases, Special Projects, and Capital Works Report

REPORT TO COUNCIL – JULY 2026 FINANCIAL VARIANCE REPORT

September 28, 2026

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CITY OF PRINCE RUPERT- GENERAL FUND	YTD 2025	YTD 2026	2026	Budgeted	
Departmental Variance for Period Ending July 2026	Actual (\$)	Actual (\$)	Budget (\$)	Amount Left (\$)	% Left
REVENUES					
Airport Ferry	708,470	685,929	1,190,000	(504,071)	(42.36)
Bylaw Enforcement	85,680	85,029	134,000	(48,971)	(36.55)
Cemetery	48,956	28,232	149,000	(120,768)	(81.05)
Civic Properties	165,461	200,039	299,000	(98,961)	(33.10)
Corporate Administration	16,000	8,000	49,000	(41,000)	(83.67)
Cow Bay Marina	345,677	325,411	455,000	(129,589)	(28.48)
Development Services	394,452	684,718	339,000	345,718	101.98
Economic Development	188	-	70,000	(70,000)	(100.00)
Fire 911 Services	35,270	26,427	69,000	(42,573)	(61.70)
Fire Protective Services	11,327	390	5,000	(4,610)	(92.20)
FD Emergency Measures	4,378	8,951	14,000	(5,049)	(36.06)
Finance	7,843	12,202	15,000	(2,798)	(18.66)
Fiscal Revenue	29,678,612	7,712,552	9,207,000	(1,494,448)	(16.23)
Engineering Services	5,075	11,754	5,000	6,754	135.08
PW Common Cost	21,869	17,211	70,000	(52,789)	(75.41)
RCMP	66,316	95,103	147,000	(51,897)	(35.30)
Rec - Arena	149,585	152,918	299,000	(146,082)	(48.86)
Rec - Civic Centre	242,139	268,459	460,000	(191,541)	(41.64)
Rec - Community Services	-	-	3,000	(3,000)	(100.00)
Rec - Pool	316,667	331,088	557,000	(225,912)	(40.56)
Transit	153,231	149,498	288,000	(138,502)	(48.09)
Victim Services	64,159	64,159	96,000	(31,841)	(33.17)
Watson Island	207,464	14,963	725,000	(710,037)	(97.94)
Subtotal	32,728,821	10,883,034	14,645,000	(3,761,966)	(25.69)
Property Taxes	29,943,451	34,024,744	34,018,000	6,744	0.02
Appropriated Surplus- Operations	-	-	200,000	(200,000)	(100.00)
Total Operating Revenues	62,672,272	44,907,778	48,863,000	(3,955,222)	(8.09)
Capital Works- Funding from Grant	-	1,200,654	-	1,200,654	-
Capital Works- Funding from Appropriated Surplus	-	135,901	625,000	(489,099)	(78.26)
Capital Works- Funding from Reserves	-	2,263,603	2,820,000	(556,397)	(19.73)
Capital Purchases-Funding from PR Legacy	32,109	21,134	1,255,000	(1,233,867)	(98.32)
Capital Purchases- Funding from Grant	351,755	1,050,050	5,829,000	(4,778,950)	(81.99)
Capital Purchases- Funding from Appropriated Surplus	45,737	386,799	1,916,000	(1,529,201)	(79.81)
Capital Purchases- Funding from Reserves	2,668,308	3,750,570	3,321,000	429,570	12.93
Capital Purchases- Funding from Community Works Fund	19,312	-	-	-	-
Capital Purchases-Funding from borrowing	1,416,404	-	-	-	-
Special Projects- Funding from PR Legacy	85,592	55,806	100,000	(44,194)	(44.19)
Special Projects- Funding from Grant	141,027	1,975	336,000	(334,025)	(99.41)
Special Projects- Funding from Appropriated Surplus	45,218	3,144	167,000	(163,856)	(98.12)
Special Projects- Funding from Reserves	-	69,876	166,000	(96,124)	(57.91)
Total Capital Revenues	4,805,462	8,939,511	16,535,000	(7,499,364)	(45.35)
Total General Operating Fund Revenues	67,477,734	53,847,289	65,398,000	(11,454,586)	(17.52)

REPORT TO COUNCIL – JULY 2026 FINANCIAL VARIANCE REPORT

September 28, 2026

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CITY OF PRINCE RUPERT- GENERAL FUND	YTD 2025	YTD 2026	2026	Budgeted	
Departmental Variance for Period Ending July 2026	Actual (\$)	Actual (\$)	Budget (\$)	Amount Left (\$)	% Left
EXPENDITURES					
Airport Ferry	1,486,791	1,464,472	2,608,000	1,143,528	43.85
Bylaw Enforcement	219,886	303,052	583,000	279,948	48.02
Cemetery	166,406	132,413	329,000	196,588	59.75
Civic Properties	471,784	514,562	881,000	366,438	41.59
Corporate Administration	814,333	752,960	1,219,000	466,040	38.23
Cow Bay Marina	224,800	202,876	458,000	255,124	55.70
Development Services	584,698	641,248	1,132,000	490,752	43.35
Economic Development	113,999	159,173	235,000	75,827	32.27
FD 911 Services	391,277	392,791	709,000	316,209	44.60
FD Fire Rescue Services	3,563,298	3,609,817	6,404,000	2,794,183	43.63
FD Emergency Measures	42,421	20,875	47,000	26,125	55.59
Finance	832,634	886,739	1,467,000	580,261	39.55
Finance Cost Allocation	(519,000)	(519,000)	(519,000)	-	-
Fiscal Expenses	4,686,239	2,494,262	3,736,000	1,241,738	33.24
Governance	221,475	214,997	362,000	147,003	40.61
Grants in Aid to Community Partners	1,786,782	1,912,906	2,015,000	102,094	5.07
Human Resources	245,459	294,426	488,000	193,574	39.67
Information Technology	537,512	482,646	840,000	357,354	42.54
Parks	701,774	605,021	1,325,000	719,979	54.34
PW Engineering	453,448	404,259	778,000	373,741	48.04
PW Common Cost	3,175,695	3,270,141	5,435,000	2,164,859	39.83
Allocation of PW Common Cost	(2,761,866)	(2,746,694)	(5,497,000)	(2,750,306)	50.03
PW Vehicles	791,338	802,755	1,929,000	1,126,245	58.38
Allocation of PW Vehicles	(949,942)	(1,234,029)	(1,928,000)	(693,971)	35.99
RCMP	4,630,013	4,718,931	8,243,000	3,524,069	42.75
Rec. Centre- Arena	288,453	308,943	619,000	310,057	50.09
Rec. Centre- Civic Centre	1,370,887	1,389,618	2,397,000	1,007,382	42.03
Rec. Centre- Community Services	489	864	4,000	3,136	78.39
Rec. Centre- Pool	838,868	855,177	1,504,000	648,824	43.14
Roads	850,689	1,774,219	3,216,000	1,441,781	44.83
Transit	629,965	578,927	1,152,000	573,073	49.75
Victim Services	87,294	99,619	204,000	104,381	51.17
Watson Island	556,698	572,275	725,000	152,725	21.07
Transfer to Reserves (Interest, RCMP Loan)	22,435,977	1,244,904	3,791,000	2,546,096	67.16
Total Operating Expenses	48,970,572	26,606,144	46,891,000	20,284,856	43.26
Provision for Special Projects	282,128	138,702	794,000	655,298	82.53
Provision for Capital Purchases	4,592,347	5,482,940	12,758,000	7,275,060	57.02
Provision for Capital Works	4,254	5,313,254	4,955,000	(358,254)	(7.23)
Total Capital Expenses	4,878,728	10,934,896	18,507,000	7,572,104	40.91
Total Operating Fund Expenditures	53,849,300	37,541,040	65,398,000	27,856,960	42.60

REPORT TO COUNCIL – JULY 2026 FINANCIAL VARIANCE REPORT

September 28, 2026

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CITY OF PRINCE RUPERT- UTILITY OPERATING FUND Departmental Variance for Period Ending July 2026	YTD 2025 Actual (\$)	YTD 2026 Actual (\$)	2026 Budget (\$)	Budgeted Amount Left (\$)	% Left
Water					
Operating Revenue	4,879,817	4,659,483	3,886,000	773,483	19.90
Debt Payments- Funding from PR Legacy	668,986	37,007	1,037,000	(999,993)	(96.43)
Capital Works- Funding from Grants	10,068,106	7,743,849	62,060,000	(54,316,151)	(87.52)
Capital Works- Funding from Legacy	160,797	1,524	469,000	(467,476)	(99.67)
Capital Works- Funding from MFA Loan	-	-	600,000	(600,000)	(100.00)
Capital Purchases/Works- Funding from Reserves	297,956	-	6,099,000	(6,099,000)	(100.00)
Capital Purchases/Works- Funding from Appr. Surplus	65,174	731,197	3,461,000	(2,729,803)	(78.87)
Capital Purchases	(186,290)	-	-	-	-
Capital Works	(10,708,968)	(8,492,180)	(73,689,000)	65,196,820	(88.48)
Revenue for operations	5,245,578	4,680,881	3,923,000	984,391	25.09
Operating Expenditure	2,485,038	1,743,032	3,923,000	2,179,968	55.57
Surplus /(Deficit)	2,760,540	2,937,849	-	3,164,359	-
Sanitary and Storm Sewer					
Operating Revenue	3,459,806	3,368,809	3,864,000	(495,191)	(12.82)
Capital Works- Funding from Grants	643,841	4,304,415	20,135,000	(15,830,585)	(78.62)
Capital Works- Funding from Appr. Surplus	180,810	102,960	3,081,000	(2,978,040)	(96.66)
Capital Works- Funding from MFA Loan	-	-	11,644,000	(11,644,000)	(100.00)
Capital Works- Funding from Reserves	1,597	1,571,523	14,381,000	(12,809,477)	(89.07)
Capital Works	(1,700,774)	(6,697,301)	(51,491,000)	44,793,699	(86.99)
Revenue for operations	2,585,279	2,650,406	1,614,000	1,036,406	64.21
Operating Expenditure	553,768	782,134	1,614,000	831,866	51.54
Surplus /(Deficit)	2,031,511	1,868,272	-	1,868,272	-
Solid Waste					
Operating Revenue	5,435,660	4,950,655	5,701,000	(750,345)	(13.16)
Capital Works- Funding from Appr. Surplus	-	-	1,120,000	(1,120,000)	(100.00)
Capital Works- Funding from Accruals	573,099	-	-	-	-
Capital Works- Funding from Reserves	-	946,269	2,050,000	(1,103,731)	(53.84)
Capital Works- Funding from Community Works Fund	131,785	2,357,000	2,357,000	-	-
Capital Works- Funding from Grants	-	-	1,000,000	(1,000,000)	(100.00)
Capital Works	(704,884)	(3,303,269)	(6,527,000)	3,223,731	(49.39)
Revenue for operations	5,435,660	4,950,655	5,701,000	(750,345)	(13.16)
Appropriated Surplus for Rate Stabilization	-	-	187,000	(187,000)	(100.00)
Operating Expenditure	3,323,202	2,708,146	5,888,000	3,179,854	54.01
Surplus /(Deficit)	2,112,457	2,242,509	-	2,242,509	-

REPORT TO COUNCIL – JULY 2026 FINANCIAL VARIANCE REPORT

September 28, 2026

Page 6

CITY OF PRINCE RUPERT- CAPITAL PURCHASES	Budget	Actual	Variance
Departmental Variance for Period Ending July 2026	\$	\$	\$
Special Projects	794,000	138,702	655,298
Fire Department & 911	964,000	330,866	633,134
Civic Properties	3,648,000	3,085,693	562,307
Recreation	435,000	170,163	264,837
Land Acquisition	50,000	20,504	29,496
Watson Island	335,000	21,134	313,867
Public Works	2,235,000	1,485,011	749,989
Ferry	100,000	-	100,000
Waterfront Landing	4,303,000	300,502	4,002,498
Parks	688,000	69,067	618,933
Total	13,552,000	5,621,642	7,930,358

CITY OF PRINCE RUPERT- CAPITAL WORKS	Budget	Actual	Variance
Departmental Variance for Period Ending July 2026	\$	\$	\$
General Operating	4,955,000	5,313,254	(358,254)
Water Utility	73,689,000	8,492,180	65,196,820
Sewer Utility	51,491,000	6,697,301	44,793,699
Solid Waste Utility	6,527,000	3,303,269	3,223,731
Total	136,662,000	23,806,004	112,855,996



REPORT

Sept. 09, 2026

TO: City Administrative Officer, Richard Pucci

FROM: Fire Chief, Jeff Beckwith

SUBJECT: Monthly Fire / Rescue Report - August 2026

During the month of August 2026, the Prince Rupert Fire Rescue Department responded to 113 emergency incidents. The Fire Department attended 30 fire-related incidents including two structure fires. There were also 5 MVI's, 66 medical responses, 1 spill response, 2 rescues and 8 other public service requests.

Location	Property Value	Property Loss
704 McBride St.	\$105 000	\$105 700
439 5 th Ave E	\$386 000	\$50 000
Totals:	\$491 000	\$155 700

INCIDENT COMPARISON

August	2026	113 Incidents
August	2025	115 Incidents
August	2024	124 Incidents
August	2023	75 Incidents
August	2022	84 Incidents

FIRE SERVICE ACT INSPECTIONS

During the month of August, Fire Rescue Department personnel conducted Fire Safety Act inspections within 29 public buildings in Prince Rupert.

INSPECTION COMPARISON

August	2026	29 Public Building Inspections
August	2025	8 Public Building Inspections
August	2024	0 Public Building Inspections
August	2023	14 Public Building Inspections
August	2022	1 Public Building Inspections

DEPARTMENT ACTIVITIES AND PROGRAMS**Fire Prevention and Public Education:**

There were no scheduled hall tours this month, however there were several impromptu tours of the barn and hall as special requests.

Training & Upgrading:

During the month of August, 17 in-house training sessions were conducted including auto extrication, cyber security, fire investigation and area familiarization.

Daily Apparatus & Equipment Maintenance:

Daily inspections and maintenance were conducted on all equipment and apparatus, and they remain in working condition. Annual inspection and testing of apparatus was completed by the emergency vehicle technicians (EVT) from Blueberry Ave Mechanical.

911 DISPATCH SUMMARY

The following is a summary of emergency calls received and handled by the 911 Operators/Dispatchers.

PR ADMIN	379	PED ADMIN	0	OTH FIRE	1	CITY	96
PR FIRE	33	PED FIRE	7	OTH AMB	3	H/U	95
PR AMB	209	PED AMB	2	OTH EHS	0	WRONG #	54
PR EHS	86	PED EHS	0	OTH RCMP	6	R.C.C.	1
PR RCMP	224	PED RCMP	1			CITYWEST	165
PR ALARM	20	PED ALARM	0			311	0

Total: 1382

Respectfully Submitted



Jeff Beckwith, Fire Chief

MONTHLY MAYOR'S / CHIEF'S / COUNCIL POLICING REPORT

Prince Rupert Detachment | "E" Division | British Columbia

Reporting Month	Year	Prepared By	Date
July	2026	Marc Jones	Sept 8, 2026

Detachment Overview

Total Calls for Service - Current Month	Total Calls for Service - Year to Date	Communities Reported
834	5412	Prince Rupert, Port Edward, Lax Kw'alaams, Kitkatla, Metlakatla, Hartley Bay, Klemtu

Annual Performance Plan (APP) Priorities

Priority / Measure	Current Month	YTD	Same Month Previous Year	Previous Year Total
Reconciliation - Indigenous Community Engagement / Activities	12	45	N/A	N/A
Crime Reduction - Foot Patrols	55	139	N/A	N/A
Crime Reduction - Bike Patrols	0	0	N/A	N/A
Crime Reduction - Liquor Seizures	78	523	0	0
Crime Reduction - Curfew Checks	151	396	N/A	N/A
Traffic - Impaired Driving Investigations	15	71	12	114
Traffic - IRP / 24-Hour Suspensions	7	36	6	55
Traffic - Check Stops	1	11	1	15
Traffic - Traffic Tickets (Conventional + Electronic)	27	143	21	377

Other Police Services

Priority / Measure	Current Month	YTD	Same Month Previous Year	Previous Year Total
Criminal Record / Vulnerable Sector Checks	27	281	N/A	N/A
MCFD Section 96 Requests	5	53	N/A	N/A

Monthly Highlights / Reconciliation Activities / Significant Initiatives

Reconciliation Activities: Reconciliation activities only recorded back April 2026 to See Below for each community

APP / Crime Reduction Highlights: Curfew check stats only go back to May 2026. See above

Traffic Safety Highlights: See above

Other Police Service / Community Highlights: Members attended the annual fish harvesting trip with youth for the Kxeen Community Services Society.

Prince Rupert City

Monthly Community Statistical Report

Occurrence / Service	Current Month	Year to Date	Same Month Previous Year	Previous Year Total
Violent / Sexual Offences Against People				
Assaults (not including sexual assaults)	41	289	85	730
Sexual Offences	16	56	11	87
Child Pornography / Child Exploitation	3	15	1	24
Uttering Threats	16	104	16	156
Property Crime				
Break and Enters (Residence & Business)	6	33	10	78
Theft of Motor Vehicle	6	23	3	21
Theft Under \$5,000	23	158	9	220
Theft Over \$5,000	3	12	0	13
Frauds	7	65	11	77
Mischief - Damage to Property	12	111	18	149
Drugs / Substance-Related Offences				
Drugs (Possession)	2	14	1	20
Drugs (Trafficking)	2	22	2	27
Liquor Act	118	770	140	1191
Liquor Seizures	78	523	0	32
Public Order / People-Related Offences & Calls				
Causing a Disturbance	36	314	16	280
Mischief - Obstruct Enjoyment	41	357	28	358
Mental Health	22	228	41	380
Assist Coroner	3	23	2	37
Bylaw	23	142	21	259
Traffic				
Impaired Driving	15	71	12	114
IRP / 24-Hour Suspension	7	36	6	55
Motor Vehicle Collisions	17	143	12	231
Check Stops	1	11	1	15
Traffic Tickets	27	143	21	377
Custody / Court Process				
Bail Hearings / In Custody	12	71	17	147
Breach of Conditions	28	225	32	301
Prisoners Held	89	652	82	847
Total Calls for Service	756	4938	764	7684

Justice / Client Service Reports

Justice / Service Measure	Current Month	Year to Date	Same Month Previous Year	Previous Year Total
Victim Services Referral - Accepted	15	124	13	112
Victim Services Referral - Declined	14	124	16	142
Victim Services - Proactive Referral	12	89	11	96
Restorative Justice Referrals	0	0	0	1

Community Monthly Summary

Calls for Service	756
Charge Files	Criminal Code: 23 Provincial Act: 2 Other: LCLA 3
High-Risk Charge Files	Domestic Violence: 10 Sexual Offences: 0
Mental Health Act Apprehensions	19
Hospital Time for Mental Health Apprehensions	38 hours 49 minutes

Community Narrative / Notable Files / Emerging Issues

Of note there were 16 missing person files / investigations carried out for the month of July

Files of Note:

An employee from one of the cruise ships did not return to the ship before leaving port. Subsequently, a missing person file was created. The employee was arrested in Manitoba on an immigration warrant.

Two people were arrested and held in custody for severely beating various people. The incidents were believed to be related to the drug trade.

One person had been shot and was transported to Vancouver Hospital with serious injuries. The investigation is on going and is believed to be isolated to a certain group of people.

Members were called to a report of a stranger sex assault. After a subsequent investigation the stranger was identified and arrested.

MONTHLY MAYOR'S / CHIEF'S / COUNCIL POLICING REPORT

Prince Rupert Detachment | "E" Division | British Columbia

Reporting Month	Year	Prepared By	Date
August	2026	Marc JONES	Sept 9, 2026

Detachment Overview

Total Calls for Service - Current Month	Total Calls for Service - Year to Date	Communities Reported
882	6294	Prince Rupert, Port Edward, Lax Kw'alaams, Kitkatla, Metlakatla, Hartley Bay, Klemtu

Annual Performance Plan (APP) Priorities

Priority / Measure	Current Month	YTD	Same Month Previous Year	Previous Year Total
Reconciliation - Indigenous Community Engagement / Activities	15	60	N/A	N/A
Crime Reduction - Foot Patrols	65	204	N/A	N/A
Crime Reduction - Bike Patrols	0	0	N/A	N/A
Crime Reduction - Liquor Seizures	113	636	0	0
Crime Reduction - Curfew Checks	126	522	N/A	N/A
Traffic - Impaired Driving Investigations	8	79	13	114
Traffic - IRP / 24-Hour Suspensions	3	39	7	55
Traffic - Check Stops	2	13	2	15
Traffic - Traffic Tickets (Conventional + Electronic)	21	164	20	377

Other Police Services

Priority / Measure	Current Month	YTD	Same Month Previous Year	Previous Year Total
Criminal Record / Vulnerable Sector Checks	31	312	N/A	N/A
MCFD Section 96 Requests	2	55	N/A	N/A

Monthly Highlights / Reconciliation Activities / Significant Initiatives

Reconciliation Activities: Reconciliation activities only recorded back April 2026 to See Below for each community.

APP / Crime Reduction Highlights: Curfew check stats only go back to May 2026. See above.

Traffic Safety Highlights: See above

Other Police Service / Community Highlights: Members attended Cultural Workshop for the Kxeen Community Services Society.

Prince Rupert City

Monthly Community Statistical Report

Occurrence / Service	Current Month	Year to Date	Same Month Previous Year	Previous Year Total
Violent / Sexual Offences Against People				
Assaults (not including sexual assaults)	47	336	79	730
Sexual Offences	10	66	8	87
Child Pornography / Child Exploitation	1	16	2	24
Uttering Threats	17	121	15	156
Property Crime				
Break and Enters (Residence & Business)	9	42	7	78
Theft of Motor Vehicle	3	26	2	21
Theft Under \$5,000	37	195	30	220
Theft Over \$5,000	1	13	1	13
Frauds	11	76	9	77
Mischief - Damage to Property	19	130	10	149
Drugs / Substance-Related Offences				
Drugs (Possession)	5	19	3	20
Drugs (Trafficking)	7	29	0	27
Liquor Act	150	920	126	1191
Liquor Seizures	113	636	0	32
Public Order / People-Related Offences & Calls				
Causing a Disturbance	51	365	27	280
Mischief - Obstruct Enjoyment	40	397	29	358
Mental Health	29	257	31	380
Assist Coroner	3	26	3	37
Bylaw	21	164	27	259
Traffic				
Impaired Driving	8	79	13	114
IRP / 24-Hour Suspension	3	39	7	55
Motor Vehicle Collisions	16	159	22	231
Check Stops	2	13	2	15
Traffic Tickets	21	164	20	377
Custody / Court Process				
Bail Hearings / In Custody	16	87	11	147
Breach of Conditions	27	252	29	301
Prisoners Held	79	731	86	847
Total Calls for Service	792	5730	782	7684

Justice / Client Service Reports

Justice / Service Measure	Current Month	Year to Date	Same Month Previous Year	Previous Year Total
Victim Services Referral - Accepted	18	142	15	112
Victim Services Referral - Declined	19	143	15	142
Victim Services - Proactive Referral	12	101	7	96
Restorative Justice Referrals	0	0	0	1

Community Monthly Summary

Calls for Service	792
Charge Files	Criminal Code: 24 Provincial Act: 8 Other: 0
High-Risk Charge Files	Domestic Violence: 5 Sexual Offences: 0
Mental Health Act Apprehensions	17
Hospital Time for Mental Health Apprehensions	31 hours 22 minutes

Community Narrative / Notable Files / Emerging Issues

Of note there were 13 missing person files / investigations carried out for the month of August

Files of Note:

Members were involved in file where a male allegedly pointed a handgun at another male. Members conducted a search of the suspects home (and vehicle) locating prohibited firearms, unsafely stored firearms and ammunition. Charges pending.



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 28th, 2026
TO: Richard Pucci, Chief Administrative Officer
FROM: Veronika Stewart, Manager of Communications, Engagement and Social Development

SUBJECT: INDIGENOUS RELATIONS COMMITTEE UPDATE

RECOMMENDATION:

THAT Council receive this report for information purposes.

REASON FOR REPORT:

The Indigenous Relations Committee has been meeting over the past two years to identify priorities for improved service provision for the City for its Indigenous community members. In addition to developing a draft Reconciliation Action Plan, still pending future Council consideration, the Committee has been taking on additional community works and has also provided advisory services to Council. This report summarizes those activities for Council's awareness.

SUMMARY OF ACTIVITIES:

See below for an overview of key activities of the committee:

- Advisory information provided regarding management of the All Native Tournament as well as the future of the Kwinitsa Station.
- Coordination of Indigenous Veterans Day event in 2025 and confirmed planning towards a 2026 event in coordination with the Canadian Army Rangers, Prince Rupert and District Metis Society, Git Waas Drum group, and the local chapter of the Canadian Legion starting in 2026.
- Sponsorship of Truth and Reconciliation day events and workshops coordinated by the Lax Kxeen All Nations Society
- Sponsorship of a free community swim for 2026 Truth and Reconciliation Day
- Sponsorship of a youth/adult book draw for 2026 Truth and Reconciliation Day
- Purchase of orange shirts for City staff and Council for Truth and Reconciliation Day
- Purchase of banners welcoming the participants to the All Native Tournament for the Rec Centre and City Hall

- Participation in video material development for the City, District of Port Edward and North Coast Regional District jointly-developed cultural safety training program in collaboration with Sanyas.
- Additional engagement with community at an Open House event in June at the Prince Rupert Library and outreach to contacts from local Nations.

COST:

All costs associated with plan development were funded with \$15,000 in contributory funding in the 2025/2026 Budget from the City, funded by RBA, and \$15,000 in grant funds from the UBCM Urban Communities Partnering for Reconciliation fund. Future costs related to the implementation of the Plan will be subject to regular Council Budget deliberation processes. Additional activities coordinated by the committee are funded by remaining funds of the \$15,000 allocated and approved in the 2026 Budget.

CONCLUSION:

Staff recommend that Council receive the report for information purposes.

Report Prepared By:

Veronika Stewart,
Manager of Communications,
Engagement and Social Development

Report Reviewed By:

Richard Pucci,
Chief Administrative Officer

Original signature available upon request

Olena Moshko

From: CFD Info CFD:EX <MCF.Info@gov.bc.ca>
Sent: Thursday, September 17, 2026 9:46 AM
To: City Hall
Subject: Letter from the Honourable Jodie Wickens, Minister of Children and Family Development

Categories: Olena

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VIA E-MAIL

Ref: 312352

Mayor Herb Pond
City of Prince Rupert
E-mail: cityhall@princerupert.ca

Dear Mayor Pond and Council:

As Minister of Children and Family Development, I am delighted to once again proclaim October as Foster Family Month in British Columbia. This year marks the 36th anniversary of Foster Family Month, providing an important opportunity to recognize and celebrate the remarkable contributions of family and foster caregivers across our province. I am honoured to express my sincere gratitude for their unwavering dedication and commitment to supporting children and youth in care.

Caregivers of all kinds demonstrate extraordinary compassion and generosity by opening their hearts, homes, and lives to children and youth who need support. By providing a safe and nurturing environment for these young people, they help them cope with what can be very difficult times, and also help them begin to heal and work through the challenges they have experienced.

Over the years, I have had the privilege of meeting many exceptional caregivers whose kindness, compassion and dedication to the children and youth they care for has left a lasting impression on me. Their willingness to provide love, stability, and hope during challenging times makes a meaningful difference in the lives of children, youth, and families throughout British Columbia.

Please join me in celebrating these caregivers for the crucial role they play in all our communities, and for the selfless work they do for the children, youth, and families of British Columbia.

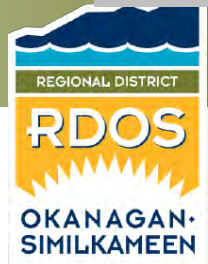
Sincerely,

Jodie Wickens
Minister of Children and Family Development

Sent on behalf of the Minister by:



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September 10, 2026

The Honourable David Eby, Premier

The Honourable Adrian Dix, Minister of Energy and Climate Solutions

The Honourable Kelly Greene, Minister of Emergency Management and Climate Readiness

The Honourable Christine Boyle, Minister of Housing and Municipal Affairs

The Honourable Brenda Bailey, Minister of Finance

Dear Premier Eby and Ministers:

Re: Support for a Minimum Five-Year Renewal of the Local Government Climate Action Program

On September 3rd, 2026, the Regional District of Okanagan-Similkameen (RDOS) passed the following motion:

THAT the Board direct staff to prepare a letter to the Province in support of the Union of BC Municipalities' (UBCM) call for a minimum five-year renewal of Local Government Climate Action Program (LGCAP) funding, commencing in 2027.

On behalf of the Board of Directors of the RDOS, I am writing in support of the Union of British Columbia Municipalities' (UBCM) call for a minimum five-year renewal of the Local Government Climate Action Program (LGCAP), commencing in 2027.

The RDOS joins local governments throughout British Columbia in recognizing LGCAP as a critical and effective partnership between the Province and local governments. The program provides predictable and flexible funding that enables communities to undertake locally relevant climate action initiatives, build organizational capacity, and advance projects that reduce greenhouse gas emissions while strengthening resilience to climate-related hazards.

As a predominantly rural regional district covering a large and diverse geographic area, the RDOS faces increasing challenges associated with climate change, including wildfire risk, extreme heat, drought, flooding, and other severe weather events. Local governments are on the front lines of responding to these impacts and require stable, long-term funding to plan and implement meaningful actions that protect residents, infrastructure, local economies, and the natural environment.

In the RDOS, LGCAP funding has enabled climate action work that would be difficult to advance through a rural tax base alone. This includes dedicated staff capacity, climate action planning and reporting, community emissions reduction initiatives, energy efficiency programming such as the HomeEnergy Guide initiative, electric vehicle charging infrastructure, climate adaptation and resilience planning, climate-related risk and vulnerability assessments, regional planning efforts, and public engagement. Just as importantly, LGCAP has provided a stable foundation for securing additional provincial and federal grants, building partnerships, and advancing multi-year projects that support both local priorities and provincial climate objectives.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

101 Martin Street, Penticton, BC V2A 5J9 | 250-492-0237 | www.rdos.bc.ca | info@rdos.bc.ca

Serving the citizens of the Okanagan-Similkameen since 1966.

The value of LGCAP is strengthened by its flexibility and predictability. Unlike competitive grant programs, LGCAP allows communities to respond to local priorities while contributing to broader provincial objectives under CleanBC and related climate resilience strategies. This is particularly important for smaller and rural communities, where administrative capacity and financial resources are often limited and where sustained funding is needed to move from planning to implementation.

Without multi-year certainty, local governments may be forced to delay staffing decisions, defer strategic planning, pause partnerships, or slow project delivery. A renewed commitment would help maintain local capacity, preserve momentum, and ensure climate action investments continue to deliver meaningful outcomes for residents, infrastructure, local economies, and the natural environment.

The RDOS respectfully requests that the Province commit to a minimum five-year renewal of LGCAP beginning in 2027. Multi-year funding certainty would provide local governments with the confidence needed to continue investing in locally relevant climate mitigation, adaptation, emergency preparedness, energy efficiency, and resilience initiatives while supporting the Province's broader climate objectives.

For regional districts and rural communities, continued LGCAP investment is essential to maintaining the Province-local government partnership needed to address climate-related risks. Renewing the program for a minimum five-year term would help ensure local governments remain effective partners in protecting British Columbians and building resilient, sustainable communities.

The Board also encourages the Province to continue working collaboratively with UBCM, local governments, and Modern Treaty Nations to ensure the program remains responsive to the diverse needs of communities throughout British Columbia.

Thank you for your consideration of this important matter and for your continued partnership with local governments in building resilient, sustainable communities.

Sincerely,



Mark Pendergraft

Chair

Regional District of Okanagan-Similkameen

cc: Union of British Columbia Municipalities (UBCM)

Penticton-Summerland MLA

Boundary-Similkameen MLA

UBCM Member Municipalities

Olena Moshko

From: Richard Pucci
Sent: Wednesday, September 16, 2026 10:43 AM
To: Olena Moshko
Cc: Rosamaria Miller
Subject: FW: Advance Notice: Proposed Changes to Mail Delivery in Prince Rupert
Attachments: PrinceRupert-en.pdf

Please place on the Sept 28th meeting under communication.

RP

From: LEE, Mike <Mike.Lee@canadapost.postescanada.ca>
Sent: Wednesday, September 16, 2026 7:45 AM
To: Herb Pond <Herb.Pond@princerupert.ca>; Barry Cunningham <Barry.Cunningham@princerupert.ca>; Teri Forster <Teri.Forster@princerupert.ca>; Wade Niesh <Wade.Niesh@princerupert.ca>; Gurvinder Randhawa <Gurvinder.Randhawa@princerupert.ca>; Nick Adey <Nick.Adey@princerupert.ca>; Reid Skelton-Morven <Reid.Skelton-Morven@princerupert.ca>
Cc: Richard Pucci <Richard.Pucci@princerupert.ca>
Subject: Advance Notice: Proposed Changes to Mail Delivery in Prince Rupert

Some people who received this message don't often get email from mike.lee@canadapost.postescanada.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Pond and Members of Council,

I'm writing to provide early notice of planned Canada Post delivery changes in Prince Rupert as part of our national transformation and modernization efforts. These changes will be announced later today (September 16), and will allow us to adapt for the future, stop our financial losses, and provide a quality service for all Canadians.

As you know, Canada Post is at an important moment. Declining letter mail volumes, growing delivery costs, and rapidly changing customer expectations have created a challenging financial reality for the national postal service. To continue delivering reliable, affordable service to Canadians—without becoming a recurring burden on taxpayers—we must modernize how we operate.

One of the most significant steps in this effort is the conversion of door-to-door delivery to community mailbox (CMB) service in selected neighbourhoods, including parts of Prince Rupert, with implementation currently anticipated in 2027.

Attached for your reference is an information package prepared for your use — *Canada Post community mailboxes: What to expect in your community*.

Nearly three quarters of Canadian addresses already receive mail through centralized delivery. Expanding this model allows Canada Post to better manage costs while enabling us to invest in areas where demand is growing—particularly parcel delivery, accessibility accommodations, and services that support local businesses and national commerce.

Importantly, modernization is not only about cost control. It is also about providing more tailored and responsive services. Community mailboxes offer secure, convenient access to both mail and parcels, and they enable us to deploy delivery resources where they are most needed. For residents with functional limitations, Canada Post offers a free Delivery Accommodation Program, ensuring accessibility remains a core part of universal service.

We recognize that changes to mail delivery affect communities directly. That is why early and ongoing collaboration with the municipality is central to this process. Before any sites are finalized, Canada Post will:

- Engage municipal staff early and transparently
- Share proposed community mailbox locations for review and comment
- Work jointly to address safety, accessibility, streetscape, and local planning considerations
- Coordinate communications to ensure residents are informed and supported

We will also be reaching out to municipal staff in the near future to begin this collaborative work and ensure the proposed approach reflects local priorities and considerations.

We view this as a shared journey, not a one-time change. As we move through planning, siting, and implementation, we are committed to listening, adapting where appropriate, and working constructively with municipal leadership.

Canada Post remains focused on providing reliable service to all Canadians while responsibly managing public resources. We appreciate the role municipalities play as partners in that effort and look forward to continuing our work together as the postal service evolves.

I would welcome the opportunity to meet with you and your staff to discuss the proposed approach and next steps.

Best,
Mike

Mike Lee
Manager, Government and Community Affairs (BC)
Canada Post / Postes Canada
Cell: 604-353-8312



Canada Post community mailboxes: What to expect in your community

Prince Rupert, British Columbia

September 2026



Canada Post community mailbox conversion program

Over the coming years, Canada Post will convert nearly four million addresses that still receive door-to-door delivery to community mailboxes. This change is part of our plan to renew and modernize the national postal service so we can continue to meet the evolving needs of Canadians in a financially sustainable way.

Some addresses in your community have been selected for conversion from door-to-door delivery to community mailboxes in 2027. Canada Post is reaching out now to provide early notice and outline what to expect as planning for this transition begins.

As a first step in this process, we are initiating discussions with your staff as we work to identify safe, accessible locations for new community mailboxes. We are also sending letters to residents notifying them of the upcoming change.

We understand your residents may have questions about this change, and we're committed to keeping them informed every step of the way. For residential customers with functional limitations, we offer free delivery accommodations to help ensure continued accessibility.

This package is intended to answer questions you or your residents may have and includes:

1. [Community mailbox conversions in your community](#)
2. [Conversion process and timeline](#)
3. [Siting, installation and maintenance](#)
4. [Customer notification process](#)
5. [Delivery Accommodation Program](#)
6. [Guiding principles for our transformation](#)

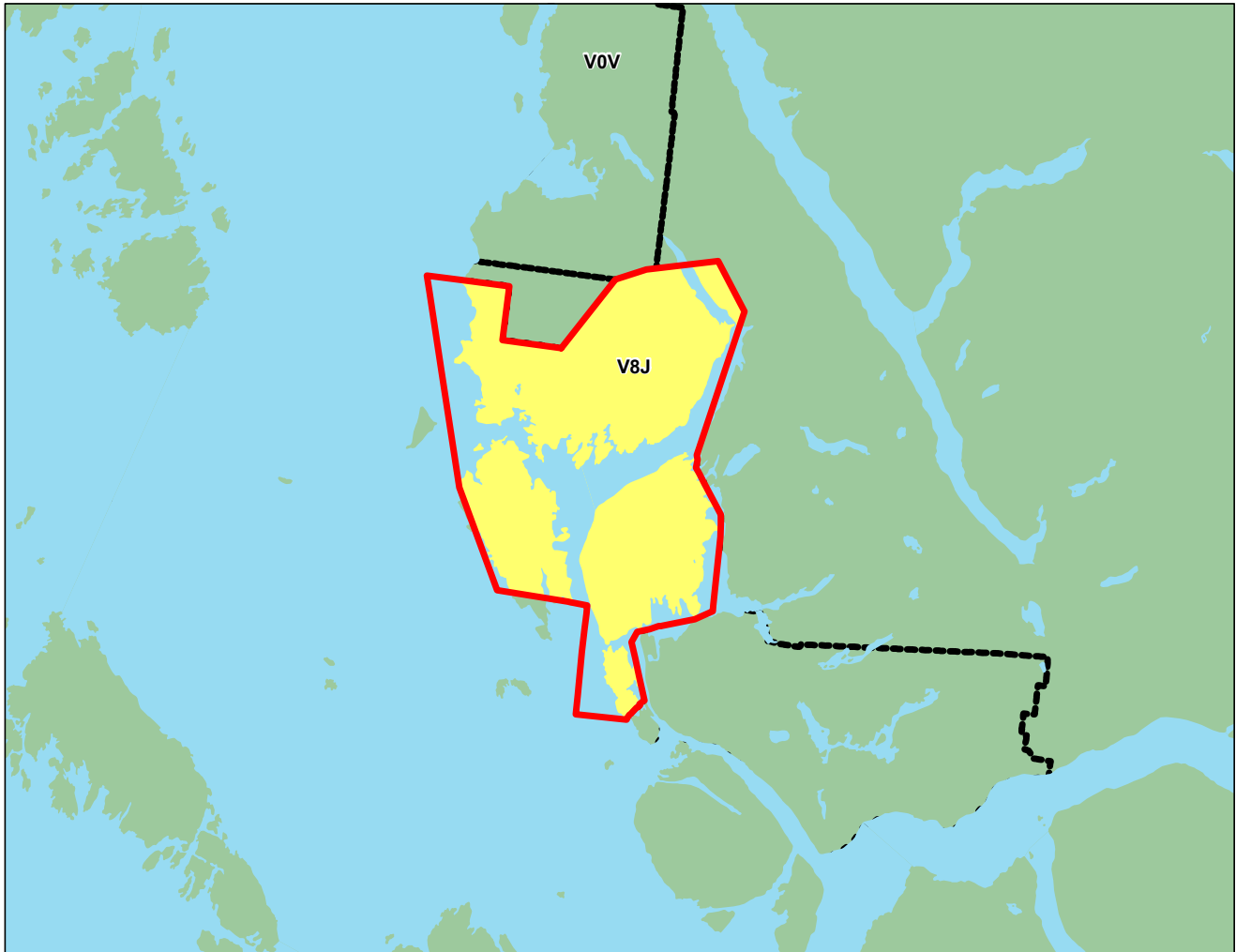
Canada Post's broader transformation

Canada Post is transforming to ensure we can meet the evolving needs of Canadians without becoming a recurring burden on taxpayers. Community mailbox conversions represent a key element of our transformation plan.

If you have questions or need additional information on community mailboxes or our broader transformation, please feel free to reach out to us at any time. We appreciate your collaboration and look forward to working together as we modernize Canada's postal service to better serve Canadians now and into the future.

Community mailbox conversions in Prince Rupert, British Columbia

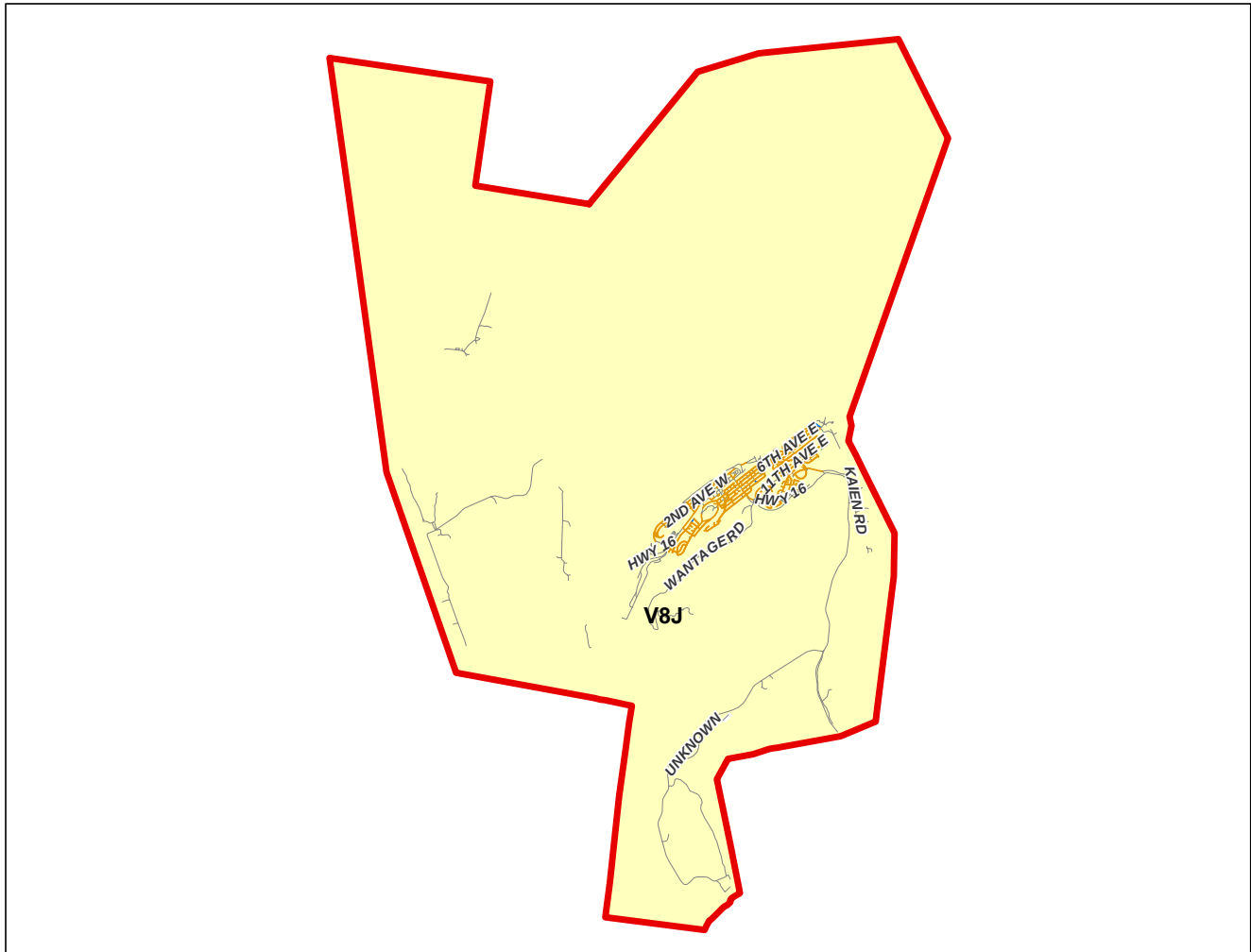
This map shows areas that currently receive door-to-door delivery and will be converted to community mailbox service over the next five years.



-  Areas that will be converted to community mailboxes in 2027
-  Areas that will be converted to community mailboxes by 2030
-  Areas already served by community mailboxes or other delivery modes

Community mailbox conversions in Prince Rupert, British Columbia

This map highlights the areas that have been selected for conversion from door-to-door delivery to community mailboxes in 2027.



-  Areas that will be converted to community mailboxes in 2027
-  Streets with addresses that will be converted to community mailboxes
-  Streets with addresses that are already served by community mailboxes
-  Streets on private property

Community overview: Prince Rupert, British Columbia

Current situation (all of Prince Rupert):

RESIDENTIAL ADDRESSES

Door-to-door delivery: **4,406**

NO CHANGE — Community mailbox delivery: **63**

— Apartment lobby delivery: **765**

— Other delivery*: **30**

BUSINESS ADDRESSES

Door-to-door delivery: **354**

NO CHANGE — Community mailbox delivery: **0**

Approximate number of addresses to be converted from door-to-door delivery to community mailboxes in 2027:

Residential addresses **4,390**

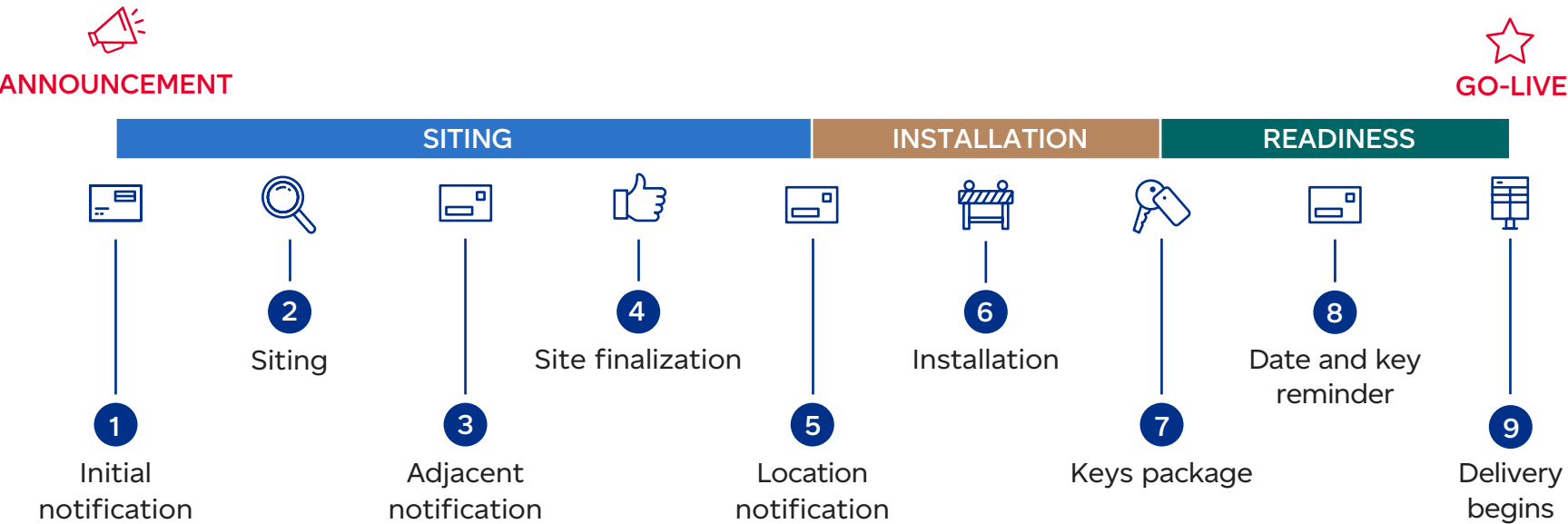
Business addresses **340**

Postal codes starting with:
V8J

These addresses are served by the following postal depots:
Prince Rupert STN Main

* Other delivery modes may include rural mailboxes and post office boxes.

Conversion process



Conversion process and timeline

When converting addresses from home delivery to community mailboxes, Canada Post follows a structured process that includes engagement with local governments, customer notification, site preparation, installation and service start-up.

Timelines may vary by community.

1 Initial notification

Canada Post notifies local officials and customers of the planned conversion from home delivery to community mailboxes. This early communication provides advance notice and outlines the upcoming steps in the process.

2 Community mailbox siting

Canada Post performs on-street assessments and related field activities to identify safe, accessible locations for community mailboxes. It then presents proposed sites to local officials for review and comment.

3 Adjacent customer notification

Residents who live adjacent to a proposed community mailbox location receive written notification. If they have questions or concerns, a member of Canada Post's Delivery Services team will follow up with them to discuss.

4 Site finalization

Community mailbox sites are finalized.

5 Location notification

Customers are notified by mail of the location of their new community mailbox.

6 Installation

Canada Post prepares for and installs the new community mailbox.

7 Key package distribution

Customers are notified by mail of the date on which their delivery will switch to their new community mailbox. Mailbox keys are also delivered to customers at this time.

8 Date and key reminder

Customers are reminded by mail of the date on which their home delivery will move to their new community mailbox. The letter will also ask customers to contact Canada Post if they have not received their mailbox keys.

9 Community mailbox delivery begins

Delivery to all community mailboxes in the area begins.

Siting, installation and maintenance

Canada Post follows established standards for the site selection, installation and ongoing maintenance of community mailboxes.

Site selection

Canada Post performs on-street assessments and related field activities to identify safe, accessible locations for community mailboxes. It then presents proposed sites to local government officials for review and comment.

The site selection process seeks to balance safety, customer convenience and operational requirements by evaluating traffic patterns and required infrastructure setbacks. This includes setbacks from intersections and driveways.

Pedestrian flow and accessibility are also considered, with preference for locations that offer sidewalk access and proximity to existing street lighting.

Installation

Canada Post uses qualified, designated contractors and a standardized process to install community mailboxes.

- **Utility checks:** Before any work begins, contractors confirm the location of underground utilities to ensure the site is safe for excavation.
- **Site preparation:** For sites requiring preparation to meet accessibility and safety requirements, curb cuts and other augmentations may be made.
- **Groundwork:** Foundations are installed and related groundwork is completed.
- **Module installation:** Mailbox modules are installed a few weeks after groundwork is completed.

Each step in the installation process usually takes less than a day. Canada Post and its contractors will work to minimize disruptions and ensure the site is cleaned up after each visit.



Maintenance

Canada Post is responsible for the ongoing maintenance and servicing of community mailbox sites. This includes keeping locations safe and accessible year round by clearing snow, removing graffiti and repairing or replacing locks as required.

Customer notification process

Canada Post is committed to keeping customers whose door-to-door delivery will be converted to a community mailbox informed every step of the way. Customers will receive written notifications at key points in the process so they know what to expect and when.

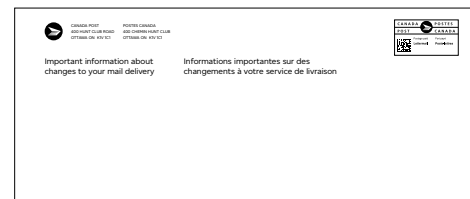
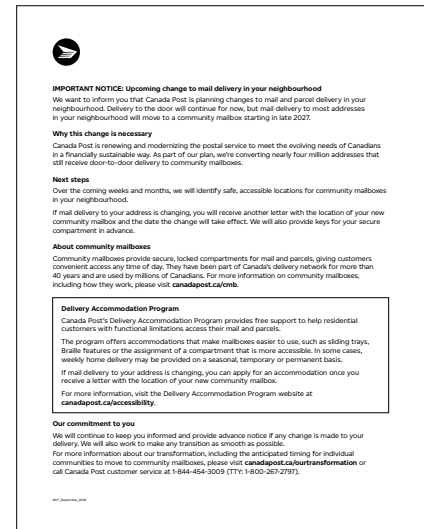
Notification sequence

Customers can expect the following notifications as the conversion progresses:

- Initial notice advising that their address will be converted from door-to-door delivery to a community mailbox.
- Notification to adjacent residents where a new community mailbox is planned near their property.
- Notice confirming the specific location of the customer's new community mailbox and information on Canada Post's Delivery Accommodation Program.
- Notice confirming the date the customer's door-to-door delivery will transition to a community mailbox. Customers will also receive their community mailbox keys at this time.
- Final reminder of the date the delivery method will change.

Information will be provided to customers in both official languages and mailed in clearly labelled envelopes.

A copy of the initial notification letter and an accompanying insert on community mailboxes are included in this package.





IMPORTANT NOTICE: Upcoming change to mail delivery in your neighbourhood

We want to inform you that Canada Post is planning changes to mail and parcel delivery in your neighbourhood. Delivery to the door will continue for now, but mail delivery to most addresses in your neighbourhood will move to a community mailbox starting in late 2027.

Why this change is necessary

Canada Post is renewing and modernizing the postal service to meet the evolving needs of Canadians in a financially sustainable way. As part of our plan, we're converting nearly four million addresses that still receive door-to-door delivery to community mailboxes.

Next steps

Over the coming weeks and months, we will identify safe, accessible locations for community mailboxes in your neighbourhood.

If mail delivery to your address is changing, you will receive another letter with the location of your new community mailbox and the date the change will take effect. We will also provide keys for your secure compartment in advance.

About community mailboxes

Community mailboxes provide secure, locked compartments for mail and parcels, giving customers convenient access any time of day. They have been part of Canada's delivery network for more than 40 years and are used by millions of Canadians. For more information on community mailboxes, including how they work, please visit canadapost.ca/cmb.

Delivery Accommodation Program

Canada Post's Delivery Accommodation Program provides free support to help residential customers with functional limitations access their mail and parcels.

The program offers accommodations that make mailboxes easier to use, such as sliding trays, Braille features or the assignment of a compartment that is more accessible. In some cases, weekly home delivery may be provided on a seasonal, temporary or permanent basis.

If mail delivery to your address is changing, you can apply for an accommodation once you receive a letter with the location of your new community mailbox.

For more information, visit the Delivery Accommodation Program website at canadapost.ca/accessibility.

Our commitment to you

We will continue to keep you informed and provide advance notice if any change is made to your delivery. We will also work to make any transition as smooth as possible.

For more information about our transformation, including the anticipated timing for individual communities to move to community mailboxes, please visit canadapost.ca/ourtransformation or call Canada Post customer service at 1-844-454-3009 (TTY: 1-800-267-2797).



Secure mail and parcel delivery in your neighbourhood

Canada Post community mailboxes offer secure, convenient, 24/7 access to mail and parcels.

Compartment identification

Each compartment is identified using two numbers: the module number on the unit and the personal compartment number on the locked box.

Security

Each compartment is secured with an individual lock to help protect mail and parcels.

Large parcel compartments

Each community mailbox includes two compartments for larger parcels.

Angled top

The angled top and drip edge design allows rain and snow to drain away from compartment doors.

Outgoing mail slot

An extra-wide slot lets customers easily deposit outgoing mail.

Large individual compartments

Locked compartments dedicated to each address are large enough to accommodate oversized envelopes, small parcels, magazines and several days worth of mail for most households.

Design and construction

Each unit is constructed from high-grade aluminum for long-lasting durability and reliable performance in all weather conditions.



Receiving parcels at a community mailbox

More than 80 per cent of parcels delivered by Canada Post fit in an individual compartment or one of the dedicated parcel compartments. When a parcel is placed in a dedicated parcel compartment, the customer will receive a specially designed key in their individual compartment to collect the item. Larger parcels and those requiring a signature are delivered to the customer's home or redirected to a nearby post office with a delivery notice.



Delivery Accommodation Program

As part of our commitment to serving all Canadians, the Delivery Accommodation Program ensures residential customers with functional limitations can access their mail and parcels.

Through this free program, Canada Post offers accommodations that make community mailboxes easier to use. Delivery accommodations may also be provided on a seasonal, temporary or permanent basis:



Compartment tray

A sliding compartment tray that makes it easier to see and reach mail and parcels. Trays are available for most community mailboxes.



Key turner

A tool to help customers insert, turn and remove their community mailbox compartment key.



Compartment change

In some cases, a different compartment may be assigned at a requested height or position.



Tactile writing or Braille

Braille and raised letters and numbers can be added to mailbox compartments, parcel compartments and parcel key tags.

Home delivery

Home delivery may be available for customers who can't access their mail and parcels. Parcels are delivered daily and mail is delivered weekly on Wednesdays. Customers approved for home delivery must provide a secure mail receptacle and ensure safe access to it.



Reassigned mailbox location

Mail and parcels may be delivered to another community mailbox that is more accessible.

Please note: Supporting documentation is required for home delivery and reassigned mailbox locations.



How to request an accommodation

To request accommodation or for more information, call 1-844-454-3009 or visit canadapost.ca/accessibility.

Guiding principles for our transformation

Canada Post is transforming to renew and modernize the national postal service and put it on a path to financial sustainability.

During this transformation, the following guiding principles represent our commitments to Canadians, customers and employees.



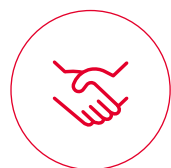
Prioritize service

We will provide reliable and affordable delivery for all Canadians while protecting access to vital postal services in rural, remote and Indigenous communities.



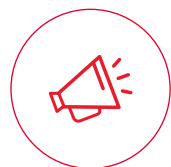
Proceed thoughtfully

While there's a need to move with urgency, we will proceed thoughtfully to get it right and minimize how the changes affect Canadians.



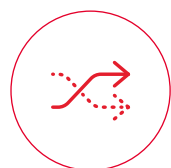
Treat employees with respect

We will continue to be fair and respectful to our employees and prioritize their safety as we implement changes.



Keep Canadians informed

We will provide regular updates on our transformation to Canadians, customers, employees and other stakeholders, and give them as much notice as possible of any changes affecting them.



Be flexible

We will adjust our approach based on the evolving needs of Canadians.



September 11, 2026

File No. 5280-15

Premier David Eby

Hon. Adrian Dix, Minister of Energy and Climate Solutions

Hon. Kelly Greene, Minister of Emergency Management and Climate Readiness

Hon. Christine Boyle, Minister of Housing and Municipal Affairs

Hon. Josie Osborne, Minister of Finance

Dear Premier Eby and Ministers:

Re: BC Local Government Climate Action Program (LGCAP) - Funding Continuation

At its regular meeting of August 11, 2026, City of Williams Lake Council passed the following resolution:

"That Council authorize a letter be sent from the Mayor to the Premier of BC and relevant provincial Ministers outlining the importance of the Local Government Climate Action Program (LGCAP) funding and the critical need for continuation of this funding program; and further, this letter be shared with local MLAs, NCLGA, UBCM and all BC municipalities and regional districts."

On behalf of the City of Williams Lake, I am writing to urge the Province's continued commitment to the Local Government Climate Action Program (LGCAP). For more than 15 years, the Province has provided consistent annual climate action funding to local governments, recognizing that municipalities are key to helping the Province meet greenhouse gas (GHG) targets and climate adaptation goals.

The Local Government Climate Action Program (LGCAP) and its predecessor, the Climate Action Revenue Incentive Program (CARIP), have provided a critical and reliable source of dedicated funding enabling municipalities to maintain staff capacity, support community climate initiatives, deliver key GHG reduction and adaptation programs, and leverage other utility funding, including provincial and federal grants. Many of these initiatives directly support the goals of the CleanBC Roadmap and the Climate Preparedness & Adaptation Strategy.

Since 2022, the City of Williams Lake has received \$562,432 and has been able to use this funding to secure additional funds amounting to more than \$190,000 from alternative sources, including the British Columbia Vision Zero in Road Safety Grant Program, BC Active Transportation Network Planning Grant, and the Green Municipal Fund – Safe and Active School Routes program.

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These funds have allowed the City of Williams Lake to complete many different projects that may not otherwise have been accomplished. Some of these projects include the creation of the Active Transportation Network Plan (2025), window upgrades to support energy savings, and the construction of the pedestrian bridge connecting Scout Island and RC Cotton site trail networks with downtown Williams Lake. Additional upcoming projects include the installation of bike racks in the downtown core (2026) and traffic calming measures along Western Avenue (2027).

Municipal budgets are under significant pressure to fund core services and respond to the increasingly costly impacts of accelerating climate changes, including devastating floods, wildfires, and extreme heat. Removing dedicated Provincial climate action funding will create a shortfall that cannot be replaced without significant impacts to local taxpayers.

LGCAP has been the stable foundation that allows local governments to pursue these opportunities. Without it, many municipalities will be unable to apply for competitive grants or deliver community-focused climate programming that supports provincial objectives.

In February 2026, the provincial government released the 2026/27–2028/29 Service Plan for the Ministry of Energy and Climate Solutions. The plan does not include funding for the continuation of the Local Government Climate Action Program (LGCAP); however, to date, no final decision or direction has been communicated publicly by the Province.

The City of Williams Lake respectfully requests that the Province confirm the continued funding of LGCAP and its inclusion in the 2026/27- 2028/29 Service Plan. Should the program not continue, the loss of provincial LGCAP funding would be detrimental to the City's ability (and the ability of all local governments) to continue developing and implementing our climate action program and supporting provincial goals.

Thank you for your time and consideration. I look forward to your response.

Yours truly,



Mayor Surinderpal Rathor

c: MLA Lorne Doerkson, Cariboo Chilcotin
Union of British Columbia Municipalities
North Central Local Government Association
BC Municipalities and Regional Districts



Heather MacRae

From: Greg Descantes <GDescantes@pacegroup.com>
Sent: Thursday, September 17, 2026 2:31 PM
Subject: SOS AND MUNICIPAL LEADERS AT UBCM CALL FOR FIVE PRIORITY ACTIONS FROM PROVINCE

You don't often get email from gdescantes@pacegroup.com. [Learn why this is important](#)

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ATTN: MAYOR AND COUNCIL



SOS AND MUNICIPAL LEADERS CALLING FOR FIVE PRIORITY ACTIONS FROM PROVINCE

SOS and mayors and councillors at UBCM seek provincial 'Contract with Communities'

VICTORIA, B.C. (Sept. 17, 2026) – Following a recent province-wide SOS survey that shows continued widespread public dissatisfaction with provincial inaction on crime, public safety, addiction and mental illness and the justice system, community leaders at UBCM joined Save Our Streets (SOS) today to sign a large "Contract with our communities" billboard calling on the provincial government to carry out five critical actions that can make a measurable difference.

The critical actions address homeless encampments, the need for increased access to detoxification beds, properly locating public-facing, low-barrier services, prioritizing addictions and mental health services, and fully funding the justice system. Among the speakers at today's event were SOS Co-Founders Jess Ketchum and Clint Mahlman, Mayor Ken Sim of Vancouver, Mayor Marianne Alto of Victoria, Mayor Brad West of Port Coquitlam, Mayor Simon Yu of Prince George and Squamish Councillor Jenna Stoner, the incoming UBCM President.

"Our recent poll and the dozens of mayors and councillors who joined us today demonstrate that these are not partisan issues," said Jess Ketchum. "These issues affect every B.C. community and impact every British Columbian. Unfortunately, long-term progress on these issues will only be made when senior levels of government respond to these challenges as a much higher priority."

The Contract with Communities five critical actions include:

1. **Ensure Safe Public Spaces**

Commitment: Enact provincial policy that clearly stipulates homeless encampments cannot become established in communities where there are adequate shelter options. In other words, one may choose not to access a shelter bed, but they cannot choose to then set up a tent on public land or in front of a store. **Why this matters:** Public spaces belong to everyone. Residents, visitors, workers, families, seniors, and vulnerable individuals should be able to safely access and enjoy community spaces without fear, obstruction or persistent disorder.

2. **Immediately Move Beyond Harm Reduction**

Commitment: Immediately make detoxification beds available within Health Ministry facilities in all B.C. communities. **Why this matters:** The almost singular focus on harm reduction services has left vulnerable and ailing people on our streets in communities across the province. Immediately providing detox services at least starts a process of offering people struggling with addictions a second option straightaway.

3. **Properly Locate Public-Facing, Low-Barrier Services**

Commitment: Harm reduction services for individuals must not operate such that harm is transferred to the neighborhood where the services operate. All provincially-funded harm reduction services and low-barrier housing must have publicly posted standards for how they will ensure no negative impact to surrounding neighborhoods and be held to account or closed. **Why this matters:** Neighbourhoods deserve to have businesses and social services that make being a good neighbour a priority. The provision of services should not disrupt the safety or functionality of a neighbourhood simply because of the type of service they provide.

4. **Addictions and Mental Health Services Must Be a 2026 Priority**

Commitment: Establish government-operated addiction and mental illness treatment and recovery available on a regional basis throughout B.C. now. The provincial government declared the drug and mental health issues a crisis in 2016; it is time they acted like it was a crisis. These services should be established in temporary locations with health staff seconded from other jurisdictions to start treating those in need. **Why this matters:** Communities can no longer wait for the perfect facilities to be built; people suffering on our streets cannot wait for the flawless building. If it is a crisis, government must respond with immediacy and not let perfect solutions stand in the way of immediate action.

5. **Justice Services Must Be Funded to Serve the Public Good**

Commitment: Fully fund the provincial justice system to hold people accountable for criminal acts. Ensure we have enough judges, sheriffs, crown prosecutors and correctional staff. **Why this matters:** There is a growing sense that the lack of consequences for criminal acts has led to a sense of lawlessness in many B.C. communities. An immense increase in theft, vandalism, and open drug use has made many main streets and downtowns feel unsafe. Further, many businesses feel they have been left to fend for themselves, and the 'system' is not there to support them.

"This 'contract' is a powerful reminder of the common-sense actions community leaders from across B.C. are calling for," said Clint Mahlman, Co-Founder. "It's time for our provincial government to put partisan politics and ideology aside and listen to the residents and elected municipal officials that know their communities best. It's also time to stop relying on decades old solutions that clearly do not work and continue to erode the quality of life of all British Columbians."

About Save Our Streets

Save Our Streets is a coalition of 120-plus community and business organizations representing every corner of British Columbia. SOS members are committed to seeing governments bring order and public safety back to communities across British Columbia. Concerned citizen groups, and B.C. businesses interested in joining or supporting SOS are invited to submit online at SaveOurStreets.ca or contact info@saveourstreets.ca.

-30-

Media contact:

Greg Descantes

gdescantes@pacegroup.com

604-417-1379



REPORT TO COUNCIL

Regular Meeting of Council

DATE: September 28th, 2026
TO: Richard Pucci, Chief Administrative Officer
FROM: Rodolfo Paras, Planner

SUBJECT: DEVELOPMENT PERMIT #26-23 – 1800 8th Ave E

RECOMMENDATION:

THAT Council support approval of Development Permit (DP) #26-23 and direct the CAO, or Designate, as the delegated approval authority, to issue the permit.

REASON FOR REPORT:

An application was received for a Development Permit for the property with the property located at 1800 8th Ave East, legally described as “LOT 1 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN EPP82864”.

The application involves:

1. A Multifamily Development of 9 units subject to the Multifamily and Riparian Development Permit Areas.

The Architectural drawings are included in Attachment 2.

BACKGROUND:

The applicant requests approval for a Development Permit to allow them to build a multifamily development of nine (9) units. Due to the zoning and location of the proposal, it is mandated to comply with the City’s Multifamily and Riparian Development Permit Areas, as included in the Official Community Plan. This development received approval of a Zoning Bylaw Amendment in 2025 (Bylaw No. 3669, 2025), through which process the project went through public notification and council consideration.

On September 8, 2026, Council adopted Development Procedures Bylaw No. 3566, 2026, which delegates Development Permit approval authority to the CAO, or Designated Officer. In accordance with Section 12 of the bylaw, the CAO has elected to refer this application to Council for consideration.

The Draft Development Permit is included as Attachment 1.

LINK TO STRATEGIC PLAN:

This proposal would fall under Goal F: Support and encourage new and renewed housing working with industry, senior government and First Nations.

LINKS TO COUNCIL PLANS AND POLICY DIRECTION:**Multifamily Development Permit Area**

The proposal is subject to a character and form review to assess compliance with the requirements and objectives of the Multifamily Development Permit Area (DPA).

Staff have reviewed the proposal and determined that it is generally aligned with the character and form requirements of the Multifamily DPA. The proposal satisfies the applicable requirements related to site servicing, building guidelines, pedestrian grain, and other relevant Multifamily DPA considerations.

Riparian DPA

A portion of the property is located within the Riparian Development Permit Area near the proposed parking access. As a result, a Riparian Assessment prepared by a Qualified Environmental Professional was requested.

The Riparian Assessment has been received and concludes that the proposed development will not adversely impact the functional riparian values of the watercourse. The assessment therefore supports the proposed development from a riparian perspective.

Alignment with Official Community Plan

The proposal is consistent with the land use designation and residential objectives of the Official Community Plan (OCP). Council previously considered the broader land use implications of proposal through approval of Zoning Bylaw No. 3669, 2025.

REFERRALS:

Referrals were completed and no concerns were identified that would prevent approval of this development.

COST:

There are no direct costs or budget impacts to the City from granting, or not granting, the variance.

CONCLUSION:

Staff have reviewed this Development Permit application recommend for approval.

Report Prepared By:**Report Reviewed By:**

Rodolfo Paras,
Urban Planner

Richard Pucci,
Chief Administrative Officer

Attachment(s):

- Attachment 1: Draft Development Permit
- Attachment 2: Architectural Drawing

Original signature available upon request



DEVELOPMENT PERMIT
FILE NO. DP-26-23

PERMIT ISSUED BY: The City of Prince Rupert (the City), a municipality incorporated under the *Local Government Act*, 424 3rd Avenue, Prince Rupert, BC, V8J 1L7

PERMIT ISSUED TO OWNERS: FCS PROJECTS LTD.

APPLICANT: FCS PROJECTS LTD.

1. This Development Permit is issued subject to compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented in this permit.
2. This Development Permit applies to those lands within the City of Prince Rupert that are described below, and any and all buildings, structures, and other development thereon:

LEGAL DESCRIPTION:

LOT 1 DISTRICT LOT 251 RANGE 7 COAST DISTRICT PLAN EPP82864

LOCAL ADDRESS:

1800 8TH AVENUE EAST

SUBJECT TO the following conditions to the satisfaction of the City:

- a. This permit allows the development of 1800TH Ave. E. in accordance with the attached plans and specifications included in this permit as Schedule 1.
 - b. Prior to the issuance of a Building Permit, the proponent(s) shall have all servicing plans and off-site access plans approved by the City.
 - c. The applicant/owner(s) is responsible for ensuring that any required permitting and certification from other government agencies is obtained prior to commencing use.
3. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
 4. This permit is **NOT** a building permit or subdivision approval.

5. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.
6. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner, their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
7. The following plans and specifications are attached to and from part of this permit:
 - a. Schedule 1: Architectural Drawings.

ISSUED ON THIS ____ DAY OF _____.

CITY OF PRINCE RUPERT
By an authorized signatory

Richard Pucci
Chief Administrative Officer

PROPOSED MULTI-FAMILY BUILDING

1800 8TH AVENUE EAST, PRINCE RUPERT, BC



26-09-01	DP & BP	REVISION		
26-06-16	ISSUED FOR BP			
01	26-03-16	ISSUED FOR DP		
REV	DATE	DESCRIPTION	DR	RV

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THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO ISEL ARCHITECTURE. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC

SHEET TITLE:

COVER SHEET

PLOT DATE	04/20/2026	PROJECT NO.	25202
SCALE	AS SHOWN	REVISION	
DRAWING NO.	A0		

PROPOSED MULTI-FAMILY BUILDING

1800 8TH AVENUE EAST, PRINCE RUPERT, BC

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION.
- THESE DRAWINGS ARE SUPPLIED TO THE CONTRACTOR AND OTHERS FOR THEIR USE FOR THIS SPECIFIC PROJECT. ALL COPIES OF THESE DRAWINGS SHALL REMAIN THE PROPERTY OF IGEL ARCHITECTURE AND SHALL NOT BE REUSED OR REPRODUCED WITHOUT PERMISSION OF IGEL ARCHITECTURE.
- THE ORGANIZATION OF DOCUMENTS ARE NOT INTENDED TO CONTROL THE DIVISION OF WORK. DIVISION OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DIMENSIONS ARE TO FACE OF PARTITION, FACE OF MASONRY, FACE OF CONCRETE OR GRID LINE AT NEW CONSTRUCTION AND FACE OF EXISTING FINISH AT EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND POWER AND PLUMBING REQUIREMENTS FOR ALL OWNER AND NIC ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- EXISTING CONDITIONS SHOWN ARE BASED ON RECORD DRAWINGS AND / OR ORIGINAL CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ALL CONSULTANTS' AND ARCHITECTS' DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH EACH OTHER.
- CONTRACTOR TO KEEP AS-BUILT RECORDS OF CONSTRUCTION AND MAKE AVAILABLE TO THE ARCHITECT AT PROJECT CLOSE.
- CONTRACTOR TO TAKE CARE TO PROTECT ALL EXISTING FINISHES.
- CONTRACTOR TO SUPPLY ORIGINAL LETTERS OF ASSURANCE FOR ALL DEVICES/ITEMS REQUIRED TO BE SEISMICALLY RESTRAINED.
- CONTRACTOR TO NOTIFY ARCHITECT IF LEAD TIMES FOR ANY SPECIFIED ITEMS/PRODUCTS MAY JEOPARDIZE THE PROJECT SCHEDULE.
- BEFORE TENDERING, EXAMINE SITE AND ALL APPLICABLE DRAWINGS SO THAT THE TENDER PRICE INCLUDES FOR EVERYTHING NECESSARY FOR COMPLETION OF WORK. FAILURE TO VISIT THE SITE OR ADEQUATELY REVIEW ALL THE REQUIRED INTERFACING DETAILS WILL NOT ENTITLE THE CONTRACTOR TO ANY ADDITIONAL COMPENSATION.
- CONTRACTOR TO PAY FOR ALL PERMITS INCLUDING BUILDING PERMIT.
- REFER TO THE ACCOMMODATION AND REAL ESTATE SERVICES (ARES) SECURITY SYSTEM SPECIFICATIONS FOR SECURITY RELATED ITEMS.

PROJECT CONTACT INFORMATION

ARCHITECT OF RECORD: IGEL ARCHITECTURE LTD 815 - 402 PENDER STREET WEST VANCOUVER, BC V6B 1T6 778-839-4260 CONTACT: ANDY IGEL	Civil: L&M Engineering Limited 1210 Fourth Ave Prince George BC V2L 3J4 Tel: 250-562-1977 (ext 122) Email: tfjellstrom@lmengineering.bc.ca Terry A. Fjellstrom P.Eng President	STRUCTURAL: ACCESS Engineering T: 250 562 9345 ext 2011 E: tbraaten@accesseng.ca Prince George Edmonton accesseng.ca Tanner Braaten, P. Eng. Partner, Lead Structural Engineer - Prince George
Wood Framing: 590A Tomlin Road, Prince George, BC, V2K 4L4 Phone: (250)561-2079 Mobile: (250)612-9275 Email: trevor.tatarczuk@wintonhomes.ca 590A Tomlin Road, Prince George, BC, V2K 4L4 Trevor Tatarczuk Sales Development Manager		

CONTRACT REQUIREMENTS

CORRESPONDENCE:
ALL CORRESPONDENCE MUST GO THROUGH THE ARCHITECT SO THAT ALL INFORMATION RELATIVE TO THE PROJECT CAN BE PROPERLY DOCUMENTED, COORDINATED AND TRACKED. ANY PERTINENT CORRESPONDENCE NOT INCLUDING THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF WRITTEN MEETING MINUTES.
RFI'S (REQUEST FOR INFORMATION)
ANY QUESTIONS / CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING (EMAIL) TO THE ARCHITECT IN THE FORM OF A RFI (REQUEST FOR INFORMATION).
CONTRACTOR SHALL NUMBER HIS/HER RFI'S SEQUENTIALLY AND INCLUDE ANY SUB-CONTRACTOR RFI'S WITHIN THEIR NUMBERING SYSTEM. SEPARATE SUB-CONTRACTOR RFI'S FORWARDED DIRECTLY TO THE ARCHITECT WILL NOT BE ACCEPTED. THE ARCHITECT MAY ALSO ASK QUESTIONS/CLARIFICATIONS FROM THE CONTRACTOR IN THE FORM OF A RFI
ASI'S (ARCHITECTURAL SUPPLEMENTAL INFORMATION)
THE ARCHITECT MAY SUBMIT ADDITIONAL DESIGN INFORMATION DURING THE COURSE OF CONSTRUCTION IN THE FORM OF AN ASI. IF THE CONTRACTOR BELIEVES THE ADDITIONAL INFORMATION CONSTITUTES A CHANGE IN PROJECT COST OR TIME, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
ASK'S (ARCHITECTURAL SKETCHES)
ARCHITECTURAL SKETCHES MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. THEY WILL ACCOMPANY RFI'S, ASI'S, PCO'S OR CO'S (CHANGE ORDERS) BUT WILL NOT BE ISSUED ON THEIR OWN. SIMILARLY STRUCTURAL SSK, MECHANICAL MSK OR ELECTRICAL ESK... MAY BE ISSUED.
PROGRESS DRAWS:
PROGRESS DRAW APPLICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PER THE REQUIREMENTS OF THE CCDC2 CONTRACT.
CHANGES:
CHANGES IN THE PROJECT WILL BE ISSUED AS A:
CO (CHANGE ORDER)
CD (CHANGE DIRECTIVE)
PROPOSED CHANGES WILL BE INITIATED BY THE ARCHITECT FOR THE CONTRACTOR TO PRICE AND WILL BE ISSUED AS A:
PCO (PROPOSED CHANGE ORDER)
SUBMITTALS:
EMAIL SUBMITTALS ARE ACCEPTABLE AND ENCOURAGED. CONTRACTOR TO IDENTIFY LONG LEAD ITEMS AT START OF PROJECT. TURN AROUND TIME FOR SUBMITTAL REVIEWS BY THE ARCHITECT SHALL BE MAXIMUM 5 DAYS UNLESS OTHERWISE AGREED. ARCHITECT WILL SUPPLY THE CONTRACTOR WITH A LIST OF SUBMITTALS AT THE CONSTRUCTION KICK-OFF MEETING.
SCHEDULES:
CONTRACTOR TO KEEP A CURRENT CONSTRUCTION SCHEDULE AND MAKE AVAILABLE TO THE ARCHITECT...GANTT CHARTS ARE PREFERRED.
MEETING MINUTES:
CONTRACTOR TO KEEP MEETING MINUTES OF ALL CONSTRUCTION MEETINGS INCLUDING MEETINGS WHERE THE ARCHITECT IS NOT PRESENT. MINUTES TO BE EMAILED TO PROJECT TEAM WITHIN 3-DAYS.
RECORD DWGS (AS-BUILTS):
THE CONTRACTOR SHALL KEEP A RECORD OF ALL AS-BUILT CONDITIONS AND MAKE AVAILABLE TO THE CONSULTANT AT PROJECT CLOSE. ALL UNDERGROUND PIPING, CONDUITS... SHALL BE DIMENSIONED TO GRIDLINES OR SUITABLE REFERENCE POINTS.
INSPECTIONS:
AT CONSTRUCTION COMMENCEMENT THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO DETERMINE WHAT INSPECTIONS HE/SHE WILL REQUIRE TO PERFORM DURING THE COURSE OF THE PROJECT (REQUIREMENTS DIFFER FROM JURISDICTION TO JURISDICTION).
THE CONTRACTOR SHALL THEN BE RESPONSIBLE FOR NOTIFYING THE CITY INSPECTOR WHEN THE WORK IS READY TO BE INSPECTED (USUALLY ONE DAY BEFORE THE REQUIRED INSPECTION - CONFIRM WITH JURISDICTION). THE CONSULTANT SHALL ALSO BE NOTIFIED AT SUCH TIMES (IN WRITING / EMAIL). ALL INSPECTOR CERTIFICATES SHALL BE FILED BY THE CONTRACTOR AND HANDED OVER TO THE CONSULTANT AT SUBSTANTIAL COMPLETION.
SUBSTANTIAL COMPLETION:
SUBSTANTIAL COMPLETION WALK-THRU SHALL BE SCHEDULED MINIMUM 1 WK PRIOR TO PROJECT COMPLETION/CLIENT MOVE-IN. THIS WILL ALLOW ADEQUATE TIME TO CORRECT ALL DEFICIENCIES. ARCHITECT WILL PREPARE A DEFICIENCY LIST AT TIME OF FINAL WALK-THRU AND DISTRIBUTE.
CONTRACTOR TO HAND OVER ALL REQUIRED FINAL DOCUMENTATION TO THE ARCHITECT AT FINAL WALK-THRU.

SHEET INDEX

ARCHITECTURAL

A0	3D RENDERING
A0.0	COVER PAGE/PROJECT INFORMATION
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A0.4	CODE ANALYSIS
A1.0	FLOOR PLAN - 1ST
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A1.3	ROOF PLAN
A2.0	ELEVATIONS - NORTH
A2.1	ELEVATIONS - SOUTH
A2.2	ELEVATIONS - WEST
A2.3	ELEVATIONS - EAST
A2.4	ELEVATIONS
A2.5	ELEVATION
A3.0	SECTIONS - A-A
A3.1	SECTIONS - B-B
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A4.2	DETAILS
A4.3	DETAILS
A4.4	DETAILS
A5.0	DOOR SCHEDULE
A6.0	WINDOW SCHEDULE
A7.0	LANDSCAPE PLAN
A8.0	LIGHTING PLAN

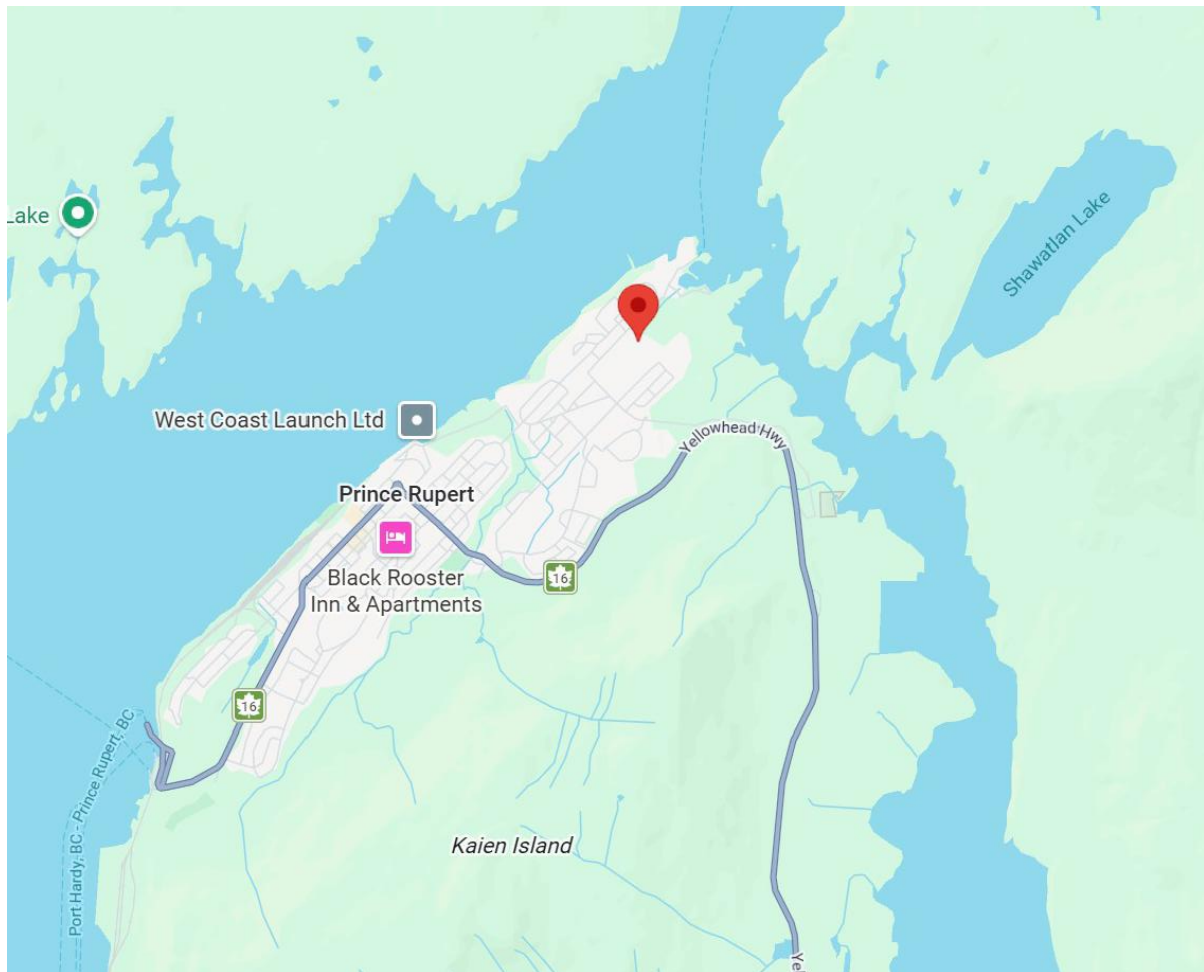
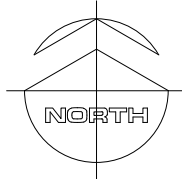
SITE PLAN - PROJECT LOCATION

CIVIC ADDRESS:

1800 8TH AVENUE EAST,
PRINCE RUPERT, BC

LEGAL ADDRESS:

LOT 1 DISTRICT LOT 251 RANGE 5
COAST DISTRICT PLAN EPP82864



REV	DATE	DESCRIPTION	DR	RV
	26-09-01	DP & BP REVISION		
	26-06-16	ISSUED FOR BP		
	01 26-03-16	ISSUED FOR DP		

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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC

SHEET TITLE:

COVER SHEET & PROJECT INFORMATION

PLOT DATE: 05/07/2026	PROJECT NO:
SCALE: AS SHOWN	25202
DRAWING NO:	REVISION:
A0.0	



26-09-01 DP & BP REVISION
26-06-16 ISSUED FOR BP

REV	DATE	DESCRIPTION	DR	RV
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PROJECT:

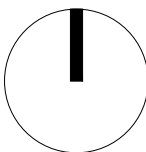
PROPOSED
MULTI-FAMILY
BUILDING

1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE:

SITE SURVEY

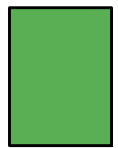
PLOT DATE: 05/07/2026	PROJECT NO. 25202
SCALE: AS SHOWN	REVISION
DRAWING NO. A0.1	



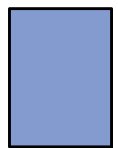
ZONING INFORMATION

ADDRESS:	1800 8TH AVENUE EAST	
PARCEL ID:	030532345	
LEGAL DESCRIPTION:	LOT 1 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN EPP82864	
PROPOSED ZONING DISTRICT:	RM2	
SITE AREA:	1,412 SM	
PROPOSED BUILDING FOOTPRINT:	308.5 SM SM	
PROPOSED SITE COVERAGE:	20.9% (50% ALLOWED)	
BUILDING HEIGHT:	12.7M (13 M ALLOWED)	
DENSITY:	9 UNITS (63.7 UNITS/HA - 75 ALLOWED)	
SETBACKS:		
	ALLOWED	PROPOSED
FRONT	3.0M	19.6M
SIDE	1.2M	1.4M
SIDE	1.2M	8.7M
REAR	3.6M	2.9M
PARKING:	9 PARKING SPACES (1 PER UNIT) REQUIRED, 14 PROVIDED (13 REGULAR + 1 ACCESSIBLE PARKING)	

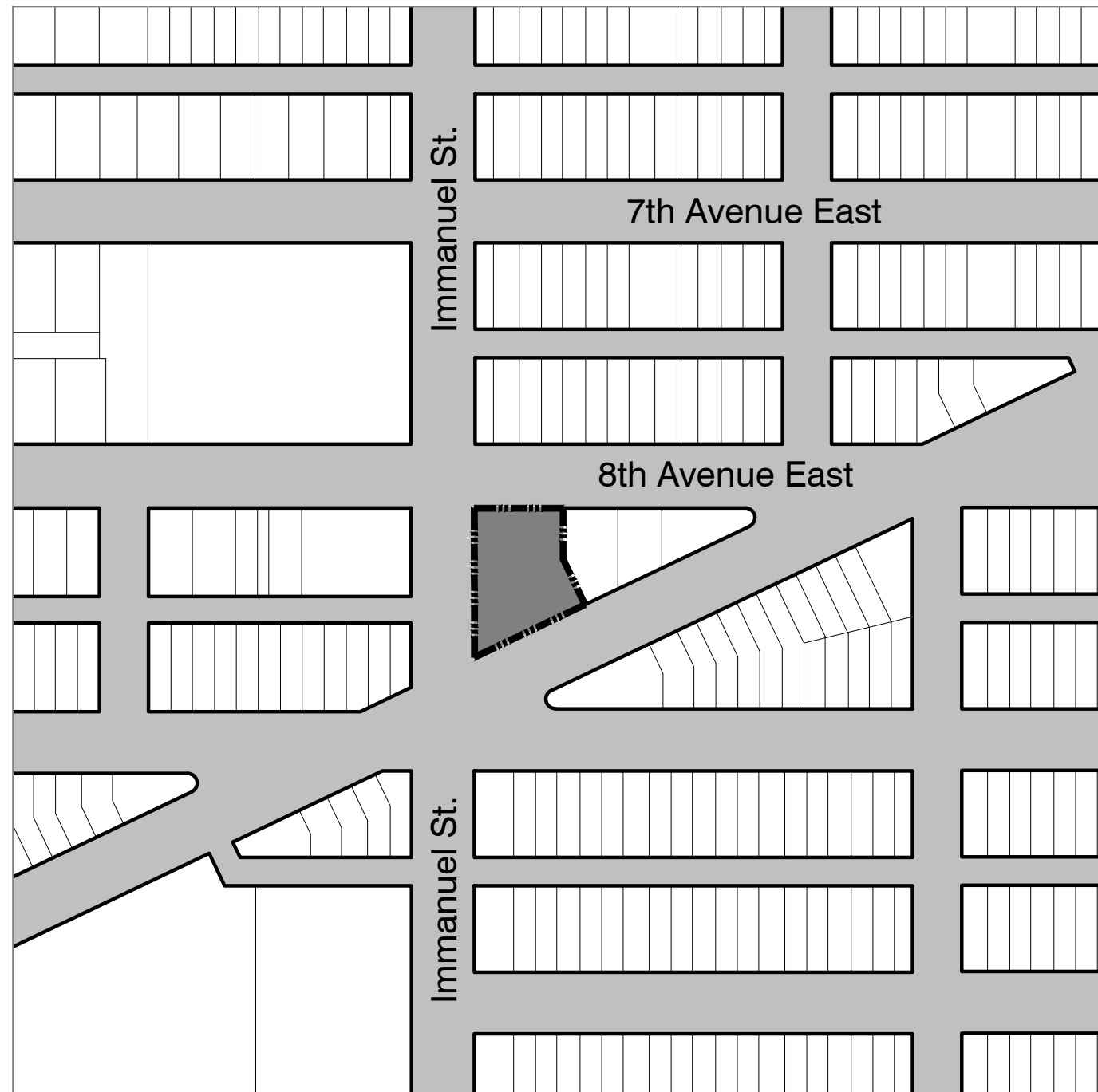
WASTE MANAGEMENT & SEPARATION



GENERAL WASTE

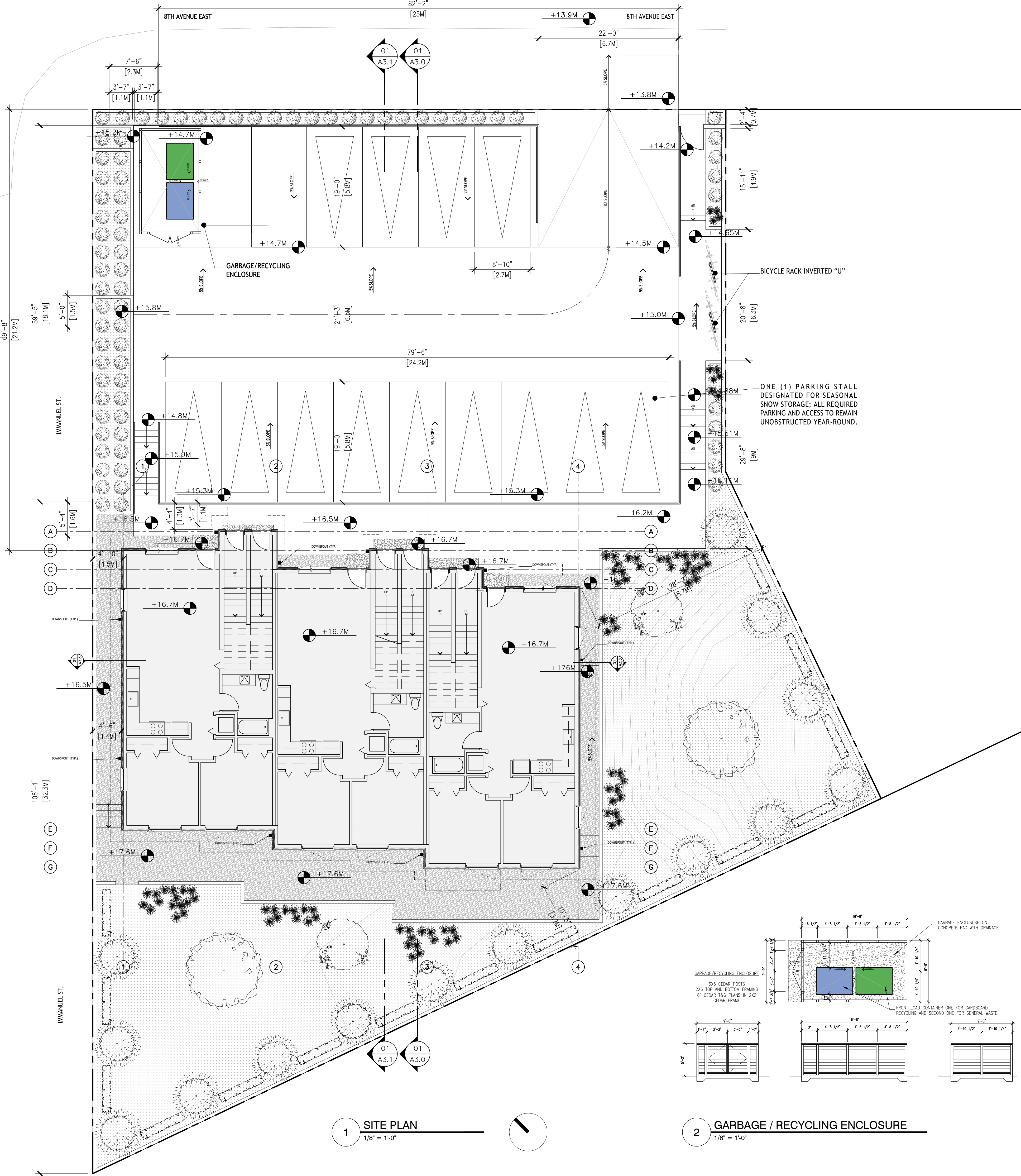


CARDBOARD RECYCLING



2 KEY PLAN

2



1 SITE PLAN

1/8" = 1'-0"

1

2 GARBAGE / RECYCLING ENCLOSURE

1/8" = 1'-0"

2

Return to Top

IGELARCH

igel-arch.com

P 778.839.4260

E aigel@igel-arch.com



REV	DATE	DESCRIPTION	DR	RV
	26-09-01	DP & BP REVISION		
	26-06-16	ISSUED FOR BP		
	01 26-03-16	ISSUED FOR DP		

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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC

SHEET TITLE:

SITE PLAN & PLANNING INFORMATION

PLOT DATE:	05/07/2026	PROJECT NO:	25202
SCALE:	AS SHOWN	REVISION:	
DRAWING NO.			

A0.2

ENERGY & AIRTIGHTNESS COMPLIANCE

PROJECTS LOCATION: PRINCE RUPERT, B.C., CANADA.
CLIMATE ZONE: CZ 5
HEATING DEGREE-DAYS: 3,000 TO 3,999 HDD

PROJECT PERFORMANCE TARGET

-THIS PROJ.ET IS DESIGNED TO MEET OR EXCEED STEP (TIER) 3 OF THE B.C. ENERGY CODE AND IS FURTHER ENHANCED TO SUPPORT THE CMHC MIL SELECT PROGRAM.

BUILDING ENVELOPE PERFORMANCE

"EXTERIOR WALL"
- CONTINUOUS EXTERIOR INSULATION TO REDUCE TO REDUCE THERMAL BRIDGING
REQUIRED: TIER 3 - R - 16 TO R - 22
PROVIDED: R - 29
"BELOW-GRADE WALL"
REQUIRED: R - 11 TO R - 20
PROVIDED: R - 20

ROOF / CEILING

"CEILING ABOVE COLD ATTIC"
- CONTINUOUS AIR BARRIER AT CEILING PLANE
REQUIRED: TIRE 3 - R-40 TO R-100
PROVIDED: R-60

FLOOR / SLAB

"SLAB ON GRADE"
- INSULATED SLAB EDGE AND TRANSITIONS
- THERMAL BREAK AT SLAB PERIMETER
REQUIRED: TIRE 3 - R - 0 TO R - 20
PROVIDED: R - 20

FENESTRATION

- PROVIDE THERMALLY BROKEN TRIPLE-GLAZED WINDOW ASSEMBLIES WITH LOW-E COATINGS, ARGON GAS FILL, WARM-EDGE SPACERS, AND CERTIFIED U-VALUE NOT EXCEEDING 0.21 W/M² K. PREFERRED PERFORMANCE U FACTOR = 1.42 W/M² K. & SHGC = 0.25

FRAMES: THERMALLY IMPROVED * VINYL *
CERTIFIED BY CSA GROUP (CANADIAN STANDARDS ASSOCIATION)
REQUIRED: TIRE 3 - U - 0.32 TO U - 0.21
PROVIDED: U = 0.14 TO 0.18 (NOT EXCEEDS U = 0.21)

AIRTIGHTNESS

VERIFICATION BY BLOWER DOOR TESTING
REQUIRED: TIRE 3 - 2.5_{50 PA} TO 1.5_{50 PA}
PROVIDED: 2.0 ACH_{50 PA} OR BETTER

AIR BARRIER SYSTEM

CONTINUOUS AIR BARRIER PER SECTION 9.36 OF THE BC BUILDING CODE
MAINTAIN CONTINUITY AT:
WALL-TO-ROOF
WALL-TO-FOUNDATION
OPENINGS AND PENETRATIONS

MECHANICAL SYSTEMS

HEAT RECOVERY VENTILATOR (HRV) REQUIRED
DESIGNED FOR HIGH-EFFICIENCY PERFORMANCE

RAINSREEN & DURABILITY

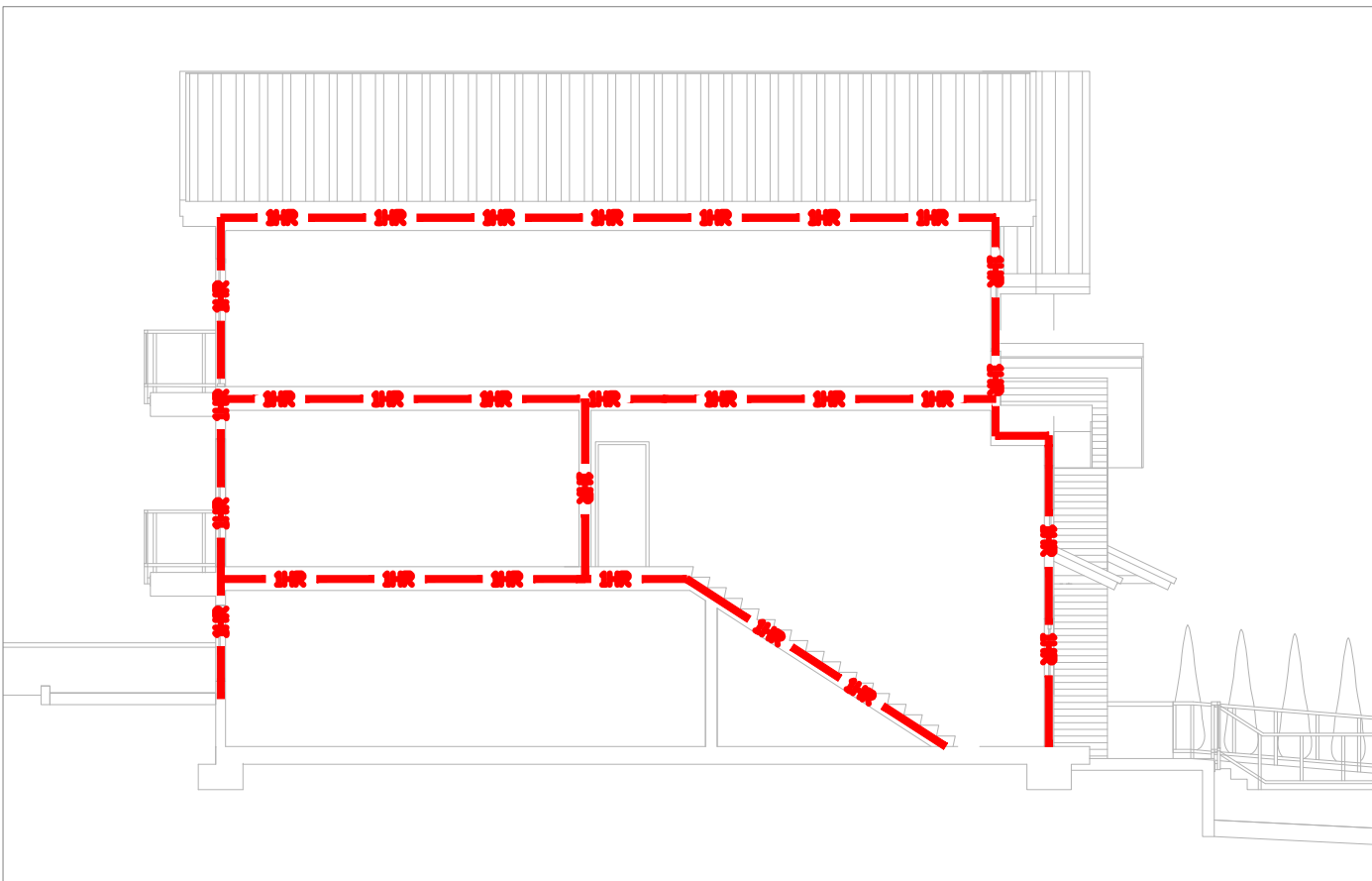
MINIMUM 19MM VENTILATED CAVITY
INSECT SCREEN AT ALL CAVITY OPENINGS
CORROSION-RESISTANT MATERIALS FOR COASTAL EXPOSURE

QUALITY ASSURANCE

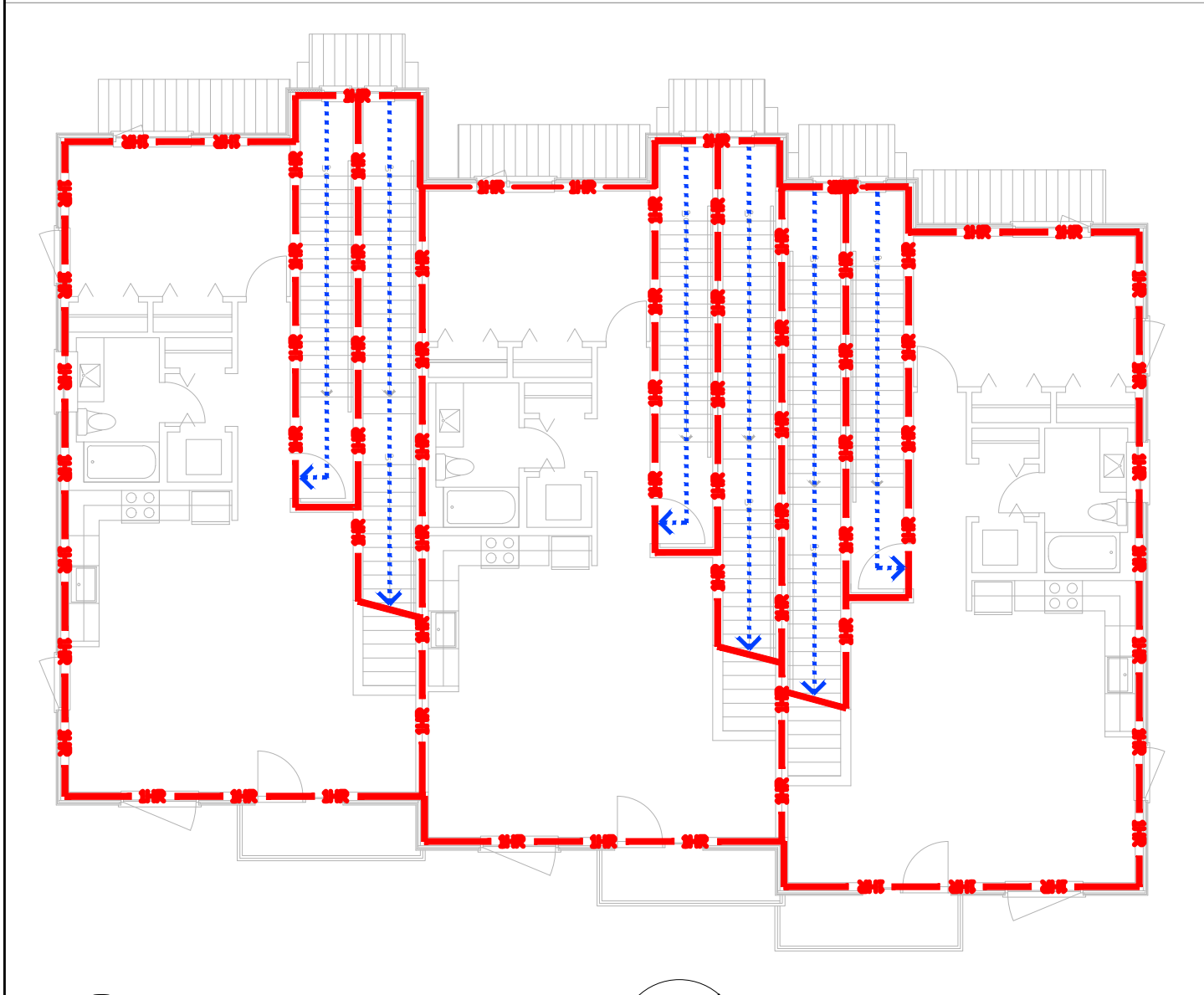
COORDINATE WITH ENERGY ADVISOR THROUGHOUT
FIELD REVIEW OF AIR BARRIER SYSTEM
BLOWER DOOR TESTING REQUIRED PRIOR TO OCCUPANCY



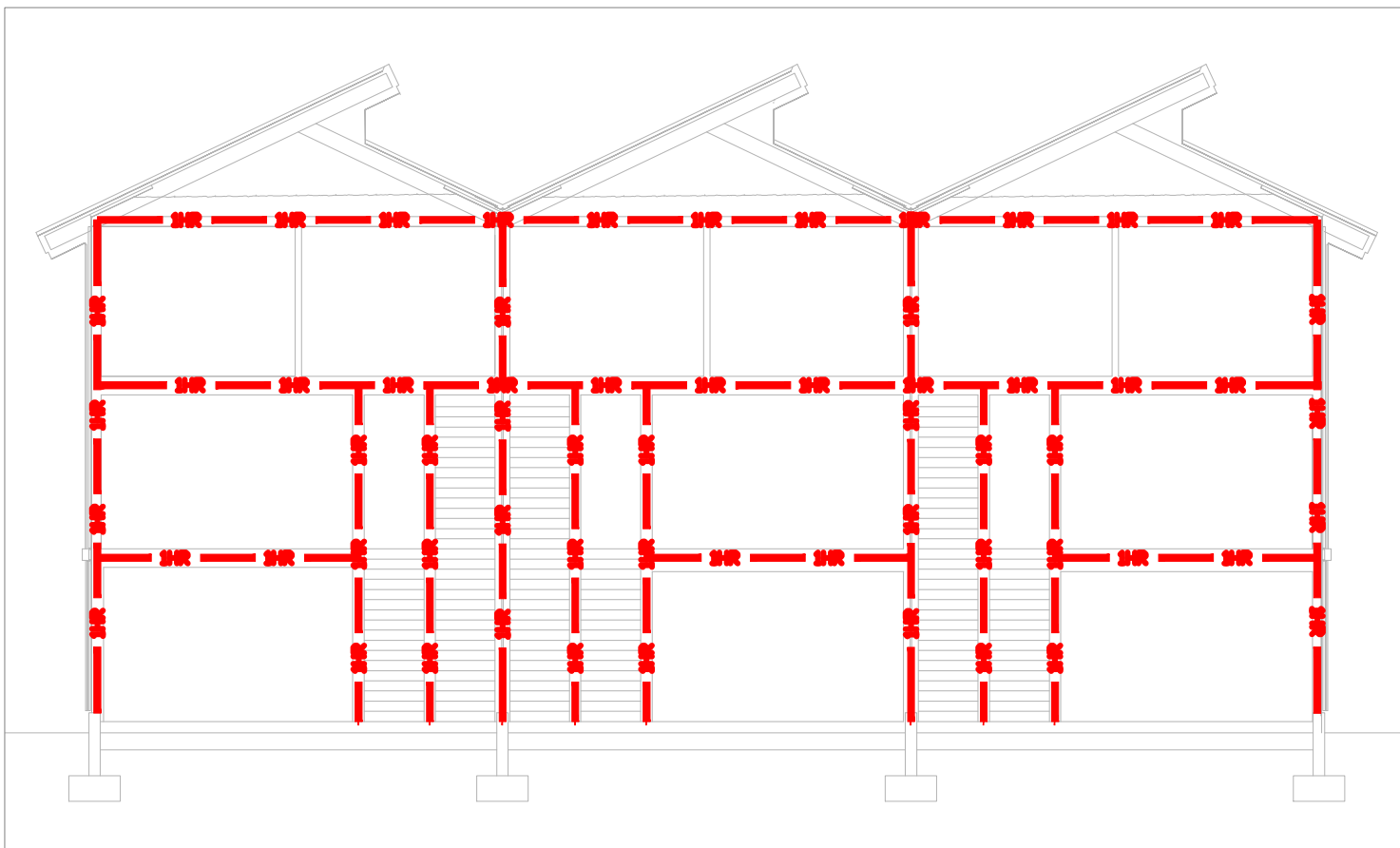
2 SECTION A-A



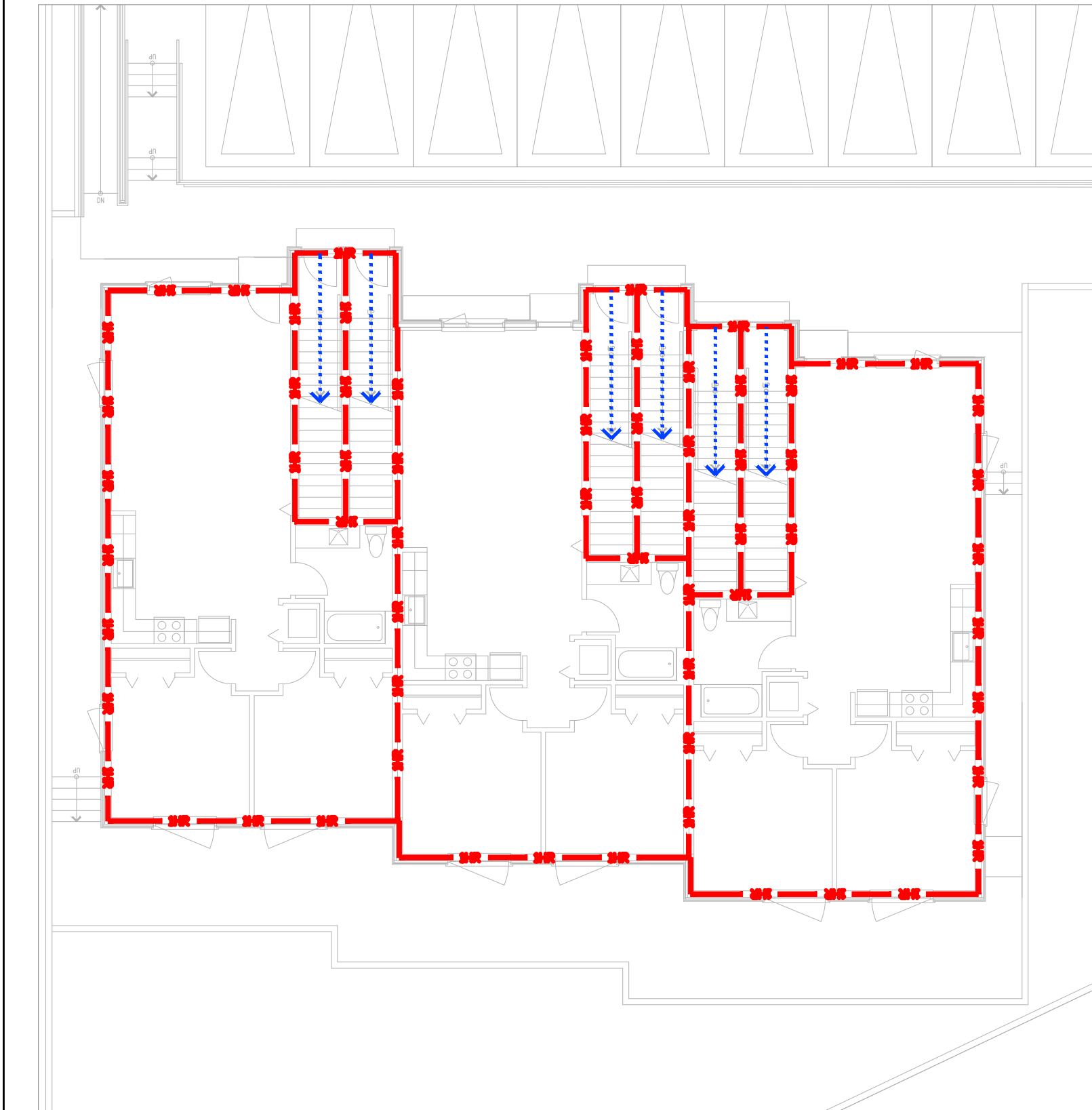
1 SECTION B-B



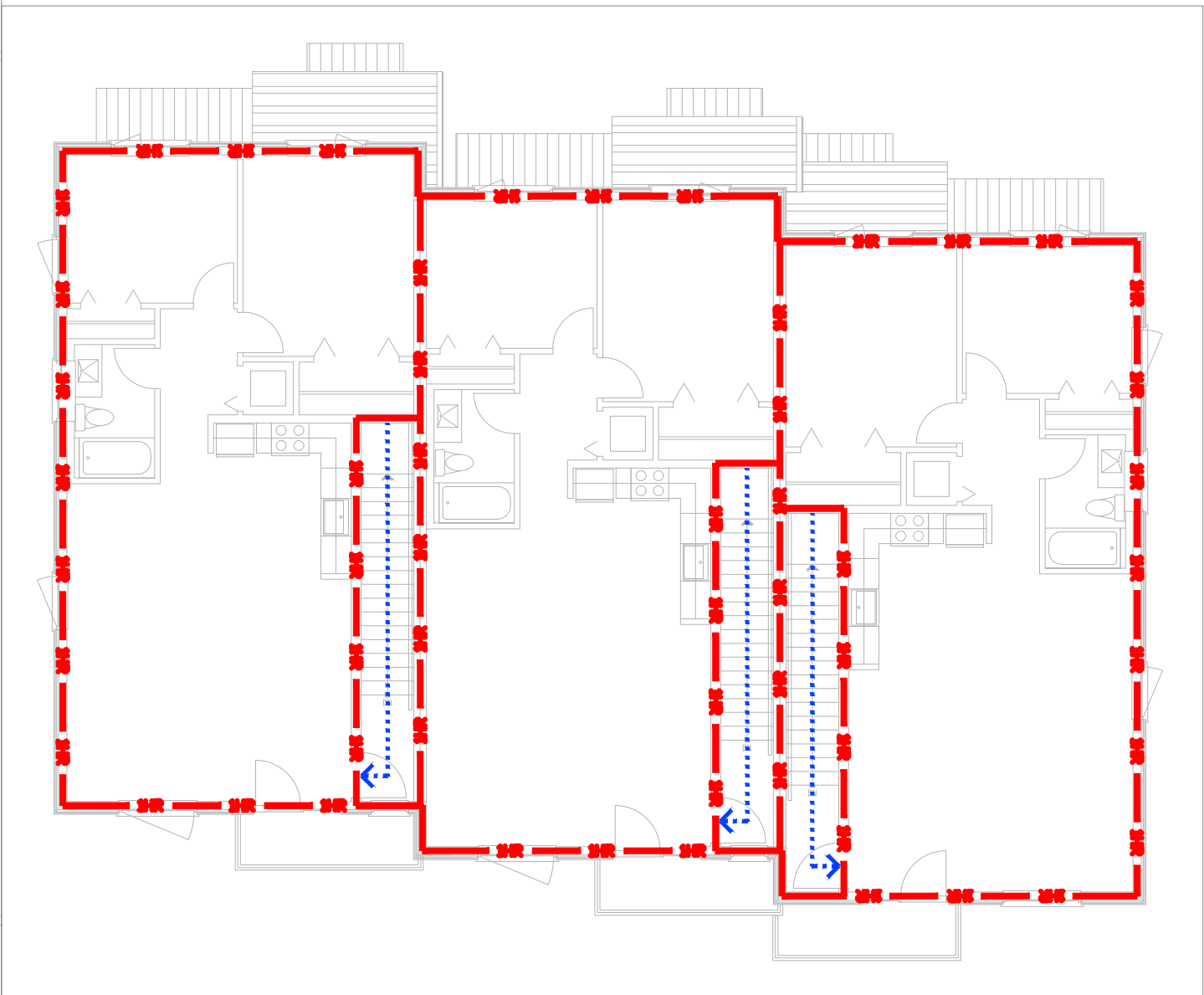
4 SECOND FLOOR PLAN



3 SECTION C-C



6 FIRST FLOOR PLAN



5 THIRD FLOOR PLAN

FIRE-RESISTANCE RATING (FRR)
CODE ANALYSIS

BUILDING DESCRIPTION:

BUILDING AREA: 308.5 SM
SPRINKLERS: NOT SPRINKLERS
MAJOR OCCUPANCY: GROUP C – RESIDENTIAL
BUILDING HEIGHT: 3 STOREYS
CONSTRUCTION: COMBUSTIBLE / WOOD FRAME

SUITES:

REQUIRED: 45 MIN. FRR
PROVIDED: 1 HR FRR WALL ASSEMBLIES BETWEEN DWELLING UNITS
- ALL DWELLING UNITS ARE SEPARATED BY CONTINUOUS 1 HR FIRE SEPARATIONS CONFORMING TO BCBC REQUIREMENTS.
- Code Reference: BCBC 9.10.3.1 / 9.10.9

FLOOR/CEILING ASSEMBLIES:

REQUIRED: 45 MIN. FRR
PROVIDED: 1 hr FRR
- FLOOR ASSEMBLIES BETWEEN STOREYS PROVIDE A MIN. 1 HR FRR AND ARE CONTINUOUS BETWEEN FIRE SEPARATIONS.

EXIT STAIR ENCLOSURES:

REQUIRED: 45 MIN. FRR
PROVIDED: 1 hr FRR
- EXIT STAIRS ARE ENCLOSED WITH 1 HR FIRE SEPARATIONS, CONTINUOUS FROM LOWEST LEVEL TO ROOF, INCLUDING ALL LANDINGS.

DOORS IN FIRE SEPARATIONS:

REQUIRED: 20 MIN. FRR
PROVIDED: 45 MIN. FRR
- DOORS BETWEEN EXIT STAIRS AND DWELING AND UNITS ARE PROVIDED WITH A 45 MIN. FIRE-PROTECTION RATING AND ARE SELF-CLOSING AND LATCHING. EXIT DOORS FROM STAIR ENCLOSURES TO THE EXTERIOR ARE NOT REQUIRED TO BE FIRE-RATED.
- OPENINGS IN 1 HR FIRE SEPARATIONS ARE PROTECTED WITH CLOSURES HAVING A MIN. 45 MIN. FIRE-PROTECTION RATING, INSULATION RATING, INSTALLED IN CONFORMANCE WITH BCBC 9.10.13.

VERTICAL CONTINUITY:

- ALL FIRE SEPARATIONS ARE CONTINUOUS FROM FOUNDATION TO TO ROOF DECK OR TO THE UNDERSIDE OF THE FLOOR/ROOF ASSEMBLY ABOVE, WITH NO UNPROTECTED OPENINGS.

* - British Columbia Building Code (BCBC) – Current Edition

GENERAL FIRE PROTECTION NOTES

- All fire separations shall be constructed in accordance with tested assemblies (ULC or equivalent).
- Fire-resistance ratings indicated are minimum required ratings.
- Continuity of fire separations shall be maintained at all intersections.
- All joints in fire separations shall be sealed to maintain FRR.
- Fire stopping shall be installed at all concealed spaces and horizontal/vertical separations as required by BCBC.

TRAVEL DISTANCE

UNIT IN FIRST FLOOR

TRAVEL DISTANCE FROM MAINE ENTRANCE TO THE UNIT DOOR:
- REQUIRED BY BCBC = 15M
- PROPOSED = 0M

UNIT IN SECOND FLOOR

TRAVEL DISTANCE FROM MAINE ENTRANCE TO THE UNIT DOOR:
- REQUIRED BY BCBC = 15M
- PROPOSED = 8M

UNIT IN THIRD FLOOR

TRAVEL DISTANCE FROM MAINE ENTRANCE TO THE UNIT DOOR:
- REQUIRED BY BCBC = 15M
- PROPOSED = 13.4M

* EACH DWELLING UNIT IS SERVED BY AN INDEPENDENT, FIRE-RESISTANCE-RATED EXIT STAIR LEADING DIRECTLY TO THE EXTERIOR.

* REFERS TO BCBC 2024 :
- TABLE 3.4.2.1-A

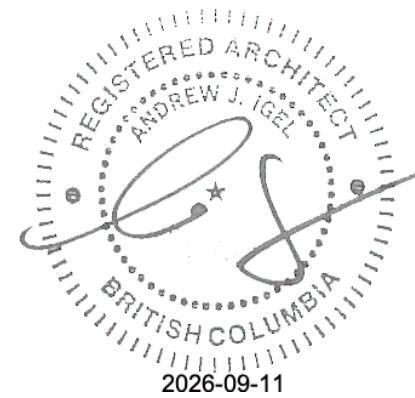
CODE ANALYSIS - FRR LINE TYPE

TRAVEL DISTANCE

NON-RATED FIRE SEPARATION

45 MINUTE FIRE SEPARATION

1 HOUR FIRE SEPARATION



26-09-01	DP & BP	REVISION
26-06-16	ISSUED FOR BP	
01 26-03-16	ISSUED FOR DP	
REV	DATE	DESCRIPTION
		DR RV

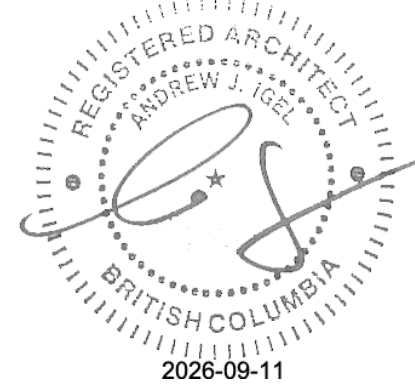
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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC
SHEET TITLE:	

ENERGY & CODE
COMPLIANCE
SHEET

PLOT DATE: 05/07/2026	PROJECT NO: 25202
SCALE: AS SHOWN	
DRAWING NO: A0.3	REVISION:



REV	DATE	DESCRIPTION	DR	RV
	26-09-01	DP & BP REVISION		
	26-06-16	ISSUED FOR BP		
	01 26-03-16	ISSUED FOR DP		

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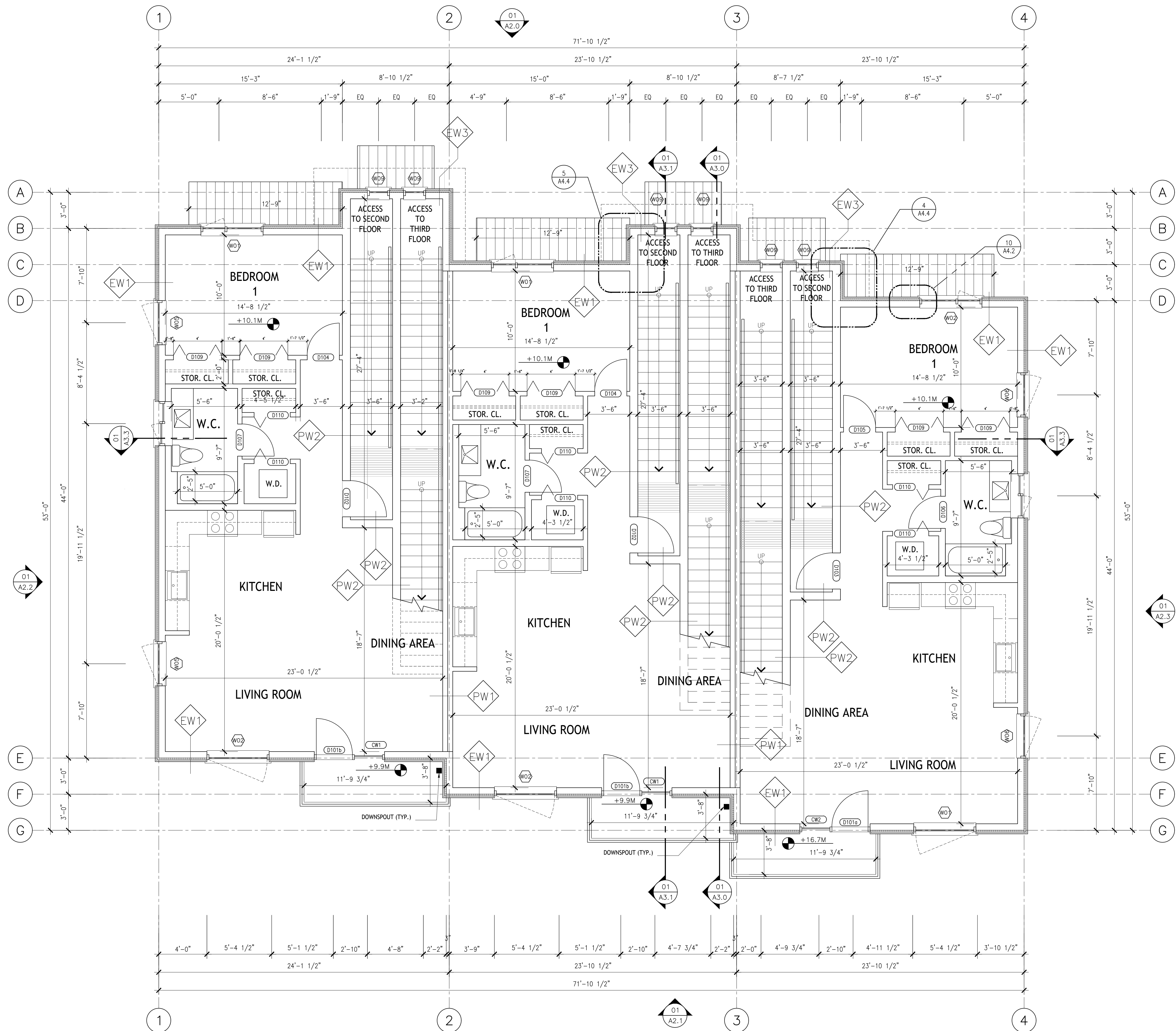
PROJECT: PROPOSED MULTI-FAMILY BUILDING

1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE:

PROPOSED FIRST FLOOR PLAN

PLOT DATE 05/07/2026	PROJECT NO. 25202
SCALE AS SHOWN	REVISION
DRAWING NO. A1.0	



1 FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"



26-09-01	DP & BP	REVISION
26-06-16	ISSUED FOR BP	
01	26-03-16	ISSUED FOR DP
REV	DATE	DESCRIPTION
DR	RV	

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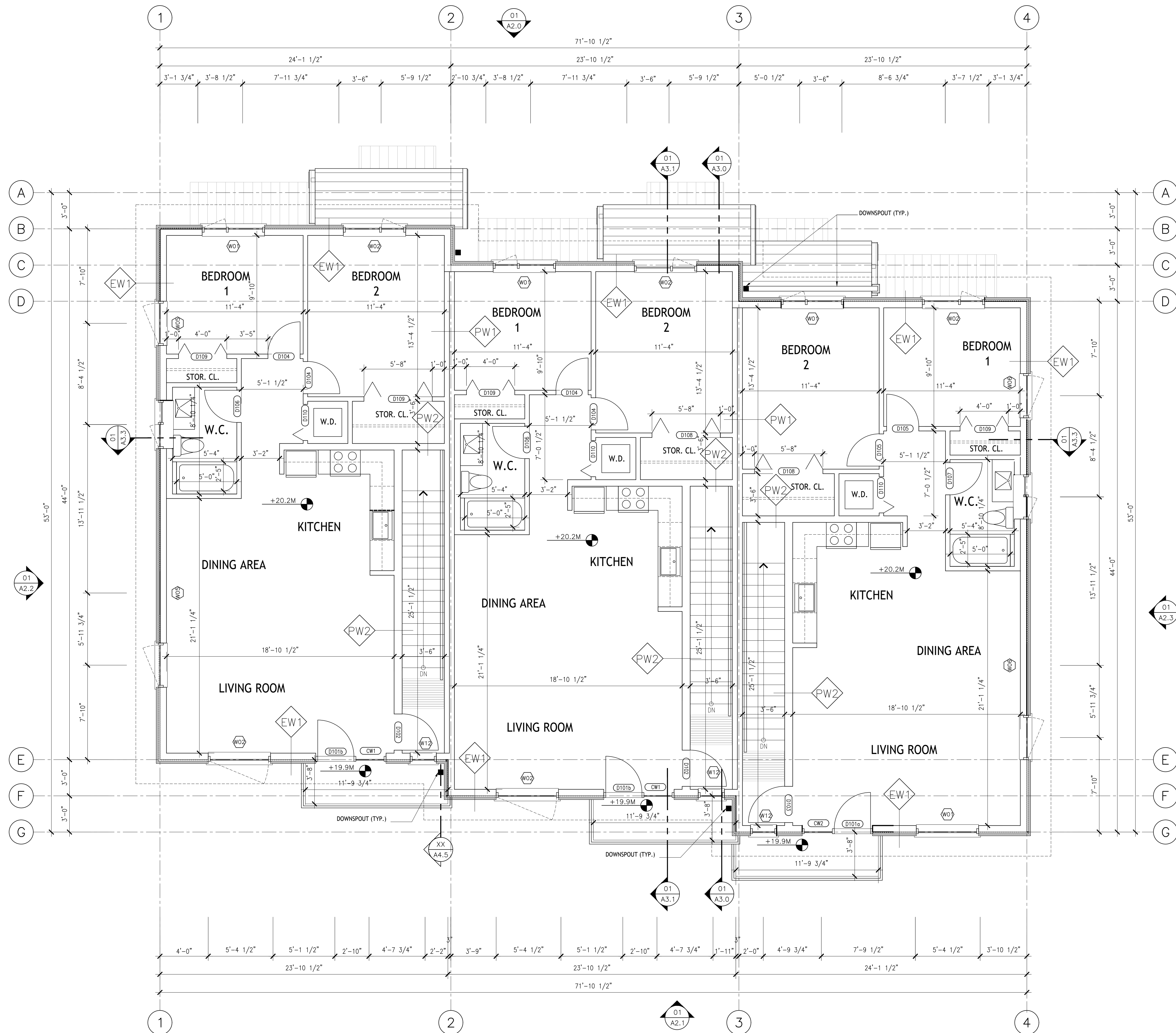
PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC

SHEET TITLE:

PROPOSED SECOND FLOOR PLAN

PLOT DATE: 05/07/2026	PROJECT NO. 25202
SCALE: AS SHOWN	REVISION
DRAWING NO.	

A1.1



1 FLOOR PLAN - THIRD FLOOR

1/4" = 1'-0"



REV	DATE	DESCRIPTION	DR	RV
26-09-01	DP & BP	REVISION		
26-06-16	ISSUED FOR BP			
01 26-03-16	ISSUED FOR DP			

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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC

SHEET TITLE:

PROPOSED THIRD FLOOR PLAN

PLOT DATE: 05/07/2026	PROJECT NO. 25202
SCALE: AS SHOWN	REVISION
DRAWING NO.	

A1.2



26-09-01 DP & BP REVISION

26-06-16 ISSUED FOR BP

01 26-03-16 ISSUED FOR DP

REV	DATE	DESCRIPTION	DR	RV
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PROJECT:

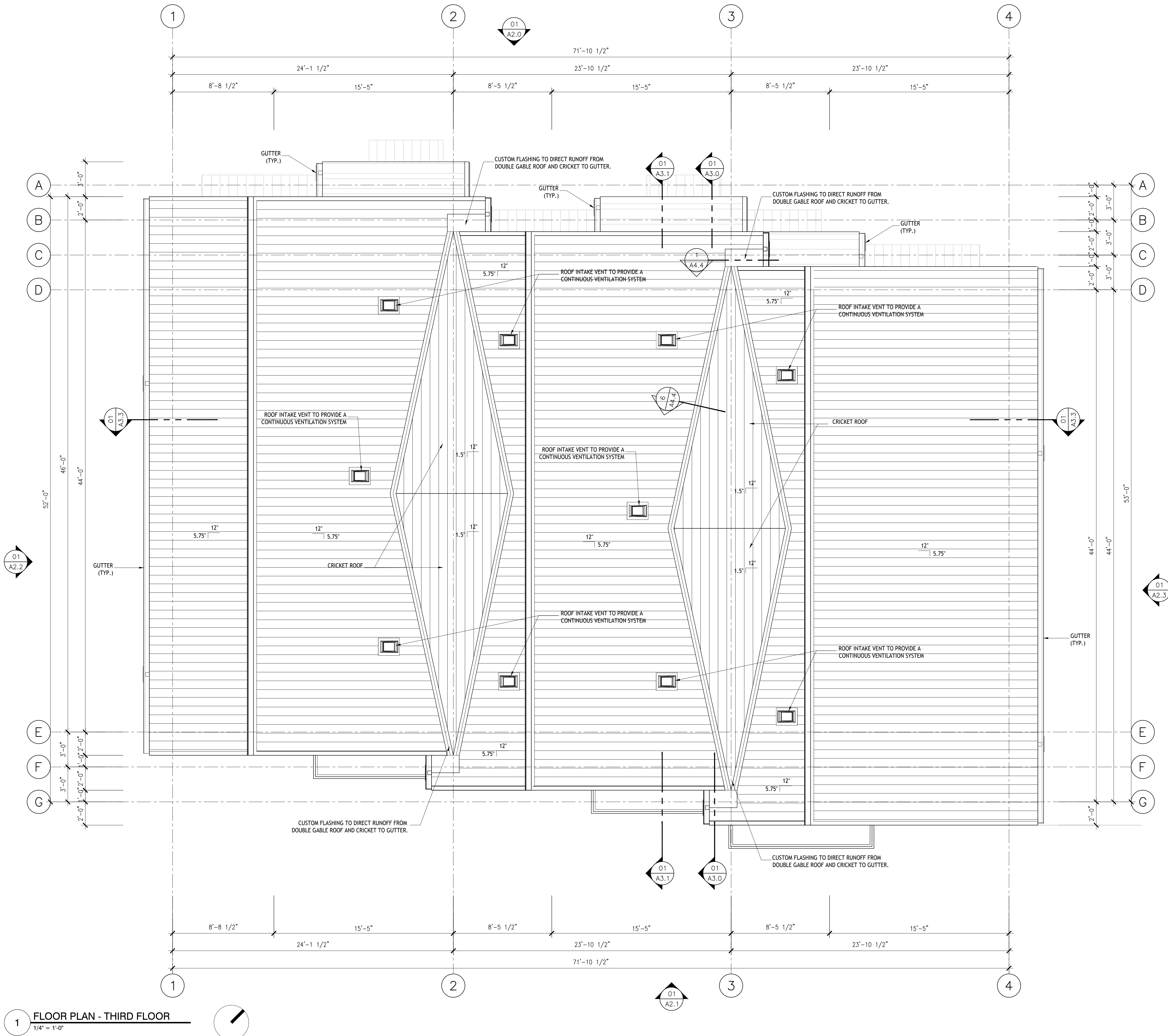
PROPOSED
MULTI-FAMILY
BUILDING1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE:

PROPOSED
THIRD
FLOOR PLAN

PLOT DATE: 05/07/2026	PROJECT NO. 25202
SCALE: AS SHOWN	REVISION
DRAWING NO.	

A1.3

1 FLOOR PLAN - THIRD FLOOR
1/4" = 1'-0"

FINISH INFORMATION

01	WESTFORM METALS - 6" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - GRAY	
02	WESTFORM METALS - 4" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
03	WESTFORM METALS - 12" PROLOK VERTICAL - FLAT FINISH - WITHE	
04	BALCONY RAILING - ALUMINUM GLASS RAILING - DARK GRAY	
05	GLAZING - ALUMINUM WINDOWS - DARK GRAY OR FIBERGLASS DOOR - DARK GRAY	
06	METAL - DARK GRAY PAINTED FINISH	
07	WESTFORM METALS - 3" SOFFIT BOARDS - FLAT FINISH - PREPRINTED STEEL - WITHE	
08	CONCRETE - CLEAR FINISH	
09	WESTFORM METALS - METAL FLASHING - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
10	WESTFORM METALS - 16" PROLOK 266A STANDARD - DARK GRAY	



26-09-01 DP & BP REVISION

26-06-16 ISSUED FOR BP

01 26-03-16 ISSUED FOR DP

REV	DATE	DESCRIPTION	DR	RV
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PROJECT:

PROPOSED
MULTI-FAMILY
BUILDING1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE:

ELEVATIONS

PLOT DATE: 05/07/2026	PROJECT NO: 25202
SCALE: AS SHOWN	REVISION:
DRAWING NO: A2.0	

FINISH INFORMATION		
01	WESTFORM METALS - 6" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - GRAY	
02	WESTFORM METALS - 4" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
03	WESTFORM METALS - 12" PROLOK VERTICAL - FLAT FINISH - WITHE	
04	BALCONY RAILING: ALUMINUM GLASS RAILING - DARK GRAY	
05	GLAZING - ALUMINUM WINDOWS - DARK GRAY OR FIBERGLASS DOOR - DARK GRAY	
06	METAL - DARK GRAY PAINTED FINISH	
07	WESTFORM METALS - 3" SOFFIT BOARDS - FLAT FINISH - PREPRINTED STEEL - WITHE	
08	CONCRETE - CLEAR FINISH	
09	WESTFORM METALS - METAL FLASHING - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
10	WESTFORM METALS - 16" PROLOK 266A STANDARD - DARK GRAY	



1 SOUTH ELEVATION
1/4" = 1'-0"



REV	DATE	DESCRIPTION	DR	RV
	26-09-01	DP & BP REVISION		
	26-06-16	ISSUED FOR BP		
	01 26-03-16	ISSUED FOR DP		

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PROJECT: PROPOSED MULTI-FAMILY BUILDING

1800 8TH AVENUE
PRINCE RUPERT, BC

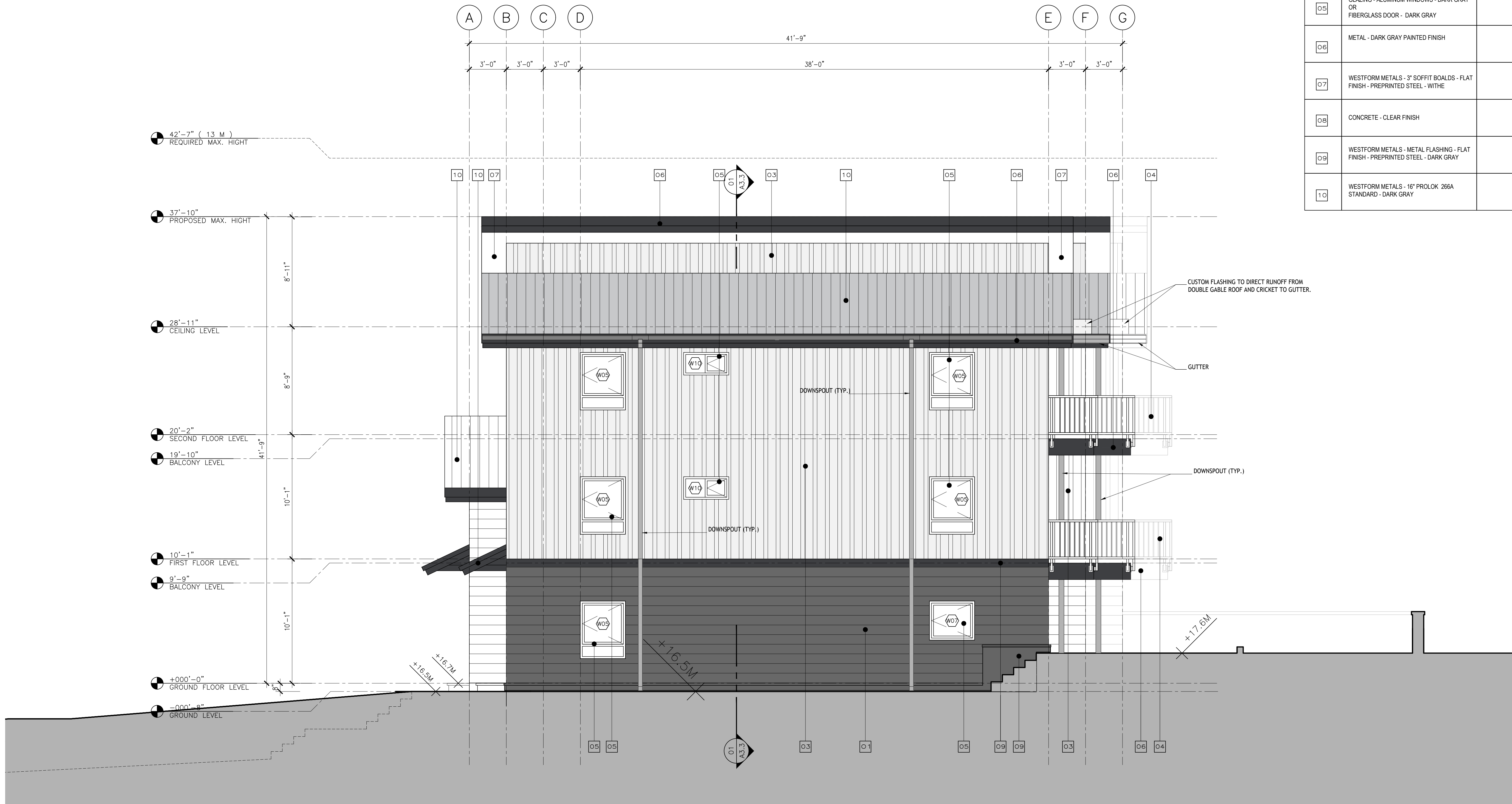
SHEET TITLE:

ELEVATIONS

PLOT DATE: 05/07/2026	PROJECT NO: 25202
SCALE: AS SHOWN	REVISION:
DRAWING NO: A2.1	

FINISH INFORMATION

01	WESTFORM METALS - 6" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - GRAY	
02	WESTFORM METALS - 4" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
03	WESTFORM METALS - 12" PROLOK VERTICAL - FLAT FINISH - WITHE	
04	BALCONY RAILING: ALUMINUM GLASS RAILING - DARK GRAY	
05	GLAZING - ALUMINUM WINDOWS - DARK GRAY OR FIBERGLASS DOOR - DARK GRAY	
06	METAL - DARK GRAY PAINTED FINISH	
07	WESTFORM METALS - 3" SOFFIT BOARDS - FLAT FINISH - PREPRINTED STEEL - WITHE	
08	CONCRETE - CLEAR FINISH	
09	WESTFORM METALS - METAL FLASHING - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
10	WESTFORM METALS - 16" PROLOK 266A STANDARD - DARK GRAY	



1

WEST ELEVATION

1/4" = 1'-0"



26-09-01 DP & BP REVISION

26-06-16 ISSUED FOR BP

01 26-03-16 ISSUED FOR DP

REV	DATE	DESCRIPTION	DR	RV
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PROJECT:

PROPOSED
MULTI-FAMILY
BUILDING1800 8TH AVENUE
PRINCE RUPERT, BC

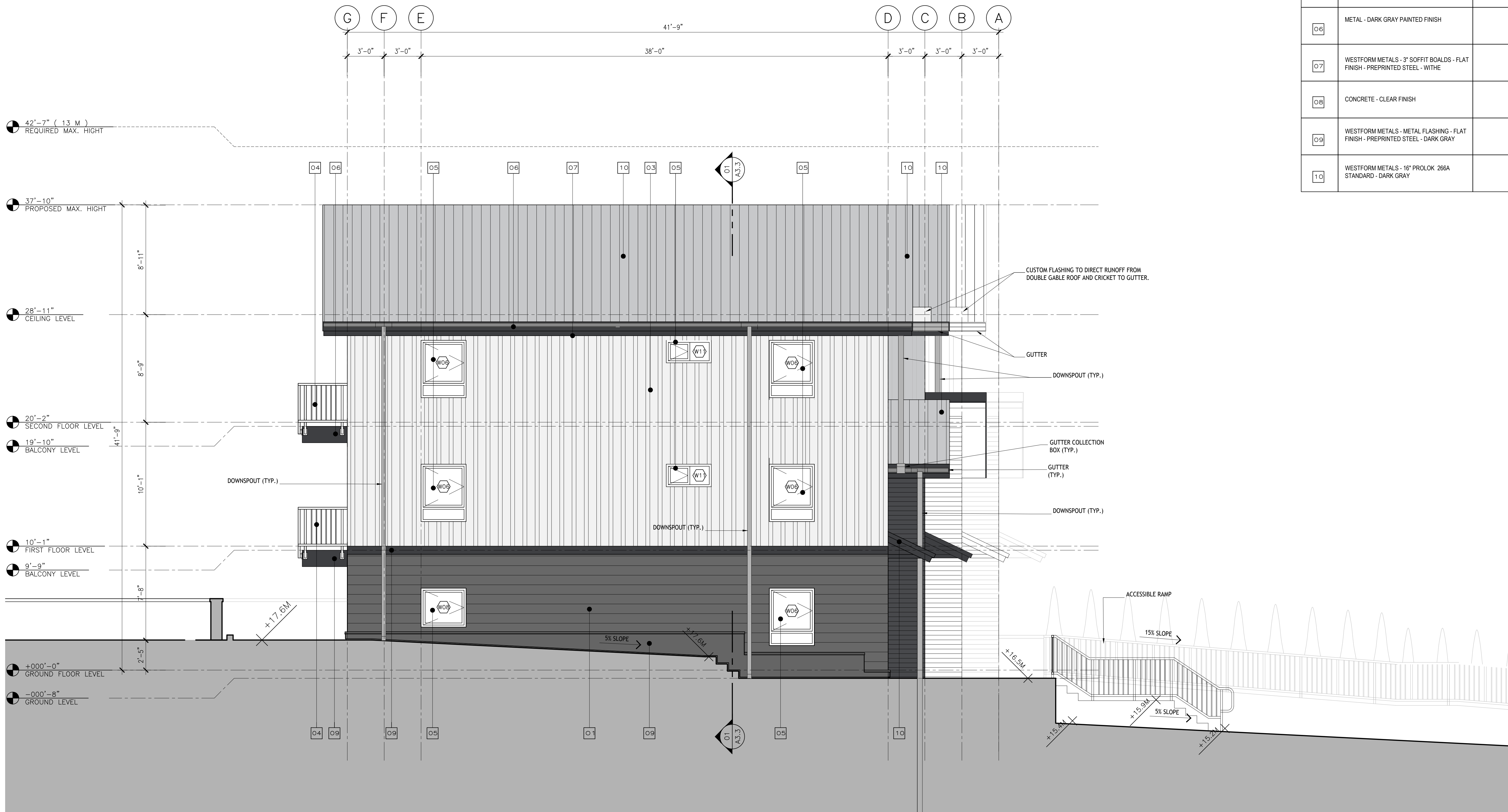
SHEET TITLE:

ELEVATIONS

PLOT DATE: 05/07/2026	PROJECT NO: 25202
SCALE: AS SHOWN	REVISION:
DRAWING NO: A2.2	

FINISH INFORMATION

01	WESTFORM METALS - 6" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - GRAY	
02	WESTFORM METALS - 4" PROBOARD HORIZONTAL - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
03	WESTFORM METALS - 12" PROLOK VERTICAL - FLAT FINISH - WITHE	
04	BALCONY RAILING: ALUMINUM GLASS RAILING - DARK GRAY	
05	GLAZING - ALUMINUM WINDOWS - DARK GRAY OR FIBERGLASS DOOR - DARK GRAY	
06	METAL - DARK GRAY PAINTED FINISH	
07	WESTFORM METALS - 3" SOFFIT BOARDS - FLAT FINISH - PREPRINTED STEEL - WITHE	
08	CONCRETE - CLEAR FINISH	
09	WESTFORM METALS - METAL FLASHING - FLAT FINISH - PREPRINTED STEEL - DARK GRAY	
10	WESTFORM METALS - 16" PROLOK 266A STANDARD - DARK GRAY	



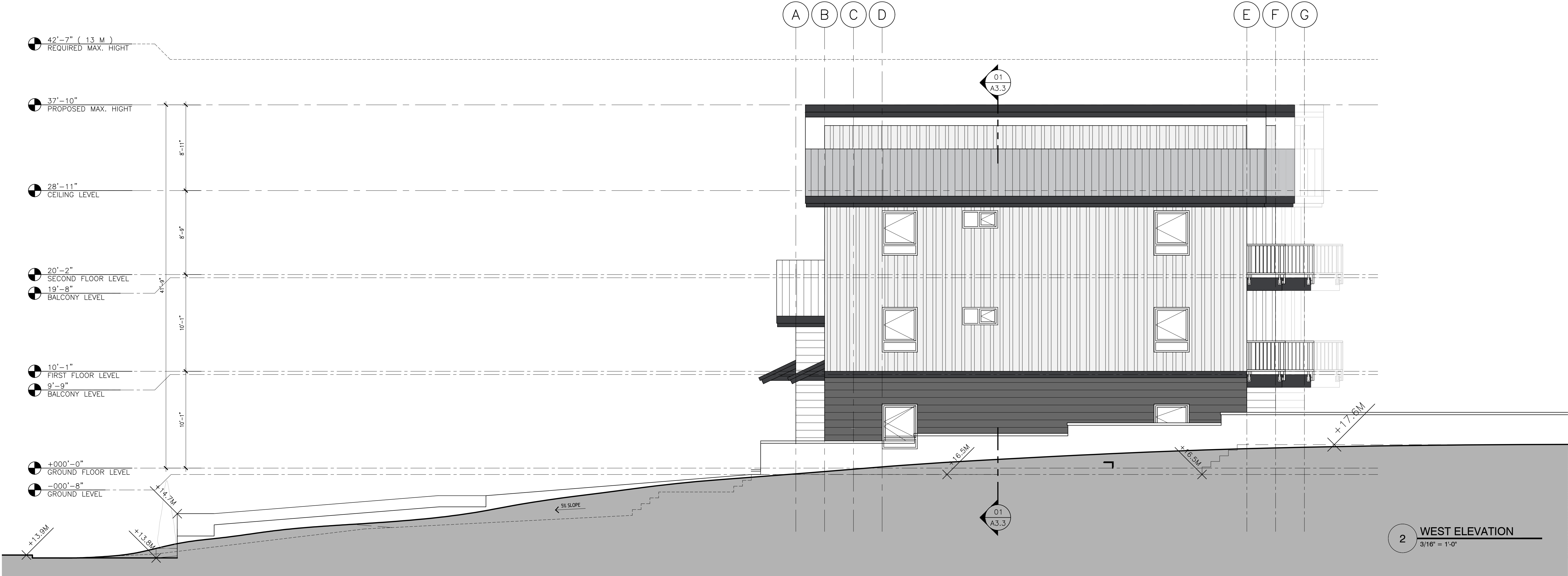
REV	DATE	DESCRIPTION	DR	RV
26-09-01	DP & BP	REVISION		
26-06-16	ISSUED FOR BP			
01	26-03-16	ISSUED FOR DP		

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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC
SHEET TITLE:	ELEVATIONS

PLOT DATE:	05/07/2026	PROJECT NO:	25202
SCALE:	AS SHOWN	REVISION:	
DRAWING NO:	A2.3		



REV	DATE	DESCRIPTION	DR	RV
	26-09-01	DP & BP REVISION		
	26-06-16	ISSUED FOR BP		
	01 26-03-16	ISSUED FOR DP		

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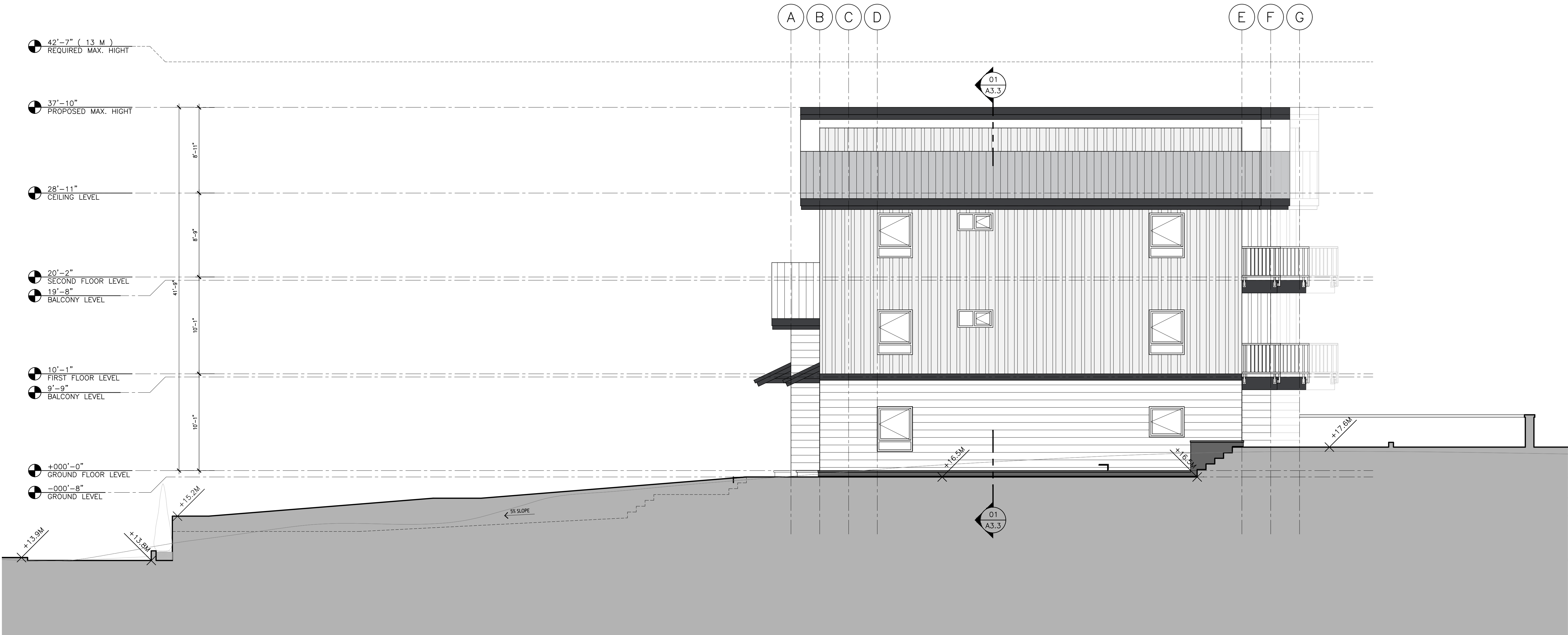
PROJECT: PROPOSED MULTI-FAMILY BUILDING

1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE: ELEVATIONS

PLOT DATE: 05/07/2026	PROJECT NO: 25202
SCALE: AS SHOWN	REVISION:
DRAWING NO:	

A2.4



26-09-01 DP & BP REVISION

26-06-16 ISSUED FOR BP

01 26-03-16 ISSUED FOR DP

REV	DATE	DESCRIPTION	DR	RV
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PROJECT:

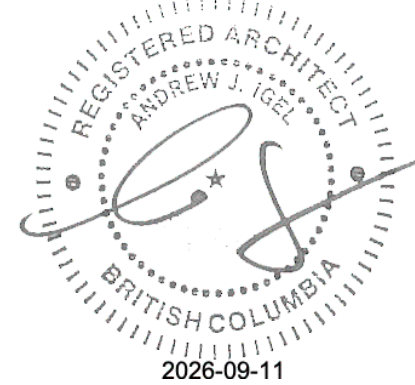
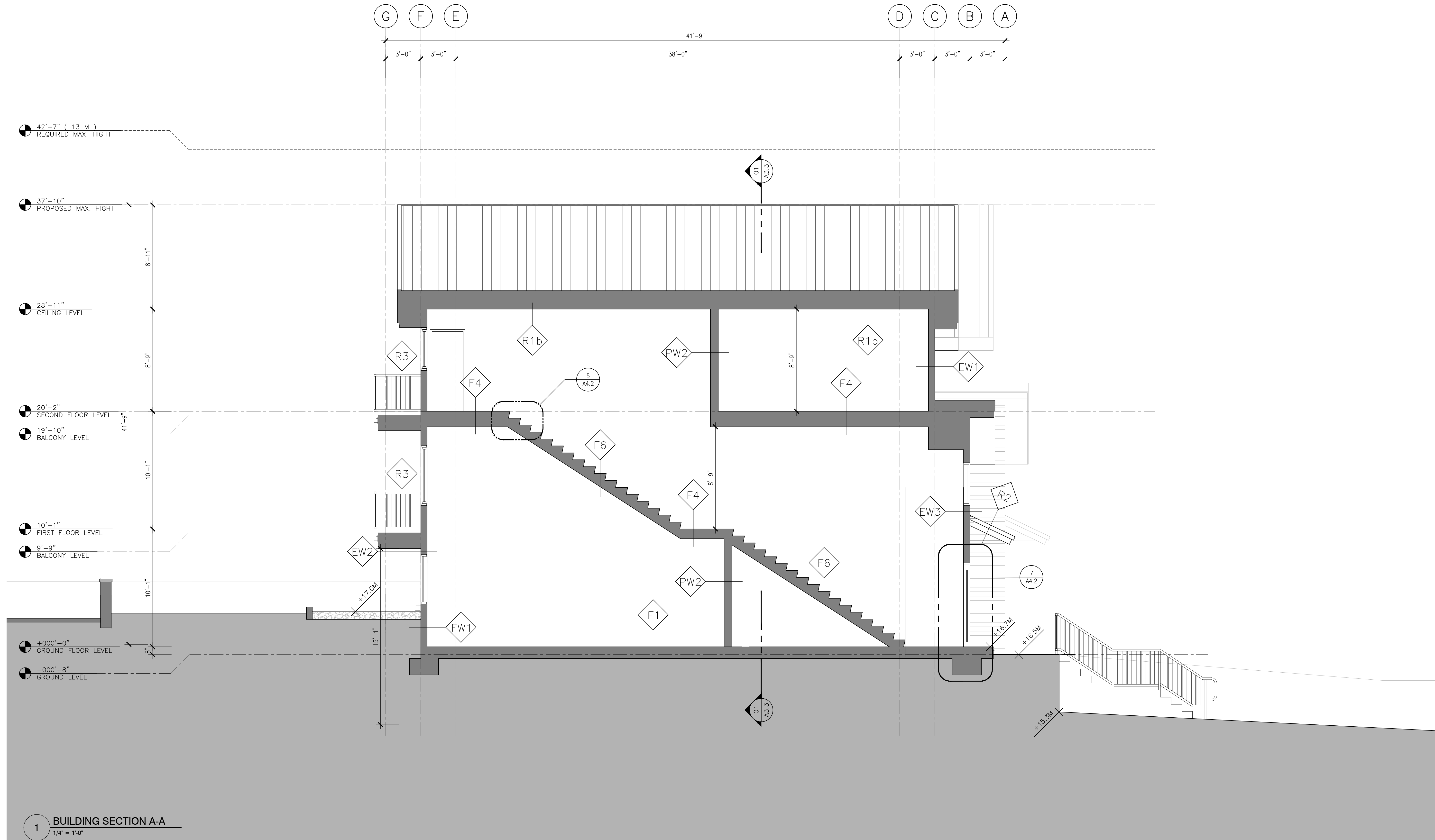
PROPOSED
MULTI-FAMILY
BUILDING

1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE:

ELEVATIONS

PLOT DATE	05/07/2026	PROJECT NO.	25202
SCALE	AS SHOWN	REVISION	
DRAWING NO.	A2.5		



REV	DATE	DESCRIPTION	DR	RV
	26-09-01	DP & BP REVISION		
	26-06-16	ISSUED FOR BP		
	01 26-03-16	ISSUED FOR DP		

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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC
SHEET TITLE:	SECTIONS

PLOT DATE:	05/07/2026	PROJECT NO.	25202
SCALE:	AS SHOWN		
DRAWING NO.	A3.0	REVISION	

igel-arch.com
P 778.839.4260
E aigel@igel-arch.com



	26-09-01	DP & BP REVISION		
	26-06-16	ISSUED FOR BP		
01	26-03-16	ISSUED FOR DP		
REV	DATE	DESCRIPTION	DR	RV

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PROJECT:

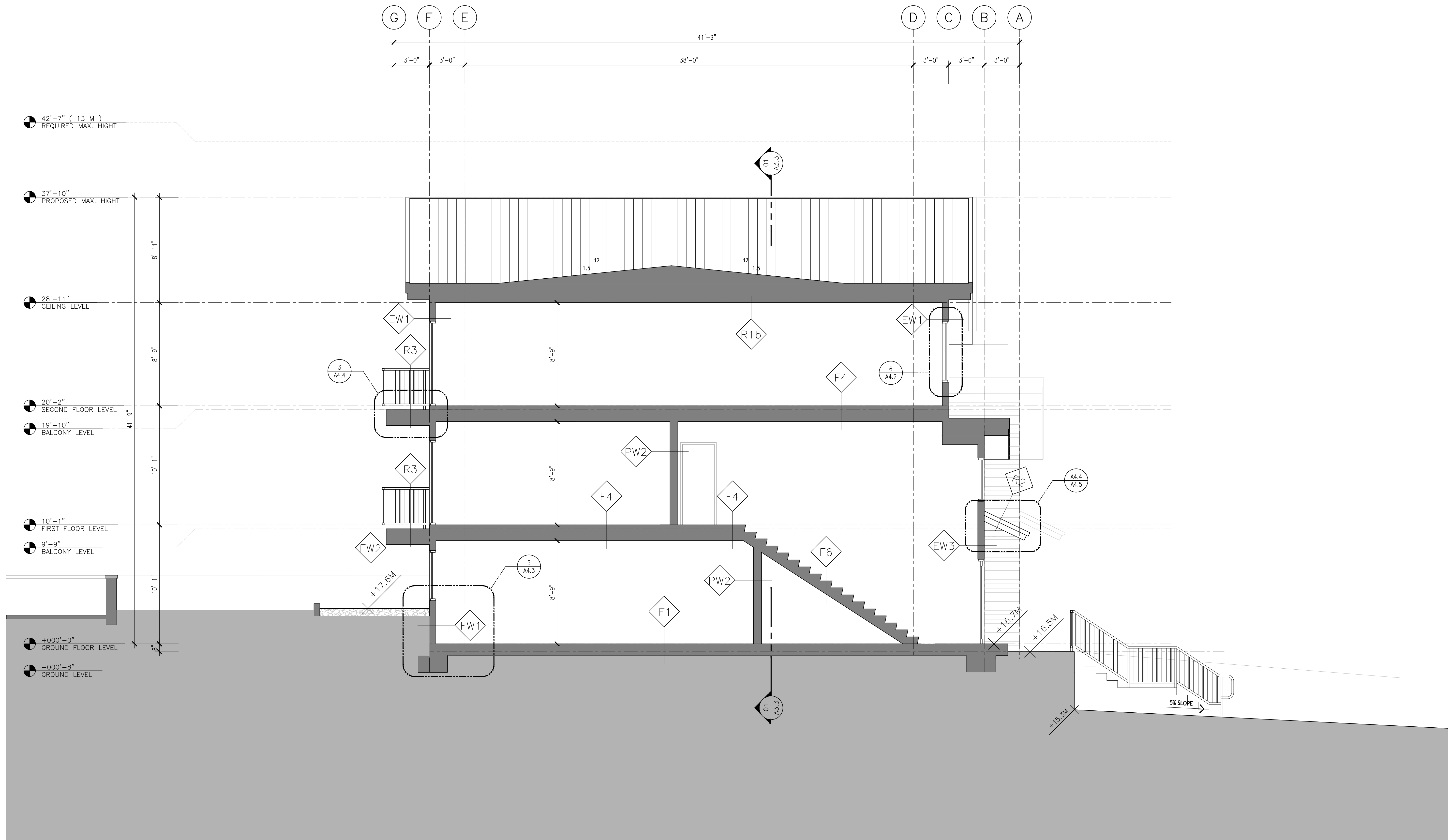
PROPOSED
MULTI-FAMILY
BUILDING

1800 8TH AVENUE
PRINCE RUPERT, BC

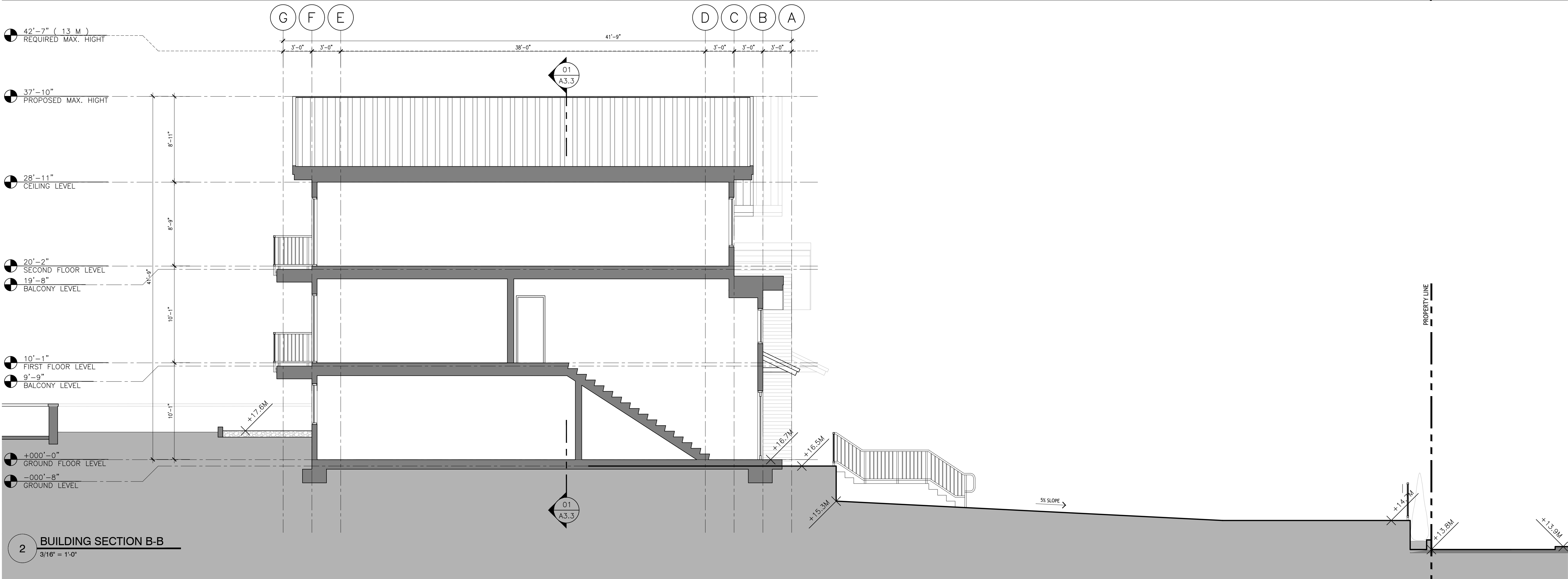
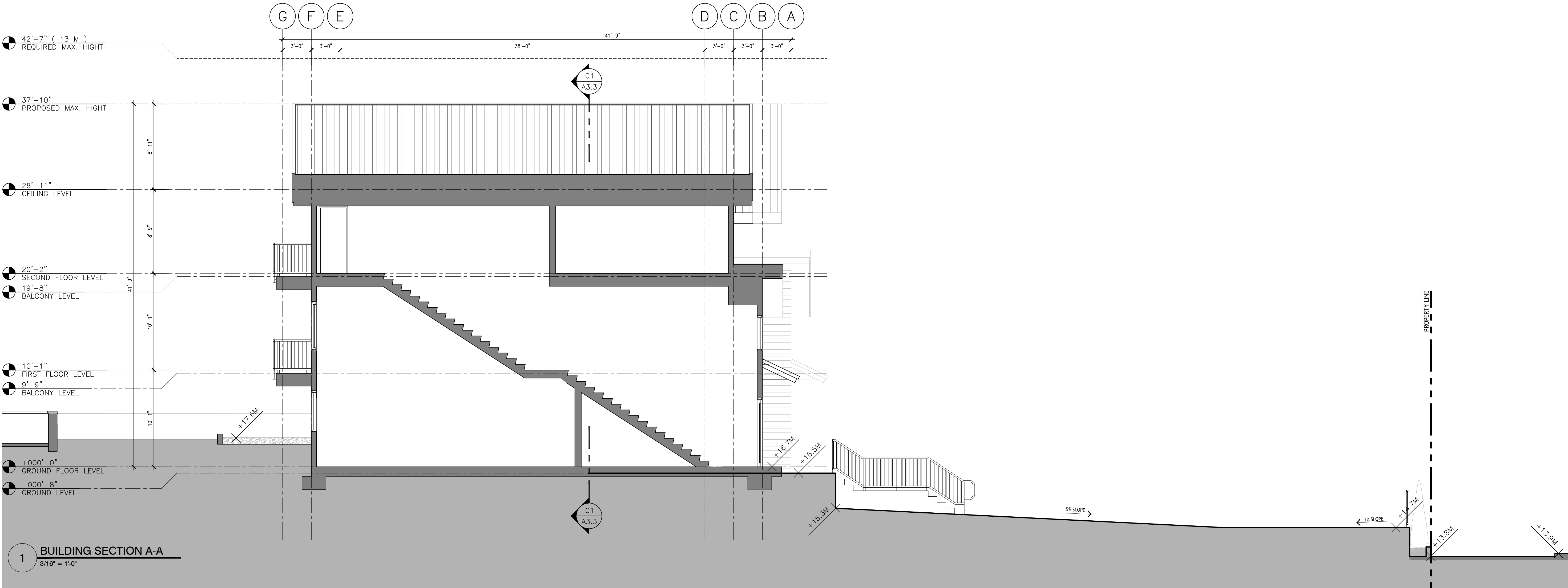
SHEET TITLE:

SECTIONS

PLOT DATE 05/07/2026	PROJECT NO. 25202
SCALE AS SHOWN	
DRAWING NO. A3.1	REVISION



1 BUILDING SECTION B-B
1/4" = 1'-0"



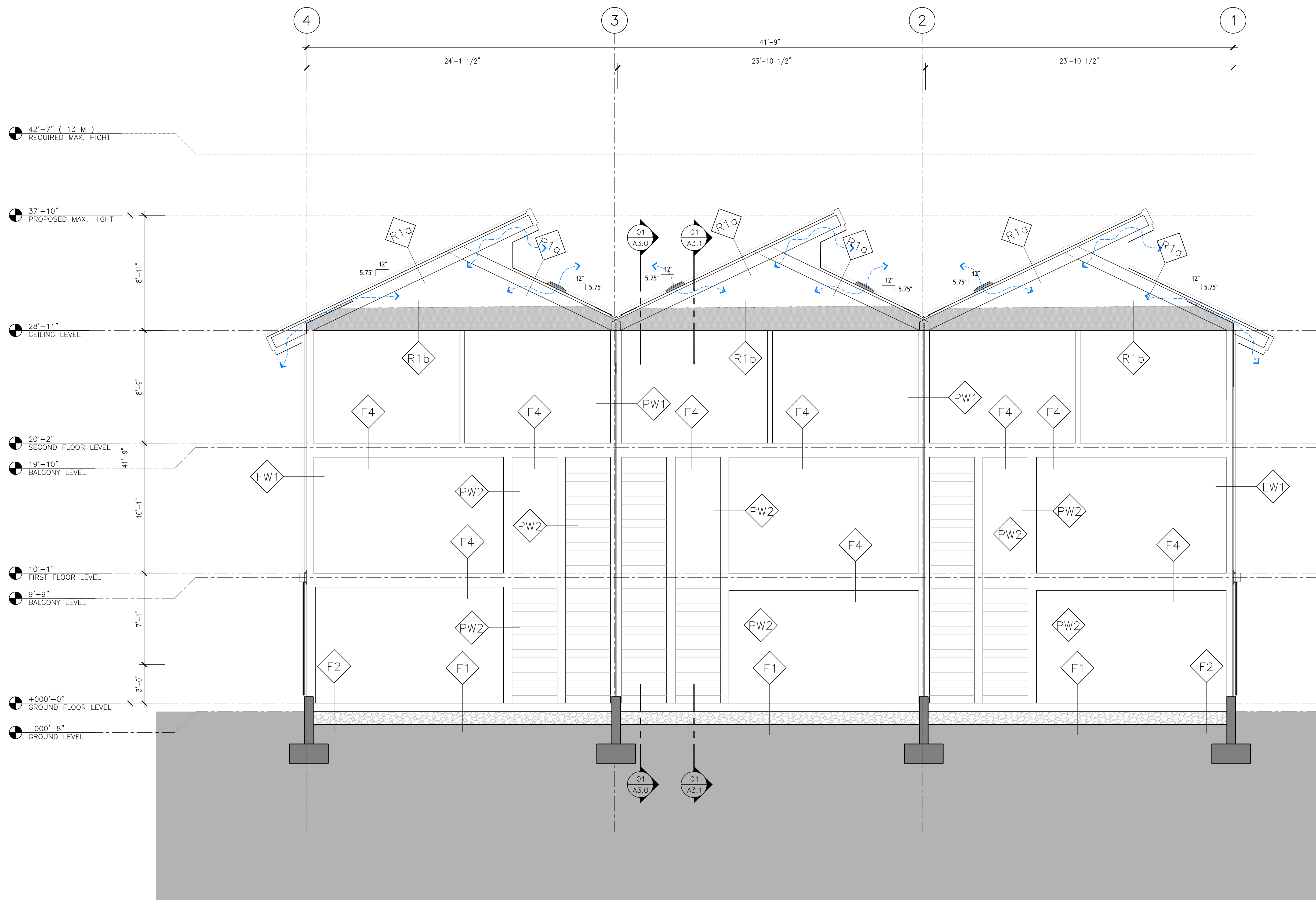
26-09-01	DP & BP	REVISION
26-06-16	ISSUED FOR BP	
01	26-03-16	ISSUED FOR DP
REV	DATE	DESCRIPTION
DR	RV	

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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC
SHEET TITLE:	SECTIONS

PLOT DATE:	05/07/2026	PROJECT NO:	25202
SCALE:	AS SHOWN	REVISION:	
DRAWING NO:	A3.2		



26-09-01 DP & BP REVISION

26-06-16 ISSUED FOR BP

01 26-03-16 ISSUED FOR DP

REV	DATE	DESCRIPTION	DR	RV
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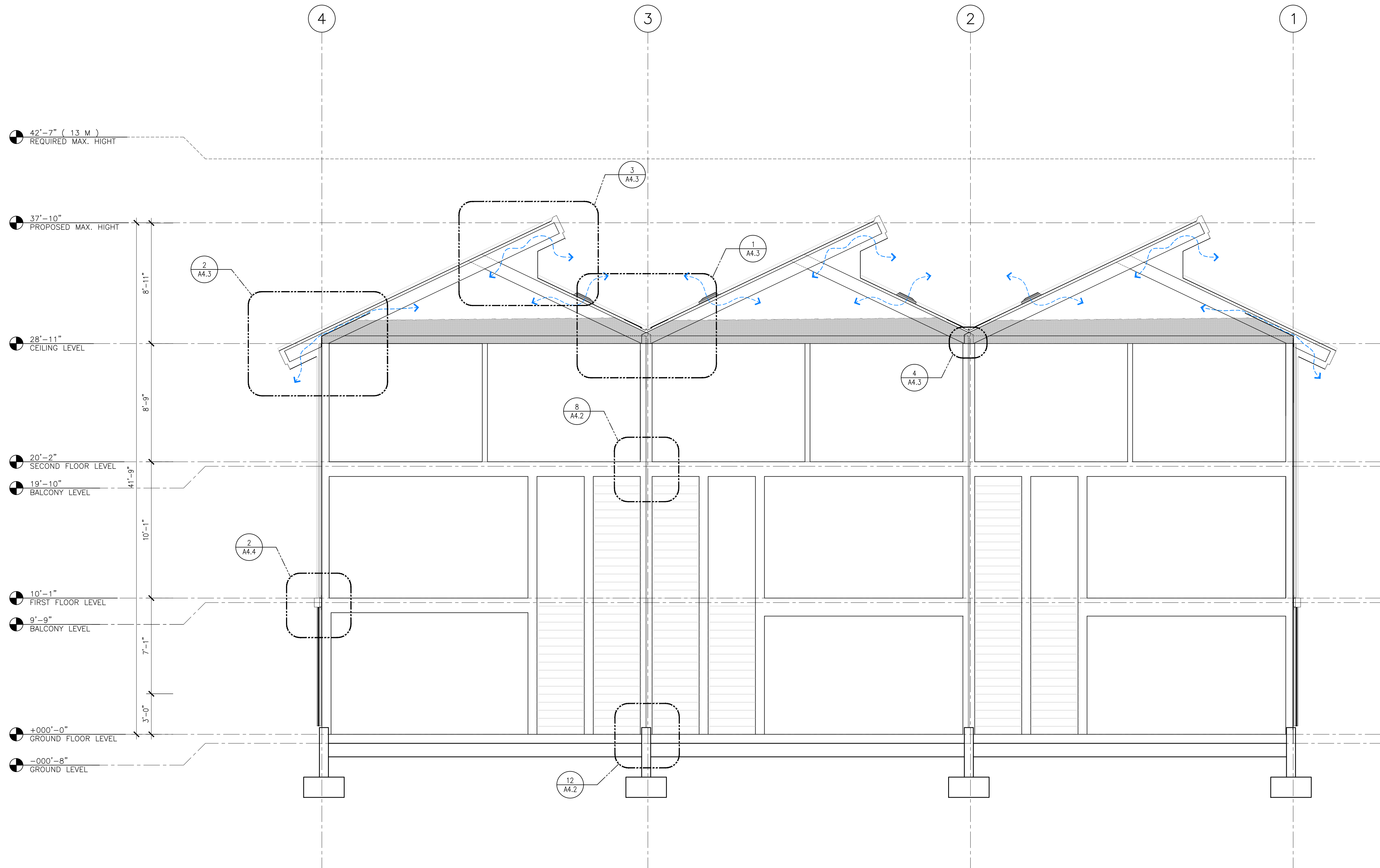
PROJECT:

PROPOSED
MULTI-FAMILY
BUILDING1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE:

SECTIONS

PLOT DATE	05/07/2026	PROJECT NO.	25202
SCALE	AS SHOWN	REVISION	
DRAWING NO.	A3.3		



1 WALL SECTION
1/4" = 1'-0"



26-09-01	DP & BP	REVISION
26-06-16	ISSUED FOR BP	
01 26-03-16	ISSUED FOR DP	
REV	DATE	DESCRIPTION
DR	RV	

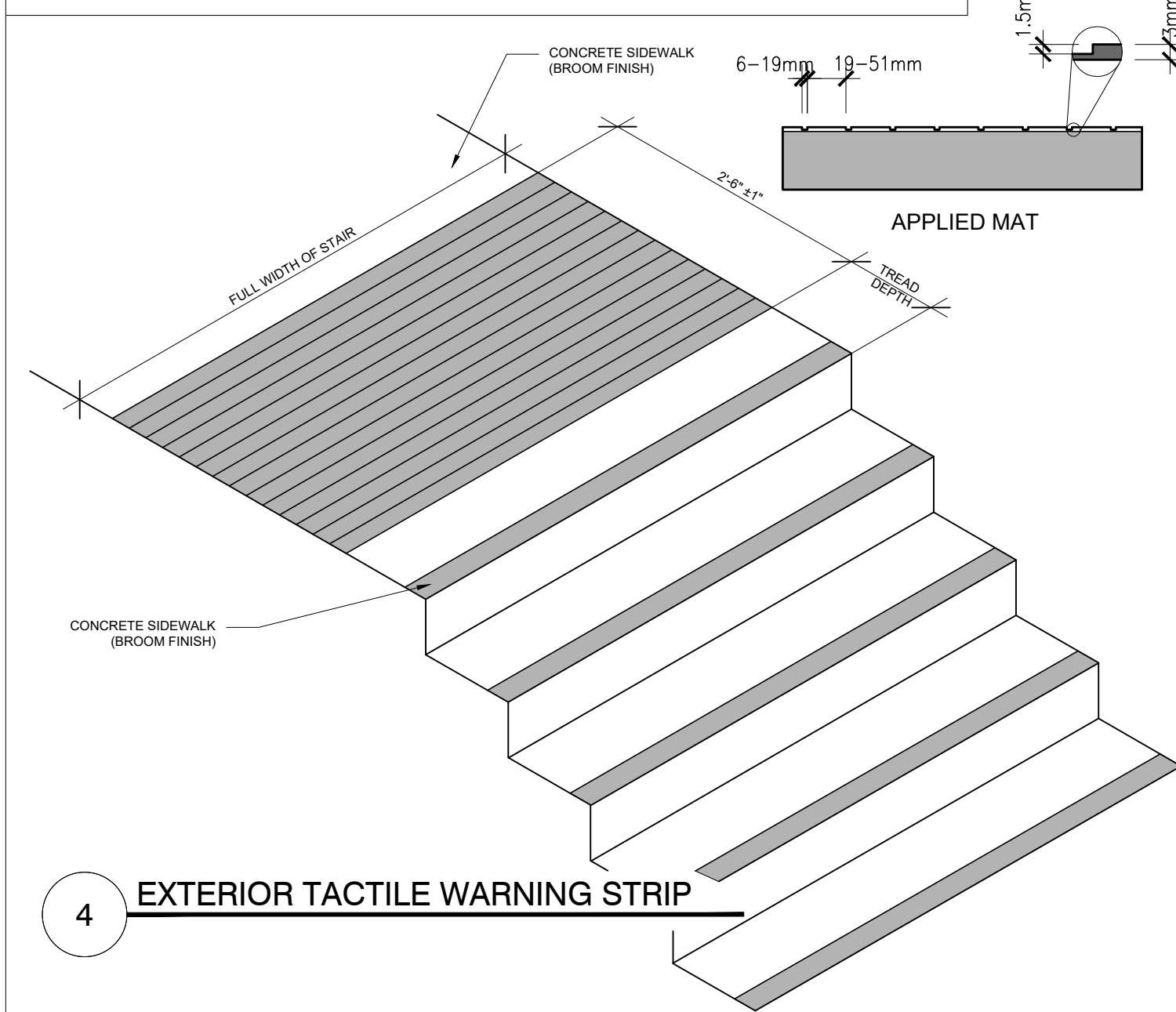
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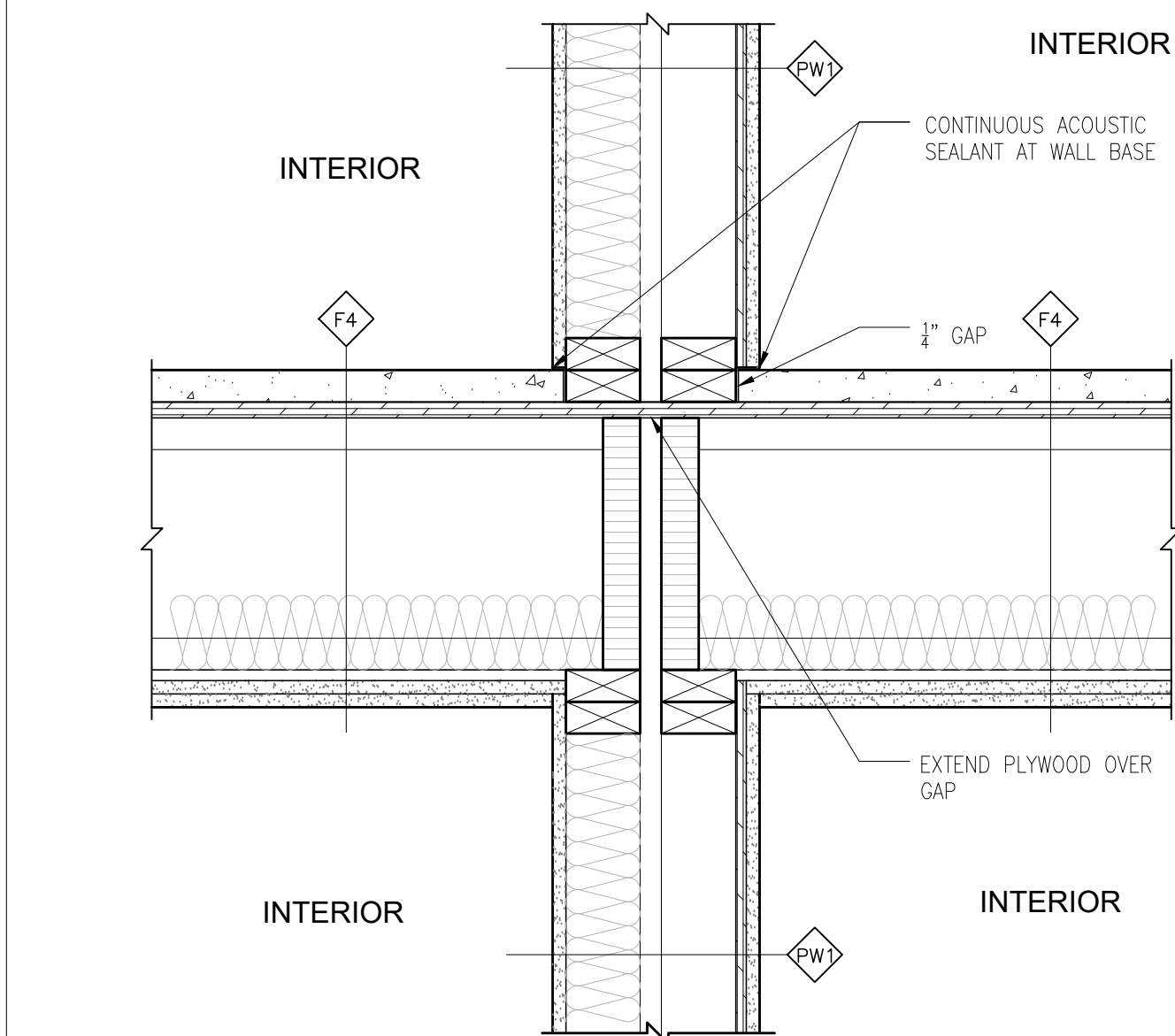
PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE PRINCE RUPERT, BC
SHEET TITLE:	WALLSECTION

PLOT DATE:	05/07/2026	PROJECT NO.	25202
SCALE:	AS SHOWN	REVISION	
DRAWING NO.	A4.1		

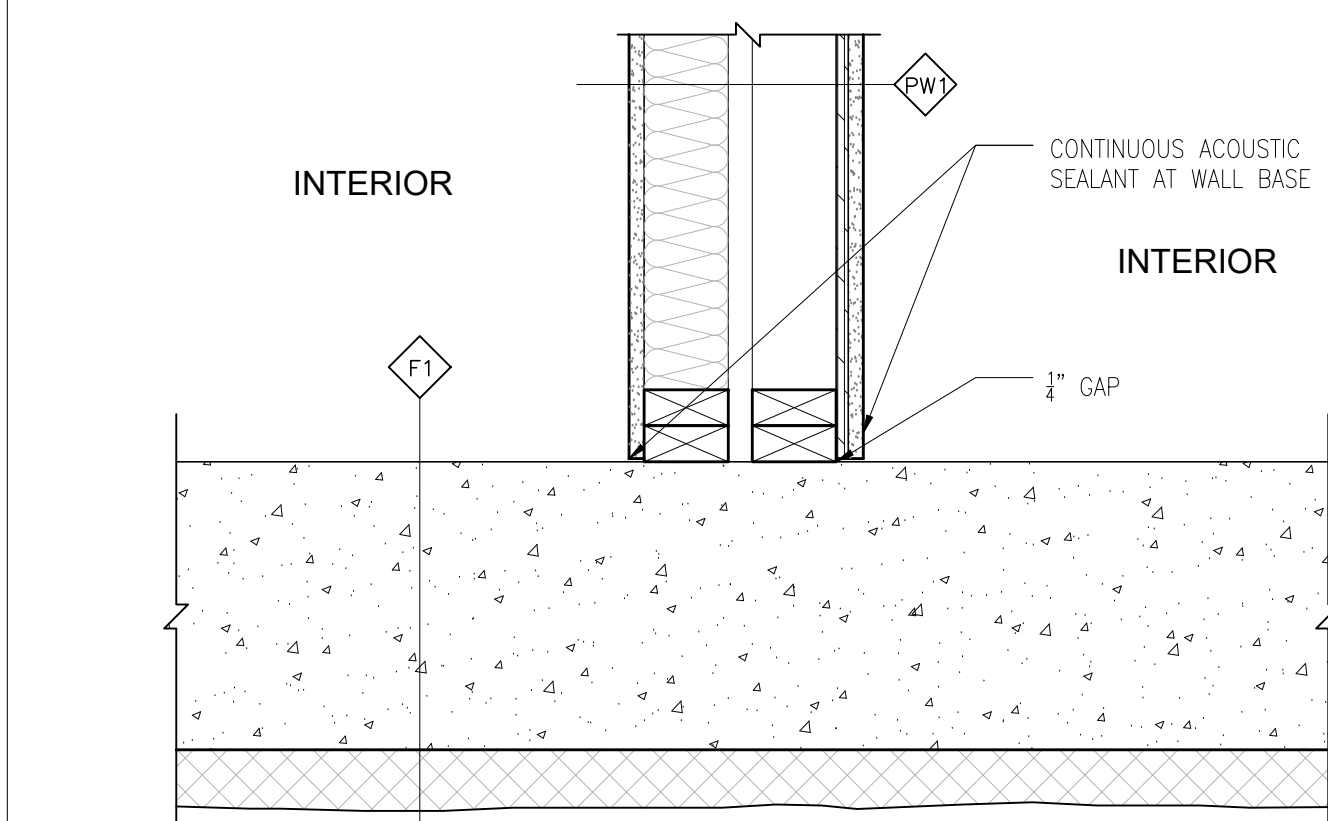
- NOTE:
- PAINTED IN A CONTRASTING COLOR TO THE SURROUNDING SIDEWALK WITH A NON-SLIP FINISH
 - GROOVES TO BE $\frac{3}{8}$ " (3mm) MAX. DEEP, $\frac{1}{4}$ " WIDE, WITH A SPACE OF 1-7/8" BETWEEN THE EDGES OF THE GROOVES (15 GROOVES TOTAL)



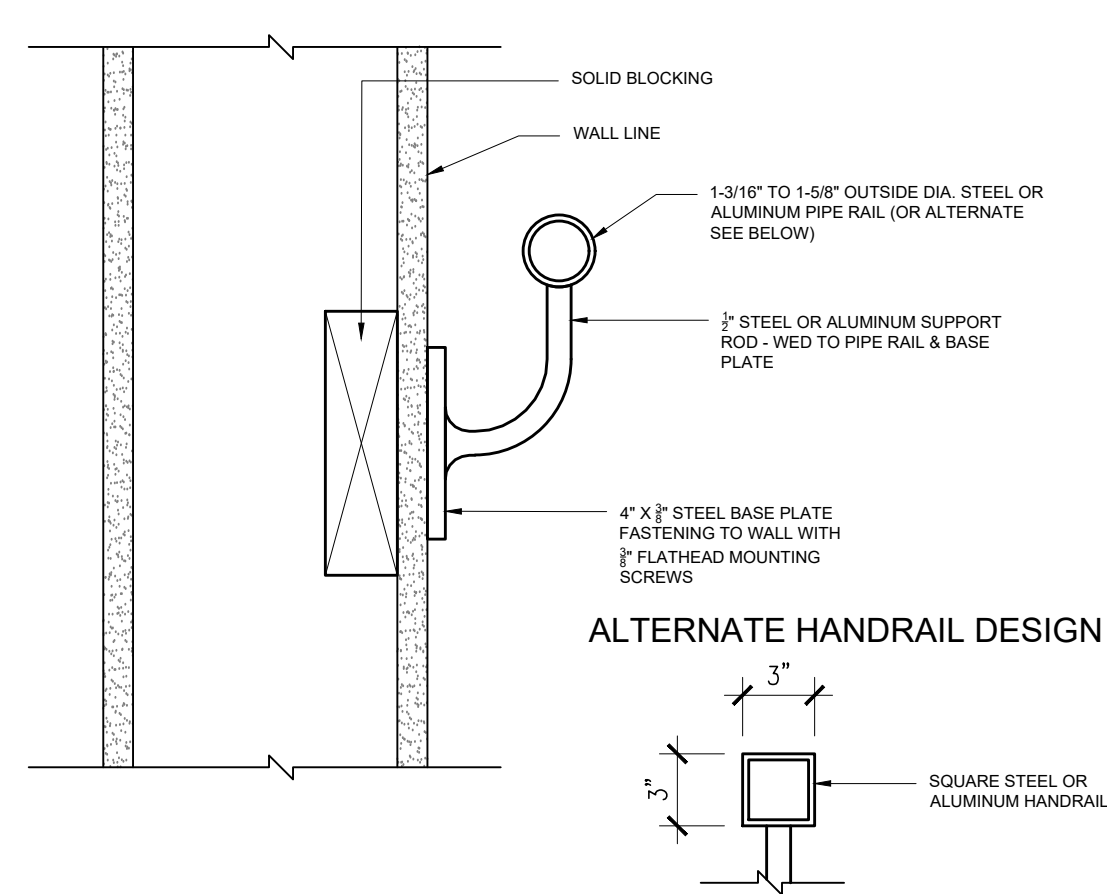
- NOTE:
- FIRE SEPARATION TO BE CONTINUOUS
 - INSTALL FIRE RATED GYPSUM BOARD BEHIND TUBS, SHOWERS, DROP CEILINGS, STAIRS, ETC.
 - NO RECESSED ELECTRICAL PANELS MEDICINE CABINETS ETC. PERMITTED



8 PARTY WALL @ TYPICAL FLOOR SLAB
1/4" = 1'-0"

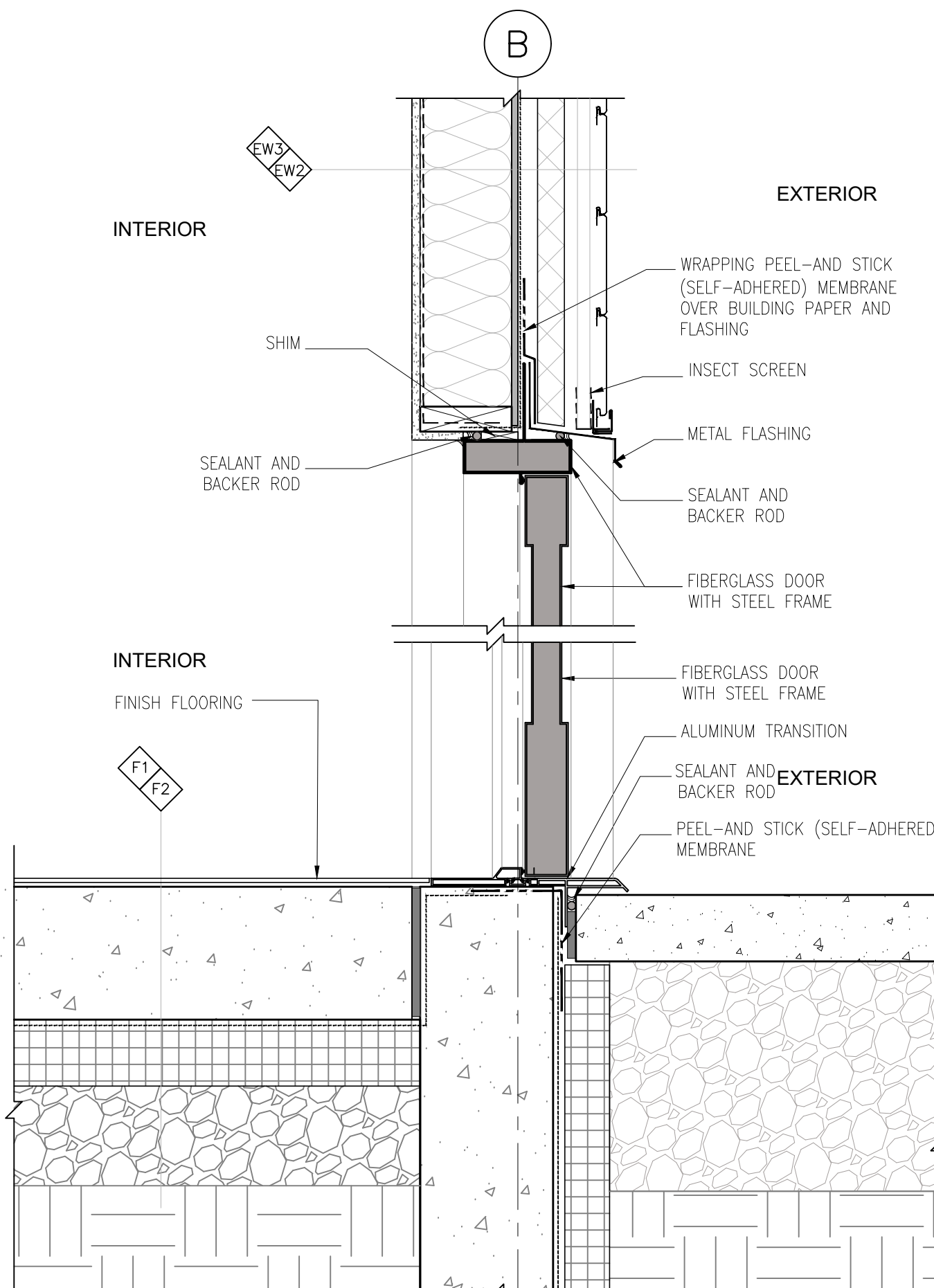


12 PARTY WALL @ CONCRETE SLAB
1/4" = 1'-0"



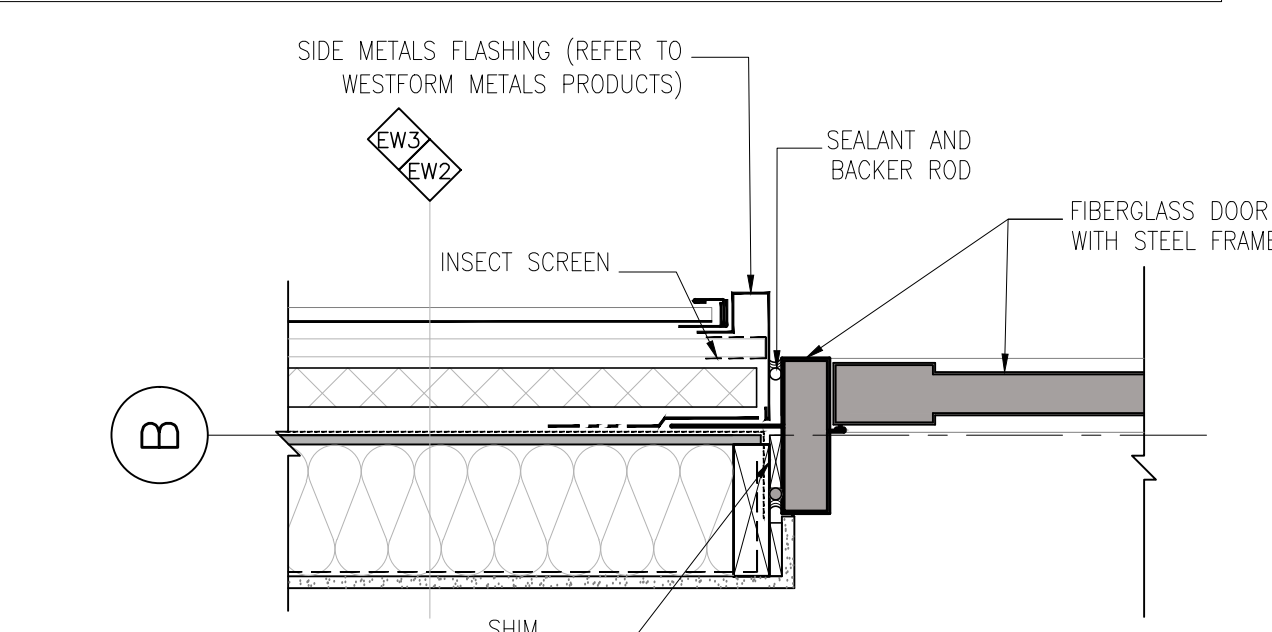
3 PARTY WALL (PLAN)

- NOTE:
- AIR BARRIER - CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)
 - DOUBLE PANE WORKS AS LONG AS IT PASSES STEP CODE REQUIREMENTS.

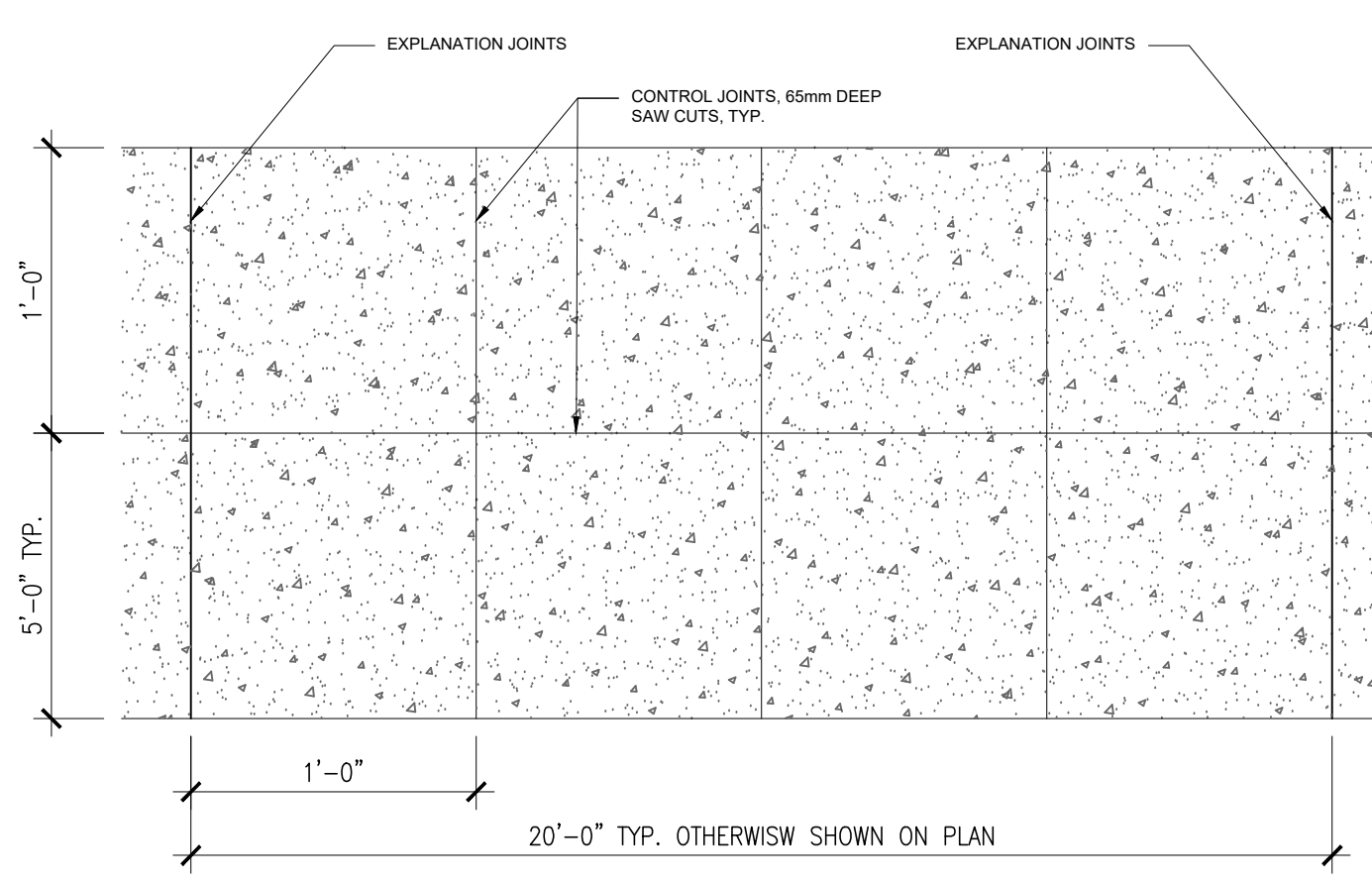


7 DOOR FRAME @ METAL CLAD. EXT. WALL & TRASHHOLD ON SLAB

- NOTE:
- AIR BARRIER - CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)
 - DOUBLE PANE WORKS AS LONG AS IT PASSES STEP CODE REQUIREMENTS.

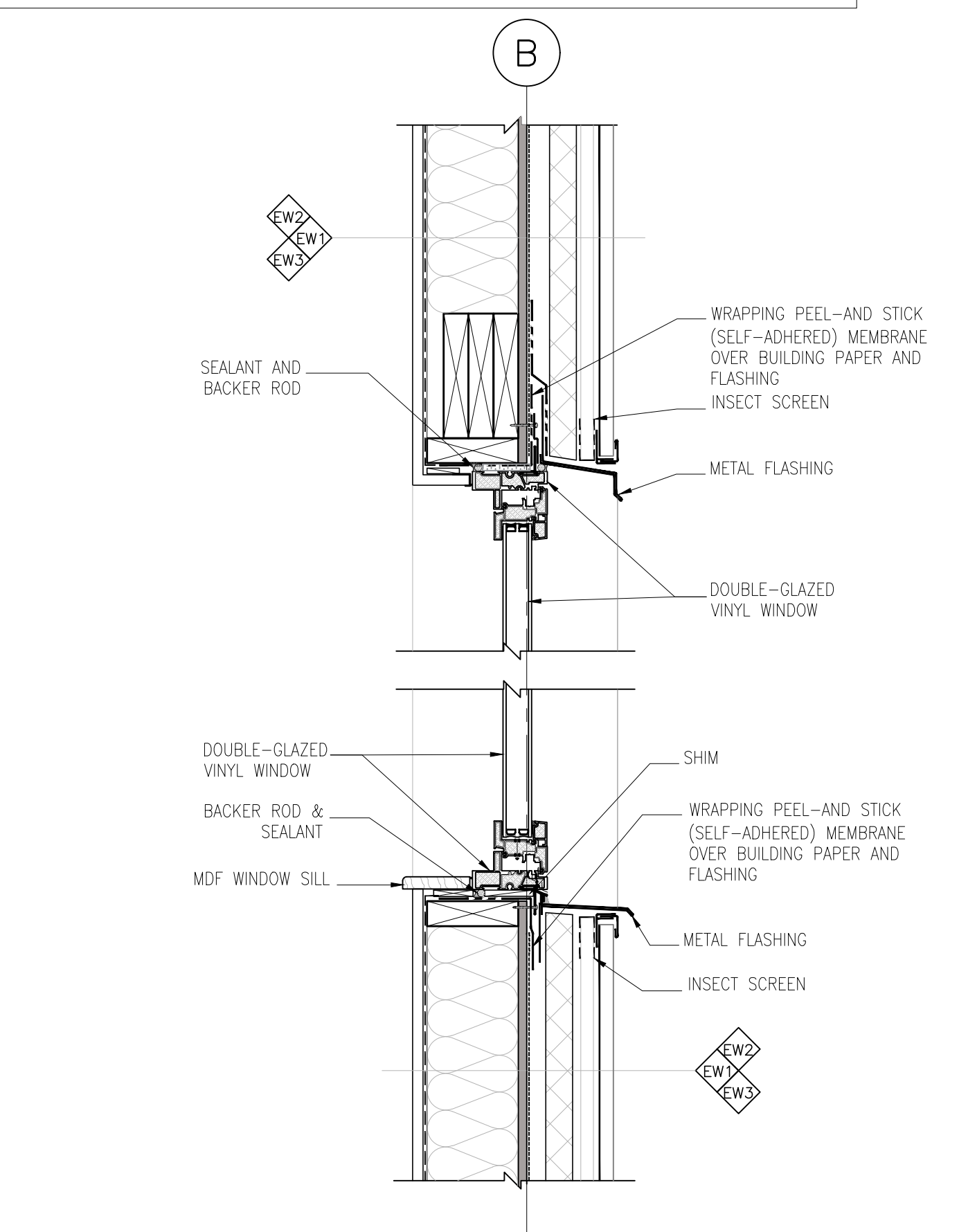


11 DOOR FRAME @ METAL CLAD. EXT. WALL &



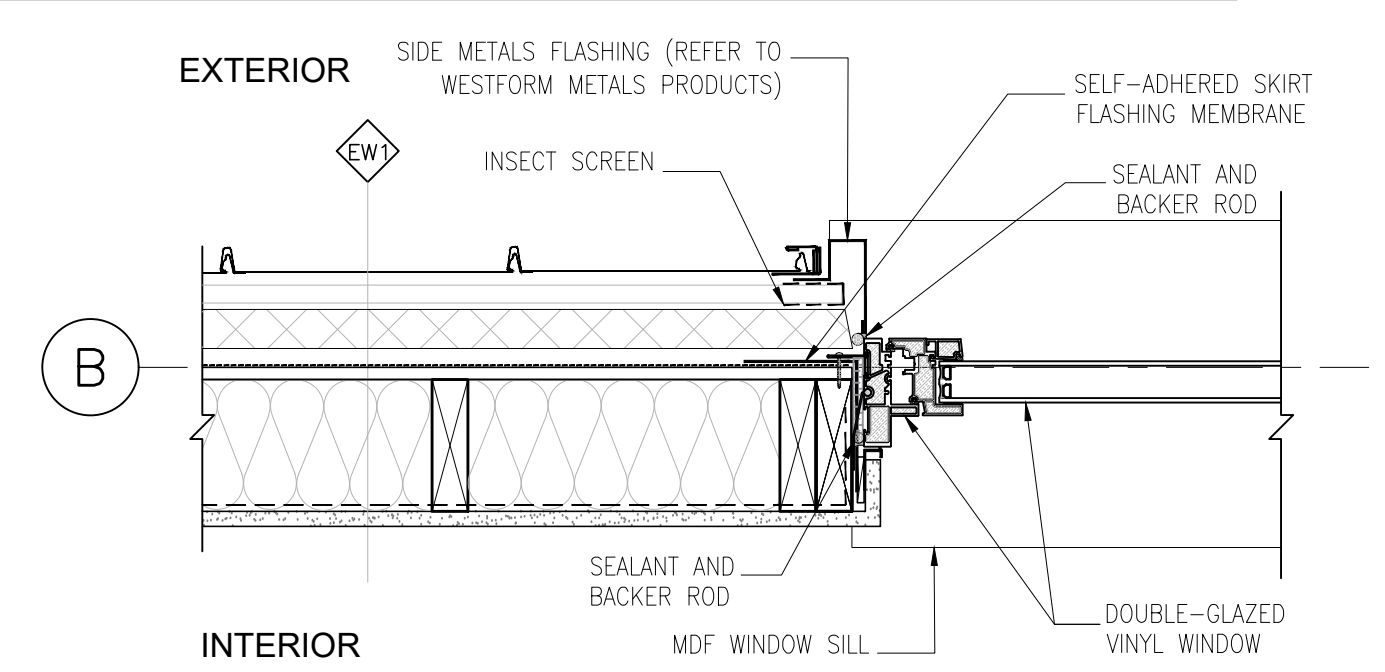
2 SIDEWALK (PLAN DETAIL)

- NOTE:
- AIR BARRIER - CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)
 - DOUBLE PANE WORKS AS LONG AS IT PASSES STEP CODE REQUIREMENTS.

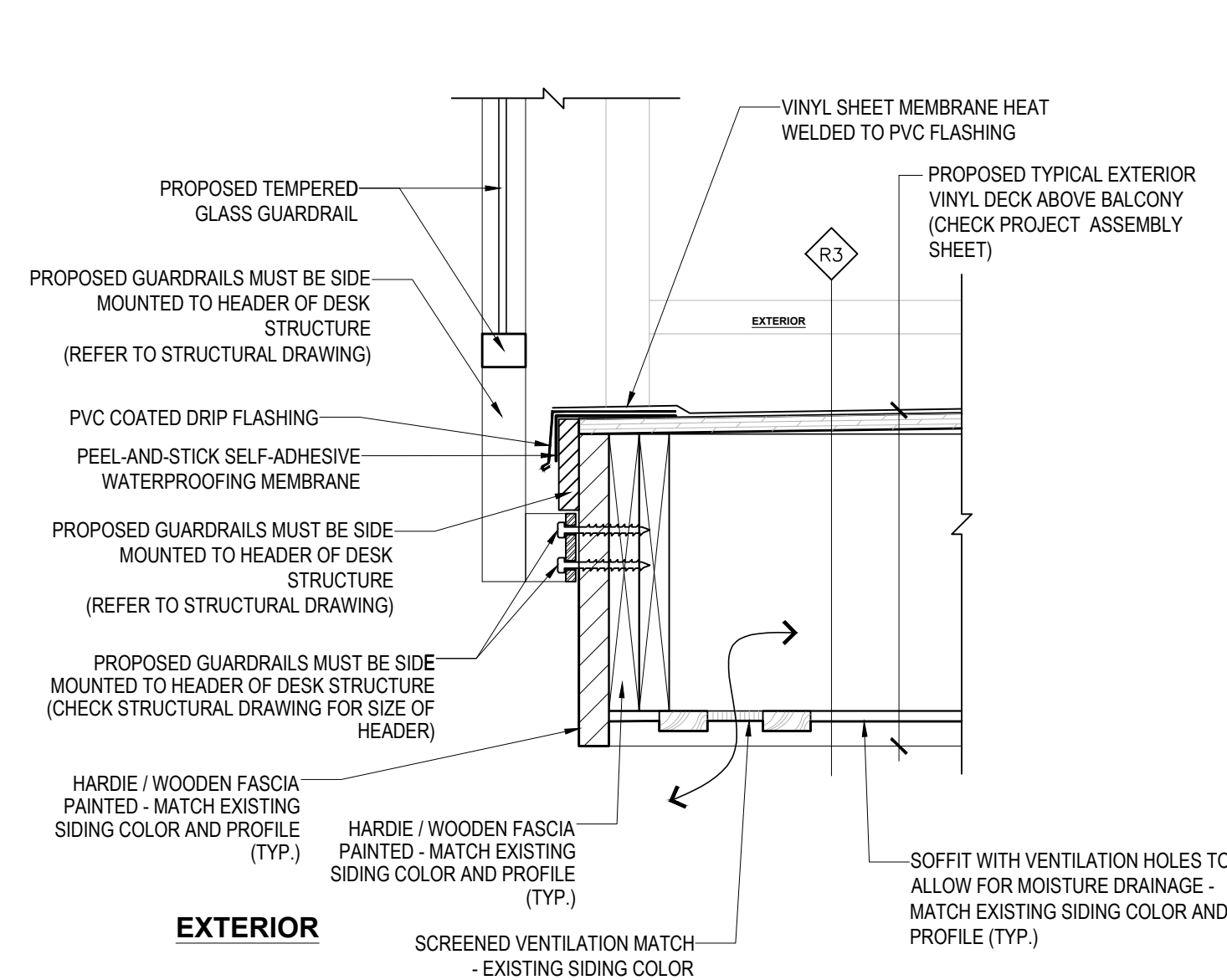


6 WINDOW FRAME @ METAL CLAD. EXT. WALL

- NOTE:
- AIR BARRIER - CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)
 - DOUBLE PANE WORKS AS LONG AS IT PASSES STEP CODE REQUIREMENTS.

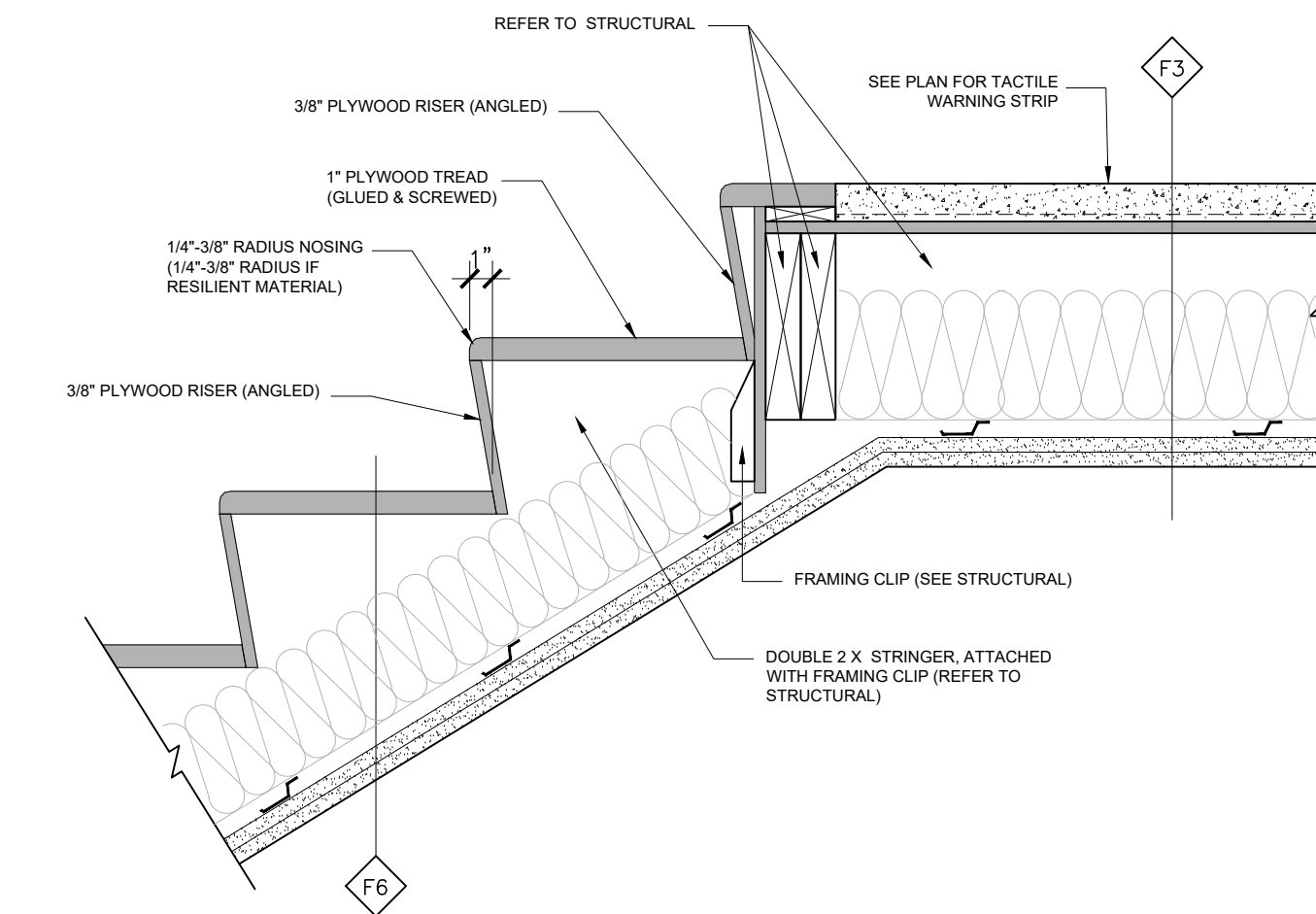


10 WINDOW FRAME @ METAL CLAD. EXT. WALL (PLAN)

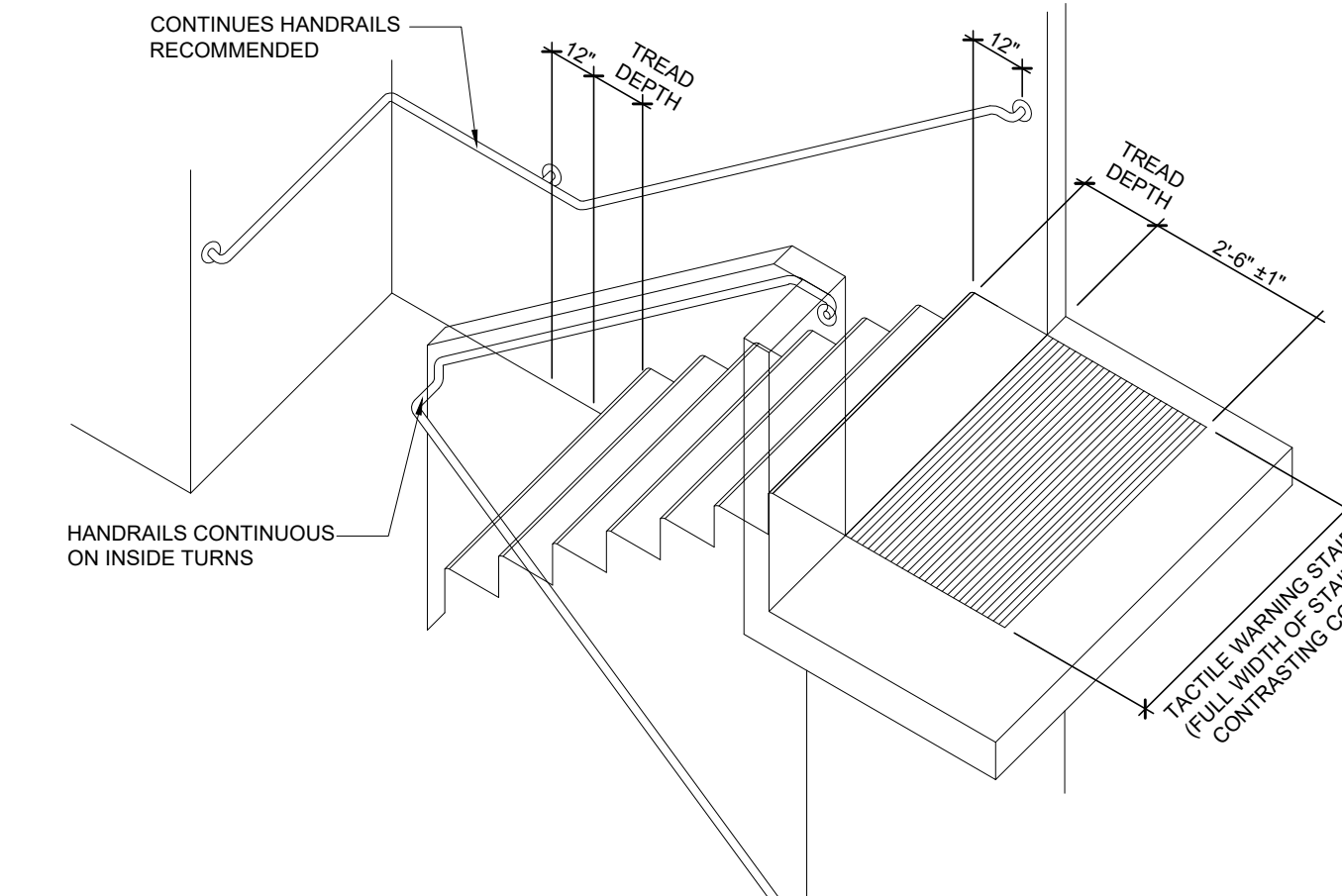


1 RAILING CONNECTION @ BALCONY

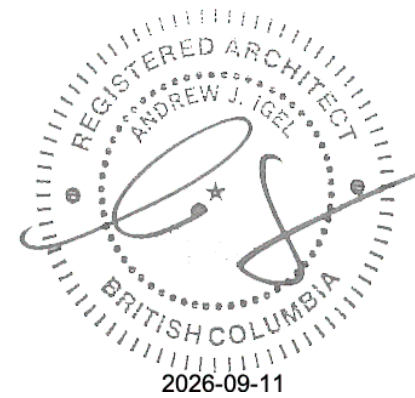
- NOTE:
- SEE ENLARGED STAIR PLANS FOR REQUIRED RISE & RUN
 - NOSING TO BE HIGHLIGHTED (CONTRASTING COLOR)
 - CONTRACTOR TO ENSURE THAT GYPSUM WALL BOARD IS CONTINUS AT WALL STRINGER



5 WOOD FRAME STAIR



9 STAIR REQUIREMENTS



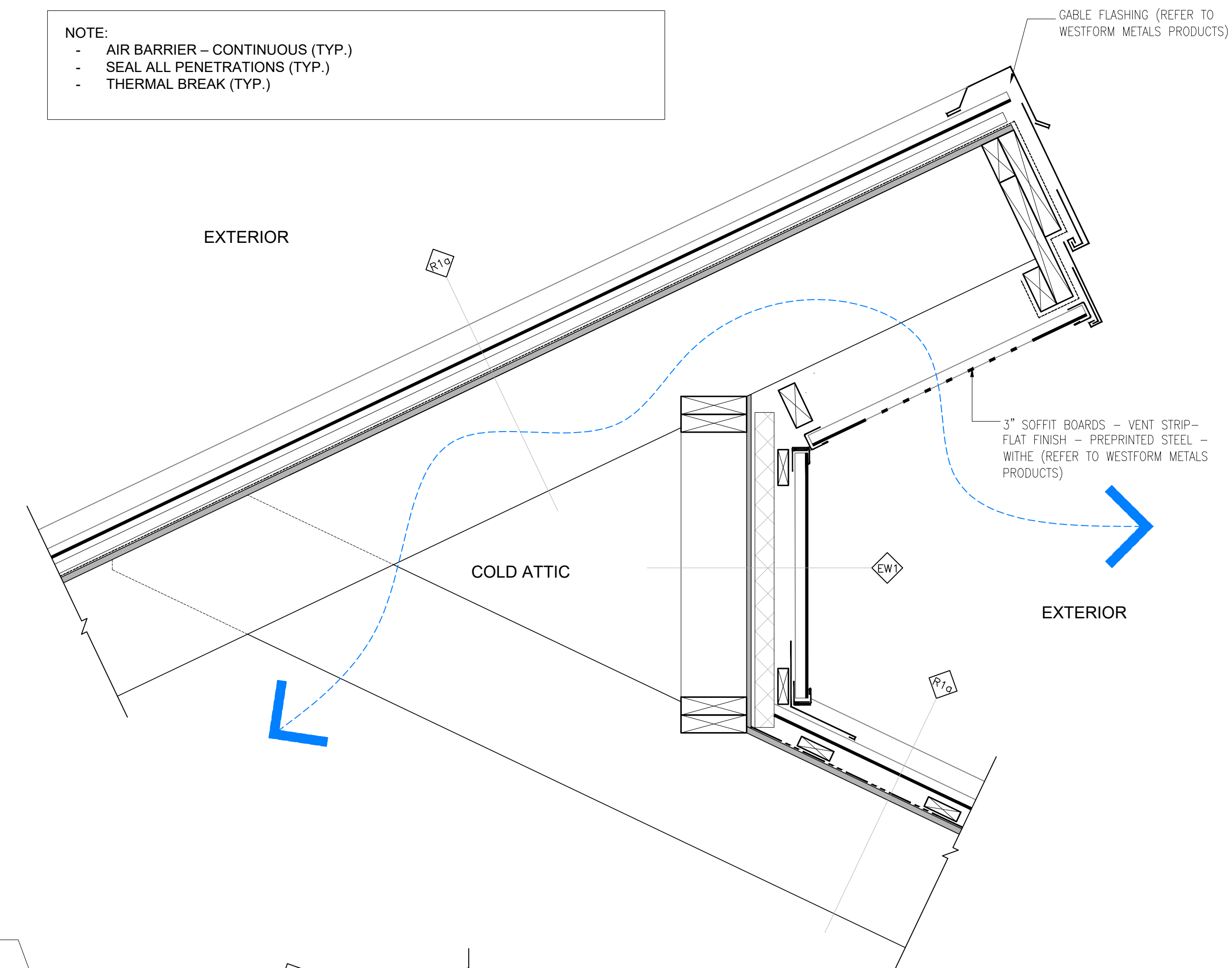
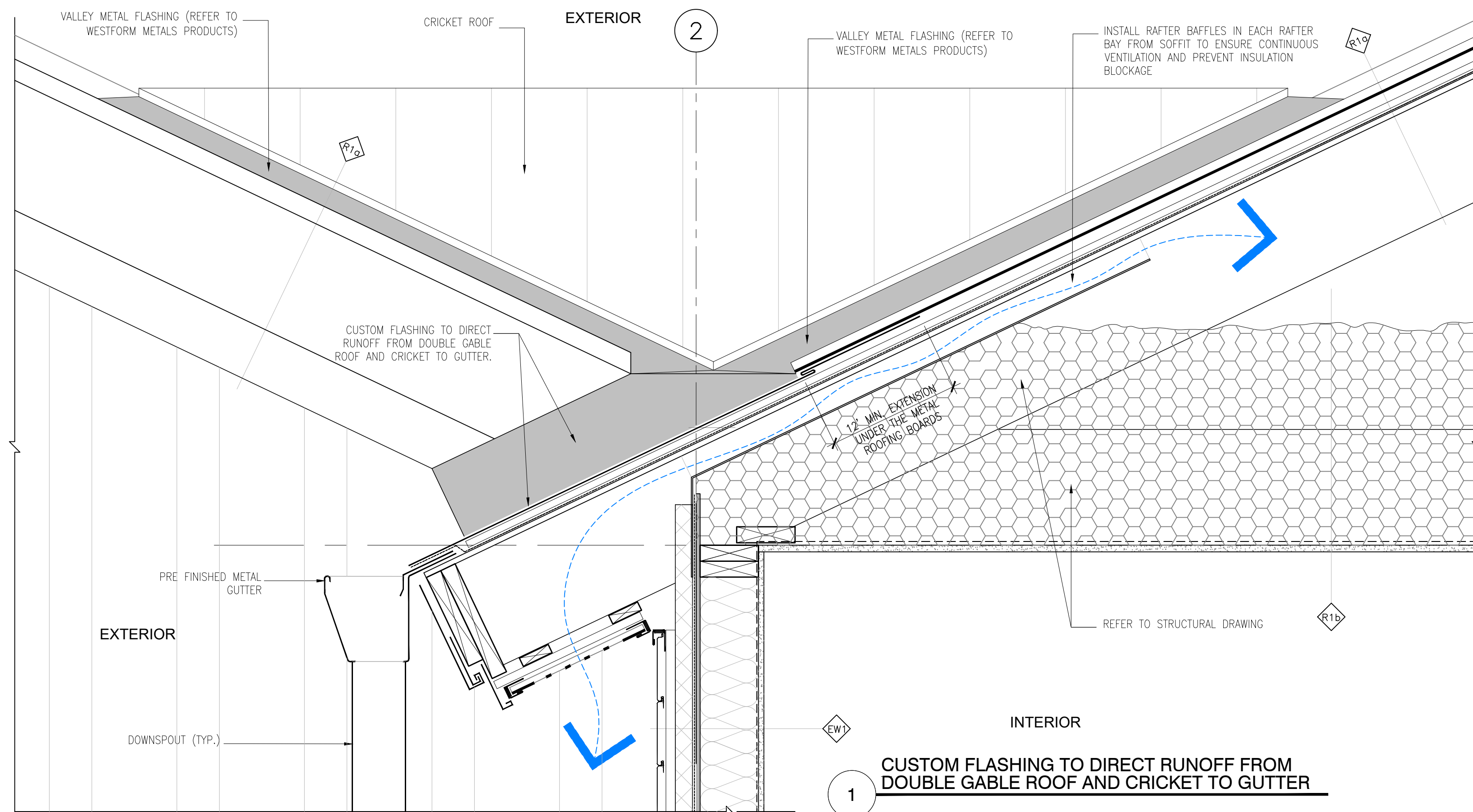
26-09-01	DP & BP	REVISION		
26-06-16	ISSUED FOR BP			
01 26-03-16	ISSUED FOR DP			
REV	DATE	DESCRIPTION	DR	RV

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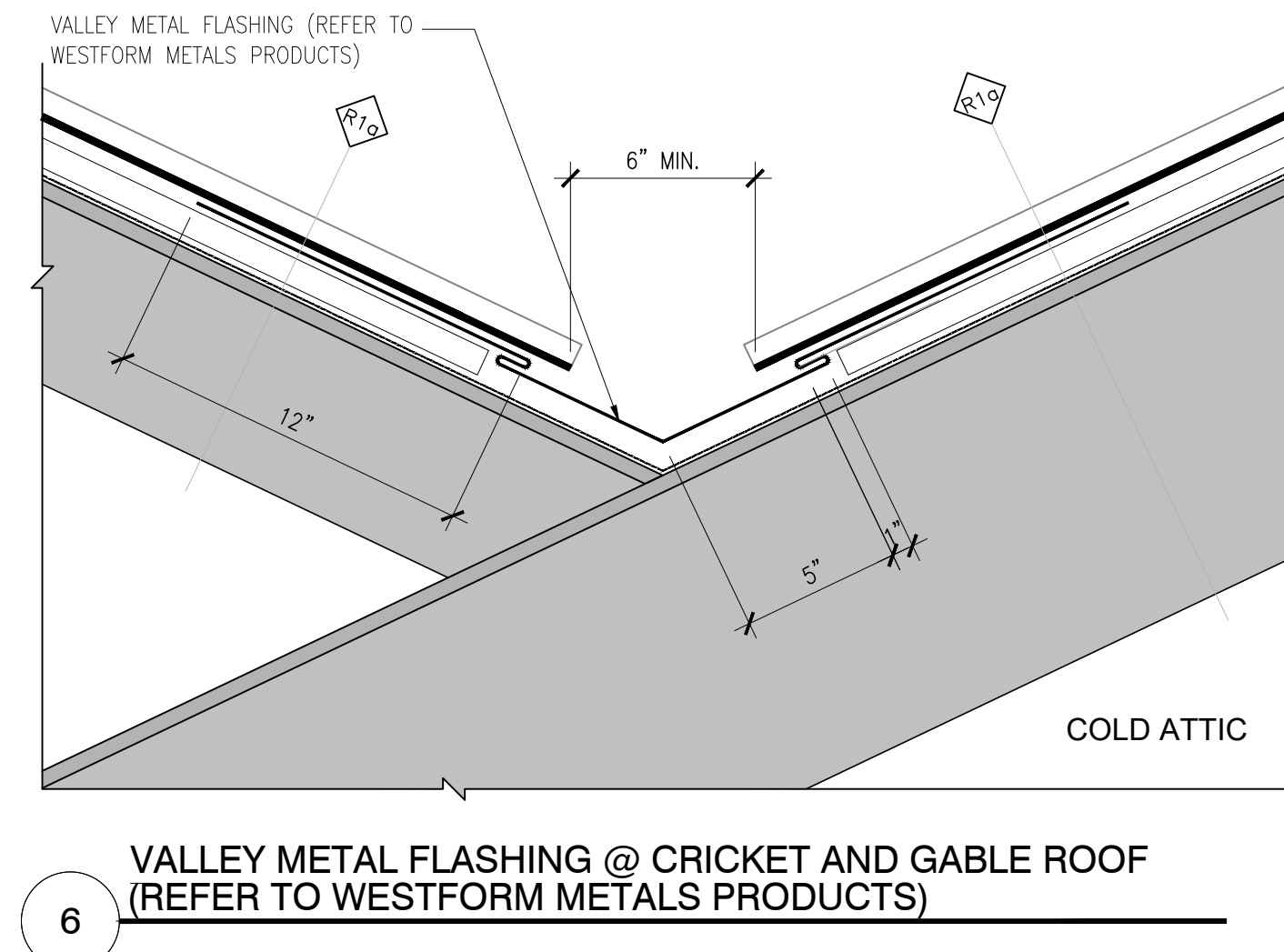
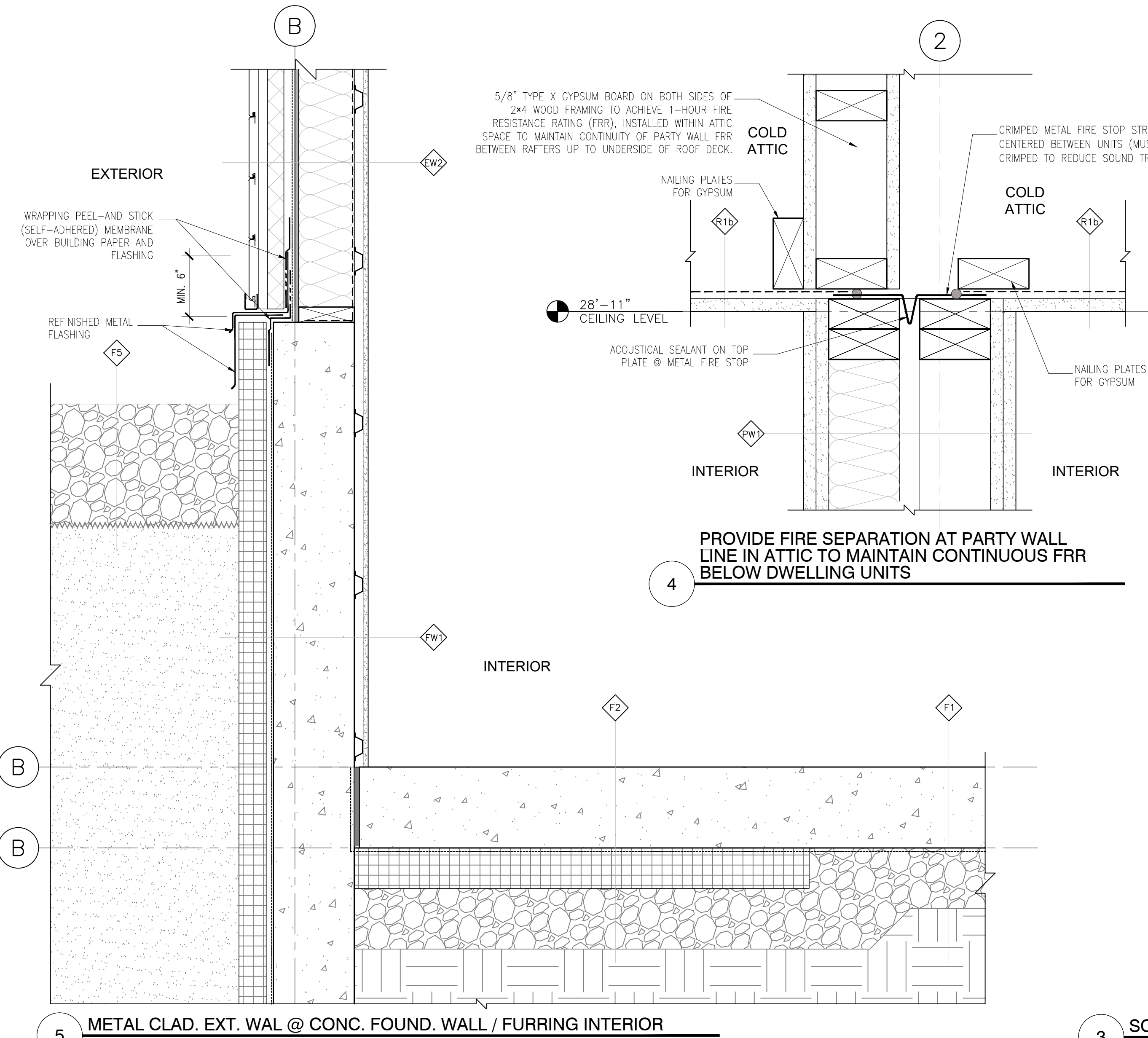
PROJECT:	PROPOSED MULTI-FAMILY BUILDING
1800 8TH AVENUE PRINCE RUPERT, BC	
SHEET TITLE:	DETAILS

PLOT DATE:	05/07/2026	PROJECT NO.	25202
SCALE:	AS SHOWN		
DRAWING NO.		REVISION	
A4.2			



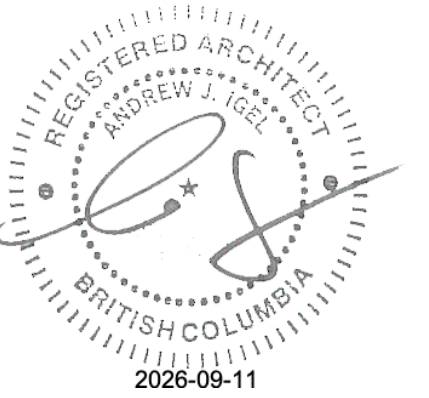
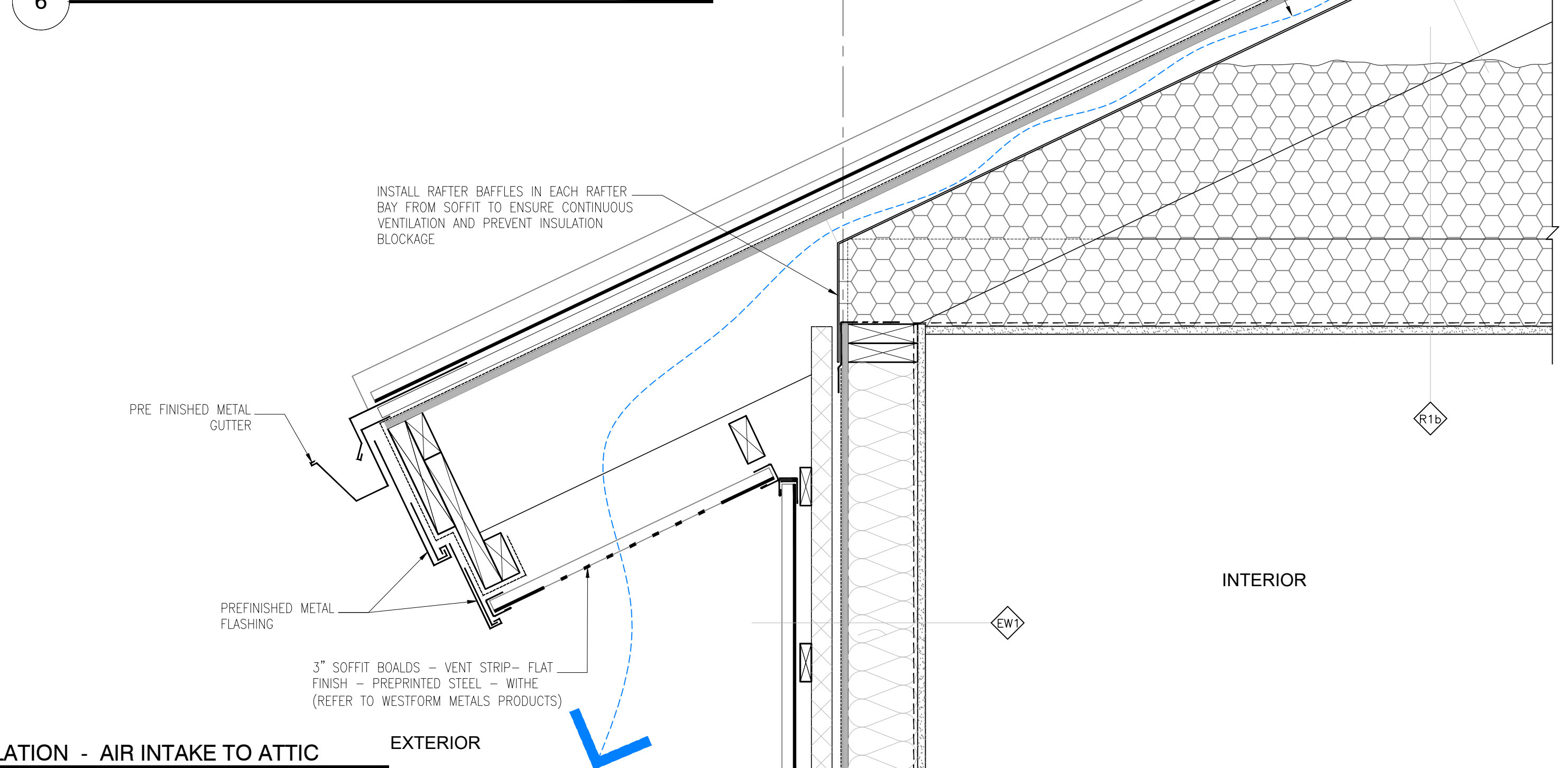
NOTE:

- AIR BARRIER - CONTINUOUS (TYP.)
- SEAL ALL PENETRATIONS (TYP.)
- THERMAL BREAK (TYP.)



6

VALLEY METAL FLASHING @ CRICKET AND GABLE ROOF (REFER TO WESTFORM METALS PRODUCTS)



26-09-01	DP & BP	REVISION		
26-06-16	ISSUED FOR BP			
01 26-03-16	ISSUED FOR DP			
REV	DATE	DESCRIPTION	DR	RV

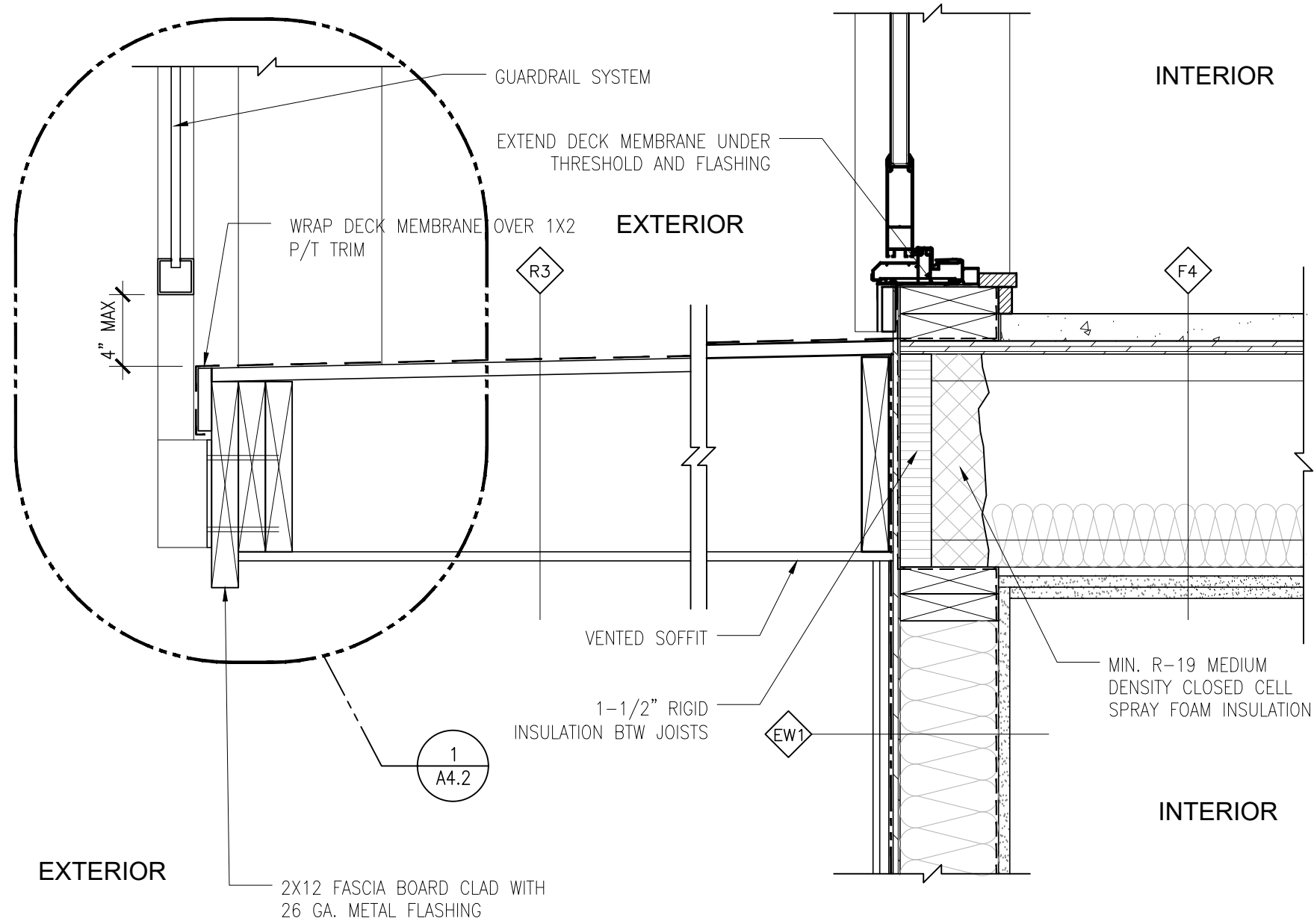
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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
1800 8TH AVENUE PRINCE RUPERT, BC	
SHEET TITLE:	DETAILS

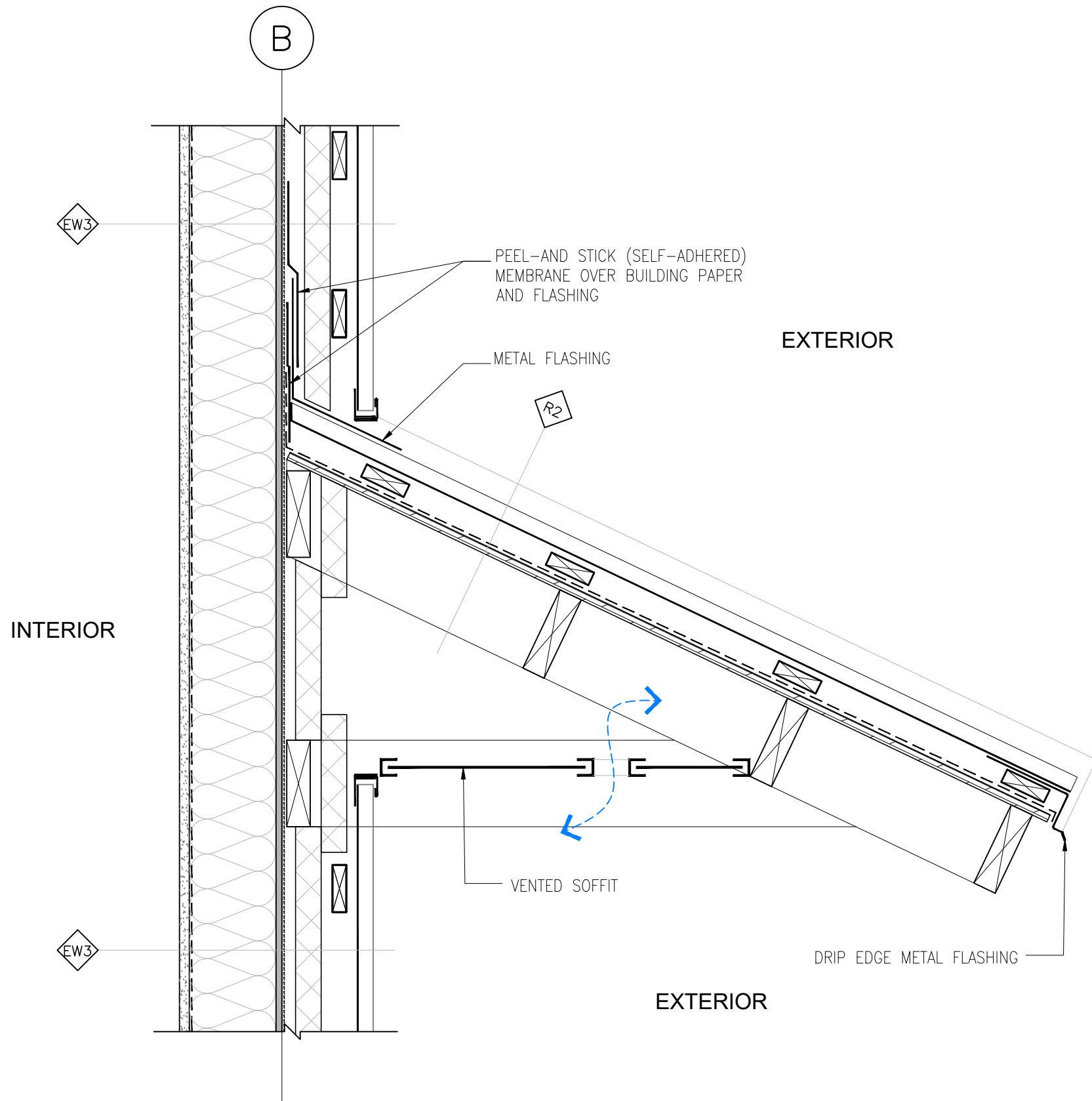
PROJECT NO.	25202
DATE	05/07/2026
SCALE	AS SHOWN
DRAWING NO.	REVISION
A4.3	

- NOTE:
- AIR BARRIER – CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)



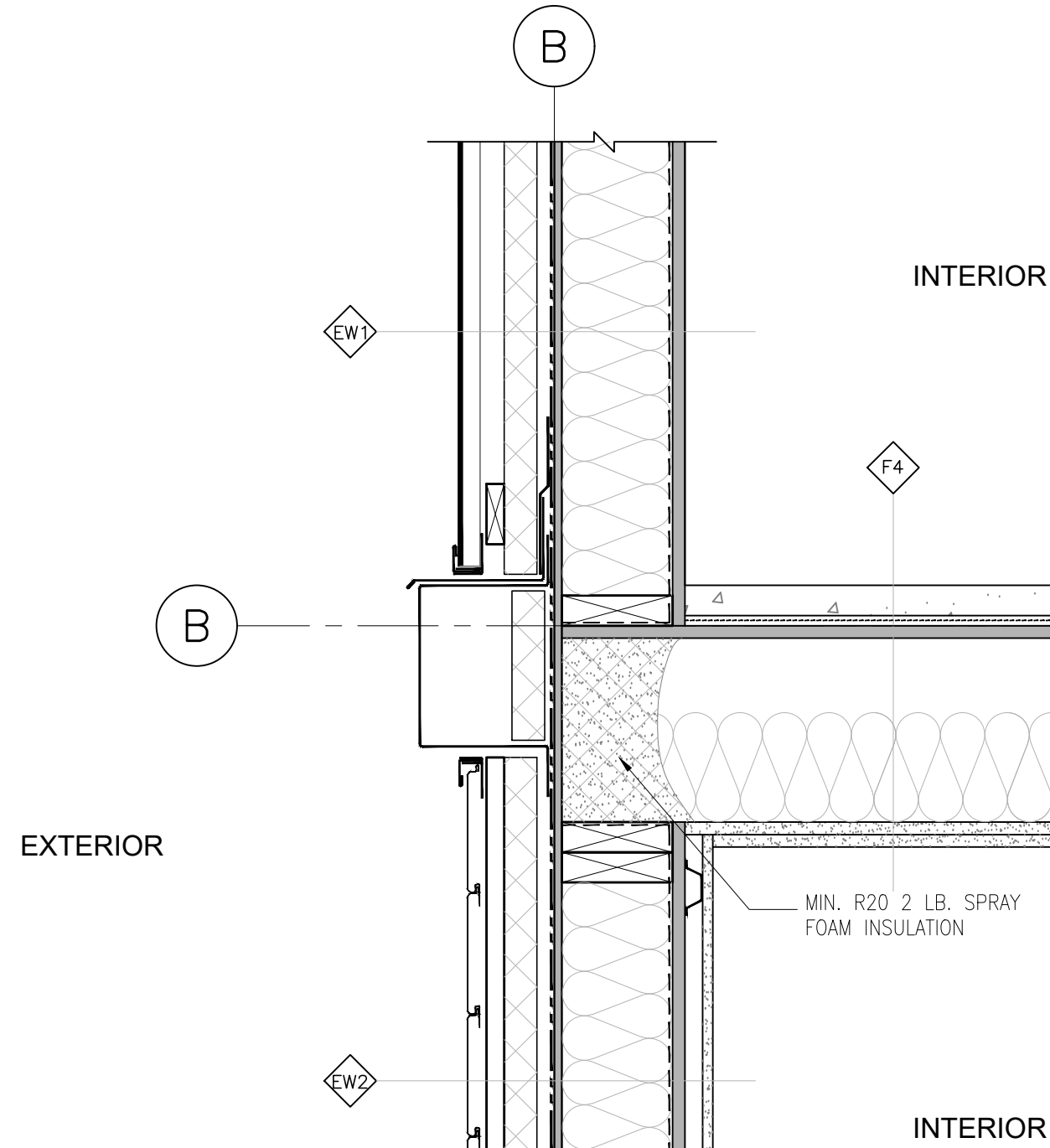
3 TYPICAL BALCONY ATTACHED TO EXTERIOR WALL
1/4" = 1'-0"

- NOTE:
- AIR BARRIER – CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)



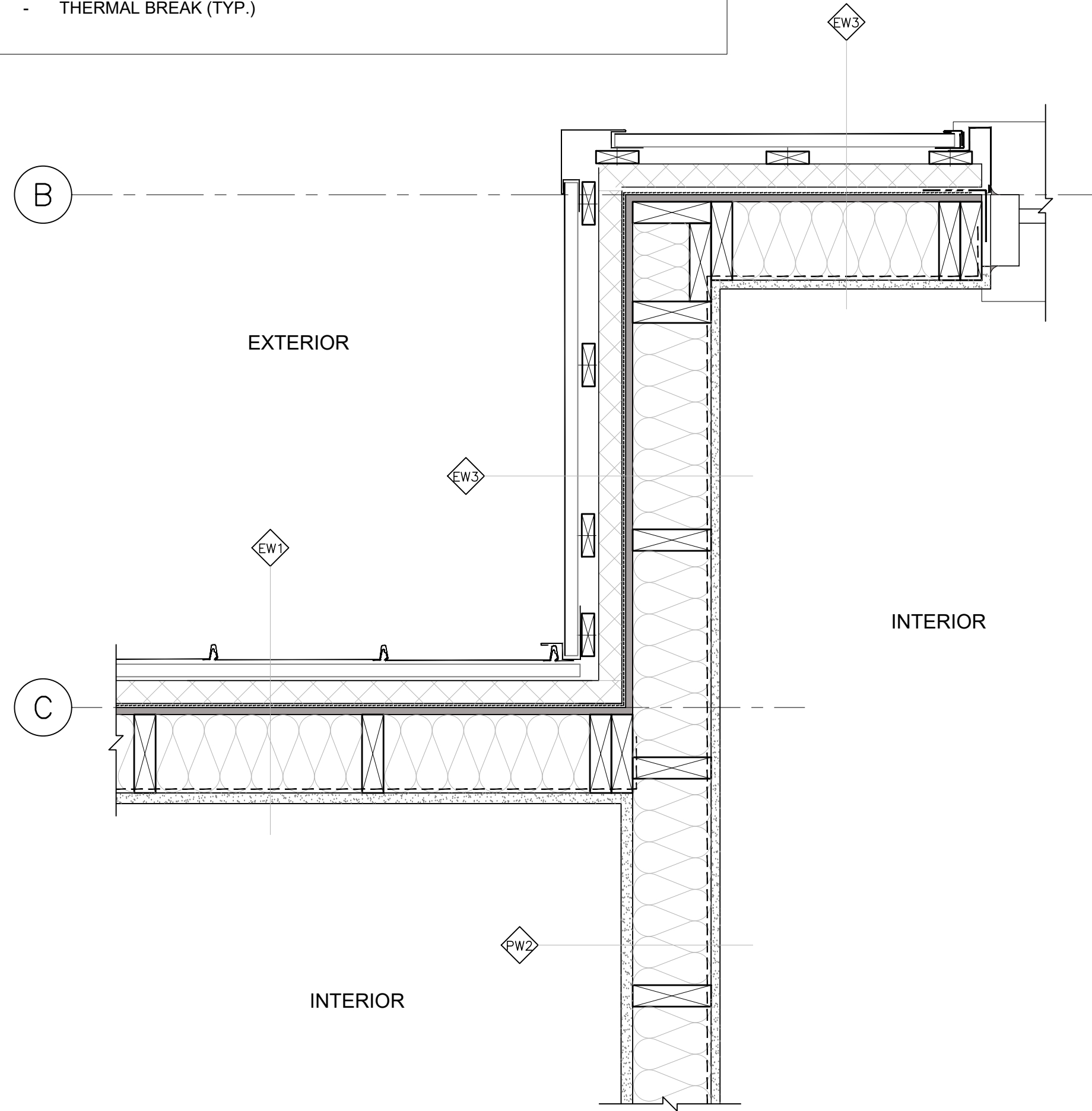
6 TYPICAL CANOPY @ EXTERIOR METAL CLADDING WALL
1/4" = 1'-0"

- NOTE:
- AIR BARRIER – CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)



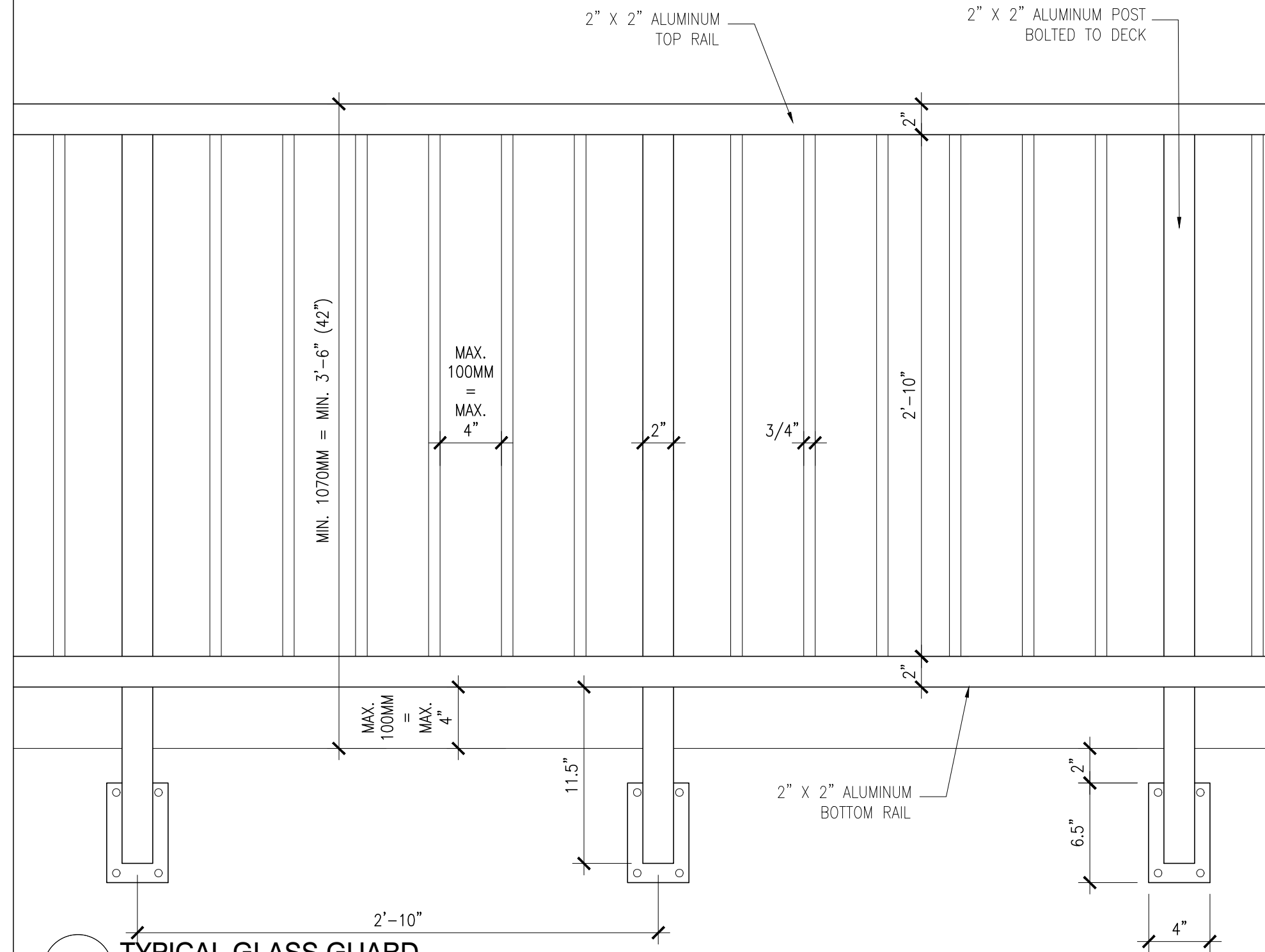
2 METAL FLASHING @ EXT. METAL CLAD. WALL
1/4" = 1'-0"

- NOTE:
- AIR BARRIER – CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)



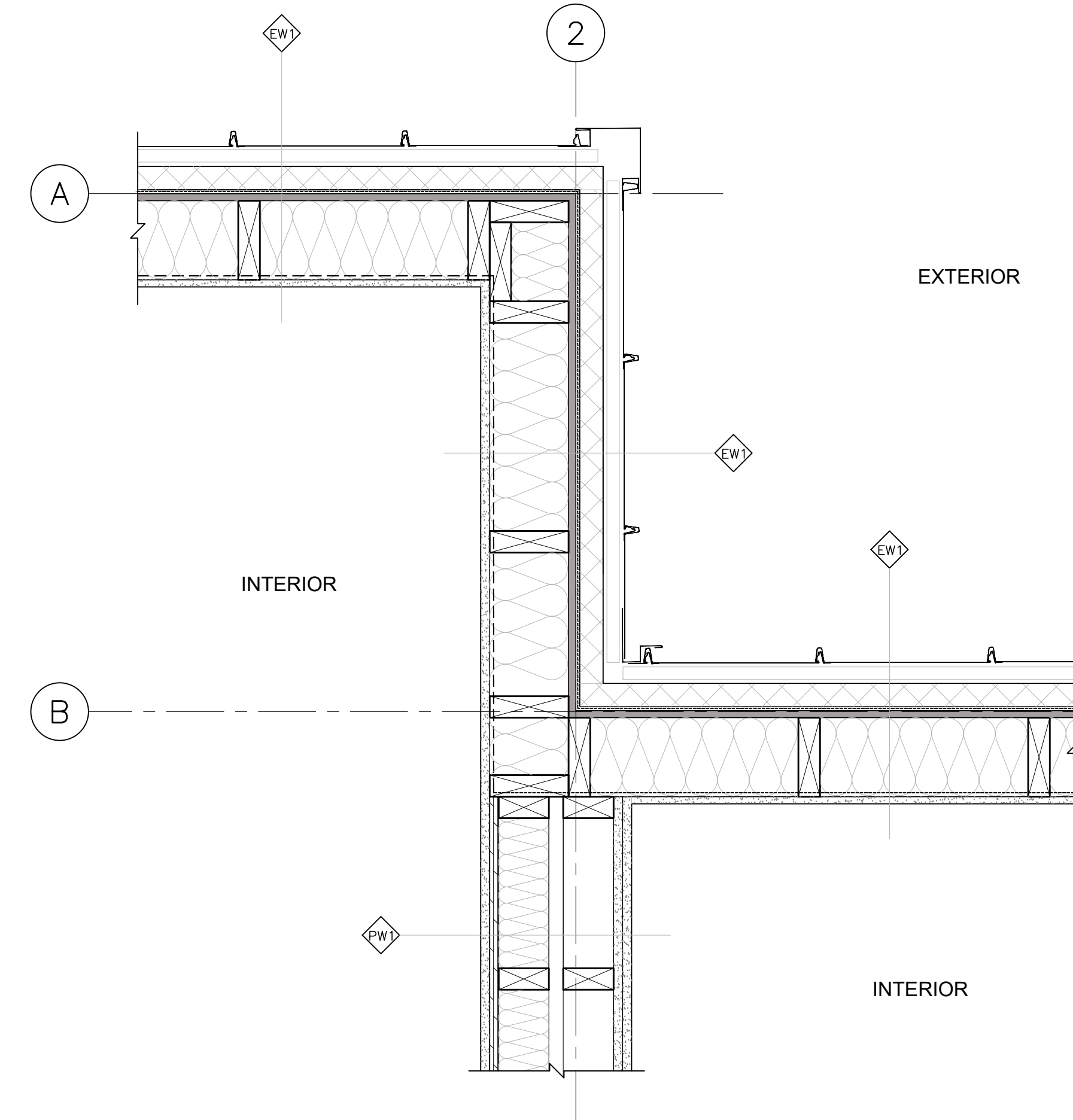
5 METAL PANEL CLADDING @ EXT. WALLS & WIN. FRAME (PLAN)

- NOTE:
- SEALED ENGINEERED SHOP DRAWING REQUIRED TO BCBC 2012 & APEG REQUIREMENTS



1 TYPICAL GLASS GUARD
2'-10"

- NOTE:
- AIR BARRIER – CONTINUOUS (TYP.)
 - SEAL ALL PENETRATIONS (TYP.)
 - THERMAL BREAK (TYP.)



4 METAL PANEL CLADDING @ EXT. WALLS & INTERSECTION WITH PARTY WALL (PLAN)



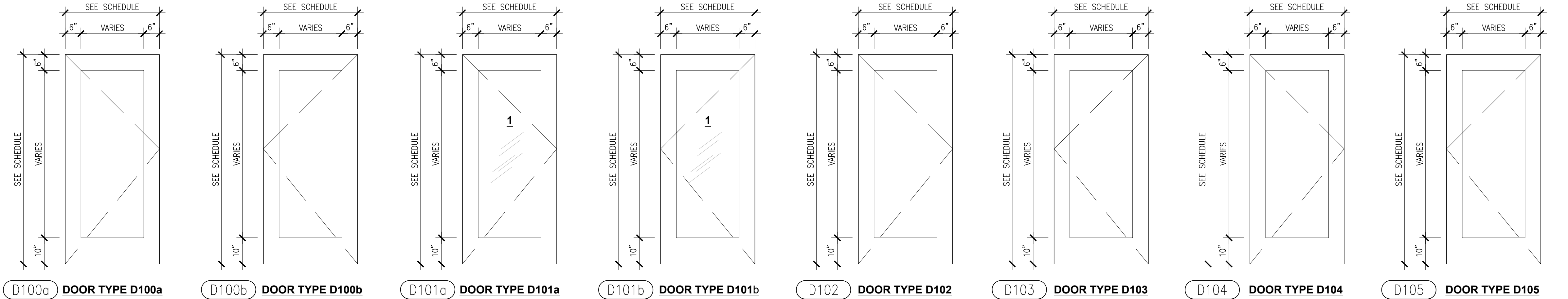
26-09-01 DP & BP REVISION				
26-06-16 ISSUED FOR BP				
01 26-03-16 ISSUED FOR DP				
REV	DATE	DESCRIPTION	DR	RV
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PROJECT:	
PROPOSED MULTI-FAMILY BUILDING	
1800 8TH AVENUE PRINCE RUPERT, BC	
SHEET TITLE:	

SITE PLAN & PLANNING INFORMATION

PLOT DATE	05/07/2026	PROJECT NO.	25202
SCALE	AS SHOWN	REVISION	
DRAWING NO.	A4.4		

DOOR TYPE



D100a

DOOR TYPE D100a

EXT. FIBERGLASS DOOR
INSULATED CORE
HIGH-PERFORMANCE
PAINTED
COLOUR - DARK GRAY EXT. & INT.
3 UNITS FRAME TYPE - A
NOTES:
-HIGH-PERFORMANCE
WINDOWS AND EXTERIOR
DOORS MUST BE PROVIDE A
MAXIMUM U-VALUE OF
1.2W/M²K OR BETTER
(LOWER).
-INSTALL WITH CONTINUOUS
AIR BARRIER INTEGRATION
AND PROPER FLASHING TO
ENSURE AIR-TIGHTNESS AND
MOISTURE PROTECTION.

D100b

DOOR TYPE D100b

EXT.FIBERGLASS DOOR
INSULATED CORE
HIGH-PERFORMANCE
PAINTED
COLOUR - DARK GRAY EXT. & INT.
6 UNITS FRAME TYPE - A
NOTES:
-HIGH-PERFORMANCE
WINDOWS AND EXTERIOR
DOORS MUST BE PROVIDE A
MAXIMUM U-VALUE OF
1.2W/M²K OR BETTER
(LOWER).
-INSTALL WITH CONTINUOUS
AIR BARRIER INTEGRATION
AND PROPER FLASHING TO
ENSURE AIR-TIGHTNESS AND
MOISTURE PROTECTION.

D101a

DOOR TYPE D101a

BACKED ENAMEL FINISH
HOLLOW METAL
PAINTED
INSULATED
COLOUR - DARK GRAY EXT. & INT.
GLAZING TYPE: 1
2 UNITS FRAME TYPE - CW1
NOTES:
-HIGH-PERFORMANCE
WINDOWS AND EXTERIOR
DOORS MUST BE PROVIDE A
MAXIMUM U-VALUE OF
1.2W/M²K OR BETTER
(LOWER).
-INSTALL WITH CONTINUOUS
AIR BARRIER INTEGRATION
AND PROPER FLASHING TO
ENSURE AIR-TIGHTNESS AND
MOISTURE PROTECTION.

D101b

DOOR TYPE D101b

BACKED ENAMEL FINISH
HOLLOW METAL
PAINTED
INSULATED
COLOUR - DARK GRAY EXT. & INT.
GLAZING TYPE: 1
4 UNITS FRAME TYPE - CW2
NOTES:
-HIGH-PERFORMANCE
WINDOWS AND EXTERIOR
DOORS MUST BE PROVIDE A
MAXIMUM U-VALUE OF
1.2W/M²K OR BETTER
(LOWER).
-INSTALL WITH CONTINUOUS
AIR BARRIER INTEGRATION
AND PROPER FLASHING TO
ENSURE AIR-TIGHTNESS AND
MOISTURE PROTECTION.

D102

DOOR TYPE D102

SOLID CORE WOOD
BACKED ENAMEL FINISH
COLOUR - WHITE EXT. & INT.
GLAZING TYPE: 1
4 UNITS FRAME TYPE - A

D103

DOOR TYPE D103

SOLID CORE WOOD
BACKED ENAMEL FINISH
COLOUR - BLACK EXT. & INT.
GLAZING TYPE: 1
2 UNITS FRAME TYPE -A

D104

DOOR TYPE D104

HOLLOW CORE WOOD
HARDBOARD FACE
PAINTED
COLOUR - WHITE EXT. & INT.
9 UNITS FRAME TYPE - C

D105

DOOR TYPE D105

HOLLOW CORE WOOD
HARDBOARD FACE
PAINTED
COLOUR - WHITE EXT. & INT.
6 UNITS FRAME TYPE - C

ENERGY & AIRTIGHTNESS
COMPLIANCE

- PROJECT PERFORMANCE TARGET
 - THIS PROJECT IS DESIGNED TO MEET OR EXCEED STEP (TIER) 3 OF THE B.C. ENERGY CODE AND IS FURTHER ENHANCED TO SUPPORT THE CMHC MIL SELECT PROGRAM.
- FENESTRATION
 - DOUBLE-GLAZED, LOW-E, GAS-FILLED UNITS

TARGET U-FACTOR:

- TYPICAL WINDOWS: $\leq 1.42 \text{ W/m}^2\text{K}$
- SHGC NOT EXCEEDING 0.25,

FRAMES: THERMALLY IMPROVED "VINYL"
CERTIFIED BY CSA GROUP (CANADIAN STANDARDS
ASSOCIATION)

- AIRTIGHTNESS
 - Minimum requirement: $\leq 2.5 \text{ ACH @ } 50 \text{ Pa}$
 - Project target: $\leq 2.0 \text{ ACH @ } 50 \text{ Pa}$ or better
 - VERIFICATION BY BLOWER DOOR TESTING
- AIR BARRIER SYSTEM
 - CONTINUOUS AIR BARRIER PER SECTION 9.36 OF THE BC BUILDING CODE
 - MAINTAIN CONTINUITY AT:
 - WALL-TO-ROOF
 - WALL-TO-FOUNDATION
 - OPENINGS AND PENETRATIONS
- QUALITY ASSURANCE
 - COORDINATE WITH ENERGY ADVISOR THROUGHOUT
 - FIELD REVIEW OF AIR BARRIER SYSTEM
 - BLOWER DOOR TESTING REQUIRED PRIOR TO OCCUPANCY

NOTICE:

FENESTRATION

- ALL FENESTRATION UNITS SHALL BE PROVIDED WITH A CERTIFIED U-FACTOR NOT EXCEEDING $1.42 \text{ W/m}^2\text{K}$ AND SOLAR HEAT GAIN COEFFICIENT (SHGC) NOT EXCEEDING 0.25, TESTED AND LABELED IN ACCORDANCE WITH APPLICABLE STANDARDS.

-DOUBLE PANE WORKS AS LONG AS IT PASSES STEP CODE REQUIREMENTS.

DOOR SCHEDULE - PUBLIC

#	LEVEL	DOOR LOCATION	DOOR STYLE	FRAME STYLE	WIDTH	HEIGHT	U/L.C. RATING (MIN.) INC. TEMP. RISE PER BCBC TABLE 3.1.8.17.	HINGES	NRP HINGES	LOCKSET CODE	PANIC HARDWARE CODE	CLOSER HARDWARE CODE	THRESHOLD / SILL	DOOR STOP	WEATHERSTRIPPING	DOOR OPENER
01	GROUND LEVEL	MAIN ENTRANCE	D100	A	3'-0"	6'-8"	45 MIN.	○	○	1	4	5	○	○	○	○
02	GROUND LEVEL	MAIN ENTRANCE	D101	A	3'-0"	6'-8"	45 MIN.	○	○	1	4	5	○	○	○	○
03	UNIT TO STAIR CASE	MAIN ENTRANCE	D102	B	3'-0"	6'-8"	45 MIN.	○	○	1	2	3	○	○	○	
04	UNIT TO STAIR CASE	MAIN ENTRANCE	D103	B	3'-0"	6'-8"	45 MIN.	○	○	1	2	3	○	○	○	

DOOR SCHEDULE - PRIVATE

#	DOOR LOCATION	DOOR STYLE	FRAME STYLE	WIDTH	HEIGHT	HINGES	LOCKSET CODE	THRESHOLD / SILL	DOOR STOP	WEATHERSTRIPPING
05	BEDROOM	D104	B	3'-0"	6'-8"	○	6	○		
06	BEDROOM	D105	B	3'-0"	6'-8"	○	6	○		
07	BATHROOM	D106	C	2'-8"	6'-8"	○	6	○	○	○
08	BATHROOM	D107	C	2'-8"	6'-8"	○	6	○	○	○
09	STORAGE CLOSET	D108	D	5'-8"	6'-8"	○	7			
10	STORAGE CLOSET	D109	D	4'-0"	6'-8"	○	7			
11	LAUNDRY & CLOSET	D110	D	3'-0"	6'-8"	○	7	○		

DOOR SCHEDULE - PRIVATE EXTERIOR

#	LEVEL	DOOR LOCATION	DOOR STYLE	FRAME STYLE	WIDTH	HEIGHT	U/L.C. RATING (MIN.) INC. TEMP. RISE PER BCBC TABLE 3.1.8.17.	HINGES	NRP HINGES	LOCKSET CODE	THRESHOLD / SILL	WEATHERSTRIPPING
12	LEVEL 2 & 3	BALCONY	D100	CW1	3'-0"	6'-8"	45 MIN.	○	○	1	○	○
13	LEVEL 2 & 3	BALCONY	D101	CW2	3'-0"	6'-8"	45 MIN.	○	○	1	○	○

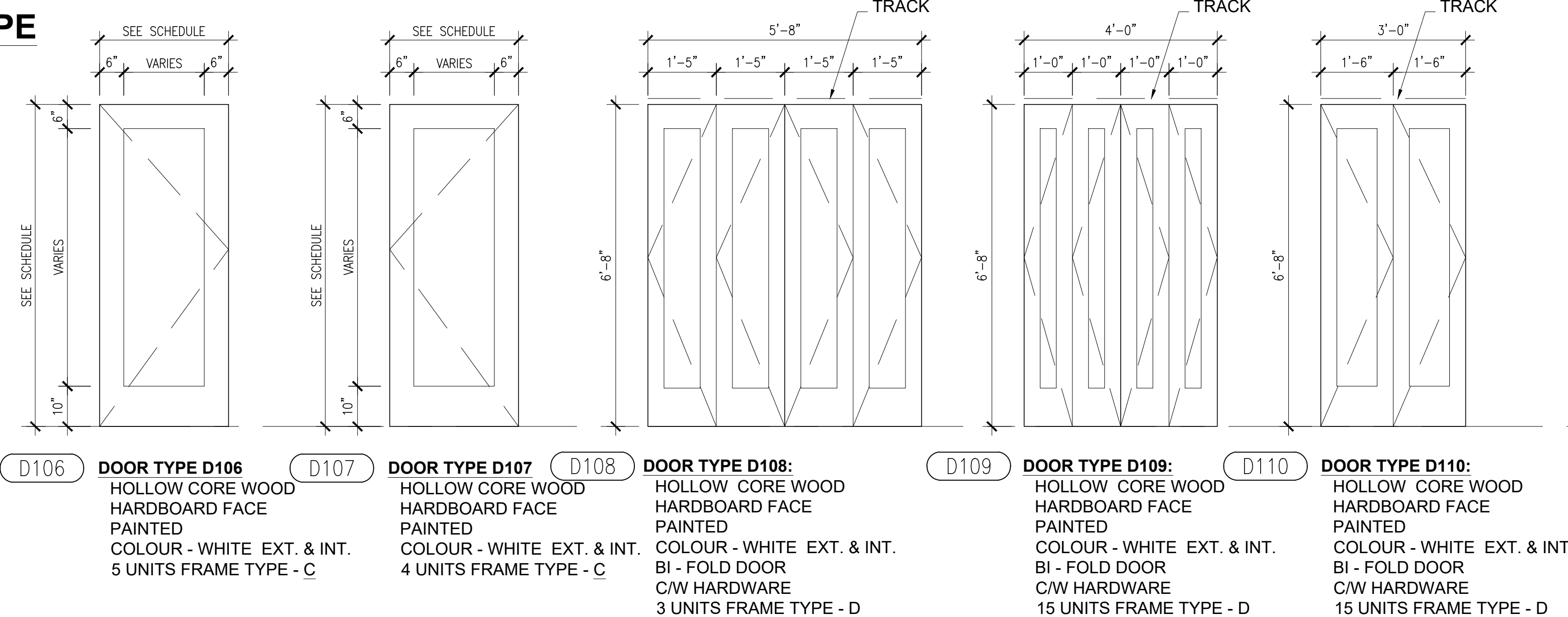
HARDWARE CODES

#	TYPE	DESCRIPTION
1	LOCKSET	INSIDE ALWAYS OPEN / OUTSIDE LOCKED - UNLOCK WITH KEY
2	DEADBOLT	KEYED OUTSIDE / THUMBTURN INSIDE
3	CLOSER	STANDARD
4	PANIC	ENTRY KEYED / EXIT
5	CLOSER	STANDARD W/ DELAYED ACTION AS PER B.C.B.C.
6	LOCKSET	PRIVET SET EXIT LOCK
7	LATCHSET	PASSAGE SET

GLAZING TYPE

NO	GLAZING DESCRIPTION
1	TRIPLE - GLAZED: FLOAT GLASS, LOW - E COATING, ARGON FILLED

DOOR TYPE



D106

DOOR TYPE D106

HOLLOW CORE WOOD
HARDBOARD FACE
PAINTED
COLOUR - WHITE EXT. & INT.
5 UNITS FRAME TYPE - C

D107

DOOR TYPE D107

HOLLOW CORE WOOD
HARDBOARD FACE
PAINTED
COLOUR - WHITE EXT. & INT.
4 UNITS FRAME TYPE - C

D108

DOOR TYPE D108:

HOLLOW CORE WOOD
HARDBOARD FACE
PAINTED
COLOUR - WHITE EXT. & INT.
BI - FOLD DOOR
C/W HARDWARE
3 UNITS FRAME TYPE - D

D109

DOOR TYPE D109:

HOLLOW CORE WOOD
HARDBOARD FACE
PAINTED
COLOUR - WHITE EXT. & INT.
BI - FOLD DOOR
C/W HARDWARE
15 UNITS FRAME TYPE - D

D110

DOOR TYPE D110:

HOLLOW CORE WOOD
HARDBOARD FACE
PAINTED
COLOUR - WHITE EXT. & INT.
BI - FOLD DOOR
C/W HARDWARE
15 UNITS FRAME TYPE - D

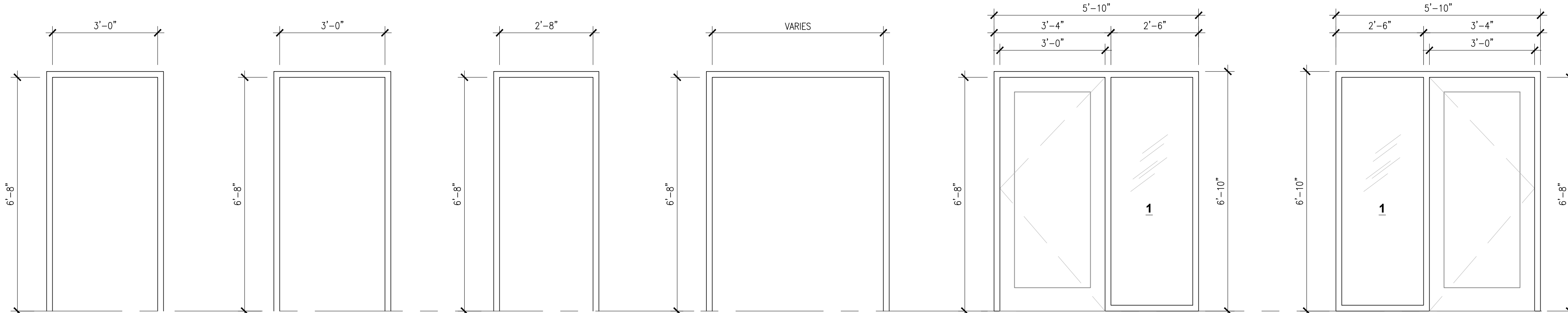
DOOR SCHEDULE

1/2" = 1'-0"

GENERAL DOOR NOTES

- CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL DOORS AND FRAMES.
- ALL RATED DOORS TO HAVE ULC LABEL FOR DOORS, FRAMES, VISION PANELS, AND HARDWARE
- ALL RATED DOORS, HARDWARE, AND FRAMES TO MEET NFPA AND BUILDING CODE LATEST EDITION REQUIREMENTS. ALL HARDWARE TO BE COMMERCIAL GRADE OR BETTER.
- ALL WOOD DOORS MUST MEET A.W.M.A.C. STANDARDS.
- ALL HARDWARE TO MEET OR EXCEED A.N.S.I. GROUND 2 SPECIFICATIONS.
- RATED DOORS TO HAVE MAX 9.5 MM CLEARANCE @ BOTTOM.
- WEATHERSTRIP ALL EXTERIOR AND RATED DOORS.
- PROVIDE DRIPFLASHING OVER ALL EXTERIOR EXPOSED DOORS.
- PAIN ALL STEEL AND WOOD FRAMES U.N.O.
- PROVIDE LEVER HANDLES TO ALL ACCESSIBLE DOORS.
- INSTALL STEEL CAPS TO TOP OF EXTERIOR DOORS WHERE EXPOSED.
- SHOP DRAWING SUBMITTALS REQUIRED FOR REVIEW OF ALL DOORS AND HARDWARE.
- FILL ALL DOOR JAMBS WITH INSULATION OR GROUT.
- TEMPERATURE RISE DOORS TO BCBC 3.1.8.15. AND 3.1.8.16.
- CONFIRM DOOR SIGNAGE REQUIREMENTS WITH OWNER BY SUBMITTAL.

DOOR FRAME TYPE



FRAME TYPE - A

PRESSED STEEL FRAME
DOOR + FRAME = 45 MIN. FRR
PAINTED
COLOUR - DARK GRAY EXT. & INT.
INSULATED

FRAME TYPE - B

WOOD FRAME
PAINTED
COLOUR - WHITE EXT. & INT.

FRAME TYPE - C

WOOD FRAME
PAINTED
COLOUR - WHITE EXT. & INT.

FRAME TYPE - D

WOOD FRAME
PAINTED
COLOUR - WHITE EXT. & INT.

CW1

TYPE CW1:

ALUMINUM FRAME
COLOR DARK GRAY ANODIZED
GLAZING TYPE: 1
INSULATED

CW2

TYPE CW2:

ALUMINUM FRAME
COLOR DARK GRAY ANODIZED
GLAZING TYPE: 1
INSULATED

2

DOOR FRAME TYPE

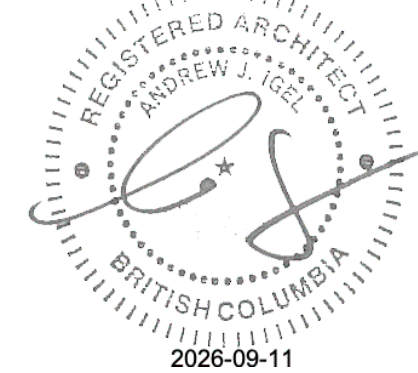
1/2" = 1'-0"

I G E L A R C H

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E aigel@igel-arch.com



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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
1800 8TH AVENUE PRINCE RUPERT, BC	
SHEET TITLE:	

DOOR &
FRAME
SCHEDULE

PLOT DATE	05/07/2026	PROJECT NO.	
SCALE	AS SHOWN	25202	
DRAWING NO.		REVISION	
A5.0			



ENERGY & AIRTIGHTNESS COMPLIANCE

PROJECTS LOCATION: PRINCE RUPERT, B.C., CANADA.
CLIMATE ZONE: C2 5
HEATING DEGREE-DAYS: 3,000 TO 3,999 HDD

PROJECT PERFORMANCE TARGET

- THIS PROJ ECT IS DESIGNED TO MEET OR EXCEED STEP (TIER) 3 OF THE B.C. ENERGY CODE AND IS FURTHER ENHANCED TO SUPPORT THE CMHC MIL SELECT PROGRAM.

FENESTRATION

- PROVIDE THERMALLY BROKEN TRIPLE-GLAZED WINDOW ASSEMBLIES WITH LOW-E COATINGS, ARGON GAS FILL, WARM-EDGE SPACERS, AND CERTIFIED U-VALUE NOT EXCEEDING 1.42 W/m²·K.

- SHGC: 0.25 (LOW SOLAR GAIN LOW-E GLAZING)

- FRAMES: THERMALLY IMPROVED " VINYL " CERTIFIED BY CSA GROUP (CANADIAN STANDARDS ASSOCIATION) REQUIRED. TIRE 3 - U - 0.32 TO U - 0.21 PROVIDED: U = 0.14 TO 0.18 (NOT EXCEEDS U = 0.21)

AIRTIGHTNESS

VERIFICATION BY BLOWER DOOR TESTING REQUIRED: TIRE 3 - 2.5 _{50 PA} TO 1.5 _{50 PA} PROVIDED: 2.0 ACH _{50 PA} OR BETTER

AIR BARRIER SYSTEM

CONTINUOUS AIR BARRIER PER SECTION 9.36 OF THE BC BUILDING CODE
MAINTAIN CONTINUITY AT:
WALL-TO-ROOF
WALL-TO-FOUNDATION
OPENINGS AND PENETRATIONS

QUALITY ASSURANCE

COORDINATE WITH ENERGY ADVISOR THROUGHOUT
FIELD REVIEW OF AIR BARRIER SYSTEM
BLOWER DOOR TESTING REQUIRED PRIOR TO OCCUPANCY

NOTICE:

FENESTRATION

- ALL FENESTRATION UNITS SHALL BE PROVIDED WITH A CERTIFIED U-FACTOR NOT EXCEEDING 1.42 W/m²·K AND SOLAR HEAT GAIN COEFFICIENT (SHGC) NOT EXCEEDING 0.25, TESTED AND LABELED IN ACCORDANCE WITH APPLICABLE STANDARDS.

- DOUBLE PANE WORKS AS LONG AS IT PASSES STEP CODE REQUIREMENTS.

WINDOW SCHEDULE

TYPE #	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT
W01	9	5'-2"	4'-8"	6'-8"	2'-0"
W02	9	5'-2"	4'-8"	6'-8"	2'-0"
W03	3	5'-2"	4'-3"	7'-11"	3'-8"
W04	3	5'-2"	4'-3"	7'-11"	3'-8"
W05	5	3'-8"	4'-8"	6'-8"	2'-0"
W06	5	3'-8"	4'-8"	6'-8"	2'-0"
W07	1	3'-8"	3'-2"	6'-8"	3'-6"
W08	1	3'-8"	3'-2"	6'-8"	3'-6"
W09	6	3'-8"	1'-10"	5'-8"	2'-0"
W10	2	1'-10"	4'-10"	6'-8"	5'-4"
W11	2	1'-10"	4'-10"	6'-8"	5'-4"
W12	3	2'-2"	3'-2"	6'-8"	3'-6"

GRAND WINDOW NOTES

- WINDOW RETRACTORS REQUIRED ON ALL WINDOWS, 4" MAX WINDOW OPENING. SEE REQUIREMENTS OF CBC 2024 3.3.4.8. & 9.8.8.1.

- ALL OPERABLE EXTERIOR WINDOWS TO HAVE INSECT SCREEN.

- ALL WINDOWS TO MEET REQUIREMENTS OF B.C. ENERGY ACT-MAX. U-VALUE OF 0.35 (2.0) BTU/h²·SFOF (W/SM²·K) (VINYL & METAL) SUBMITTAL REQUIRED.

- ALL WINDOW UNITS TO COMPLY WITH LATEST VERSION OF AAMA/WDMA/CSA101/ULS.2/A440-8 NORTH AMERICAN FENESTRATION STANDARD (NAFS) & CANADIAN SUPPLEMENT 2009 CSA44051. REFER TO DESIGN ENERGY PERFORMANCE REQUIREMENTS DATA.

- INTERIOR WINDOW PERIMETER TO BE SEALED WITH BACKER ROD AND POLYURETHANE CAULKING.

- BUILDING PAPER LINERS TO BE INSTALLED AT THE HEAD AND JAMBS OF THE ROUGH OPENING.

- WINDOW FRAME TO BE SHIMMED MINIMUM 6MM (¼") BELOW THE SILL FRAME AND 3MM (⅛") BEHIND THE SILL FLANGE TO EXTEND TO THE EDGE OF THE WOOD TRIM OR 10MM (⅝") PAST THE WINDOW FRAME WITH END DAMS.

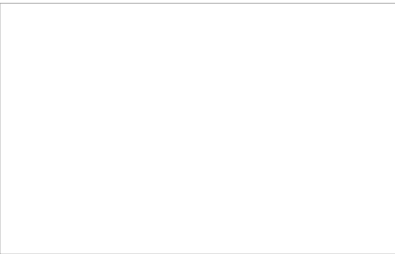
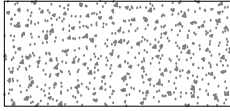
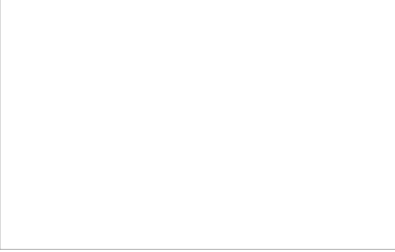
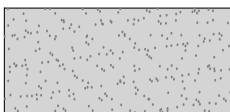
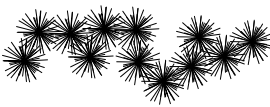
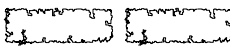
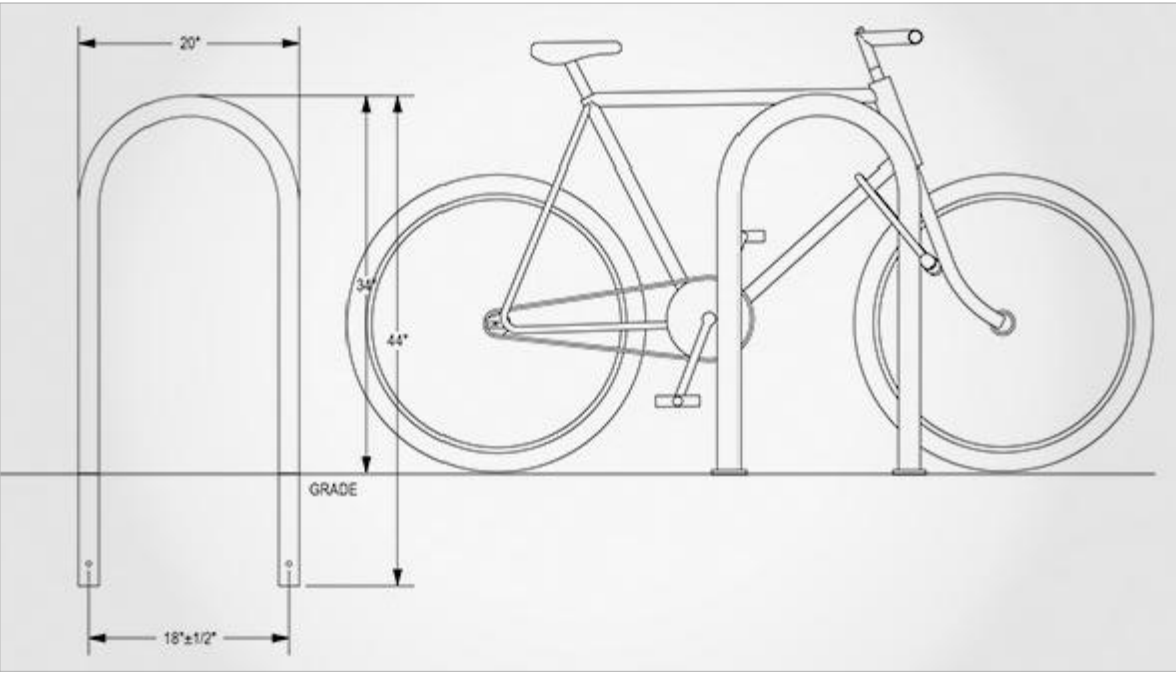
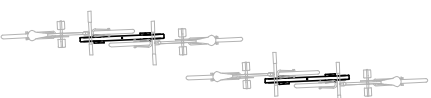
- ALL ALUMINUM GLAZED CURTAIN WALL SYSTEMS TO COMPLY ASHRAE 90.1 - 2010 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW - RISE RESIDENTIAL BUILDINGS.

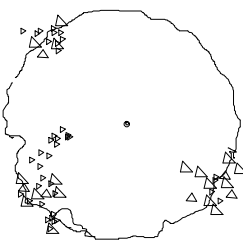
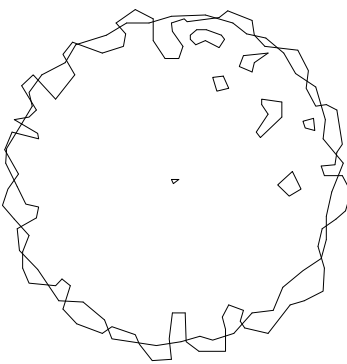
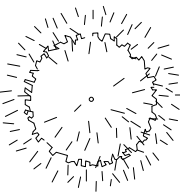
- WHERE THE FLOOR LEVEL IS MORE THAN 600MM BIODEGRADE, WINDOWS ARE TO BE DESIGNED AS GUARDS, AS PER B.C.B.C. 3.3.1.18.(1) AND 4.1.5.15.. THIS MAY RESULT IN SOME GLAZING BEING TEMPERED'.

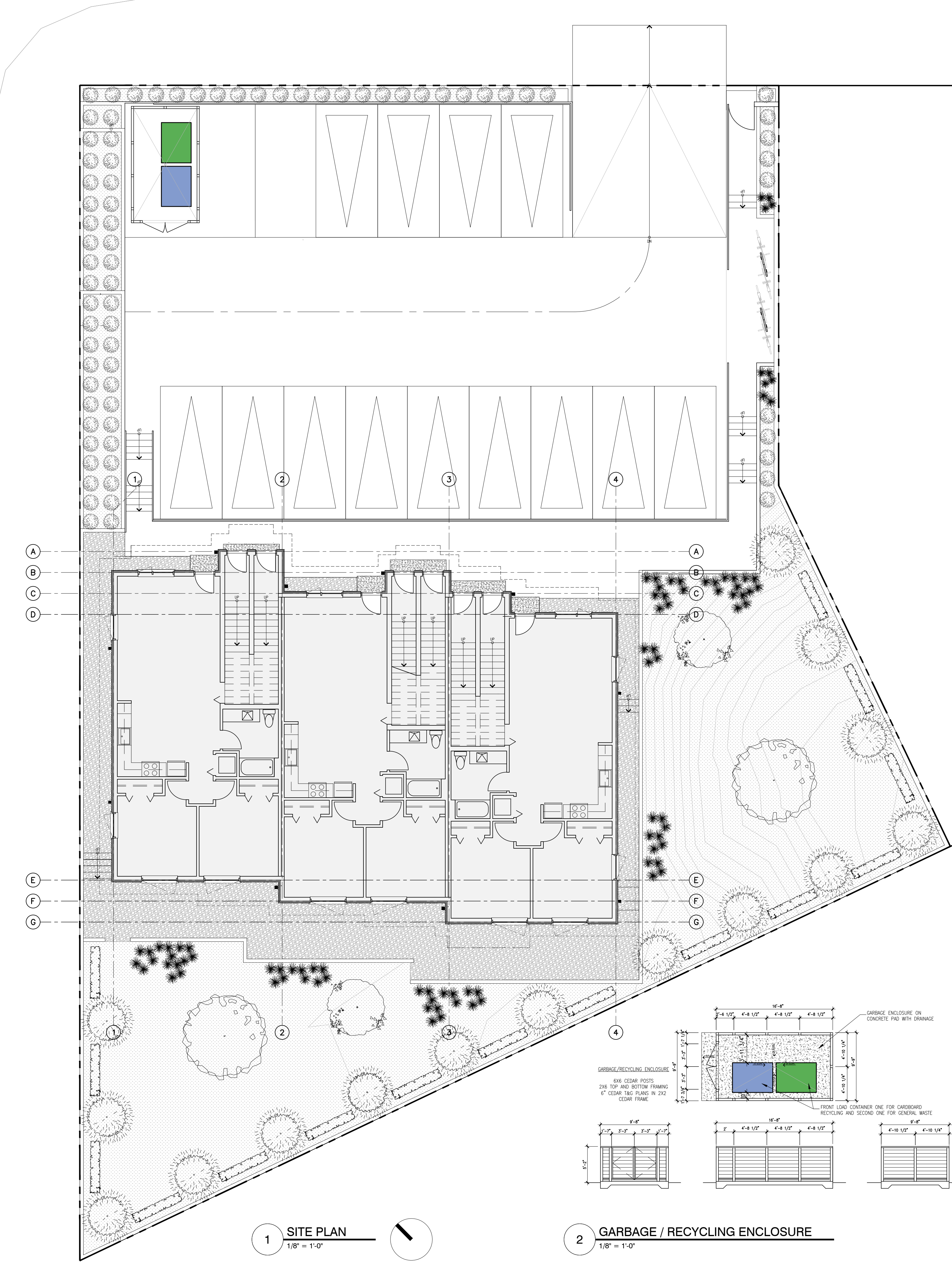
GLAZING TYPE

NO	GLAZING DESCRIPTION	CONFIRM WITH FLOOR PLAN. TEMPERED GLAZING IS REQUIRED WHERE THE DISTANCE FROM WINDOW SILL TO URGE IS MORE THAN 1'-0".
1	TRIPLE - GLAZED: FLOAT GLASS, LOW - E COATING, ARGON FILLED	

PLANTING LEGEND

SAMPLE PICTURE	NAME	HATCH AND SYMBOL
GROUND COVERAGE		
	FINISHED CONCRETE	
	PARKING AREA ASPHALT	
	Lawn Area - Fine Fescue / Perennial Ryegrass Mix	
	CLEARED CRUSHED ROCK - 19MM (3/4")	
SHRUBS		
	RED - OSIER DOGWOOD (CORNUS SERICEA)	
	BOXWOOD (BUXUS SEMPERVIRENS)	
	BICYCLE RACK INVERTED "U"	

SAMPLE PICTURE	NAME	HATCH AND SYMBOL
DECIDUOUS TREES		
	JAPANESE MAPLE (ACER PALMATUM)	
	ORNAMENTAL CHERRY (PRUNUS SERRULATA OR CULTIVARS)	
CONIFEROUS TREES		
	THUJA OCCIDENTALIS 'SMARAGD' (EMERALD GREEN ARBORVITAE)	
	WESTERN RED CEDAR (THUJA PLICATA)	



26-09-01	DP & BP	REVISION
26-06-16	ISSUED FOR BP	
01 26-03-16	ISSUED FOR DP	
REV	DATE	DESCRIPTION
DR	RV	

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF ISEL ARCHITECTURE. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF ISEL ARCHITECTURE AND WHEN MADE MUST BEAR ITS NAME. ALL PRINTS TO BE RETURNED.

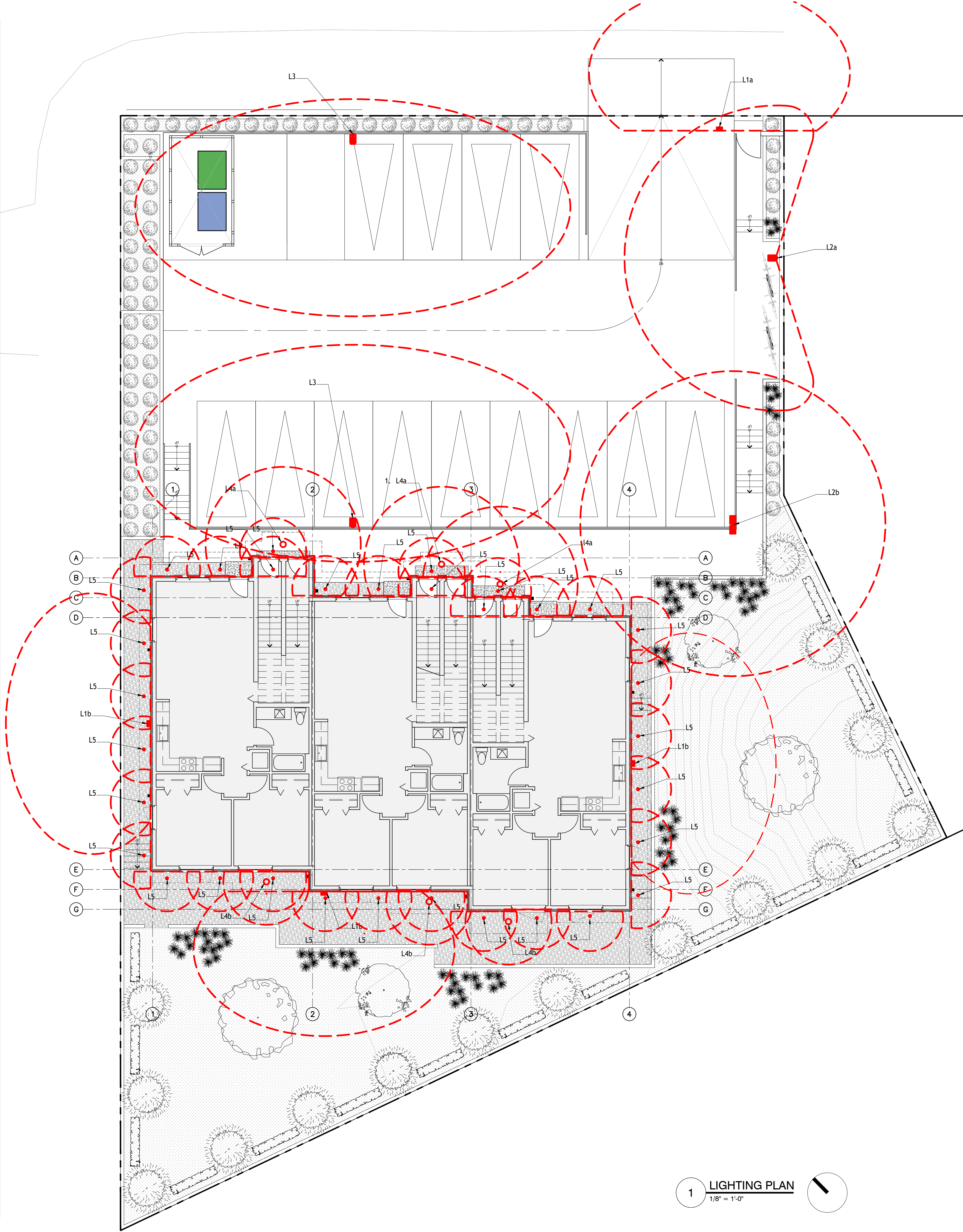
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PROJECT:	PROPOSED MULTI-FAMILY BUILDING
	1800 8TH AVENUE
	PRINCE RUPERT, BC

LANDSCAPE PLAN

PLOT DATE	05/07/2026	PROJECT NO.	25202
SCALE	AS SHOWN	REVISION	
DRAWING NO.	A7.0		

PLANTING LEGEND					
Tag	Fixture Type, Mounting, Lumens, CCT	Notes	UNITS	Symbol	Product
L1a	Wall-mounted LED luminaires, full cutoff, 3000K (warm white), 2000 lm, Type III distribution, mounted at ~2.5 m height. Entrances: 2,000 lumens Photocell (required) Motion sensor (recommended)	Lithonia Lighting Canada www.Lithonia.com	1		
L1b	Wall-mounted LED luminaires, full cutoff, 3000K (warm white), 4000 lm, Type III distribution, mounted at ~3 m height. Building sides: 4,000 lumens Photocell (required) Motion sensor (recommended)	Lithonia Lighting Canada www.Lithonia.com	3		
L2a	LED pole-mounted luminaires at 12' (3.6 m) mounting height, Type V distribution, approx. 7,000 lm, arranged to provide uniform illumination.	Lithonia Lighting Canada www.Lithonia.com	1		
L2b	LED pole-mounted luminaires at 12' (3.6 m) mounting height, Type III distribution, approx. 7,000 lm, arranged to provide uniform illumination.	Lithonia Lighting Canada www.Lithonia.com	1		
L3	LED pole-mounted luminaires at 16' (5 m) mounting height with Type III distribution (approx. 20 m x 10 m coverage), oriented along parking rows to provide uniform illumination.	Lithonia Lighting Canada www.Lithonia.com	2		
L4a	LED downlights under balcony soffits, 3000K (warm white), approx. 1000 lm.	Lithonia Lighting Canada www.Lithonia.com	3		
L4b	LED downlights under balcony soffits, 3000K (warm white), approx. 1000 lm.	Lithonia Lighting Canada www.Lithonia.com	6		
L5	Recessed LED in soffit downlights (Type S1) spaced 8 ft O.C., mounted 12 in from wall to achieve uniform exterior wall illumination. All fixtures IP65 rated, 3000K (warm white), 1,000 lm, Photocell (required) Wattage: 10-15W Beam Angle: 40°-60°	Lithonia Lighting Canada www.Lithonia.com	33		



1

LIGHTING PLAN
1/8" = 1'-0"

Return to Top

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igel-arch.com
P 778.839.4260
E aigel@igel-arch.com

26-09-01	DP & BP	REVISION		
26-06-16	ISSUED	FOR BP		
01	26-03-16	ISSUED	FOR DP	
REV	DATE	DESCRIPTION	DR	RV

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PROJECT

PROPOSED
MULTI-FAMILY
BUILDING

1800 8TH AVENUE
PRINCE RUPERT, BC

SHEET TITLE:

LIGHTING PLAN

PLOT DATE 05/07/2026	PROJECT NO. 25202
SCALE AS SHOWN	REVISION
DRAWING NO. A8.0	

CITY OF PRINCE RUPERT

PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3571, 2026

BEING A BYLAW TO REPEAL AND REPLACE PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3665, 2025

WHEREAS Section 220 of the *Community Charter* exempts certain lands and improvements from municipal taxation and the Council of the City of Prince Rupert deems that the lands and improvements described within this Bylaw to be eligible for exemption from municipal taxation as they meet the qualifications of Section 224 of the *Community Charter*:

AND WHEREAS changes have occurred since the passage of PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3665, 2025.

NOW THEREFORE the Council of the City of Prince Rupert in an open meeting assembled enacts as follows:

THAT PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3665, 2025 is hereby repealed,

AND

A. That the following lands (other than the land encompassing the building footprint and improvements identified as the society's building - which are statutorily exempt pursuant to Section 220 of the *Community Charter*) shown with the respective Places of Worship shall be exempt from municipal taxation for the Year 2027, pursuant to Section 224 of the *Community Charter*:

1. Lands and improvements operated by the Cathedral Church of St Andrew (Bishop of New Caledonia): Lot 38-42, Block 1, Section 5, District Lot 1992, Range 5, Plan 923, Roll 0001839.000
2. Lands and improvements operated by the Jehovah's Witnesses: Lot 1, Plan EPP 104623, District Lot 251, LD 14, Roll 0002772.050
3. Lands and improvements operated by the Church of Jesus Christ of Latter-Day Saints: Lot 1, District Lot 251, Range 5, Plan 10626, Roll 0091420.000
4. Lands and improvements operated by the Cornerstone Mennonite Brethren Church: Lots 20, 21, & 22, Block 9, Section 5, District Lot 251, Range 5, Plan 923, Roll 0002000.000
5. Lands and improvements operated by the Fellowship Baptist Church: Lot A, District Lot 251, Range 5, Plan 7641, Roll 0003323.000
6. Lands and improvements operated by the Salvation Army: Block 36, Section 1, District Lot 251, Range 5, Plan 923, Roll 0001041.000
7. Lands and improvements operated by the Harvest Time United Pentecostal Church: Lot 16, and West 1/2 of Lot 15, Block 11, Section 6, District Lot 251, Range 5, Plan 923, Roll 0003175.000

8. Lands and improvements operated by the Indo-Canadian Sikh Association of Prince Rupert: Parcel A (PP23125), Block 3, Section 6, District Lot 1992, Range 5, Plan 923, Roll 0002980.000
 9. Lands and improvements operated by the Prince Rupert Church of Christ: Parcel A, District Lot 251, Range 5, Plan 10602 Roll 0009855.000
 10. Lands and improvements operated by the Prince Rupert Native Revival Centre: Lots 13 & 14, Block 36, Section 1, District Lot 251, Range 5, Plan 923, Roll 0001038.000
 11. Lands and improvements operated by the Prince Rupert Sikh Missionary Society: Parcel A, Block 39, Section 8, District Lot 251, Range 5, Plan 923 Roll 0006391.000
 12. Lands and improvements operated by the First United Church: Lots 23 & 24, Block 12, Section 5, District Lot 251, Range 5, Plan 923, Roll 0002099.000 (*Church*); Lots 21 & 22, Block 12, Section 5, District Lot 251, Range 5, Plan 923, Roll 0002097.000 & 0002098.000 (*Church vacant property*)
 13. Lands and improvements operated by St. Paul's Lutheran Church of Prince Rupert: Lot 25, Block 7, Section 5, District Lot 251, Range 5, Plan 923, Roll 0001958.000
- B. That the following lands and improvements shown with the respective Public School or Senior & Specified housing shall be exempt from municipal taxation for the Year 2025 through to 2027, pursuant to Section 220 & 224 of the *Community Charter*:
14. The portion of lands and improvements leased by School District No. 52 (Prince Rupert), which comprises of 4.46% of the total assessed value owned by FJM Ocean Centre ULC: Lot A, Range 5, Plan 8288, District Lot 251, PID 007-461-402 Roll 0000525.000 & Lot 16 & 17, Block 12, Section 1, Range 5, Plan 923, District Lot 251, PID 014-777-568 & PID 014-786-613 Roll 0000300.000(*Space leased by School District No. 52 (Prince Rupert) for Pacific Coast School*);
 15. Lands and Improvements operated by the Prince Rupert Senior Citizens Housing Society: Lot 1, Range 5, Plan 4083, District Lot 251 PID 011-646-608, Roll 9000089.000 (*630 Wayne Place*).
 16. Lands and Improvements operated by the Kaien Senior Citizens' Housing Society: Lot 7-10, Block 10, Section 6, Range 5, Plan 923, District Lot 251, PIDs 014-562-405, 014-562-413, 014-562-421, 014-562-430, 014-562-448, 014-562-588, 014-562-596, Roll 0003150.000 (*550 5th Avenue E*)
- C. That the following lands and improvements shown with the respective Social Service Groups owners or occupiers, Senior & Specified housing, Cultural & Recreational Facilities, or Municipal Facilities, shall be exempt from municipal taxation for the Year 2025 through to 2027, pursuant to Section 224 of the *Community Charter*:
17. A portion of lands and improvements operated by Prince Rupert Loyal Order of Moose: Lot 1 & 2 Section 1, Block 11, Range 5, Plan 923, District Lot 1992, Roll 0000261.000. (*Portion of land and building that is assessed as Recreational/not-for-profit use only - 111 7th St.*)

18. Lands and improvements operated by the Prince Rupert Salmon Enhancement Society: Block 4, District Lot 251, Range 5, LD 14, Plan 1594, Except Plan 3908, & DL'S 1992 & 1994 & EXC PLANS 3908, 5535, 6006, 8407 & 9409, Roll 9000323.001 (*Salmon Hatchery Facility – Wantage Road*)
19. Lands and improvements operated by the BC Society for the Prevention of Cruelty to Animals: Lot 1, Plan PRP43461, PID 024-362-638, Roll 0093230.000; Lot A, Plan PRP43462, PID 024-362-646, Roll 0093227.000; and Lot 1, Plan PRP43463, Roll 0093225.000; all in Section 9, District Lot 251, Range 5, (*SPCA Facility*)
20. Lands and improvements operated by the Prince Rupert Curling Club: Lot C, Plan 4693, District Lot 251, Range 5, except Plan PRP44107, Roll 9000299.000 (*Curling Rink - Seal Cove*)
21. Lands and improvements operated by Prince Rupert Racquet Association: Lot A, District Lot 251, Range 5, Plan 9409, Roll 9000322.002 (*Prince Rupert Racquet Centre-525 9th Avenue West*)
22. Lands and improvements operated by the Prince Rupert Performing Arts Centre Society: Plan 5631, all in District Lot 251, Range 5, Parcel Assigned 28, Except Plan 6006, Roll 9000363.000 (*Lester Centre of the Arts -1100 McBride St.*)
23. Lands and improvements operated by the Prince Rupert Rod & Gun Club: District Lot 251, Range 5, Plan 1456, Lease/Permit/License # 705501, for Trap Shooting and Recreation Site Purposes, Roll 9000416.000 (*Club House, Facilities, and Grounds-High Way 16*)
24. Lands and improvements operated by the Northern BC Museum Association: Lot A, Block 16, Section 1, District Lot 251, Range 5, Plan 923, Roll 0000382.000 (*Cultural Dance Centre and Carving Shed*)
25. Lands and improvements operated by the Northern BC Museum Association: Lot 1, Range 5, Plan EPS64, District Lot 251, PID 027-913-139 Roll 9000165.002 (*Museum of Northern BC*).
26. Lands and improvements operated by the Prince Rupert Golf Club: Block 4, Plan 1594, District Lot 251, except Plan 3908, & Southerly Portion DL'S 1992 & 1994 & Except Plans 5535, 6006, 8407, 9409, Roll 9000322.000, Roll 9000322.001, 9000322.003, & 9000322.004 (*Prince Rupert Golf Club*)
27. A portion equal to 37.5% of the following lands and improvements that are leased by the City from the Owner Jim Pattison Enterprises Ltd for Municipal purposes and for sub-lease to the Prince Rupert Gymnastics Association and Prince Rupert Youth Soccer Association to operate their respective recreational facilities, less the value of the land and improvements equal to 5,600 square feet of the leased building as shown in Schedule A – Plan of Premises: Part of Lot 1, Waterfront Block G, District Lot 251, Range 5, LD14, Plan 7176, Except Plan PRP 42647, Roll 9000246.000 and any portion of Water lot in front of Waterfront Block G included in the lease. (*Canfisco Municipal Boat Launch Facility – George Hills Way*)
28. Lands and improvements leased to North Coast Community Services Society from the Owner Baldwin Ventures Ltd.: Lot 1, Range 5, Plan PRP11720, District Lot 251, LD 14, Roll 0091412.000 (*Consisting of land having an approximate area of 21,850 sq feet and two-story building of approximately 9,000 sq feet*)

29. Lands and improvements operated by the Friendship House Association of Prince Rupert: Parcel A, Block 32, Section 1, District Lot 251, Range 5, Plan 923 (See PN24367), Roll 0000914.000 (*Friendship House- 744 Fraser St.*)
30. Lands and improvements operated by the Prince Rupert Senior's Centre Association: Lot 19, Block 36, Section 1, District Lot 251, Range 5, Plan 923, DL 10, Roll 0001044.000 (*Prince Rupert Senior's Centre – 21 Grenville Court*)
31. Lands and improvements operated by the Kaien Island Daycare Services Family Resource Centre: Lot A, District Lot 251, Range 5, Plan 8006. Roll 0005167.002 (*1200 Hays Cove Avenue*)
32. Lands and improvements operated by Prince Rupert Aboriginal Community Services Society (name change to Kxeen Community Services Society): Lot 4, Range 5, Plan 9689, District Lot 251, Roll 0009504.000 (*Aboriginal Head Start Program - 313 Prince Rupert Blvd.*)
33. A portion of the lands and improvements operated by The Royal Canadian Legion Branch 27: Lot 16, Block 24, Section 1, Range 5, Plan PRP923, District Lot 251, LD14, PID 014-777-215, 014-777-223 & 014-777-231, Roll 0000641.000 (*Portion of land and building that is assessed as Recreational/non-profit use only - 800 3rd Avenue W*)
34. Lands and improvements operated by The Navy League, Prince Rupert Branch: Lot C, Range 5, Plan PRP4693, District Lot 251, LD14, PID 011-174-749, Roll 9000299.001 (*2333 Seal Cove Road*)
35. A portion of the lands and improvements operated by Prince Rupert Rowing & Yachting Club: Lot 1, range 5, Plan 42708, District Lot 251, LD 14, PID 024-201-642, Roll 9000214.100 (*Portion of land and building that is assessed as Recreational/non-profit use only-121 George Hills Way*)
36. A portion of the lands and improvements operated by Cedar Village Housing Society: Block G3, Section 6, Range 5, Plan 923, District Lot 251, LD14, PID 014-672-201 Roll 0003411.000 (*Portion of land and building that is assessed as Residential/not-for-profit - 700 Green St.*)
37. A portion of the lands and improvements operated by Prince Rupert Indigenous Society: Lot A, Range 5, Plan BCP13581, District Lot 1992, LD 14, Roll 0040511.050 (*Portion of land and building that is assessed as Residential/not-for-profit - 1600 Park Avenue*)
38. Lands and improvements owned by 1279608 BC LTD and operated by the City of Prince Rupert: Lot 1 Plan PRP6855 District Lot 251 Range 5 Land District 14, Roll 0091418.000 (*Municipal Public Works Facility- 1001 Chamberlin Ave*)

This Bylaw may be cited as the “**PERMISSIVE PROPERTY TAX EXEMPTION BYLAW 3571, 2026.**”

Read a First time this 8th day of September, 2026

Read a Second time this 8th day of September, 2026

Read a Third time this 8th day of September, 2026

Notice given in accordance with Sections 94 and 227 of the *Community Charter* by way of posting in the posting locations on the 27th day of August, 2026 and by publication in the Northern View newspaper on the 3rd day of September, 2026.

Finally considered and Adopted this _____ day of _____, 2026.

MAYOR

CORPORATE ADMINISTRATOR

Attachment: Schedule A – Plan of Premises



CITY OF PRINCE RUPERT

TAX SALE REDEMPTION EXTENSION BYLAW 3572, 2026

BEING A BYLAW TO EXTEND THE REDEMPTION PERIOD FOR A PROPERTY
PURCHASED BY THE MUNICIPALITY AT THE 2025 ANNUAL TAX SALE

WHEREAS pursuant to Section 660(6) of the *Local Government Act*, the municipal Council may, by bylaw, extend the redemption period for a property sold at a tax sale for a period of one (1) year, provided that the Municipality was declared the purchaser of the property.

AND WHEREAS the property having a civic address of 69 Hays Vale Dr. and legally described as PID 004-504-453, Lot S69, Range 5, Plan Number PRS9, District Lot 251, Land District 14, Roll Number 227-0002896.069 (the "Parcel") was offered for sale by public auction on September 29, 2025 as a result of delinquent taxes owed on the Parcel:

AND WHEREAS the City of Prince Rupert was declared the purchaser of the Parcel pursuant to the tax sale:

AND WHEREAS the one-year redemption period for the Parcel expires September 29, 2026;

NOW THEREFORE the Council of the City of Prince Rupert enacts as follows:

1. The period for redemption of the Parcel is hereby extended one year from September 29, 2026 to September 29, 2027 (the "Extension Period").

This bylaw may be cited as the "**TAX SALE REDEMPTION EXTENSION BYLAW 3572, 2026.**"

Read a First time this 8th day of September, 2026

Read a Second time this 8th day of September, 2026

Read a Third time this 8th day of September, 2026

Finally considered and Adopted this _____ day of _____, 2026.

MAYOR

CORPORATE ADMINISTRATOR