



City of Prince Rupert

AGENDA

For the **REGULAR MEETING** of Council to be held on March 8, 2021 at 7:00 pm in the Council Chambers of City Hall, 424 - 3rd Avenue West, Prince Rupert, B.C.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Recommendation:

THAT the Agenda for the Regular Council Meeting of March 8, 2021 be adopted as presented.

3. MINUTES

a) Recommendation:

THAT the Minutes of the Special Council Meeting of February 22, 2021 be adopted. (attached)

b) Recommendation:

THAT the Minutes of the Regular Council Meeting of February 22, 2021 be adopted. (attached)

4. PETITIONS & DELEGATIONS

- a) Chief Financial Officer, City of Prince Rupert – Re: 2021 Budget Presentation

5. REPORTS & RESOLUTIONS

- a) Verbal Report from IPlan Ltd. – DVP-21-02 for 1144 7th Avenue East
- b) Report from IPlan Ltd. – Re: DVP-21-04 for 1424 – 8th Avenue East
(attached)
- c) Report from IPlan Ltd. – Re: DVP-20-28 for Lot 2, District Lot 1992, Range 5, Coast District, Plan 7225.
(attached)
- d) Report from the Chief Financial Officer – Re: 2021 Budget Presentation
(to follow)

e) Report from the Corporate Administrator – Re: Resolution from Closed Meeting

MOVED by Mayor Brain and seconded by Councillor Cunningham
THAT Council review the applicants for the Prince Rupert Library Board and make appointments of Chelsea Keays and Chris Armstrong; and,

THAT Council release the resolution at a future regular meeting of Council.

CARRIED

f) Report from the Corporate Administrator – Re: Resolution from Closed Meeting

MOVED by Councillor Adey and seconded by Councillor Cunningham
THAT Council review the applicants for the Performing Arts Centre Society ("PAC") and make appointments of Alison O'Toole and Margaret Cavin; and,

THAT Council release the resolution at a future regular meeting of Council.

CARRIED

6. CORRESPONDENCE

a) Request for Support – Re: Northern First Nations Alliance Detox Centre (Northwest Region)

7. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

8. ADJOURNMENT



City of Prince Rupert

MINUTES

For the **SPECIAL MEETING** of Council held on February 22, 2021 at 5:00 p.m. in the Council Chambers of City Hall, 424 - 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor L. Brain
Councillor B. Cunningham
Councillor W. Niesh
Councillor N. Adey
Councillor G. Randhawa
Councillor R. Skelton-Morven
Councillor B. Mirau

STAFF: R. Long, City Manager
C. Bomben, Chief Financial Officer
R. Miller, Corporate Administrator
R. Buchan, IPlan (Planning Consultant)
C. Buchan, IPlan (Planning Consultant)

1. CALL TO ORDER

The Mayor called the Special Meeting of Council to order at 5:00 p.m.

2. RESOLUTION TO EXCLUDE THE PUBLIC

MOVED by Councillor Niesh and seconded by Councillor Cunningham 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 (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that such disclosure could reasonably be expected to harm the interests of the municipality;
- and,

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



City of Prince Rupert

MINUTES

For the **REGULAR MEETING** of Council held on February 22, 2021 at 7:00 pm in the Council Chambers of City Hall, 424 - 3rd Avenue West, Prince Rupert, B.C.

PRESENT: Mayor L. Brain
Councillor W. Niesh
Councillor G. Randhawa
Councillor B. Cunningham
Councillor N. Adey
Councillor R. Skelton-Morven
Councillor B. Mirau

STAFF: R. Long, City Manager
C. Bomben, Chief Financial Officer
R. Miller, Corporate Administrator
R. Buchan, iPlan Ltd. (planning consultant)
C. Buchan, IPlan Ltd. (planning consultant)

1. CALL TO ORDER

The Mayor called the Regular Meeting of Council to order at 7:00 p.m. and it was then MOVED by Councillor Skelton-Morven and seconded by Councillor Niesh that the Regular meeting be suspended at the Committee of the Whole be convened.

2. ADOPTION OF AGENDA

MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven that the Agenda for the Regular Council Meeting of February 22, 2021 be adopted as presented and amended with the deletion of item 4.a).

CARRIED

3. MINUTES

a) MOVED by Councillor Cunningham and seconded by Councillor Niesh that the minutes of the Special Council meeting of February 8, 2021, be adopted.

CARRIED

- b) MOVED by Councillor Randhawa and seconded by Councillor Adey that the minutes of the Regular Council meeting of February 8, 2021, be adopted.

CARRIED

4. RESOLUTIONS

- a) **REMOVED**

- b) **Report from Planning – Re: DVP-20-26 (220 – 9th Avenue East).**

MOVED by Councillor Cunningham and seconded by Councillor Adey THAT Council approve Development Variance DVP-20-26 for 220 9th Avenue East.

CARRIED

- c) **Report from Planning – Re: DVP-20-27 (975 – 11th Avenue East).**

MOVED by Councillor Adey and seconded by Councillor Randhawa THAT Council approve Development Variance DVP-20-27 for 975 11th Avenue East.

CARRIED

- d) **Report from Planning – Re: DVP-20-29 (1419 Sloan Avenue).**

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT Council approve Development Variance DVP-20-29 for 1419 Sloan Avenue.

(Councillor Adey Opposed)

CARRIED

- e) **Report from Planning – Re: Temporary Use Permit TUP-21-01**

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT Council direct staff to proceed with statutory public notification for Temporary Use Permit TUP-21-01 with amendment to permit application that confirmation that the stored materials contain no hazardous materials.

CARRIED

- f) **Report from Planning – Re: Proposed Interim Housing Development Strategy**

MOVED by Councillor Skelton-Morven and seconded by Councillor Cunningham THAT Council approve the proposed Prince Rupert Interim Housing Development Strategy; and,

THAT Staff be requested to proceed with implementing the strategy as opportunity and budget permit.

CARRIED

g) Report from the Corporate Administrator – Re: Prince Rupert Gymnastics Association

MOVED by Councillor Randhawa and seconded by Councillor Niesh THAT Council direct staff to provide a letter of support for the Prince Rupert Gymnastics Associations' submission for the Prince Rupert Port Authority's Community Investment Fund as requested.

CARRIED

5. BYLAWS

a) Report from Planning Re: Zoning Bylaw 3462, 2021.

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council amend Zoning Bylaw No. 3462, 2021 to include the proposed recommendations; and,

THAT Staff be directed to proceed to Public Hearing when health conditions permit.

CARRIED

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

7. ADJOURNMENT

MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven that the meeting be adjourned at 8:15p.m.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR

CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: March 8th, 2021
TO: Robert Long, City Manager
FROM: Chris Buchan, iPlan
SUBJECT: Development Variance Permit #21-04

RECOMMENDATION:

THAT Council proceed with the statutory notification process for DVP-21-04.

REASON FOR REPORT:

On February 3rd, 2021 an application was received for a Development Variance Permit for the property located at 1424 8th Avenue East.

The application is a variance to the City of Prince Rupert Zoning Bylaw, Section 5.2.4 (a) to build a front sun deck to an existing building that will be 0 meters from the front lot line. The current front lot line setback for an R2 Zone is 3.6 meters.

The site plan is included as Attachment #1.

BACKGROUND and ANALYSIS:

The proposed setback variance is for a sun deck proposed to be built on the front of an existing building and is proposed to be 0 meters (on the property line) from the front lot line. The proposed deck will be 8 feet in length and 10 feet wide. This sun deck will serve as the entrance to the existing residential dwelling. Please note that the existing building is already located 2.6 meters from the front property line. There are residential buildings on either side of the property. The public will have the opportunity to provide input during the public consultation period. It is worth noting that the applicant has not provided building plans for this proposed sun deck.

The Draft Development Variance Permit is included as Attachment #2.

COST and BUDGET IMPACT:

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

CONCLUSION:

This Development Variance Application is recommended to proceed to public notification. Affected property owners will have the opportunity to express their views on the application when Council considers the permit.

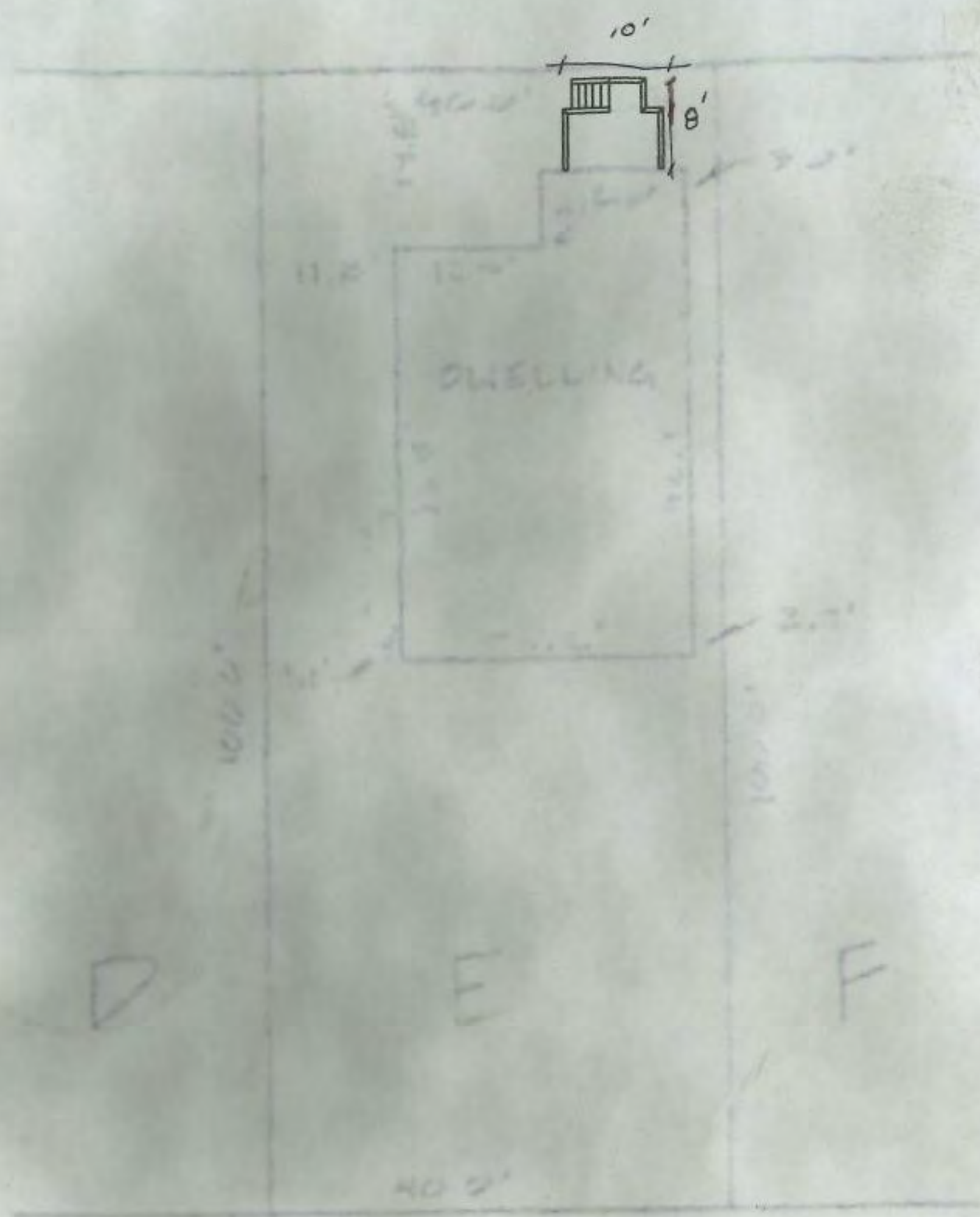
Report Prepared By:
Chris Buchan,
iPlan

Report Reviewed By:
Robert Buchan,
iPlan

Schedules:

1. Site Plan
2. Draft Development Variance Permit

1424-8TH AVE EAST.



VOID

N.G.

The City of Prince Rupert does NOT warrant the accuracy or completeness of this information and no representations are being made by providing this copy. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City.

This information has been provided subject to the Federal Copyright Act and in accordance with the Freedom of Information and Protection of Privacy Act.

CERTIFIED CORRECT

[Signature] B.C.L.S.
Dated this 30th day of March, 2000

MELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
266 - 4630 LAMAR AVENUE
Terrace, B.C.
FILE: 0-2090-25



DRAFT PERMIT

424 3rd Avenue West | Prince Rupert, BC | V8J1L7 | (250)-627-0996 | www.princerupert.ca

Development Variance Permit #21-04

PERMITTEE: Sean Rose

1424 8th Avenue East, Prince Rupert, British Columbia

1. This Development Variance 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 by this Permit.
2. This Development Variance Permit applies to and only to those lands within the City of Prince Rupert described below, and any and all buildings, structures, and other development thereon:

Legal Description:

Lot E, Block 44, District Lot 251, Range 5 Coast District, Plan PRP 1899

Civic Address:

1424 8th Ave East, Prince Rupert, British Columbia

3. The City of Prince Rupert Zoning Bylaw #3286, 2009 is varied as follows:
 - Relaxing Zoning Bylaw Section 5.2.4 (a): Front Lot Line setback from the minimum 3.6 m to 0 m (to the front property line), in accordance with Schedule #1.

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

No conditions at this time.

4. If the Permittee does 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.
5. This Permit is **NOT** a building permit, Sign Permit, or subdivision approval

ISSUED ON THIS DAY OF _____

Rosa Miller
Corporate Administrator

Schedule:

1. Site Plan

CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: March 8th, 2021
TO: Robert Long, City Manager
FROM: Chris Buchan, iPlan
SUBJECT: Development Variance Permit #20-28

RECOMMENDATION:

THAT Council deny the Development Variance Permit Application #20-28.

REASON FOR REPORT:

An application for a Development Variance Permit for the property located at “Lot 2, District Lot 1992, Range 5, Coast District Plan 7225” on Park Avenue has been received to request the following variances:

- 1) A reduction in parking stalls; and
- 2) A reduction in parking stall dimensions.

In support of the application, the applicant has provided:

- 1) An introductory memo;
- 2) A site plan;
- 3) A building plan; and
- 4) Plans for vehicle turning radius on-site.

Please note that the applicant has referenced the City of Prince George’s parking standards and has asked Council to consider these standards in regard to this application.

The application is a proposed variance to the City of Prince Rupert’s Zoning Bylaw, Section 9.1.2 to construct 10 fewer stalls than what is required for a “Travellers Accommodation” use. According to the Zoning Bylaw, this use requires 1 stall per unit; however, the applicant proposes to construct 110 stalls for 120 accommodation units. The application is also for a proposed variance to the City of Prince Rupert’s Zoning Bylaw, Section 9.1.1 (b) to construct 52 of the parking stalls (47% of the total on-site parking) at 4.75 meters in depth which does not meet the required parking stall dimensions for a minimum of 5.8 meters in depth.

The site plan is included as Attachment #1.

BACKGROUND and ANALYSIS:

Background:

The site is located outside of the Downtown Core on Park Avenue beside the PJ’s On Park convenience store. The lot is 0.78 Acres with the proposed 3-story building covering 26% of the land area. The City is in the process of rezoning commercial areas outside of the Downtown Core into residential zones, and this includes the applicant’s site. This is to ensure that

commercial development is focused in the Downtown Core so it will be consistent with the City of Prince Rupert's Draft OCP and Vision 2030. This was Council's direction on December 9th, 2020. The applicant has been made aware of these changes to the property zoning but wishes to proceed with this application. To do so, he will need Council's approval for the proposed variances.

Proposed Use:

The applicant has proposed a novel "Travellers Accommodation" use with 120 "Micro" rooms that contain a bed, small desk, and sink. A toilet will be shared between two separate adjoining rooms. Six kitchen/lounge rooms and six designated lounge rooms are proposed as shared spaces for 120 rooms. Because the proposed density is not able to accommodate for the total onsite parking demand, the applicant has requested a variance to reduce 47% of the parking stalls sizes from 5.8 meters in depth to 4.75 meters in depth and a variance to reduce the total required onsite parking from 120 stalls to 110 stalls.

The applicant has stated that some additional parking may be located at the neighbouring convenience store; however, this would need an easement to reserve these spaces for the exclusive use for the "Modular Micro-Hotel" if the hotel needed to rely on those spaces into the future. If the applicant indicates that he would like to pursue this, he should provide information to ensure that this assignment of parking spaces does not reduce the convenience store's on-site parking below the minimum required spaces.

Prince George Parking Standards:

The applicant has referenced the City of Prince George's Zoning Bylaw Section 7.1 parking standards on "Small Vehicle Parking". The City of Prince George's Parking Standards do not apply to this development proposal; however, in the context of these standards this application would not comply. This is explained below. Please refer to the turning radius map (Attachment 3) and the site plan (Attachment 1) for more information.

1) Small Vehicle Stall Depth:

The applicant has suggested that Council should consider Prince George's parking standards which allow for small vehicle parking stalls with a depth as little as 4.6 meters. The applicant is referencing a small vehicle parking standard for a two-way parking aisle with 90-degree parking stalls; however, the proposed development provides for a one-way aisle with 90-degree angled parking. The Prince George standard does not allow for a one-way aisle with 90-degree parking due to the larger turning radius required. This is shown on the applicant's plans and presents a problem due to the limited parking aisle width. Furthermore, the Prince George parking standards state that only 20% of the total developments parking spaces may be "Small Vehicle Parking Spaces". The applicant has proposed a total of 47% of the parking stalls for smaller vehicle dimensions. This is 2.47 times the maximum allowable "Small Vehicle Parking Spaces" that the City of Prince George allows for a development.

2) One Way Parking Aisles:

It is important to note that the Prince George 4.6-meter stall depth standard only applies to 90-degree angle parking on a two-way parking aisle. Prince George limits 90-degree parking to two-way aisles at 6.4 meters in width due to the larger turning radius needed. Prince George has provided one-way parking aisle standards which are referenced under "Parking Aisle Width". The proposed development only contains a one-way aisle measured at 6 meters with 90-degree angled parking. Prince George's standards do not allow for one-way parking aisles with 90-degree angled parking stalls as proposed in this application.

3) Parking Aisle Width:

The applicant has provided plans that indicate a one-way parking aisle that is 6 meters wide in the front and rear of the building and 4.5 meters wide on either side of the building. The City of Prince George's parking standards do not allow for one-way parking aisles with 90-degree angled parking. In regard to the proposed development, larger vehicles may have a difficult time accessing the rear portion of the building through the proposed 4.5-meter aisles located on either side of the building. The Prince George's parking standards also state that despite these standards for smaller stalls, wider aisles are required when warranted by vehicle volumes, and large truck or emergency vehicle turning movements. Council should note that this development is for 120 new accommodation units and the proposed plan shows that the larger vehicle's turning radius may encroach into proposed parking stalls. This proposed development would not meet Prince George Standard for small vehicle parking or Prince George's standards for parking aisles.

Current Zoning:

The current site is zoned as C3; however, in accordance with Council's direction to focus commercial in the Downtown Core, this site is in the process of being rezoned to RM2. This site will become an RM2 zone once the new Zoning Bylaw is adopted by Council. A C3 zone allows for a "Traveller's Accommodation" use; however, the proposed use for shared facilities and reduced room sizes are characteristic of a "Construction Camp" type of accommodation. The definition for a "Construction Camp" is as follows:

"CONSTRUCTION CAMP means a series of mobile homes established to accommodate persons on temporary stay and directly involved in construction of major projects, along with accessory uses including but not limited to: communal kitchen and dining facilities, communal recreation facilities; training classrooms; communal laundry facilities, and cleaning facilities generally required to maintain a large number of individuals."

This hotel will function similar to a construction camp accommodation as it shares washrooms, kitchens, communal spaces, laundry facilities, and cleaning facilities. A "Construction Camp" use is permitted in the M6 Zone.

The current C3 zone allows for a maximum building height of 17 meters. As noted, Council's direction to designate this area as residential has started the process to rezone this property to RM2. The RM2 Zone allows a maximum building height of 13 meters. The proposed height of this development is 16.25 meters. This proposed height is 3.25 meters higher than what would be permitted in a RM2 Zone. The maximum height in the C3 zone would have a greater impact on the adjacent residential properties to the east.

A context map is included as attachment #2.

Proposed OCP:

The current OCP designates this area as commercial; however, the draft OCP designation for this area is in the process to change to residential. This will come into effect once the draft OCP is adopted by Council. Keeping this area designated as commercial is inconsistent with Council's goal to revitalise the Downtown Core. Residential housing has been expressed by the public as an important issue in Prince Rupert. Council may wish to ensure that the lands surrounding the Downtown Core are designated residential in accordance with the draft OCP.

Vision 2030:

Vision 2030 expressed a need for the City to focus mixed use and commercial developments in the Downtown Core and to support residential development in the lands surrounding the Downtown Core. The strategy states *"With such a small existing consumer base, retail in Prince Rupert cannot be spread into too many locations and it should not be isolated except for the most at-hand needs for residential neighbourhoods, usually provided by the corner store"*. Council has recognized that this land area is more suitable for residential uses and is in the process of rezoning a number of properties in this area to align with Vision 2030 and the Draft OCP. Council has recently adopted the Downtown Core Revitalization Tax Exemption Bylaw to reinforce commercial development in the Downtown Core.

INTERNAL REFERRAL COMMENTS:

The Operations Department has reviewed the proposed plans and has stated that they have major concerns regarding this proposal, they are as follows:

- 1) This Parking layout does not meet the City's requirements;
- 2) The City does not accommodate for "Small Car Parking Requirements"; and
- 3) The proposed minimum specs that the applicant has provided on the plans will most likely not translate in the field.

In consideration of these points of concern, the Operations Department recommends that this application does not proceed. If the applicant continues with this application, the Operations Department recommends that the applicant reduce the overall density for both parking and accommodation units.

The Engineering Department has concluded that more conditions/plans are required if this application proceeds. They have recommended that both vehicle stall width and clearance to be increased as the "Large Vehicle Parking" provided on the proposed site is at minimum width and clearance.

The Fire Department has stated that the proposed emergency vehicle access is inadequate and will require a change to plans.

The Building Department has stated that the proposed parking plan would not be functional at full load as the parking stalls are not wide enough. They have also stated that there are no plans for the required accessible rooms, this will need to be addressed if the proposal moves forward.

Further Consideration:

If Council wishes to give further consideration to this application, it is recommended that Council requests the following additional information for review and consideration prior to public notice:

- 1) MOTI feedback;
- 2) Engineers certification that this plan meets good engineering standards (requested: new plans provided but engineer did not certify that this met good engineering standards);
- 3) Building plans indicating accessible room accommodations (1 room per 40 regular units);
- 4) A revised plan showing adequate emergency vehicle access to the satisfaction of the Fire Department.

COST and BUDGET IMPACT:

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

OPTIONS:

Council has the following options in regards to the DVP application 20-28:

- 1) Council may deny the application (recommended);
- 2) In accordance with the Development Approval Information Bylaw #3468, Section 4.2, Council may defer the application and require a peer review of the proposed plan to ensure that it meets good engineering standards; or
- 3) Council may proceed to the statutory public notification with conditions included in the Draft DVP.

CONCLUSION:

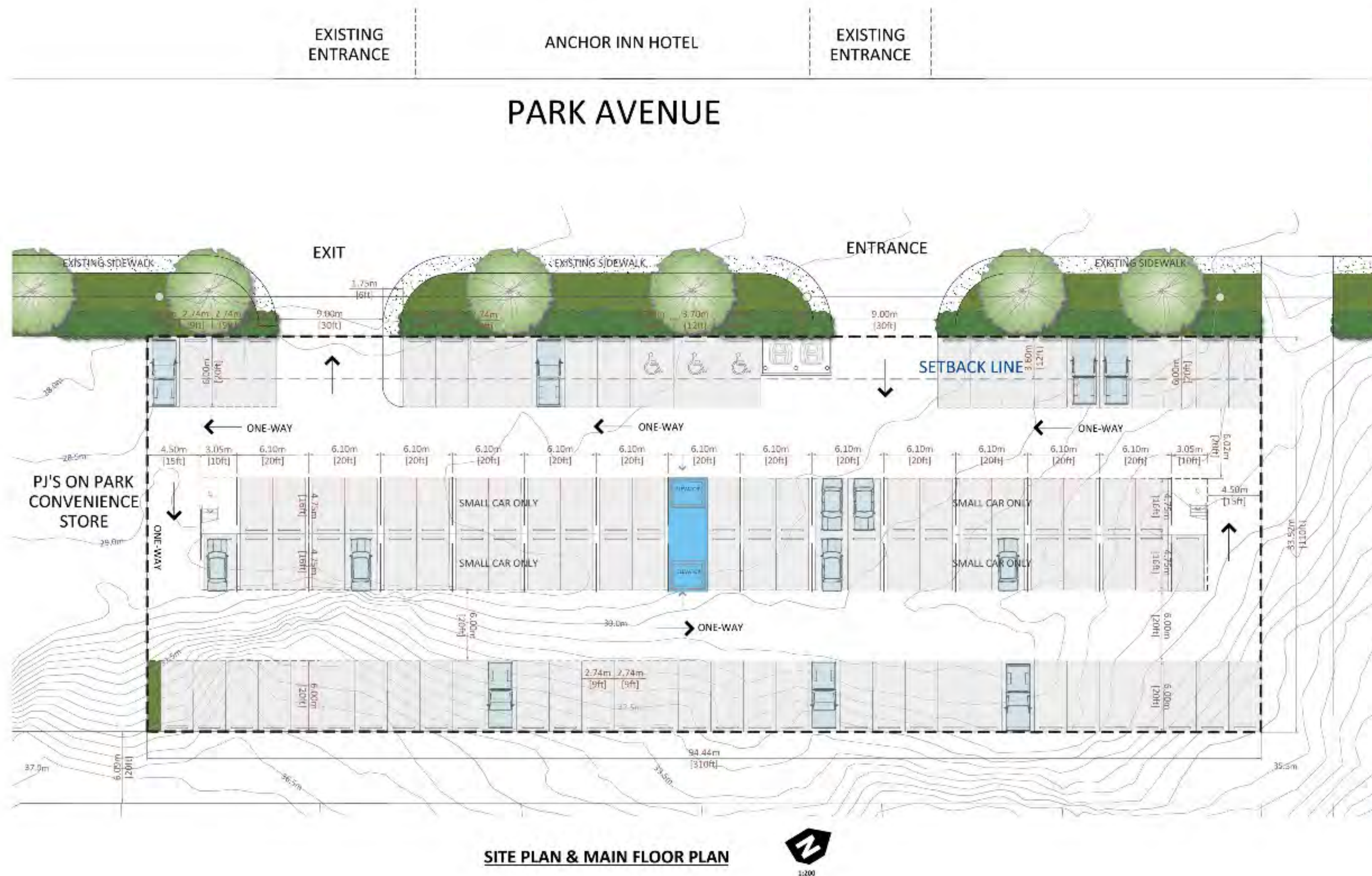
This proposed development requires two parking variances that may negatively impact the viability of the intended use. Furthermore, recent policy and Council direction does not align with commercial use in this area. The applicant has asked that Council consider the City of Prince George's parking standards for this application. These standards would not support this proposal. Given the concerns with this proposal, it is recommended that Council deny this application and continue with the draft OCP process to designate this land area as residential. This would be consistent with the City's initiatives to revitalize the Downtown Core while supporting surrounding residential development.

Report Prepared By:
Chris Buchan,
iPlan

Report Reviewed By:
Robert Buchan,
iPlan

Schedule:

- 1A. Site Plan & Building Plan (Floor Layout)
- 1B. Site Plan & Building Plan (Building Exterior)
- 2A. Vehicle Turning Radius Map (Car & Truck)
- 2B. Vehicle Turning Radius Map (Service Vehicle)
- 2C. Vehicle Turning Radius Map (Firetruck)
- 3. Context Map
- 4. Draft Permit #20-28



CONTEXT MAP



Site Area	3166 sqm	
	0.32HA	0.78AC
Building		
Footprint Area	832 sqm	
Building Coverage	26%	
Storeys	3	
FAR	0.79	
Units		
Main Floor	40 units	
2nd Floor	40 units	
3rd Floor	40 units	
Total	120 units	
Parking Required		
Parking Required	120 stalls	
Parking Provided	110 stalls	92%

revisions:

no:	date:	description:
1	de-mm-yyyy	
2		
3		
4		
5		
6		
7		
8		

legal description:
Plan PRP7225, Lot 2, DL 1992, LD14

file description:
pre-app: --
LOC: --

file info:
project no.: #2007-16
drawn by: TZ
current date: Feb 19, 2021

project:
**Prince Rupert
Modular
Micro-Hotel**

sheet title:
Site Layout

exhibit no.:
1.0

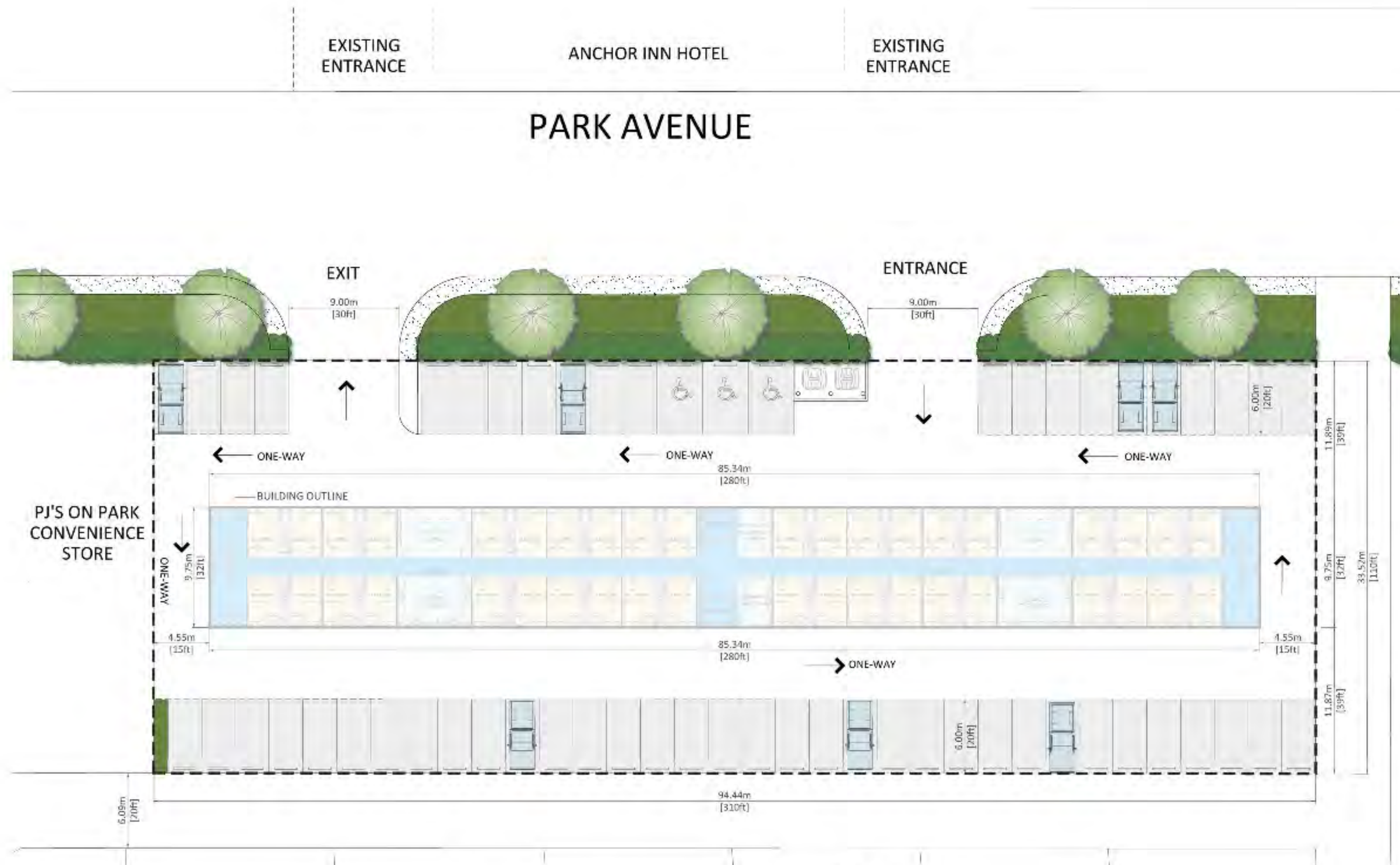


prime consultant:
B&A Planning Group
600, 215 - 9th Ave SW
Calgary, Alberta | T2P 1K3 | baagg.ca
t: 403 269 4733 f: 403 262 4480

copyright:
Any reproduction or distribution for any purpose other than authorized by B&A Planning Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing.

client:
0837318 BC Ltd (Parm Sandhu)

SCHEDULE 1A



SCHEDULE 1B



prime consultant:
B&A Planning Group
 600, 215 - 9th Ave SW
 Calgary, Alberta | T2P 1K3 | baag.ca
 t: 403 269 4733 f: 403 262 4480

copyright:
 Any reproduction or distribution for any purpose other than authorized by B&A Planning Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing.

client:
 0837318 BC Ltd (Parm Sandhu)

revisions:

no:	date:	description:
1	de-mm-yyyy	
2		
3		
4		
5		
6		
7		
8		

legal description:
 Plan PRP7225, Lot 2, DL 1992, LD14

file description:
 pre-app: --
 LOC: --

file info:
 project no.: #2007-16
 drawn by: TZ
 current date: Feb 19, 2021

project:
 Prince Rupert
 Modular
 Micro-Hotel

sheet title:
 Site Layout &
 Elevation Plan

exhibit no.:
 2.0

EXISTING
ENTRANCE

The site plan illustrates the parking lot layout with various stalls and circulation paths. Key features include:

- Entrance and Exit:** The main entrance is at the top right, and the exit is at the top left.
- Truck Parking:** A designated area at the top center is labeled "Truck" and is part of the "6.0m Car or Truck Parking Stalls".
- Car Parking:** The central area is labeled "4.75m Car Parking Only".
- One-Way Traffic:** Arrows indicate one-way traffic flow throughout the lot.
- Storefronts:** The "ON PARK CONVENIENCE STORE" is located on the left side.
- Dimensions:** Stall dimensions are specified as 6.0m and 4.75m.
- Vehicle Types:** Icons for cars and trucks are used to denote different parking zones.



EXISTING
ENTRANCE

The site plan illustrates the layout of the proposed parking lot. It features a central area for truck parking, labeled "Truck", with an "ENTRANCE" and "EXIT" indicated by arrows. Surrounding this central area are sections for car parking, labeled "Car". The car parking sections include "6.0m Car or Truck Parking Stalls" and "4.75m Car Parking Only". The plan also shows a "ONE-WAY" street running horizontally across the middle, and another "ONE-WAY" street running vertically on the left side. A "CONVENIENCE STORE" is located on the left side of the plan. The overall layout is designed to accommodate both truck and car traffic efficiently.



1:300





DRAFT PERMIT

424 3rd Avenue West | Prince Rupert, BC | V8J1L7 | (250)-627-0996 | www.princerupert.ca

Development Variance Permit #20-28

PERMITTEE: Parm Sandhu

198 Eagle Close, V8J 4R6, Prince Rupert, British Columbia

1. This Development Variance 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 by this Permit.
2. This Development Variance Permit applies to and only to those lands within the City of Prince Rupert described below, and any and all buildings, structures, and other development thereon:

Legal Description:

Lot 2, District Lot 1992, Range 5, Coast District Plan 7225

Civic Address:

N/A

3. The City of Prince Rupert Zoning Bylaw #3286, 2009 is varied as follows:
 - Relaxing Zoning Bylaw Section 9.1.1 (b) to reduce the minimum parking stall size of 52 stalls from 5.8 meters in depth to 4.75 meters in depth.
 - Relaxing Zoning Bylaw Section 9.1.2 to reduce the minimum required parking spaces from 120 parking stalls to 110 parking stalls.

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

- Small vehicle parking stalls are clearly marked with signs; and
 - An easement is registered with 1665 Park Ave, Prince Rupert, BC to secure 10 parking spaces.
4. If the Permittee does 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.
 5. This Permit is **NOT** a building permit, Sign Permit, or subdivision approval

ISSUED ON THIS DAY OF _____

Rosa Miller
Corporate Administrator

Schedule:

- 1A. Site Plan & Building Plan (Floor Layout)
- 1B. Site Plan & Building Plan (Building Exterior)
- 2A. Vehicle Turning Radius Map (Car & Truck)
- 2B. Vehicle Turning Radius Map (Service Vehicle)
- 2C. Vehicle Turning Radius Map (Firetruck)