



# City of Prince Rupert

## AGENDA - Amended

For the **SPECIAL REGULAR MEETING** of Council to be held on May 12, 2021 at 4:00 pm in the Council Chambers of City Hall, 424 - 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

### 1. CALL TO ORDER

### 2. ADOPTION OF AGENDA

**Recommendation:**

THAT the Agenda for the Special Regular Council Meeting of May 12, 2021 be adopted as presented.

### 3. REPORTS AND RECOMMENDATIONS

a) **Report from iPlan – Re: DP-21-04 Development permit with a variance.**

**Attached**

**Recommendation:**

THAT Council approve DP-21-04.

b) **Report from iPlan – Re: Active Transportation Grant**

**Attached**

**Recommendation:**

**THAT** Council resolve to support an application for a grant under the Active Transportation Planning program funded through the UBCM.

### 4. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

### 5. ADJOURNMENT

CITY OF PRINCE RUPERT  
REPORT TO COUNCIL

DATE: May 10<sup>th</sup>, 2021  
TO: Robert Long, City Manager  
FROM: Chris Buchan, iPlan Planning and Development Services Ltd.  
SUBJECT: Development Permit with a Variance #21-04

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**RECOMMENDATION:**

**THAT** Council approve DP #21-04.

**REPORT SUMMARY:**

An application was received for a Development Permit with a Variance for the property located at 1080 3<sup>rd</sup> Avenue West, formerly known as the Raffles Inn. The development, funded by BC Housing, proposes to renovate the existing building in order to accommodate transitional housing units.

This application is to improve the exterior and interior of the existing building to operate a Supportive Housing use. This application is largely in compliance with the Development Permit Guidelines. The proposed variance for a front yard setback of 0 meters is supported in the General Development Permit Guidelines. Because this development improves the surrounding area and provides housing stock to individuals in need, it is recommended that Council approve this application.

**BACKGROUND:**

The building & site plans are included as Attachments #1 & 2.

The current building is 0.04 metres from the property line. The renovation of the exterior building envelope will bring the building 0.12 meters past the front property line and 0.10 meters past the exterior side property line. This will require a front yard setback variance and a road encroachment agreement prior to building permit issuance.

The Draft Development Permit with a Variance is included as Attachment #3.

**ANALYSIS OF CITY POLICY:**

An applicant may apply for a Development Permit with a Variance if the proposed variance is supported by applicable Development Permit Guidelines. The General Development Permit Guidelines for all City Core districts support developments built on the property line as this helps to define the downtown street edge. Given that the current building is sited 0.04 metres from the front property line, this variance is not anticipated to have any negative impacts to the surrounding neighbourhood.

**DP Guidelines:**

The exterior renovation is largely in compliance with both the General and Midtown Development Permit Guidelines. The proposed renovation maintains both the General and Midtown goal of defining a street edge. The proposed building materials are encouraged in the General Development Permit Guidelines and will result in an aesthetic improvement to the area.

**Zoning Bylaw:**

This application is in compliance with all of the RS2 Zoning requirements except for the front property setback of 2 meters. The building is currently located 0.04 meters from the front property line and the proposed exterior cladding will bring the building 0.12 meters past the front property line. The applicant is seeking permission for this work through the proposed variance.

ZONE: RS2	ZONING STANDARD	PROPOSED
Permitted Uses	-Supportive Housing -Office -Accessory Buildings and Structures	-Supportive Housing -Office
Maximum Density	-FAR of 2.0	-FAR of 2.0
Building Height	-11 m	-11 m
Building Setbacks	-2 meters from the front property line	-Front property line: 0 meters
Maximum Lot Coverage of All Buildings and Structures	-Not more than 65% of the site area	-65% of the site area

A total of 15 parking stalls are required for this site. The applicant has proposed parking on-site and a designated parking lot located on an adjacent site. This parking will be secured through registration of an easement and covenant prior to Building Permit issuance. The applicant will provide a surplus of parking which adds to a total of 27 parking stalls.

**Official Community Plan:**

The new Official Community Plan (Bylaw #3460) established three new Development Permit Areas; the Downtown, Midtown, and Waterfront Districts. The OCP identifies that housing of all types should be provided within all of these districts. It states that “having housing stock which meets the diverse needs of the community is a foundation upon which the health and prosperity of the City depends” (Page 32) and the housing provided should also “support for those with special needs” (Page 32). Following these statements, the OCP identifies that 1000 non-market housing units (with 50 units specifically identified for transitional housing) are needed to meet the anticipated community growth. This development will provide for 45 new transitional housing units.

**COST and BUDGET IMPACT:**

There are no cost or budget impacts to the City from granting, or not granting the Development Permit with a Variance.

**CONCLUSION:**

The proposed variance is supported by City policy and is not anticipated to negatively impact to the neighborhood. This application is in significant compliance with both the General and Midtown Development Permit Guidelines. This Development Permit with a Variance is recommended to be approved by Council.

Report Prepared By:  
Chris Buchan,  
iPlan

Report Reviewed By:  
Robert Buchan,  
iPlan

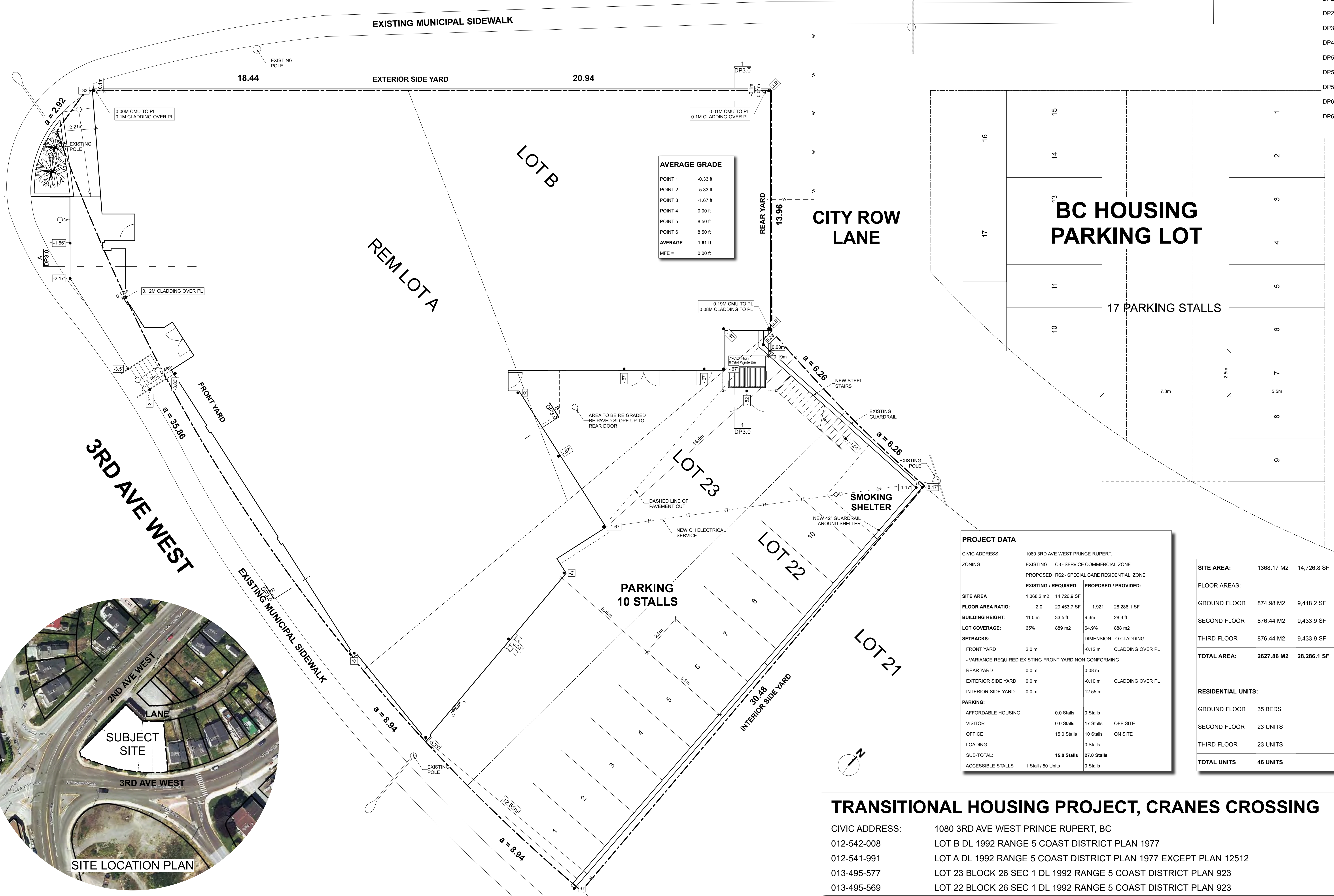
Attachment(s):

1. Site Plans
2. Building Plans
3. Lighting Plans
4. Draft Development Permit

**DRAWING LIST**

- ARCHITECTURAL** 11 SHEETS IN SET
- DP1.0 COVER SHEET AND SITE PLAN
  - DP2.0 GROUND FLOOR PLAN
  - DP2.1 2ND FLOOR PLAN
  - DP2.2 3RD FLOOR PLAN
  - DP3.0 SECTIONS
  - DP4.0 ELEVATIONS
  - DP5.0 TYP. UNIT A - D
  - DP5.1 TYP. UNIT E - F
  - DP5.2 TYP. UNIT G
  - DP6.0 CONCEPT RENDERINGS
  - DP6.1 CONCEPT RENDERINGS

**2ND AVE WEST**



**AVERAGE GRADE**

POINT 1	-0.33 ft
POINT 2	-5.33 ft
POINT 3	-1.67 ft
POINT 4	0.00 ft
POINT 5	8.50 ft
POINT 6	8.50 ft
<b>AVERAGE</b>	<b>1.61 ft</b>
<b>MFE</b>	<b>0.00 ft</b>

**PROJECT DATA**

CIVIC ADDRESS: 1080 3RD AVE WEST PRINCE RUPERT.  
 ZONING: EXISTING C3 - SERVICE COMMERCIAL ZONE  
 PROPOSED RS2 - SPECIAL CARE RESIDENTIAL ZONE

	EXISTING / REQUIRED:	PROPOSED / PROVIDED:
<b>SITE AREA</b>	1,368.2 m <sup>2</sup> 14,726.9 SF	1,921 28,286.1 SF
<b>FLOOR AREA RATIO:</b>	2.0 29,453.7 SF	1.921 28,286.1 SF
<b>BUILDING HEIGHT:</b>	11.0 m 33.5 ft	9.3m 28.3 ft
<b>LOT COVERAGE:</b>	65% 889 m <sup>2</sup>	64.9% 888 m <sup>2</sup>
<b>SETBACKS:</b>		DIMENSION TO CLADDING
FRONT YARD	2.0 m	-0.12 m CLADDING OVER PL
REAR YARD	0.0 m	0.08 m
EXTERIOR SIDE YARD	0.0 m	-0.10 m CLADDING OVER PL
INTERIOR SIDE YARD	0.0 m	12.55 m
<b>PARKING:</b>		
AFFORDABLE HOUSING	0.0 Stalls	0 Stalls
VISITOR	0.0 Stalls	17 Stalls OFF SITE
OFFICE	15.0 Stalls	10 Stalls ON SITE
LOADING	0.0 Stalls	0 Stalls
<b>SUB-TOTAL:</b>	<b>15.0 Stalls</b>	<b>27.0 Stalls</b>
ACCESSIBLE STALLS	1 Stall / 50 Units	0 Stalls

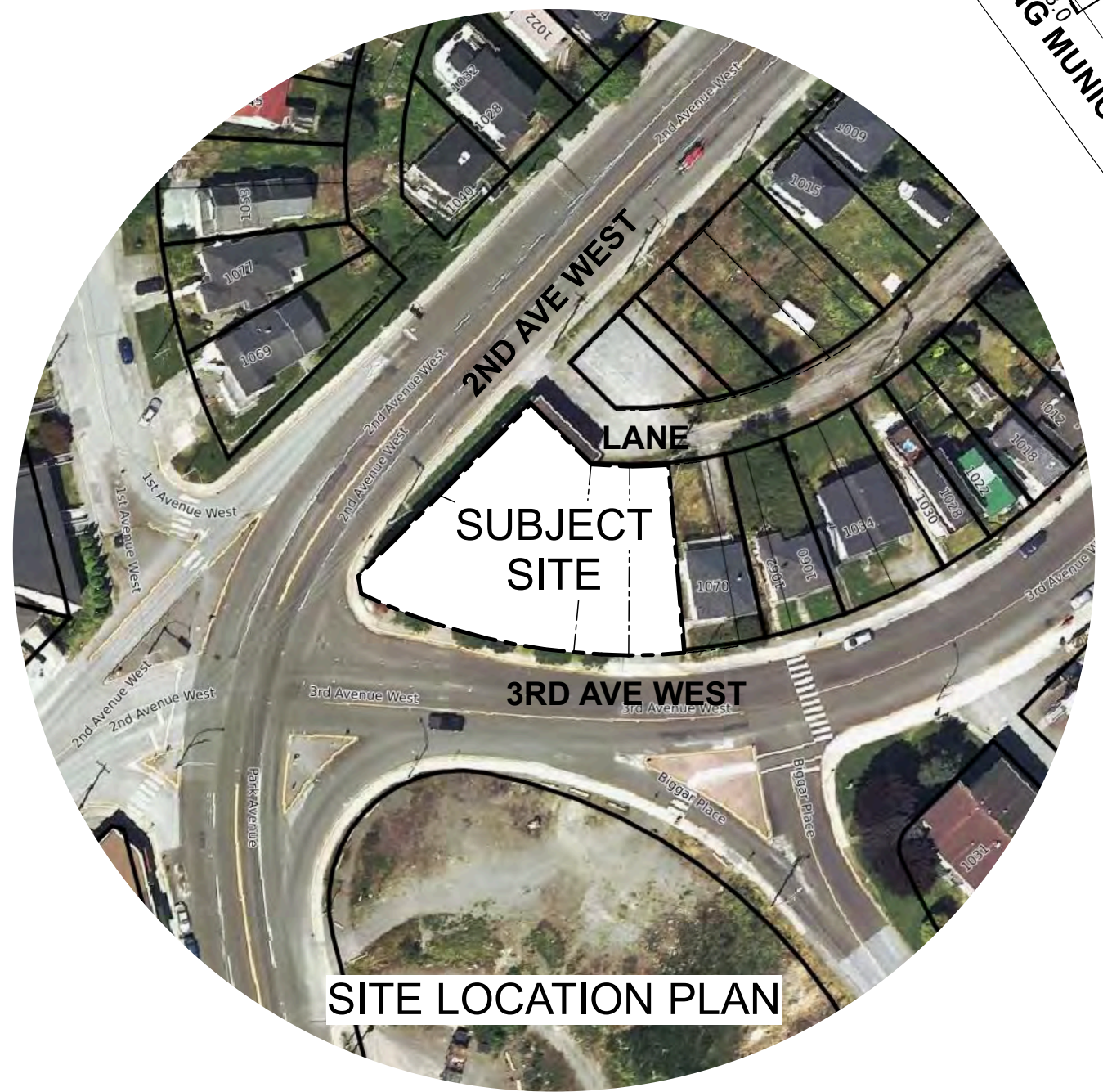
**SITE AREA:** 1368.17 M2 14,726.8 SF

**FLOOR AREAS:**

GROUND FLOOR	874.98 M2	9,418.2 SF
SECOND FLOOR	876.44 M2	9,433.9 SF
THIRD FLOOR	876.44 M2	9,433.9 SF
<b>TOTAL AREA:</b>	<b>2627.86 M2</b>	<b>28,286.1 SF</b>

**RESIDENTIAL UNITS:**

GROUND FLOOR	35 BEDS
SECOND FLOOR	23 UNITS
THIRD FLOOR	23 UNITS
<b>TOTAL UNITS</b>	<b>46 UNITS</b>



**TRANSITIONAL HOUSING PROJECT, CRANES CROSSING**

CIVIC ADDRESS:	1080 3RD AVE WEST PRINCE RUPERT, BC
012-542-008	LOT B DL 1992 RANGE 5 COAST DISTRICT PLAN 1977
012-541-991	LOT A DL 1992 RANGE 5 COAST DISTRICT PLAN 1977 EXCEPT PLAN 12512
013-495-577	LOT 23 BLOCK 26 SEC 1 DL 1992 RANGE 5 COAST DISTRICT PLAN 923
013-495-569	LOT 22 BLOCK 26 SEC 1 DL 1992 RANGE 5 COAST DISTRICT PLAN 923

**REVISIONS:**

C	2021-03-12	DEVELOPMENT PERMIT
B	2021-03-08	BC HOUSING TENDER
A	2021-02-01	BC HOUSING REVIEW

**ISSUES:**

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**PROJECT:** RAFFLES INN SHELTER  
 1080 3RD AVE WEST PRINCE RUPERT, BC

**TITLE:** COVER SHEET AND SITE PLAN

<b>DRAWN:</b> CM/ITD	<b>DRAWING N°:</b>
<b>SCALE:</b> 1/8"=1'-0"	<b>DP1.0</b>
<b>JOB N°:</b> 20-07	
<b>DATE:</b> 2021-03-17	<b>REV N°:</b>

**TRANSITIONAL HOUSING PROJECT, CRANES CROSSING**

**PROJECT DESCRIPTION:** 3 STOREY RESIDENTIAL BUILDING  
**CODE APPLICABLE:** BCBC 2018 PARTS 3 & 9  
**CIVIC ADDRESS:** 10-80 3RD AVE WEST PRINCE RUPERT, BC  
**LEGAL ADDRESS:**  
 LOT B DL 1992 RANGE 5 COAST DISTRICT PLAN 1977  
 LOT A DL 1992 RANGE 5 COAST DISTRICT PLAN 1977 EXCEPT PLAN 12512  
 LOT 23 BLOCK 26 SEC 1 DL 1992 RANGE 5 COAST DISTRICT PLAN 923  
 LOT 22 BLOCK 26 SEC 1 DL 1992 RANGE 5 COAST DISTRICT PLAN 923

<b>3.1.2.1. MAJOR OCCUPANCY CLASSIFICATION</b>		
FLOOR 1: GROUP A, DIV 2 ASSEMBLY OCCUPANCIES		
FLOOR 2: GROUP C RESIDENTIAL OCCUPANCIES		
FLOOR 3: GROUP C RESIDENTIAL OCCUPANCIES		
<b>3.1.3.1. SEPARATION OF MAJOR OCCUPANCIES</b>		
GROUP A, DIV 2	2 HR	
GROUP C	2 HR	
<b>3.1.17.1. OCCUPANT LOAD</b>		<b>TOTAL 207 PERSON</b>
FLOOR 1: OFFICE, DINING		115 PERSON
FLOOR 2: RESIDENTIAL		46 PERSON
FLOOR 3: RESIDENTIAL		46 PERSON

<b>GROUP-REFERENCE:</b> DIV 2	<b>OCCUPANCY 1 SUBSIDIARY</b> C	<b>OCCUPANCY 2 MAJOR</b> C
<b>NO. OF STORIES:</b> 3	3.2.2.23.	3.2.2.50. (54.)
<b>MAX AREA:</b> 3,000 M2 m2	3	3
<b>ACTUAL AREA:</b> 720 M2 m2	3,000 M2 m2	1,800 M2 m2
<b>SPRINKLERED:</b> YES	720 M2 m2	720 M2 m2
<b>CONSTRUCTION:</b> NON-COMBUSTIBLE	COMBUSTIBLE AND NON-COMBUSTIBLE	
<b>CLADDING:</b> N/A	N/A	N/A
<b>ROOF FRR:</b> 0 HR	1 HR	1 HR
<b>FLOOR FRR:</b> 2 HR	1 HR	1 HR
<b>LOADBEARING FRR:</b> SASA	SASA	SASA

**FIRE RESISTANCE RATINGS**

3.3.1.1.2) SEPARATION OF SUITES 45 MIN. FRR  
 3.3.1.4.4) PUBLIC CORRIDOR FIRE SEPARATION NOT REQUIRED AS THE TRAVEL DISTANCE IS LESS THAN 45M.  
 3.3.4.2.2) FIRE SEPARATIONS BETWEEN SUITES 45 MIN.  
 3.4.4.1.1) FIRE RESISTANCE RATING OF EXIT SEPARATIONS 45 MIN. FRR  
 3.4.4.1.2) FIRE RESISTANCE RATING OF EXIT SEPARATIONS 2 HR MAX. FRR  
 3.6.3.1.1) FIRE SEPARATIONS FOR VERTICAL SERVICE SPACES 1 HR

**3.2.1.1. EXCEPTIONS IN DETERMINING BUILDING HEIGHT** NONE  
**3.2.2.5. BUILDING HEIGHT** 3 STOREYS  
**3.2.6. HIGH BUILDINGS** NO  
**3.2.2.10. STREETS** A BUILDING IS CONSIDERED TO FACE 2 STREETS PROVIDED NOT LESS THAN 50% OF THE BUILDING PERIMETER IS LOCATED WITHIN 15 M OF THE STREET OR STREETS

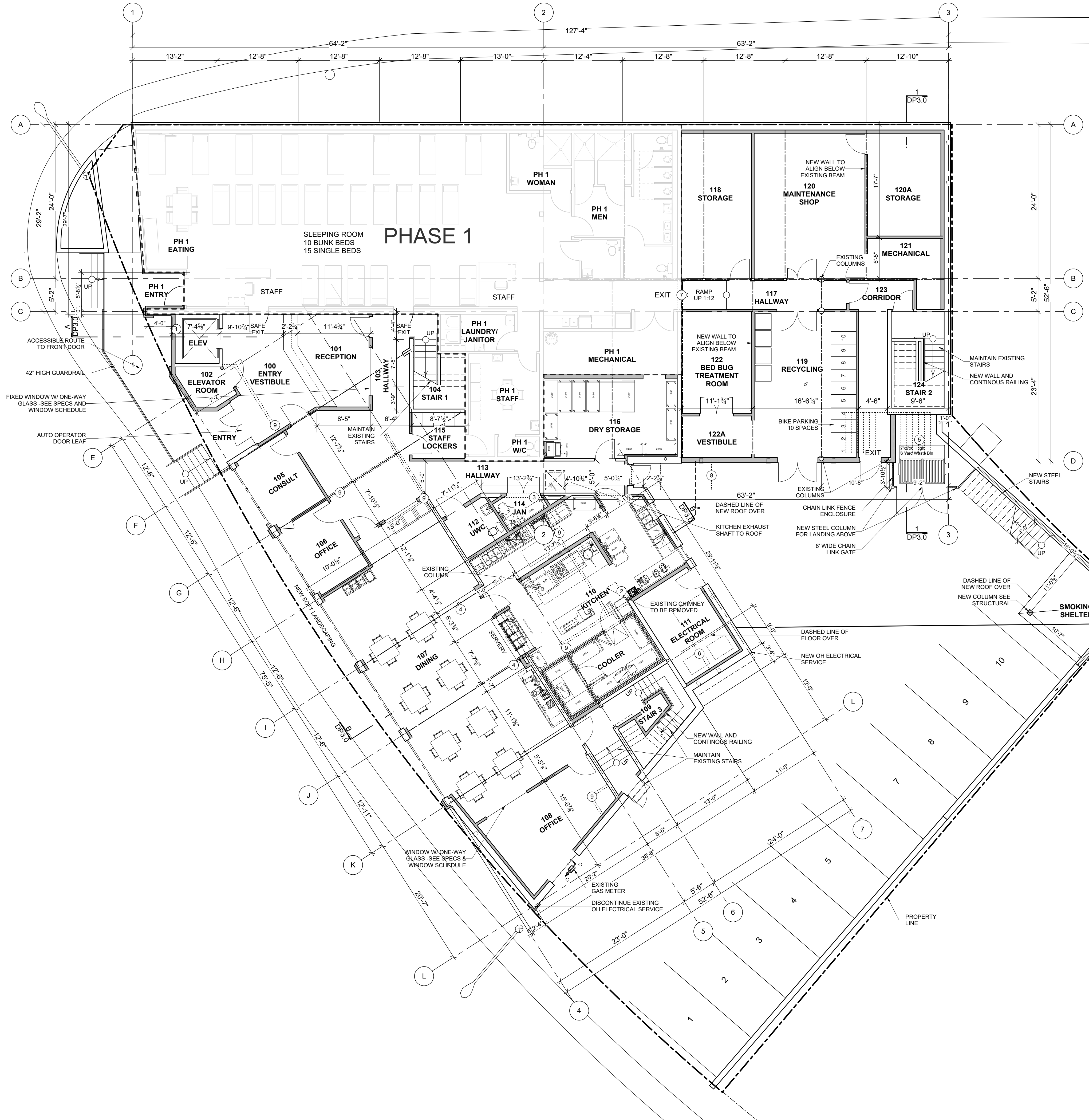
**3.2.4.1. FIRE ALARM SYSTEM** YES  
 3.2.4.8. ANNUNCIATOR AND ZONE INDICATION YES  
 3.2.4.11. SMOKE DETECTORS YES  
 3.2.4.15. SYSTEM MONITORING YES  
 3.2.4.19. VISUAL SIGNALS YES  
**3.2.5. PROVISIONS FOR FIRE FIGHTING**  
 3.2.5.3. ROOF ACCESS NOT REQUIRED, BUILDING HEIGHT IS 3 STOREYS  
 3.2.5.4. ACCESS ROUTES YES, SEE CODE GROUND FLOOR PLAN  
 3.2.5.8. STANDPIPE SYSTEMS NO, BUILDING HEIGHT IS 3 STOREYS  
 3.2.5.12. AUTOMATIC SPRINKLER SYSTEMS YES  
 3.2.5.15. FIRE DEPARTMENT CONNECTIONS YES  
**3.2.7. LIGHTING & EMERGENCY POWER**  
 3.2.7.8. EMERGENCY POWER FOR FIRE ALARM SYSTEMS YES, 30 MIN BACKUP EXIT LIGHTS  
 3.2.7.9. EMERGENCY POWER FOR BUILDING SERVICES NO  
**3.4. EXITS**  
 3.4.2.1. MINIMUM NUMBER OF EXITS MINIMUM OF 2 EXITS REQUIRED FROM ALL FLOOR AREAS  
 3.4.2.3. DISTANCE BETWEEN EXITS 1/2 DIAGONAL OF FLOOR, BUT NEED NOT BE MORE THAN 9M  
 3.4.2.5. TRAVEL DISTANCE GROUP A, DIV 2 MAX. 30M, GROUP C MAX. 15M  
 3.4.3.2. EXIT WIDTH TYPICAL EXIT CORRIDOR & STAIR MINIMUM 1,100MM  
 3.4.4.2. EXITS THROUGH LOBBIES NO

**3.7.2.2. WATER CLOSETS**  
 3.7.2.2.1) GROUP A, DIV C 51-75 PERSONS = 1 FOR EACH SEX OCCUPANCY 115 = 2 MALE, 3 FEMALE  
 1 WC PROVIDED  
 3.7.2.2.11) GROUP C RESIDENTIAL 1 FOR EACH DWELLING UNIT  
**3.7.2.3. LAVATORIES**  
 3.7.2.3.1) GROUP A, DIV C 1 FOR EVERY 2 WATER CLOSETS OR URINALS 1 LAVATORY  
 3.7.2.3.1) GROUP C RESIDENTIAL 1 FOR EVERY WATER CLOSET

**3.8.2.1. APPLICATION FOR PERSONS WITH DISABILITIES** YES  
 3.8.2.3.2) SPECIFIC REQUIREMENTS PROVIDE AT LEAST 1 UNIVERSAL TOILET ROOM  
 3.8.2.7.1) POWER DOOR OPERATOR EVERY DOOR THAT PROVIDES AN ACCESSIBLE PATH OF TRAVEL SHALL BE EQUIPPED WITH A POWER DOOR OPERATOR  
**10.2.2.1. ENERGY AND WATER EFFICIENCY** YES STEP CODE 3 AND NO LEED.

**FLOOR 1 - OCCUPANT LOAD**

#	Space Name	Area	Area / Person	Occupant Load
100	ENTRY VESTIBULE	17.8 m2	9.30	1.9
100a	RECEPTION	12.2 m2	9.30	1.3
101	ELEVATOR ROOM	4.0 m2	46.00	0.1
102	HALLWAY	33.2 m2	3.70	9.0
103	CONSULT	10.3 m2	9.30	1.1
104	OFFICE	10.3 m2	9.30	1.1
105	DINING (32 SEATS ON PLAN)	91.4 m2	1.20	76.2
106	OFFICE	20.5 m2	9.30	2.2
107	COOLER	15.0 m2	46.00	0.3
107	KITCHEN	46.7 m2	9.30	5.0
108	ELECTRICAL ROOM	13.8 m2	46.00	0.3
109	UWC	4.8 m2	9.30	0.5
110	HALLWAY	17.1 m2	3.70	4.6
111	JAN	4.3 m2	46.00	0.1
112	STAFF LOCKERS	5.5 m2	46.00	0.1
113	DRY STORAGE	23.4 m2	46.00	0.5
114	HALLWAY	10.8 m2	3.70	2.9
114	HALLWAY	14.2 m2	3.70	3.8
115	STORAGE	23.1 m2	46.00	0.5
116	REFUSE	33.6 m2	46.00	0.7
117	MAINTENANCE SHOP & STORAGE	60.1 m2	46.00	1.3
118	MECHANICAL	8.3 m2	46.00	0.2
119	BED BUG TREATMENT	17.1 m2	46.00	0.4
<b>Total Persons</b>				<b>115.0</b>





**LEGEND**

	EXISTING WALLS
	NEW WALLS
	DEMO

**DEMO LEGEND**

NO	COMMENT
1	REHABILITATE WALL
2	REMOVE CHIMNEY
3	REMOVE CMU TO ACCOMMODATE DOOR
4	REMOVE COLUMN
5	REMOVE CONCRETE STAIRS
6	REMOVE COOLER
7	REMOVE DOOR & WALL
8	REMOVE STEP AND RAMP
9	REMOVE WALL
10	REMOVE WALL & ROOF ACCESS

**NOTE:**  
ON 2ND FLOOR SOUTH WING ONLY PROVIDES -2 BURNER COOKTOPS W/ BUILT-IN MICROWAVE OVEN, RANGE HOOD, AND BULKHEADS TO EXHAUST TO EXTERIOR WALLS.

REVISIONS:

- C 2021-03-12 DEVELOPMENT PERMIT
  - B 2021-03-08 BC HOUSING TENDER
  - A 2021-02-01 BC HOUSING REVIEW
- ISSUES:

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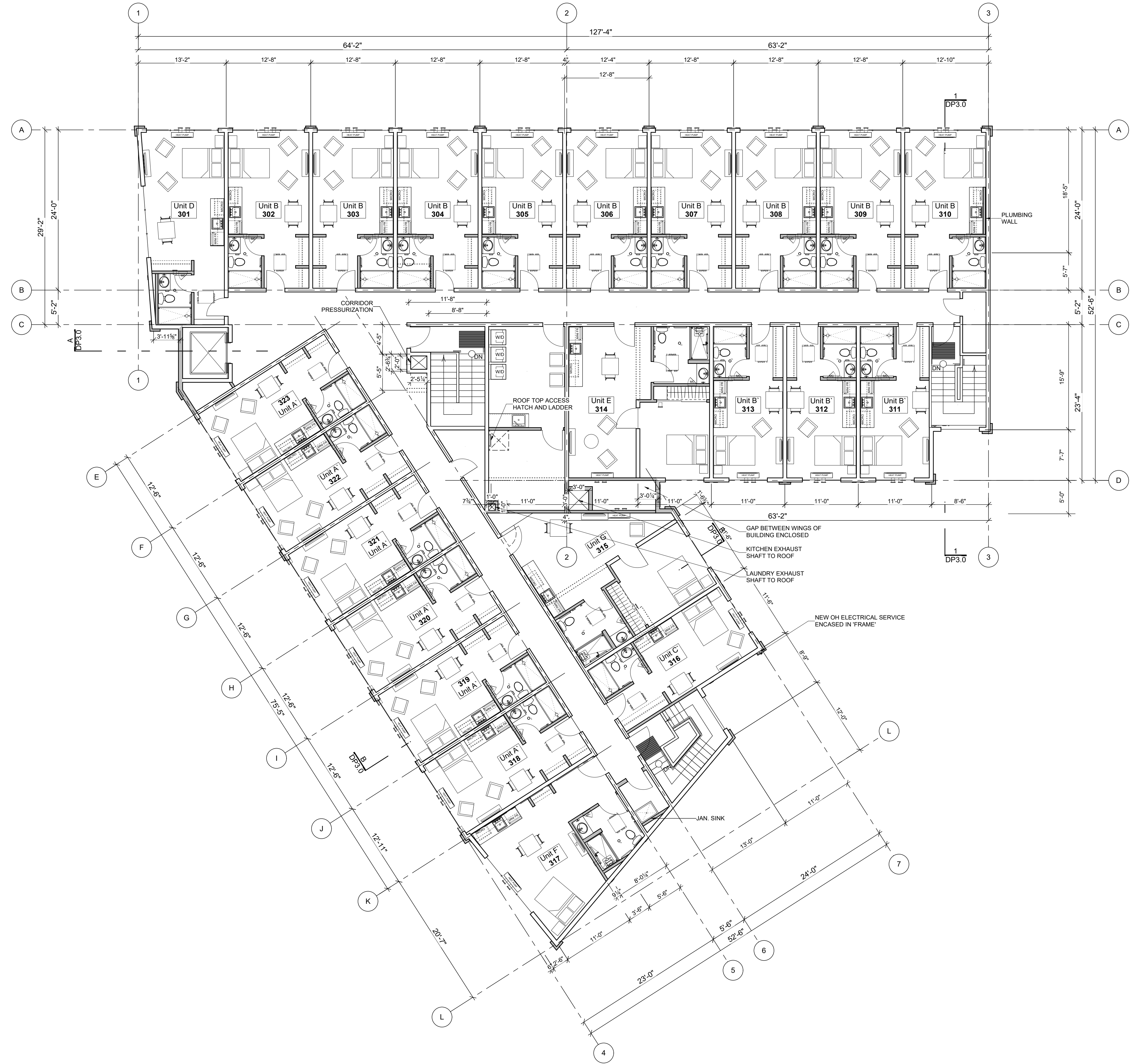
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PROJECT:  
**RAFFLES INN SHELTER**  
10-80 3RD AVE WEST  
PRINCE RUPERT, BC  
TITLE:  
**2ND FLOOR PLAN**

DRAWN:	CM/TD	DRAWING N°:	<b>DP2.1</b>
SCALE:	1/8"=1'-0"		
JOB N°:	20-07		
DATE:	2021-03-08	REV. N°:	



**LEGEND**

	EXISTING WALLS
	NEW WALLS
	DEMO

**DEMO LEGEND**

NO	COMMENT
1	REHABILITATE WALL
2	REMOVE CHIMNEY
3	REMOVE CMU TO ACCOMMODATE DOOR
4	REMOVE COLUMN
5	REMOVE CONCRETE STAIRS
6	REMOVE COOLER
7	REMOVE DOOR & WALL
8	REMOVE STEP AND RAMP
9	REMOVE WALL
10	REMOVE WALL & ROOF ACCESS

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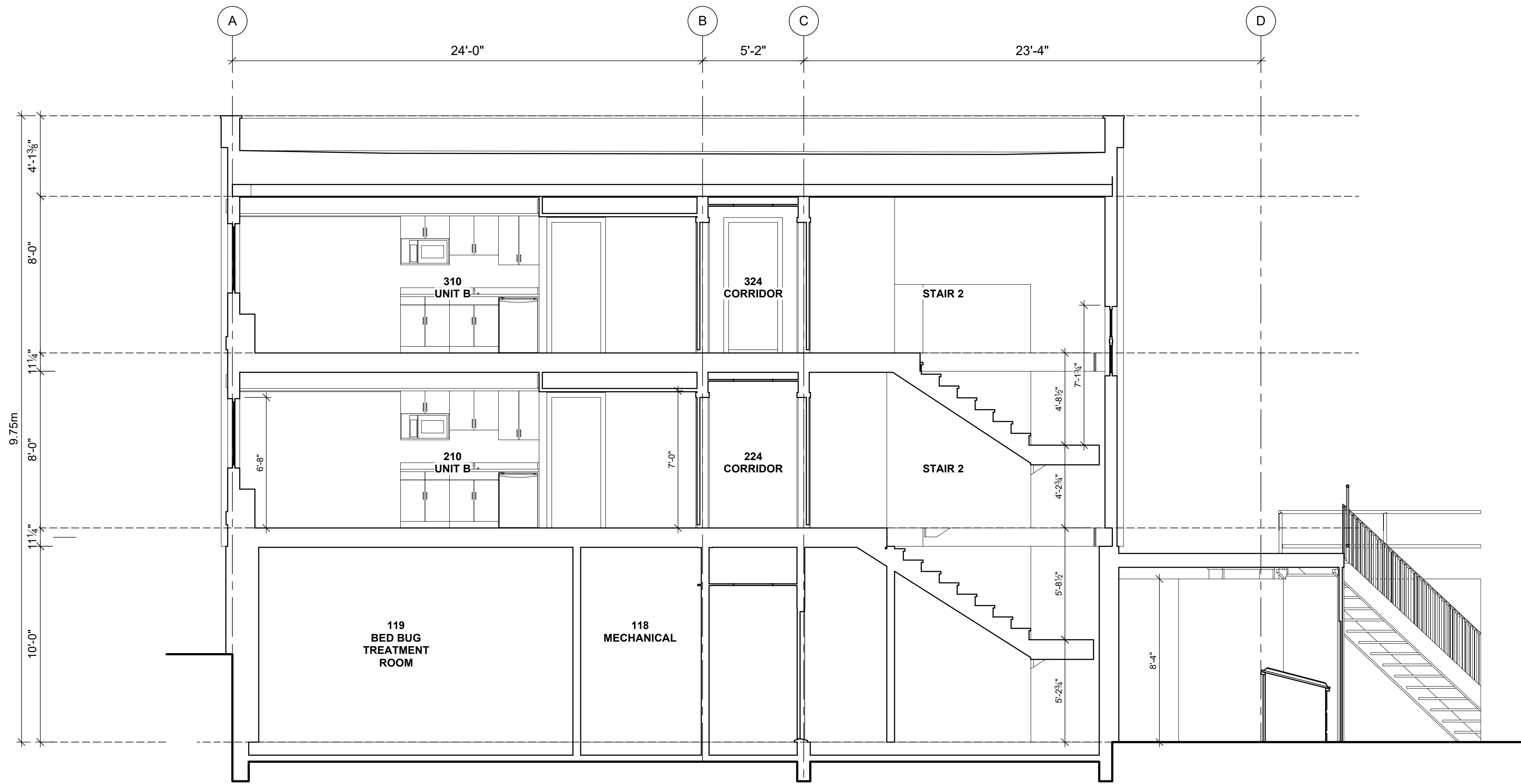
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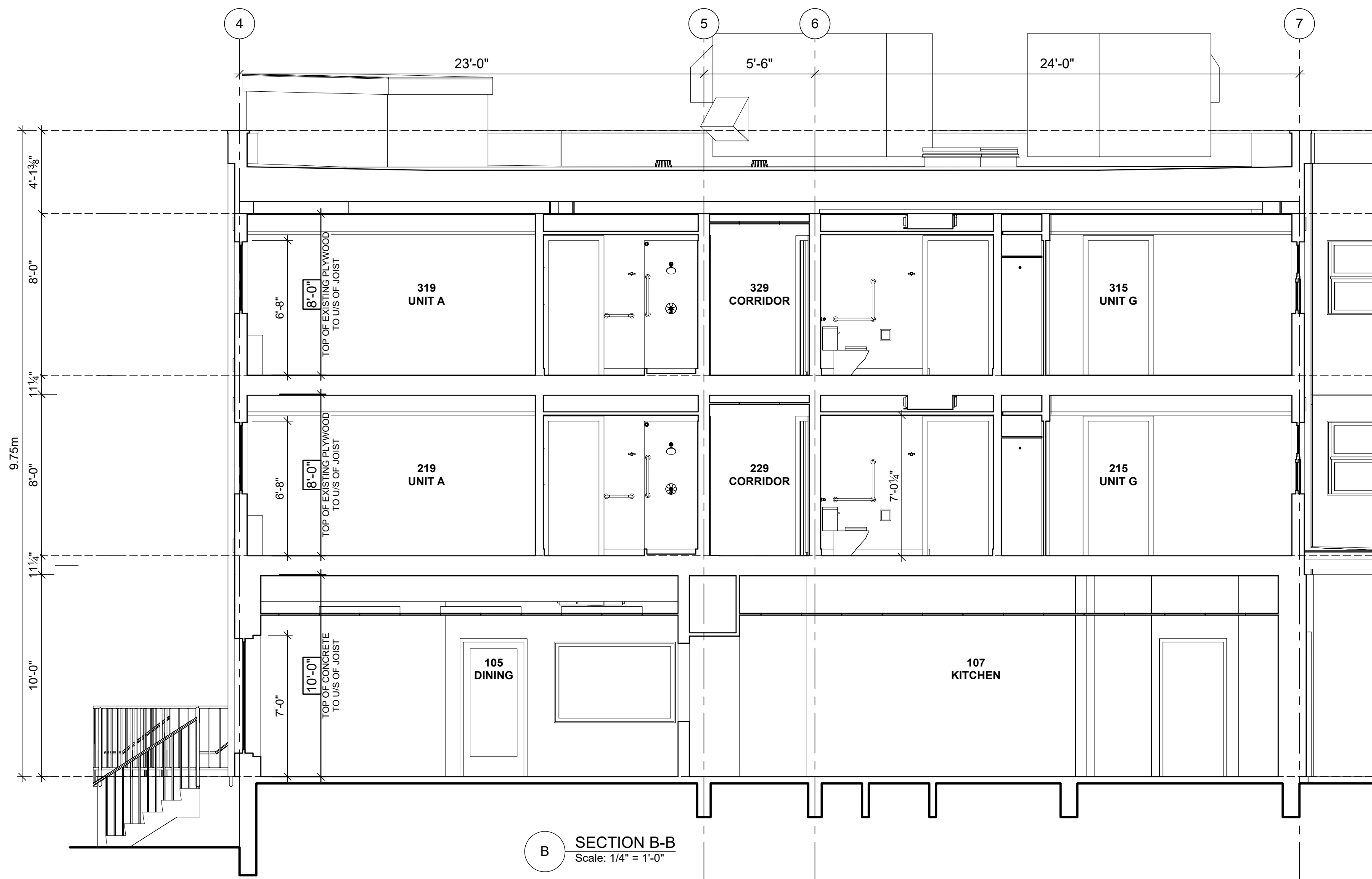
PROJECT:  
**RAFFLES INN SHELTER**  
10-80 3RD AVE WEST  
PRINCE RUPERT, BC

TITLE:  
**3RD FLOOR PLAN**

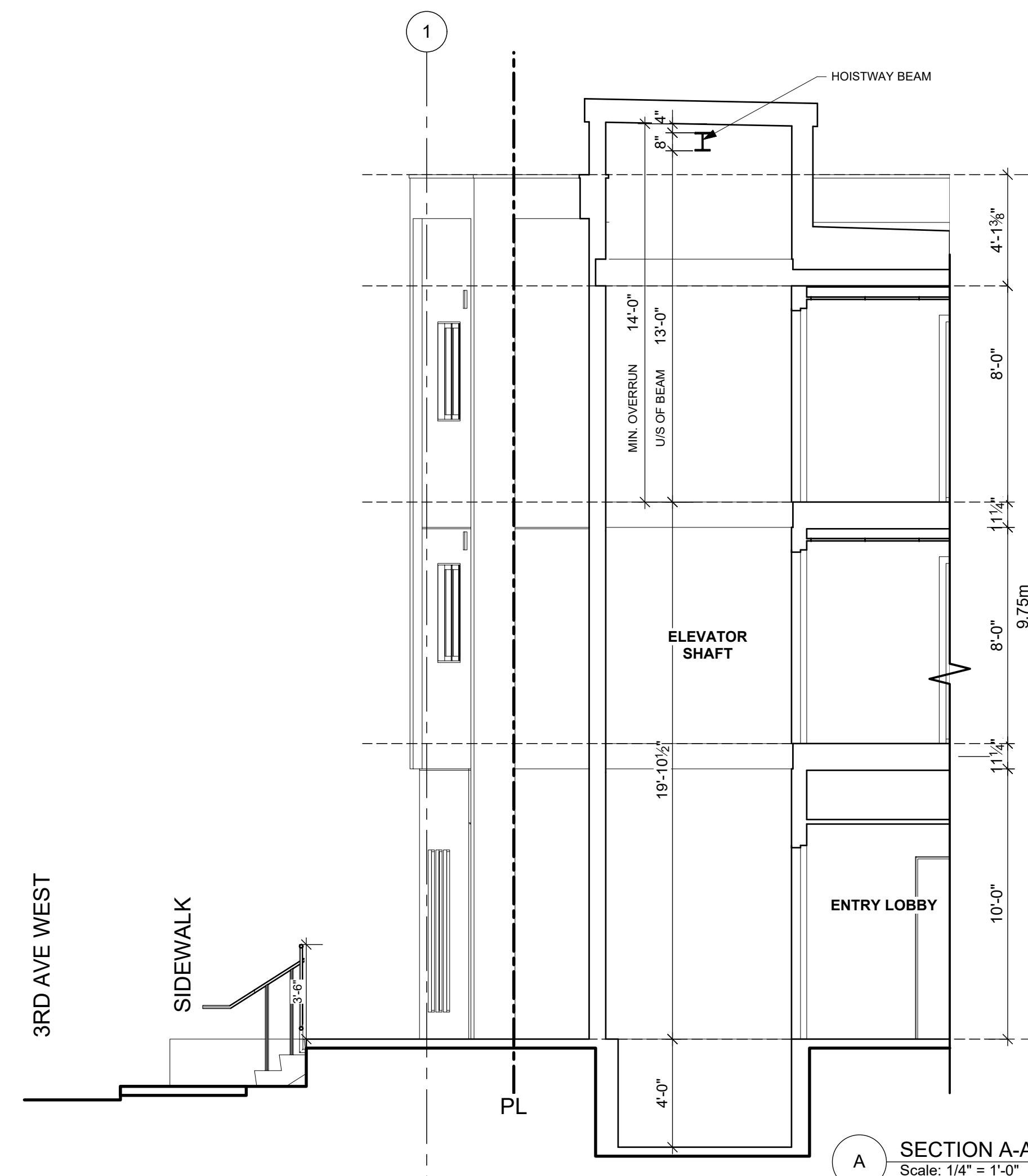
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SCALE:	1/8"=1'-0"	JOB N°:	
DATE:	20-07	REV. N°:	
	2021-03-08		



1 SECTION 1-1  
Scale: 1/4" = 1'-0"



B SECTION B-B  
Scale: 1/4" = 1'-0"



A SECTION A-A  
Scale: 1/4" = 1'-0"

REVISIONS:

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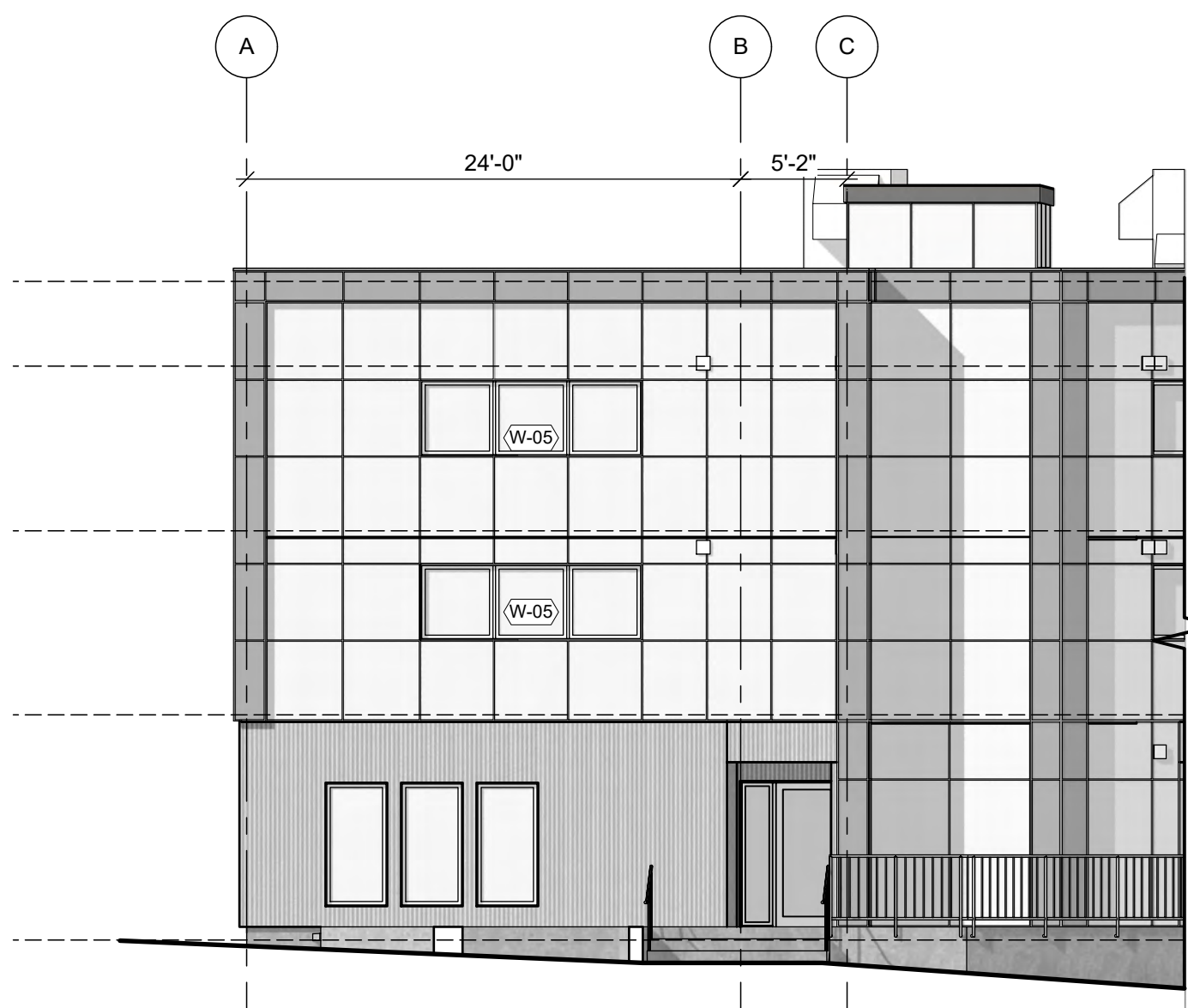
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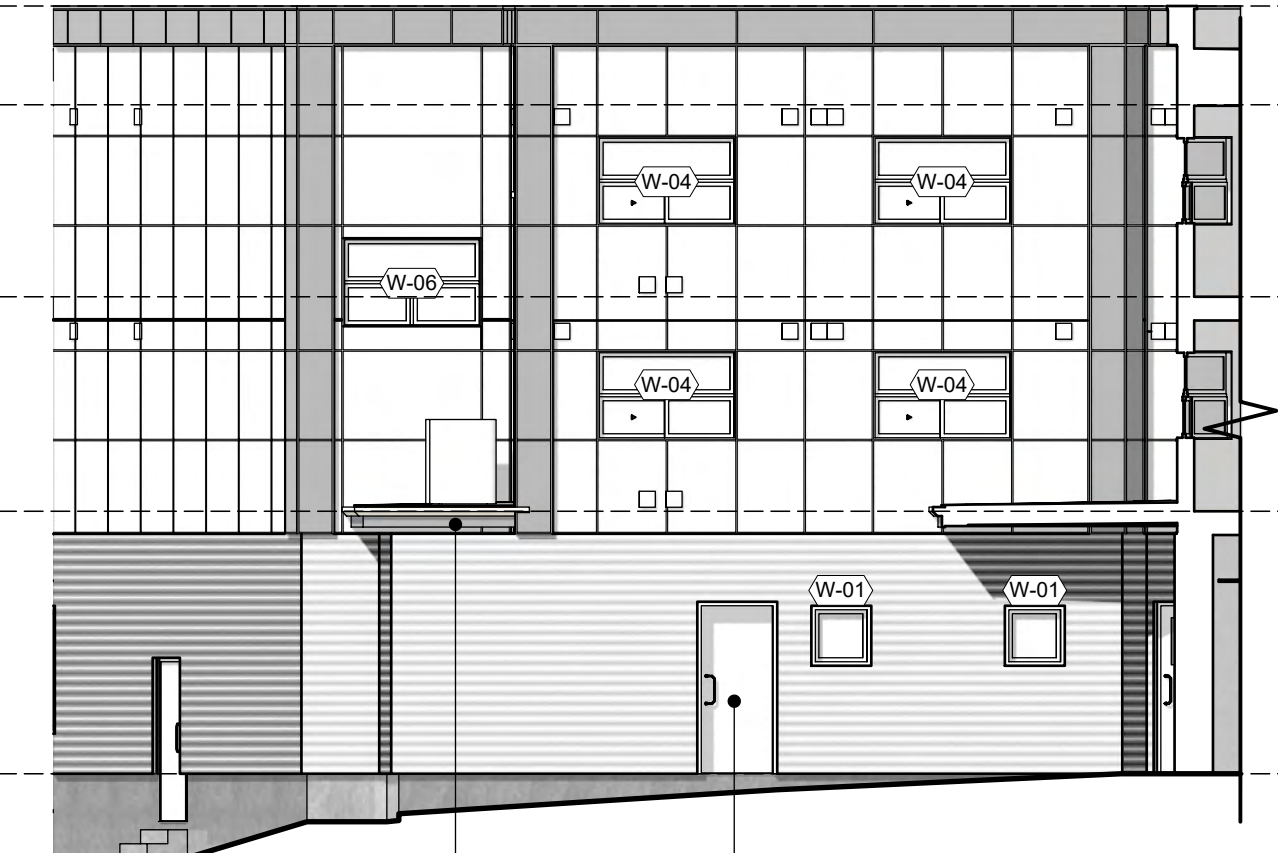
PROJECT:  
**RAFFLES INN SHELTER**  
10-80 3RD AVE WEST  
PRINCE RUPERT, BC

TITLE:  
**SECTIONS**

DRAWN:	CM/ITD	DRAWING N°:	
SCALE:	1/4" = 1'-0"		<b>DP3.0</b>
JOB N°:	20-07		
DATE:	2021-03-08	REV. N°:	



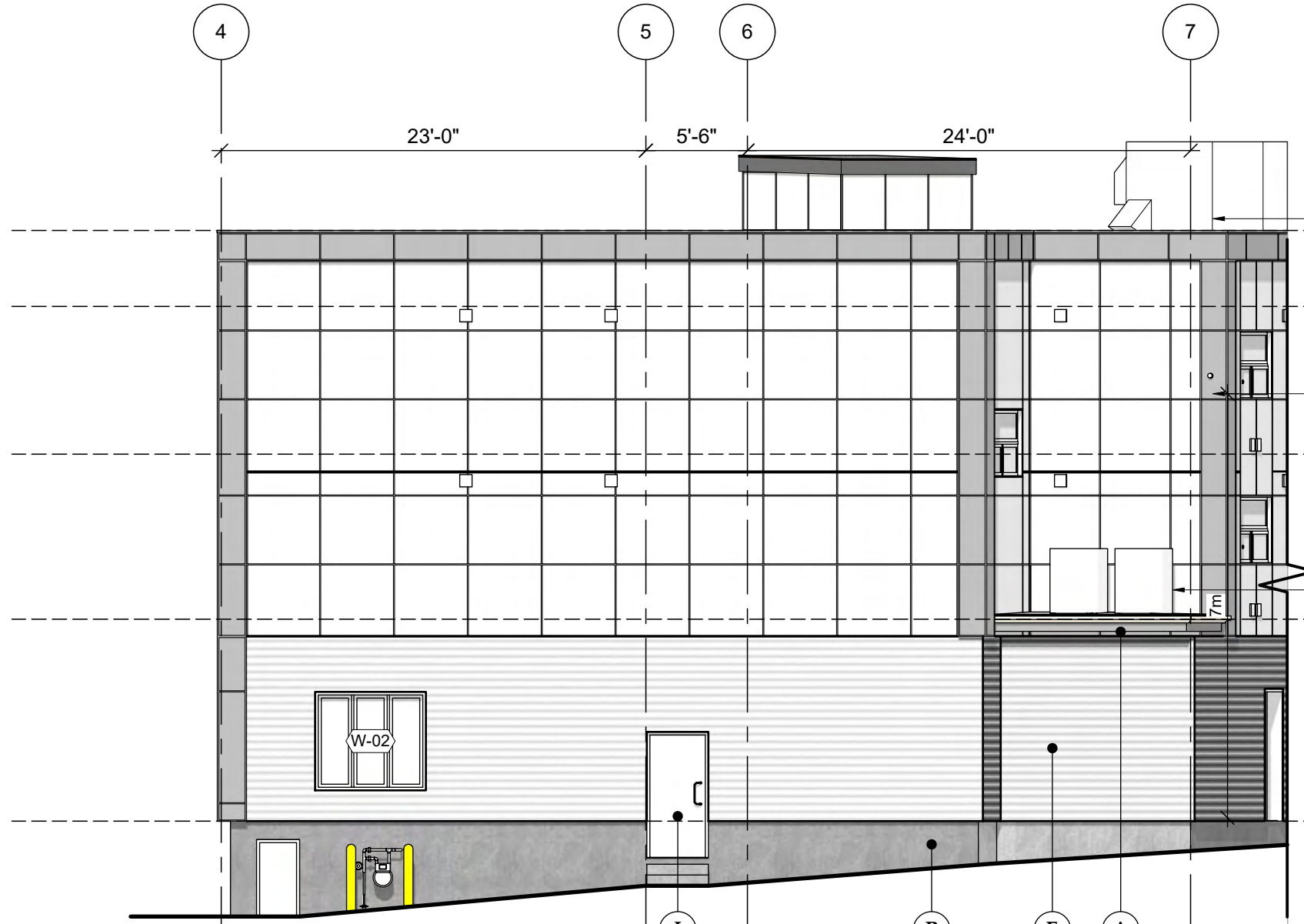
1 SOUTH WEST ELEVATION  
Scale: 1/8" = 1'-0"



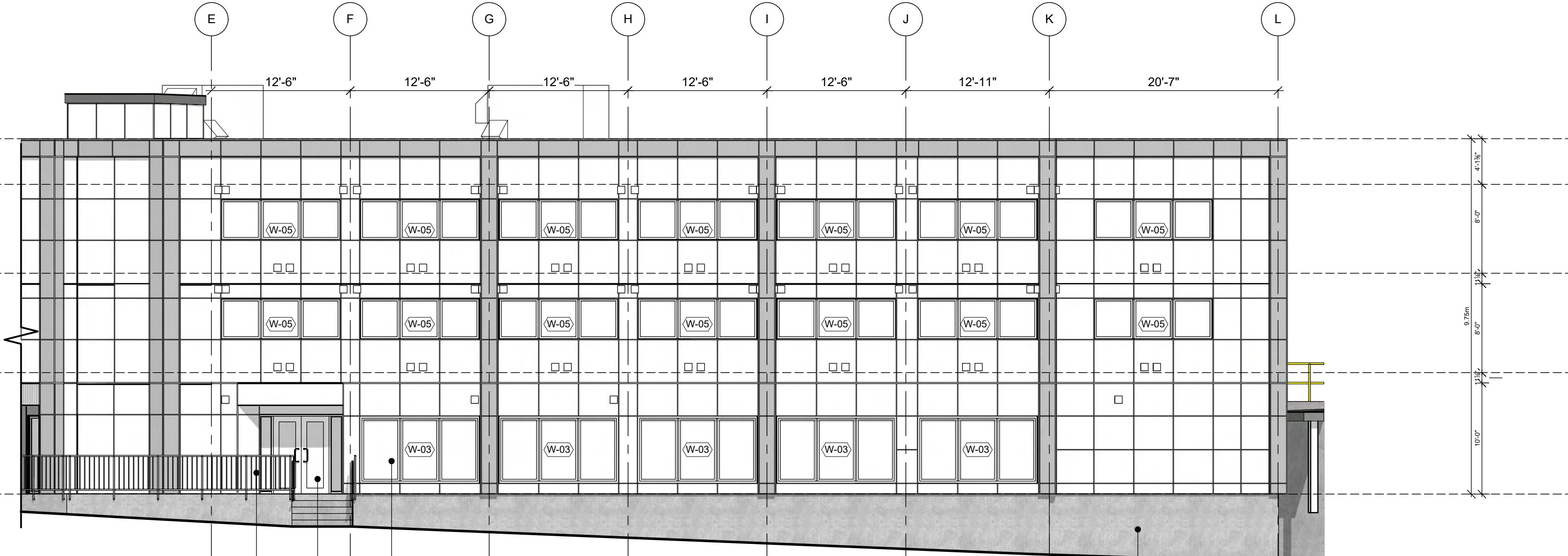
2 NORTH EAST ELEVATION  
Scale: 1/8" = 1'-0"



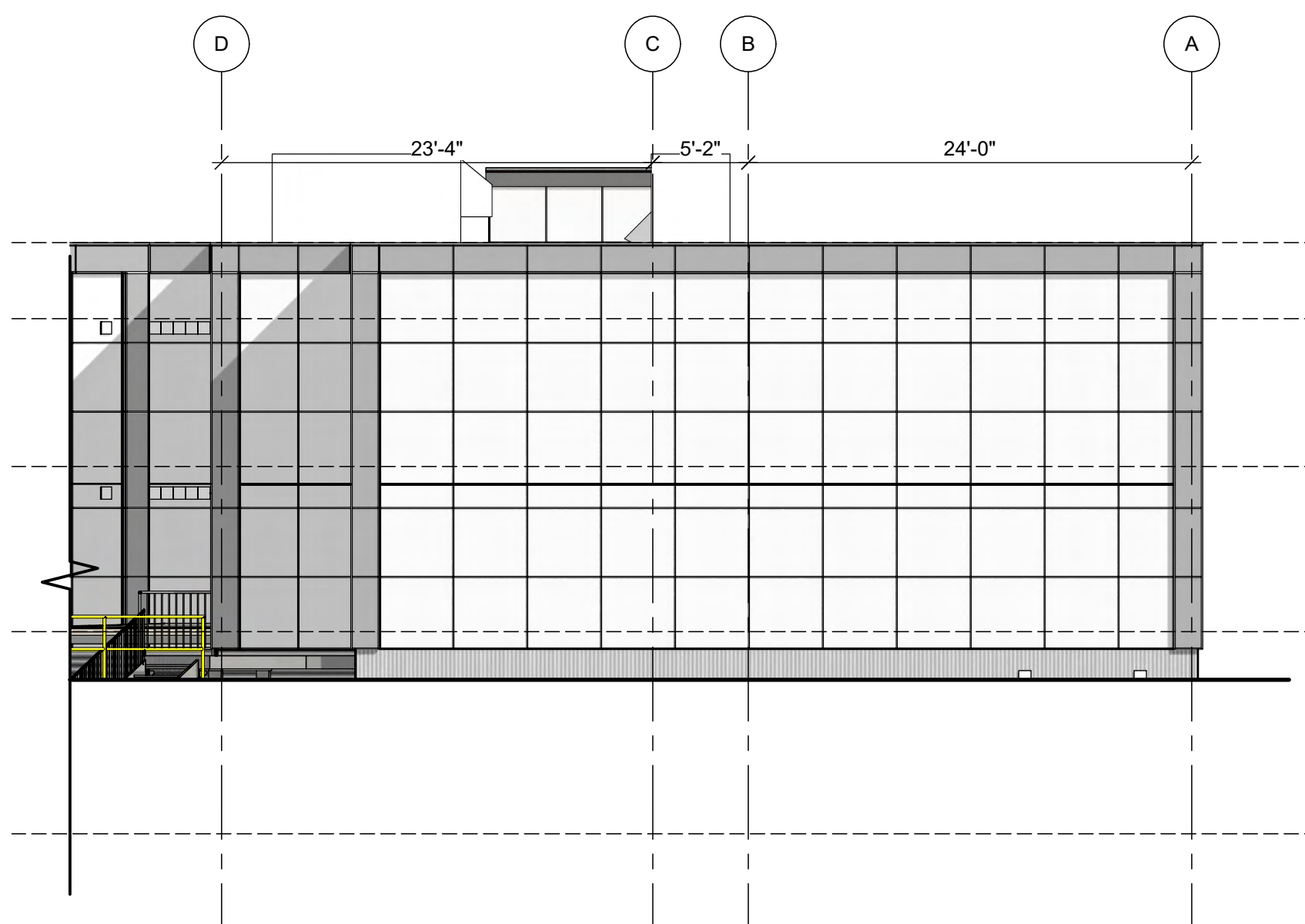
3 SOUTH EAST ELEVATION  
Scale: 1/8" = 1'-0"



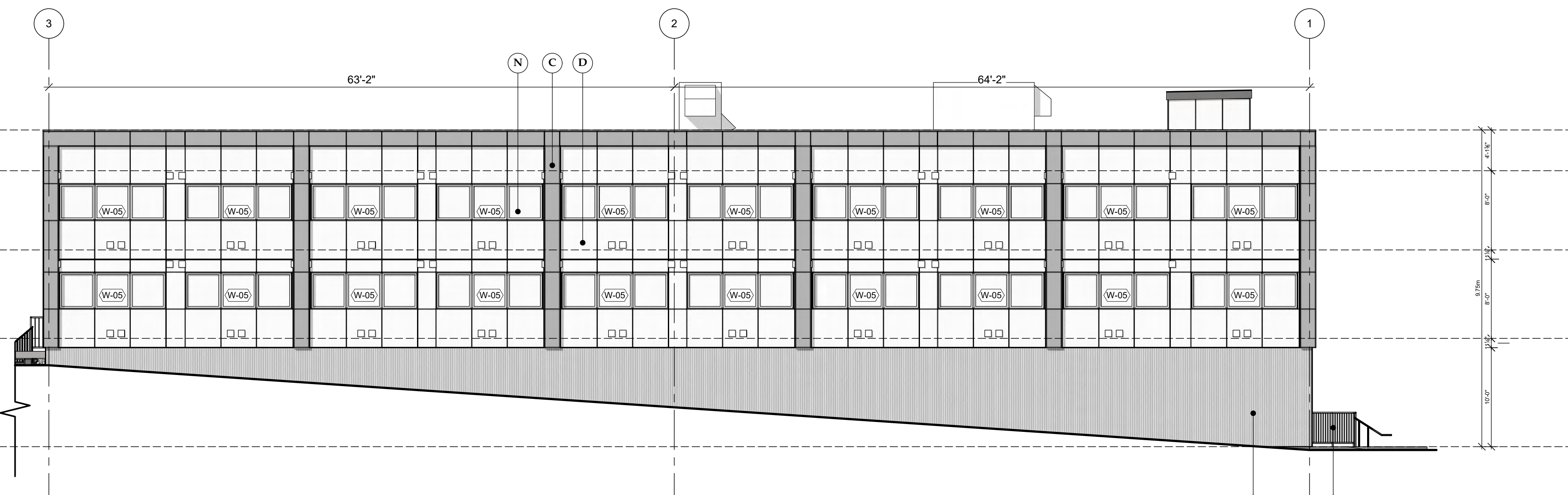
4 EAST ELEVATION  
Scale: 1/8" = 1'-0"



5 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



6 NORTH EAST ELEVATION  
Scale: 1/8" = 1'-0"



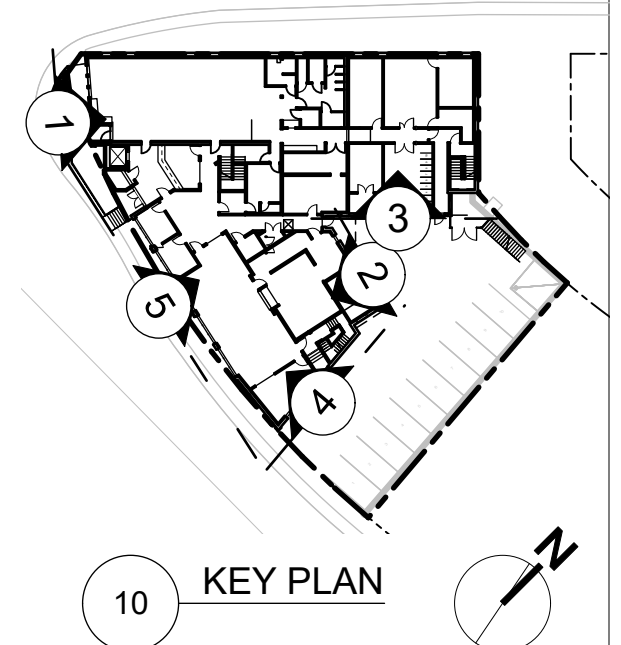
7 NORTH WEST ELEVATION  
Scale: 1/8" = 1'-0"

**EXTERIOR FINISHES:**

#	DESCRIPTION	COLOUR
A	2X10 WOOD FASCIA, ALUMINUM GUTTER	
B	EXPOSED CONCRETE	
C	HARDI PANEL DARK C/W EASY TRIM REVEALS	2
D	HARDI PANEL LIGHT C/W EASY TRIM REVEALS	1
E	HORIZONTAL METAL	
F	METAL CHAIN LINK ENCLOSURE	
G	METAL STAIRS, RAMP, AND LANDING	
H	PAINTED METAL DOOR AND FRAME	
I	PAINTED METAL DOOR AND FRAME	
J	PREFINISHED ALUMINUM STOREFRONT DOOR c/w SIDE LIGHT	
K	PREFINISHED ALUMINUM STOREFRONT WINDOWS	
L	PREFINISHED METAL RAILING	
M	VERTICAL METAL CORRUGATED	
N	VINYL WINDOWS	

**EXTERIOR PAINT TO MATCH:**

- LIGHT
- DARK



10 KEY PLAN

REVISIONS:

- C 2021-03-12 DEVELOPMENT PERMIT
- B 2021-03-08 BC HOUSING TENDER
- A 2021-02-01 BC HOUSING REVIEW ISSUES:

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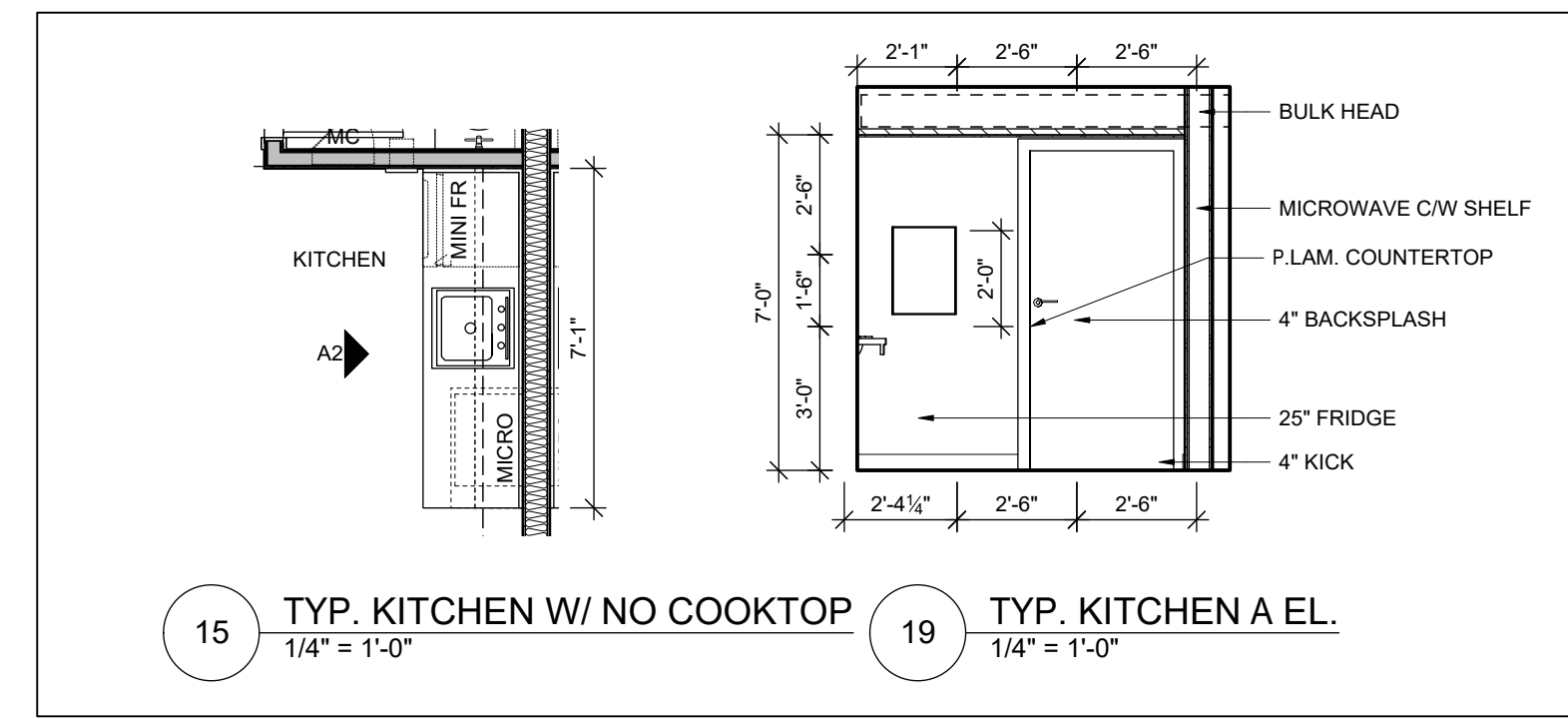
3732 West Broadway  
Vancouver, B.C., V6R 2C1  
T: 604 688 5894  
F: 604 688 5899  
E: info@bonimaddison.com

PROJECT:  
**RAFFLES INN SHELTER**  
10-80 3RD AVE WEST  
PRINCE RUPERT, BC

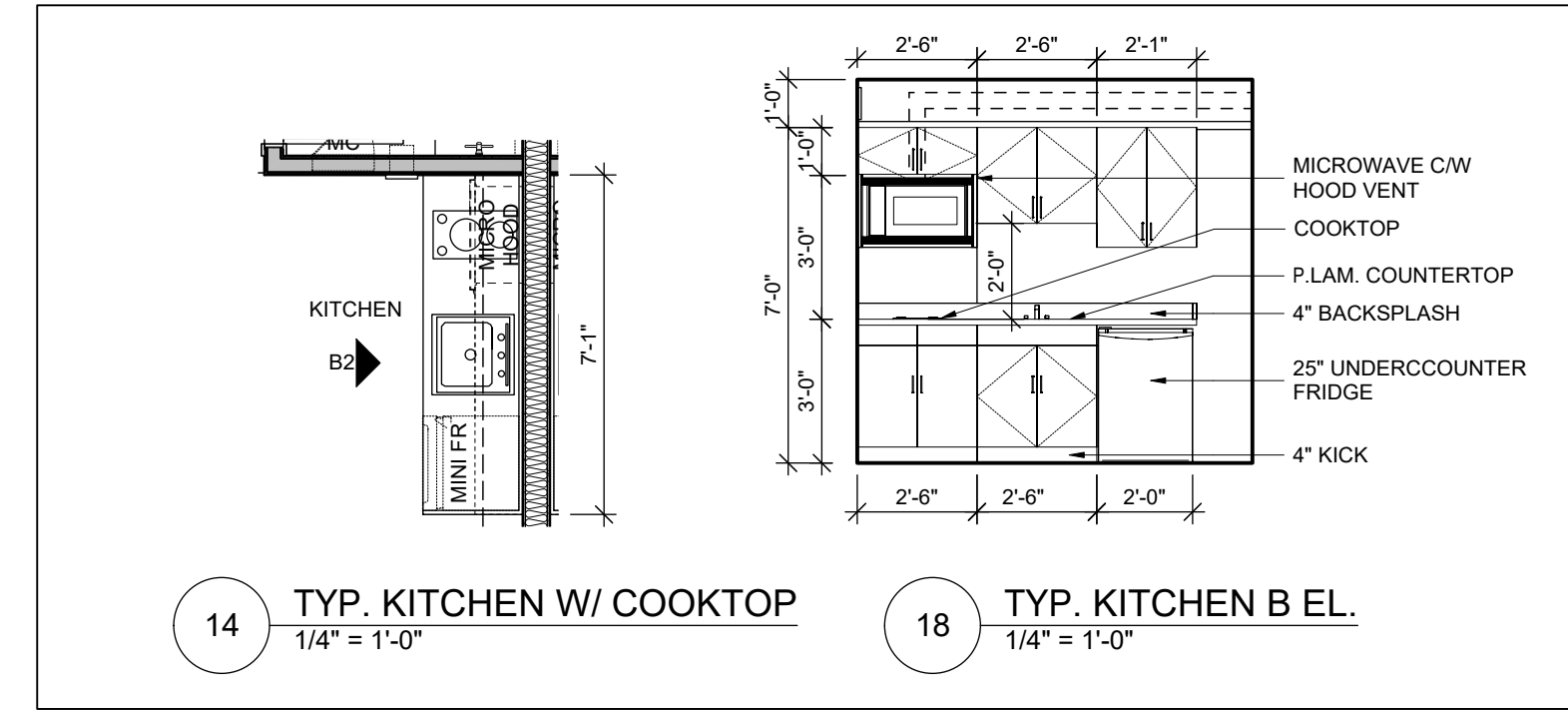
TITLE:  
**ELEVATIONS**

DRAWN:	CM/TD	DRAWING N°:	
SCALE:	1/8" = 1'-0"		<b>DP4.0</b>
JOB N°:	20-07		
DATE:	2021-03-08	REV. N°:	

TYP. KITCHEN A INTERIOR ELEVATION W/ NO COOKTOP



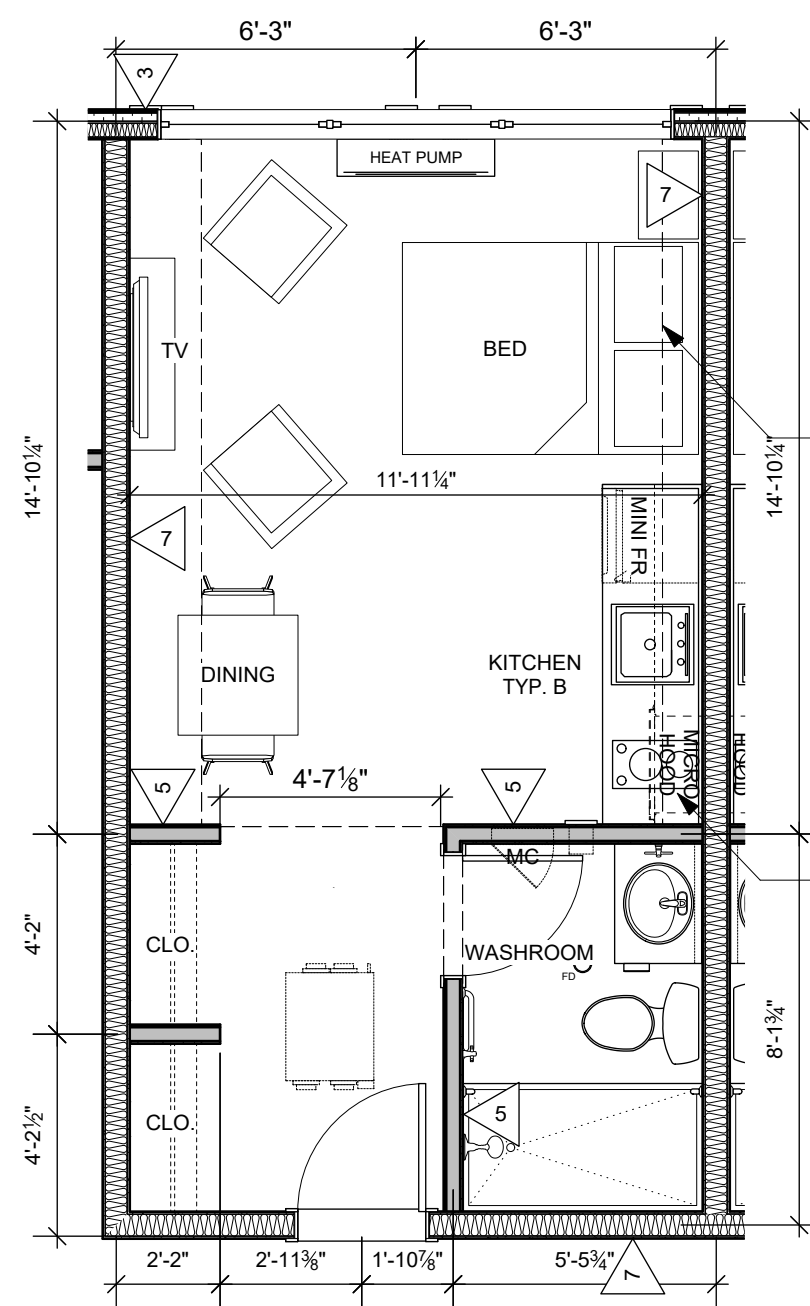
TYP. KITCHEN B INTERIOR ELEVATION W/ COOKTOP



**DIMENSION NOTES:**  
EXTERIOR DIMENSIONS TO FACE OF PLYWOOD SHEATHING WHICH IS IN LINE WITH CONCRETE FOUNDATION WALL.  
INTERIOR DIMENSIONS TO CENTRE LINE OF WALL OR FACE OF FINISHED WALL.  
WALLS ARE DRAWN FULL WIDTH INCLUDING DRYWALL.

**ABBREVIATIONS:**  
LIST OF ABBREVIATIONS FOR VARIOUS MISCELLANEOUS ACCESSORIES:  
TP - TOILET PAPER DISPENSER  
PT - PAPER TOWEL DISPENSER  
SN - SANITARY NAPKIN DISPENSER  
SD - SOAP DISPENSER  
GB - GRAB BAR  
CH - COAT HOOK

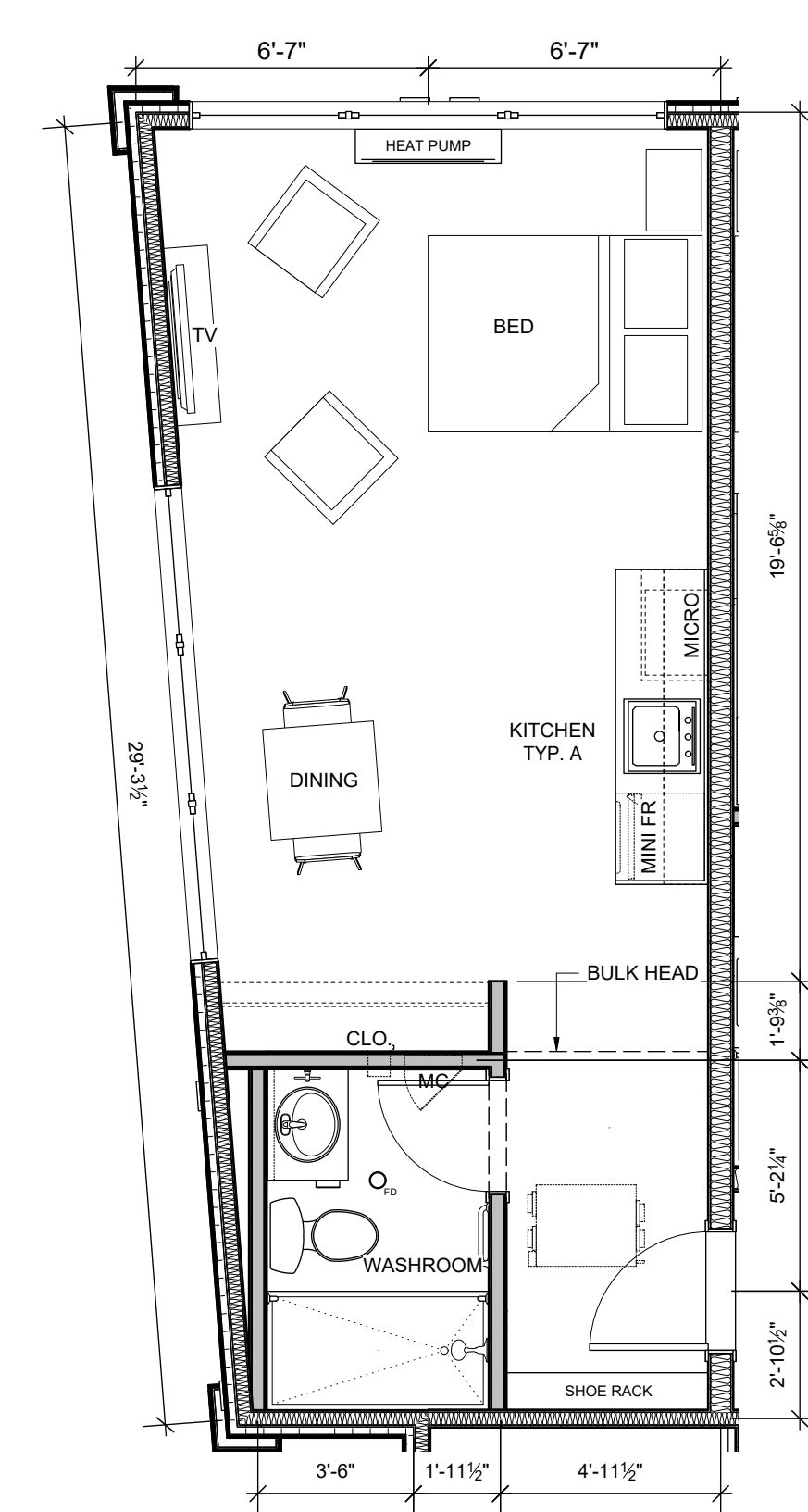
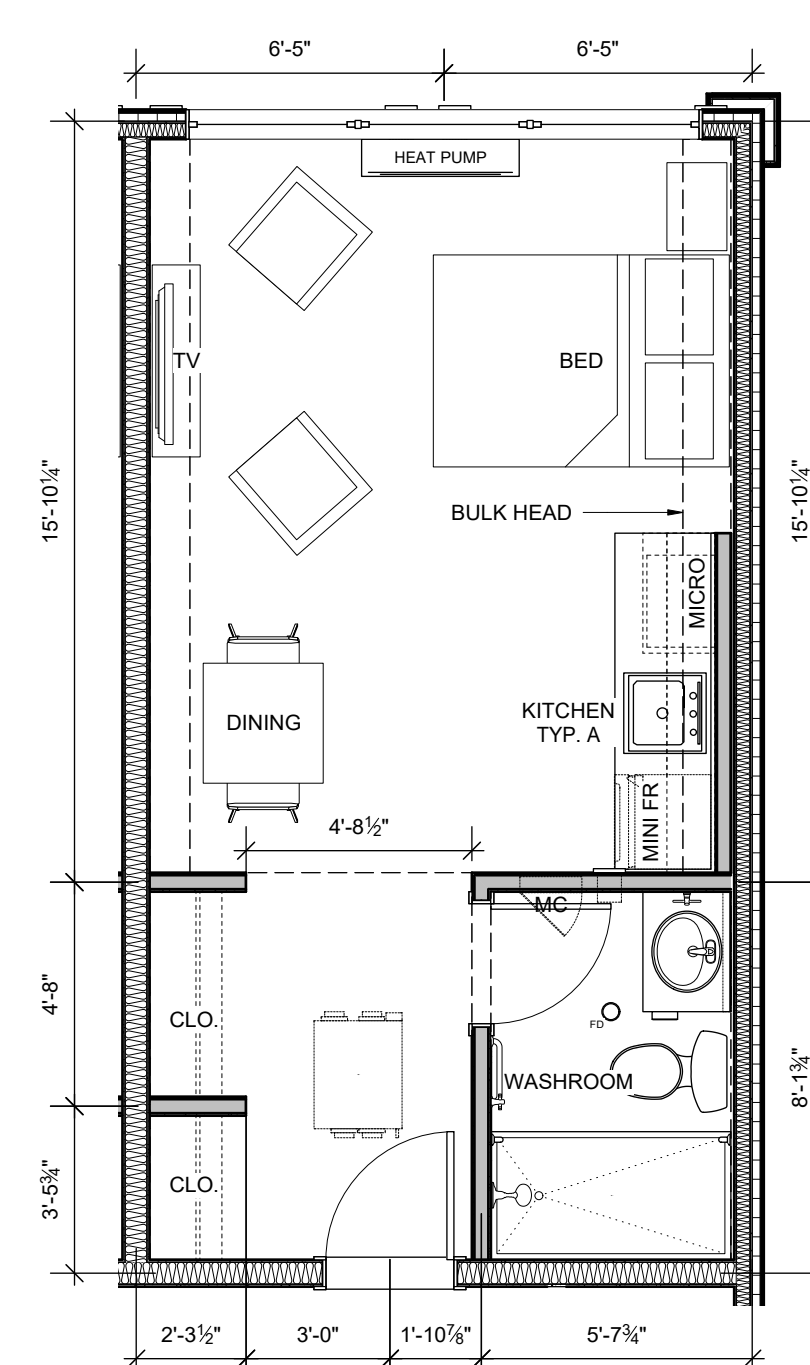
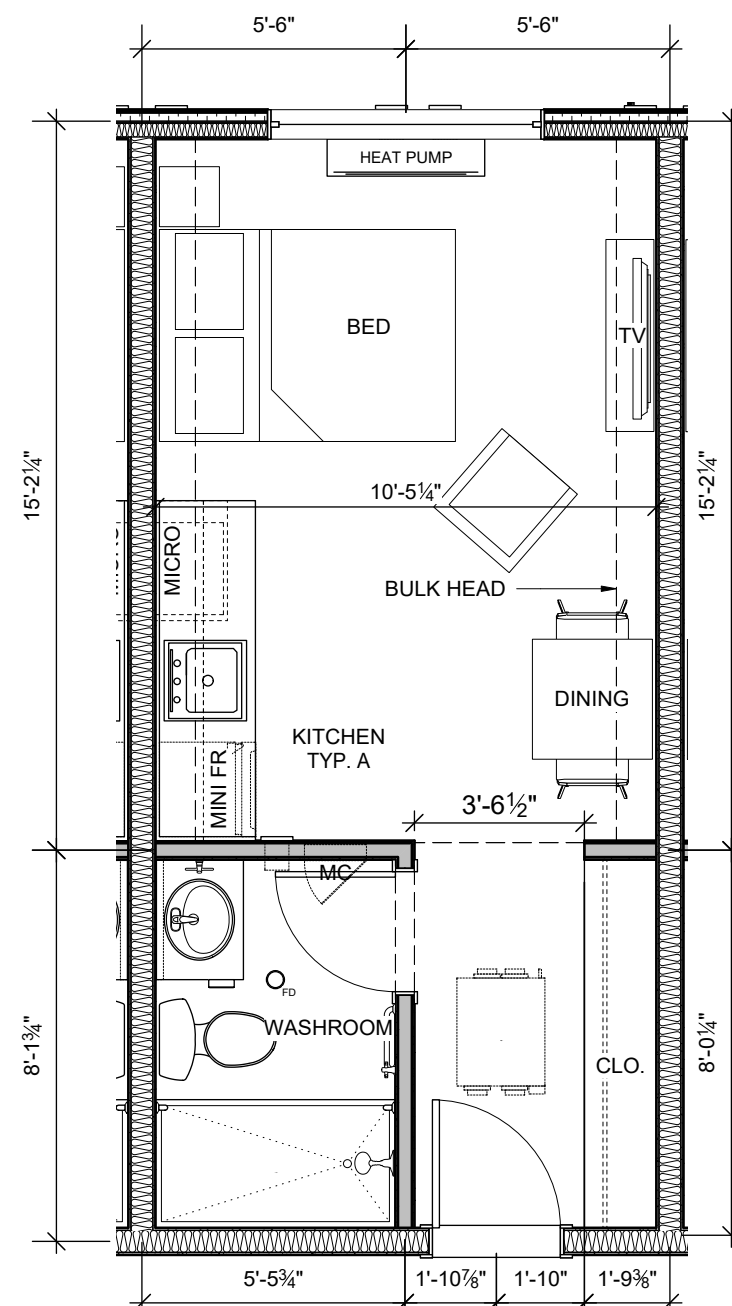
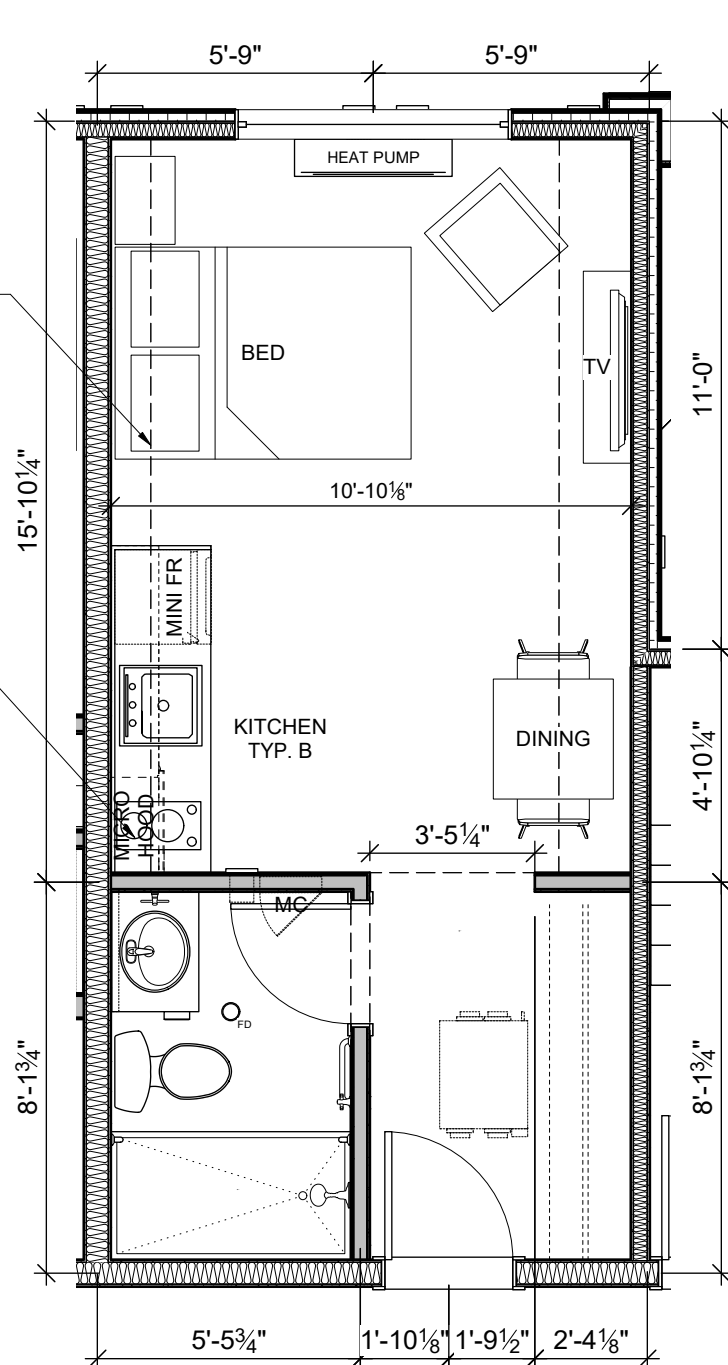
**UNIT NOTES:**  
- PROVIDE BACKING AT ALL GRAB BAR LOCATIONS  
- TOILET LEVER TO BE ON TRANSFER SIDE.  
- ONCE SHOWER STALLS ARE APPROVED ARCHITECTURAL DRAWINGS WILL BE REVISITED FOR CLEARANCES.  
- ALL INTERIOR DOORS 2'-10" (STANDARD)  
- ALL INTERIOR DOORS 3'-0" (ACC UNITS)  
- ALL SUITE DOORS 2'-8" / EXISTING UNO  
- ALL 3 BEDROOM UNITS TO HAVE 2'-0" REMOVABLE CABINET FOR FUTURE DISHWASHER. PROVIDE ROUGH IN.



BULKHEAD FOR EXHAUST TO EXTERIOR WALL - TYPICAL TO UNIT W/ RANGE HOOD

2-BURNER COOKTOP W/ BUILT-IN MICROWAVE OVEN AND RANGE HOOD

2-BURNER COOKTOP W/ BUILT-IN MICROWAVE OVEN AND RANGE HOOD



REVISIONS:

- C 2021-03-12 DEVELOPMENT PERMIT
- B 2021-03-08 BC HOUSING TENDER
- A 2021-02-01 BC HOUSING REVIEW

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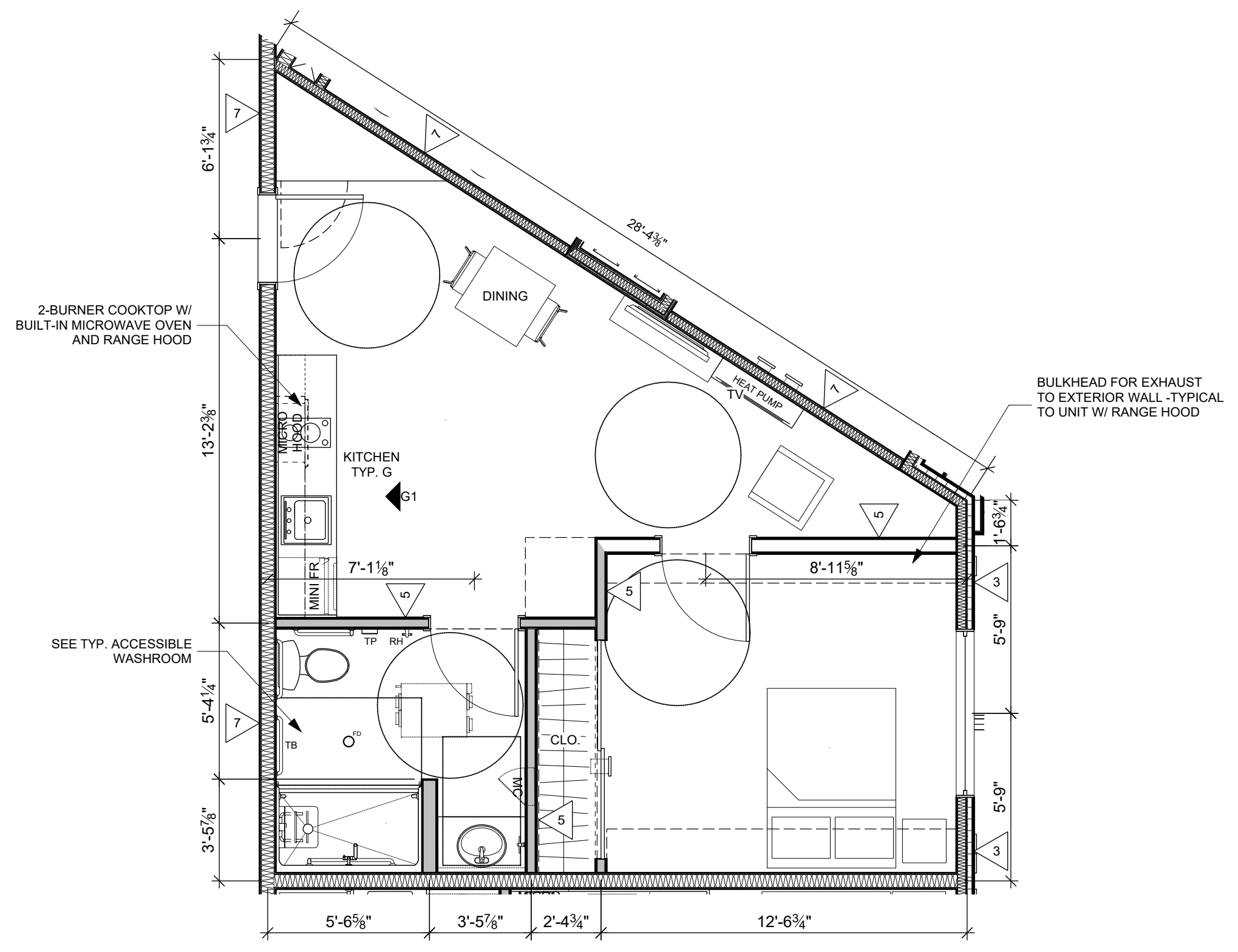
3732 West Broadway  
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F: 604 688 5899  
E: info@bonimaddison.com

PROJECT:  
RAFFLES INN SHELTER  
10-80 3RD AVE WEST  
PRINCE RUPERT, BC

TITLE:  
TYP. UNIT A - D

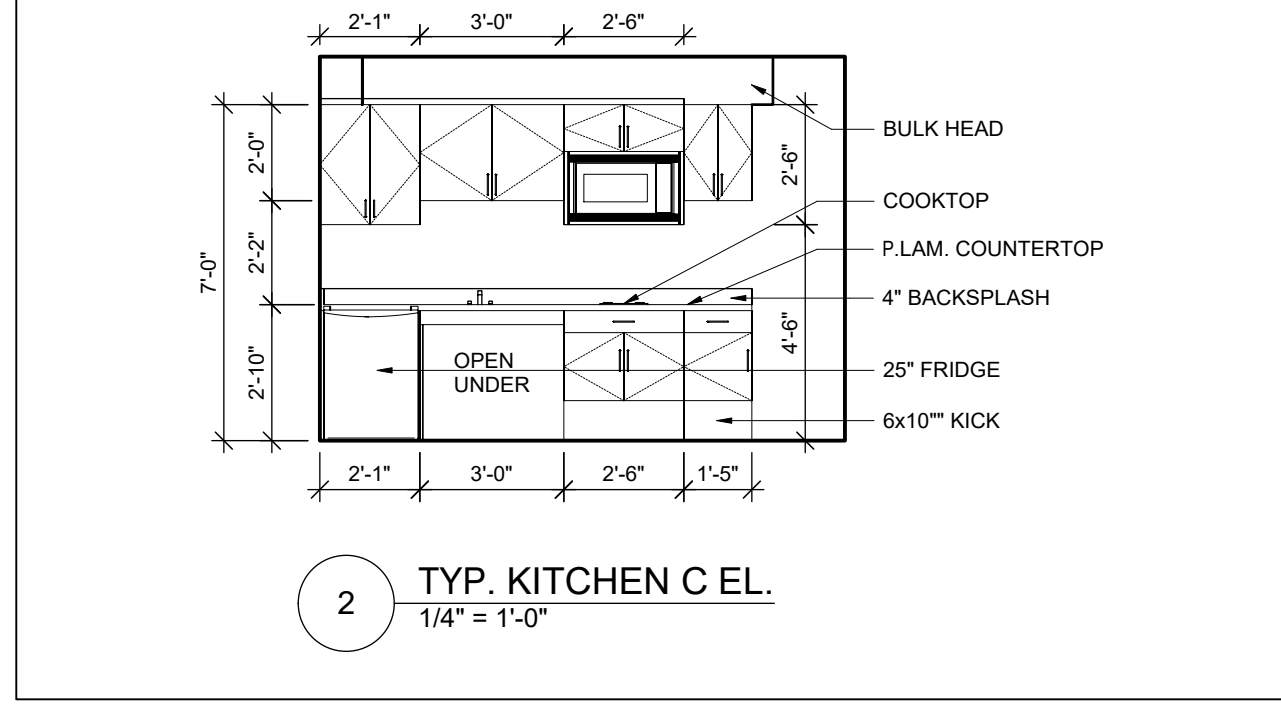
DRAWN:	CM/MTD	DRAWING N°:	
SCALE:	1/4" = 1'-0"		DP5.0
JOB N°:	20-07		
DATE:	2021-03-08	REV. N°:	





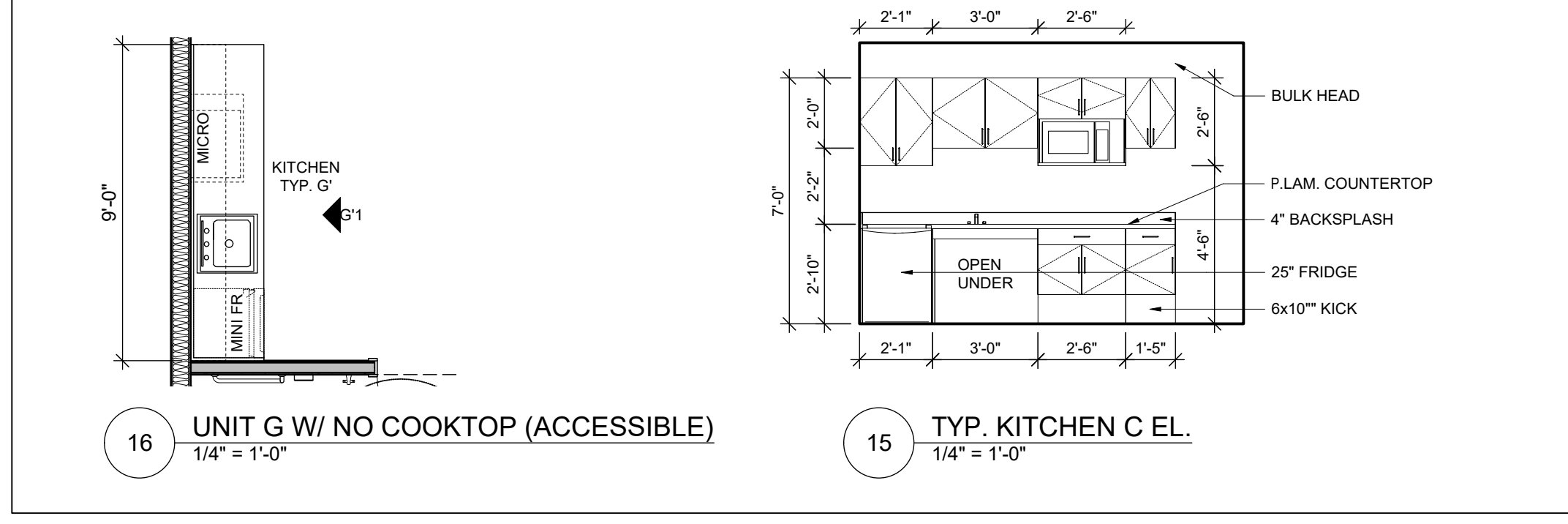
1 UNIT G W/ COOKTOP (ACCESSIBLE)  
1/4" = 1'-0"

TYP. KITCHEN G INTERIOR ELEVATION W/ COOKTOP (ACCESSIBLE UNIT)



2 TYP. KITCHEN C EL.  
1/4" = 1'-0"

TYP. KITCHEN G' INTERIOR ELEVATION W/ NO COOKTOP (ACCESSIBLE UNIT)



16 UNIT G W/ NO COOKTOP (ACCESSIBLE)  
1/4" = 1'-0"

15 TYP. KITCHEN C EL.  
1/4" = 1'-0"

**DIMENSION NOTES:**  
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- ALL 3 BEDROOM UNITS TO HAVE 2'-0" REMOVABLE CABINET FOR FUTURE DISHWASHER.  
PROVIDE ROUGH IN.

REVISIONS:

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- B 2021-03-08 BC HOUSING TENDER
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PROJECT:  
**RAFFLES INN SHELTER**  
10-80 3RD AVE WEST  
PRINCE RUPERT, BC

TITLE:  
**TYP. UNIT G**

DRAWN:	CM/ITD	DRAWING N°:	<b>DP5.2</b>
SCALE:	1/4" = 1'-0"		
JOB N°:	20-07		
DATE:	2021-03-08	REV. N°:	



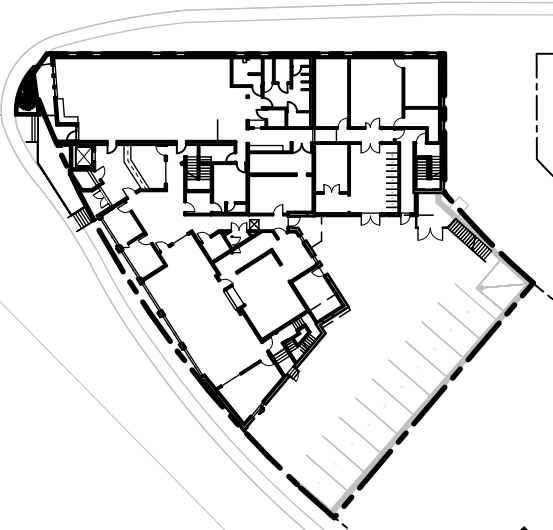
3 VIEW LOOKING NORTH EAST



2 VIEW LOOKING NORTH WEST  
Scale: 1:90



4 VIEW LOOKING AT FRONT ENTRY  
Scale: 1:75



1 KEY PLAN

REVISIONS:

- C 2021-03-12 DEVELOPMENT PERMIT
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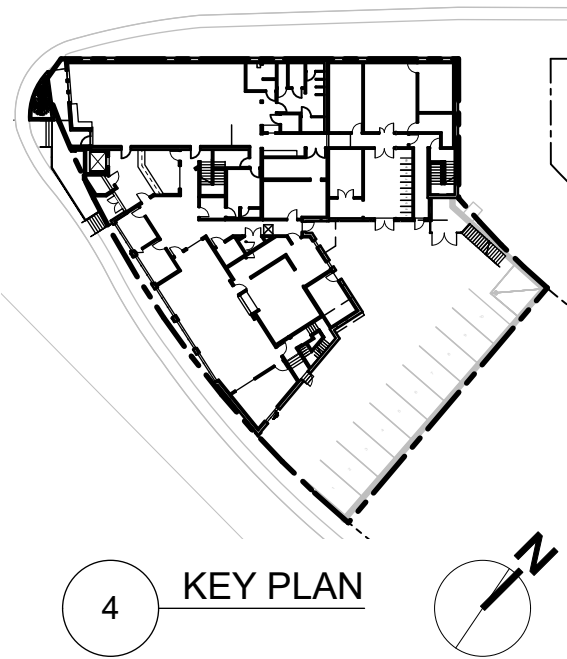
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PROJECT:  
**RAFFLES INN SHELTER**  
 10-80 3RD AVE WEST  
 PRINCE RUPERT, BC

TITLE:  
**CONCEPT RENDERINGS**

DRAWN:	CM/TD	DRAWING N°:	
SCALE:	NTS		<b>DP6.0</b>
JOB N°:	20-07		
DATE:	2021-03-08	REV. N°:	



4 KEY PLAN

5 VIEW LOOKING NORTH WEST

REVISIONS:

- C 2021-03-12 DEVELOPMENT PERMIT
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- A 2021-02-01 BC HOUSING REVIEW

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PROJECT:  
**RAFFLES INN SHELTER**  
**10-80 3RD AVE WEST**  
**PRINCE RUPERT, BC**

TITLE:  
**CONCEPT RENDERINGS**

DRAWN:	CM/TD	DRAWING N°:	<b>DP6.1</b>
SCALE:	NTS		
JOB N°:	20-07		
DATE:	2021-03-08	REV. N°:	



6 VIEW LOOKING SOUTH



REVISIONS:

- 4 06MAR2021 ISSUED FOR TENDER
- 3 26FEB2021 ISSUED FOR CLIENT REVIEW
- 2 22JAN2021 ISSUED FOR CLIENT REVIEW
- 1 21DEC2020 SCHEMATIC REVIEW

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**Architects**

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F: 604 688 5899  
E: info@bonimaddison.com

PROJECT:  
**CRANE'S CROSSING**  
10-80 3RD AVE WEST  
PRINCE RUPERT, BC

TITLE:  
**GROUND FLOOR**  
**ELECTRICAL LIGHTING**  
**LAYOUT**

DRAWN: NRS	DRAWING NO:
SCALE: AS NOTED	<b>E-2</b>
JOB NO: N2661	DATE: 22JAN21
DATE: 22JAN21	REV. NO:





## **DEVELOPMENT PERMIT WITH A VARIANCE**

424 3<sup>rd</sup> Avenue West | Prince Rupert, BC | V8J 1L7 | (250)-627-0996 | [www.princerupert.ca](http://www.princerupert.ca)

### **DEVELOPMENT PERMIT WITH A VARIANCE #21-04**

FILE NO: DP #21-04

DATE OF ISSUANCE: MAY 12<sup>th</sup>, 2021

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

---

**PERMIT ISSUED TO OWNER:** Provincial Rental Housing Corporation

**APPLICANT:** Charlie Maddison

**SUBJECT PROPERTY:** 1080 3<sup>rd</sup> Avenue West

---

1. This Downtown Form and Character Development Permit applies to those lands within the City of Prince Rupert described below, and any and all buildings, structures, and other development thereon.
2. The following parcel, individually referred to as the “Land”, and as show on the site plan attached as Schedule “1”, is subject to this Development Permit:

*Legal Description:*

*LOT A DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 1977 EXCEPT PLAN 12512*

*Civic Address:*

*1080 3<sup>rd</sup> Avenue West, Prince Rupert, British Columbia*

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

- a. This development permit allows the development of 1080 3<sup>rd</sup> Avenue West, Prince Rupert in accordance with the attached plans and specifications included in this permit as Schedules 1, 2 & 3.**
- b. A Covenant and Easement are to be registered on the land title for the property located at “PARCEL A (SEE J5658) BLOCK 26 SECTION 1 DISTRICT LOT**

**1992 RANGE 5 COAST DISTRICT PLAN 923” which will provide a total of 17 parking stalls for the exclusive use of parking, for 1080 3<sup>rd</sup> Avenue West.**

- c. A Road Encroachment Agreement is registered on the land title for 1080 3<sup>rd</sup> Avenue West to enable the proposed encroachments of 0.12 meters from the front yard and 0.10 meters from the exterior side yard.**
  - d. Any exterior lighting or signage plans will need to be submitted to the City of Prince Rupert for approval.**
3. Variances to the City of Prince Rupert Zoning Bylaw (Bylaw #3462) are given to assisting the implementation of the Official Community Plan (Bylaw #3460) including:
    - a. Varying Section 5.10.0 of the City of Prince Rupert Zoning Bylaw (Bylaw #3462) to permit a front property line setback of 0 meters, as per attached Schedule 1.
  4. This Development Permit is **NOT** a Building Permit or a subdivision approval.
  5. This Development Permit is issued subject to compliance with all of the bylaws of the City of Prince Rupert that apply to the development of the lands, except as specifically carried or supplemented by this Permit.
  6. If the Permittee has not substantially started the construction within two years of the issuance of this Permit, this Development Permit shall lapse.

### *ADDITIONAL INFORMATION FOR THE PERMITTEE*

#### **General**

7. 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.
8. The terms and conditions contained in this Permit shall inure to the benefit 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.
9. If the Permittee has not substantially started the construction on the land within two years of the date that this permit is issued, this Development Permit shall lapse.

### *PLANS AND SPECIFICATIONS*

10. The following plans and specification are attached to and form part of this permit:

#### **Schedule:**

1. SITE PLANS
2. BUILDING PLANS

3. LIGHTING PLANS

**ISSUED ON THIS 10<sup>th</sup> DAY OF MAY, 2021**

**CITY OF PRINCE RUPERT**  
**By its authorized signatory(ies)**

---

Robert Buchan  
City Planner

---

Date Signed

THE CITY OF PRINCE RUPERT  
REPORT TO COUNCIL

**DATE:** May 11, 2021  
**TO:** Mayor and Council  
**FROM:** Dr. Robert Buchan, City Planner  
**SUBJECT:** Report on the Transportation Plan Grant Application

**RECOMMENDATION:**

**THAT** Council resolve to support an application for a grant under the Active Transportation Planning program funded through the UBCM and to undertake the preparation of a master transportation plan.

**REASON FOR REPORT:**

The intake for applications for provincial grant funding for preparing an Integrated Transportation Plan which includes Active Transportation is currently open and closes May 21, 2021

**BACKGROUND:**

In a number of recent processes such as Redesign Rupert and the new OCP the need for an integrated transportation plan that includes active transportation has been highlighted. The importance and need for a downtown parking strategy has also been raised as an important goal, and is a critical action for enabling the revitalization of the City Centre. The Province is providing funding for new transportation plans that include active transportation.

The maximum grant that the City can qualify for is \$20,000.00. This amount of funding may be sufficient to undertake the active transportation component but additional funding will be necessary to fund the entire master transportation plan. Total funding required has not yet been fully determined but it is estimated to be in the order of \$100,000.00. The contribution of \$20,000 towards this expenditure would be significant. A budget amendment would be required to support this expenditure.

**CONCLUSION:**

The grant opportunity would provides some funding for the City to undertake a master transportation plan that integrates active transportation and includes a detailed downtown parking strategy.

Report prepared by:

Rob Buchan  
City Planner