



City of Prince Rupert

AGENDA **Amended**

For the **REGULAR MEETING** of Council to be held on June 28, 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 June 28, 2021 be adopted as presented with the addition of item 2b.

3. MINUTES

a) Recommendation:

THAT the Minutes of the Special Council Meeting of June 14, 2021 be adopted.
(attached)

b) Recommendation:

THAT the Minutes of the Regular Council Meeting of June 14, 2021 be adopted.
(attached)

4. DELEGATIONS

Messrs. Sandhu, MacGregor, Hanna Re: Lot 2, Park Avenue (By Zoom)

5. REPORTS & RESOLUTIONS

a) Report from the Corporate Administrator – Re: Annual Report

b) Report from iPlan – Re: DP-21-12 (Development Permit with a Variance) for 1080 – 3rd Avenue West

(attached)

Recommendation:

THAT Council approve DP-21-12.

c) Report from iPlan – Re: DP-21-09 (Development Permit with a Variance) for Drake Crescent

(attached)

Recommendation:

THAT Council approve DP-21-09.

d) Report from iPlan – Re: Housing Actions Workshop

(attached)

Recommendation:

THAT Council endorse the housings actions listed in Appendix 1; and

THAT Council refer the actions to staff to assess resources and capacity and request a follow up report outlining the resources required for implementing the housing actions as part of the Strategic Priorities resource reporting; and,

THAT Council invite comment from local stakeholders and the public on the housing actions.

e) Resolution from June 14, 2021

NOTICE of MOTION by Councillor Mirau WHEREAS Councillors strive to be ethical, transparent and accountable, act honestly and in good faith, and conduct ourselves with integrity;

AND THAT a Code of Conduct can set shared expectations for the way in which elected officials should conduct themselves while carrying out their responsibilities as a collective decision-making body;

NOW THEREFORE BE IT RESOLVED that the CAO review Council Code of Conduct options and policies adopted in other municipalities and report back to Council for consideration.

6. BYLAWS

a) Report from iPlan – Re: Official Community Plan Amendment Application (Bylaw No. 3472, 2021) and Rezoning Application ZBLA-21-02 (Bylaw No. 3473, 2021) for the property legally described as Lot 2, District Lot 1992, Range 5, Coast District, Plan 7225.

(attached)

Recommendation:

THAT Council give First and Second Reading to City of Prince Rupert Official Community Plan Amendment Bylaw No. 3472, 2021 and City of Prince Rupert Zoning Bylaw No. 3462, 2021 Amendment Bylaw No. 3473, 2021; and

THAT Council require a Section 219 Covenant (prior to adoption) to restrict the use of the C2 lands to a Travellers Accommodation use only and to limit rental units to a maximum of 60 suites; and

THAT Council proceed to Public Hearing for Amendment Bylaw No. 3472, 2021 and Amendment Bylaw 3473, 2021.

b) Report from the Corporate Administrator – Re: Recreation Fees and Charges Amendment Bylaw No. 3474, 2021.

(attached)

Recommendation:

THAT Council give First, Second and Third Reading to the Recreation Fees and Charges Bylaw Amendment Bylaw No. 3474, 2021.

7. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

8. ADJOURNMENT



City of Prince Rupert

MINUTES

For the **SPECIAL MEETING** of Council held on June 14, 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 B. Mirau
Councillor R. Skelton-Morven

STAFF: R. Long, City Manager
C. Bomben, Chief Financial Officer
R. Miller, Corporate Administrator
R. Pucci, Director of Operations
R. Buchan, iPlan

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 Skelton-Morven and seconded by Councillor Niesh 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 disclosure could reasonably be expected to harm the interest of the municipality; and,
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



City of Prince Rupert

MINUTES

For the **REGULAR MEETING** of Council held on June 14, 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 B. Mirau
Councillor R. Skelton-Morven

STAFF: R. Long, City Manager
C. Bomben, Chief Financial Officer
R. Miller, Corporate Administrator
R. Pucci, Director of Operations
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 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor Mirau and seconded by Councillor Randhawa that the Agenda for the Regular Council Meeting of June 14, 2021 be adopted as presented.

CARRIED

3. MINUTES

a) MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven that the minutes of the Committee of the Whole meeting of May 31, 2021 be adopted.

CARRIED

b) MOVED by Councillor Randhawa and seconded by Councillor Adey that the minutes of the Special Council meeting of May 31, 2021, be adopted.

CARRIED

- c) MOVED by Councillor Niesh and seconded by Councillor Cunningham that the minutes of the Regular Council Meeting of May 31, 2021 be adopted.

CARRIED

4. REPORTS & RESOLUTIONS

a) Report from iPlan – Re: Development Variance Permit DVP-21-08

MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT Council proceed with the approval of DVP-21-08.

CARRIED

b) Report from the City Manager – Re: Annual Report

MOVED by Councillor Mirau and seconded by Councillor Randhawa THAT Council approve the circulation of the 2020 Annual Report and THAT Council set the date of June 28, 2021 for the Public Meeting on the Annual Report.

CARRIED

c) Report from the Chief Financial Officer – Re: 2020 Statement of Financial Information (SOFI)

MOVED by Councillor Adey and seconded by Councillor Randhawa THAT Council, by resolution, approve the 2020 Statement of Financial Information (SOFI).

CARRIED

d) Report from the Chief Financial Officer – Re: April 2021 Financial Variance Report.

5. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

NOTICE of MOTION by Councillor Mirau WHEREAS Councillors strive to be ethical, transparent and accountable, act honestly and in good faith, and conduct ourselves with integrity;

AND THAT a Code of Conduct can set shared expectations for the way in which elected officials should conduct themselves while carrying out their responsibilities as a collective decision-making body;

NOW THEREFORE BE IT RESOLVED that the CAO review Council Code of Conduct options and policies adopted in other municipalities and report back to Council for consideration.

6. ADJOURNMENT

MOVED by Councillor Skelton-Morven and seconded by Councillor Cunningham that the meeting be adjourned at 7:22 pm.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR

CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: June 24th, 2021
TO: Robert Long, City Manager
FROM: Rob Buchan
SUBJECT: Development Permit with a Variance #21-12

RECOMMENDATION:

THAT Council approve DP #21-12.

REPORT SUMMARY:

Council previously approved an application for the redevelopment of 1080 3rd Ave West for a Transitional Housing project. The owner is requesting an amendment to that permit.

BACKGROUND:

The project is experiencing budget challenges and the owner and applicant are requesting an amendment to the plans to allow the project to proceed with metal siding as shown in the attached draft permit.

This involved changing the fibre cement siding panels to metal cladding. The attached renderings show the new exterior treatment including alternating the field colours to add interest to the design. The requested amendment is consistent with the Development Permit Guidelines and is recommended for approval. The previously approved DP 21-04 would remain in effect as amended by this application should Council approve it.

COST and BUDGET IMPACT:

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

CONCLUSION:

The proposal is supported by City policy and it complies with the Multi-Family Development Permit Guidelines. This Development Permit amendment is recommended to be approved by Council.

Report Prepared By:

Rob Buchan,
City Planner



DEVELOPMENT PERMIT

DEVELOPMENT PERMIT #21-11

FILE NO: DP #21-12 (amendment to DP 21-04)

DATE OF ISSUANCE: June 28, 2021

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

PERMIT ISSUED TO OWNER:

Provincial Rental Housing Corporation

APPLICANT: Charlie Maddison Architect AIBC
Boni•Maddison Architects
3732 West Broadway,
Vancouver, BC V6R 2C1

SUBJECT PROPERTY: 1080 3rd Ave West, Prince Rupert

1. This 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" 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 3rd Ave West, Prince Rupert

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

This development permit allows the development of 1080 3rd Ave West, Prince Rupert in accordance with the attached plans and specifications included in this permit as Schedules 1 and 2 and also in accordance with DP-21-04 as amended by this Development Permit.



3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. 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.
5. 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

6. 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.
7. 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.
8. 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

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

Schedules:

1. Building Elevations
2. Roofing and Siding Material

ISSUED ON THIS 28 DAY OF June 28, 2021

CITY OF PRINCE RUPERT
By its authorized signatory(ies)

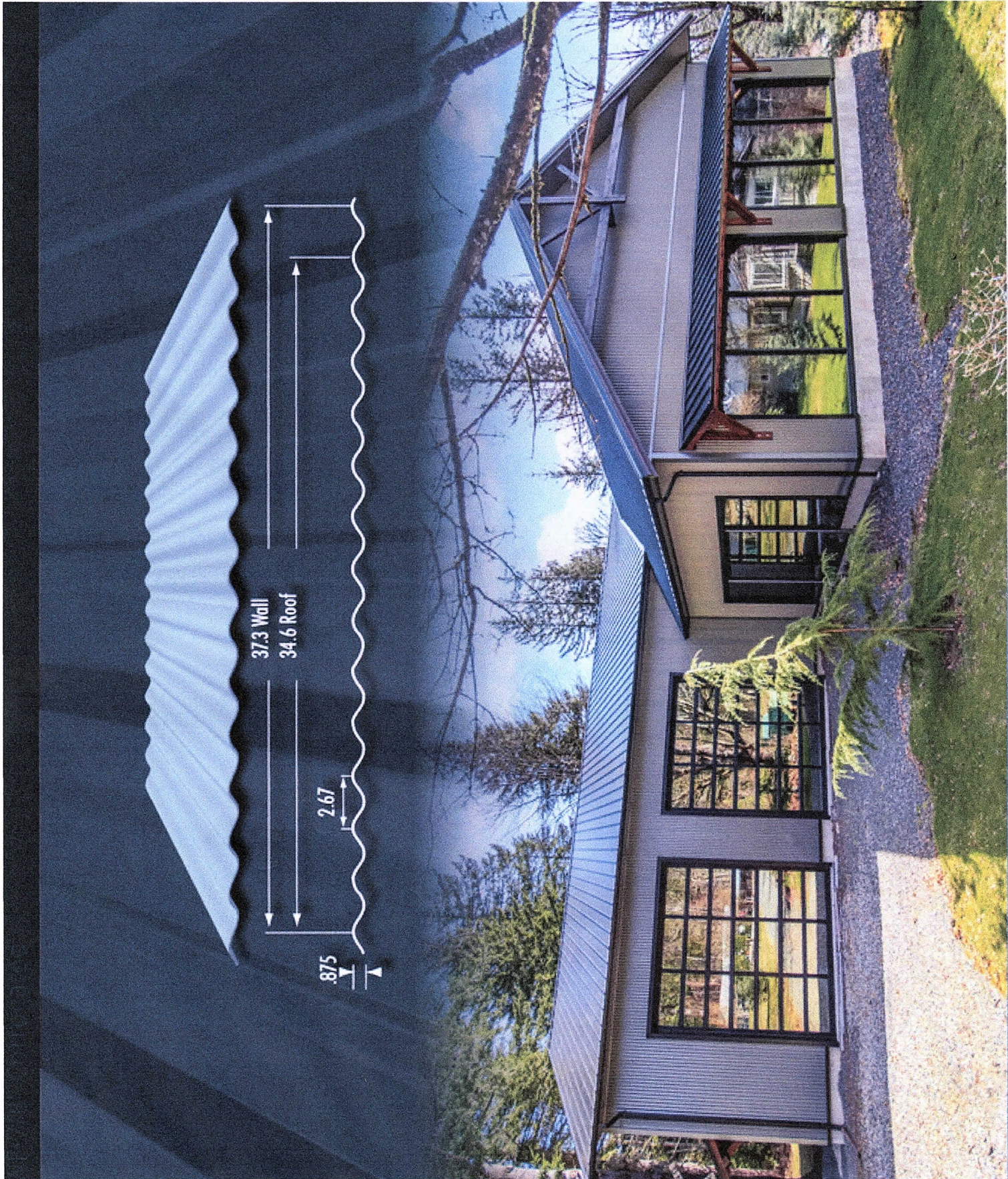
Rosamaria Miller
Corporate Administrator

Date Signed

SCHEDULE 2.1
TO DP 21-11



SCHEMATIC 2.2 TO OF 21-11



CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: June 23th, 2021
TO: Robert Long, City Manager
FROM: Chris Buchan, iPlan Planning and Development Services Ltd.
SUBJECT: Development Permit with a Variance #21-09

RECOMMENDATION:

THAT Council approve DP #21-09.

REPORT SUMMARY:

An application was received for a Development Permit with a Variance for the property located at Drakes Crescent, Prince Rupert. The applicant proposes to construct a total of 11 new Townhouse buildings, for a total of 42 new dwelling units.

This application complies with the Multi-Family Development Permit Guidelines. The proposed variance for a front yard setback of 3 meters is not anticipated to impact the neighborhood. Because this complies with the RM3 Zoning (with the exception of the 6 meter front yard setback), meets the Development Permit guidelines, it is recommended that Council approve this application.

BACKGROUND:

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

The property is currently undeveloped and neighbors a developed RM2 property. The proposal will place the buildings along Prince Rupert Boulevard 3 meters from the front property line and 6 meters from the rear property line. The Zoning Bylaw requires a front property line setback of 6 meters and a rear property line setback of 3 meters. This will require a front yard setback variance. It is worth noting that the applicant drafted the site plans prior to the adoption of Zoning Bylaw #3462. The previous Zoning Bylaw would not have required a variance.

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

ANALYSIS OF CITY POLICY:

DP Guidelines:

The proposal complies with all Multi-Family Development Permit Guidelines. The proposed building materials will result in an aesthetic improvement to the area and provide additional housing. The building designs are well articulated and will reduce their visual massing. The development is anticipated to maintain many trees within the boulevard. The landscaping plan indicates the addition of new smaller evergreen species throughout the site. Parking and dwelling units will be sufficiently screened from public streets.

Zoning Bylaw:

This application complies with all the RM3 Zoning requirements except for the front property setback of 6 meters. The buildings along Prince Rupert Boulevard are proposed to be located 3 meters from the front property line. The applicant is seeking approval from Council through the proposed Development Permit with a variance. This process does not include public notification because it is not a Development Variance Permit.

ZONE: RM3	ZONING STANDARD	PROPOSED
Permitted Uses	-Multiple Family Dwelling Buildings. -Boarding or lodging house.	-Multiple Family Dwelling Buildings
Maximum Density	-FAR of 1.25	-FAR of 0.83
Building Height	-17 metres	-9 meters
Building Setbacks	-6 meters from the front property line -3 meters from the rear property line	-Front property line: 3 meters -rear property line: 6 meters
Maximum Lot Coverage of All Buildings and Structures	-Not more that 40% of the site Area	-35% of the site area

A total of 42 parking stalls are required for this site. The applicant has proposed sufficient parking on-site in addition to the proposed 10 visitor parking spaces. In total, the applicant will provide a surplus of parking which adds to a total of 52 parking stalls (42 within individual garages).

Official Community Plan:

The Official Community Plan (Bylaw #3460) contains statements which reinforce a need for more housing within the City boundaries. The OCP states “the residential areas outside of the Downtown shall be principally characterized by detached residential uses along with some well-designed, integrated, and scaled multi-family forms of housing that blend into neighbourhoods” (Page 31).

The OCP identifies that 900 market units of multifamily housing in the form of townhouses, and apartments are needed to meet the anticipated community growth. This development will provide 42 new townhouse units. This proposal meets the intent of the City’s Official Community Plan.

STAFF COMMENTS:

City staff have not indicated any concerns with this proposal.

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 proposal is supported by City policy and it fully complies with the Multi-Family Development Permit Guidelines. The proposal is an attractive design that is anticipated to positively impact the neighbourhood while providing 42 new dwelling units. 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. Draft Development Permit

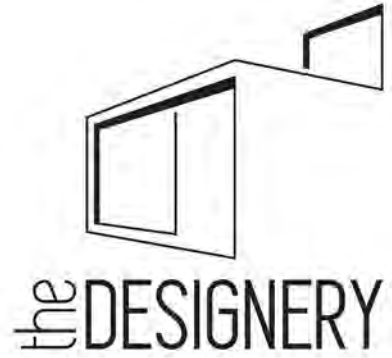
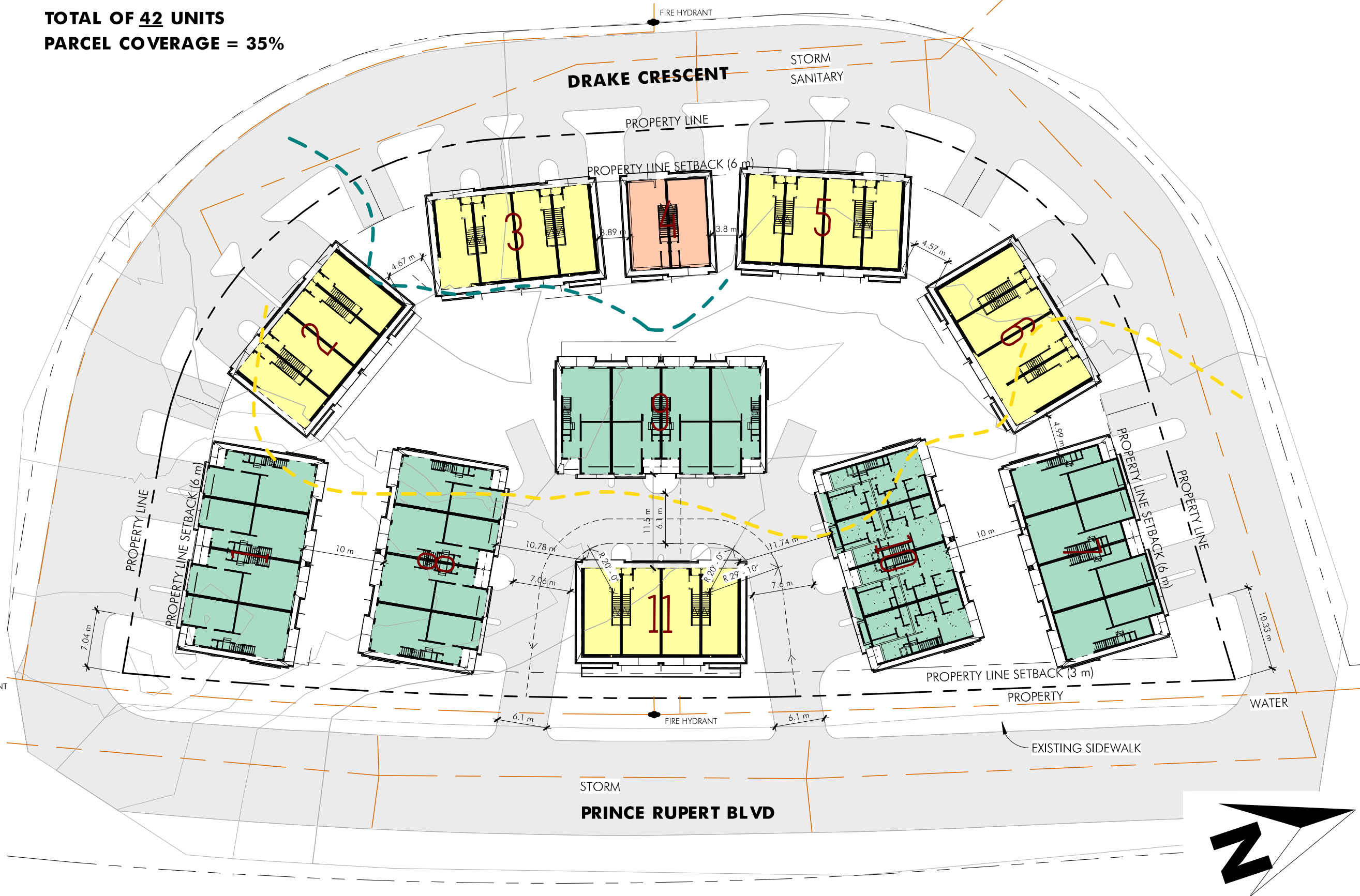
SCHEDULE 1 TO DP 21-09

A 16' WIDE QUADPLEX 3 STOREYS
2,260 SF BUILDING FOOTPRINT

B 20' WIDE QUADPLEX 2 STOREYS
3,290 SF BUILDING FOOTPRINT

C 16' WIDE DUPLEX 3 STOREYS
1,108 SF BUILDING FOOTPRINT

TOTAL OF 42 UNITS
PARCEL COVERAGE = 35%



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NOT FOR CONSTRUCTION

Project Information
Drake Heights Dev.
Partnership

DRAKE HEIGHTS MULTIFAMILY

Drake Crescent, Prince Rupert, BC
(PID 005-372-895)

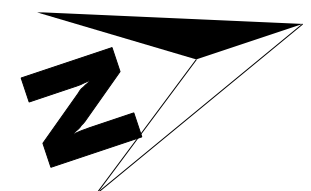
PROJECT NUMBER **21.129DHM**
DATE **21.06.18**
DRAWN BY **Julie**

NO.	DESCRIPTION	DATE
R3	Design Development - For Client Review	21.05.04
R4	Issue for Development Permit	21.05.17
R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name
**SITE PLAN -
UNIT
DISTRIBUTION**

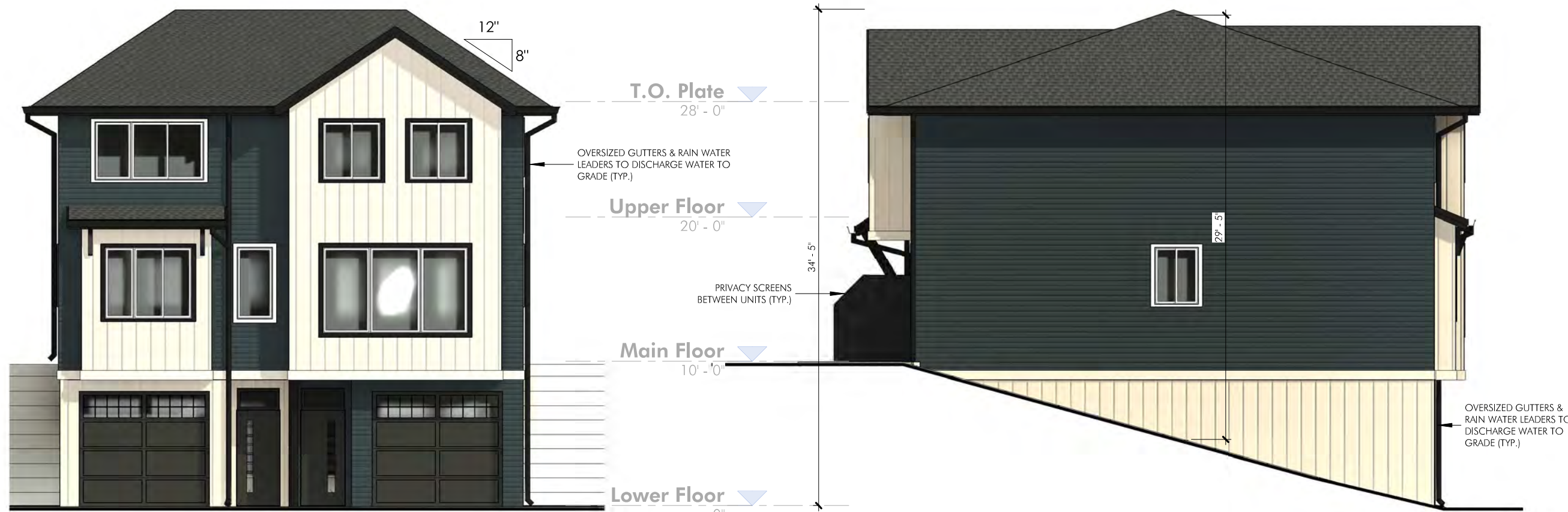
SCALE **1" = 40'-0"**

Sheet Number | Revision
A 01 | R6



THESE GENERAL ARRANGEMENT DRAWINGS PRESENT THE OVERALL COMPOSITION OF THE BUILDING. THE DEVELOPER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS OR SUBSTITUTIONS SHOULD THEY BE NECESSARY (EXAMPLE: COLOR, ROOFLINES, WINDOWS, ETC.). ANY MEASUREMENTS PROVIDED ARE APPROXIMATE ONLY.

SCHEDULE 3.4 TO DP 21-09



01 Front
1/8" = 1'-0"

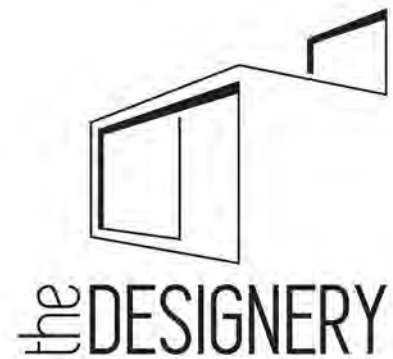
03 Side I
1/8" = 1'-0"



02 Back
1/8" = 1'-0"



04 Side II
1/8" = 1'-0"



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Project Information

Drake Heights
Development Partnership

**DRAKE HEIGHTS
MULTIFAMILY**

Drake Crescent, Prince Rupert, BC
(PID 005-372-895)

PROJECT NUMBER **21.129DHM**

DATE **21.06.18**

DRAWN BY **Julie**

NO.	DESCRIPTION	DATE
R2	Design Development - For Client Review	21.05.04
R3	Revised DD - For Client Review	21.05.13
R4	Issue for Development Permit	21.05.17
R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name

**BUILDING C -
ELEVATIONS**

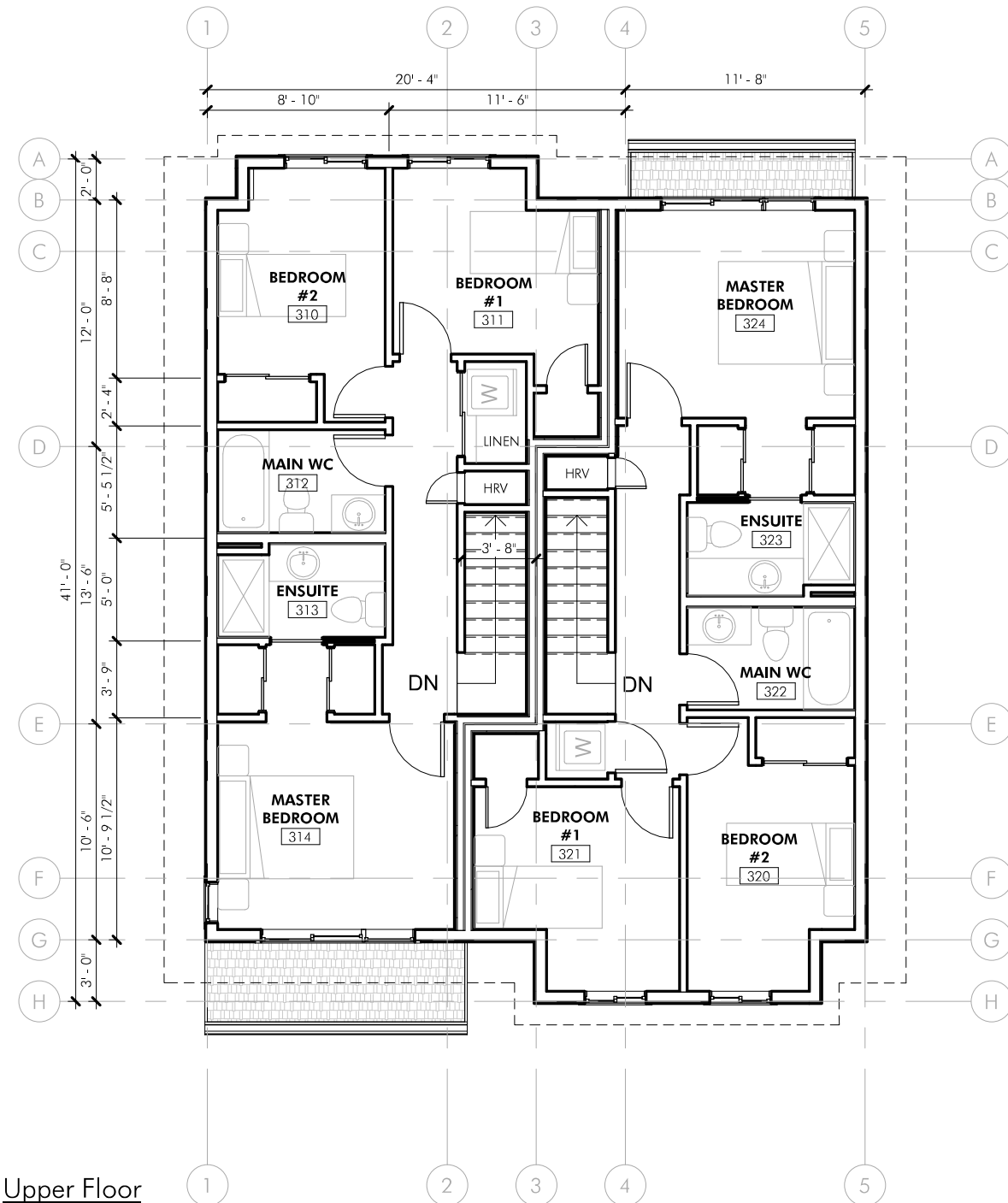
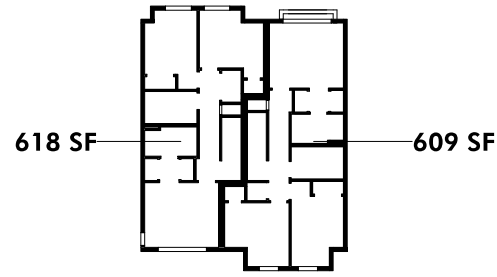
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Sheet Number | Revision

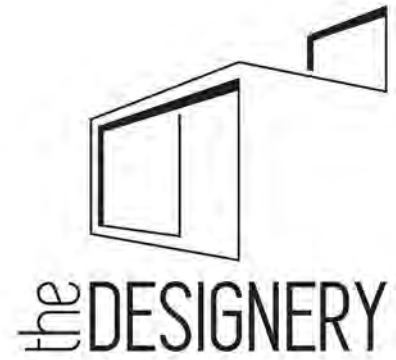
A 18 | R6

AREA PLAN

GROSS UNIT AREAS



01 Upper Floor
1/8" = 1'-0"



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Project Information

Drake Heights
Development Partnership

**DRAKE HEIGHTS
MULTIFAMILY**

Drake Crescent, Prince Rupert, BC
(PID 005-372-895)

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R6	Issue for DP - Revised	21.06.18

Sheet Name

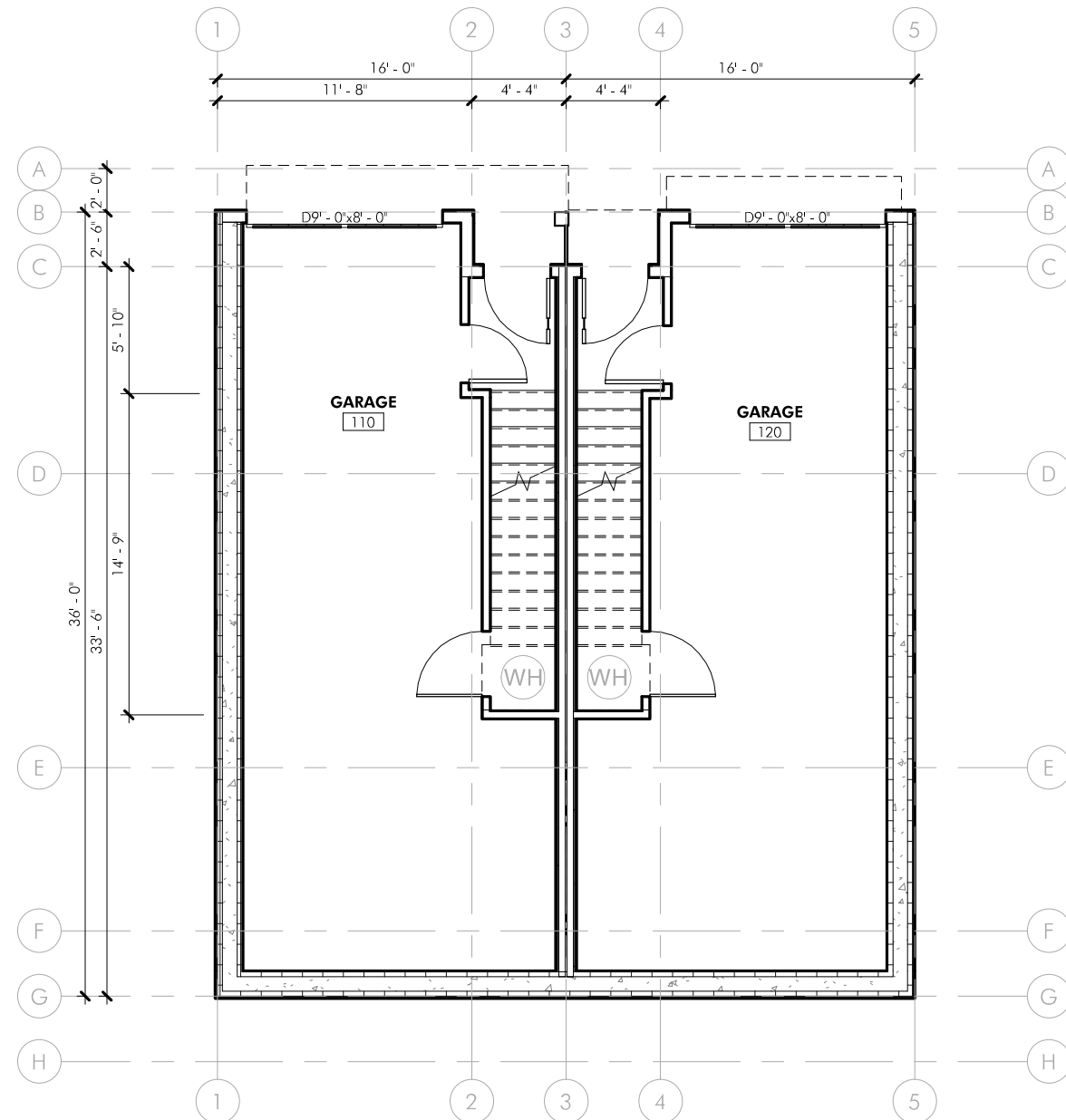
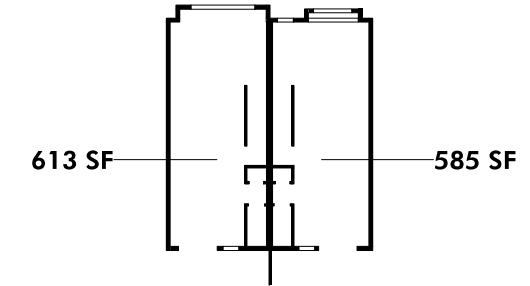
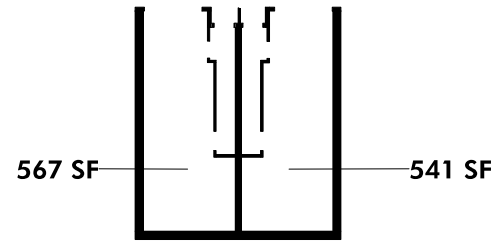
**BUILDING C -
FLOOR PLAN &
PERSPECTIVES**

SCALE **As indicated**

Sheet Number | Revision

A 17 | R6

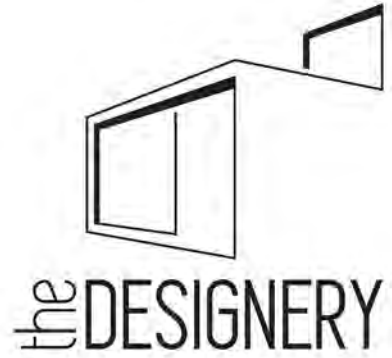
AREA PLAN
GROSS UNIT AREAS



01 Lower Floor
1/8" = 1'-0"



02 Main Floor
1/8" = 1'-0"



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R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name
**BUILDING C -
FLOOR PLANS**

SCALE **As indicated**

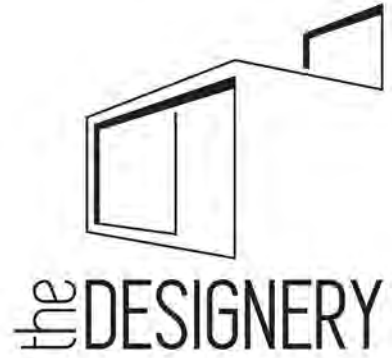
Sheet Number | Revision
A 16 | R6



KAYCAN ALUMNIM SOFFITS - SLATE GREY



MALARKEY ASPHALT SHINGLE - STORM GREY



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Project Information

Drake Heights
Development Partnership

DRAKE HEIGHTS MULTIFAMILY

Drake Crescent, Prince Rupert, BC
(PID 005-372-895)

PROJECT NUMBER **21.129DHM**

DATE **21.06.18**

DRAWN BY **Julie**

NO.	DESCRIPTION	DATE
R1	Schematic - For Client Review	21.02.19
R2	Design Development - For Client Review	21.05.04
R4	Issue for Development Permit	21.05.17
R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name

BUILDING B - PERSPECTIVES

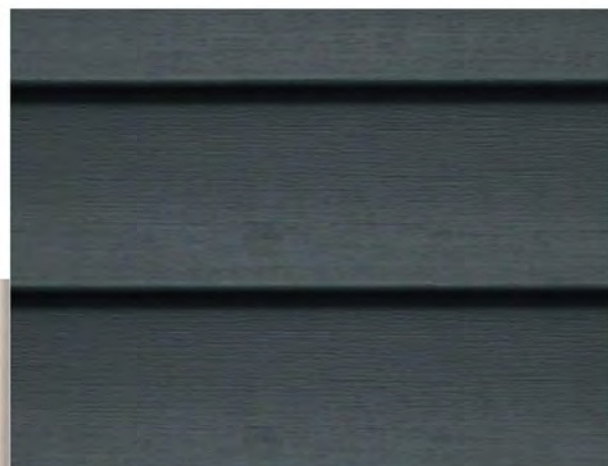
SCALE

Sheet Number | Revision

A 15 | R6



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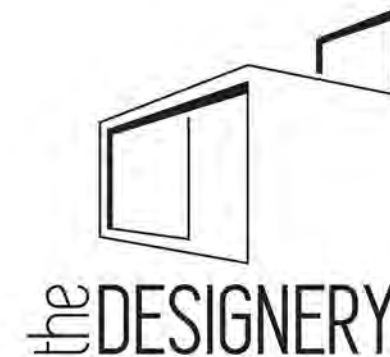


MITTEN DOUBLE DUTCH LAP 5" - SAPPHIRE BLUE



KAYCAN VINYL BOARD & BATTEN SIDING - LINEN





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**DRAKE HEIGHTS
 MULTIFAMILY**

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Sheet Name

**BUILDING B -
 ELEVATIONS**

SCALE **1/8" = 1'-0"**

Sheet Number | Revision

A 14 | R6



01 Side I
 1/8" = 1'-0"



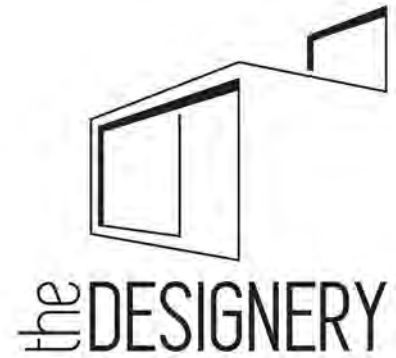
02 Side II
 1/8" = 1'-0"



01 Front
1/8" = 1'-0"



02 Back
1/8" = 1'-0"



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NOT FOR CONSTRUCTION

Project Information

Drake Heights
Development Partnership

**DRAKE HEIGHTS
MULTIFAMILY**

Drake Crescent, Prince Rupert, BC
(PID 005-372-895)

PROJECT NUMBER **21.129DHM**

DATE **21.06.18**

DRAWN BY **Julie**

NO.	DESCRIPTION	DATE
R1	Schematic - For Client Review	21.02.19
R2	Design Development - For Client Review	21.05.04
R4	Issue for Development Permit	21.05.17
R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name

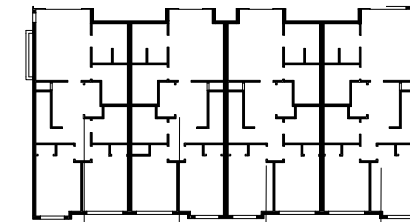
**BUILDING B -
ELEVATIONS**

SCALE **1/8" = 1'-0"**

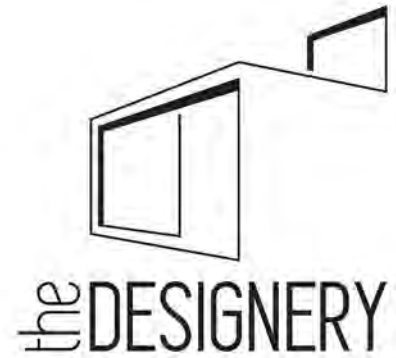
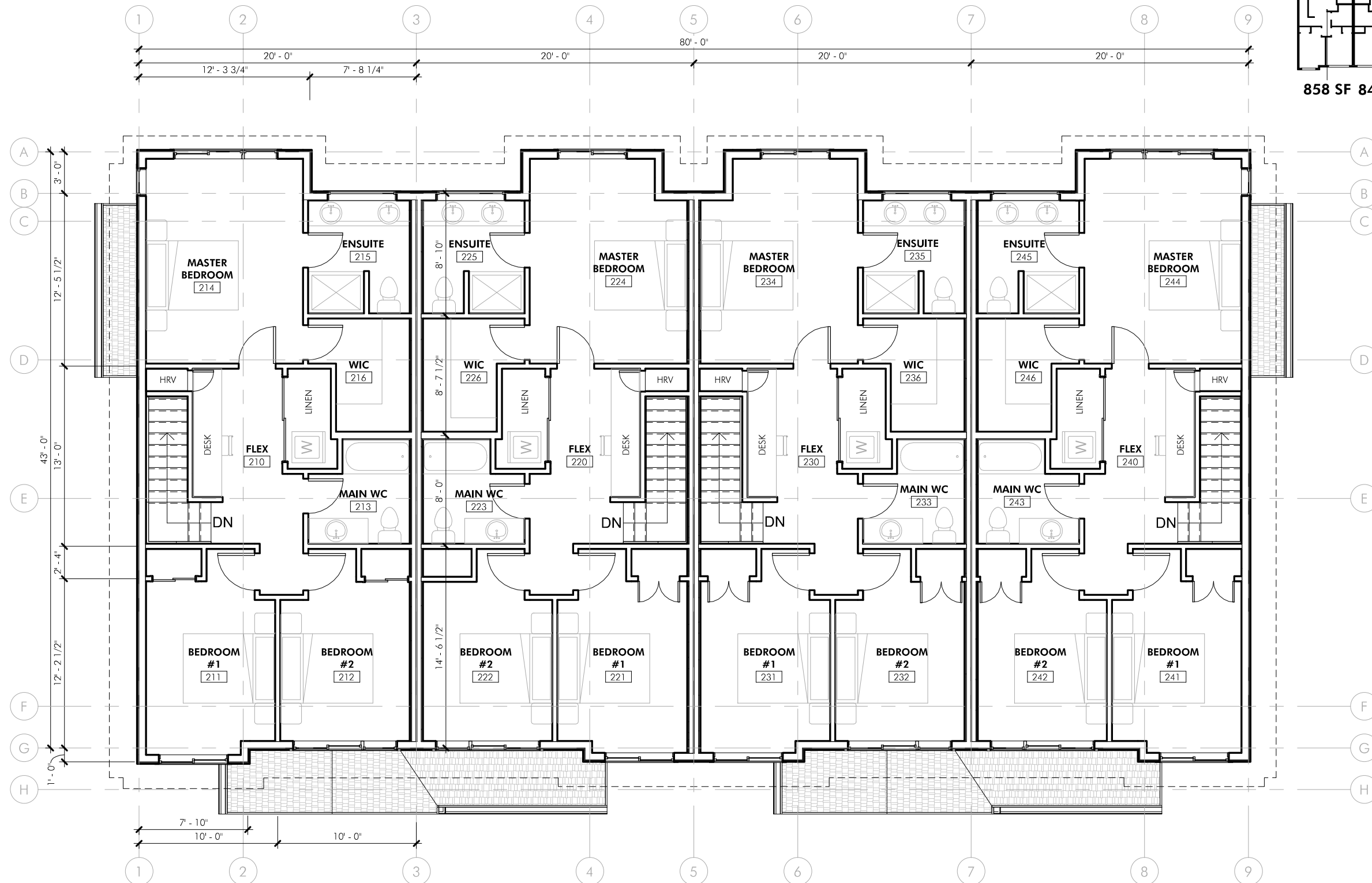
Sheet Number | Revision

A 13 | R6

**AREA PLAN
GROSS UNIT AREAS**



858 SF 844 SF 844 SF 842 SF



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Sheet Name

**BUILDING B -
UPPER FLOOR
PLAN**

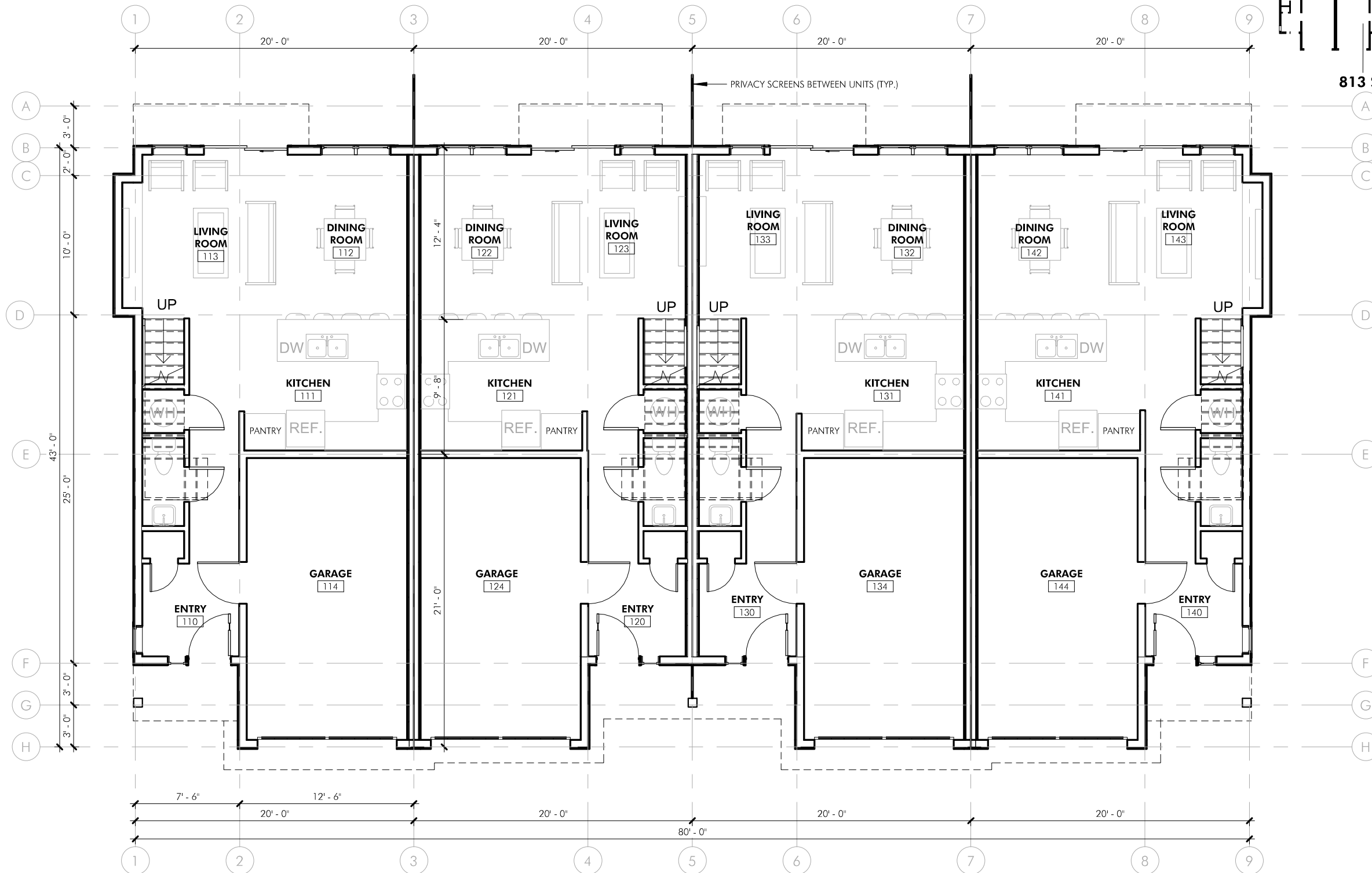
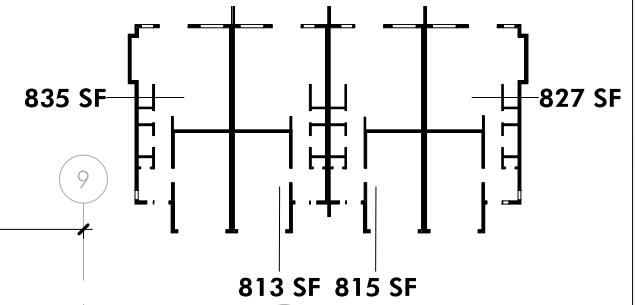
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Sheet Number | Revision

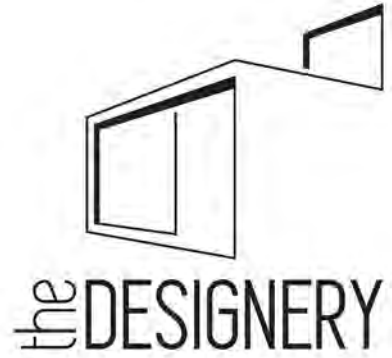
A 12 | R6

01 Upper Floor
1/8" = 1'-0"

AREA PLANS
GROSS UNIT AREAS



01 Main Floor
1/8" = 1'-0"



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R6	Issue for DP - Revised	21.06.18

Sheet Name
**BUILDING B -
MAIN FLOOR
PLAN**

SCALE **As indicated**

Sheet Number | Revision
A 11 | R6



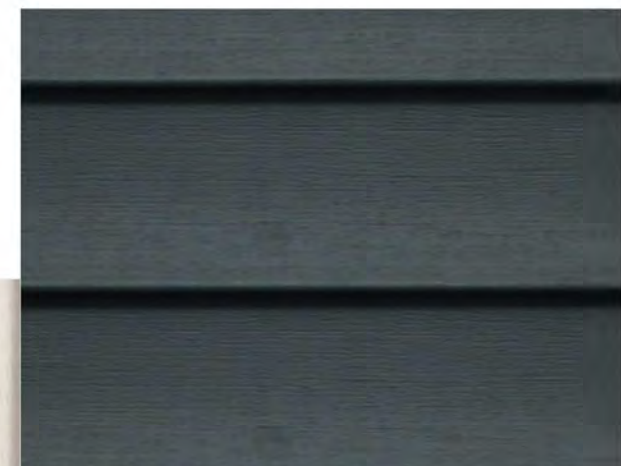
KAYCAN ALUMNIM SOFFITS - SLATE GREY



MALARKEY ASPHALT SHINGLE - STORM GREY



BLACK TRIM



MITTEN DOUBLE DUTCH LAP 5" - SAPPHIRE BLUE



KAYCAN VINYL BOARD & BATTEN SIDING - LINEN



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DRAKE HEIGHTS MULTIFAMILY

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PROJECT NUMBER **21.129DHM**

DATE **21.06.18**

DRAWN BY **Julie**

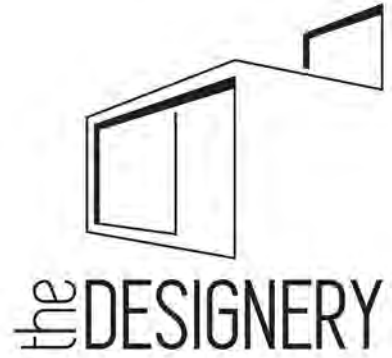
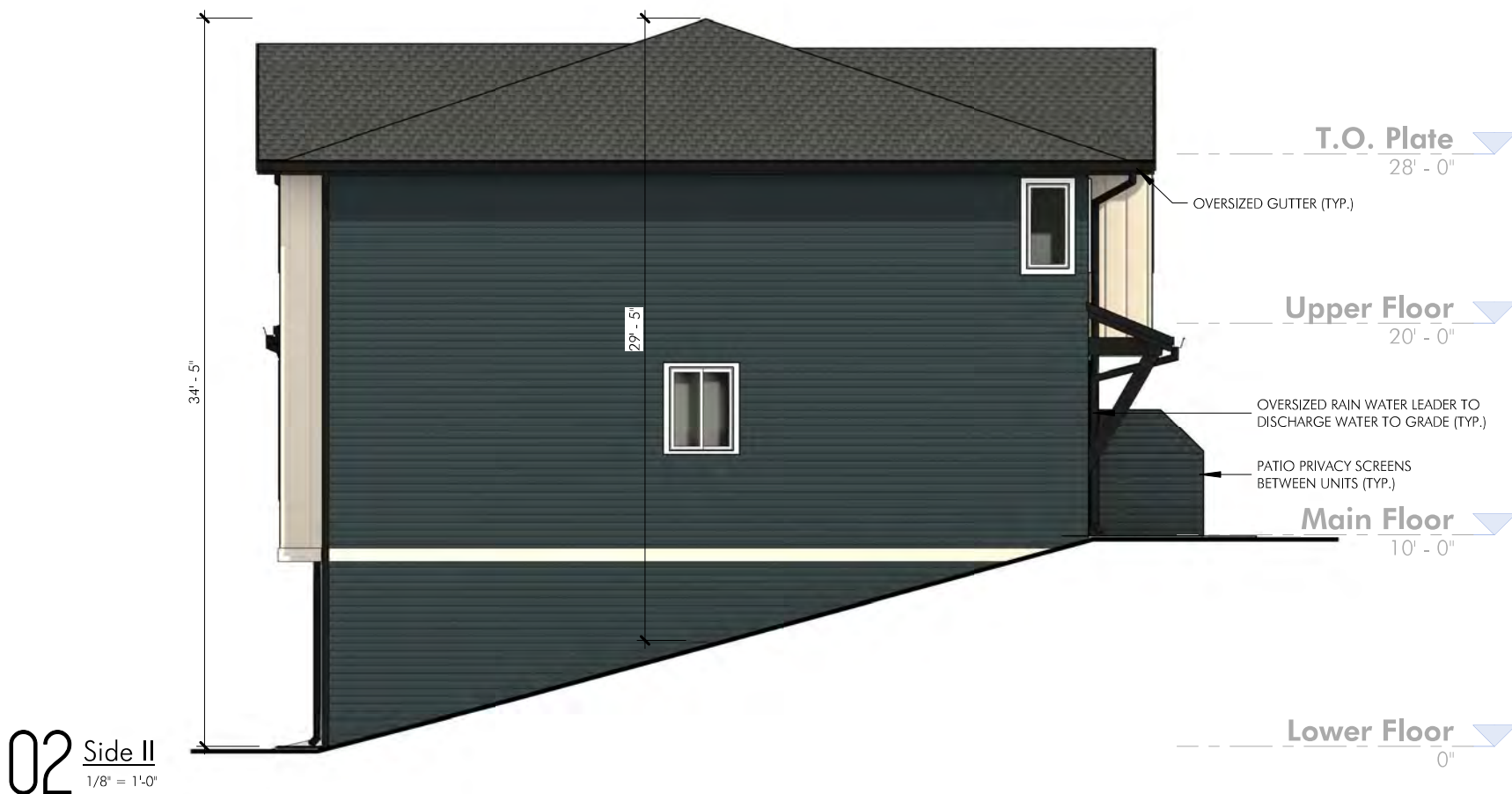
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R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name
BUILDING A - PERSPECTIVES

SCALE

Sheet Number	Revision
A 10	R6

SCHEDULE 3.2 TO DP 21-09



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Project Information

Drake Heights
Development Partnership

**DRAKE HEIGHTS
MULTIFAMILY**

Drake Crescent, Prince Rupert, BC
(PID 005-372-895)

PROJECT NUMBER **21.129DHM**

DATE **21.06.18**

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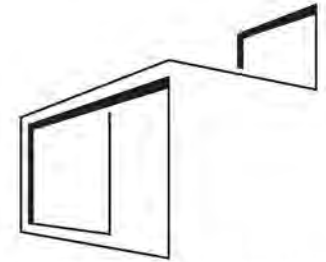
Sheet Name

**BUILDING A -
ELEVATIONS**

SCALE **1/8" = 1'-0"**

Sheet Number | Revision

A 09 | R6



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Project Information

Drake Heights
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**DRAKE HEIGHTS
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Drake Crescent, Prince Rupert, BC
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R6	Issue for DP - Revised	21.06.18

Sheet Name

**BUILDING A -
ELEVATIONS**

SCALE **1/8" = 1'-0"**

Sheet Number | Revision

A 08 | R6

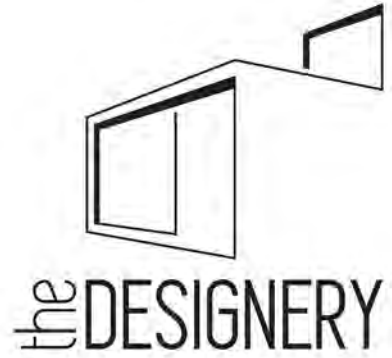
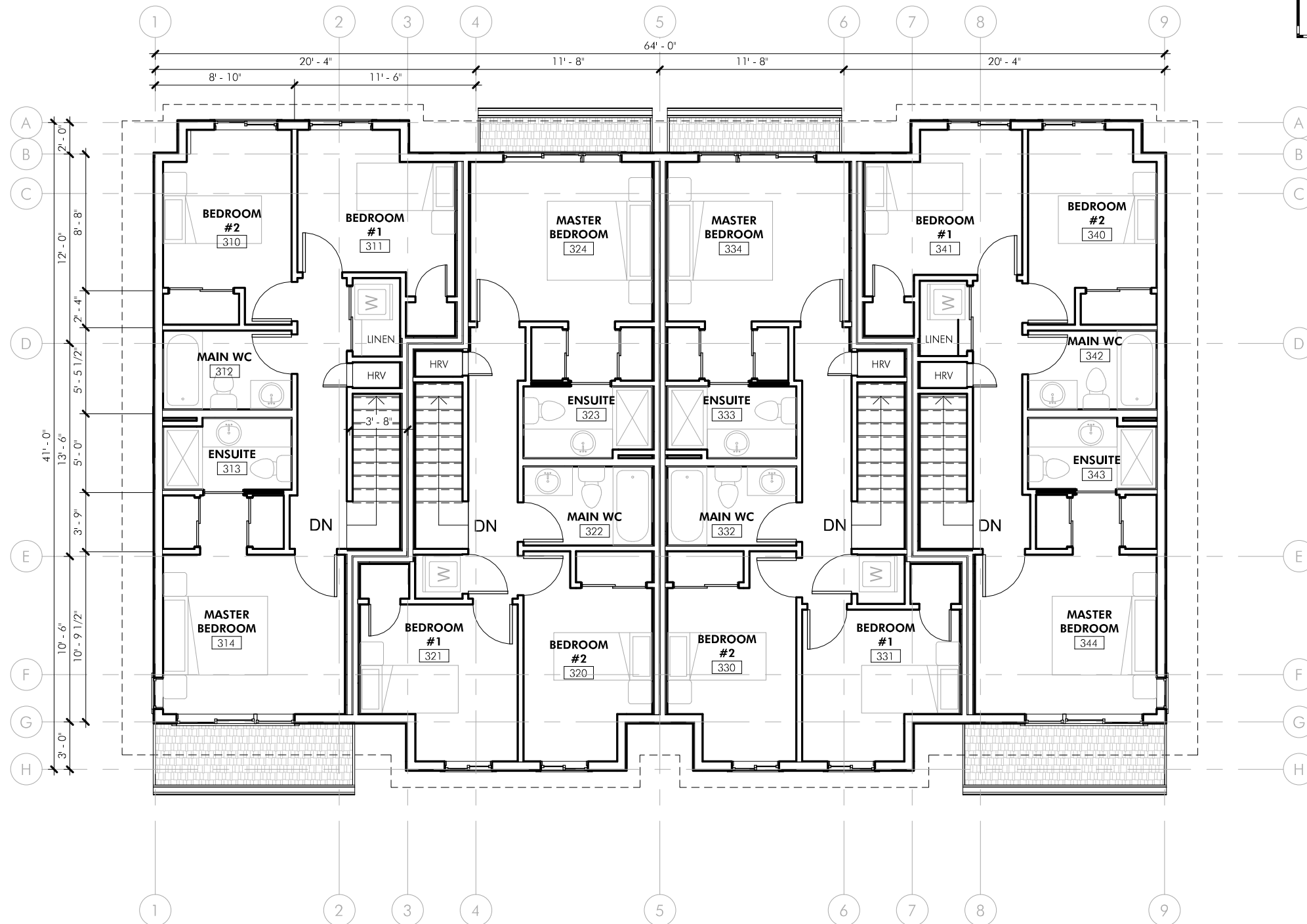
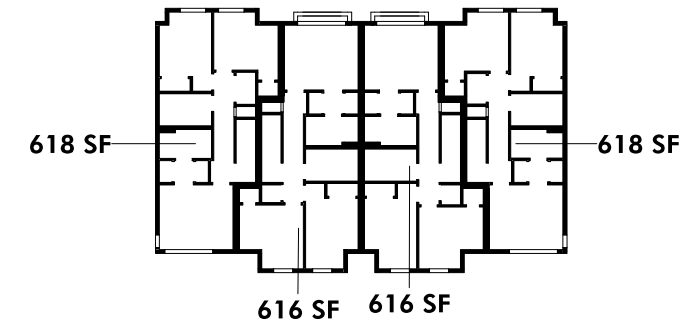


01 Front
1/8" = 1'-0"



02 Back
1/8" = 1'-0"

AREA PLAN
GROSS UNIT AREAS



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Project Information
Drake Heights
Development Partnership

**DRAKE HEIGHTS
MULTIFAMILY**

Drake Crescent, Prince Rupert, BC
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PROJECT NUMBER **21.129DHM**
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DRAWN BY **Julie**

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R6	Issue for DP - Revised	21.06.18

Sheet Name
**BUILDING A -
UPPER FLOOR
PLAN**

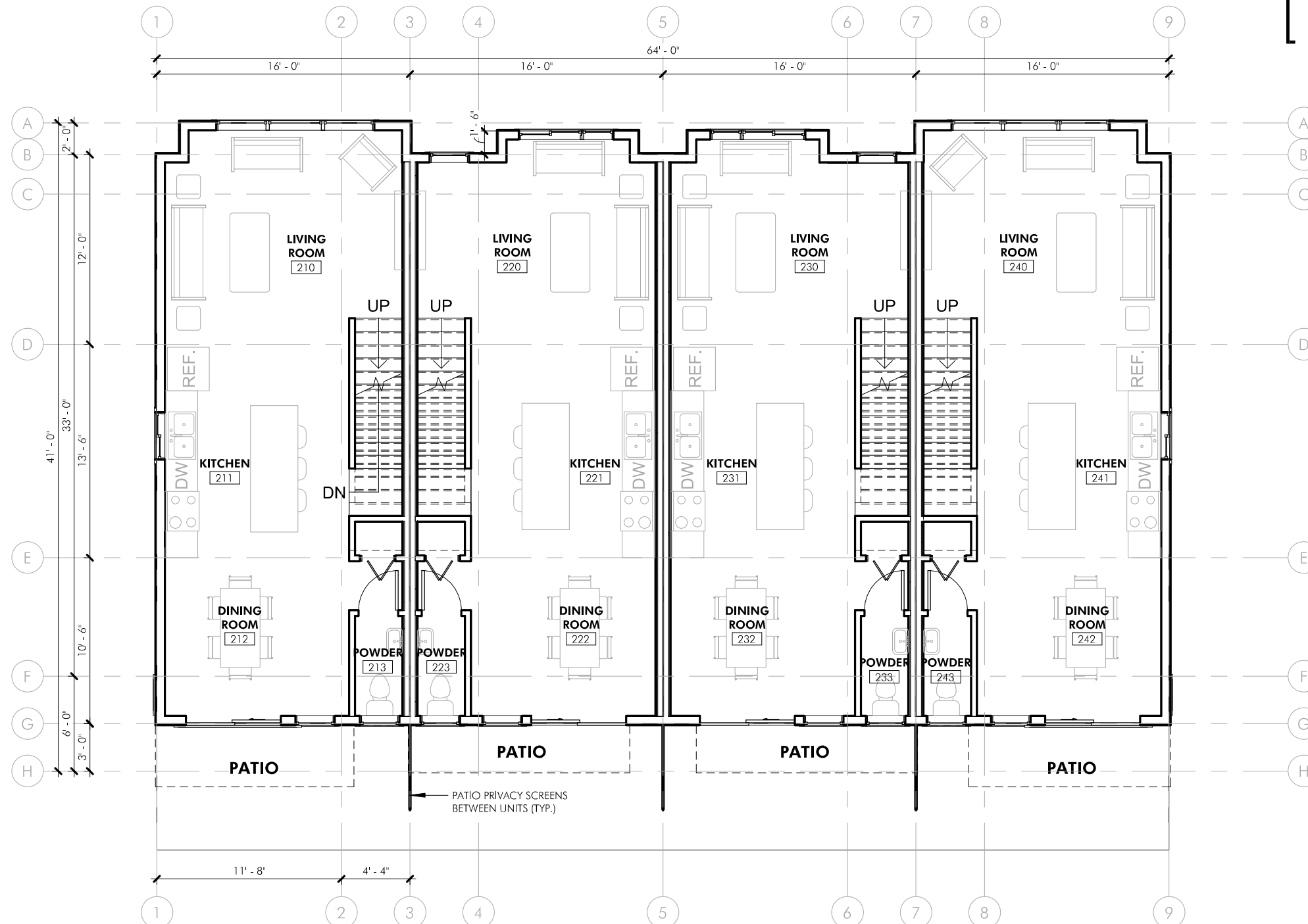
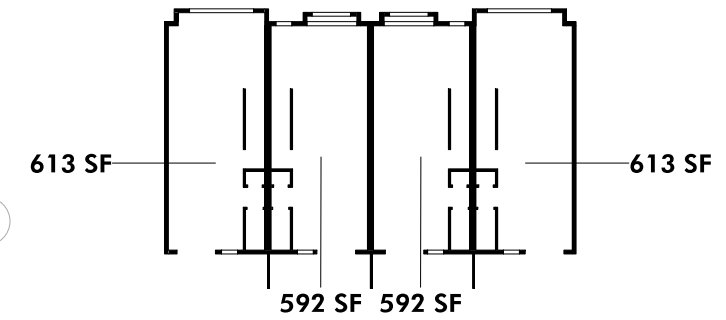
SCALE **As indicated**

Sheet Number | Revision
A 07 | R6

01 Upper Floor
1/8" = 1'-0"

SCHEDULE 5.2 TO DP 21-09

AREA PLAN GROSS UNIT AREAS



01 Main Floor
1/8" = 1'-0"



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Project Information

Drake Heights
Development Partnership

**DRAKE HEIGHTS
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Drake Crescent, Prince Rupert, BC
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Sheet Name

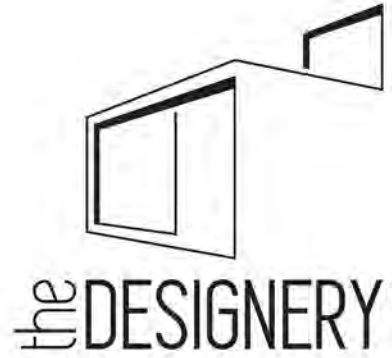
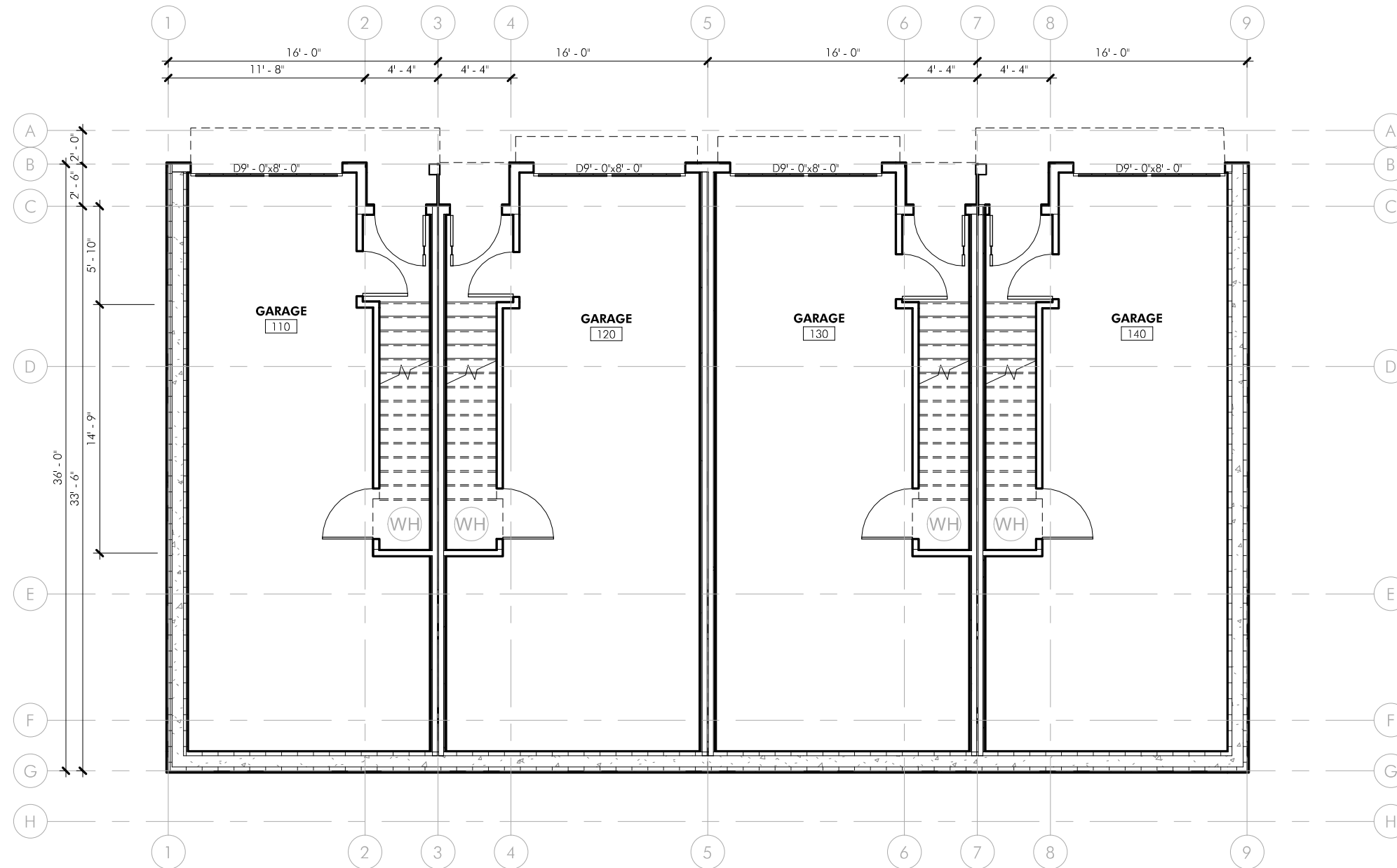
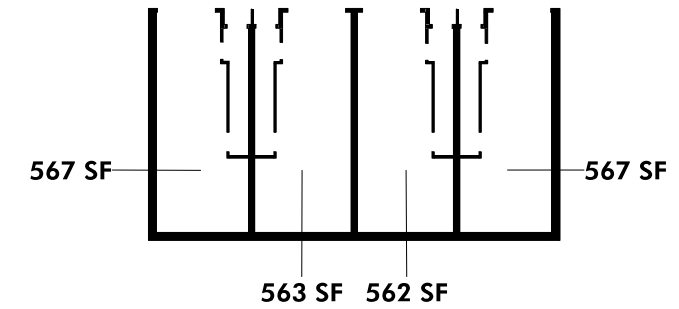
**BUILDING A -
MAIN FLOOR
PLAN**

SCALE **As indicated**

Sheet Number | Revision

A 06 | R6

AREA PLAN
GROSS UNIT AREAS



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R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name
**BUILDING A -
LOWER
FLOOR PLAN**

SCALE **As indicated**

Sheet Number | Revision
A 05 | R6

01 Lower Floor
1/8" = 1'-0"



EXISTING HEALTHY MATURE TREES TO REMAIN, ACTING AS A BUFFER ALONG PRINCE RUPERT BOULEVARD

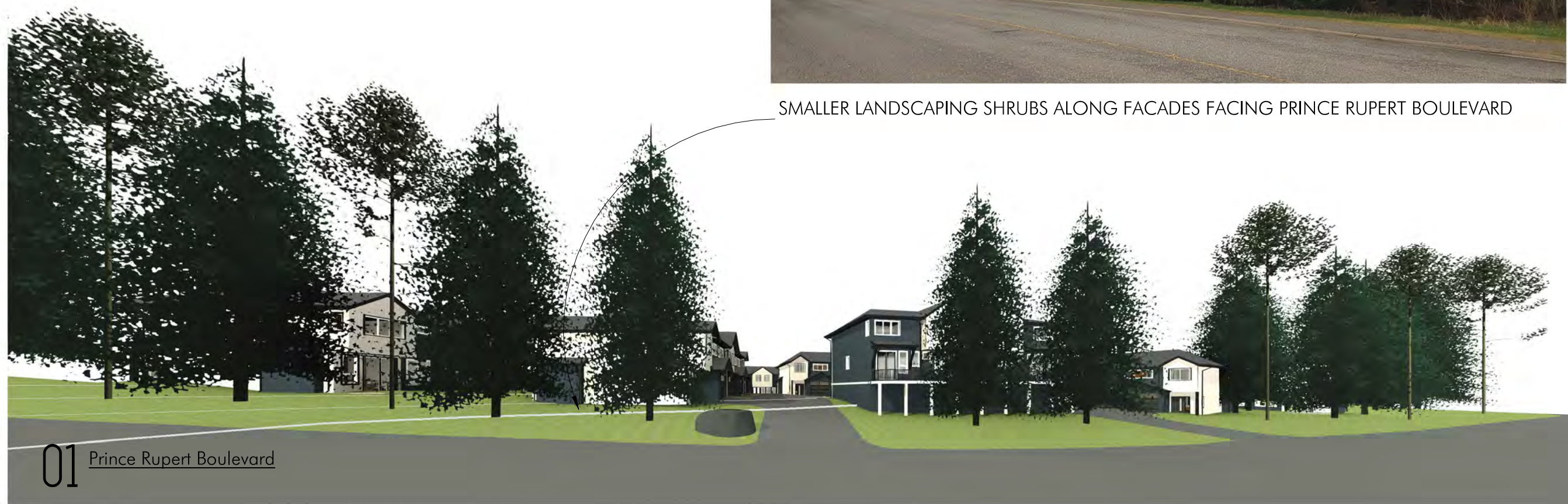


ENTRANCE SIGNAGE

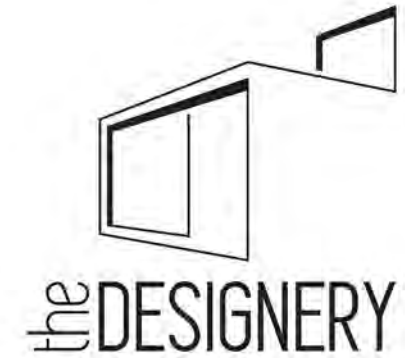
PRINCE RUPERT BOULEVARD



SMALLER LANDSCAPING SHRUBS ALONG FACADES FACING PRINCE RUPERT BOULEVARD



01 Prince Rupert Boulevard



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Project Information
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DRAKE HEIGHTS MULTIFAMILY

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DATE **21.06.18**

DRAWN BY **Julie**

NO.	DESCRIPTION	DATE
R5	Issue for DP - Revised	21.06.07
R6	Issue for DP - Revised	21.06.18

Sheet Name
PRINCE RUPERT BLVD FRONTAGE

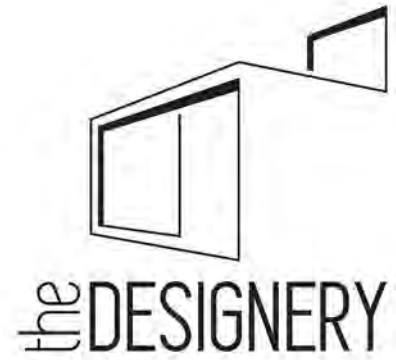
SCALE

Sheet Number | Revision
A 04 | R6

SCHEDULE 4.1 TO DP 21-09



FLAT LED SOFFIT LIGHTS



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Project Information

Drake Heights Dev.
 Partnership

DRAKE HEIGHTS MULTIFAMILY

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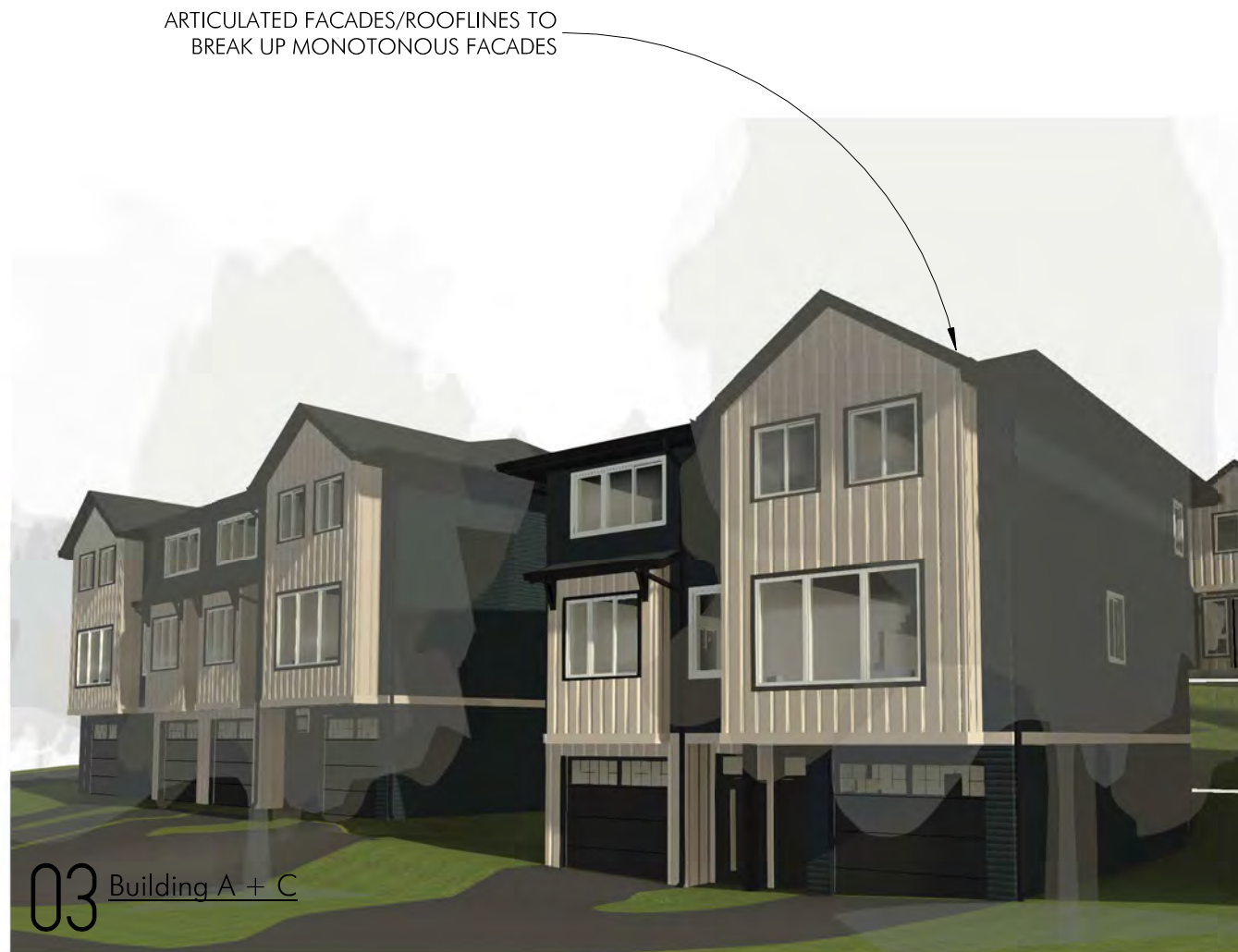
Sheet Name

PERSPECTIVES

SCALE

Sheet Number Revision

A 03 | R6



SCHEDULE 2 TO DP 21-09



GUEST PARKING SPREAD THROUGHOUT SITE FOR EASE OF USE & TO ALLOW OPPORTUNITIES FOR GREEN SPACE BUFFERS BETWEEN

STEEP GRADE TRANSITIONS ACHIEVED WITH 4' ALLAN BLOCK WALL WITH MIX OF MULCH AND ROCK LANDSCAPING ABOVE

COMBINATION OF TWO DRIVEWAYS IN ONE WHERE POSSIBLE

LANDSCAPING ADDING VISUAL INTEREST BETWEEN DRIVEWAY ENTRANCES

CENTRAL GREEN SPACE - PICNIC TABLE & BENCHES UNDER LARGER TREES FOR COVER

GRASS (TYP.)

GRASS (TYP.)

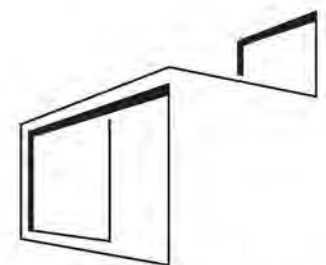
ASPHALT (TYP.)

CONCRETE PATIOS AND ENTRANCE TO UNITS

ENTRANCE SIGNAGE

SMALLER LANDSCAPING SHRUBS ALONG FACADES FACING PRINCE RUPERT BOULEVARD

EXISTING HEALTHY MATURE TREES TO REMAIN, ACTING AS A BUFFER ALONG PRINCE RUPERT BOULEVARD



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R6	Issue for DP - Revised	21.06.18

Sheet Name

SITE PLAN - PRELIMINARY LANDSCAPING

SCALE

Sheet Number

Revision

A 02 | R6

THESE GENERAL ARRANGEMENT DRAWINGS PRESENT THE OVERALL COMPOSITION OF THE BUILDING. THE DEVELOPER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS OR SUBSTITUTIONS SHOULD THEY BE NECESSARY (EXAMPLE: COLOR, ROOFLINES, WINDOWS, ETC.). ANY MEASUREMENTS PROVIDED ARE APPROXIMATE ONLY.



DEVELOPMENT PERMIT WITH A VARIANCE #21-09

FILE NO: DP #21-09

DATE OF ISSUANCE: JUNE 29th, 2021

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

PERMIT ISSUED TO OWNER: Drake Heights Development GP Limited, INC.NO. BC1248186

APPLICANT: Drake Heights Development GP Limited

SUBJECT PROPERTY: LOT 3 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 10313
(Drakes Crescent, Prince Rupert)

1. This Multi-Family 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 3 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 10313

Civic Address:

Drakes Crescent, Prince Rupert

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

- a. This development permit allows the development of 1080 3rd Avenue West, Prince Rupert in general accordance with the attached plans and specifications included in this permit as Schedules 1, 2, 3.1 to 3.4, 4.1 to 4.4, 5.1 to 5.7 and 6.
- b. A Stormwater Management Plan, prepared by a professional engineer, must be submitted and approved prior to construction.



3. A variance to the City of Prince Rupert Zoning Bylaw (Bylaw #3462) is given to assisting the implementation of the Official Community Plan (Bylaw #3460) as follows:
 - a. Varying Section 5.10.0 of the City of Prince Rupert Zoning Bylaw (Bylaw #3462) to permit a front property line setback of 3 meters.
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:
Schedules 1, 2, 3.1 to 3.4, 4.1 to 4.4, 5.1 to 5.7 and 6.

ISSUED ON THIS 29th DAY OF JUNE, 2021

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

Rosamaria Miller
Corporate Administrator

Date Signed

CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: June 22nd, 2021

TO: Robert Long, City Manager

FROM: Rob Buchan

SUBJECT: Housing Actions Workshop Results

RECOMMENDATION:

THAT Council:

- 1) endorse the housing actions listed in Appendix 1;
- 2) refer the actions to staff to assess resources and capacity and request a follow up report outlining the resources required for implementing the housing actions as part of the Strategic Priorities resource reporting; and,
- 3) invite comment from local stakeholders and the public on the housing actions.

REASON FOR REPORT:

This report summarizes the results of the Council Housing Actions workshop. The results are shown in Appendix 1 and are presented in this report for formal review and approval.

BACKGROUND AND ANALYSIS:

On June 15th, 2021, Council had a workshop to review possible housing actions to address the local housing supply challenge. This local challenge is characterized by comparatively expensive costs for building housing, a lack of a strong local development industry, increasing unaffordable housing for rental and home ownership, increasing housing demand, and a weak housing supply system.

Council has been actively working on the housing challenge. This has recently included the development and approval of an Interim Housing Strategy, amending the zoning bylaw to allow secondary suites, instituting downtown development incentives, and initiating a housing project in the Silversides neighbourhood. However, Council wishes to undertake additional actions to address the housing challenge.

iPlan was requested to prepare and conduct the housing workshop. In preparation for this, current and recent actions by Prince Rupert were reviewed and housing action plans prepared by a number of other local governments in British Columbia were also reviewed. A list of possible actions were compiled for review and consideration by Council and a list of actions for formal consideration was produced at the workshop.

There will be resources required for fully implementing these actions and it has been recommended in the report on the Strategic Actions report that these be assessed and reported on by staff at a subsequent Council meeting.

Council may wish to consider inviting comment on the proposed housing action plan from community stakeholders and the public.

CONCLUSION:

The list of housing actions produced by the housing workshop presents a robust and ambitious set of actions that are intended to address the local housing challenge.

Report Prepared by:

Rob Buchan
City Planner

Appendix 1: Prince Rupert Housing Actions

1. Develop and sell serviced and prepared land for housing development.
2. Amend the zoning bylaw to remove the parking requirement in parts of the downtown for renovation of existing buildings for new suites in conjunction with Local Improvement Area bylaw for street parking improvements.
3. Limit loss of rental housing (renoviction bylaw)
4. Develop a guide for secondary suite renovations
5. Change the utility billing to remove extra cost for secondary suites.
6. Provide for no-fee building permit applications and inspections for secondary suites.
7. Advocate for income tax exemption from secondary suite rental (Federal and Provincial) through UBCM and FCM policy resolutions
8. Waive fees for all residential Rezoning, Development Permit and Building Permit applications for one year effective July 2, 2021 to July 2, 2022.
9. Advertise Prince Rupert opportunities in the Real Estate Institute and Urban Development Institute (magazines, on line, presentation at meetings, webinars)
10. Consider amending the zoning bylaw to allow secondary suites in duplexes and multifamily Buildings (limited to bachelor or one bedroom lock off suites to a maximum size of 500 square feet).
11. Complete Housing Needs Assessment and then calibrate actions in updated Housing Strategy to ensure that each part of the housing continuum is considered.
12. Conduct an annual review/workshop on Housing Action Plan progress
13. Develop a strategy to address cost impact of Muskeg removal on Housing Development.
14. Provide for reduced DCCS for affordable rental dwellings (Long Term Action)
15. Explore regulations for permanent tiny home development (Long Term Action)

CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: June 23, 2021

TO: Robert Long, City Manager

FROM: Chris Buchan, iPlan

SUBJECT: Official Community Plan Amendment Application (Bylaw No. 3472 2021) & Rezoning Application **ZBLA 21-02** (Bylaw No. 3473, 2021) for the property legally described as “LOT 2 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 7225”.

RECOMMENDATION:

THAT Council:

- 1) **GIVE** First and Second Reading to “City of Prince Rupert Official Community Plan Bylaw No. 3460, 2021, Amendment Bylaw No. 3472.” and “City of Prince Rupert Zoning Bylaw No. 3462, 2021, Amendment Bylaw No. 3473.”
- 2) **REQUIRE** a Section 219 Covenant (prior to adoption) to restrict the use of the C2 lands to a Travellers Accommodation use only and to limit rental units to a maximum of 60 suites.
- 3) **PROCEED** to the Public Hearing for both Amendment Bylaw No. 3472 and Amendment Bylaw No 3473.

REASON FOR REPORT:

The purpose of the proposed Zoning Amendment Bylaw #3473 is to rezone the subject property from Multi-Family Residential (RM2) to Service Commercial (C3) for the development of a proposed 60 suite modular unit hotel.

To facilitate the proposed development, the Official Community Plan needs to be amended to designate the subject property from Residential to Commercial.

BACKGROUND:

The Building and Site plans are attached as Schedules 1 & 2.

The proposal was discussed by Council prior to adoption of the new Official Community Plan Bylaw #3460 and Zoning Bylaw #3462. The Mayor and Council encouraged the applicant to submit a complete building permit application before fourth and final reading. Time was not sufficient for this building permit application to be prepared so the OCP must now be amended and the zoning must be changed to allow this proposal.

Council’s initial goal in Bylaw’s 3460 and 3462 was to concentrate commercial use in the Downtown Core while rezoning undeveloped commercial lots outside of the City Core to Residential. If Council decides to approve this application, a Section 219 Covenant is recommended to restrict the use of this land to Traveller’s Accommodation only. The applicant has advised that they are committed to this proposal, and this covenant will reduce any deviation from the Council’s initial goal of focusing commercial development in the Downtown.

The proposal is for a 60 suite (2 bedrooms per suite) hotel which is located on a vacant property (3166 square meters) two kilometers from the City Centre. Although a traveller's accommodation is not housing for long term residents, it may serve as a temporary accommodation for residents or the travelling public. The proposed hotel would be 3 stories (16.25 meters) and constructed using modular units.

The interior of the hotel consists of 60 two bedroom suites. Each bedroom (9 ft by 14 ft) includes a bed, a sink and a small desk. Within each suite a single washroom is shared. There are 20 suites proposed for each floor, with each floor sharing communal kitchens and lounge spaces.

Previous plans indicated that the applicant would rent out each room individually; however, the parking requirements would require 120 stalls. Due to site constraints and inadequate parking space the applicant has proposed to rent out each suite as an alternative. This would reduce the parking requirement from 120 to 60 stalls.

POLICY/REGULATORY ANALYSIS:

Official Community Plan Bylaw #3460:

The Applicant proposes to amend the Land Use Map (Map 1A) by redesignating the subject property from Residential to Commercial.

The OCP states the following for Commercially designated lands (Page 36):

“Commercial (retail, hotel, services, and office) uses in Prince Rupert are principally located in the City Core neighbourhoods (see Maps 1a, b, and c) – the Downtown District, the Marina District, and the Midtown District. While these areas contain the large majority of commercial uses, they are mixed with park, residential, cultural, transportation, institutional, and tourist service land uses.”

The OCP states “Commercial lands on a small scale will be considered outside of the City Core in support of walkable, complete neighbourhoods” (Page 37).

The applicant suggested that this subject property is a viable location for a traveller's accommodation as it is on a major highway located in between the ferry terminal and the Downtown Core (2 kilometers from the City Core).

Zoning Bylaw #3462:

The RM2 Zone permits Multiple Family Dwellings at a density of 75 units per hectare with a maximum building height of 13 metres. The proposed Travellers Accommodation would not be permitted in the RM2 Zone. The applicant has proposed to rezone to the C3 Zone which was in place prior to the adoption of the new Official Community Plan Bylaw #3460 and Zoning Bylaw #3462.

The C3 Zone permits the following uses:

- (a) Retail use.*
- (b) Cannabis retail stores (subject to section 3.17.0).*
- (c) Personal service establishment.*

- (d) Office.*
- (e) Traveler accommodation.*
- (f) Child Care Facility.*
- (g) Camp site.*
- (h) Theatre.*
- (i) Assembly Hall;*
- (j) Service commercial use.*
- (k) Service station.*

Subject to general provisions, the following accessory uses or buildings and no others are permitted in retail and personal service use buildings:

- (a) Multiple family dwellings with separate exterior entrances.*
- (b) Recycling centres with no more than 300m² of the gross floor area.*
- (c) Accessory buildings and structures.*
- (d) Home Office.*

If Council resolves to approve this request to rezone the subject property it is recommended to place a Section 219 Covenant to restrict the land use to a Travellers Accommodation with 60 units only in accordance with the applicant's proposal.

OTHER CONSIDERATIONS:

Public Input:

The applicant's public consultation synopsis is included as Schedule 3.

Referrals:

The Building and Operations Departments have no concerns on this proposal at this time.

The Fire Department advised there may be access issues for fire vehicles and apparatus on the site due to the narrow aisles.

The Engineering Department advised that MOTI approval must be obtained prior to permitting site access. It is our understanding that the applicant has been in consultation with MOTI. Engineering also advised that signage must be installed to identify the road ingress and egresses. The applicant will need to submit a signage plan. Engineering advised that other materials/specifications will need to be submitted by the applicant. This should all be addressed during the development and building permit application.

COUNCIL OPTIONS:

Council may:

- 1) Give first and second reading and schedule a public hearing for the Amendment Bylaw's #3472 & 3473 along with a Section 219 covenant to restrict the use to a 60 unit hotel; and
- 2) Request revisions to the proposed plans to meet the intent of the Commercial Area Development Permit Guidelines; or
- 3) Deny the application.

CONCLUSION:

It is recommended that Council give first and second reading to the Amendment Bylaw's #3472 & 3473 and request some revisions to the plans to meet the intent of the Development Permit Guidelines. Once these revisions are made it is recommended that this application proceed to the Public Hearing.

Report Prepared By:
Chris Buchan,
iPlan

Report Reviewed By:
Robert Buchan,
iPlan

MEMORANDUM

To: Rob Buchan, iPlan
City of Prince Rupert

From: Daniel MacGregor, Senior Planner, B&A Planning Group

Date: June 15, 2021

Subject: **Public Consultation Report**
OCP Amendment & C3 Rezoning Application ZBLA21-02 for New Hotel at Plan PRP7225, Lot 2, DL 1992, LD14 (Park Avenue / Trans-Canada Highway)

This report outlines the results of our public consultation undertaken for this application. We received an excellent response from the community to this project, with 27 support letters / emails received to date (and several more anticipated) from local residents, businesses, and community agencies. No objections were received. We therefore look forward to moving this application forward to Council for their consideration at the earliest opportunity.

Strategy / Approach:

B&A followed the City's guidelines as outlined in the City's "Development Procedures Bylaw," advice received from iPlan and City Administration, and our best professional judgement regarding the level of consultation and engagement required for this application which seeks to amend the OCP and rezone the site back to its original designation and C3 Zoning which were in place for many years prior to last month's approval of the new OCP and Zoning Bylaw. It should be noted that many in the community already seemed to be aware of this project.

Our intention with this approach was to determine the level and type of feedback initially received prior to advancing with any additional consultation, such as a project website and Community Information Meeting, if it were to be required. Over 2 weeks were provided for feedback to be received: from Saturday, May 29 to today (June 15), 2021.

Actions:

Considering the above, the following actions were undertaken for this project's consultation:

- A Public Information Package was prepared for delivery to residents and businesses within a 100m radius of the site (provided by Administration). This package included a memo explaining the project, relevant maps, our hotel plans, and contact details for the applicant (B&A) and landowner (Parm Sandhu).
- The Public Information Package was personally delivered by Parm and his wife Baljeet on May 29 to each of the 36 homes and businesses identified by Administration. They

stopped to discuss the proposal with anyone who wished to chat further and answered any questions. They received an overwhelmingly positive response at the doors.

- The application notice sign was installed on the property on May 29 in accordance with the “Development Procedures Bylaw” requirements.
- A form letter of support was prepared and provided to area residents to sign should they wish to do so.
- Parm further discussed the proposal with local businesses in order to determine their support for the project.
- All responses received were recorded within our Consultation Tracking spreadsheet.
- This Public Consultation Report has been prepared and provided to the City.

Responses / Results:

Through our consultation period, a total of 27 responses have been received and several more support letters are still anticipated. All responses indicated their support for this project – zero objections were received. Several respondents noted that the zoning should have remained C3 and not changed to RM2. The results are generally summarized as follows:

- 1 phone call was received from a resident on June 2 advising that he is in support of our project and will provide a supportive email to confirm (received June 6).
- 4 original letters / emails of support were received from local residents, businesses, and community agencies such as the North Coast Transition Society and Prince Rupert Indigenous Housing Society.
- 23 form letters of support were signed and submitted.

Conclusion / Next Steps:

We were very pleased and humbled to receive an incredibly positive response and significant support from the community for our proposal. It is clear that this project is something that the community wants to see happen, taking what is currently a vacant lot along a key entryway into Prince Rupert and turning it into a vibrant, modern, and necessary hotel accommodation.

We believe that we are now in a position to move forward to Council for the Committee of the Whole, 1st and 2nd readings, and the Public Hearing. We look forward to continuing to work with the community, City Administration, iPlan, and Council in order to realize our vision for this site.

Attachments:

1. Notice Map (from Administration)
2. Public Information Package
3. Notification Sign Pictures
4. Consultation Tracking Spreadsheet
5. Written responses received





Prince Rupert Hotel

MEMORANDUM

To: Prince Rupert Residents & Business Owners

From: Daniel MacGregor, Senior Planner, B&A Planning Group

Date: May 28, 2021

Subject: **New Hotel Proposed at Park Avenue / Trans-Canada Highway, Prince Rupert OCP Amendment & Rezoning Application**

B&A Planning Group recently submitted a joint Official Community Plan (OCP) and Zoning Bylaw Amendment (Rezoning) application to the City of Prince Rupert on behalf of the landowner, Parm Sandhu of 0837318 BC Ltd. The purpose of this application is to accommodate the development of new a 3 storey, 60-unit hotel (Traveler Accommodation) on this long vacant site strategically located halfway between the ferry terminal and downtown on Park Avenue / Trans-Canada Highway #16, across from the former Anchor Inn Hotel and beside PJ's On Park convenience store. The project team has been pursuing the development of a hotel here since 2019.

This property was previously designated for commercial purposes for many years. On May 10, 2021, Prince Rupert City Council passed a new OCP and Zoning Bylaw which changed this designation from commercial to residential, though that was never the owner's intent. This application is therefore now required to revert the OCP designation of the property back to Commercial from Residential and rezone the property back to its C3: Service Commercial Zone from the RM2: Multiple Family Residential Zone. Further details on the new OCP and Zoning Bylaw can be found on the City's website:

http://www.princerupert.ca/business_development/developing_building.

We are excited about the new OCP which will help to chart a new course forward for Prince Rupert. We fully support this direction and the continued revitalization of the city and wish to be a part of it. Our proposal will be a significant investment for Prince Rupert providing much-needed accommodations within a modern and attractive building along a major entryway. Hotel visitors will take advantage of Downtown's nearby restaurants and shops while the adjacent convenience store can provide basic needs.

We believe that a C3 Zone is most appropriate for this site located along a major 4-lane highway, adjacent to and across from other C3 Zoned properties which were not changed by the new Zoning Bylaw. The RM2 Zone only allows for Multiple Family Dwelling Buildings, which were never intended to be developed here when the site was purchased as a C3 parcel and would be less desirable along this busy highway. Prince Rupert will require new high-quality accommodations such as this during the anticipated post-Covid travel boom for visitors to the city and northwestern BC. The hotel will cater to a variety of guests, including travelers, backpackers, students, families, and those who may be working at Prince Rupert's growing port located ~2km to the southwest.

Our Building Permit application was submitted to the City on May 7, 2021. We have collaborated with the Ministry of Transportation and Infrastructure (MoTI) and Northern Health, who advised of no objections. A number of technical studies / reports have already been completed for this project. Our Development Permit application, which will further detail the site layout and landscaping, will be submitted soon.

We look forward to working with the community, City Administration, and Council to proceed with this important project and realize our vision for this modern, innovative, and necessary hotel accommodation in Prince Rupert.

Please do not hesitate to contact us with any questions or feedback on this project by June 11, 2021. All comments we receive will be included within our consultation report and passed along to the City of Prince Rupert in advance of a Public Hearing.

- Daniel MacGregor (applicant), B&A Planning Group: dmacgregor@bapg.ca / 403-692-4358
- Parm Sandhu (landowner): pbkrj@yahoo.ca / 250-600-3072

Attachments:

1. Site Location
2. Rezoning Map
3. Proposed Hotel Plans

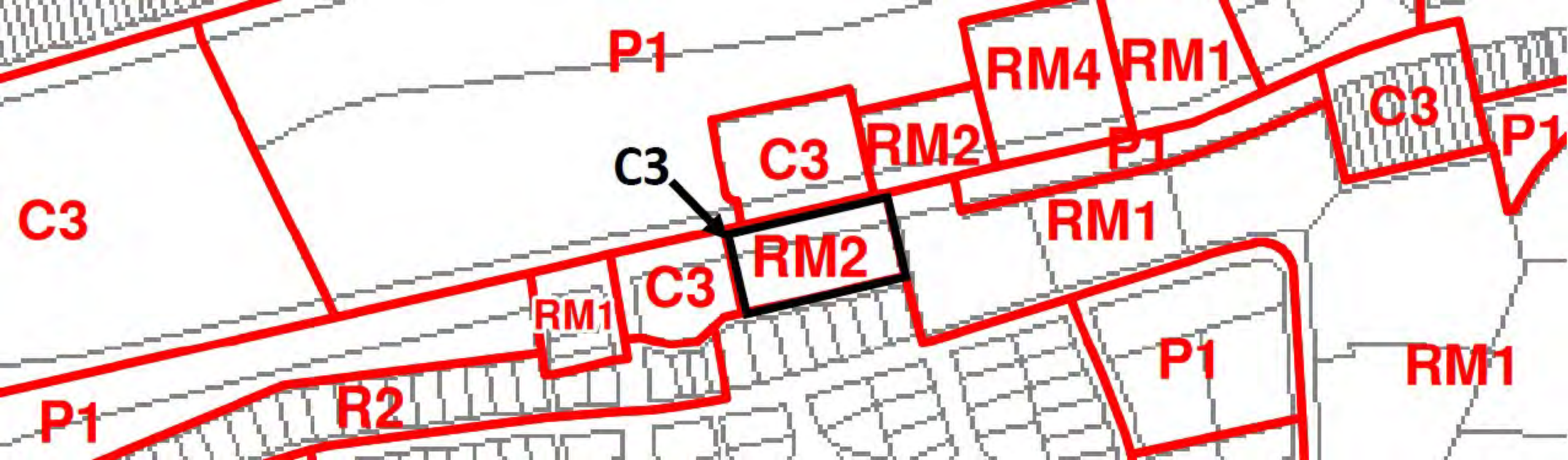


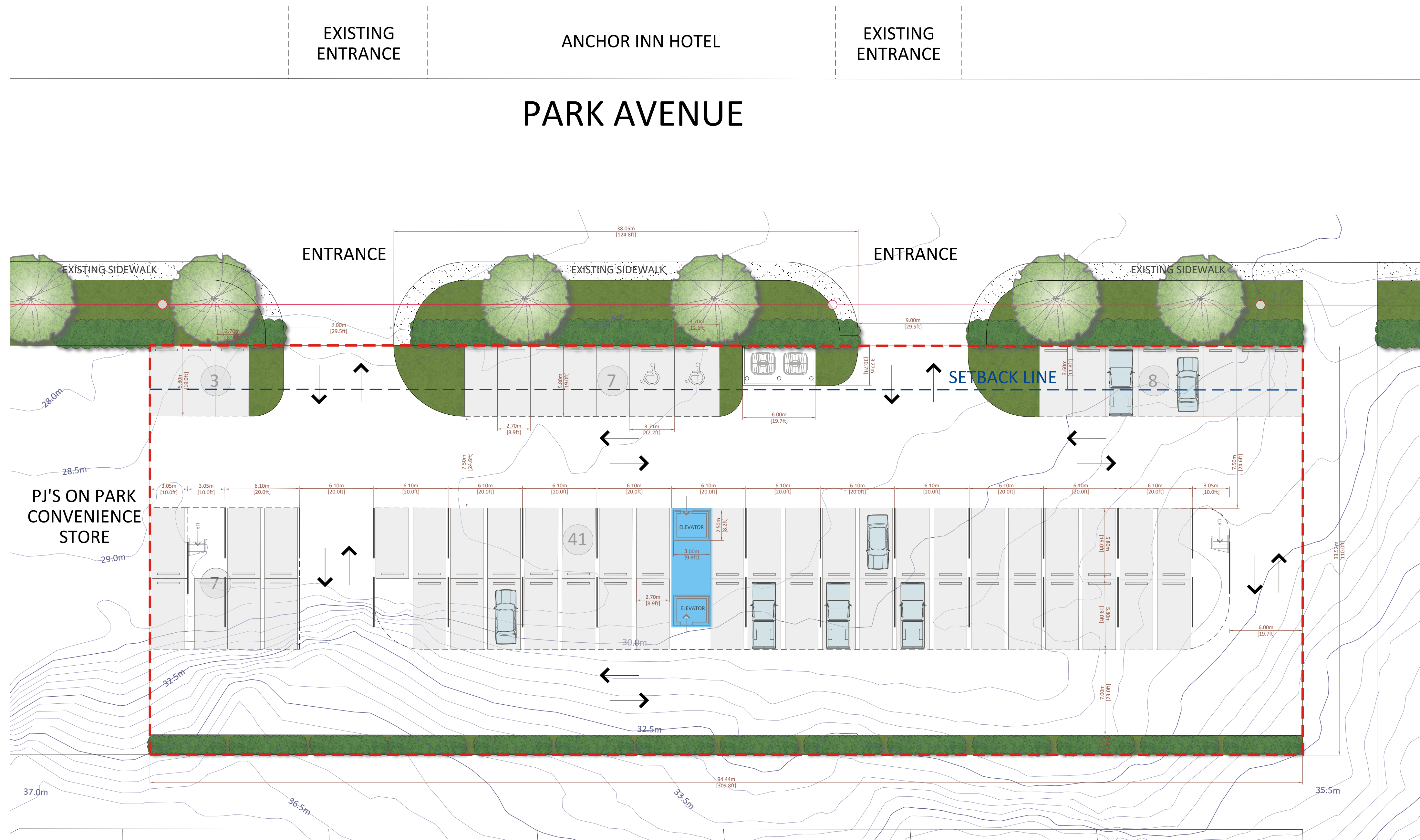
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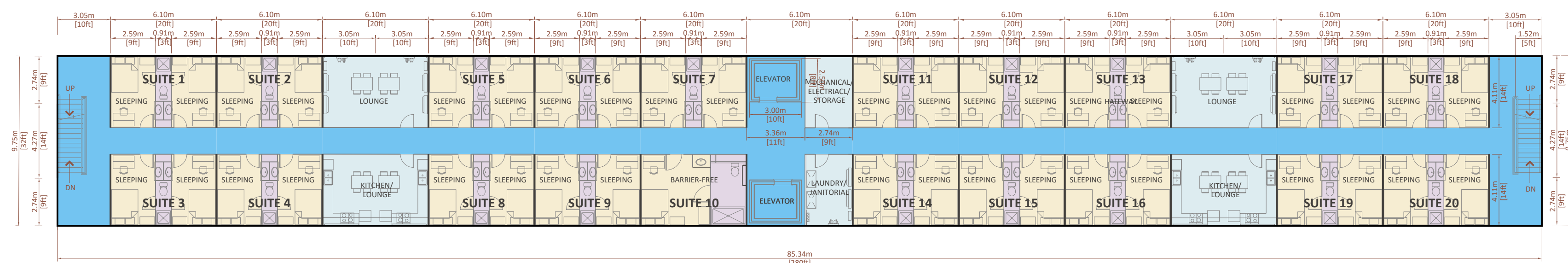
 Site Boundary
Parcel Boundary

Prince Rupert Hotel
Local Context
Plan PRP7225, Lot 2, DL1992, LD14
July 2020
Map and data for informational and planning purposes only.

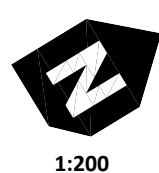




SITE PLAN & MAIN FLOOR PLAN



TYPICAL FLOOR (40 units/ level)



CONTEXT MAP



Site Area	3166 sqm	
	0.32HA	0.78AC
Building		
Total Building Floor Area	2,496 sqm	
Footprint Area	832 sqm	
Building Coverage	26%	
Storeys	3	
FAR	0.79	
Units		
Main Floor	20 units	
2nd Floor	20 units	
3rd Floor	20 units	
Total	60 units	
Parking Required		
Parking Required	60 stalls	
Parking Provided	66 stalls	110%

legend:

- Site Boundary
- Existing Light Poles
- Existing Sidewalk
- Building Setback Line
- Proposed Shrubs
- Proposed Green Space



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

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client:
 0837318 BC Ltd (Parm Sandhu)

revisions:

no:	date:	description:
1	dd-mm-yyyy	--
2		
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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: May 06, 2021

project:

Prince Rupert Hotel

sheet title:

Site Layout

exhibit no.:

1.0

May 06, 2021 - 11:03am W:\2007-16 George Farm 2020\2025\01 Technical Production\01.1 Aerial\01\007-16_Site Plan_Schedule_Ar.dwg 2021.dwg Layer:concept_Arch



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

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client:
 0837318 BC Ltd (Parm Sandhu)

revisions:

no:	date:	description:
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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: May 06, 2021

project:
 Prince Rupert
 Hotel

sheet title:
**Site Layout &
 Elevation Plan**

exhibit no.:
2.0



SITE PLAN & BUILDING FOOTPRINT PLAN



1:200



ELEVATION PLAN 1:200



May 06, 2021: 10:28am W:\2007-16 George Lane 2020072515 Technical Production\05.1.1\Arch\03\0307-16-01-Plan-Submittal-Plan-File-06-2021.dwg User:concept\j.k.b. (2)

ZONING AND/OR OCP AMENDMENT APPLICATION

SA Planning Group has applied to the City of Prince Rupert for permission to:

Project Description: Amend the Official Community Plan (OCP) designation of the property from Residential to Commercial and rezone the property from RM2: Multiple Family Residential Zone to C2: Service Commercial Zone in order to accommodate the development of a new 3-story, 60-unit hotel (Traveler Accommodations).

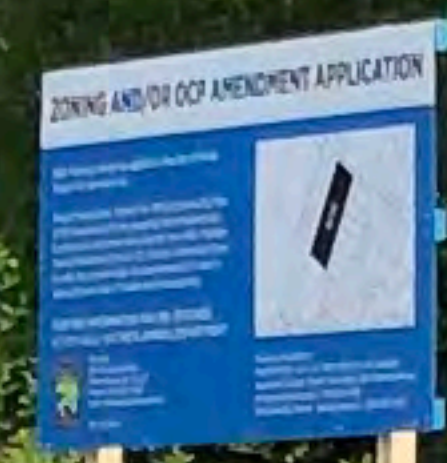
FURTHER INFORMATION MAY BE OBTAINED AT CITY HALL VIA THE PLANNING DEPARTMENT:

 City Hall 200 Exchange Street Prince Rupert, BC V8P 2A3 Phone: 250.837.2266 Email: planning@principerupert.ca P.O. Box 800	 Property Description: Plan 999725, Lot 3, 24, 1992, 1274 (municipal) Municipal Council Order No. 2014-01-01 Municipal Order No. 2014-01-01 Plan 999725, Lot 3, 24, 1992, 1274 (municipal) Municipal Council Order No. 2014-01-01
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NORTHERN
BC



ZONING AND/OR OCP AMENDMENT APPLICATION

B&A Planning Group has applied to the City of Prince Rupert for permission to...

Project Description: Amend the Official Community Plan (OCP) designation of the property from Residential to Commercial and rezone the property from RM2: Multiple Family Residential Zone to C3: Service Commercial Zone in order to accommodate the development of a new 3 storey, 60-unit hotel (Traveler Accommodation).

FURTHER INFORMATION MAY BE OBTAINED AT CITY HALL VIA THE PLANNING DEPARTMENT:



City Hall
424 3rd Avenue West
Prince Rupert, BC V8J 1L7
Phone: (250) 627 0996
Email: planning@princerupert.ca

RE: FILE NO. ZBLA21-02



Property Description:

Plan PRP7225, Lot 2, DL 1992, LD14 (no civil address)
Applicant Contact: Daniel MacGregor, B&A Planning Group
dmacgregor@bapg.ca / 403-692-4358
Parm Sandhu, Owner - pbkrj@yahoo.ca / 250 600 3072

Attachment 4

Stakeholder Name	Contact Info	Date	Correspondence
Rick Casey	rcasey@citywest.ca 141 McCaffery Place	02-Jun	Rick, who lives in the area, advised that he is in support of our hotel proposal and he will provide a letter of support for it from him and his mother.
		06-Jun	Support email received.
Christine White, North Coast Transition Society	ed@ncts.ca (250) 627-8959	01-Jun	Letter of support submitted.
Edith Casey	ecasey@citywest.ca 125 McCaffery Place	07-Jun	Support email received.
Terrance Thomas, Prince Rupert Indigenous Housing Society	Suite 101, 1600 Park Avenue	04-Jun	Letter of support submitted.
Kelly McRae	618 11 Avenue East	07-Jun	Form letter of support signed
Grady Hall & Tammy Um	1478 Kay Smith Boulevard	07-Jun	Form letter of support signed
Ronald & Donna German	1604 Kootenay Ave	07-Jun	Form letter of support signed
Trevor Smart & Susan Brown	1612 Kootenay Ave	07-Jun	Form letter of support signed
Jagjit Singh and Simerjeet Kaur	1630 Kootenay Ave	07-Jun	Form letter of support signed
Inderjit Randhawa	1636 Kootenay Ave	07-Jun	Form letter of support signed
Allan Rochon & Kevin Carrigan	606 Ritchie Street	07-Jun	Form letter of support signed
Mamie Lawson	1635 Kootenay Ave	07-Jun	Form letter of support signed
Sanjay Jose & Sussanna Thekkekara	508 Smithers Street	07-Jun	Form letter of support signed
Amilcar Garcia & Maria Najera	1700 Kootenay Ave	07-Jun	Form letter of support signed
John & Lizzie Croft	121 Cade Place	07-Jun	Form letter of support signed
Angeline Burns	109 Cade Place	07-Jun	Form letter of support signed
Jan & Michelle Loroff	101 Cade Place	07-Jun	Form letter of support signed
Gurdip & Harjit Chahal	145 McCaffery Place	07-Jun	Form letter of support signed
Paul & Xiaoying McCann	139 McCaffery Place	07-Jun	Form letter of support signed
Kanji & Teresita Tsumara	1501 Kootenay Ave	07-Jun	Form letter of support signed
Nirmal & Jaswinder Bains	896 Prince Rupert Boulevard	08-Jun	Form letter of support signed
Donald & Catherine Carlson	607 Smithers Street	08-Jun	Form letter of support signed
Arnulfo & Vilma Opena	1600 Kootenay Ave	08-Jun	Form letter of support signed
Christiane Chouinard	1608 Kootenay Ave	08-Jun	Form letter of support signed
George & Hazel Holliston	1629 Kootenay Ave	08-Jun	Form letter of support signed
Matthew Fawcett	105 Cade Place	08-Jun	Form letter of support signed
Clifford Musgrave	105 McCaffery Place	08-Jun	Form letter of support signed



June 1, 2021

City of Prince Rupert Mayor and Council

RE: Prince Rupert Hotel Park Avenue Prince Rupert

Dear Mayor and Council,

We are writing to express support for the building of the Prince Rupert Hotel on Park Avenue. While we fully understand the city decision to have a downtown/midtown revitalization plan, we also believe that the proposed hotel would be a beneficial addition to the area. It would bring diversity and beatification to the neighborhood. Being well situated on a public highway only minutes away by car or walking distance to downtown.

We support Mr. Parm Sandhu's plan and know that he is committed to constructing a building that fits into the neighborhood. He has been a local businessman in the community for 40 years providing employment and supporting the community. We urge you to support Mr. Sandhu's application, as it serves to fill a gap in service created by the loss of hotels in the area, e.g., the former Anchor Inn and Raffles Inn. We believe that the neighborhood and the city would be well served by approving Mr. Sandhu's original plan.

Thank you for considering this letter.

Sincerely,
Christine White
Executive Director
North Coast Transition Society



Prince Rupert Indigenous Housing Society
Suite 101- 1600 Park Avenue
Prince Rupert BC, V8J 4P7

June 04, 2021

**0837318 BC LTD. and
Mr. Parm Sandhu**

And to:

The City of Prince of Rupert

Re: New Hotel Proposed at Park Avenue / Trans Canada Highway

We are in receipt of the recently submitted "Official Community Plan" and the Zoning Plan Bylaw Amendment Application of B & A Planning Group on behalf 0837318 BC Ltd. and Mr. Parm Sandhu. We understand that the application is to re designate the land to its previous commercial land use designation for the development of a hotel property.

The proposed development is not opposed but is rather applauded by the Prince Rupert Indigenous Housing Society in that the proposed development will be an asset to the City of the Prince Rupert and be a much needed improvement to the street scape of Park Avenue. The development will not only add to the aesthetic value to the community in general but will be an added economic stimulus and will create employment opportunities.

We are supportive of the application and trust that the City of Prince Rupert will approve the rezoning and recognize the efforts of Mr. Sandhu and his family who have contributed to the business environment for over 30 years.

Prince Rupert Indigenous Housing Society



Per: Terrance Thomas BSc. PMP

c. the Executive Board

From: [Rick Casey](#)
To: [Daniel MacGregor](#)
Cc: pbrj@yahoo.ca
Subject: Park Ave rezoning application
Date: June 6, 2021 10:58:05 AM

Richard Casey
141 McCaffery Place.

Hello Daniel,

Please let this e-mail serve as showing my support for the rezoning application. Council was aware of your project at the time they moved forward with the change from C3 to RM2. This in my opinion was wrong. The city always said they are ready to work with developers.

Good luck with your rezoning.

Rick Casey

From: ecasey@citywest.ca
To: [Daniel MacGregor; pbkrj@yahoo.ca](mailto:pbkrj@yahoo.ca)
Subject: Park Ave Rezoning Application
Date: June 7, 2021 6:47:32 PM

Edith Casey
125 McCaffery Place
Prince Rupert, BC

Hello

I will support your application to rezone the Park Ave.to C3 as it was prior to the city changing it.

Good luck, the city should not argue the change.

Thank you

Edith Casey

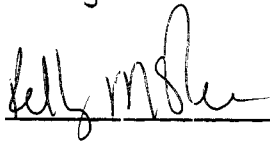
**Letter of support for the proposed
PRINCE RUPERT HOTEL
PARK AVENUE (Application ZBLA21-02)**

We have been made aware of the proposed OCP amendment and rezoning application recently submitted by B&A Planning Group. For a C3 Zone of this parcel of land, in order to accommodate a proposed 3 storey 60-unit hotel (traveler accommodation)

Please be advised that we are in full support of this project, which we believe will be an important investment in the future of Prince Rupert. Filling a need for quality accommodations in an attractive building, which will benefit the community and the City's economy.

We hope the Administration and Council will support this application, in order for this project to proceed as soon as possible.

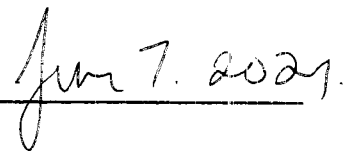
Kelly McRae



NAME

Kelly McRae
618 11th Ave East
Prince Rupert, BC
V8J 2W5
PID: 007-905-823

ADDRESS



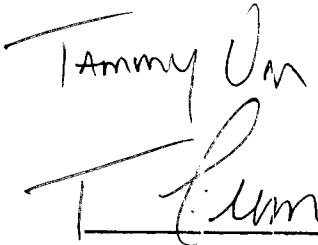
DATE

**Letter of support for the proposed
PRINCE RUPERT HOTEL
PARK AVENUE (Application ZBLA21-02)**

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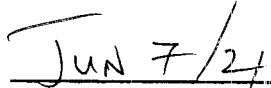
We hope the Administration and Council will support this application, in order for this project to proceed as soon as possible.



NAME

Grady Hall & Tammy Um
1478 Kay Smith Boulevard
Prince Rupert, BC
V8J 2E6
PID: 008-258-465

ADDRESS



DATE

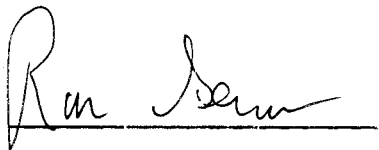
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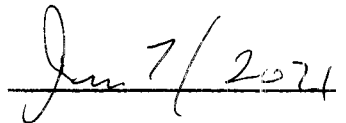
RON GERMAN



NAME

Ronald and Donna German
1604 Kootenay Ave
Prince Rupert, BC
V8J 2A8
PID: 010-452-702

ADDRESS



DATE

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PRINCE RUPERT HOTEL
PARK AVENUE (Application ZBLA21-02)**

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<u>Susan Lana Brown</u> <u>S. L. L.</u>	<u>Trevor Smart & Susan Brown 1612 Kootenay Ave Prince Rupert, BC V8J 2A8 PID: 010-452-729</u>	<u>June 7 / 2021</u>
NAME	ADDRESS	DATE

**Letter of support for the proposed
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PARK AVENUE (Application ZBLA21-02)**

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JAGJIT SINGH



Jagjit Singh and Simerjeet Kaur
1630 Kootenay Ave
Prince Rupert, BC
V8J 2A8
PID: 008-109-320

June 07/2021

NAME

ADDRESS

DATE

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INDERJIT GILL

Inderjit

Inderjit Randhawa
1636 Kootenay Ave
Prince Rupert, BC
V8J 2A8
PID: 005-690-838

JN 7/2021

NAME

ADDRESS

DATE

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N. Rochon



NAME

Allan Rochon & Kevin Carrigan
606 Ritchie Street
Prince Rupert, BC
V8J 3N5
PID: 010-453-407

ADDRESS

June 7th 21

DATE

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PARK AVENUE (Application ZBLA21-02)**

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<u>D. Hughes</u> <u>D. Hughes</u>	<u>Mamie Lawson 1635 Kootenay Avenue Prince Rupert, BC V8J 3T3 PID: 010-453-130</u>	<u>June 7/21</u>
NAME	ADDRESS	DATE

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PARK AVENUE (Application ZBLA21-02)**

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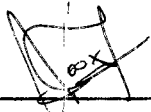
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SANJAY KURIAN JOSE

Sanjay Jose & Sussanna Thekkekara
508 Smithers Street
Prince Rupert, BC
V8J 3V8
PID: 008-258-257

JUNE 7th 2021



NAME

ADDRESS

DATE

**Letter of support for the proposed
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PARK AVENUE (Application ZBLA21-02)**

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SAUL GARCIA



Amilcar Garcia & Maria Najera
1700 Kootenay Ave
Prince Rupert, BC
V8J 3S7
PID: 007-526-342

JUNE 7 / 2021

NAME

ADDRESS

DATE

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John and Lizette Croft
121 Cade Place
Prince Rupert, BC
V8J 3S6
PID: 010-453-172

JOHN CROFT

7 June 2021

NAME

[Handwritten signature]

ADDRESS

DATE

**Letter of support for the proposed
PRINCE RUPERT HOTEL
PARK AVENUE (Application ZBLA21-02)**

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A. Burns

ABurns

NAME

Angeline ~~McGovern~~ Burns
109 Cade Place
Prince Rupert, BC
V8J 3S6
PID: 010-453-202

ADDRESS

June 7/21

DATE

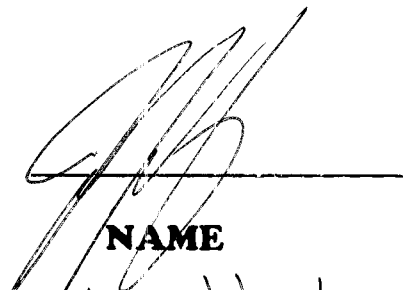
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Jan Loroff



NAME
Michelle Loroff
Michelle Loroff

Jan and Michelle Loroff
101 Cade Place
Prince Rupert, BC
V8J 3S6
PID: 010-453-253

ADDRESS

June 7 / 21

DATE

**Letter of support for the proposed
PRINCE RUPERT HOTEL
PARK AVENUE (Application ZBLA21-02)**

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GURDIP CHAHAL

Gurdip and Harjit Chahal
145 McCaffery Place
Prince Rupert, BC
V8J 3T8
PID: 004-467-892

50465 7/2021

Gurdip Chahal

NAME

ADDRESS

DATE

**Letter of support for the proposed
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Paul McCann

Paul and Xiaoying McCann
139 McCaffery Place
Prince Rupert, BC
V8J 3T8
PID: 010-453-270

Paul McCann

JN 7/2021

NAME

ADDRESS

DATE

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Terese
TERESITA TUMARA

Kanji & Teresita Tsumara
1501 Kootenay Ave
Prince Rupert, BC
V8J 2A7
PID: 010-453-393

JN 7/2021

NAME

ADDRESS

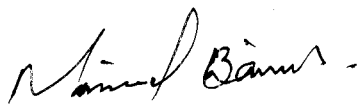
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NIRMAL SINGH BAINS


Nirmal and Jaswinder Bains
896 Prince Rupert Boulevard
Prince Rupert, BC
V8J 4H5
PID: 010-452-818

JUNE 8/21

NAME

ADDRESS

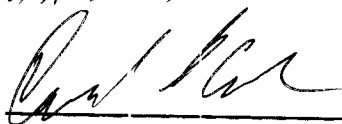
DATE

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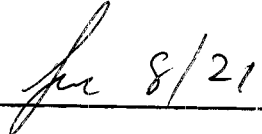
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Donald and Catherine Carlson


Donald and Catherine Carlson
607 Smithers Street
Prince Rupert, BC
V8J 3N8
PID: 010-453-113

for 8/21


NAME

ADDRESS

DATE

**Letter of support for the proposed
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<u>Vilma Opena</u> <u>UOpena</u>	<u>Arnulfo & Vilma Opena</u> <u>1600 Kootenay Ave</u> <u>Prince Rupert, BC</u> <u>V8J 2A8</u> <u>PID: 010-452-699</u>	<u>08 June 2021</u>
NAME	ADDRESS	DATE

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Christiane Chouinard
1608 Kootenay Ave
Prince Rupert, BC
V8J 2A8
PID: 004-767-365

Christiane Chouinard

NAME

1608 Kootenay Ave
ADDRESS

June 18/21

DATE

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GEORGE HOLLISTON



George and Hazel Holliston
1629 Kootenay Ave
Prince Rupert, BC
V8J 3T3
PID: 010-453-164

JN 8/2021

NAME

ADDRESS

DATE

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PARK AVENUE (Application ZBLA21-02)**

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Matthew Fawcett
105 Cade Place
Prince Rupert, BC
V8J 3S6
PID: 010-453-237

NAME

ADDRESS

DATE

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Clifford Musgrave
105 McCaffery Place
Prince Rupert, BC
V8J 3T8
PID: 010-453-385

Clifford Musgrave

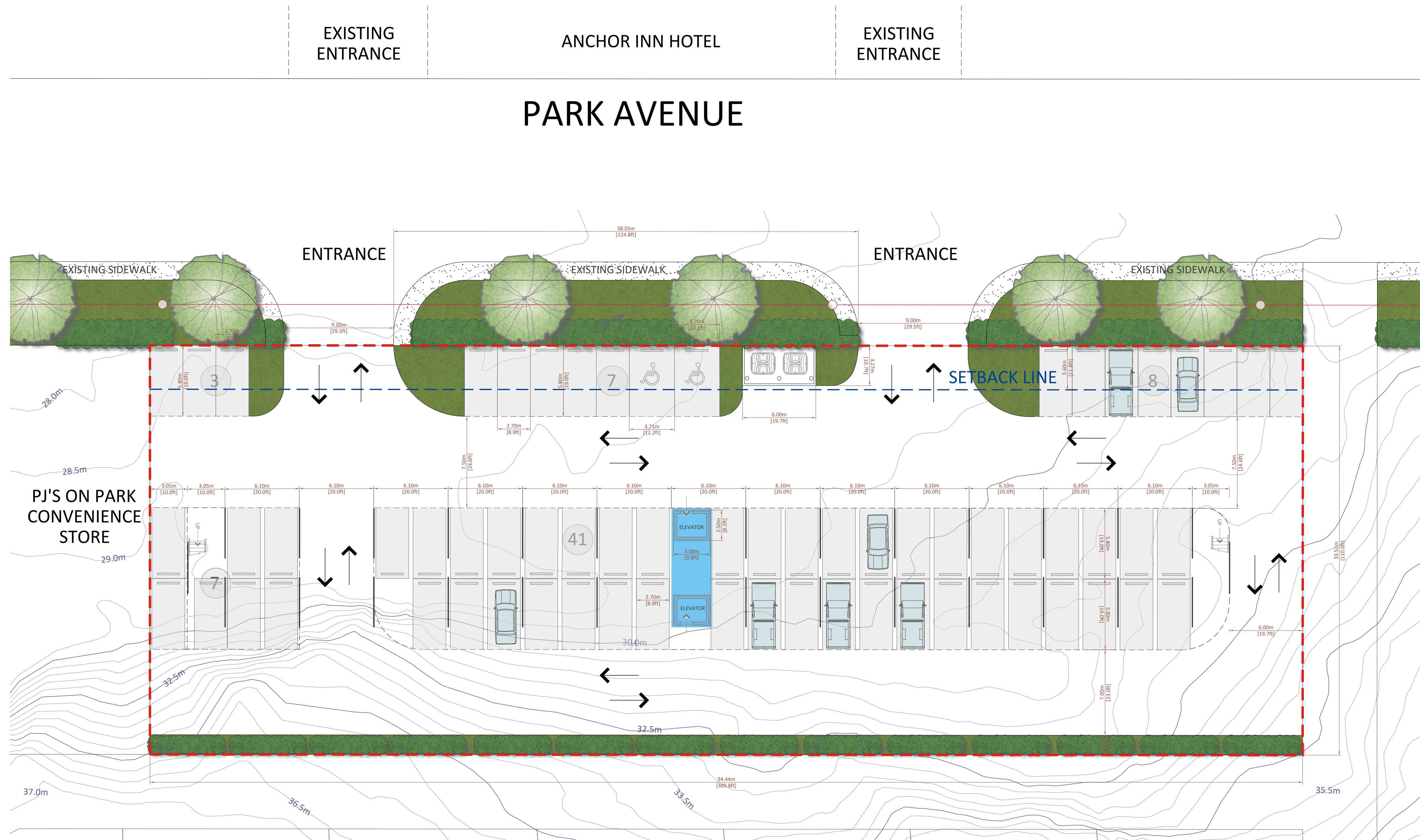
06/08/21



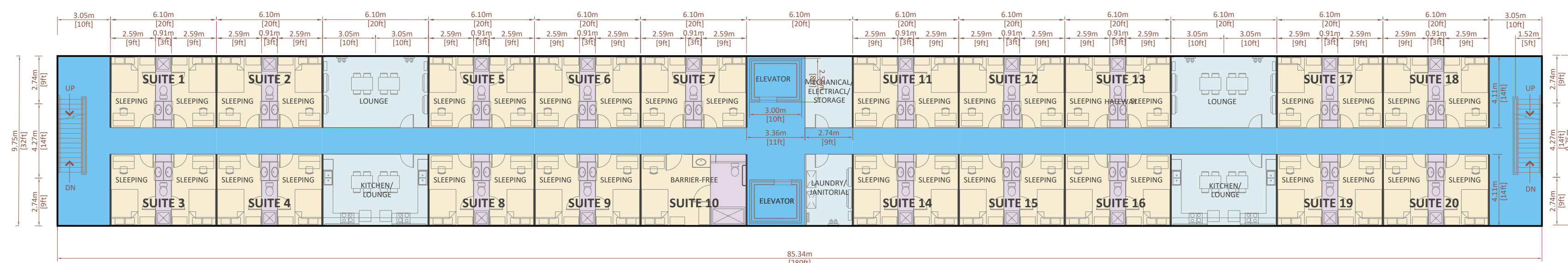
NAME

ADDRESS

DATE



SITE PLAN & MAIN FLOOR PLAN



TYPICAL FLOOR (40 units/ level)



CONTEXT MAP



Site Area	3166 sqm	
	0.32HA	0.78AC
Building		
Total Building Floor Area	2,496 sqm	
Footprint Area	832 sqm	
Building Coverage	26%	
Storeys	3	
FAR	0.79	
Units		
Main Floor	20 units	
2nd Floor	20 units	
3rd Floor	20 units	
Total	60 units	
Parking Required		
Parking Required	60 stalls	
Parking Provided	66 stalls	110%

legend:

- Site Boundary
- Existing Light Poles
- Existing Sidewalk
- Building Setback Line
- Proposed Shrubs
- Proposed Green Space



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

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 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	dd-mm-yyyy	--
2		
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8		
9		

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: May 06, 2021

project:

Prince Rupert Hotel

sheet title:

Site Layout

exhibit no.:

1.0

May 06, 2021 - 11:03am W:\2007-16 George Farm 2020\2025\01 Technical Production\01.1 Aerial\01\007-16_Site Plan_Schedule_Ar.dwg 2021.dwg Legend concept A.dwg



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

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 LOC: --

file info:
 project no.: #2007-16
 drawn by: TZ
 current date: May 06, 2021

project:
 Prince Rupert
 Hotel

sheet title:
**Site Layout &
 Elevation Plan**

exhibit no.:
2.0



SITE PLAN & BUILDING FOOTPRINT PLAN



1:200



ELEVATION PLAN 1:200

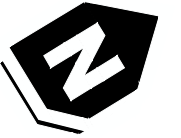
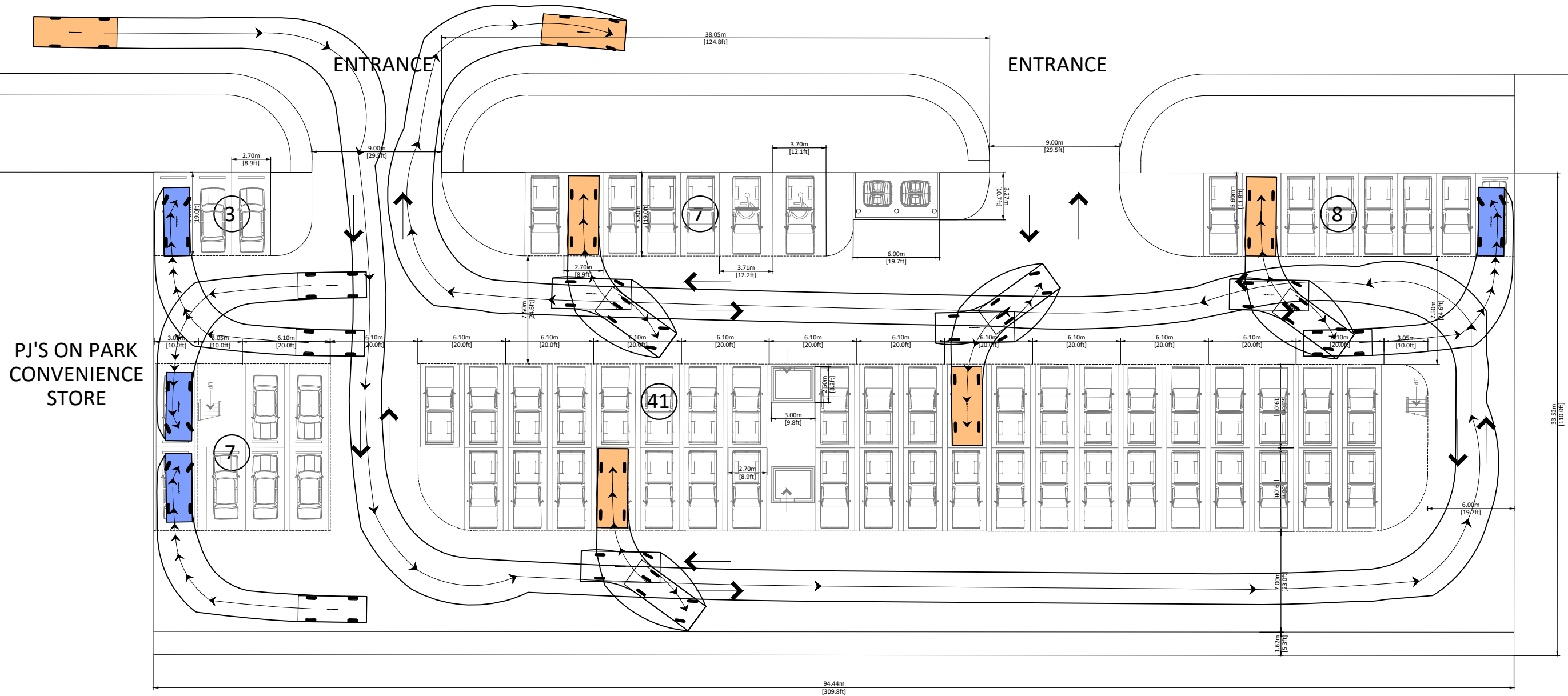
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EXISTING
ENTRANCE

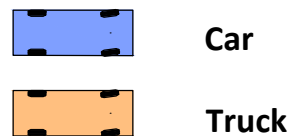
ANCHOR INN HOTEL

EXISTING
ENTRANCE

PARK AVENUE



1:300

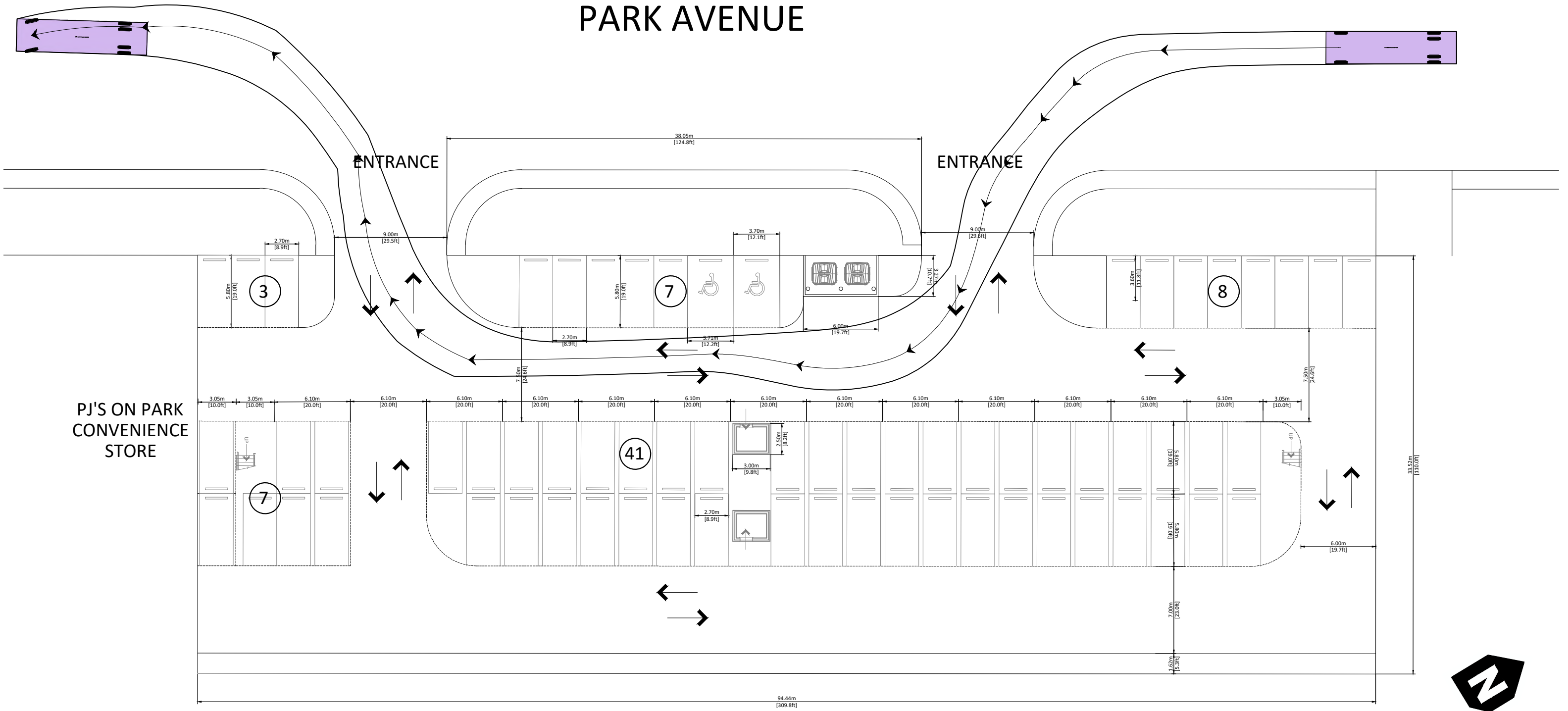


EXISTING
ENTRANCE

ANCHOR INN HOTEL

EXISTING
ENTRANCE

PARK AVENUE



1:300

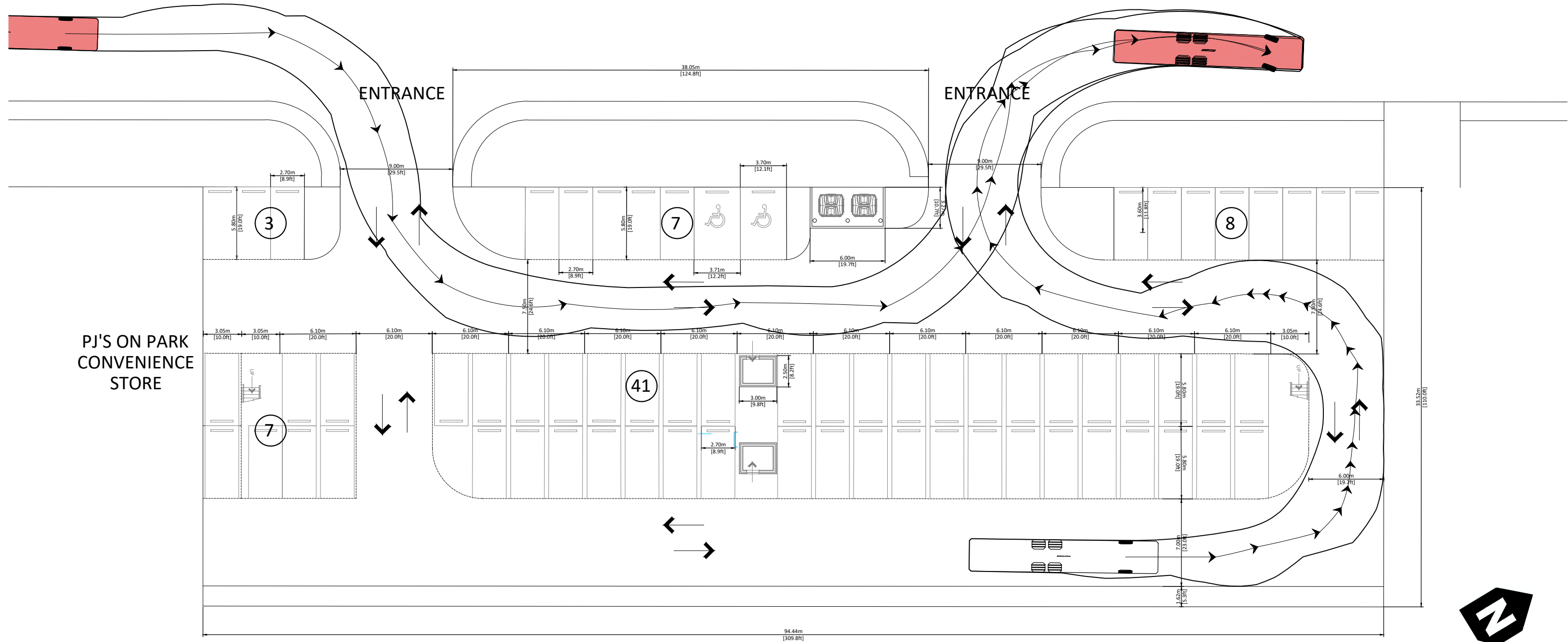


EXISTING
ENTRANCE

ANCHOR INN HOTEL

EXISTING
ENTRANCE

PARK AVENUE



1:300



CITY OF PRINCE RUPERT

RECREATION FEES AND CHARGES AMENDMENT BYLAW NO. 3474, 2021

BEING A BYLAW TO AMEND THE RECREATION FEES AND CHARGES BYLAW
NO. 3395, 2016

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

THAT the Recreation Fees and Charges Bylaw No. 3395, 2016 be amended as follows:

1. THAT section 2.2.7 of Schedule “A” – Definitions be amended as follows:
 - 2.2.7 Family admission rates apply to groups of more than one and no more than 6 individuals, at least one of whom is an adult who attend the recreation facilities together.
2. THAT the fees and charges set out in Schedule “B” in regard to the Space Rental sections 7.0, 8.0, 9.0 be capped at a maximum of 5% increase of the 2015 rates.
3. This Bylaw shall be sited for all purposes as the “**Recreation Fees and Charges Amendment Bylaw No. 3474, 2021.**”

Read a First time this ____ day of _____, 2021.

Read a Second time this ____ day of _____, 2021.

Read a Third time this this ____ day of _____, 2021.

Final Consideration and Adopted this ____ day of _____, 2021.

Mayor

Corporate Administrator

SCHEDULE “A”—DEFINITIONS

1.0 Policy Interpretations

- 1.1 Where there is an established rental fee, no group or individual will be entitled to use the facility without charge.
- 1.2 Normal operating hours are the hours and days that recreation facilities are scheduled to be open for public access.
- 1.3 All Recreation Rates are subject to the Goods and Services Tax (GST) and Provincial Sales Tax (PST) where applicable.

2.0 The City of Prince Rupert’s Recreation Department Drop-In Access

Drop-In Use is a use characterized by a person or group of persons deciding on a use by use basis to attend a public session at a recreation facility where the public or a subset of the public is welcome to attend.

All Drop-In users will abide by all applicable facility rules and regulations.

2.1 Drop-In Admissions Modes of Facility Use

- 2.1.1 **Shower Drop-In Admission** rate users are entitled to access only the appropriate change room and all change room amenities at the Earl Mah Aquatic Centre for the purpose of showering for a maximum duration of 30 consecutive minutes from time of purchase.
- 2.1.2 **Single Drop-In Admission** rate users are entitled to access facilities throughout the Recreation Complex during normal operating hours, excluding rental rooms and facilities that are in use/reserved by rental users or program users, for a maximum duration of three consecutive hours from time of purchase.
- 2.1.3 **Daily Drop-In Admission** rate users are entitled to access facilities throughout the Recreation Complex during normal operating hours, excluding rental rooms and facilities that are in use/reserved by rental users or program users, on the calendar day of purchase.
- 2.1.4 **Casual Gymnasium Drop-In Admission** rate users are entitled to access to the designated gymnasium/auditorium space at the Jim Ciccone Civic Centre for the duration of the designated Casual Gym Drop-In timeframe.
- 2.1.5 **Economy Ticket Drop-In Admission** rate users are entitled to 1 single drop-in admission per ticket.
- 2.1.6 **Pass Holder Drop-In Admission** rate users are entitled to unlimited access to facilities throughout the Recreation Complex during normal

operating hours, excluding rental rooms and facilities that are in use/reserved by rental users or program users, for the period of their pass-term (1,3,6, or 12 months) commencing at time of purchase.

2.2 Drop-In Categories of User Groups

- 2.2.1 **Tot** admission rates apply to individuals one year of age or under (Free).
- 2.2.2 **Child** admission rates apply to individuals 2 - 12 years of age inclusive.
- 2.2.3 **Youth** admission rates apply to individuals 13 - 18 years of age inclusive.
- 2.2.4 **Post-Secondary Student** admission rates apply to individuals who are 19 years of age or over, and are registered as full-time students at an accredited institution. Valid student identification is required.
- 2.2.5 **Adult** admission rates apply to individuals 19 - 59 years of age inclusive.
- 2.2.6 **Senior** admission rates apply to individuals 60 years of age or over. Proof of age may be required.
- 2.2.7 **Family** admission rates apply to groups of more than one and no more than 6 individuals, at least one of whom is, and no more than two of whom are adults, who attend recreation facilities together.
- 2.2.8 **Additional Family Member** admission rates apply to individuals who attend recreation facilities with a Family, but are beyond the inclusive 6 within the family admission rate.
- 2.2.9 **Therapy** user rates apply to individuals that have a medical note from a licensed health practitioner prescribing activity, for medical or health purposes, which requires the use of recreation facilities.
- 2.2.10 **Caregiver** user rates (free of charge) apply to any individual whose accompaniment is necessary for another individual or group to access or fully utilize recreation facilities, excluding guardian supervision requirements.
- 2.2.11 **Employee** user rates apply to any individual that is a permanent employee of the City of Prince Rupert, Prince Rupert Library, or CityWest. Proof of employment is required.

3.0 The City of Prince Rupert's Recreation Department Rental Access

Rental Use is a use characterized by an individual or group renting recreational facility space and/or equipment through a rental contract process and then controlling the uses and the users of that space during the period of rental.

- 3.1** All renters must sign an Agreement to License City Facilities Contract and will adhere to the conditions of the contract. Bookings can be made on a tentative basis, but cannot be confirmed until such contract is signed.
- 3.2** A minimum of 14 days is required for notice of cancellation for all facility rentals in order to be eligible for a refund.
- 3.3** The City of Prince Rupert reserves the right to require a damage deposit.
- 3.4** The renter will not exceed the maximum capacity of the facility.
- 3.5** The renter is responsible for ensuring the facility is vacated at the end of the scheduled booking.
- 3.6** Rental fees and charges include the supply of permanent equipment in the particular premises to be used, during normal operating hours. A charge may be levied to offset the cost of set up, take down, or the provision of additional furnishings and equipment required for special set ups.
- 3.7** Additional charges may be applied to facility rentals in the event of food or music service to offset costs associated with food licensing or SOCAN fees.
- 3.8** If liquor is to be served at a City facility, the renter must acquire a Special Occasions License, and will adhere to the conditions of such license. Liquor service must be requested and approved prior to signing an Agreement to License City Facilities Contract. Approval will be granted by the Director of Recreation and Community Services or a designated officer.
- 3.9** Entrance to or use of facilities outside of normal operating hours for activities such as event set up, take down, etc. must be requested and approved prior to signing an Agreement to License City Facilities Contract. Approval will be granted by the Director of Recreation and Community Services or a designated officer.
- 3.10** When a renter requires a facility to be closed to public use for any period preceding and/or following the actual date of event, there will be a charge to offset supervision costs.
- 3.11** A damage/security deposit will be taken for event rentals taking place within the following spaces:
 1. Earl Mah Aquatic Center Full facility or Viewing area
 2. Russel Gamble Gymnasium
 3. Civic Auditorium
 4. Arena

Deposits will not be taken for sport organizations regular rentals, but all other rentals will require deposit to confirm booking. Any refundable portion will be returned within 3 weeks of booking with an itemized list of any deductions.

4.0 Aquatic Centre Rentals

Aquatic Centre rentals relate to the use of the aquatic facilities in the Earl Mah Aquatic Centre

4.1 Aquatic Centre Rental Modes of Use

- 4.1.1 Single Lane** rental users are entitled to the exclusive use of one 25 metre swim lane in the Aquatic Centre, as determined by Aquatic Centre Management, for the duration of a one hour period during normal operating hours.
- 4.1.2 Shallow** rental users are entitled to the exclusive use of the shallow portion of the main pool in the Aquatic Centre for the duration of a one hour period during, normal operating hours. The shallow portion is defined by the edge of the deep tank that is closest to the change rooms (approximately 15m x 15m). This excludes the deep tank and the deep portion of the main pool.
- 4.1.3 Deep** rental users are entitled to the exclusive use of the deep portion of the main pool in the Aquatic Centre for the duration of a one hour period, during normal operating hours. The deep portion is defined by the edge of the deep tank that is closest to the change rooms (approximately 10m x 15m). This excludes the deep tank and the shallow portion of the main pool.
- 4.1.4 Deep Tank** rental users are entitled to the exclusive use of the deep tank in the main pool in the Aquatic Centre for the duration of a one hour period, during normal operating hours. The deep tank is defined as the main pool area with a depth greater than 1.5m (approximately 10m x 10m). This excludes the deep portion and the shallow portion of the main pool.
- 4.1.5 Shallow L** rental users are entitled to the exclusive use of the shallow portion, plus one 25m lane extending through the deep tank and deep portion of the main pool in the Aquatic Centre for the duration of a one hour period, during normal operating hours.
- 4.1.6 Deep L** rental users are entitled to the exclusive use of the deep tank, plus one 25m lane extending through the shallow portion and deep portion of the main pool in the Aquatic Centre for the duration of a one hour period, during normal operating hours.
- 4.1.7 Shallow End** rental users are entitled to the exclusive use of the shallow end of the main pool in the Aquatic Centre for the duration of a one hour period, during normal operating hours. The shallow end includes the

shallow portion and the deep portion of the main pool (approximately 25m x 15m), but excludes the deep tank.

4.1.8 Main Pool rental users are entitled to the exclusive use of the entire main pool in the Aquatic Centre for the duration of a one hour period, during normal operating hours. This does not include the Tot Pool, Hot Tub, or Saunas.

4.1.9 Facility rental users are entitled to the exclusive use of the entire Aquatic Centre facility, excluding the Fitness Centre, for the duration of a one hour period during normal operating hours.

4.2 Aquatic Centre Rental User Groups

4.2.1 Minor Organizations rental rates apply to renters that are non-profit organization, which is organized and operated for the primary purpose of providing individuals with sport, recreation, and social activities, and whose membership is comprised of individuals of which at least 75% are 18 years of age or under, or a school group from a recognized primary or secondary institution.

4.2.2 General Public rental rates apply to all renters that do not meet the criteria of Clubs, or Commercial renters.

4.2.3 Commercial rental rates apply to individuals, companies, or organizations engaged in the pursuit of business for profit through the use of Recreation facilities.

4.2.4 Tournament/Competition rental rates apply to organizations that meet the Clubs qualifications and are renting the facility for the purpose of hosting an event where the primary intention is sport and recreation competition, and the primary intention is not earning profit.

5.0 Arena Rentals

Arena rentals relate to the use of the Jim Ciccone Civic Centre Arena

5.1 Arena Rental Modes of Use

5.1.1 Prime time rental users are entitled to exclusive use of the Jim Ciccone Civic Centre Arena surface for the duration of a one hour period between the Prime hours as represented in the table below.

5.1.2 Non-Prime time rental users are entitled to exclusive use of the Jim Ciccone Civic Centre Arena surface for the duration of a one hour period during the Non-prime hours as represented in the table below.

	Monday - Friday	Saturday - Sunday
Prime	4pm – 11:59pm	8am – 11:59pm
Non-Prime	12am – 3:59pm	12am – 7:59am

5.1.3 Dry floor rental users are entitled to exclusive use of the Jim Ciccone Civic Centre Arena, while absent of ice, for the duration of a one hour period.

5.2 Arena Rental User Groups

5.2.1 Minor Organizations rental rates apply to renters that are non-profit organization, which is organized and operated for the primary purpose of providing individuals with sport, recreation, and social activities, and whose membership is comprised of individuals of which at least 75% are 18 years of age or under, or a school group from a recognized primary or secondary institution.

5.2.2 Youth rental rates apply to renters where at least 75% of the intended users are 18 years of age or under, and do not meet the Minor Organizations criteria.

5.2.3 Adult rental rates apply to all renters that do not meet the criteria of Minor Organizations, Youth, or Commercial renters.

5.2.4 Commercial rental rates apply to individuals, companies, or organizations engaged in the pursuit of business for profit through the use of recreation facilities.

5.2.5 Local Events rental rates apply to individuals, companies, or organizations with a permanent address within the municipal boundaries of the City of Prince Rupert, and who require use of the Jim Ciccone Civic Centre Arena surface for a full-day event. A full-day event includes access to the facility during regular operating hours, and excludes other potential users from accessing the facility, for a 24 hour period. Additional fees may be levied for facility access outside of regular operating hours.

5.2.6 External Events rental rates apply to individuals, companies, or organizations without a permanent address within the municipal boundaries of the City of Prince Rupert, and who require use of the Jim Ciccone Civic Centre Arena surface for a full-day event. A full-day event includes access to the facility during regular operating hours, and excludes other potential users from accessing the facility, for a 24 hour period. Additional fees may be levied for facility access outside of regular operating hours.

6.0 Field Rentals

Field rentals relate to the use of the Roosevelt Park, Patullo Field, Charles Hays Field, Ladies' Ball Diamond, Chris Maguire Field.

6.1 Field Rental Modes of Use

6.1.1 Practice/Game rental rates apply to renters that are using the facilities for the primary purpose of providing individuals with sport, recreation, and social activities, and are doing such for the duration of a singular practice or game.

6.1.2 Tournament rental rates apply to organizations that are renting the facility for the purpose of hosting an event where the primary intention is sport and recreation competition, and the primary intention is not earning profit.

6.2 Field Rental User Groups

6.2.1 Youth rental rates apply to renters when at least 75% of the intended users are 18 years of age or under.

6.2.2 Adult rental rates apply to renters when less than 75% of the intended users are 18 years of age or under.

7.0 Space Rentals

Space rentals relate to the use of rental space throughout the Recreation Complex.

7.1 Space Rental Modes of Use

7.1.1 Hourly rental users are entitled to exclusive use of the specified rental space for the duration of a one hour period. Hourly rental space is priced according to the space size (ft²).

7.1.2 Daily rental users are entitled to exclusive use of the specified rental space for the duration of a 24 hour period, which includes access to the facility during regular operating hours, and excludes other potential users from accessing the facility. Apart from parking lot rentals, additional fees may be levied for complex access outside of regular operating hours.

7.1.3 Seasonal rental users are entitled to exclusive use of locker space in the arena for the duration of a period determined to be a "season" by Recreation Management.

7.1.4 Annual rental users are entitled to exclusive use of the specified rental space for the duration of a 365 day period, which includes access to the facility during regular operating hours, and excludes other potential users from accessing the facility.

7.2 Space Rental User Groups

7.2.1 Non-Profit/Public rental rates apply to renters who are not engaged in the pursuit of business for profit through the use of Recreation facilities.

7.2.2 Commercial rental rates apply to individuals, companies, or organizations engaged in the pursuit of business for profit through the use of Recreation facilities.

8.0 Equipment Rentals

Equipment rentals relate to the use of equipment throughout the Recreation Complex. Additional equipment rentals are available in Schedule C of this bylaw.

8.1 Equipment Rental Modes of Use

8.1.1 Gymnasium Floor Covering (Half) rental users are entitled to the use of this equipment, which covers half of the gymnasium (extending to the half-gym curtain), for the duration of a 24 hour period, which can be accessed during normal operating hours.

8.1.2 Gymnasium Floor Covering (Full) rental users are entitled to the use of this equipment, which covers the entire gymnasium, for the duration of a 24 hour period, which can be accessed during normal operating hours.

8.1.3 Stage rental users are entitled to the use of this equipment, which is rented on a per panel (4ft x 6ft) basis, for the duration of a 24 hour period, which can be accessed during normal operating hours

8.2 Equipment Rental User Groups

8.2.1 Non-Profit/Public rental rates apply to renters who are not engaged in the pursuit of business for profit through the use of Recreation facilities.

8.2.2 Commercial rental rates apply to individuals, companies, or organizations engaged in the pursuit of business for profit through the use of Recreation facilities.

SCHEDULE "B"—RECREATION FEES AND CHARGES

1. ADMISSIONS						
1.1 Single Drop-in Admission - All Facilities (3 hrs)	2021	2022	2023	2024	2025	2026
Child (no GST)	\$2.95	\$3.10	\$3.25	\$3.42	\$3.59	\$3.76
Youth, Senior, Post-Secondary	\$3.49	\$3.66	\$3.84	\$4.04	\$4.24	\$4.45
Adult	\$5.40	\$5.67	\$5.95	\$6.25	\$6.56	\$6.89
Family (max. 6)	\$14.47	\$15.19	\$15.95	\$16.75	\$17.59	\$18.47
Additional family member	\$1.34	\$1.41	\$1.48	\$1.56	\$1.64	\$1.72
Therapy (Medical Note Required)	\$4.80	\$5.04	\$5.29	\$5.55	\$5.83	\$6.12
Shower	\$3.19	\$3.35	\$3.52	\$3.70	\$3.88	\$4.07
1.2 Casual Drop-in	2021	2022	2023	2024	2025	2026
Child (no GST)	\$2.04	2.14	\$2.25	\$2.36	\$2.48	\$2.60
Youth, Senior, Post-Secondary	\$3.27	\$3.43	\$3.60	\$3.78	\$3.97	\$4.17
Adult	\$5.03	\$5.28	\$5.55	\$5.82	\$6.11	\$6.42
1.3 Daily Drop-in Admission - All Facilities (all day)	2021	2022	2023	2024	2025	2026
Child (no GST)	\$8.84	\$9.28	9.75	\$10.23	\$10.75	\$11.28
Youth, Senior, Post-Secondary	\$10.45	\$10.97	\$11.52	\$12.10	\$12.70	\$13.33
Adult	\$21.71	\$22.80	\$23.94	\$25.14	\$26.39	\$27.71
Family (max 6)	\$43.42	\$45.59	\$47.87	\$50.26	\$52.78	\$55.42
Additional family member	\$4.02	\$4.22	\$4.43	\$4.66	\$4.89	\$5.13
Therapy (Medical Note Required)	\$14.40	\$15.16	\$15.87	\$16.66	\$17.50	\$18.37
1.4 10 Tickets	2021	2022	2023	2024	2025	2026
Child (no GST)	\$25.06	\$26.32	\$27.63	\$29.01	\$30.46	\$31.99
Youth, Senior, Post-Secondary	\$29.62	\$31.10	\$32.66	\$34.29	\$36.00	\$37.80

Adult	\$61.51	\$64.58	\$67.81	\$71.20	\$74.76	\$78.50
Family (max 6)	\$123.02	\$129.17	\$135.63	\$142.41	\$149.53	\$157.01
Additional Family Members	\$12.60	\$13.23	\$12.89	\$14.59	\$15.32	\$16.08
Therapy (Medical Note Required)	\$40.85	\$42.89	\$45.04	\$47.29	\$49.65	\$52.14

2. ADMISSIONS						
2.1 20 Tickets	2021	2022	2023	2024	2025	2026
Child (no GST)	\$47.18	\$49.54	\$52.01	\$54.61	\$57.34	\$60.21
Youth, Senior, Post-Secondary	\$55.74	\$58.53	\$61.46	\$64.53	\$67.76	\$71.15
Adult	\$115.78	\$121.57	\$127.65	\$134.03	\$140.74	\$147.77
Family (max 6)	\$231.57	\$243.15	\$255.30	\$268.07	\$281.47	\$295.54
Additional Family Members	\$23.58	\$24.76	\$26.00	\$27.30	\$28.67	\$30.10
Therapy	\$76.87	\$80.71	\$84.75	\$88.99	\$93.44	\$98.11
2.2 1 month membership	2021	2022	2023	2024	2025	2026
Child (no GST)	\$29.48	\$30.96	\$32.51	\$34.13	\$35.84	\$37.63
Youth, Senior, Post-Secondary	\$34.84	\$36.58	\$38.41	\$40.33	\$42.35	\$44.46
Adult	\$72.37	\$75.99	\$79.79	\$83.78	\$87.97	\$92.36
Family	\$144.73	\$151.97	\$159.57	\$167.55	\$175.92	\$184.72
Additional Family Members	\$14.74	\$15.48	\$16.25	\$17.07	\$17.92	\$18.81
Therapy	\$47.97	\$50.37	\$52.89	\$55.53	\$58.31	\$61.23
2.3 3 month membership	2021	2022	2023	2024	2025	2026
Child (no GST)	\$79.66	\$83.65	\$87.83	\$92.22	\$96.83	\$101.67
Youth, Senior, Post-Secondary	\$94.07	\$98.77	\$103.71	\$108.90	\$114.34	\$120.06
Adult	\$195.38	\$205.15	\$215.41	\$226.18	\$237.49	\$249.36
Family (max 6)	\$390.77	\$410.31	\$430.82	\$452.36	\$474.98	\$498.73
Additional Family Members	\$39.81	\$41.80	\$43.86	\$46.08	\$48.39	\$50.80
Therapy (Medical Note Required)	\$129.54	\$136.02	\$142.82	\$149.96	\$157.45	\$165.33

3. ADMISSIONS						
3.1 6 month membership	2021	2022	2023	2024	2025	2026
Child (no GST)	\$155.66	\$163.45	\$171.62	\$180.20	\$189.21	\$198.67
Youth, Senior, Post-Secondary	N/A	\$183.97	\$193.17	\$202.83	\$212.97	\$223.62
Adult	N/A	\$382.08	\$401.19	\$421.25	\$442.31	\$464.43
Family (max 6)	N/A	\$764.18	\$802.39	\$842.51	\$884.63	\$928.86
Additional Family Members	N/A	\$77.84	\$81.73	\$85.81	\$90.11	\$94.61
Therapy (Medical Note Required)	N/A	\$253.31	\$265.98	\$279.28	\$293.24	\$307.90
3.2 Annual membership	2021	2022	2023	2024	2025	2026
Child (no GST)	\$283.03	\$297.18	\$312.04	\$327.64	\$344.02	\$361.22
Youth, Senior, Post-Secondary	\$334.49	\$351.21	\$368.77	\$387.21	\$406.57	\$426.90
Adult	\$694.70	\$729.44	\$765.91	\$804.20	\$844.41	\$886.63
Family (max 6)	\$1389.41	\$1458.88	\$1531.83	\$1608.42	\$1688.84	\$1773.28
Additional Family Members	\$141.53	\$148.61	\$156.04	\$163.84	\$172.03	\$180.63
Therapy (Medical Note Required)	\$460.56	\$483.59	\$507.77	\$533.16	\$559.82	\$587.81
Employees	\$168.46	\$176.89	\$185.73	\$195.02	\$204.77	\$215.00

4. RENTALS - AQUATIC CENTRE						
4.1 Minor Sport and Schools	2021	2022	2023	2024	2025	2026
1 Lane	\$7.75	\$81.14	\$8.54	\$8.97	\$9.42	\$9.89
Shallow	\$46.47	\$48.80	\$51.24	\$53.80	\$56.49	\$59.31
Deep	\$30.99	\$32.54	\$34.16	\$35.87	\$37.66	\$39.55
Deep Tank	\$17.35	\$18.22	\$19.13	\$20.08	\$21.09	\$22.14
Shallow End	\$33.46	\$35.13	\$36.89	\$38.73	\$40.67	\$42.70
Main Pool Only	\$63.83	\$67.02	\$70.37	\$73.89	\$77.58	\$81.46
Facility	\$82.97	\$87.12	\$91.48	\$96.05	\$100.85	\$105.89

4.2 General Public and Post-Secondary	2021	2022	2023	2024	2025	2026
Per Lane	\$10.32	\$10.84	\$11.38	\$11.95	\$12.55	\$13.18
Shared Pool	\$61.91	\$65.00	\$68.25	\$71.66	\$75.24	\$79.00
Deep Tank	\$23.11	\$24.27	\$25.48	\$26.75	\$28.09	\$29.49
Shallow End	\$44.57	\$46.80	\$49.14	\$51.60	\$54.18	\$56.89
Main Pool Only	85.03	\$89.28	\$93.74	\$98.43	\$103.35	\$108.52
Facility	\$110.53	\$116.06	\$121.86	\$127.95	\$134.35	\$141.07
4.3 Commercial	2021	2022	2023	2024	2025	2026
1 Lane	\$15.48	\$16.25	\$17.06	\$17.91	\$18.81	\$19.75
Shallow L	\$92.87	\$97.51	\$102.39	\$107.51	\$112.89	\$118.53
Deep L	\$61.91	\$65.01	\$68.26	\$71.67	\$75.25	\$79.01
Deep Tank	\$34.67	\$36.40	\$38.22	\$40.13	\$42.14	\$44.25
Shallow End	\$66.86	\$70.20	\$73.71	\$77.40	\$81.27	\$85.33
Main Pool Only	\$127.54	\$133.92	\$140.62	\$147.65	\$155.03	\$162.78
Facility	\$165.81	\$174.10	\$182.80	\$191.94	\$201.54	\$211.62
4.4 Competitions	2021	2022	2023	2024	2025	2026
Facility Hourly Rate	\$58.97	\$61.92	\$65.02	\$68.27	\$71.68	\$75.26

5. RENTALS - ARENA						
5.1 Ice	2021	2022	2023	2024	2025	2026
Youth Non-Prime	\$69.17	\$72.63	\$76.26	\$80.07	\$84.07	\$88.27
Youth Prime	\$103.76	\$108.95	\$114.40	\$120.12	\$126.13	\$132.44
Adult Non-Prime	\$180.42	\$189.44	\$198.91	\$208.86	\$219.30	\$230.27
Adult Prime	\$270.63	\$284.16	\$298.37	\$313.29	\$328.95	\$345.40
Commercial Non-Prime	\$216.50	\$227.33	\$238.70	\$250.64	\$263.17	\$276.34

Commercial Prime	\$324.75	\$340.99	\$358.04	\$375.94	\$394.74	\$414.48
5.2 Dry Floor (Arena)	2021	2022	2023	2024	2025	2026
Youth Non-Prime	\$38.04	\$39.94	\$41.94	\$44.04	\$46.24	\$48.55
Youth Prime	\$57.07	\$59.92	\$62.92	\$66.07	\$69.37	\$72.84
Adult Non-Prime	\$99.23	\$104.19	\$109.40	\$114.87	\$120.61	\$126.64
Adult Prime	\$148.85	\$156.29	\$164.10	\$172.31	\$180.93	\$189.98
Commercial Non-Prime	\$119.08	\$125.03	\$131.28	\$137.84	\$144.73	\$151.97
Commercial Prime	\$178.62	\$187.55	\$196.93	\$206.78	\$217.12	\$227.98
Local Events - Daily	\$2253.03	\$2365.68	\$2483.96	\$2608.16	\$2738.57	\$2875.50
External Events - Daily	\$3638.83	\$3820.77	\$4011.81	\$4212.40	\$4423.02	\$4423.02
5.3 Skate Rentals	2021	2022	2023	2024	2025	2026
Per pair	\$2.68	\$2.81	\$2.95	\$3.10	\$3.26	\$3.42
5.4 Skate Rentals - 10 Tickets	2021	2022	2023	2024	2025	2026
Per pair	\$23.78	\$24.97	\$26.22	\$27.53	\$28.91	\$30.36
5.5 Skate Sharpening	2021	2022	2023	2024	2025	2026
Per pair	\$8.02	\$8.42	\$8.84	\$9.28	\$9.74	\$10.23
5.6 Skate Sharpening - 10 Tickets	2021	2022	2023	2024	2025	2026
Per pair	\$75.85	\$79.64	\$83.62	\$87.80	\$92.19	\$96.80

6. RENTALS - FIELDS						
6.1 Fields	2021	2022	2023	2024	2025	2026
Youth - Practice/Game (per hour)	\$3.19	\$3.83	\$4.02	\$4.22	\$4.43	\$4.66
Youth – Practice/Game ½ Field (per hour)	n/a	\$1.96	\$2.06	\$2.16	2.27	2.38
Youth- Practice/Game 1/3 Fields (per hour)	n/a	\$1.28	\$1.34	\$1.41	\$1.48	\$1.55

Youth - Tournaments/Camps (per hour)	\$2.55	\$3.06	\$3.21	\$3.37	\$3.54	\$3.72
Adult - Practice/Game (per hour)	\$6.38	\$7.66	\$8.04	\$8.44	\$8.86	\$9.31
Adult - Practice/Game ½ Field (per hour)	n/a	\$3.83	\$4.02	\$4.22	\$4.43	\$4.66
Adult - Practice/Game 1/3 Field (per hour)	n/a	\$2.55	\$2.68	\$2.82	\$2.96	\$3.10
Adult - Tournament/Camps (per hour)	\$5.10	\$6.12	\$6.43	\$6.75	\$7.08	\$7.44

7. RENTALS - SPACE								
7.1 Location	Size (ft ²)	Rate Category	2021	2022	2023	2024	2025	2026
<i>Judo Room</i>	990	Non-Profit/Public	20.76	\$21.80	\$22.89	\$24.03	\$25.23	\$26.49
		Commercial	\$24.77	\$26.01	\$27.31	\$28.68	\$30.11	\$31.62
	Daily	Non-Profit/Public	\$207.59	\$217.97	\$228.87	\$240.31	\$252.33	\$264.95
		Commercial	\$249.10	\$261.56	\$274.64	\$288.37	\$302.79	\$317.93
<i>Youth Lounge</i>	850	Non-Profit/Public	\$25.32	\$26.59	\$27.92	\$29.32	\$30.79	\$32.33
		Commercial	\$30.38	\$31.90	\$33.50	\$35.18	\$36.94	\$38.79
	Daily	Non-Profit/Public	\$253.14	\$265.80	\$279.09	293.04	\$307.69	\$323.07
		Commercial	\$303.78	\$318.97	\$334.92	\$351.67	\$369.25	\$387.71
<i>Arts Room</i>	636	Non-Profit/Public	\$20.76	\$21.80	\$22.89	\$24.03	\$25.23	\$26.49
		Commercial	\$24.77	\$26.01	\$27.31	\$28.68	\$30.11	\$31.62
	Daily	Non-Profit/Public	\$207.59	\$217.97	\$228.87	\$240.31	\$252.33	\$264.95
		Commercial	\$249.10	\$261.56	\$274.64	\$288.37	\$302.79	\$317.93
<i>Training Room</i>	402	Non-Profit/Public	\$20.76	\$21.80	\$22.89	\$24.03	\$25.23	\$26.49
		Commercial	\$24.77	\$26.01	\$27.31	\$28.68	\$30.11	\$31.62
	Daily	Non-Profit/Public	\$207.59	\$217.97	\$228.87	\$240.31	\$252.33	\$264.95

		Commercial	\$249.10	\$261.56	\$274.64	\$288.37	\$302.79	\$317.93
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8. RENTALS - SPACE								
8.1 Location	Size (ft ²)	Rate Category	2021	2022	2023	2024	2025	2026
<i>Eagle Room</i>	945	Non-Profit/Public	\$25.32	\$26.59	\$27.92	\$29.32	\$30.79	\$32.33
		Commercial	\$30.38	\$31.90	\$33.50	\$35.18	\$36.94	\$38.79
	Daily	Non-Profit/Public	\$253.14	\$265.80	\$279.09	293.04	\$307.69	\$323.07
		Commercial	\$303.78	\$318.97	\$334.92	\$351.67	\$369.25	\$387.71
<i>Auditorium</i>	5,177	Non-Profit/Public	\$36.82	\$38.66	\$40.59	\$42.62	\$44.75	\$46.99
		Commercial	\$44.19	\$46.40	\$48.72	\$51.16	\$53.72	\$56.41
	Daily	Non-Profit/Public	\$368.26	\$386.67	\$406.00	\$426.30	\$447.62	\$470.00
		Commercial	\$441.91	\$464.01	\$487.21	\$511.57	\$537.15	\$564.01
<i>Gymnasium (half)</i>	6,260	Non-Profit/Public	\$36.82	\$38.66	\$40.59	\$42.62	\$44.75	\$46.99
		Commercial	\$53.04	\$55.69	\$58.47	\$61.39	\$64.46	\$67.68
	Daily	Non-Profit/Public	\$441.99	\$464.09	\$487.29	\$511.65	\$537.23	\$564.09
		Commercial	\$530.39	\$556.91	\$584.76	\$614.00	\$644.70	\$676.94
<i>Gymnasium (full)</i>	12,519	Non-Profit/Public	\$73.67	\$77.35	\$81.22	\$85.28	\$89.54	\$94.02
		Commercial	\$88.40	\$92.82	\$97.46	\$102.33	\$107.45	\$112.82
	Daily	Non-Profit/Public	\$736.65	\$773.48	\$812.15	\$852.76	\$895.40	\$940.17
		Commercial	\$883.98	\$928.18	\$974.59	\$1023.32	\$1074.49	\$1128.21
<i>Main Basketball Court</i>	4,785	Non-Profit/Public	\$52.53	\$55.16	\$57.92	\$60.82	\$63.86	\$67.05
		Commercial	\$63.04	\$66.19	\$69.50	\$72.98	\$76.63	\$80.46

	Daily	Non-Profit/Public	\$525.32	\$551.59	\$579.17	\$608.13	\$638.54	\$670.47
		Commercial	\$630.38	\$661.90	\$695.00	\$729.75	\$766.24	\$804.55

9. RENTALS - SPACE								
9.1 Location	Size (ft ²)	Rate Category	2021	2022	2023	2024	2025	2026
<i>Pool Viewing Area</i>	1,455	Non-Profit/Public	\$15.49	\$16.26	\$17.08	\$17.93	\$18.83	\$19.77
		Commercial	\$24.91	\$26.16	\$27.47	\$28.84	\$30.28	\$31.79
	Daily	Non-Profit/Public	\$207.59	\$217.97	\$228.87	\$240.31	\$252.33	\$264.95
		Commercial	\$249.10	\$261.56	274.64	\$288.37	\$302.79	\$317.93
<i>Lower Kitchen</i>	252	Non-Profit/Public	\$19.80	\$20.79	\$21.83	\$22.92	\$24.07	\$25.27
		Commercial	\$23.77	\$24.96	\$26.21	\$27.52	\$28.90	\$30.35
	Daily	Non-Profit/Public	\$198.06	\$207.96	\$218.36	\$229.28	\$240.74	\$252.78
		Commercial	\$237.68	\$249.56	\$262.04	\$275.14	\$288.90	\$303.35
<i>Parking Lot</i>	Per stall	Per Hour	\$21.75	\$22.84	\$23.98	\$25.18	\$26.44	\$27.76
		Daily	\$217.50	\$228.40	\$239.80	\$251.80	\$264.40	\$277.60
	Entire Lot (Daily)	Non-Profit/Public	\$1963.99	\$2062.19	\$2165.30	\$2273.57	\$2387.25	\$2506.61
		Commercial	\$2356.80	\$2474.64	\$2598.37	\$2728.29	\$2864.70	\$3007.94
<i>Office Space</i>	ft ² /yr	Non-Profit/Public	\$13.40	\$14.07	\$14.77	\$15.51	\$16.29	\$17.10
<i>Lockers</i>	Locker/season	Non-Profit/Public	\$134.40	\$141.12	148.18	\$155.59	\$163.37	\$171.54

10. RENTALS - EQUIPMENT								
10.1 Item	Unit of Measure	Rate Category	2021	2022	2023	2024	2025	2026
<i>Gymnasium Floor Covering</i>	Half	Non-Profit/Public	\$268.02	\$281.42	\$295.49	\$310.26	\$325.77	\$342.06
		Commercial	\$321.63	\$337.71	\$354.60	\$372.33	\$390.95	\$410.50
	Full	Non-Profit/Public	\$536.04	\$562.84	\$590.98	\$620.53	\$651.56	\$684.14
		Commercial	\$643.25	\$675.41	\$709.18	\$744.64	\$781.87	\$820.96
<i>Stage (per panel)</i>	Per panel	Non-Profit/Public	\$24.56	\$25.79	\$27.08	\$28.43	\$29.85	\$31.34
		Commercial	\$29.47	\$30.94	\$32.49	\$34.11	\$35.82	\$37.61
<i>Bleachers</i>	Per Day	Non-Profit/Public	Hourly wage + 10% (2 hours)					
		Commercial	Hourly wage + 25% (2 hours)					
11. RENTALS – EQUIPMENT								
11.1 Item	Unit of Measure	Rate Category	2021	2022	2023	2024	2025	2026

<i>Power (per day)</i>	100 amps	Non-Profit/Public	\$260.95	\$274.00	\$287.70	\$302.09	\$317.19	\$333.05
		Commercial	\$313.13	\$328.79	\$345.23	\$362.49	\$380.61	\$399.64
	200 amps	Non-Profit/Public	\$392.23	\$411.84	\$432.43	\$454.05	\$476.75	\$500.59
		Commercial	\$470.69	\$494.22	\$518.93	\$544.88	\$572.12	\$600.73
<i>Spider Board (no public off-site rentals)</i>	Per day	Non-Profit/Public	\$50	\$52.50	\$55.13	\$57.88	\$60.78	\$63.81
		Commercial	\$60	\$63	\$66.15	\$69.46	\$79.93	\$76.58
<i>Projector</i>	Per day	Non-Profit/Public	\$25.53	\$26.81	\$28.15	\$29.56	\$31.04	\$32.59
		Commercial	\$30.63	\$32.16	\$33.77	\$35.46	\$37.23	\$39.09
<i>Projector Screen</i>	Per day	Non-Profit/Public	\$7.65	\$8.03	\$8.43	\$8.85	\$9.29	\$9.75
		Commercial	\$9.19	\$9.65	\$10.13	\$10.64	\$11.17	\$11.73
<i>Projector & Screen</i>	Per day	Non-Profit/Public	\$31.91	\$33.51	\$35.19	\$36.95	\$38.80	\$40.74
		Commercial	\$38.29	\$40.20	\$42.21	\$44.32	\$46.54	\$48.87
<i>Microphone</i>	Per day	Non-Profit/Public	\$5.10	\$5.36	\$5.63	\$5.91	\$6.21	\$6.52
		Commercial	\$6.12	\$6.43	\$6.75	\$7.09	\$7.44	\$7.81
<i>General Audio Set Up (Amp, Mic, Auxiliary Cord)</i>	Per day	Non-Profit/Public	\$19.14	\$20.10	\$21.11	\$22.17	\$23.28	\$24.44
		Commercial	\$22.97	\$24.12	\$25.33	\$26.60	\$27.93	\$29.33
<i>Podium</i>	Per day	Non-Profit/Public	\$12.77	\$13.41	\$14.08	\$14.78	\$15.52	\$16.30
		Commercial	\$15.32	\$16.09	\$16.89	\$17.73	\$18.62	\$19.55
<i>Flip Chart with Paper & Markers</i>	Per day	Non-Profit/Public	\$6.38	\$6.70	\$7.04	\$7.39	\$7.76	\$8.15
		Commercial	\$7.65	\$8.03	\$8.43	\$8.85	\$9.29	\$9.75
<i>Portable Television with HDMI capabilities</i>	Per day	Non-Profit/Public	\$2.55	\$2.68	\$2.81	\$2.95	\$3.10	\$3.26
		Commercial	\$3.07	3.22	\$3.38	\$3.55	\$3.73	\$3.92
<i>Tables (set up for 20 people included)</i>	Per day	Non-Profit/Public	\$7.37	\$7.74	\$8.13	\$8.54	\$8.97	\$9.42
		Commercial	\$8.84	\$9.28	\$9.74	\$10.23	\$10.74	\$11.28
<i>Chairs (set up for 20 people included)</i>	Per day	Non-Profit/Public	\$1.47	\$1.54	\$1.62	\$1.70	\$1.79	\$1.88
		Commercial	\$1.76	\$1.85	\$1.94	\$2.04	\$2.14	\$2.25
11.2 Item	Unit of Measure	Rate Category	2021	2022	2023	2024	2025	2026
<i>Conference Phone</i>	Per day	Non-Profit/Public	\$10.21	\$10.72	\$11.26	\$11.82	\$12.41	\$13.03
		Commercial	12.25	\$12.86	\$13.50	\$14.18	\$14.89	\$15.63

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12. OTHER FEES	
<i>Event set-up/tear down</i>	50% of daily rate
<i>Rental Discount (3 full days)</i>	10%
<i>Rental Discount (4 full days)</i>	15%
<i>Additional Staff (Administration, clean-up, etc.)</i>	Hourly wage + 25% (2 hour min. call-out)
<i>Damage/Security Deposit – Non-liquor under 50 people</i>	\$50 Fully refunded if adherence to cancellation policy with no damage or addition staffing charges
<i>Damage/Security Deposit – Non-liquor event over 50 people</i>	\$200 Fully refunded if adherence to cancellation policy with no damage or addition staffing charges
<i>Damage/Security Deposit – Liquor Event</i>	\$400 Fully refunded if adherence to cancellation policy with no damage or addition staffing charges
<i>Off-site Chair/table Rental Refundable deposit up to 20 chairs and/or 5 tables</i>	\$50 -refunded upon return (undamaged)
<i>Off-site Chair/table Rental Refundable deposit Over 20 chairs and/or 5 tables</i>	\$100- refunded upon return (undamaged)