



City of Prince Rupert

AGENDA

For the **REGULAR MEETING** of Council to be held on August 23, 2021 at 7:00 pm in the Auditorium of the Lester Centre, 1100 McBride Street, Prince Rupert, B.C.

1. CALL TO ORDER

Recommendation:

THAT the Regular Meeting of Council be suspended and that the Committee of the Whole be convened.

2. ADOPTION OF AGENDA

Recommendation:

THAT the Agenda for the Regular Council Meeting of August 23, 2021 be adopted as presented.

3. MINUTES

a) Recommendation:

THAT the Minutes of the Special Council Meeting of July 26, 2021 be adopted.
(attached)

b) Recommendation:

THAT the Minutes of the Regular Council Meeting of July 26, 2021 be adopted.
(attached)

c) Recommendation:

THAT the Minutes of the Committee of the Whole Meeting of July 26, 2021 be adopted. (attached)

4. REPORTS & RESOLUTIONS

a) Report from Chief Financial Officer – Re: June 2021 Financial Variance Report

(attached)

b) Report from iPlan – Re: DVP-21-09 for 198 Prince Rupert Boulevard.

(attached)

c) Report from iPlan – Re: DP-21-14 for 380 Bill Murray Drive.

(attached)

5. BYLAWS

- a) Report from iPlan – Re: Rezoning Application ZBLA-20-02 (Bylaw No. 3475, 2021).**

(attached)

Recommendation:

THAT Council:

- 1) GIVE Third Reading to City of Prince Rupert Zoning Bylaw No. 3475, 2021 to allow a 22.5 metre high building providing 70 apartments on the subject property.

- b) Report from the Chief Financial Officer – Re: Permissive Tax Exemption Bylaw No. 3477, 2021.**

(attached)

Recommendation:

THAT Council give First, Second and Third Reading to the Permissive Tax Exemption Bylaw No. 3477, 2021.

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

7. ADJOURNMENT



City of Prince Rupert

MINUTES

For the **SPECIAL MEETING** of Council held on July 26, 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 (by phone)
R. Miller, Corporate Administrator
C. Bomben, Chief Financial Officer
R. Pucci, Director of Operations
P. Vendittelli, Manager of Transportation
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 Cunningham that the meeting be closed to the public under Section 90 of the Community Charter to consider items relating to one or more of the following:

- 90.1 (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

6. ADJOURNMENT TO RECONVENE REGULAR COUNCIL MEETING.

MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven
that the meeting be adjourned at 7:21 p.m.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



City of Prince Rupert

MINUTES

For the **REGULAR MEETING** of Council held on July 26, 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. Miller, Corporate Administrator
C. Bomben, Chief Financial Officer
R. Pucci, Director of Operations
R. Buchan, iPlan

1. CALL TO ORDER

The Mayor called the Regular Meeting of Council to order at 7:00 pm.

MOVED By Councillor Cunningham and seconded by Councillor Niesh THAT the Regular meeting of July 26, 2021 be suspended and that the Committee of the Whole be convened.

CARRIED

2. ADOPTION OF AGENDA

MOVED by Councillor Randhawa and seconded by Councillor Mirau that the Agenda for the Regular Council Meeting of July 26, 2021 be adopted as presented.

CARRIED

3. MINUTES

a) MOVED by Councillor Skelton-Morven and seconded by Councillor Niesh that the minutes of the Special Council Meeting of June 28, 2021 be adopted.

CARRIED

b) MOVED by Councillor Adey and seconded by Councillor Randhawa that the minutes of the Regular Council meeting of June 28, 2021, be adopted.

CARRIED

- c) MOVED by Councillor Adey and seconded by Councillor Skelton-Morven that the minutes of the Committee of the Whole meeting of June 28, 2021, be adopted.

CARRIED

4. REPORTS & RESOLUTIONS

- a) **Report from iPlan – Re: Telus Cellular Tower Proposal**

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council refuse this location as proposed by Telus and to direct staff to work with Telus to find an alternative location.

CARRIED

- b) **Report from the Chief Financial Officer – Re: May 2021 Financial Variance Report**

- c) **Report from the Corporate Administrator – Re: Resolution from Closed Meeting.**

2021 Civic Recognition Awards

MOVED by Councillor Randhawa and seconded by Councillor Cunningham THAT Council award the Freedom of the City Award, posthumously, to Mr. Frank Parnell; and the Civic Appreciation Award to Ms. Margaret Lester Lorette; and

THAT this resolution be released at a future Regular Meeting of Council.

CARRIED

- d) **Report from the Corporate Administrator – Re: ECO-TRUST Letters of Support Request**

MOVED by Adey and seconded by Councillor Mirau THAT Council direct staff to provide letters of support as requested; and,

THAT Staff work with Eco-Trust on the process for matching funds application and in-kind support.

CARRIED

5. 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.

Councillor Randhawa left @ 7:28pm (citing conflict of interest)

MOVED by Councillor Cunningham and seconded by Councillor Niesh 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 C3 lands to 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 No. 3473, 2021.

CARRIED

Councillor Randhawa returned to the meeting @ 8:09pm.

b) Report from iPlan – Re: Rezoning Application ZBLA-20-02 (Bylaw No. 3475, 2021).

(attached)

MOVED by Councillor Mirau and seconded by Councillor Adey THAT Council:

- 1) GIVE First and Second Readings to City of Prince Rupert Zoning Bylaw No. 3475, 2021 to allow a 22.5 metre high building providing 70 apartments on the subject property; and,
- 2) REQUIRE a Section 219 Covenant (prior to adoption) to restrict the use of 12 of the residential units to seniors housing only and to require the proposed traffic measures; and,
- 3) PROCEED to the Public Hearing.

CARRIED

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

MOVED by Councillor Skelton-Morven and seconded by Councillor Niesh THAT Council give Fourth and Final Reading to the Recreation Fees and Charges Bylaw No. 3474, 2021.

CARRIED

6. ADJOURNMENT

MOVED by Councillor Adey and seconded by Councillor Randhawa that the meeting be adjourned at 7:47pm.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



City of Prince Rupert

MINUTES

For the **COMMITTEE OF THE WHOLE MEETING** of Council held on July 26, 2021 at 7:00p.m. in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C. (by Zoom).

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

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

1. CALL TO ORDER

The Mayor called the Committee of the Whole Meeting to order at 7:00 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor Cunningham and seconded by Councillor Niesh that the Agenda for the Committee of the Whole Meeting of July 26, 2021 be adopted as provided.

CARRIED

3. DELEGATION

- a) Graham Anderson, Director-Community Energy Initiative, Eco-Trust Canada

4. QUESTION PERIOD FROM THE PUBLIC

5. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL.

6. ADJOURNMENT TO RECONVENE REGULAR COUNCIL MEETING.

MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven
that the meeting be adjourned at 7:21 p.m.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR

CITY OF PRINCE RUPERT

REPORT TO COUNCIL

DATE: August 23, 2021
TO: Bob Long, City Manager
FROM: Corinne Bomben, Chief Financial Officer
SUBJECT: JUNE 2021 FINANCIAL VARIANCE REPORT

CURRENT STATUS:

OPERATING BUDGET

In general, revenues and expenses continue to perform as expected. With the success of the COVID-19 vaccine, some heavily impacted departments started to see increasing revenue as the economy continued to reopen.

UTILITIES BUDGET

Aggregate operating revenues and expenses are within budget and are in line with the previous year.

CAPITAL PURCHASES & CAPITAL WORKS

With the onset of summer capital projects are underway. The Dam and Landfill cell are proceeding and are anticipated to be completed within the fiscal year.

Prepared by:

Reviewed by:

Corinne Bomben,
Chief Financial Officer

Robert Long
City Manager

Attachments:

- Department Variance Report;
- Utilities Variance Report;
- Capital Purchases and Capital Works Report

CITY OF PRINCE RUPERT					
June 2021 Departmental Report					
REVENUES	YTD 2020 Actual (\$)	YTD 2021 Actual (\$)	2021 Budget (\$)	Budgeted Amount Left (\$)	% Left
Airport Ferry	322,408	52,780	550,000	(497,220)	(90.40)
Cemetery	58,678	52,509	100,000	(47,491)	(47.49)
Cow Bay Marina	47,496	81,174	200,000	(118,826)	(59.41)
Development Services	395,647	450,902	644,000	(193,098)	(29.98)
Economic Development	35,775	17,000	70,000	(53,000)	(75.71)
FD 911	49,884	47,201	90,000	(42,799)	(47.55)
FD Fire Protective Services	11,080	1,588	5,000	(3,412)	(68.24)
Finance	7,524	11,988	15,000	(3,012)	(20.08)
Fiscal Revenues	19,026,970	3,186,318	8,440,000	(5,253,682)	(62.25)
Information Technology	1,200	-	1,000	(1,000)	(100.00)
PW Engineering	1,014	1,410	5,000	(3,590)	(71.80)
PW Common cost	29,116	50,402	35,000	15,402	44.01
RCMP	4,484	35,362	91,000	(55,638)	(61.14)
Rec. Centre Arena	90,835	52,707	117,000	(64,293)	(54.95)
Rec. Centre Civic Centre	84,675	50,440	111,000	(60,560)	(54.56)
Rec. Centre Community Services	2,628	-	3,000	(3,000)	(100.00)
Rec. Centre Pool	92,112	72,617	129,000	(56,383)	(43.71)
Transit	96,379	92,146	212,000	(119,854)	(56.53)
Victim Services	51,316	34,073	77,000	(42,927)	(55.75)
Watson Island	34,579	-	400,000	(400,000)	(100.00)
	20,443,800	4,290,617	11,295,000	(7,004,383)	(62.01)
Property Taxes	21,593,324	22,845,416	22,845,000	416	0.00
Appropriated Surplus- COVID 19 Safe Restart Grant	-	-	850,000	(850,000)	(100.00)
Capital Works- Funding from PR Legacy	-	-	145,000	(145,000)	(100.00)
Capital Works- Funding from Grants	10,000	-	60,000	(60,000)	(100.00)
Capital Works- Funding from Appr. Surplus	-	-	86,000	(86,000)	(100.00)
Capital Works- Funding from Reserves	-	-	200,000	(200,000)	(100.00)
Capital Purchases- Funding from PR Legacy	-	-	350,000	(350,000)	(100.00)
Capital Purchases- Funding from Grants	30,000	5,200,000	5,421,000	(221,000)	(4.08)
Capital Purchases- Funding from Appr. Surplus	-	-	759,000	(759,000)	(100.00)
Capital Purchases- Funding from Reserves	-	-	4,864,000	(4,864,000)	(100.00)
	42,077,124	32,336,033	46,875,000	(14,538,967)	(31.02)

CITY OF PRINCE RUPERT					
June 2021 Departmental Report					
EXPENDITURES	YTD 2020 Actual (\$)	YTD 2021 Actual (\$)	2021 Budget (\$)	Budgeted Amount Left (\$)	% Left
Airport Ferry	951,256	894,709	2,197,000	1,302,291	59.28
Cemetery	137,901	119,268	300,000	180,732	60.24
Civic Properties	145,705	135,493	325,000	189,507	58.31
Corporate Administration	447,538	373,474	904,000	530,526	58.69
Cow Bay Marina	103,774	128,896	191,000	62,104	32.52
Development Services	548,822	622,986	1,331,000	708,014	53.19
Economic Development	89,218	83,937	185,000	101,063	54.63
FD 911	259,342	283,360	598,000	314,640	52.62
FD Fire Protective Services	1,637,954	2,002,078	3,741,000	1,738,922	46.48
FD Emergency Measures	36,261	17,314	42,000	24,686	58.78
Finance	467,532	411,619	907,000	495,381	54.62
Finance Cost Allocation	(465,000)	(465,000)	(465,000)	-	-
Fiscal Expenditures	973,062	1,007,588	3,136,000	2,128,412	67.87
Governance	167,003	176,869	376,000	199,131	52.96
Grants	1,497,072	1,304,846	1,592,000	287,154	18.04
Information Technology	300,972	309,951	556,000	246,049	44.25
Parks	345,858	394,555	1,085,000	690,445	63.64
PW Engineering	221,311	248,732	605,000	356,268	58.89
PW Common Cost	2,098,218	2,263,531	4,278,000	2,014,469	47.09
Allocation of Common Cost	(1,860,272)	(2,027,379)	(4,169,000)	(2,141,621)	51.37
PW Vehicles	646,173	587,320	1,366,000	778,680	57.00
PW Vehicle Cost Allocation	(625,266)	(674,866)	(1,366,000)	(691,134)	50.60
RCMP	2,928,645	2,942,599	6,128,000	3,185,401	51.98
Rec. Centre Arena	173,604	187,045	342,000	154,955	45.31
Rec. Centre Civic Centre	875,420	733,630	1,624,000	890,370	54.83
Rec. Centre Community Services	641	-	3,000	3,000	100.00
Rec. Centre Pool	561,314	616,255	1,236,000	619,745	50.14
Roads	1,088,372	1,148,906	2,119,000	970,094	45.78
Transit	400,122	289,641	706,000	416,359	58.97
Victim Services	71,617	71,818	159,000	87,182	54.83
Watson Island	883,010	571,999	400,000	(171,999)	(43.00)
Transfer to Reserves	15,064,597	-	2,696,000	2,696,000	100.00
Capital Purchases	1,190,701	632,255	11,884,000	11,251,745	94.68
Capital Works	239,481	453,584	1,841,000	1,387,416	75.36
	31,601,978	15,847,013	46,853,000	31,005,987	66.18

CITY OF PRINCE RUPERT					
June 2021 Utilities Report					
Utilities	YTD 2020 Actual (\$)	YTD 2021 Actual (\$)	2021 Budget (\$)	Budgeted Amount Left (\$)	% Left
Water					
Revenues	2,457,853	2,509,819	2,998,000	(488,181)	(16.28)
Capital Works- Funding from PR Legacy/Grant	2,735,000	2,284,590	5,300,000	(3,015,410)	(56.89)
Capital Works- Funding from LT Loan- MFA	-	-	10,000,000	(10,000,000)	(100.00)
Capital Works- Funding from Reserves	-	-	3,250,000	(3,250,000)	(100.00)
Less: Capital Works	(2,821,998)	(2,478,274)	(19,300,000)	16,821,726	87.16
Net Revenue	2,370,855	2,316,135	2,248,000	68,135	3.03
Expenditures	1,033,666	1,031,704	2,248,000	1,216,296	54.11
Surplus /(Deficit)	1,337,189	1,284,431	-	1,284,431	-
Sewer					
Revenues	2,282,742	2,293,983	2,563,000	(269,017)	(10.50)
Capital Works- Funding from Grants	-	87,000	87,000	-	100.00
Capital Works- Funding from Appropriated Surplus	-	280,246	939,000	(658,754)	100.00
Less: Capital Works	(582,426)	(1,108,651)	(2,026,000)	917,349	45.28
Net Revenue	1,700,316	1,552,578	1,563,000	(10,422)	(0.67)
Expenditures	405,676	736,851	1,563,000	826,149	52.86
Surplus/(Deficit)	1,294,640	815,727	-	815,727	-
Solid Waste					
Revenues	2,560,442	2,558,985	3,713,000	(1,154,015)	(31.08)
Capital Works- Funding from Appropriated Surplus	-	550,000	1,133,000	(583,000)	100.00
Capital Works- Funding from Accruals	-	-	2,884,000	(2,884,000)	100.00
Capital Works- Funding from LT Loan- MFA	-	1,955,189	7,708,000	(5,752,811)	100.00
Capital Works- Funding from Reserves	-	-	733,000	(733,000)	100.00
Capital Works- Funding from Grants	-	-	596,000	(596,000)	100.00
Less: Capital Works	(697,680)	(2,816,044)	(13,254,000)	10,437,956	(78.75)
Net Revenue	1,862,762	2,248,130	3,513,000	(1,264,870)	(36.01)
Expenditures	1,100,810	1,381,345	3,513,000	2,131,655	60.68
Surplus /(Deficit)	761,952	866,785	-	866,785	-

CITY OF PRINCE RUPERT June 2021 Capital Purchases Budget Variance Report	Budget	Actual	Variance
Ferry Dock Repair	125,000	-	125,000
Rupert Landing	4,500,000	31,233	4,468,767
Information Technology	25,000	-	25,000
RCMP Bulding Design	500,000	-	500,000
Civic Properties	5,201,000	174,042	5,026,958
Fire Department	417,000	-	417,000
Land Acquisition	57,000	16,011	40,989
Watson Island	250,000	-	250,000
Public Works	809,000	410,969	398,031
Total	\$ 11,884,000	\$ 632,255	\$ 11,251,745

CITY OF PRINCE RUPERT June 2021 Capital Works Budget Variance Report	Budget	Actual	Variance
General Operating	\$ 1,841,000	\$ 453,584	\$ 1,387,416
Water Utility	\$ 19,300,000	\$ 2,478,274	\$ 16,821,726
Sewer Utility	\$ 2,026,000	\$ 1,108,651	\$ 917,349
Solid Waste Utility	\$ 13,254,000	\$ 2,816,044	\$ 10,437,956
Total	\$ 36,421,000	\$ 6,856,553	\$ 29,564,447

CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: August 16, 2021
TO: Robert Long, City Manager
FROM: Robert Buchan, City Planner
SUBJECT: Development Variance Permit #21-09

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) #21-09.

REASON FOR REPORT:

On June 21th, 2021 an application was received for a Development Variance Permit for the property located at 198 Prince Rupert Boulevard.

The application is a variance to the City of Prince Rupert Zoning Bylaw, Section 5.2.0 (b) for a proposed side property line setback of 0 meters. The current side yard setback for an R2 zone is 1.2 meters.

BACKGROUND and ANALYSIS:

This application is requested to permit a carport that is already under construction.

The site plan is included as Attachment 1.

The carport plan is included as Attachment 2

Photos of the carport are included as Attachments 3 and 4.

The Draft Development Variance Permit is included as Attachment 5.

The neighbourhood will have the opportunity to provide feedback during the notification process.

COST and BUDGET IMPACT:

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

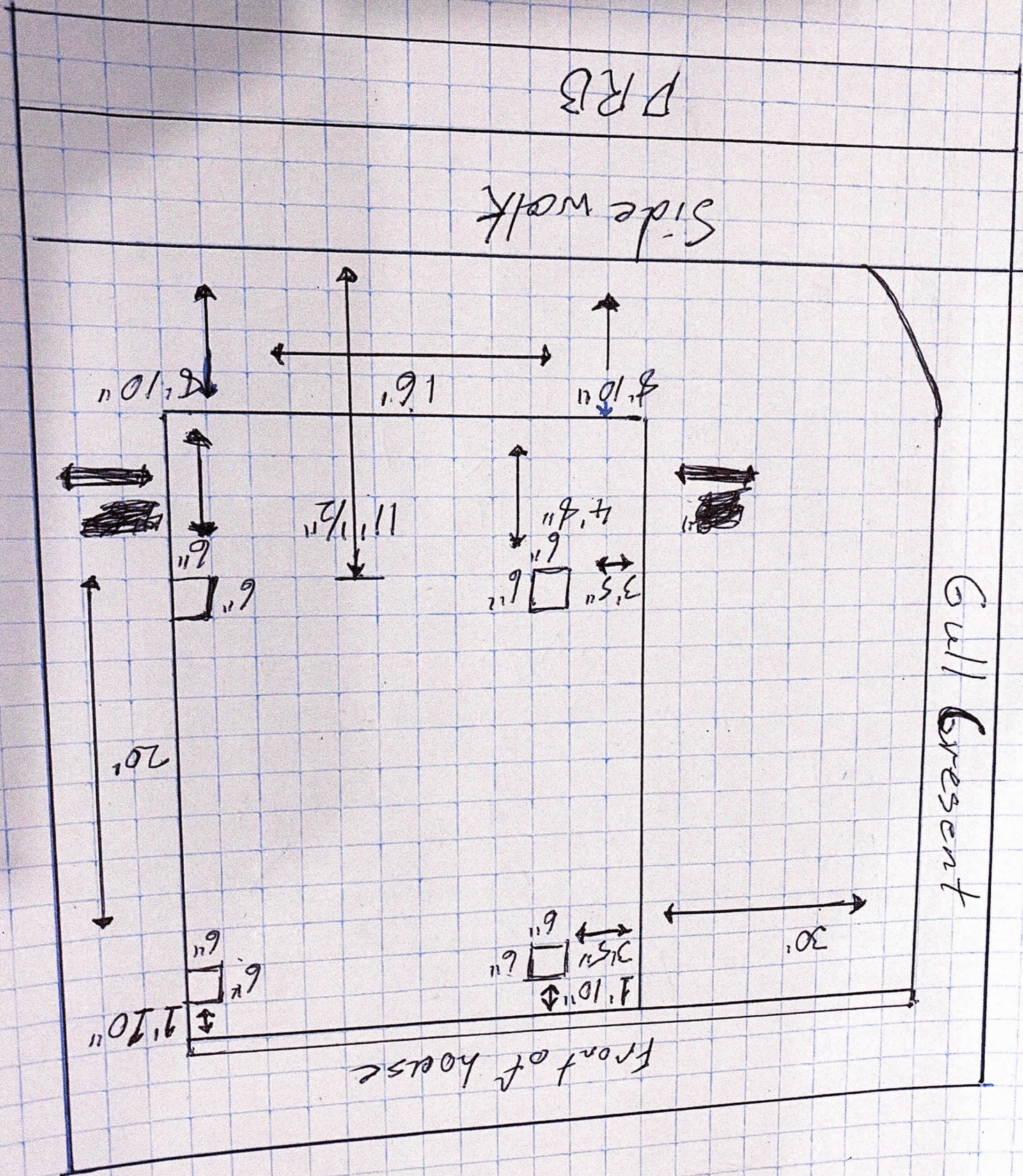
CONCLUSION:

The applicant is asking for a side lot line variance for a newly constructed carport. It is recommended that Council proceed with the statutory public notification to allow the opportunity for feedback.

Report Prepared By:

Robert Buchan,
City Planner

ATTACHMENT 2



PRB

Side walk

Gull Gressent

Front of house



ATTACHMENT 4



CARPORT



DEVELOPMENT VARIANCE PERMIT

Development Variance Permit #21-09

PERMITTEE: Ejaz Chaudhry

CIVIC ADDRESS: 198 Prince Rupert Drive, Prince Rupert

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

LEGAL DESCRIPTION:

(Strata Lot 2, Range 5, Strata Plan 41, DL 251 together with an interest in the common property in proportion to the unit entitlement of strata lot as shown on Form 1.)

CIVIC ADDRESS:

(198 Prince Rupert Drive)

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
Reducing Section 5.2.0 (b) Side Lot setback to 0 meters
4. If the Permittee does not substantially commence the variance permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
5. This Permit is **NOT** a building permit, Sign Permit, or subdivision approval.

PLANS AND SPECIFICATIONS

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

Schedule 1: Site plan

Schedule 2: Building Dimensions

ISSUED ON THIS _____ DAY OF _____, 2021

Rosamaria Miller
Corporate Administrator

CITY OF PRINCE RUPERT
REPORT TO COUNCIL

DATE: August 17, 2021

TO: Robert Long, City Manager

FROM: Robert Buchan, City Planner

SUBJECT: Development Permit Application with Variance for the 380 Bill Murray Drive, Prince Rupert on the property legally described as:

Lot A, DL 251 and 1992, Range 5, Coast District, Plan BCP42388

RECOMMENDATION:

THAT Council approve Development Permit 21-14 with a variance for parking in accordance with the attached draft permit.

REASON FOR REPORT:

The purpose of the proposed Development Permit is to enable the City of Prince Rupert to restore and repurpose the vacant CN Station.

BACKGROUND:

The Building and Site plans are attached to the draft DP. The proposed restoration includes replacing windows, adding roof top patio area, restoring the cornice, adding skylights, repairing exterior brick siding, adding new exterior lighting, adding new exterior stairs, providing a new patio area with fencing, and providing extensive interior renovations to enable the operation of a brewery and food service.

Although the site does not accommodate the required parking (one accessible space and 16 regular parking spaces), the required parking spaces are proposed to be provided in the adjacent road right of way. If the roadway upon which the parking were closed and the City granted itself an easement for the parking or incorporated the area into the lot, there would be no need for this variance.

POLICY/REGULATORY ANALYSIS:

Official Community Plan Bylaw #3460:

This project will advance the community renewal and land use contemplated in the new Official Community Plan.

Zoning Bylaw #3462:

The current zoning is C1 which permits the proposed brewery (food and beverage services):

COUNCIL OPTIONS:

Council may:

- 1) Approve the DP with Variance

- 2) Deny the DP with Variance, or
- 3) Request staff for additional information if required by Council.

CONCLUSION:

It is recommended that Council approve the DP with Variance to enable the restoration of the CN Station building.

Report Prepared By:
Robert Buchan,
City Planner



DEVELOPMENT PERMIT

DEVELOPMENT PERMIT #21-14

FILE NO: DP #21-14

DATE OF ISSUANCE:

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: City of Prince Rupert

APPLICANT: Charles Maddison Architect, Boni Maddison Architects

SUBJECT PROPERTY: 380 Bill Murray Dr, Prince Rupert

1. This **Downtown DP AREA** 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, DL 251 and 1992, Range 5, Coast District, Plan BCP42388

Civic Address:

380 Bill Murray Dr, Prince Rupert

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

- a. This development permit allows the development of 380 Bill Murray Dr, Prince Rupert in accordance with the attached plans and specifications included in this permit as Schedules 1 to 3.
- b. Parking to be provided on Bill Murray Drive as shown on Schedule 1.

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:

Schedule:

1. Site Plan
2. Building Elevations
3. Roof top

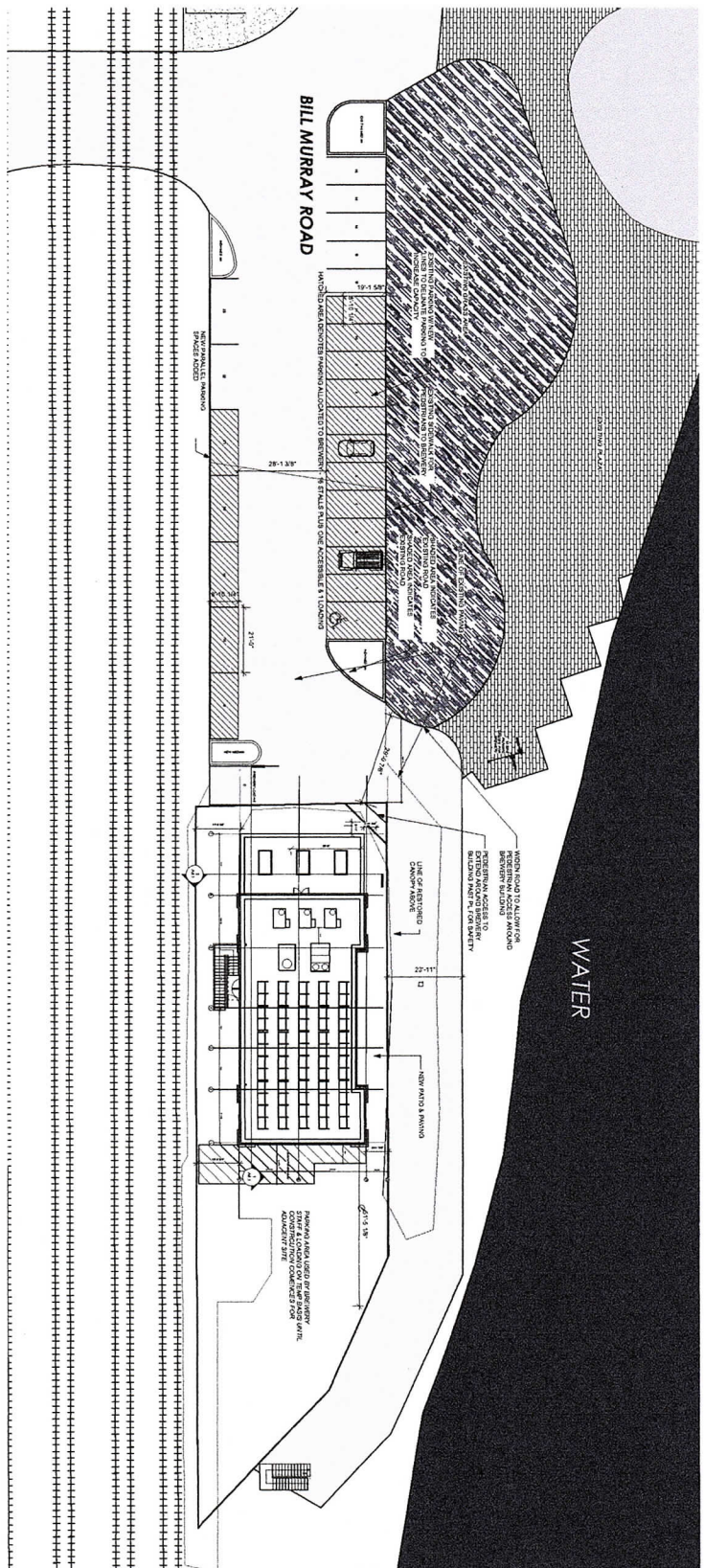
ISSUED ON THIS ____ DAY OF _____

CITY OF PRINCE RUPERT
By its authorized signatory(ies)

Robert Buchan
City Planner

Date Signed

Schedule 1 DP 21-14



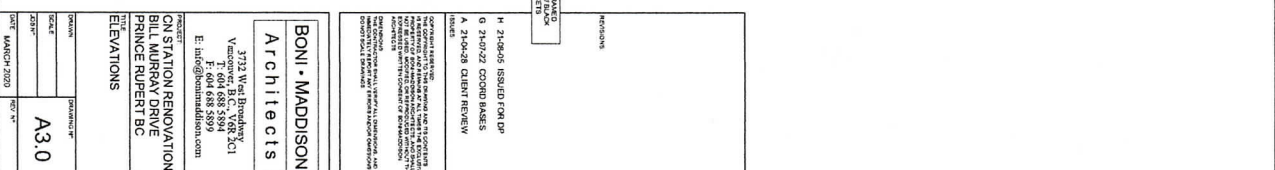
1 SITE PLAN
SCALE 1"=10'

BONI • MADDISON
Architects
3722 West Broadway
Vancouver, B.C. V6R 4C1
T: 604 688 5899
E: info@bonimaddison.com

CN STATION RENOVATION
BILL MURRAY DRIVE
PRINCE RUPERT BC

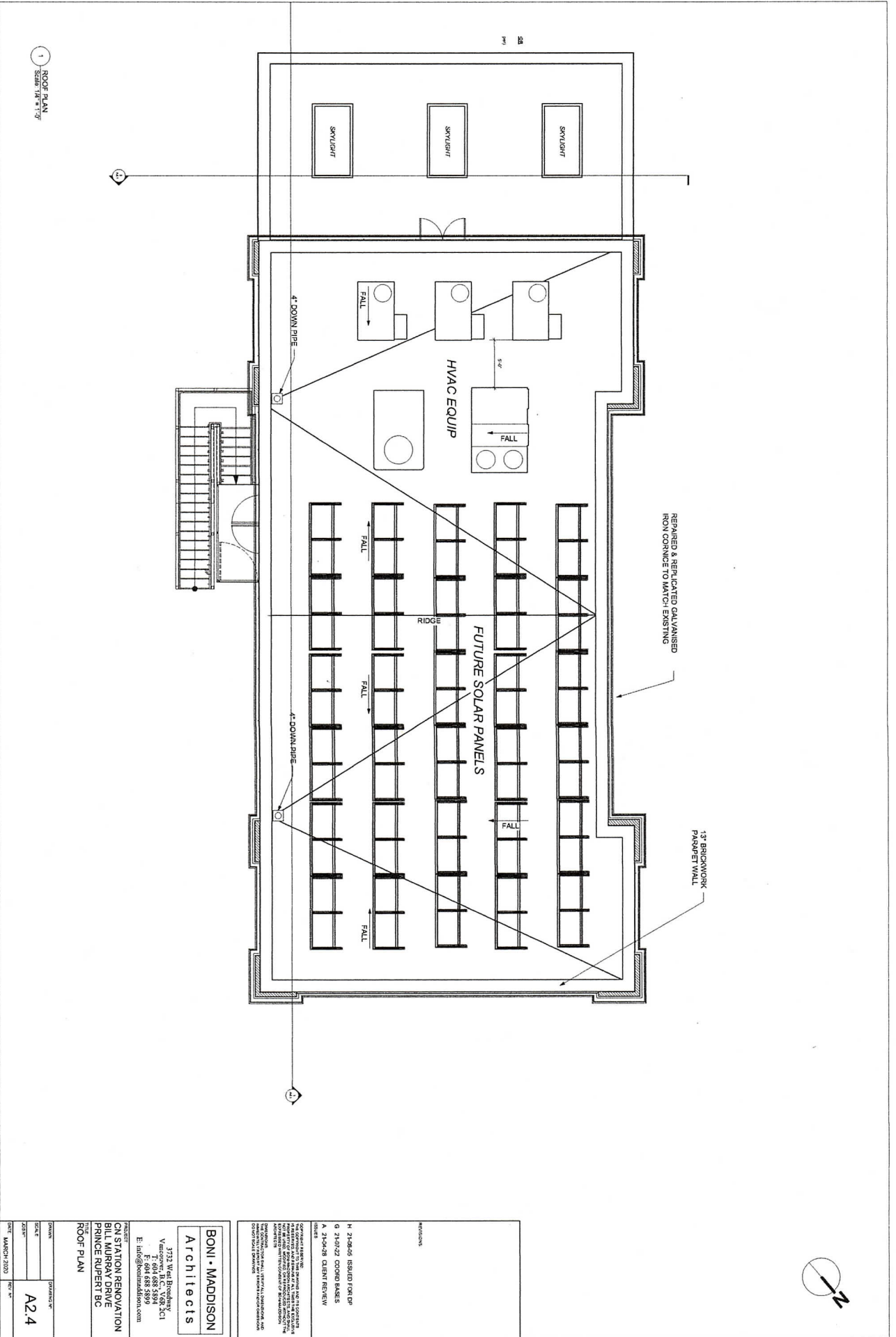
DATE: MARCH 2020

SCALE: A1.1

[illegible]

SCALE	A3.0
JOB N°	
DATE	REV N°
MARCH 2020	

SCHEMATIC 3 DP 21-14



CITY OF PRINCE RUPERT

ZONING AMENDMENT BYLAW NO. 3475, 2021

A BYLAW TO AMEND THE CITY OF PRINCE RUPERT ZONING BYLAW NO. 3462, 2020

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

That the City of Prince Rupert Zoning Bylaw No. 3462, 2020 be amended as follows:

1. That the zoning designation on the Zoning Map Schedule B for Lots 9 – 11 & 26-33 and a part of lot 34, Block 31; Lots 1 – 4 & a part of lot 34 and 35 - 42, Block 32 and Closed Rd. Section 8, District Lot 251, Range 5, Coast District, Plan 923, shall be changed from R2 – Two Family Residential Zone to RM2 – Multiple Family Residential as shown on Schedule A attached hereto and forming a part of this Zoning Amendment Bylaw No. 3475, 2021; and,
2. The following be added to Section 5.4.0 (RM-2 Zone) Maximum Building Height:

“c) for the lands legally described as Lots 9 – 11 & 26-33 and a part of lot 34, Block 31; Lots 1 – 4 & a part of lot 34 and 35-42, Block 32 and Closed Rd. Section 8, District Lot 251, Range 5, Coast District, Plan 923, the maximum building height for principal buildings shall be 23 metres”; and,
3. That the following definition be added to Section 1: Definitions as follows:

“SENIORS HOUSING means housing only for people aged 55 or older. This housing can be in the form of supportive/assisted living housing or can be a form of multi-family residential dwellings without living support or assistance.”
4. This Bylaw may be cited as “Zoning Amendment Bylaw No. 3475, 2021”.

Read a First time this ____ day of _____, 20__.

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

Public Hearing this ____ day of _____, 2021.

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

Approved by the Ministry of Transportation and Infrastructure this ____ day of _____, 2021.

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

MAYOR

CORPORATE ADMINISTRATOR

Zoning Amendment

From:
R2 (Two Family Residential)
To:
RM2 (Multiple Family

11th Avenue East

Edward Avenue

Alfred Street

9th Avenue East

10th Avenue East

Bacon Street

11th Avenue East

Alexandra Place

Montgomery Road

Prince Rupert Boulevard

Conrad Street



CITY of PRINCE RUPERT
PLANNING DEPARTMENT
424 3rd AVENUE WEST, PRINCE RUPERT, B.C. V8J 1L7

LOT 26 - PART OF LOT 34 BLOCK 31, LOT 1 - 4 & 34 - 42
BLOCK 32, SECTION 8 DL 251 RANGE 5 COAST DISTRICT PLAN 923
Schedule A - Zoning Amendment Bylaw No. 3475, 2021

Coordinate System: NAD 1983 UTM Zone 9N
Data Sources: City of Prince Rupert GIS, ICF

Project #: ZBLA-20-02
Author: RB
Checked:
Status: 4
Revision: 4
Date: 2021 / 7 / 23

CITY OF PRINCE RUPERT

REPORT TO COUNCIL

DATE: August 23, 2021

TO: Robert Long, City Manager

FROM: Corinne Bomben, Chief Financial Officer

**SUBJECT: PERMISSIVE PROPERTY TAX EXEMPTION AMENDMENT
BYLAW NO. 3477, 2021**

RECOMMENDATION:

THAT Council Introduce and give First, Second and Third Readings to the Permissive Property Tax Exemption Amendment Bylaw No. 3477, 2021.

REASON FOR REPORT:

There have been two changes in usage for properties granted under Permissive Property Tax Exemption Bylaw No. 3447, 2019. This amendment Bylaw proposes to include the changes for the period for which the Bylaw spans.

BACKGROUND:

Council has the authority under section 224 of the *Community Charter* to grant exemption from municipal property taxes. Council has done this according to policy under Permissive Property Tax Exemption Bylaw No. 3447, 2019 which exempts certain lands and improvements from municipal taxation for years 2020-2027 (places of worship) or 2020 – 2023 (all other types of property).

Each year property owners/occupiers apply or confirm their continued eligibility for permissive property tax exemptions (PPTE). Two new applications were received this year and all existing recipients confirmed their continued eligibility.

The first new application received was from the Prince Rupert Gymnastics Association for the area in the building on George Hills Way subleased from the City and owned by Jim Pattison Enterprises Ltd. This property was already exempt for municipal purposes, but the amendment bylaw reflects this partial change in use. In addition, a portion of this building is leased to Wheelhouse Brewing Company for business purposes and so the exemption would be amended to tax the portion their company subleases.

The second new application is for an existing recipient but a new property. The City participated in a land swap/purchase with the local Congregation of Jehovah's Witnesses. Therefore, they have applied for permissive exemption of the new property they obtained from the City instead of the previously exempted property now owned by the City.

BUDGET IMPACT:

The impact to the 2022 budget would be in the value of the property *newly* exempted, however, in this amendment, no properties are *newly* exempted. These amendments are for properties that were already exempt.

The remaining impact reflects the opportunity cost in taxes foregone. The overall estimated value of all permissive exemptions is detailed in the attachment “Schedule of Expected Values of Exemptions in 2022 (estimated).”

CURRENT STATUS:

For the amendment bylaw and exemptions to take effect for the following taxation year, it must be adopted by October 31, 2021.

CONCLUSION:

THAT Council Introduce and give First, Second and Third Readings to the Permissive Property Tax Exemption Amendment Bylaw No. 3477, 2021.

Report Prepared By:

Report Reviewed By:

Corinne Bomben,
Chief Financial Officer

Robert Long,
City Manager

Attachments:

- Schedule of Expected Values of Exemptions in 2022 (estimated)
- Permissive Property Tax Exemption Amendment Bylaw No. 3477, 2021

Schedule of Expected Values of Exemptions in 2022 (estimated)

Registered Owner/ Occupier Identity/ Facility	No. of years exemption may be provided	Estimated annual Permissive Tax Exemption based on 2021 Rates/Values	Roll Number
<u>Places of Worship (Exclude Statutory Exempt Portion)</u>			
Bishop of New Caledonia (Anglican Cathedral)	6	\$ 660.32	0001839.000
Church of Jesus Christ of Latter Day Saints Church	6	580.39	0091420.000
Comerstone Mennonite Brethren Church	6	336.68	0002000.000
Fellowship Baptist Church	6	335.81	0003323.000
The Salvation Army	6	1,647.76	0001041.000
Harvest Time United Pentecostal Church	6	124.68	0003175.000
Indo-Canadian Sikh Association Temple	6	118.16	0002980.000
Trustees of the Prince Rupert Congregation of Jehovah's Witness	6	818.14	0002772.050
Prince Rupert Church of Christ Church	6	906.64	0009855.000
Prince Rupert Native Pentecostal Revival Church	6	305.83	0001038.000
Prince Rupert Pentecostal Tabernacle	6	717.23	0091412.000
Prince Rupert Sikh Missionary Society Temple	6	807.15	0006391.000
First United Church	6	36.93	0002099.000
First United Church (parking lot)	6	731.27	0002098.000
First United Church (parking lot)	6	731.27	0002097.000
St. Paul's Lutheran Church of Prince Rupert	6	152.05	0001958.000
Sub-total Places of Worship		\$ 9,010.29	

Schedule of Expected Values of Exemptions in 2020 (estimated), cont.

Other Properties			
Cultural Dance Centre & Carving House	2	\$ 12,688.35	0000382.000
Museum of Northern BC	2	40,720.26	9000165.002
Prince Rupert Performing Arts Centre Society	2	130,670.46	9000363.000
Jim Pattison Ind. Ltd (Canfisco Municipal Boat Launch Facility)	2	17,402.98	9000246.000
Prince Rupert Golf Club	2	24,929.25	9000322.000
Prince Rupert Golf Club	2	5,442.16	9000322.001
Prince Rupert Golf Club	2	476.63	9000322.003
Prince Rupert Golf Club	2	287.28	9000322.004
Prince Rupert Racquet Association	2	5,631.56	9000322.002
School District No. 52 (Prince Rupert) (Pacific Coast School)	2	6,577.05	0000525.000
School District No. 52 (Prince Rupert) (Pacific Coast School)	2	97.94	0000300.000
BC Society for the Prevention of Cruelty to Animals	2	2,013.16	0093225.000
BC Society for the Prevention of Cruelty to Animals	2	11,164.88	0093227.000
BC Society for the Prevention of Cruelty to Animals	2	1,234.01	0093230.000
Prince Rupert Loyal Order of Moose/Moose Lodge	2	692.03	0000261.000
Prince Rupert Salmon Enhancement Society	2	1,471.24	9000323.001
Prince Rupert Curling Club	2	11,338.99	9000299.000
Prince Rupert Rod & Gun Club	2	2,625.08	9000416.000
Prince Rupert Aboriginal Community Services Society	2	2,414.79	0009504.000
Friendship House Association of Prince Rupert	2	19,229.62	0000914.000
Kaien Island Daycare Services Family Resource Centre	2	1,292.73	0005167.002
Prince Rupert Senior Centre Association	2	1,001.77	0001044.000
North Coast Community Services Society (Previously Prince Rupert Community Enrichment Society)	2	5,995.95	0000906.000
The Royal Canadian Legion Branch 27 (Only area used by Legion)	2	932.27	0000641.000
Navy League Prince Rupert Branch	2	722.88	9000299.001
Prince Rupert Rowing & Yachting Club (Only area assessed as "Recreation/Non-Profit")	2	2,788.98	9000214.100
Kaien Senior Citizen's Housing	2	66.07	0003150.000
Prince Rupert Senior Citizen's Housing Society	2	2,207.78	9000089.000
Prince Rupert Indigenous Housing Society (Only area assessed as "Residential/Not-for-profit")	2	8,814.59	0040511.050
Cedar Village Housing Society (Only area assessed as "Residential/Not-for-profit")	2	15,069.05	0003411.000
Sub-total other Properties		\$ 335,999.81	
Estimated Annual Total Permissive Property Tax Exemptions		\$ 345,010.10	

CITY OF PRINCE RUPERT

PERMISSIVE PROPERTY TAX EXEMPTION AMENDMENT BYLAW NO. 3477, 2021

BEING A BYLAW TO AMEND PERMISSIVE PROPERTY TAX EXEMPTION
BYLAW NO. 3447, 2019

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

AND WHEREAS changes have occurred since the passage of PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3447, 2019

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

THAT the wording under item 2 under Section “A” of PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3447, 2019 is removed and replaced with the following:

“Lands and improvements operated by the Jehovah's Witnesses: Lot 1 Plan EPP104623 District Lot 251 Land District 14, Roll 0002772.050”

AND THAT the wording under item 27 under Section “C” of PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3447, 2019 is removed and replaced with the following:

“A portion equal to 37.5% of the following lands and improvements that are leased by the City from the Owner Jim Pattison Enterprises Ltd for Municipal purposes and for sub-lease to the Prince Rupert Gymnastics Association to operate a recreational facility, less the value of the land and improvements equal to 600 square feet of the leased building as shown in Schedule A – Plan of Premises: Part of Lot 1, Waterfront Block G, District Lot 251, Range 5, LD14, Plan 7176, Except Plan PRP 42647, Roll 9000246.000 and any portion of Waterlot in front of Waterfront Block G included in the lease. (Canfisco Municipal Boat Launch Facility)”

AND THAT Schedule A – “Plan of Premises” of this amendment bylaw is hereby attached to PERMISSIVE PROPERTY TAX EXEMPTION BYLAW NO. 3447, 2019 as Schedule A – “Plan of Premises”

This Bylaw may be cited as the “**PERMISSIVE PROPERTY TAX EXEMPTION AMENDMENT BYLAW NO. 3477, 2021.**”

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

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

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

Notice given in accordance with Sections 94 and 227 of the *Community Charter* by way of posting in the posting locations on the 16th day of August, 2021 and by publication in the Northern View on the 26th day of August 2021 and the 2nd day of September, 2021

Finally considered and Adopted this _____ day of _____, 2021.

Attachment: Schedule A – Plan of Premises

MAYOR

CORPORATE ADMINISTRATOR

SCHEDULE A
PLAN OF PREMISES

