



REGULAR MEETING

For the **REGULAR MEETING** of Council to be held on March 14, 2022 at 7:00 pm in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, B.C.

1. CALL TO ORDER

Recommendation:

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

2. ADOPTION OF AGENDA

Recommendation:

THAT the Agenda for the Regular Council Meeting of March 14, 2022 be adopted as presented.

3. MINUTES

a) Recommendation:

THAT the Minutes of the Special Council Meeting of February 28, 2022 be adopted.

(attached)

b) Recommendation:

THAT the Minutes of the Regular Council Meeting of February 28, 2022 be adopted.

(attached)

c) Recommendation:

THAT the Minutes of the Committee of the Whole Meeting of February 28, 2022 be adopted.

(attached)

4. REPORTS & RESOLUTIONS

a) Report from Planning Re: DVP-21-14 for 1429 Overlook St.

(attached)

Recommendation:

THAT Council proceed with approval for Development Permit Application (DVP) #21-14.

b) Report from Planning Re: DVP-22-04 (CBC Building)

(attached)

Recommendation:

THAT Council proceed with approval for Development Permit Application (DVP) #22-04.

c) Report from Planning Re: DVP-22-01 for 1531 Atlin Avenue

(attached)

Recommendation:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) 22-01.

d) Report from Planning Re: DVP-22-06 for 221 – 11th Street

(attached)

Recommendation:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) 22-06.

e) Report from Planning Re: DVP-22-03 Re: 1444 – 2nd Avenue West

(attached)

Recommendation:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) 22-03.

f) Report from Planning Re: DVP-22-07 Re: 337 McBride Street

(attached)

Recommendation:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) 22-07.

g) Report from the Director of Operations & Intergovernmental Relations Re: Monthly Project Update

(attached)

h) Report from the Director of Operations & Intergovernmental Relations Re: Master Service Agreement – Award CT Northern Contractors Alliance Limited Partnership

(attached)

Recommendation:

THAT Council award the City of Prince Rupert RFP 20-10: Contractor Services to CT Northern Contractors Alliance Limited Partnership.

i) Report from Corporate Administrator Re: Council Resolutions Status Updates (February 2022)

(attached)

j) Report from Corporate Administrator Re: Resolution ratification from the Committee of the Whole

5. BYLAWS

a) Report from Planning Re: ZBLA-21-03 for 1220 Portage Road.

(attached)

Recommendation:

THAT Council:

1) GIVE First and Second Readings to City of Prince Rupert Official Community Plan Bylaw No. 3489, 2022 and Zoning Bylaw No. 3490, 2022 to allow the change of property designation from Residential to Industrial and rezone the property from P1: Public Facilities to M1: Light Industrial.

2) PROCEED to the Public Hearing.

b) Business Regulations & Licencing Bylaw No. 3476, 2021

(attached)

Recommendation:

THAT Council give Fourth and Final Reading to the City of Prince Rupert Business Regulations & Licensing Bylaw No. 3476, 2021.

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

7. ADJOURNMENT



MINUTES

For the **SPECIAL MEETING** of Council held on February 28, 2022 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. Buchan, City Manager
R. Miller, Corporate Administrator
C. Bomben, Chief Financial Officer
R. Pucci, Director of Operations

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 Cunningham and seconded by Councillor Skelton-Morven that the meeting be closed to the public under Section 90 of the Community Charter to consider items relating to one or more of the following:

- 90.1 (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (g) litigation or potential litigation affecting the municipality;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (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



MINUTES

For the **REGULAR MEETING** of Council held on February 28, 2022 at 7:00 p.m. 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. Buchan, City Manager
R. Miller, Corporate Administrator
C. Bomben, Chief Financial Officer
R. Pucci, Director of Operations
M. Pope, Planner
D. Rajasooriar, Planner
V. Stewart, Manager of Communications

1. CALL TO ORDER

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

MOVED by Councillor Mirau and seconded by Councillor Adey THAT the Regular meeting of November 22, 2021 be suspended and that the Committee of the Whole be convened.

2. ADOPTION OF AGENDA

MOVED by Councillor Adey and seconded by Councillor Mirau THAT the Agenda for the Regular Council Meeting of February 28, 2022 be adopted as presented and amended by adding item 4. j) Resolutions from Closed Meeting.

CARRIED

3. MINUTES

a.) MOVED by Councillor Cunningham and seconded by Councillor Niesh THAT the Minutes of the Special Council Meeting of February 7, 2022 be adopted.

CARRIED

b.) MOVED by Councillor Adey and seconded by Councillor Mirau THAT the Minutes of the Regular Council Meeting of February 7, 2022 be adopted.

CARRIED

4. REPORTS & RESOLUTIONS

a) Report from Planning Re: DVP-21-11 for 884 Borden Street

MOVED by Mayor Brain and seconded by Councillor Cunningham THAT Council proceeds with approval for Development Variance Permit Application (DVP) 21-11.

CARRIED

b) Report from Planning Re: DVP-22-02 for 945 Hays Cove Avenue

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council proceeds with approval for Development Variance Permit Application (DVP) 22-02.

CARRIED

c) Report from Planning Re: DVP-22-04 for (CBC Building)

MOVED by Councillor Mirau and seconded by Councillor Adey THAT Council proceeds the statutory notification process for Development Permit Application (DVP) 22-04.

CARRIED

d) Report from Planning Re: DVP-21-14 for 1429 Overlook St.

MOVED by Councillor Adey and seconded by Councillor Mirau THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) 21-14.

CARRIED

e) Report from Planning Re: DVP-21-15 for 1039 Hays Cove Avenue

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) 21-15.

CARRIED

f) Report from Planning Re: DVP-21-15 for 1039 Hays Cove Avenue

MOVED by Councillor Niesh and seconded by Councillor Cunningham THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) 21-15.

CARRIED

g) Report from the Chief Financial Officer Re: cost and Commissioning Consultants – Award – RCMP Detachment Project

MOVED by Councillor Adey and seconded by Councillor Cunningham THAT Mayor and Council award the Cost Consulting for the RCMP Detachment project to BTY Group; and,

THAT Mayor and Council award the Commissioning Consulting for the RCMP Detachment project to C.E.S. Engineering Ltd.

CARRIED

h) Report from the Manager of Communications Re: Consideration of a Final Brand Package for the City of Prince Rupert

MOVED by Councillor Mirau and seconded by Councillor Skelton-Morven THAT Council approve by resolution the attached Logo Design and Brand Guidelines, developed by Will Creative, in partnership with Russell Mather, Ts'msysen artist.

CARRIED

i) Report from the Director of Operations & Intergovernmental Relations Re: Master Service Agreements – Award Colliers Project Leaders

MOVED by Councillor Niesh and seconded by Councillor Skelton-Morven THAT Mayor and Council award the Owners Representative RFP to Colliers Project Leaders (CPL).

CARRIED

5. BYLAWS

a) Report from the Approving Officer Re: City of Prince Rupert Subdivision and Servicing Bylaw No. 3486, 2022.

MOVED by Councillor Cunningham and seconded by Councillor Skelton-Morven THAT Council give Fourth & Final Readings to the City of Prince Rupert Subdivision and Servicing Bylaw No. 3486, 2022.

CARRIED

b) City of Prince Rupert Delegation Amendment Bylaw no. 3487, 2022.

MOVED by Councillor Niesh and seconded by Councillor Skelton-Morven THAT Council give Fourth & Final Readings to the City of Prince Rupert Delegation Amendment Bylaw No. 3487, 2022.

CARRIED

c) City of Prince Rupert Business Regulations & Licensing Bylaw No. 3476, 2021.

MOVED by Councillor Skelton-Morven and seconded by Councillor Cunningham THAT Council give Third Reading to the City of Prince Rupert Business Regulations & Licensing Bylaw No. 3476, 2021.

CARRIED

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

7. ADJOURNMENT

MOVED by Councillor Mirau and seconded by Councillor Adey THAT the meeting be adjourned at 9:10pm.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR



MINUTES

For the **COMMITTEE OF THE WHOLE MEETING** of Council held on February 28, 2022 in the Council Chambers of City Hall, 424 – 3rd Avenue West, Prince Rupert, BC.

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

STAFF: R. Buchan, City Manager
R. Miller, Corporate Administrator
C. Bomben, Chief Financial Officer
R. Pucci, Director of Operations (by Zoom)

1. CALL TO ORDER

The Mayor called the Committee of the Whole Meeting to order at 7:01 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor Niesh and seconded by Councillor Adey that the Agenda for the Committee of the Whole Meeting of February 28, 2022 be adopted as provided.

CARRIED

3. PRESENTATION

- a.) Aaron Thompson, Transit Planner, BC Transit Re: Transit Future Service Plan
- b.) Kendal Standring Re: Vicious Dog Designation
- c.) Kerianne Smith, Swingsmith Cages Re: Proposed use of Canfisco Warehouse for Indoor Batting Cages
- d.) Paul Legace (& Arny Nagy), Poverty Law Advocate Re: Single Family Dwelling Rentals

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 7:59 p.m.

CARRIED

Confirmed:

MAYOR

Certified Correct:

CORPORATE ADMINISTRATOR

CITY OF PRINCE RUPERT

REPORT TO COUNCIL

**From Prior Meeting &
For Reference Purposes Only.**

DATE: February 18th, 2022
TO: Robert Buchan, City Manager
FROM: Daniel Rajasooriar, Planner
SUBJECT: Development Variance Permit #21-14 for 1429 Overlook Street

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) #21-14.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 1429 Overlook Street.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.3 (c) to build a dwelling unit with a floor area of 316.33 square metres. The maximum floor area for a dwelling unit in an R2 zone is 700 square metres or an area equal to but not exceeding the lot area, whichever is less. As the lot area is 300.45 square metres, the applicant is requesting a variance of 15.88 square metres above the maximum floor area.
2. A request for a variance of City of Prince Rupert Zoning Bylaw, Section 5.2.4 to have a lot coverage of 63% of the site. The maximum lot coverage in an R2 zone is 50% of the site. The applicant is requesting a variance of 13% above the maximum lot coverage.
3. A request for a variance of City of Prince Rupert Zoning Bylaw, Section 5.2.6 (b) to have a 0-metre setback from the rear property line. The required setback from the rear property line in an R2 zone is 3.0 metres. The applicant is requesting a variance of 3 metres in terms of the setback from the rear property line.

The Site and Building Plans are included as Schedule 1.

BACKGROUND AND ANALYSIS:

The proposed variances for floor area, lot coverage, and the setback from the rear property line are requested by the applicant so that a proposed residence including two decks may be built. The applicant rationalized the proposed variance for the setback from the rear property line by noting that there are no houses behind the property and that the decks will not encroach on anyone else's property.

There are no known negative impacts of the proposed variances on the surrounding neighbourhood; however, the public will have the opportunity to provide input during the public consultation period.

The Draft Development Variance Permit is included as Schedule 2.

COST AND BUDGET IMPACT:

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

CONCLUSION:

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

Report Prepared By:



Daniel Rajasooriar,
Planner

Report Reviewed By:



Robert Buchan,
City Manager

Schedule(s):

1. Site and Building Plans
2. Draft Development Variance Permit



Jamie Youngman

THE YOUNGMAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

DRAWING LIST	
Sheet Number	Sheet Name
ARCHITECTURAL	
000	COVER PAGE
A001	CONSTRUCTION ASSEMBLIES & CONSTRUCTION NOTES
A100	SITE PLAN
A101	LANDSCAPE PLAN
A201	FLOOR PLAN - L01
A202	FLOOR PLAN - L02
A203	FLOOR PLAN - L03
A204	ROOF PLAN
A300	PART PLANS
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS



ISSUED FOR: CONSTRUCTION R2

February 12th, 2022

PROJECT NO.: 0001

AC.	ACOUSTIC	I.D.	INSIDE DIAMETER	SYM.	SYMMETRICAL
ADJ.	ADJUSTABLE	I.F.	INSIDE FACE	TV	TELEVISION
AV	AIR/VAPOUR	INSUL.	INSULATION	T.B.D.	TO BE DETERMINED
ALT.	ALTERNATE	INT.	INTERIOR	TP	TOILET / WASHROOM PARTITIONS
ALUM.	ALUMINUM	J		T&G.	TONGUE AND GROOVE
ANOD.	ANODIZED	JT.	JOINT	T&G. V.J.	TONGUE AND GROOVE V. JOINT
APPROX.	APPROXIMATE	L		T.O. or T/O	TOP OF
B		LAV.	LAVATORY	T.O.C.	TOP OF CURB
BM.	BEAM	L.G.	LONG	T.O.S.	TOP OF SLAB
BLK.	BLOCK	M		TS	TRACK SYSTEM
BLKG.	BLOCKING	M.H.	MANHOLE	TRANS.	TRANSFORMER
BD.	BOARD	M.O.	MASONRY OPENING	TYP.	TYPICAL
BOT.	BOTTOM	MAT'L	MATERIAL	U	
BLDG.	BUILDING	MAX.	MAXIMUM	U/C u/c	UNDER COUNTER
C		MECH.	MECHANICAL	U/S	UNDER SIDE
C.I.P.	CAST IN PLACE	MDF	MEDIUM DENSITY FIBERBOARD	U.N.O.	UNLESS NOTED OTHERWISE
C.B.	CATCH BASIN	MSD	METAL STUD	V	
CLG.	CEILING	m	METER	V.J.	V. JOINT
CL.	CENTER LINE	MEZZ.	MEZZANINE	V.B.	VAPOUR BARRIER
COL.	COLUMN	mm	MILLIMETERS	VERT.	VERTICAL
COMP.	COMPACTED	MIN.	MINIMUM	VEST.	VESTIBULE
CW	COMPLETE WITH	M.R.	MOISTURE RESISTANT	VOL.	VOLUME
CONC.	CONCRETE	M.S.	MOP SINK	W	
C.M.U.	CONCRETE MASONRY UNIT	N		W.F.	WALL FOUNTAIN
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT	WC	WATER CLOSET
CS/CI	CONTRACTOR SUPPLIED - CONTRACTOR INSTALLED	N.T.S.	NOT IN SCALE	W.W.M.	WELDED WIRE MESH
C.J.	CONTROL JOINT	NO. (#)	NUMBER	W/	WITH
CORR.	CORRIDOR	O		WD	WOOD
COV.	COVER	O.C.	ON CENTER		
D		O.W./S.J.	OPEN WEB STEEL JOIST		
DEG. (°)	DEGREE	OPP.	OPPOSITE HAND		
DIAG.	DIAGONAL	HAND.			
DIA. (Ø)	DIAMETER	OSB.	ORIENTED STRAND BOARD		
DIM.	DIMENSION	O.D.	OUTSIDE DIAMETER		
DN.	DOWN	O.S.F.	OUTSIDE FACE		
D.S.	DOWNSPOUT	OS/CI	OWNER SUPPLY-CONTRACTOR INSTALL		
DWG(S)	DRAWING(S)	OS/OI	OWNER SUPPLY-OWNER INSTALL		
D.F.	DRINKING FOUNTAIN	OS/VI	OWNER SUPPLY-VENDOR INSTALL		
DRY.	DRYER (CLOTHES)	P			
E		PR.	PAIR		
EA.	EACH	PJ	PARALAM JOIST		
EA. F.	EACH FACE	PSC	PARALAM STEEL CONNECTION		
ELEC.	ELECTRICAL	PAT.	PATIENT LOCKER		
ELEV.	ELEVATION	LOCKR.			
(EL)		PERIM.	PERIMETER		
EQ.	EQUAL	P.G.	PLATE GLASS		
EXIST.	EXISTING	P.V.	PLYWOOD		
EXP.N.	EXPANSION	POLY.	POLYETHYLENE		
EXP. JT.	EXPANSION JOINT	PVC.	POLYVINYL CHLORIDE		
EXP.	EXPOSED	P.P.	POWER POLE		
EXP'S	EXPOSED STRUCTURE	PSF.	PRESSED STEEL FRAME		
EXT.	EXTERIOR	P.T.	PRESSURE TREATED		
EXTR.	EXTERIOR	PROJ.	PROJECTION		
EXT. GR.	EXTERIOR GRADE	R			
F		R-E	EXISTING ROOF DRAIN		
F.O.	FACE OF	RAD (R)	RADIUS		
F.O.C.	FACE OF CURB	R.W.D.P.	RAIN WATER DOWN PIPE		
FRP	FIBER REINFORCED PLASTIC	R.W.L.	RAIN WATER LEADER		
F	FILM	R.C.P.	REFLECTED CEILING PLAN		
FIN. GD.	FINISHED GRADE	REINF.	REINFORCED		
F.E.	FIRE EXTINGUISHER	REQ'D	REQUIRED		
F.E.C.	FIRE EXTINGUISHER CABINET	REV	REVISION		
F.H.C.	FIRE HOSE CABINET	R.D.	ROOF DRAIN		
FRS	FIRE SHUTTER	RTU	ROOF TOP UNIT		
FP	FIREPLACE	RM.	ROOM		
FL (FLR)	FLOOR	R.O.	ROUGH OPENING		
F.D.	FLOOR DRAIN	S			
FTG.	FOOTING	S.D.	SCUPPER DRAIN		
FDN.	FOUNDATION	SECT.	SECTION		
FURR.	FURRING	SEC. G.	SECURITY GRILLE		
G		SG	SEMI GLOSS		
GA.	GAUGE	SHTG.	SHEATHING		
GL.	GLASS	SIM.	SIMILAR		
GLULAM.	GLUED LAMINATED TIMBER	S.O.G.	SLAB-ON-GRADE		
GR.	GRADE	SNW. G.	SNOW GUARD		
GWB	GYPSUM WALL BOARD	S.C.W.	SOLID CORE WOOD		
GWB. WR.	GYPSUM WALL BOARD WATER RESISTANT	S.T.C.	SOUND TRANSMISSION GLASS		
H		SPEC.	SPECIFICATION		
H.D. WD.	HARD WOOD	SQ.	SQUARE		
HDR.	HEADER	S.S.	STAINLESS STEEL		
HTR.	HEATER	STD.	STANDARD		
H.C.W.	HOLLOW CORE WOOD	STRUCT.	STRUCTURAL		
HM.	HOLLOW METAL	SUSP.	SUSPENDED		
HSS	HOLLOW STRUCTURAL SECTION				
HORIZ.	HORIZONTAL				
HWT	HOT WATER TANK				

GRID LINES

- GRID LINE
- GRID BUBBLE
- GRID

ENLARGED PLANS / DETAILS

- DETAIL NUMBER
- SIM
- 1
- A208
- SHEET ON WHICH DETAIL IS SHOWN

EXTERIOR / INTERIOR ELEVATIONS

- ELEVATION NUMBER
- 1
- A101
- 2
- 3
- SHEET ON WHICH ELEVATION IS SHOWN

BUILDING SECTIONS

- SECTION NUMBER
- SIM
- 1
- A101
- SHEET ON WHICH SECTION IS SHOWN

SECTIONS / DETAILS

- SECTION NUMBER
- SIM
- 1
- A101
- SHEET ON WHICH SECTION IS SHOWN

FLOOR PLAN

- VIEW NUMBER
- VIEW NAME
- 1
- A101
- 1:50
- SCALE AS SHOWN ON SHEET
- SHEET ON WHICH VIEW IS SHOWN
- VIEW TITLE**

DEMOLITION KEYNOTES

- 1

RENOVATION KEYNOTES

- 1

DRAWING REVISION TAG

- 1

EXTERIOR WALL / PARTITION TAG

- A1

FLOOR TAG

- F1

ROOF TAG

- R1

WINDOW TAG

- 11

ROLLER BLINDS

- 1

NORTH ARROW

- CONSTRUCTION NORTH
- TRUE NORTH
- LEVEL NAME

ELEVATION MARKER

- FLOOR 100.000
- LEVEL VERTICAL ELEVATION

ROOM TAG

- Room name
- 101

CEILING TAG

- CEILING TYPE
- C1
- 2000
- CEILING HEIGHT A.F.F.

MILLWORK TAG

- L01

NEW DOOR AND DOOR TAG

- 102a

EXISTING DOOR AND DOOR TAG

- 102a

EXISTING WALL

NEW WALL

NEW SHEAR WALL

1HR FIRE WALL

2HR FIRE WALL

CORNER GUARD, AS SPECIFIED

LEVEL VERTICAL ELEVATION

SPOT ELEVATION

NOT IN CONTRACT

- 1 FLAT BITUMEN ROOF:
REFLECTIVE ROOF COATING (CAP SHEET)
TOP LAYER OF BITUMEN ROOF COMPOUND
SECOND LAYER BITUMEN COMPOUND
REINFORCING MATERIAL
FIRST LAYER OF BITUMEN COMPOUND
FLASHING
ASPHALT/ PLY FELT
TRIANGULAR FILLET
COVER BOARD
ASPHALT REINFORCING
RIGID ROOF INSULATION
DECK SURFACE (ROOF SHEATHING)
- 3 FASCIA/ SOFFIT:
ALUMINUM GUTTERS
2x6 FASCIA BOARD
VENTED ALUMINUM OR VINYL SOFFIT
NOTE: PROVIDE INSULATION BAFFLES BETWEEN EACH TRUSS W/ MIN 2" CLEAR AIRSPACE)
- 5 INTERIOR PARTITION:
5/8" TYPE 'X' GYPSUM WALLBOARD
2x4 STUDS @ 16" O.C., U.N.O.
5/8" TYPE 'X' GYPSUM WALLBOARD

NOTE: USE ROXUL SAFE'n'SOUND FIRE AND SOUNDPROOFING INSULATION AT FIRE SEPERATION.
- 7 UPPER FLOOR:
FINISH FLOORING
5/8" T&G PLYWOOD SUBFLOOR
2x12 FLOOR JOISTS @ 24" O.C., U.N.O.
ACOUSTICAL BATT INSULATION
2x2 CROSS BRIDGING @ 6'10" O.C. MAX.
5/8" TYPE 'X' GYPSUM WALLBOARD
- 9 EXTERIOR FOUNDATION WALL - ENGINEERED:
2 COATS ASPHALY EMULSION - APPLY TO EXTERIOR SIDE UP TO GRADE
8" CONCRETE FOUNDATION WALL, U.N.O
2" RIGID FOAM INSULATION
R-14 BATT INSULATION, TO TOP OF FOOTING. 24"x8" CONCRETE FOOTING

NOTE: FOUNDATION WALLS TO HAVE FULL HEIGHT INSULATION.
- 11 PLATE TO FOUNDATION CONNECTION:
2x6 (OR 2x4 AS REQUIRED) SILL PLATE
6 MIL. POLY. VAPOUR BARRIER OR 45# FELT DAMP-PROOFING
1/2" DIA. ANCHOR BOLTS @ 4' O.C. MAX.
- 13 STAIRS:
TREAD DEPTH 10"
NOSING 1"
RISE 6 2/3"
HANDRAIL HEIGHT 2'10" MIN.
HEADROOM HEIGHT 6'8" MIN.
- 2 CEILING:
R-40 BATT OR LOOSE-FILL INSULATION
6 MIL. POLY. VAPOUR BARRIER
5/8" TYPE 'X' GYPSUM WALLBOARD
- 4 EXTERIOR WALL:
FINISH SIDING - SEE ELEVATION
BUILDING PAPER
3/8" PLYWOOD SHEATHING
2x6 WOOD STUDS @ 16" O.C.
R-20 BATT INSULATION
6 MIL. POLY. VAPOUR BARRIER
5/8" TYPE 'X' GYPSUM WALLBOARD
- 6 MAIN FLOOR:
FINISH FLOORING
5/8" T&G PLYWOOD SUBFLOOR
2x12 FLOOR JOISTS @ 24" O.C., U.N.O.
ACOUSTICAL BATT INSULATION
2x2 CROSS BRIDGING @ 6'10" O.C. MAX.
5/8" TYPE 'X' GYPSUM WALLBOARD

NOTE: USE ROXUL SAFE'n'SOUND FIRE AND SOUNDPROOFING INSULATION AT FIRE SEPERATION.
- 8 BASEMENT FLOOR:
3 1/2" CONCRETE SLAB FLOOR
6 MIL. POLY. VAPOUR BARRIER
6" MIN. COMPACT SAND OR GRAVEL FILL
- 10 INTERIOR FOUNDATION WALL:
2x6 WOOD STUDS @ 16" O.C.
6" CONCRETE CURB
18"x6" CONCRETE FOOTING
- 12 DRAINAGE:
4" DRAIN TILE
12" MIN. DRAIN ROCK
- 14 GARAGE FLOOR:
4" CONCRETE SLAB FLOOR
6x6 6/6 WWM REINFORCING STEEL
CLEAN, COURSE AND GRANULAR FILL COMPACTED E
1" FROM SOLID BEARING TO UNDERSIDE OF GARAGE SLAB

NEW CONSTRUCTION SHALL CONFORM TO THE MOST CURRENT BRITISH COLUMBIA BUILDING CODE. EXISTING CONSTRUCTION CHANGES WILL BE BROUGHT UP TO CURRENT CODE REQUIREMENTS. AREAS NOT AFFECTED IN THE BUILDING UNLESS NOTED ON THE DRAWINGS WILL REMAIN AS EXISTING NON-CONFORMING.	
BUILDING AS PER:	NECB
PROJECT ADDRESS:	1429 OVERLOOK STREET, PRINCE RUPERT, BC V8J 2C7
LEGAL DESCRIPTION:	LOT 23, BLOCK G, SECTION 7, DISTRICT LOT 251, R5, CO, PLAN 1920
APPLICABLE CODE:	BC BUILDING CODE 2018
BUILDING/ LOT AREA:	3,234 SF (300.45 SM)
NUMBER OF STREETS OR ACCESS ROADS:	1
HEIGHT IN STOREYS:	3
MAJOR OCCUPANCY CLASSIFICATION:	GROUP C
SPRINKLERED OR UNSPRINKLERED:	UNSPRINKLERED
SEPERATION OF MAJOR OCCUPANCIES:	n/a
CONSTRUCTION CLASSIFICATIONS:	COMBUSTIBLE
ACCESSIBILITY:	NON-ACCESSIBLE

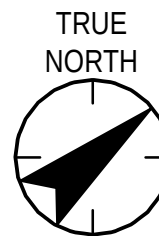


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Notes



KEYPLAN

[illegible]

1	ISSUED FOR CONSTRUCTION R2	KK		2022.02.12
Issued/Revision		By	Appd	YYYY.MM.DD
File Name: N/A		Author Dwn.	Designer Dsgn.	Checker Chkd.
				02/12/22 YYYY.MM.DD

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

THE YOUNG MAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

Title
CONSTRUCTION ASSEMBLIES &
CONSTRUCTION NOTES

Project No. 0001		Scale As indicated
Revision 1	Sheet of 10	Drawing No. A001

A001



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Notes



KEYPLAN

6	ISSUED FOR CONSTRUCTION R2	KK	2022.02.12
5	ISSUED FOR CONSTRUCTION R1	KK	2022.02.09
4	ISSUED FOR CONSTRUCTION	KK	2021.10.04
3	ISSUED FOR 95% REVIEW R2	KK	2021.09.04
2	ISSUED FOR 95% REVIEW R1	KK	2021.07.24
1	ISSUED FOR 95% REVIEW	KK	2021.07.18

Issued/Revision

File Name: N/A	Author	Designer	Checker	07/15/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.D

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

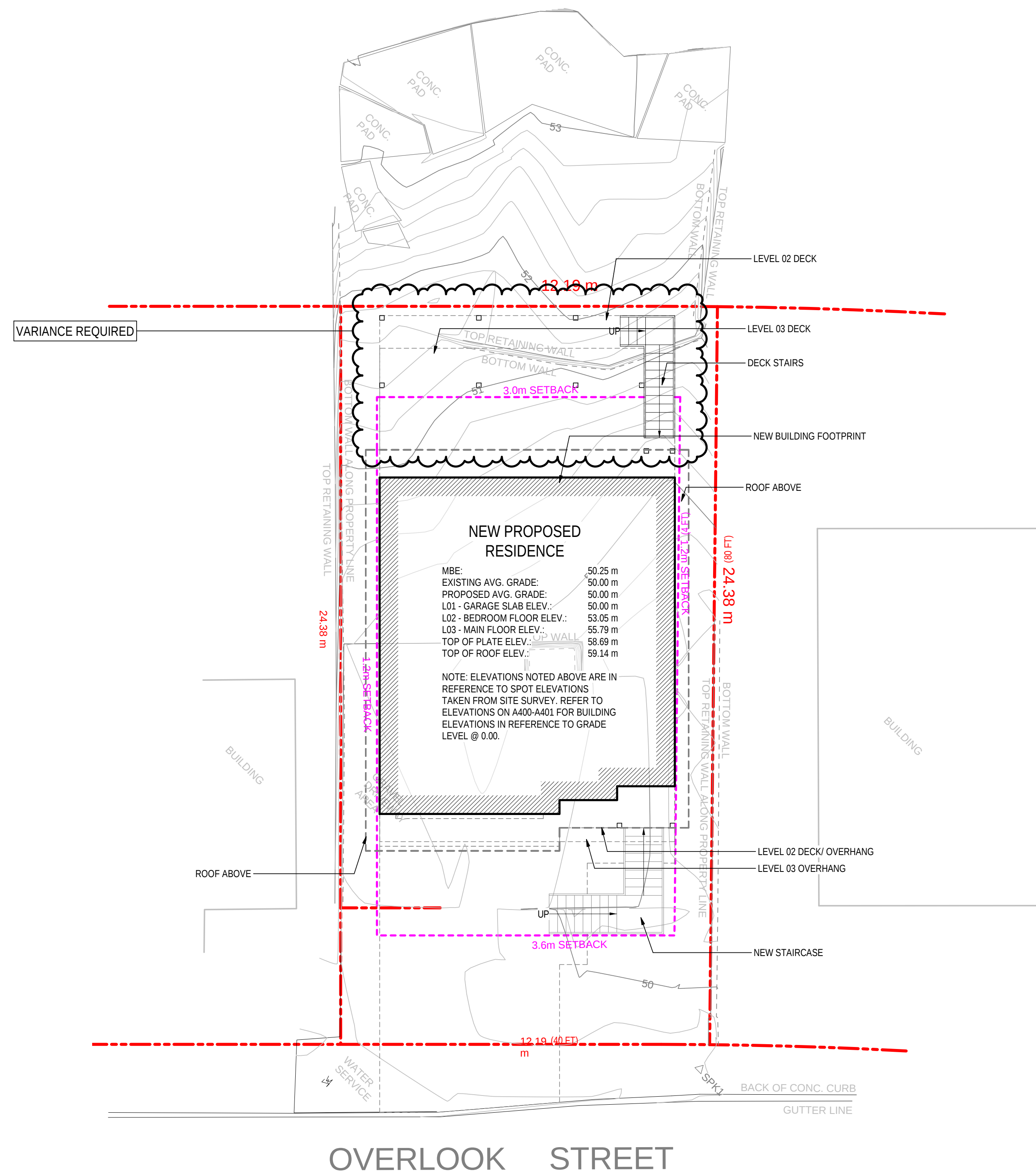
THE YOUNG MAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

Title
SITE PLAN

Project No.	Scale
0001	As indicated

Revision	Sheet	Drawing No.
6	1 of 10	A100



1 SITE PLAN
A100 1:100

LOT CALCULATIONS		
ZONING:	R2	
ADDRESS:	1429 OVERLOOK ST., PRINCE RUPERT, BC V8J 2	
LEGAL DESCRIPTION:	LOT 23, BLOCK G, SECTION 7, DISTRICT LOT 251	
APPLICABLE CODE:	R5, CO. PLAN 1920 2018 BC BUILDING CODE	
LOT AREA:	3,234 SF	(300.45 SM)
FLOOR AREA RATIO: ALLOWABLE @ 100%		
	3,234 SF	(300.45 SM)
PROPOSED:		
L01 FLOOR AREA		
GARAGE (LIVABLE)	195 SF	(18.12 SM)
GARAGE	944 SF	(87.70 SM)
SUBTOTAL	195 SF	(18.12 SM)
L02 FLOOR AREA		
BUILDING	1,139 SF	(105.82 SM)
FRONT BALCONY	68 SF	(6.32 SM)
REAR DECK	562 SF	(52.21 SM)
SUBTOTAL	1,769 SF	(164.35 SM)
L03 FLOOR AREA		
BUILDING	1,029 SF	(95.60 SM)
REAR DECK	412 SF	(38.28 SM)
SUBTOTAL	1,441 SF	(133.87 SM)
TOTAL FLOOR AREA	2,405 SF (100%)	(217.33 SM)
SITE COVERAGE		
MAX. ALLOWABLE @ 50%	1,617 SF	(150.22 SM)
PROPOSED:	2,037 SF (63%)	(189.24 SM)
NOTE: PROPOSED SITE COVERAGE INCLUDES AREA CALCULATED FROM PERIMETER OF ROOF, REAR DECK AND FRONT STAIRS.		

pick location in Project Information >

ORIGINAL SHEET - ARCH. E

GENERAL NOTES:

- ALL WORK TO CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, AS APPLICABLE.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. CONTRACTOR TO CAREFULLY INSPECT THE SITE OF WORK AND BE FULLY INFORMED OF CONDITIONS AND LIMITATIONS.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING.
- CONTRACTOR ASSUMES COMPLETE RESPONSIBILITY TO ENSURE ALL FIXTURES & EQUIP. SUPPLIED UNDER THIS CONTRACT ARE C.S.A. APPROVED.
- CONTRACTOR IS RESPONSIBLE TO CONFIRM AND PROVIDE STORM, SANITARY, WATER, ELECTRICITY, AND GAS REQUIREMENTS AND INSTALLATION TO THE APPROVAL OF ALL APPLICABLE CODES AND LOCAL INSPECTORS.
- CONTRACTOR TO SUBMIT SAMPLES AND / OR ILLUSTRATIONS OF FITTINGS, FIXTURES AND FINISHES TO THE OWNER'S FOR APPROVAL PRIOR TO ORDER AND INSTALLATION.
- DOOR AND WINDOW SIZES ARE NOMINAL. CONTRACTOR TO CONSULT SUPPLIER FOR EXACT SIZES AND ROUGH OPENINGS.
- PROVIDE ALL FRAMING / BLOCKING AS REQUIRED TO ENSURE PROPER SECUREMENT OF ALL MATERIALS, EQUIPMENT, ACCESSORIES, ETC.
- ALL MATERIALS ARE TO BE PRIMED AND PAINTED U.N.O. PROVIDE COLOR COORDINATED SEALANT BETWEEN DISSIMILAR MATERIALS.
- INSTALL ALL DOORS AND FRAMES WITH A CLEAR DIMENSION OF 100mm BETWEEN THE FRAME AND THE NEAREST ADJACENT WALL U.N.O.
- FURR IN ALL EXPOSED MECH. AND ELECT. DUCTS AND PIPING.
- MAINTAIN SAFE ACCESS TO ALL REQUIRED EXITS AT ALL TIMES.
- ALL ELEVATIONS TO BE VERIFIED. CONTRACTOR TO COORDINATE LOCATIONS OF ALL MECH. & ELEC. EQUIPMENT PRIOR TO ROUGH-IN AND INSTALLATION.
- ALL DIMENSIONS, DETAILS & CONDITIONS INDICATED AND SHALL BE CONFIRMED ON THE JOB SITE. MODIFICATIONS AND/OR ADJUSTMENTS SHALL BE MADE ACCORDINGLY AS REQUIRED UPON INSTRUCTIONS FROM THE CONSULTANT.
- USE TYPE "X" GWB ON ALL GWB PARTITIONS. REFER TO FLOOR PLAN DRAWINGS.
- WHEN INSTALLING PLUMBING, INSTALL GASKETS AT ALL SUPPORT CONNECTIONS. PIPES MUST NOT COME INTO DIRECT CONTACT WITH WOOD STUDS, METAL SUSPENSION SYSTEMS, OR CONCRETE FLOORS.

MILLWORK NOTES

- ALL MILLWORK SHALL MEET THE CUSTOM GRADE STANDARD. FOLLOW "QUALITY STANDARDS FOR ARCHITECTURAL MILLWORK" PUBLISHED BY AWMAC.
- CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE PRIOR TO SUBMITTING SHOP DRAWINGS PRIOR TO FABRICATION OF MILLWORK.
- SUBMIT SHOP DRAWINGS FOR ALL MILLWORK ITEMS TO THE OWNER FOR APPROVAL PRIOR TO FABRICATION.
- COORDINATE LOCATION OF PLUMBING AND ELECTRICAL COMPONENTS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS, AS APPLICABLE.
- MILLWORK SUB CONTRACTOR SHALL CONFIRM WITH GENERAL CONTRACTOR THAT THERE IS ADEQUATE BLOCKING IN WALLS WHERE SHELVING AND MILLWORK ARE REQUIRED. GENERAL CONTRACTOR SHALL SUPPLY BLOCKING AS REQUIRED BY MILLWORK SPECIFIED.
- PROVIDE 13mm (1/2") REVEAL WHERE MILLWORK MEETS CEILING, BULKHEADS AND WALLS.
- PROVIDE ADEQUATE SPACE WHERE CABINET DOORS MEET AT 90 DEGREE CORNERS TO ENSURE DOORS DON'T BIND AND OPERATE AS INTENDED.
- SCRIBE ALL COUNTERTOPS AND BACKSPLASHES TIGHT TO WALLS.
- PROVIDE CLEAR SILICONE BEAD AT HORIZONTAL AND VERTICAL INTERSECTIONS OF MILLWORK TO ADJACENT MILLWORK AND/OR PARTITIONS.
- CONFIRM ALL APPLIANCE AND EQUIPMENT SIZES PRIOR TO MILLWORK FABRICATION. CONFIRM SIZE OF OPENINGS FOR ALL EQUIPMENT WITH CONSULTANT.
- PROVIDE FULL BACKING TO ALL CABINETS.
- ALL SURFACES OF INTERIOR CABINETS INCLUDING: CABLES, ADJUSTABLE AND NON ADJUSTABLE SHELVES, AND DRAWER INTERIORS SHALL MELAMINE FINISH U.N.O. CONFIRM COLORS WITH OWNER.
- DRAWER SIDES AND ENDS SHALL BE FULLY GLUED AND PNEUMATICALLY NAILED AT ALL JOINTS. SCREW ATTACH TO DRAWER FACE. IN OPEN ASSEMBLY OF CABINETS ALL SURFACES IN OPEN CABINET AREA SHALL FINISHED AS SPECIFIED. REFER TO ELEVATIONS AND DETAILS.
- PROVIDE SHELF SUPPORTS, BRACKETS AND RECESSED SHELF STANDARDS AS SPECIFIED OR REQUIRED BY "GOOD PRACTICE" STANDARDS.
- ALL MILLWORK FASTENERS SHALL BE CONCEALED.
- ALL CABINETS SHALL HAVE ADJUSTABLE SHELVES CW RECESSED STANDARDS, U.N.O.
- PROVIDE 75mm (3") BORDER OF CARPENTER'S WHITE GLUE AT ALL EDGES AND SEAMS IN LAMINATE TO ENSURE A PROPER BOND AND TO PREVENT DISRUPTION OF SEAMS DUE TO MOISTURE VARIANCES. REMOVE EXCESS GLUE UPON COMPLETION OF THE WORK.
- CONFIRM SIZES OF EQUIPMENT BEFORE CONSTRUCTION OF MILLWORK.

PARTITION NOTES

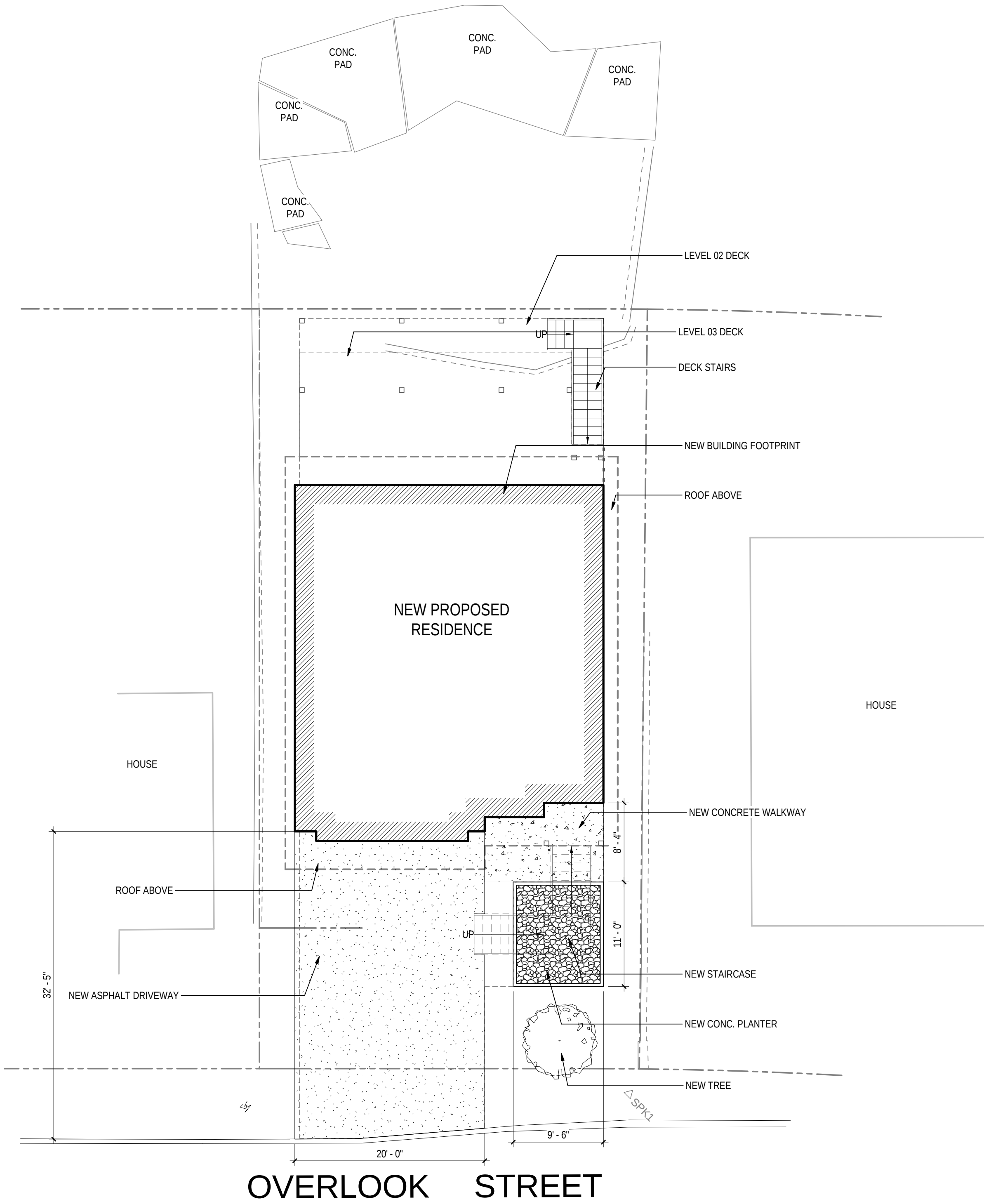
- ANY CONTRADICTIONARY INFORMATION AND SITUATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSULTANT PRIOR TO PROCEEDING WITH A TASK.
- CONSTRUCT NEW PARTITIONS DIRECTLY FROM STRUCTURAL FLOOR. ALL PARTITIONS ARE TO BE TAPED, FILLED, & SANDED SMOOTH TO RECEIVE NEW FINISHES.
- CONSTRUCTION FOR ALL PARTITION TYPES MUST MAINTAIN ACOUSTICAL INTEGRITY OF THE PARTITION.
- PROVIDE ADEQUATE BRACING AND/OR BLOCKING IN PARTITIONS AS INDICATED ON PLANS, TO SUPPORT WALL HUNG MILLWORK, SHELVING, COAT HOOKS, AND ACCESSORIES SHALL BE CENTERED ON LENGTH OF PARTITIONS, FULL WIDTH.
- PROVIDE DEFLECTION TRACKS AT TOP OF ALL FULL HEIGHT AND/OR FIRE RATED INTERIOR PARTITIONS TO ALLOW FOR 25MM DEFLECTION.

FINISH NOTES:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FINISH SPECIFICATION, SCHEDULES AND ALL PLANS, ELEVATIONS AND SECTIONS.
- ANY CONTRADICTIONARY INFORMATION AND SITUATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSULTANT PRIOR TO PROCEEDING WITH A TASK.
- WHERE COLOR OR EXTENT OF FINISH IS IN QUESTION, CONTACT CONSULTANT FOR CLARIFICATION PRIOR TO PROCEEDING.
- NO SUBSTITUTIONS FOR THE SPECIFIED MANUFACTURER SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE CONSULTANT.
- USE THE LARGEST CONTINUOUS PIECE OF MATERIAL, AS PROVIDED BY MANUFACTURED, TO COMPLETE INSTALLATION OF EACH FINISH. ALL FINISHES AND MATERIALS ARE TO BE INSTALLED BY QUALIFIED AND EXPERIENCED TRADE WORKERS AS PER MANUFACTURERS' RECOMMENDATIONS.
- ALL NOTES REFER TO FINISHING OF AREAS IN CONTRACT AND IN ALL AREAS WHERE CONSTRUCTION AND DEMOLITION ACTIVITIES HAVE AFFECTED THE EXISTING FINISHES. REFINISHING IS NOT REQUIRED TO AREAS NOT IN CONTRACT UNLESS NOTED OTHERWISE.
- ALL EXISTING WALLS ARE TO BE PATCHED AND REPAIRED PRIOR TO NEW FINISH.
- PAINT INDICATIONS FOR PERIMETER WALLS INCLUDE BULKHEAD, DRYWALL COLUMNS, AND DRYWALL SILLS, UNLESS NOTED OTHERWISE.
- ALL PAINTED PARTITIONS TO HAVE COMPLETE COVERAGE AND RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO TOP COATS-PREMIUM LATEX OF THE PRODUCT SPECIFIED. DARKER COLORS TO RECEIVE ADDITIONAL COATS AS REQUIRED TO ACHIEVE UNIFORM COLOR APPEARANCE.
- PAINTED GYPSUM BOARD CEILINGS TO RECEIVE ONE COAT PRIMER, TWO FINISH COATS, FLAT, UNLESS NOTED OTHERWISE.
- PAINTED DOORS AND FRAMES TO RECEIVE ONE COAT PRIMER/SEALER, TWO COATS ALKYD PAINT, SEMI-GLOSS.
- ALL MECHANICAL GRILLES, ETC. TO BE PAINTED TO MATCH CEILING UNLESS NOTED OTHERWISE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND/OR INSTRUCTION ON PREPARATION, ADHESIVES, AND SEALERS, ETC. FOR MATERIALS INDICATED ON THE FINISHES DRAWING.
- CONTRACTOR TO ENSURE FLOOR IS SMOOTH AND LEVEL FOR NEW FINISHES PRIOR TO INSTALLATION. PREPARE EXISTING FLOOR TO RECEIVE NEW FINISH.
- WHERE SHEET GOODS ARE BEING INSTALLED, SUBFLOOR TO BE WELL PREPARED SO SUBFLOOR WILL NOT TELEGRAPH THROUGH.
- ALL FLOOR FINISHES TO BE FLUSH WITH COLUMNS, BUILDING PERIMETER, AND INTERIOR WALLS.
- FLOORING CONTRACTOR TO COORDINATE INSTALLATION WITH MILLWORK INSTALLER.
- FEATHER FLOOR TO ENSURE SMOOTH TRANSITION BETWEEN DISSIMILAR FLOOR FINISHES. INSTALL TRANSITION STRIPS AS NOTED.
- ALL CHANGES IN FLOOR FINISHES SHALL BE CENTERED IN DOORWAYS, UNLESS NOTED OTHERWISE.
- ALL FLOOR FINISHES SHALL EXTEND UNDER MILLWORK/CABINETS TO FACE OF TOE KICK. WHERE EQUIPMENT ON FLOOR CAN BE REMOVED, FLOOR FINISH TO EXTEND INTO RECESS OR CAVITY TO FACE OF WALL.
- ALL MISCELLANEOUS METALS, TRIMS, ETC. ON WALLS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.

FIRESTOPPING:

- PROVIDE ALL REQUIRED FIRESTOPPING AS PER PART 3 OF THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE, (EXISTING AND NEW).
- ALL JOINTS AND PENETRATIONS THROUGH A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR A FIRE SEPARATION SHALL BE TIGHTLY FITTED OR SEALED BY A FIRESTOP SYSTEM THAT HAS AN 'F' RATING NOT LESS THAN THE FIRE-PROTECTION RATING FOR CLOSURES WITHIN THE FIRE SEPARATION WHEN SUBJECTED TO THE TEST METHODS DESCRIBED IN THE CAN4-S115-M STANDARD.
- NOTE THAT DRYWALL TAPE AND/OR MUD IS NOT APPROVED FIRESTOPPING ACCORDING TO THE STANDARD, FOR ANY BUILDING BUILT UNDER PART 3 OF THE BUILDING CODE.
- THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH COPIES OF ALL SPECIFICATIONS CW ULC TESTED ASSEMBLIES FOR ALL APPROVED FIRESTOPPING PRODUCTS INSTALLED AS REQUIRED PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL CONFIRM / ENSURE THAT ALL FIRESTOPPING APPLICATION WORK MUST BE PERFORMED BY PERSONNEL TRAINED AND CERTIFIED BY AN APPROVED / CERTIFIED TECHNICAL INSTRUCTOR PRIOR TO COMMENCEMENT OF WORK.



1 LANDSCAPE PLAN
A101 1:100



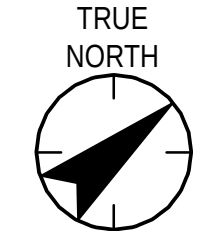
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Notes



KEYPLAN

5	ISSUED FOR CONSTRUCTION R1	KK		2022.02.09
4	ISSUED FOR CONSTRUCTION	KK		2021.10.04
3	ISSUED FOR 95% REVIEW R2	KK		2021.09.04
2	ISSUED FOR 95% REVIEW R1	KK		2021.07.24
1	ISSUED FOR 95% REVIEW	KK		2021.07.18

Issued / Revision By Appd YYYY.MM.DD

File Name: N/A	Author:	Designer:	Checker:	07/15/21
	Dwn.	Dgn.	Chkd.	YYYY.MM.DD

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

THE YOUNGMAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

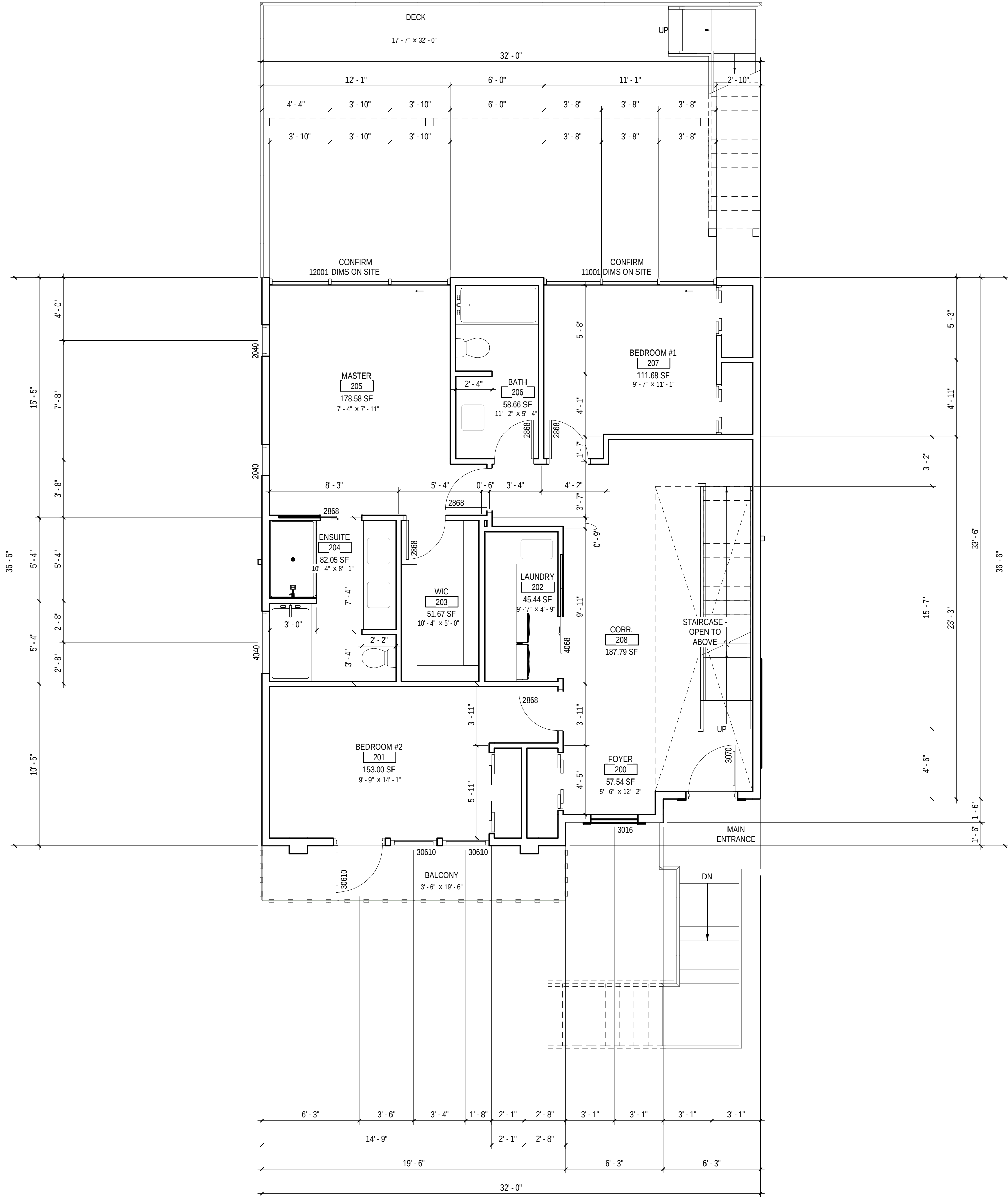
Title
LANDSCAPE PLAN

Project No. 0001	Scale As indicated
Revision 5	Sheet 2 of 10
Drawing No. A101	

ROOM SCHEDULE			
Level	Number	Name	Area
Level 1 - Garage	100	GARAGE (PARKING)	416.28 SF
Level 1 - Garage	101	MECH.	57.97 SF
Level 1 - Garage	102	GARAGE (OPEN)	467.50 SF
Level 1 - Garage	103	STOR.	92.19 SF
Level 1 - Garage	104	VEST.	21.69 SF

Level 2 - Bedrooms	200	FOYER	57.54 SF
Level 2 - Bedrooms	201	BEDROOM #2	153.00 SF
Level 2 - Bedrooms	202	LAUNDRY	45.44 SF
Level 2 - Bedrooms	203	WIC	51.67 SF
Level 2 - Bedrooms	204	ENSUITE	82.05 SF
Level 2 - Bedrooms	205	MASTER	178.58 SF
Level 2 - Bedrooms	206	BATH	58.66 SF
Level 2 - Bedrooms	207	BEDROOM #1	111.68 SF
Level 2 - Bedrooms	208	CORR.	187.79 SF

Level 3 - Main	300	COMP/GAME RM.	133.71 SF
Level 3 - Main	301	PANTRY	69.06 SF
Level 3 - Main	302	KITCHEN	214.86 SF
Level 3 - Main	303	DINING	184.64 SF
Level 3 - Main	304	LIVING RM.	125.01 SF
Level 3 - Main	305	WET BAR	35.62 SF
Level 3 - Main	306	WR	52.91 SF
Level 3 - Main	307	CORR.	94.43 SF
Net Area:			2892.28 SF

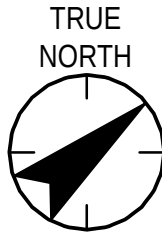


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KEYPLAN

6	ISSUED FOR CONSTRUCTION R2	KK	2022.02.12
5	ISSUED FOR CONSTRUCTION R1	KK	2022.02.09
4	ISSUED FOR CONSTRUCTION	KK	2021.10.04
3	ISSUED FOR 95% REVIEW R2	KK	2021.09.04
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1	ISSUED FOR 95% REVIEW	KK	2021.07.18

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		Dwn.	Designer:	Checker:
			Dsgn.	Chkd.

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

THE YOUNGMAN HOUSE

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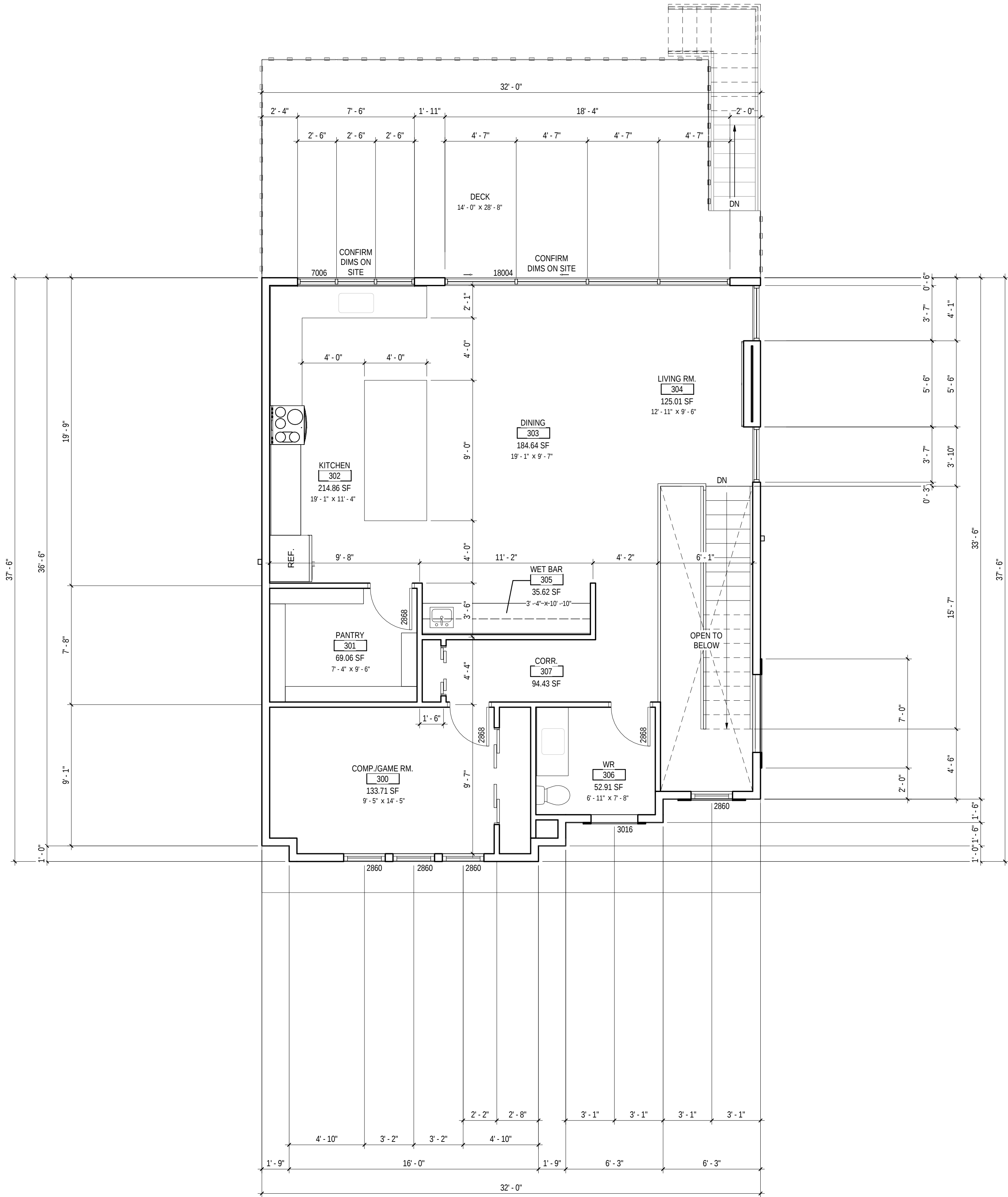
Title
FLOOR PLAN - L02

Project No.	0001	Scale	1 : 50
Revision	6	Sheet	4 of 10
		Drawing No.	A202

ROOM SCHEDULE			
Level	Number	Name	Area
Level 1 - Garage	100	GARAGE (PARKING)	416.28 SF
Level 1 - Garage	101	MECH.	57.97 SF
Level 1 - Garage	102	GARAGE (OPEN)	467.50 SF
Level 1 - Garage	103	STOR.	92.19 SF
Level 1 - Garage	104	VEST.	21.69 SF

Level 2 - Bedrooms	200	FOYER	57.54 SF
Level 2 - Bedrooms	201	BEDROOM #2	153.00 SF
Level 2 - Bedrooms	202	LAUNDRY	45.44 SF
Level 2 - Bedrooms	203	WIC	51.67 SF
Level 2 - Bedrooms	204	ENSUITE	82.05 SF
Level 2 - Bedrooms	205	MASTER	178.58 SF
Level 2 - Bedrooms	206	BATH	58.66 SF
Level 2 - Bedrooms	207	BEDROOM #1	111.68 SF
Level 2 - Bedrooms	208	CORR.	187.79 SF

Level 3 - Main	300	COMP/GAME RM.	133.71 SF
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Level 3 - Main	306	WR	52.91 SF
Level 3 - Main	307	CORR.	94.43 SF
Net Area:			2892.28 SF

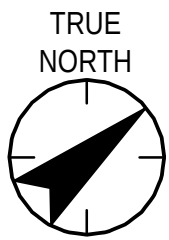


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2	ISSUED FOR 95% REVIEW R1	KK	2021.07.24
1	ISSUED FOR 95% REVIEW	KK	2021.07.18

Issued/Revision		By	Appd	YYYY.MM.DD
File Name:	N/A	Author:		
		Dwn.	Designer	Checker
		Dsgn.	Chkd.	

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

THE YOUNGMAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

Title
FLOOR PLAN - L03

Project No.	0001	Scale	1 : 50
Revision	6	Sheet	5 of 10
		Drawing No.	A203



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2	ISSUED FOR 95% REVIEW R1	KK	2021.07.24
1	ISSUED FOR 95% REVIEW	KK	2021.07.18

Issued/Revision	By	Appd	YYYY.MM.D
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File Name: N/A	Author	Designer	Checker	07/15/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.D

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

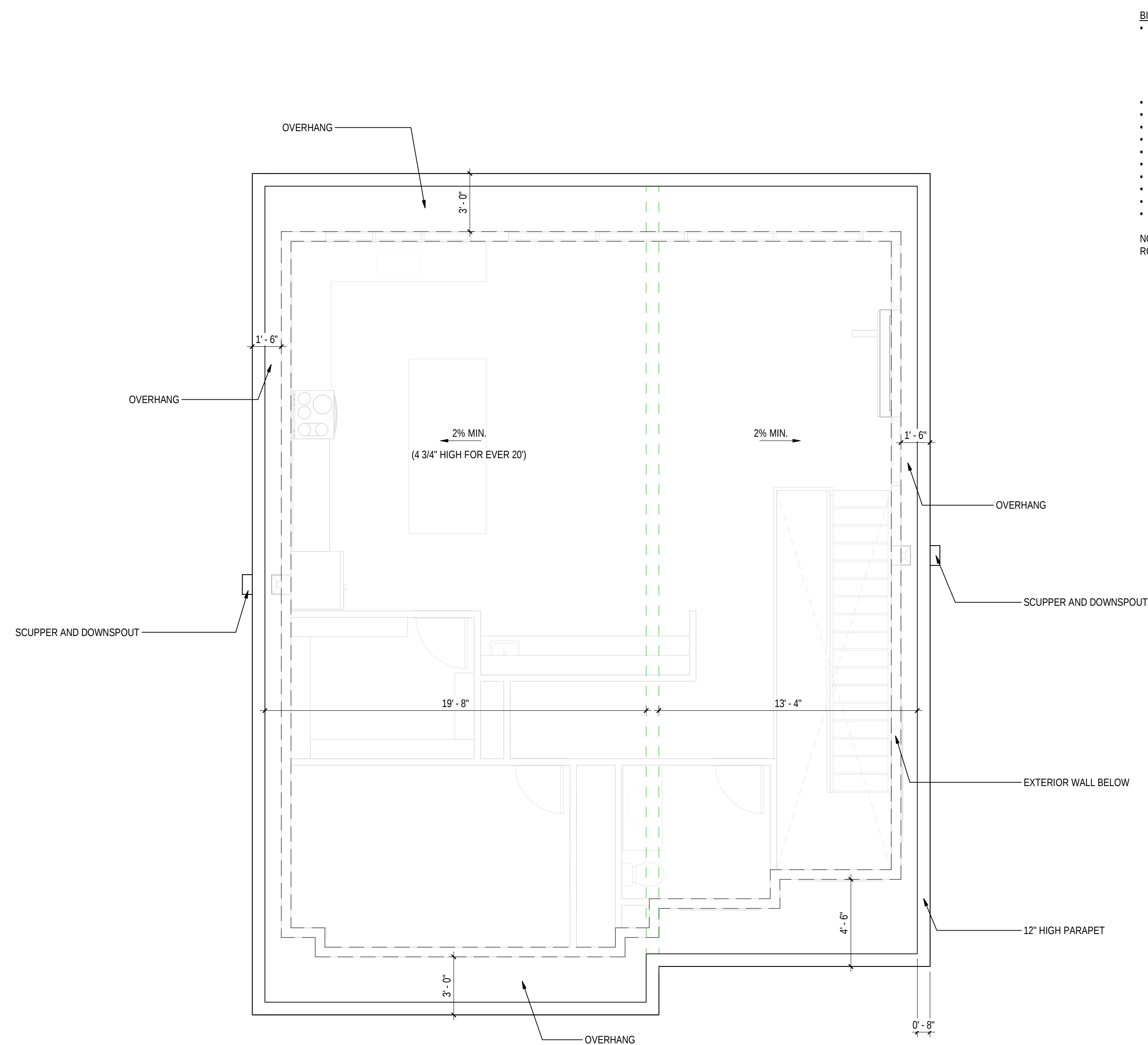
THE YOUNGMAN HOUSE

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Title
ROOF PLAN

Project No.	Scale
0001	1 : 50

Revision	Sheet	Drawing No.
6	6 of 10	A204

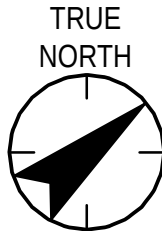


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Consultant

Notes



KEYPLAN

6	ISSUED FOR CONSTRUCTION R2	KK	2022.02.12
5	ISSUED FOR CONSTRUCTION R1	KK	2022.02.09
4	ISSUED FOR CONSTRUCTION	KK	2021.10.04
3	ISSUED FOR 95% REVIEW R2	KK	2021.09.04
2	ISSUED FOR 95% REVIEW R1	KK	2021.07.24
1	ISSUED FOR 95% REVIEW	KK	2021.07.18

Issued/Revision By Appd YYYY.MM.DD

File Name: N/A	Author:	Designer:	Checker:	09/05/21
	Dwn:	Dsgn:	Chkd:	YYYY.MM.DD

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

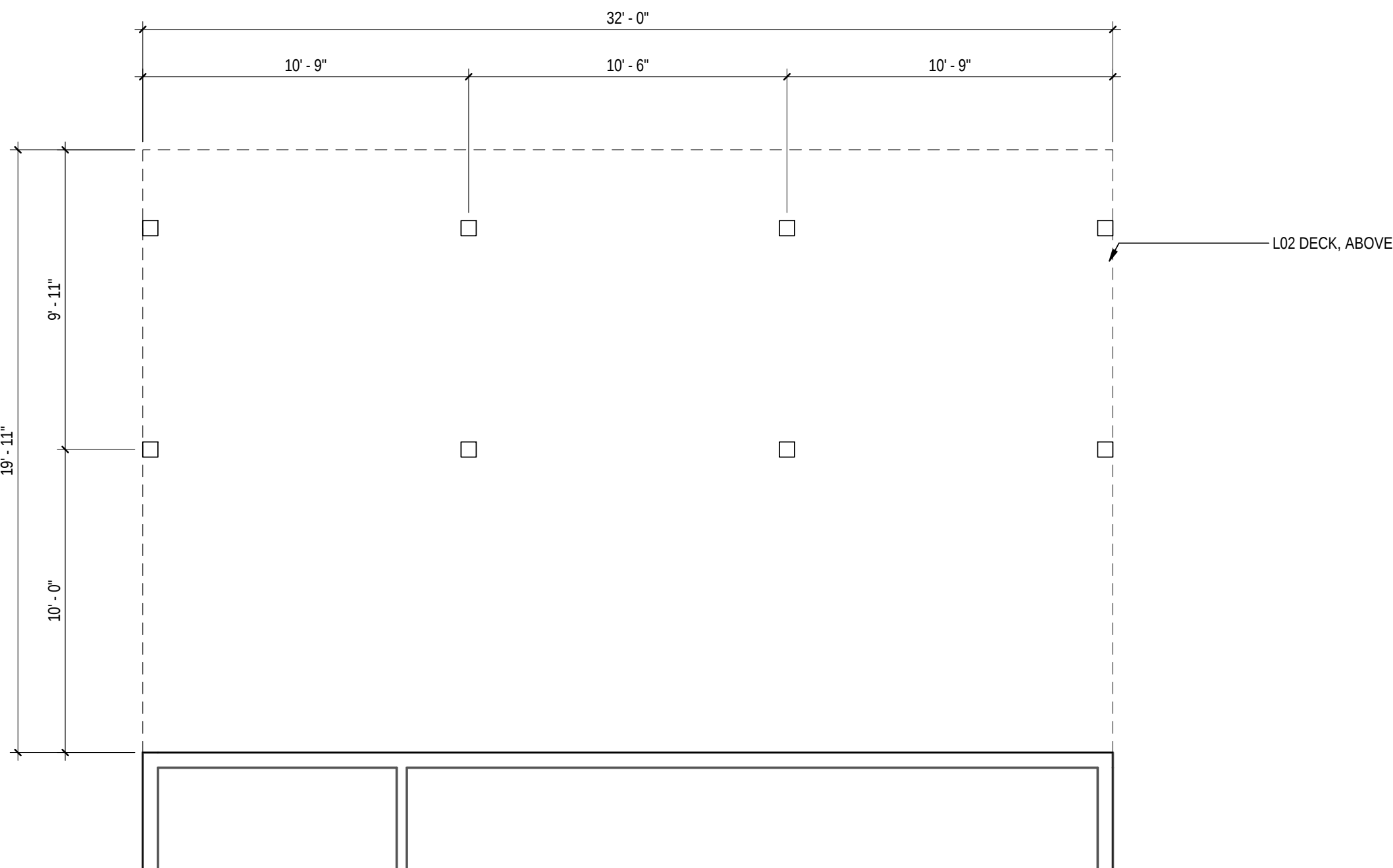
THE YOUNGMAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

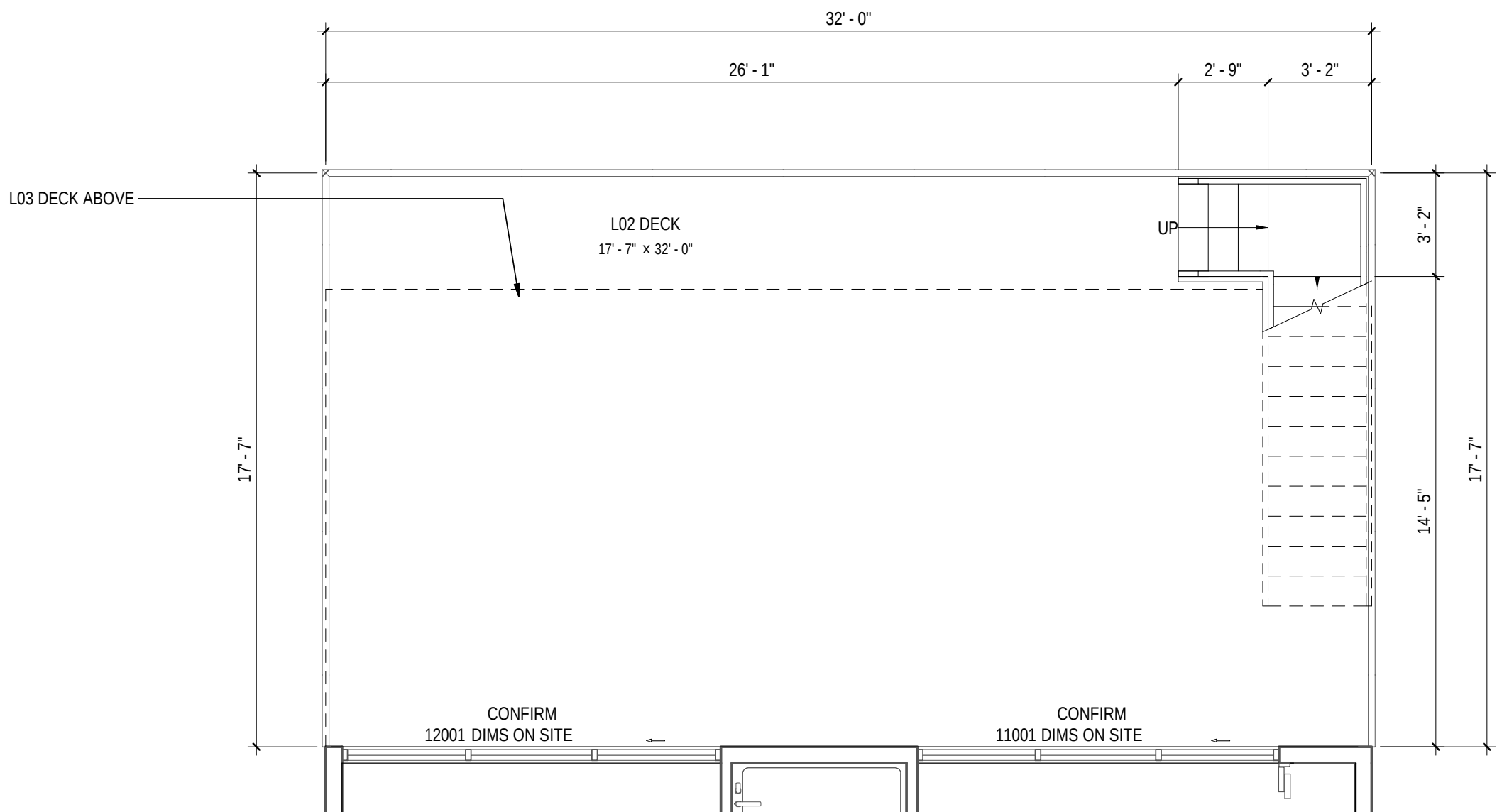
Title

PART PLANS

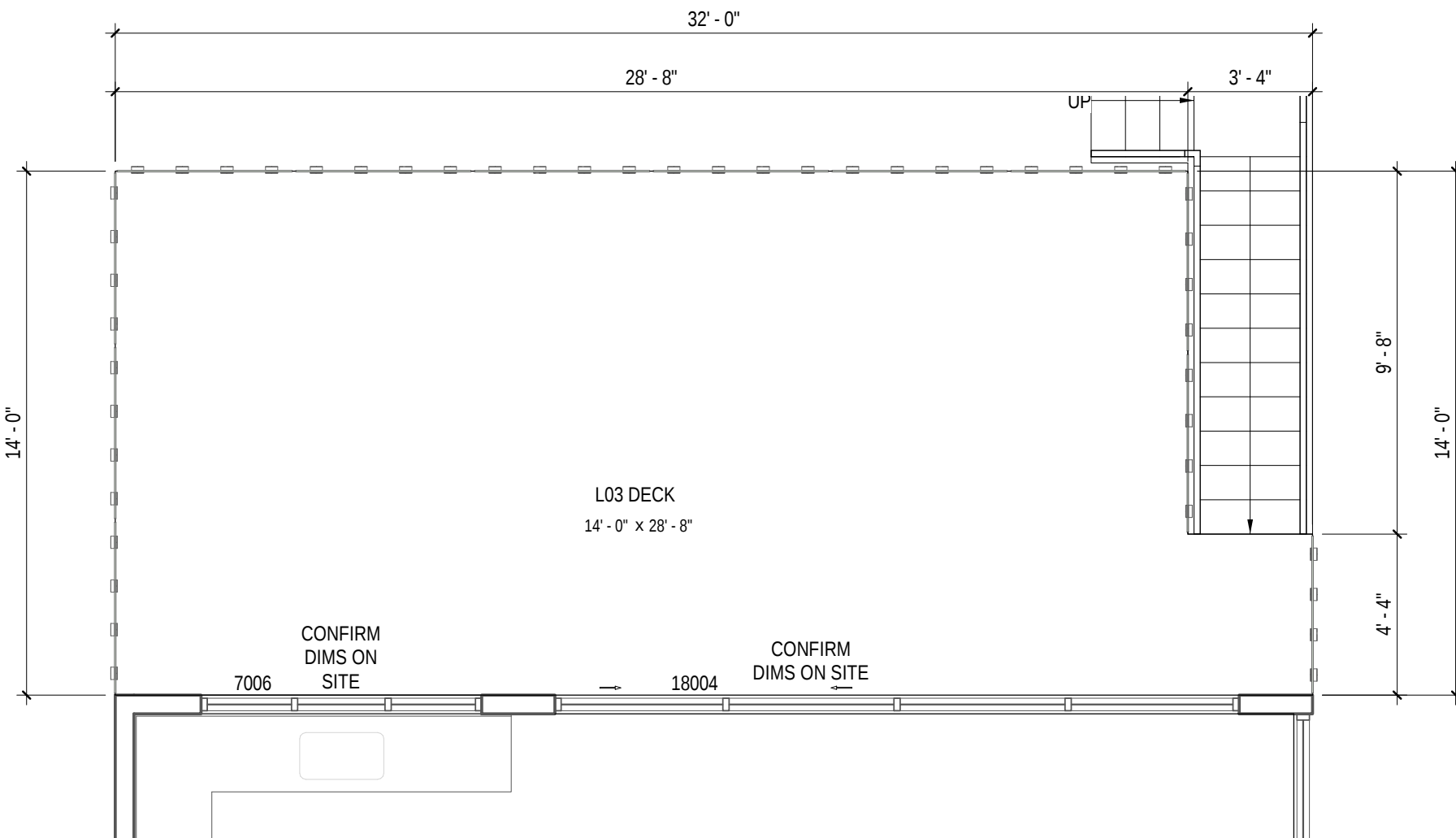
Project No.	0001	Scale	1 : 50
Revision	6	Sheet	7 of 10
Drawing No.	A300		



3 FLOOR PLAN - L01 DECK POSTS
A300 1 : 50



1 FLOOR PLAN - L02 DECK
A300 1 : 50



2 FLOOR PLAN - L03 DECK
A300 1 : 50



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Notes



KEYPLAN



6	ISSUED FOR CONSTRUCTION R2	KK	2022.02.12
5	ISSUED FOR CONSTRUCTION R1	KK	2022.02.09
4	ISSUED FOR CONSTRUCTION	KK	2021.10.04
3	ISSUED FOR 95% REVIEW R2	KK	2021.09.04
2	ISSUED FOR 95% REVIEW R1	KK	2021.07.24
1	ISSUED FOR 95% REVIEW	KK	2021.07.18

1	ISSUED FOR REVIEW	RA		2021.07.18
	Issued/Revision	By	Appd	YYYY.MM.DD

File Name: N/A	Author	Designer	Checker	07/15/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

THE YOUNGMAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

Title
EXTERIOR ELEVATIONS

Project No. 0001		Scale 1 : 50
Revision 6	Sheet 8 of 10	Drawing No. A100

A400

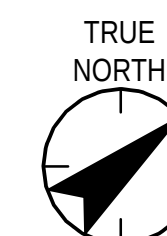


Copyright Reserved

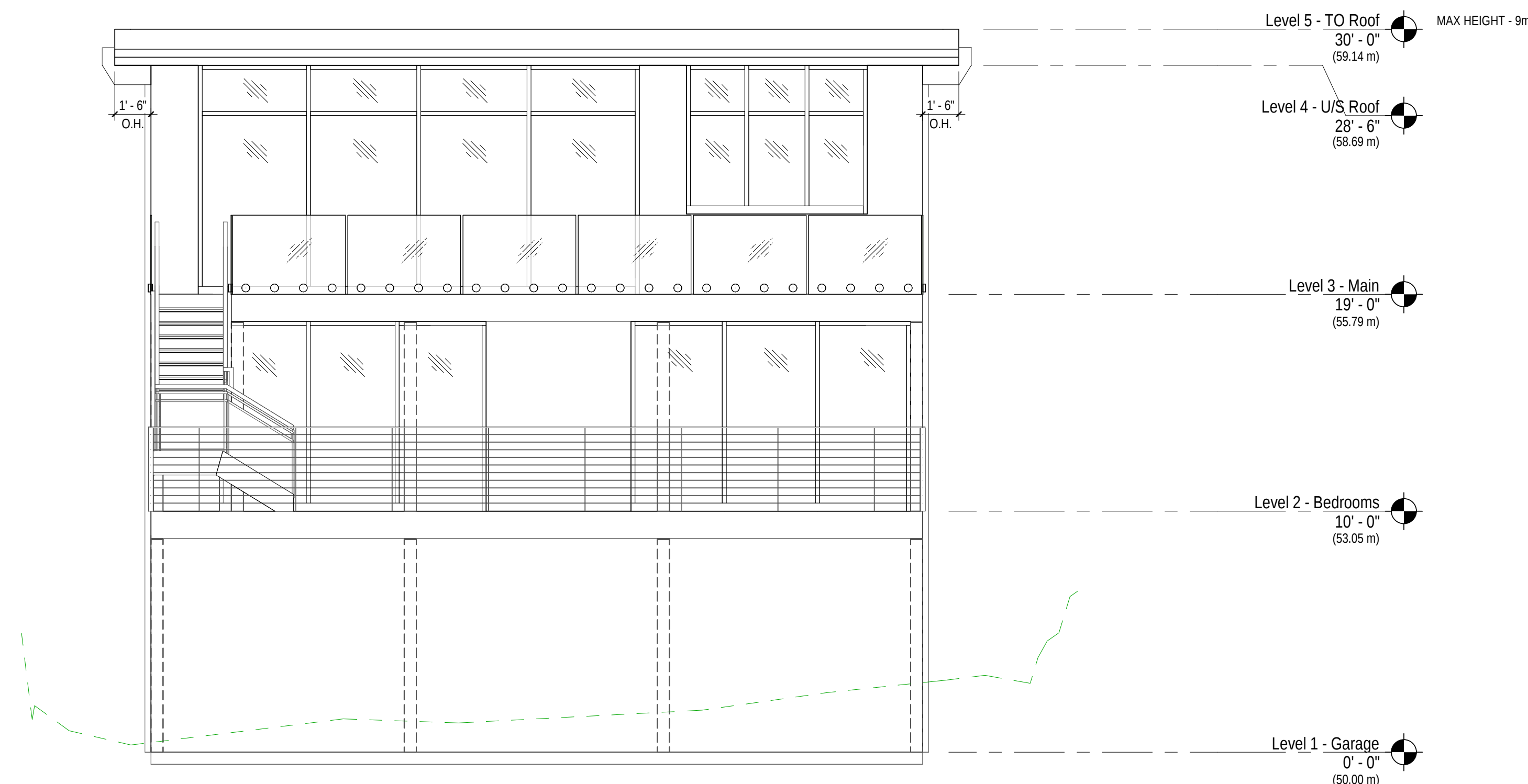
The Owner and Builder shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Karmakush Designs without delay. The Copyrights to all designs and drawings are the property of Karmakush Designs. Reproduction or use for any purpose other than that authorized by Karmakush Designs is forbidden.

Consultant

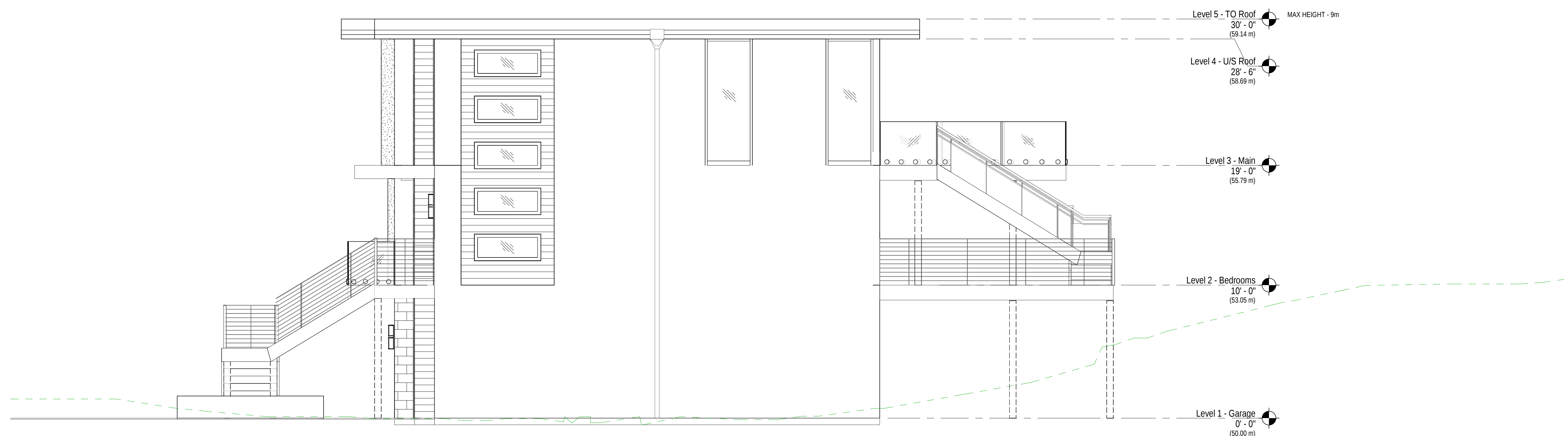
Notes



KEYPLAN



1 ELEVATION - NORTH



2 ELEVATION - EAST
A401 1 : 50

Pick location in Project Information >
10/22/02-14:32:45 PM

ORIGINAL SHEET - ARCH. E

6	ISSUED FOR CONSTRUCTION R2	KK	2022.02.12
5	ISSUED FOR CONSTRUCTION R1	KK	2022.02.09
4	ISSUED FOR CONSTRUCTION	KK	2021.10.04
3	ISSUED FOR 95% REVIEW R2	KK	2021.09.04
2	ISSUED FOR 95% REVIEW R1	KK	2021.07.24
1	ISSUED FOR 95% REVIEW	KK	2021.07.18

1	ISSUED FOR 95% REVIEW	RR		2021.07.18
	Issued/Revision	By	Appd	YYYY.MM.D

File Name: N/A	Author	Designer	Checker	07/15/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.D

Permit/Seal

Client/Project Logo

Client/Project
Jamie Youngman

THE YOUNG MAN HOUSE

1429 Overlook Street, Prince Rupert, BC V8J 2C7

Title

EXTERIOR ELEVATIONS

Project No. 0001		Scale 1 : 50
Revision 6	Sheet 9 of 10	Drawing No. A 101

A401



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Notes

[illegible]

ISSUED FOR CONSTRUCTION R2	KK	2022.02.12
ISSUED FOR CONSTRUCTION R1	KK	2022.02.09
ISSUED FOR CONSTRUCTION	KK	2021.10.04
ISSUED FOR 95% REVIEW R2	KK	2021.09.04
ISSUED FOR 95% REVIEW R1	KK	2021.07.24
ISSUED FOR 95% REVIEW	KK	2021.07.18

File Name: N/A	Author	Designer	Checker	07/15/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Client/Project Logo

THE YOUNG MAN HOUSE

BUILDING SECTIONS

Project No. 0001		Scale 1 : 50
Revision 6	Sheet 10 of 10	Drawing No. A500





DEVELOPMENT VARIANCE PERMIT

Development Variance Permit #21-14

PERMITTEES: Jamie Youngman, Robyn Youngman, and David Youngman
CIVIC ADDRESS: 1429 Overlook Street

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

LEGAL DESCRIPTION:

Lot 23 Block G District Lot 251 Range 5 Coast District Plan 1920

CIVIC ADDRESS:

1429 Overlook Street

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
 - a. Section 5.2.3 (c) is varied from a maximum floor area equal to the lot area (300.45 square metres) to a maximum floor area of 316.33 square metres, in accordance with the Site and Building Plans attached as Schedule 1.
 - b. Section 5.2.4 is varied from a maximum lot coverage of 50% to a maximum lot coverage of 63%, in accordance with the Site and Building Plans attached as Schedule 1.
 - c. Section 5.2.6 (b) is varied from a 3.0-metre setback from the rear property line to a 0-metre setback from the rear property line, in accordance with the Site and Building Plans attached as Schedule 1.

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

The permittees develop the proposed development in accordance with the Site and Building Plans attached as Schedule 1.

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:
1. Site and Building Plans

Schedule:

1. SITE AND BUILDING PLANS

Issued on this _____ day of _____, 2022.

Rosamaria Miller
Corporate Administrator

CITY OF PRINCE RUPERT

REPORT TO COUNCIL

DATE: February 18, 2022

TO: Robert Buchan, City Manager

FROM: Myfannwy Pope, Planner

SUBJECT: Development Variance Permit #22-04 for CBC Window Sign

**From Prior Meeting &
For Reference Purposes Only.**

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) #22-04.

REASON FOR REPORT:

An application was received for a Development Variance Permit for 4 window signs located at the property at 222-216 3rd Avenue West, for office windows rented by the Canadian Broadcasting Company.

The application is a request for a variance of the City of Prince Rupert Zoning Bylaw, Section 10.17.0 (a) regarding the permitting of window signs. This bylaw states that Signs within a retail display window or attached thereto shall occupy a maximum of thirty percent (30%) of each retail display window. The Canadian Broadcasting Company is a tenant in the building owned by the NorthWest First Nation Services Society. The CBC tenants are hoping to install vinyl window dressings across the 4 windows. Each window is 4.32 metres squared. One vinyl poster of CBC Daybreak North with host Carolina DeRyk is proposed to cover 100% of one window. For the other 3 windows, a frosted grey CBC logo would cover the bottom 47% of each window and have dimensions of 1.956 metres by 1.041 metres. The applicant is therefore requesting variances in sign coverage of 70% on the most far left window which will cover 100% of the window, and 17% on the other three windows which will cover 47% of each window.

The rendering of the signs on site are included as a Schedule #1.

BACKGROUND and ANALYSIS:

The Applicant, BGIS Global Integrated Solutions Canada LP, are agents for the tenant CBC and are requesting to install CBC branded signs on the exterior side of the 4 window panes at the CBC Prince Rupert office. On the first window pane that is to the right of the door, they propose to install a full window size colour poster of CBC Daybreak North with host Carolina DeRyk which will cover 100% of the window. For the other 3 windows, they propose to install, on the bottom portion of the windows, signs with the CBC logo frosted design which will cover 47% of each window.

The applicant's rationale for the proposal is to establish a strong CBC presence in the community, to connect and continue to build relationships with residents and visitors to the city, and ensure high visibility and ease of locating the office for all foot and road traffic. The impact of this setback variance on the surrounding neighbourhood has no known negative impacts; however, the public will have the opportunity to provide input during the public consultation period.

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

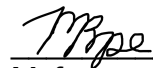
COST and BUDGET IMPACT:

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

CONCLUSION:

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

Report Prepared By:



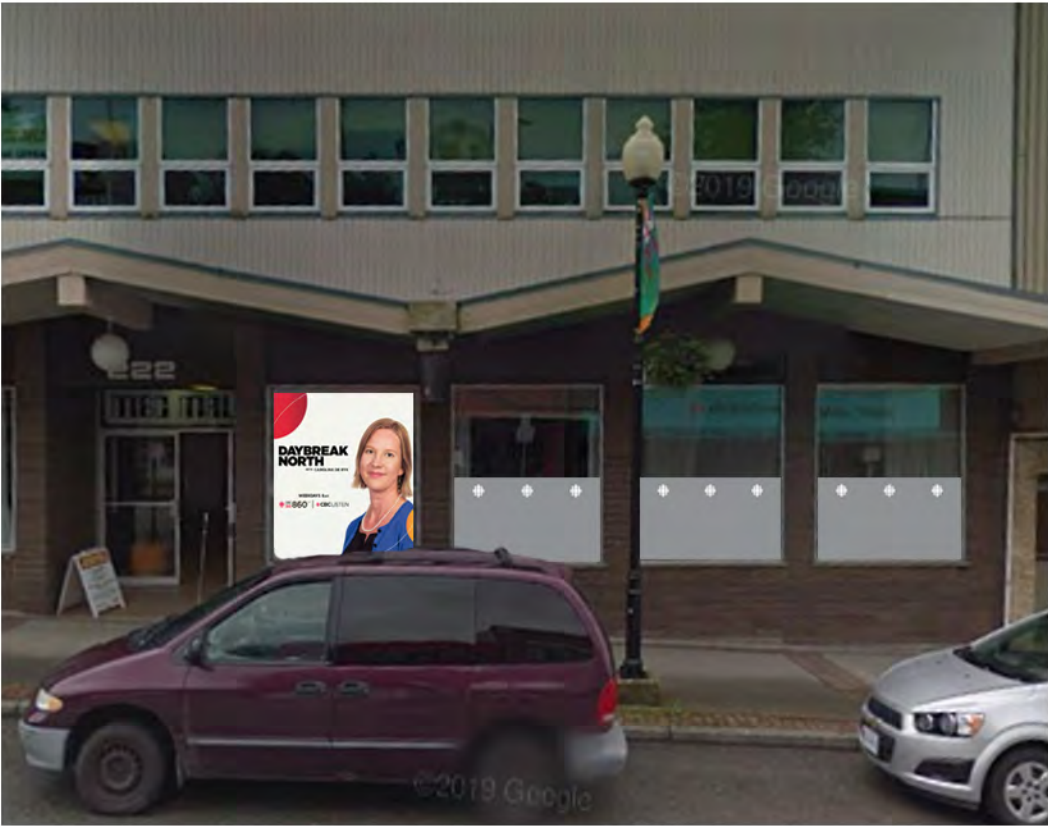
Myfannwy Pope,
Planner

Report Reviewed By:

Robert Buchan,
City Manager

Schedule(s):

1. CBC Vinyl Sign Rendering
2. Draft Development Variance Permit





DRAFT DEVELOPMENT VARIANCE PERMIT

424 3rd Avenue West | Prince Rupert, BC | V8J 1L7 | (250)-627-0996 | www.princerupert.ca

Development Variance Permit #22-04

PERMITTEE: Northwest First Nations Services Society

CIVIC ADDRESS: #222-216 3rd Ave. West

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:

LOTS 17-19 BLOCK 19 SECTION 1 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923

CIVIC ADDRESS:

222 & 216 3rd Ave. West

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
 - a. Section 10.17.0 (a) is varied from 30% coverage of a window by a sign to allowing 100% coverage on one window and 47% coverage on 3 windows in accordance with the sign rendering attached as Schedule 1.

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

The permittee develops the proposed signs in accordance with the attached Schedule 1, which shows a sign rendering on site with specified dimensions.

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. CBC VINYL SIGN RENDERING

ISSUED ON THIS DAY OF _____

Rosa Miller
Corporate Administrator



REPORT TO COUNCIL

DATE: March 14, 2022
TO: Robert Buchan, City Manager
FROM: Myfannwy Pope, Planner
SUBJECT: DVP-22-01 FOR 1531 ATLIN AVNEUE

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) #22-01.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 1531 Atlin Avenue.

The applicant wishes to build a single-family residence at 1531 Atlin Avenue, which is currently an empty lot. The application is a request for a variance of the City of Prince Rupert Zoning Bylaw Sections 5.2.4 related to maximum lot coverage, 5.2.3 (c) related to maximum gross floor area, and 5.2.7 (a) related to maximum building heights.

- The proposed residence, including the area calculated from perimeter of roof, front deck overhang, front stairs and back deck overhang, would cover 64.9% of the lot. This footprint exceeds the permitted lot coverage of 50% in R2 Zones by 14.9% or 69.21 metres squared. The proposed residence therefore requires a variance in accordance with this exceedance.
- R2 Zones allow a gross floor area of up to 700 metres squared or the size of the lot, whichever is smaller. The proposed residence would have a gross floor area of 561.6 metres squared, which exceeds the size of the 464.52 metres squared lot by 97.08 metres squared. This exceedance will require a variance.
- The proposed residence would have a building height of 11.156 metres, which exceeds the maximum height requirements for a primary dwelling in the R2 zone by 2.156 metres and would require a variance.

The Site and Buildings plans are included as Schedules #1a-c.

BACKGROUND and ANALYSIS:

The proposed lot coverage, gross floor area, and height variances are requested to allow the applicant to build a home at 1531 Atlin Avenue. These exceedances will not result in a density higher than the R2: Duplex and Two Family Residential Zone permits.

The applicant rationalizes the requested variance in lot coverage of 14.9% or an additional 69.21 metres squared with the need to accommodate the following structures: an enlarged garage that accommodates three regular sized vehicles to eliminate on-street parking requirements, a walkway from the garage side door to entrance for adequate accessibility to and from the interior of the house, and space required for an adequate first floor legal suite intended to provide additional housing to the growing demand in Prince Rupert.

The applicant rationalizes the requested variance of 97.08 metres squared for floor area with the client/owner wanting to maximise interior living space to accommodate additional activities due to a lifestyle shifts from Covid-19, such as workspaces, home office, recreation and exercise spaces.

The applicant rationalizes the requested variances for building height of 2.156 metres as required to accommodate for the garage which sits at grade level to protect the home from any potential flooding due to its location near the coastline.

No major impacts to neighbours' views were identified as a result the height variance, however it may introduce additional shade on the neighbour's deck to the Northeast of the lot. Otherwise, the impact of the requested variances on the surrounding neighbourhood has no known negative impacts; however, the public will have the opportunity to provide input during the public consultation period.

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

COST and BUDGET IMPACT:

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

CONCLUSION:

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

Report Prepared By:

Report Reviewed By:

Myfannwy Pope
Planner

Robert Buchan,
City Manager



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Consultant

Notes



KEYPLAN

[illegible]

1	ISSUED FOR 95% REVIEW	KK	KK	2021.12.18
	Issued/Revision	By	Appd	YYYY.MM.DD

File Name: N/A	Author	Designer	Checker	07/15/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit/Seal

Client/Project Logo

Client/Project
Vik Moudgill

THE ATLIN HOUSE

1531 Atlin Ave., Prince Rupert, BC V8J 1E4

Title
SITE PLAN

Project No.
0005

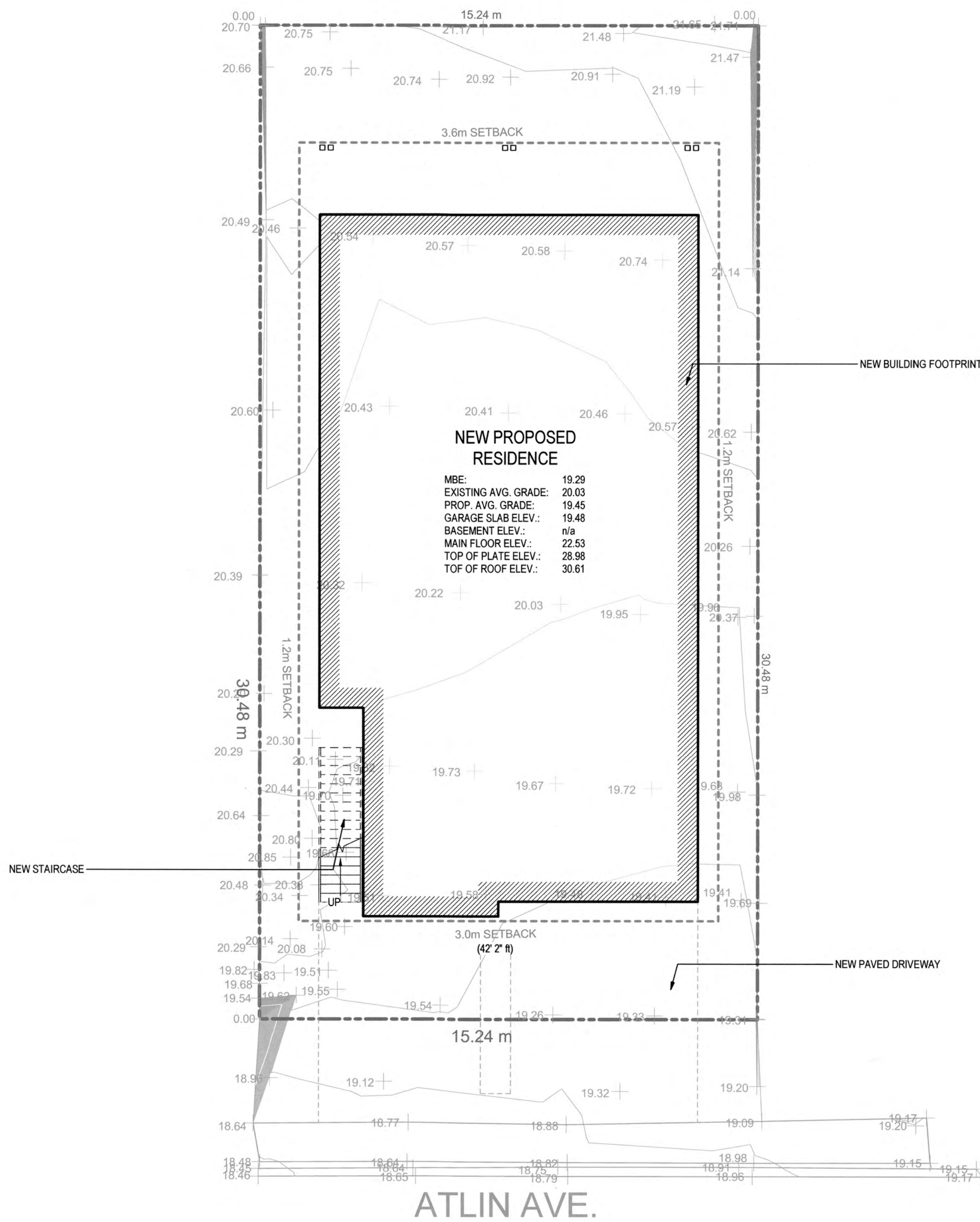
Revision 1 Sheet of 99

Scale
As indicated

Drawing No.

A 100

A100



1 **SITE PLAN**
A100 1 : 100

LOT CALCULATIONS	
ZONING:	R2
ADDRESS:	1531 ATLIN AVE, PRINCE RUPERT, BC V8J 1E4
LEGAL DESCRIPTION:	PARCEL D (BEING A CONSOLIDATION OF LOTS 5 AND 6 SEE C88626267) BLOCK 7 SECTION 2 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 923.
APPLICABLE CODE:	2018 BC BUILDING CODE
LOT AREA:	5,000 SF
FLOOR AREA RATIO ALLOWABLE @ 100%:	5,000 SF
PROPOSED	
L00 FLOOR AREA:	n/a
L01 FLOOR AREA:	1,728 SF (EXCLUDING GARAGE)
L02 FLOOR AREA:	1,885 SF
L03 FLOOR AREA:	1,412
TOTAL FLOOR AREA:	5,025 SF
SITE COVERAGE	
MAX. ALLOWABLE @ 50%:	2,500 SF
PROPOSED:	2,561 SF

1. ALL WORK TO CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018.
2. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, AS APPLICABLE.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. CONTRACTOR TO CAREFULLY INSPECT THE SITE OF WORK AND BE FULLY INFORMED OF CONDITIONS AND LIMITATIONS.
4. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING.
5. CONTRACTOR ASSUMES COMPLETE RESPONSIBILITY TO ENSURE ALL FIXTURES & EQUIP. SUPPLIED UNDER THIS CONTRACT ARE C.S.A. APPROVED.
6. CONTRACTOR IS RESPONSIBLE TO CONFIRM AND PROVIDE STORM, SANITARY, WATER, ELECTRICITY, AND GAS REQUIREMENTS AND INSTALLATION TO THE APPROVAL OF ALL APPLICABLE CODES AND LOCAL INSPECTORS.
7. CONTRACTOR TO SUBMIT SAMPLES AND/ OR ILLUSTRATIONS OF FITTINGS, FIXTURES AND FINISHES TO THE OWNER'S FOR APPROVAL PRIOR TO ORDER AND INSTALLATION.
8. DOOR AND WINDOW SIZES ARE NOMINAL. CONTRACTOR TO CONSULT SUPPLIER FOR EXACT SIZES AND ROUGH OPENINGS.
9. PROVIDE ALL FRAMING / BLOCKING AS REQUIRED TO ENSURE PROPER SECUREMENT OF ALL MATERIALS, EQUIPMENT, ACCESSORIES, ETC.
10. ALL MATERIALS ARE TO BE PRIMED AND PAINTED U.N.O. PROVIDE COLOR COORDINATED SEALANT BETWEEN DISSIMILAR MATERIALS.
11. INSTALL ALL DOORS AND FRAMES WITH A CLEAR DIMENSION OF 100mm BETWEEN THE FRAME AND THE NEAREST ADJACENT WALL U.N.O.
12. FURR IN ALL EXPOSED MECH. AND ELECT. DUCTS AND PIPING.
13. MAINTAIN SAFE ACCESS TO ALL REQUIRED EXITS AT ALL TIMES.
14. ALL ELEVATIONS TO BE VERIFIED. CONTRACTOR TO COORDINATE LOCATIONS OF ALL MECH. & ELEC. EQUIPMENT PRIOR TO ROUGH-IN AND INSTALLATION.
15. ALL DIMENSIONS, DETAILS & CONDITIONS INDICATED AND SHALL BE CONFIRMED ON THE JOB SITE. MODIFICATIONS AND/OR ADJUSTMENTS SHALL BE MADE ACCORDINGLY AS REQUIRED UPON INSTRUCTIONS FROM THE CONSULTANT.
16. USE TYPE "X" GWB ON ALL GWB PARTITIONS. REFER TO FLOOR PLAN DRAWINGS.
17. WHEN INSTALLING PLUMBING, INSTALL GASKETS AT ALL SUPPORT CONNECTIONS. PIPES MUST NOT COME INTO DIRECT CONTACT WITH WOOD STUDS, METAL SUSPENSION SYSTEMS, OR CONCRETE FLOORS.

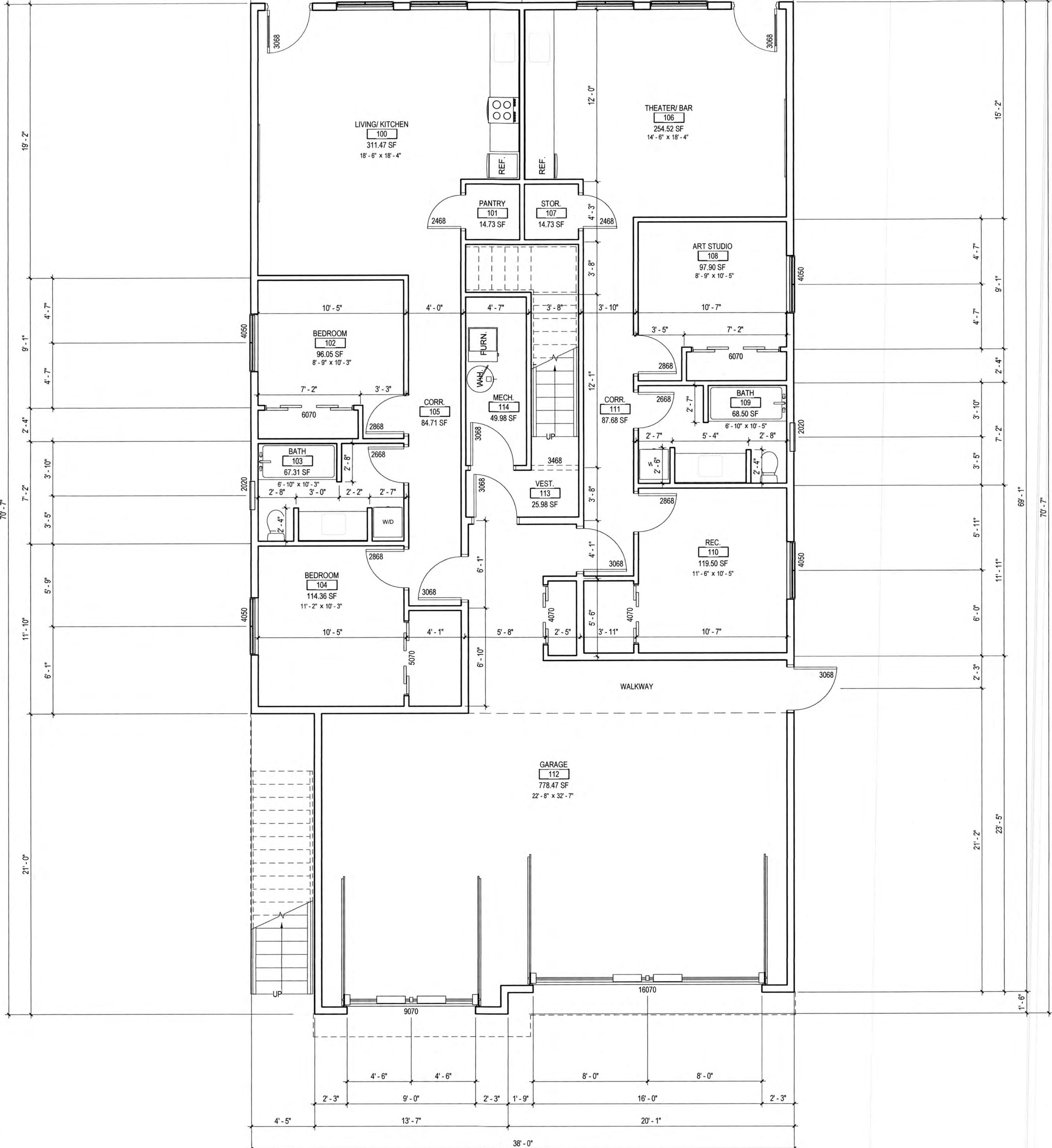
1. ALL MILLWORK SHALL MEET THE CUSTOM GRADE STANDARD. FOLLOW "QUALITY STANDARDS FOR ARCHITECTURAL MILLWORK" PUBLISHED BY AWAC.
2. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE PRIOR TO SUBMITTING SHOP DRAWINGS PRIOR TO FABRICATION OF MILLWORK.
3. SUBMIT SHOP DRAWINGS FOR ALL MILLWORK ITEMS TO THE OWNER FOR APPROVAL PRIOR TO FABRICATION.
4. COORDINATE LOCATION OF PLUMBING AND ELECTRICAL COMPONENTS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS, AS APPLICABLE.
5. MILLWORK SUB CONTRACTOR SHALL CONFIRM WITH GENERAL CONTRACTOR THAT THERE IS ADEQUATE BLOCKING IN WALLS WHERE SHELVING AND MILLWORK ARE REQUIRED. GENERAL CONTRACTOR SHALL SUPPLY BLOCKING AS REQUIRED BY MILLWORK SPECIFIED.
6. PROVIDE 13mm (1/2") REVEAL WHERE MILLWORK MEETS CEILING, BULKHEADS AND WALLS.
7. PROVIDE ADEQUATE SPACE WHERE CABINET DOORS MEET AT 90 DEGREE CORNERS TO ENSURE DOORS DONT BIND AND OPERATE AS INTENDED.
8. SCRIBE ALL COUNTERTOPS AND BACKSPLASHES TIGHT TO WALLS.
9. PROVIDE CLEAR SILICONE BEAD AT HORIZONTAL AND VERTICAL INTERSECTIONS OF MILLWORK TO ADJACENT MILLWORK AND/OR PARTITIONS.
10. CONFIRM ALL APPLIANCE AND EQUIPMENT SIZES PRIOR TO MILLWORK FABRICATION. CONFIRM SIZE OF OPENINGS FOR ALL EQUIPMENT WITH CONSULTANT.
11. PROVIDE FULL BACKING TO ALL CABINETS.
12. ALL SURFACES OF INTERIOR CABINETS INCLUDING, GABLES, ADJUSTABLE AND NON ADJUSTABLE SHELVES, AND DRAWER INTERIORS SHALL MELAMINE FINISH U.N.O. CONFIRM COLORS WITH OWNER.
13. DRAWER SIDES AND ENDS SHALL BE FULLY GLUED AND PNEUMATICALLY NAILED AT ALL JOINTS. SCREW ATTACH TO DRAWER FACE. IN OPEN ASSEMBLY OF CABINETS ALL SURFACES IN OPEN CABINET AREA SHALL FINISHED AS SPECIFIED. REFER TO ELEVATIONS AND DETAILS.
14. PROVIDE SHELF SUPPORTS, BRACKETS AND RECESSED SHELF STANDARDS AS SPECIFIED OR REQUIRED BY "GOOD PRACTICE" STANDARDS.
15. ALL MILLWORK FASTENERS SHALL BE CONCEALED.
16. ALL CABINETS SHALL HAVE ADJUSTABLE SHELVES C/W RECESSED STANDARDS, U.N.O.
17. PROVIDE 75mm (3") BORDER OF CARPENTER'S WHITE GLUE AT ALL EDGES AND SEAMS IN LAMINATE TO ENSURE A PROPER BOND AND TO PREVENT DISRUPTION OF SEAMS DUE TO MOISTURE VARIANCES. REMOVE EXCESS GLUE UPON COMPLETION OF THE WORK.
18. CONFIRM SIZES OF EQUIPMENT BEFORE CONSTRUCTION OF MILLWORK.

1. ANY CONTRADICTIONARY INFORMATION AND SITUATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSULTANT PRIOR TO PROCEEDING WITH A TASK.
2. CONSTRUCT NEW PARTITIONS DIRECTLY FROM STRUCTURAL FLOOR. ALL PARTITIONS ARE TO BE TAPED, FILLED, & SANDED SMOOTH TO RECEIVE NEW FINISHES.
3. CONSTRUCTION FOR ALL PARTITION TYPES MUST MAINTAIN ACOUSTICAL INTEGRITY OF THE PARTITION.
4. PROVIDE ADEQUATE BRACING AND/OR BLOCKING IN PARTITIONS AS INDICATED ON PLANS, TO SUPPORT WALL HUNG MILLWORK, SHELVING, COAT HOOKS, AND ACCESSORIES SHALL BE CENTERED ON LENGTH OF PARTITIONS, FULL WIDTH.
5. PROVIDE DEFLECTION TRACKS AT TOP OF ALL FULL HEIGHT AND/OR FIRE RATED INTERIOR PARTITIONS TO ALLOW FOR 25MM DEFLECTION.

3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FINISH SPECIFICATION, SCHEDULES AND ALL PLANS, ELEVATIONS AND SECTIONS.
2. ANY CONTRADICTORY INFORMATION AND SITUATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSULTANT PRIOR TO PROCEEDING WITH A TASK.
3. WHERE COLOR OR EXTENT OF FINISH IS IN QUESTION, CONTACT CONSULTANT FOR CLARIFICATION PRIOR TO PROCEEDING.
4. NO SUBSTITUTIONS FOR THE SPECIFIED MANUFACTURER SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE CONSULTANT.
5. USE THE LARGEST CONTINUOUS PIECE OF MATERIAL, AS PROVIDED BY MANUFACTURED, TO COMPLETE INSTALLATION OF EACH FINISH. ALL FINISHES AND MATERIALS ARE TO BE INSTALLED BY QUALIFIED AND EXPERIENCED TRADE WORKERS AS PER MANUFACTURERS' RECOMMENDATIONS.
6. ALL NOTES REFER TO FINISHING OF AREAS IN CONTRACT AND IN ALL AREAS WHERE CONSTRUCTION AND DEMOLITION ACTIVITIES HAVE AFFECTED THE EXISTING FINISHES. REFINISHING IS NOT REQUIRED TO AREAS NOT IN CONTRACT UNLESS NOTED OTHERWISE.
7. ALL EXISTING WALLS ARE TO BE PATCHED AND REPAIRED PRIOR TO NEW FINISH.
8. PAINT INDICATIONS FOR PERIMETER WALLS INCLUDE BULKHEAD, DRYWALL COLUMNS, AND DRYWALL SILLS, UNLESS NOTED OTHERWISE.
9. ALL PAINTED PARTITIONS TO HAVE COMPLETE COVERAGE AND RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO TOP COATS-PREMIUM LATEX OF THE PRODUCT SPECIFIED. DARKER COLORS TO RECEIVE ADDITIONAL COATS AS REQUIRED TO ACHIEVE UNIFORM COLOR APPEARANCE.
10. PAINTED GYPSUM BOARD CEILINGS TO RECEIVE ONE COAT PRIMER, TWO FINISH COATS, FLAT, UNLESS NOTED OTHERWISE.
11. PAINTED DOORS AND FRAMES TO RECEIVE ONE COAT PRIMER/SEALER, TWO COATS ALKYD PAINT, SEMI-GLOSS.
12. ALL MECHANICAL GRILLES, ETC. TO BE PAINTED TO MATCH CEILING UNLESS NOTED OTHERWISE.
13. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND/OR INSTRUCTION ON PREPARATION, ADHESIVES, AND SEALERS, ETC. FOR MATERIALS INDICATED ON THE FINISHES DRAWING.
14. CONTRACTOR TO ENSURE FLOOR IS SMOOTH AND LEVEL FOR NEW FINISHES PRIOR TO INSTALLATION. PREPARE EXISTING FLOOR TO RECEIVE NEW FINISH.
15. WHERE SHEET GOODS ARE BEING INSTALLED, SUBFLOOR TO BE WELL PREPARED SO SUBFLOOR WILL NOT TELEGRAPH THROUGH.
16. ALL FLOOR FINISHES TO BE FLUSH WITH COLUMNS, BUILDING PERIMETER, AND INTERIOR WALLS.
17. FLOORING CONTRACTOR TO COORDINATE INSTALLATION WITH MILLWORK INSTALLER.
18. FEATHER FLOOR TO ENSURE SMOOTH TRANSITION BETWEEN DISSIMILAR FLOOR FINISHES. INSTALL TRANSITION STRIPS AS NOTED.
19. ALL CHANGES IN FLOOR FINISHES SHALL BE CENTERED IN DOORWAYS, UNLESS NOTED OTHERWISE.
20. ALL FLOOR FINISHES SHALL EXTEND UNDER MILLWORK/CABINETS TO FACE OF TOE KICK. WHERE EQUIPMENT ON FLOOR CAN BE REMOVED, FLOOR FINISH TO EXTEND INTO RECESS OR CAVITY TO FACE OF WALL.
21. ALL MISCELLANEOUS METALS, TRIMS, ETC. ON WALLS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.



Level 1 - Garage & Suite	100	LIVING/ KITCHEN	311.47 SF
Level 1 - Garage & Suite	101	PANTRY	14.73 SF
Level 1 - Garage & Suite	102	BEDROOM	96.05 SF
Level 1 - Garage & Suite	103	BATH	67.31 SF
Level 1 - Garage & Suite	104	BEDROOM	114.36 SF
Level 1 - Garage & Suite	105	CORR	84.71 SF
Level 1 - Garage & Suite	106	THEATER/ BAR	254.52 SF
Level 1 - Garage & Suite	107	STOR.	14.73 SF
Level 1 - Garage & Suite	108	ART STUDIO	97.90 SF
Level 1 - Garage & Suite	109	BATH	68.50 SF
Level 1 - Garage & Suite	110	REC.	119.50 SF
Level 1 - Garage & Suite	111	CORR.	87.68 SF
Level 1 - Garage & Suite	112	GARAGE	778.47 SF
Level 1 - Garage & Suite	113	VEST.	29.58 SF
Level 1 - Garage & Suite	114	MECH.	49.98 SF



Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Karmakush Designs without delay. The Copyrights to all designs and drawings are the property of Karmakush Designs. Reproduction or use for any purpose other than that authorized by Karmakush Designs is forbidden.

Consultant

Notes



KEYPLAN

[illegible]

1	ISSUED FOR 95% REVIEW	KK	KK	2021.12.18
Issued/Revision		By	Appd	YYYY.MM.DD
File Name: N/A		Author	Designer	Checker
		Dwn.	Dsgn.	Chkd.
				07/15/21
				YYYY.MM.DD

Permit/Sea

Client/Project Logo

Client/Project
Vik Moudgil

THE ATLIN HOUSE

1531 Atlin Ave., Prince Rupert, BC V8J 1E4

Title
FLOOR PLAN - L01

Project No. 0005	Scale 1 : 50
Revision Sheet 1 of 99	Drawing No. A201

A201

1143.46 SF
4927.79 SF



A203



Copyright Reserved

Consultant

[illegible]Permit/Seal

A204.





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Notes



KEYPLAN

[illegible]

Permit/Seal

Client/Project Logo

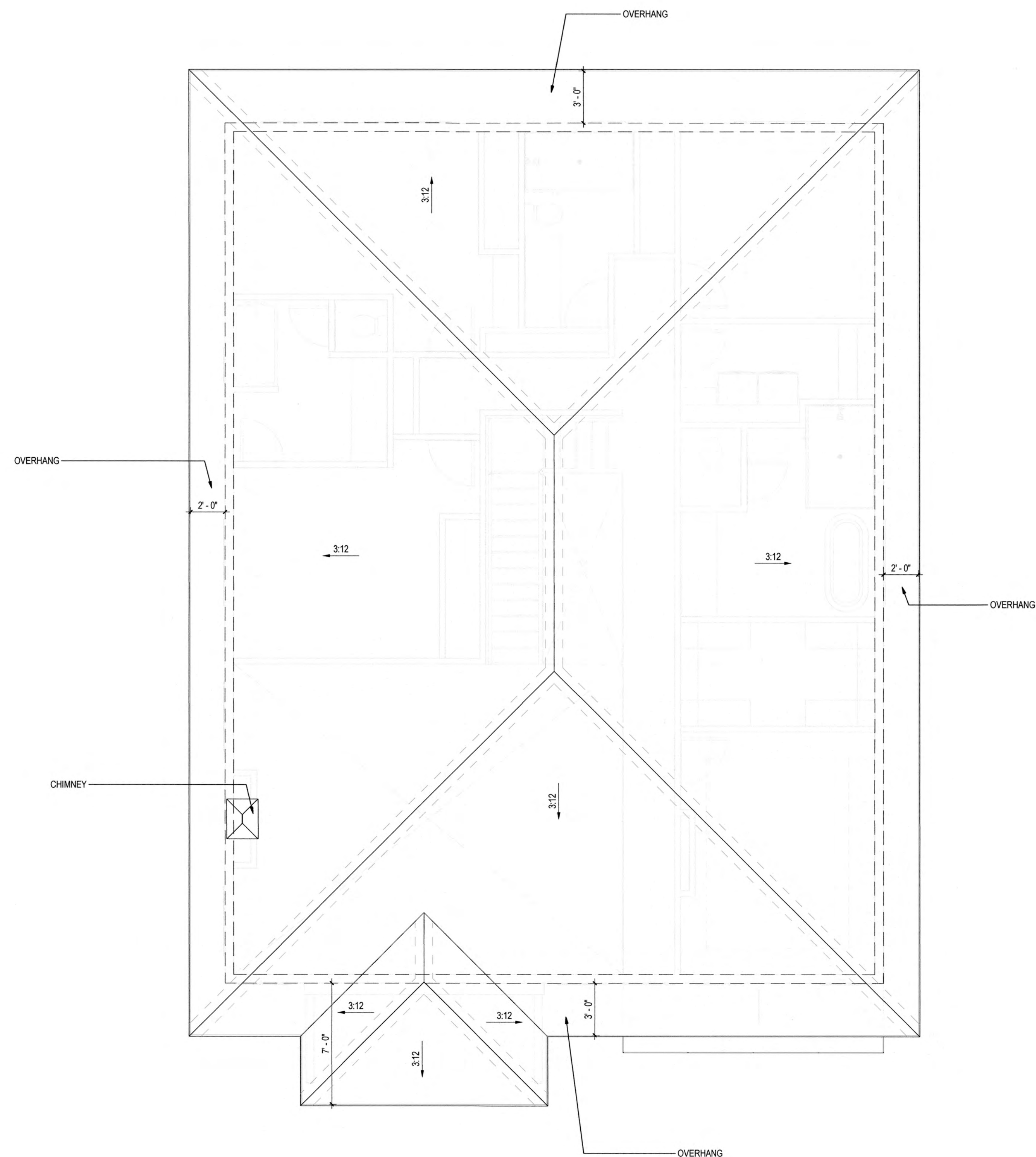
Client/Project
Vik Moudgill

THE ATLIN HOUSE

1531 Atlin Ave., Prince Rupert, BC V8J 1E4

Title
ROOF PLAN

Project No. 0005	Scale 1 : 50
Revision 1	Sheet of 99
	Drawing No. A205



- ASPHALT SHINGLE ROOF CONSTRUCTION.
- ASPHALT SHINGLE.
- ROOF UNDERLAYMENT.
- SELF-ADHERED MEMBRANE.
- 5/8" ROOF SHEATHING.
- 3/4" RIGID INSULATION.
- INSULATION BAFFLE.
- ROOF RAFTER.
- ATTIC INSULATION.
- 1 1/2" RIGID INSULATION (TAPE ALL JOINTS).
- 1x3 WOOD FURRING (15" ON CENTER).

NOTE: ALL ROOFING CONSTRUCTION TO BE UP TO RCABC STANDARDS.



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Consultant

Notes

KEYPLAN

[illegible]

Permit/Seal

Client/Project Logo

Client/Project
Vik Moudgill

THE ATLIN HOUSE

1531 Atlin Ave., Prince Rupert, BC V8J 1E4

Title _____

EXTERIOR ELEVATIONS

Project No.	Scale
0005	1 : 50
Revision	Drawing No.
1 of 99	A400



1 ELEVATION - SOUTH



2 ELEVATION - WEST
A400 1:50



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Karmakush Designs without delay. The Copyrights to all designs and drawings are the property of Karmakush Designs. Reproduction or use for any purpose other than that authorized by Karmakush Designs is forbidden.

A circular compass rose with a vertical line labeled 'TRUE NORTH' at the top. A black arrow points from the center towards the top right, indicating magnetic north.

KEYPLAN

[illegible]

File Name: N/A	Author	Designer	Checker	07/15/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Client/Project Logo

THE ATLIN HOUSE

title
EXTERIOR ELEVATIONS

Revision	Sheet	Drawing No.
1	of 99	A401

A401





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Consultant

Notes



KEYPLAN

BUILDING SECTION - LONGITUDINAL



BUILDING SECTION - CROSS SECTION

[illegible]

1	ISSUED FOR 95% REVIEW	KK	KK	2021.12.18
Issued/Revision		By	Appd	YYYY.MM.DD
File Name: N/A		Author	Designer	Checker
		Dwn.	Dsn.	Chkd.
				07/15/21
				YYYY.MM.DD

Permit/Seal

Client/Project Logo

Client/Project
Vik Moudgill

THE ATLIN HOUSE

1531 Atlin Ave., Prince Rupert, BC V8J 1E4

Title

BUILDING SECTIONS

Project No. 0005		Scale 1 : 50
Revision 1	Sheet of 99	Drawing No. A500

A500

Vik Moudgill

THE ATLIN HOUSE

1531 Atlin Ave., Prince Rupert, BC V8J 1E4



ISSUED FOR: 95% REVIEW

December 18th, 2021

PROJECT NO.: 0005



DEVELOPMENT VARIANCE PERMIT

Development Variance Permit #22-01

PERMITTEE: 1224015 B.C. LTD., INC.NO. BC1224015

CIVIC ADDRESS: 1531 Atlin Avenue

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:

PARCEL D (BEING A CONSOLIDATION OF LOTS 5 AND 6, SEE CA8626267) BLOCK 7 SECTION 2
DISTRICT LOT 1992 RANGE 5 COAST DISTRICT PLAN 923

CIVIC ADDRESS:

1531 Atlin Avenue

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
 - a. Sections 5.2.4, 5.2.3 (c), 5.2.7 (a) in accordance with the Site and Elevation plans attached as Schedules 1 and 2 respectively.

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

The permittee develops the proposed residence in accordance with the attached Schedules, including the Site Map (Schedule 1) and the Elevation Plans (Schedule 2). These schedules indicate the following variances:

- a variance of 14.9%, equating to 69.21 squared metres, exceedance of maximum lot coverage;
 - a variance for 97.08 metres squared exceedance of maximum gross floor area;
 - a variance for 2.156 metres exceedance of maximum height requirements of primary dwellings.
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 PLANS
2. BUILDING PLANS

ISSUED ON THIS _____ DAY OF _____, 2022.

Robert Buchan
City Manager, Planner

CITY OF PRINCE RUPERT

REPORT TO COUNCIL

DATE: March 14, 2022
TO: Robert Buchan, City Manager
FROM: Myfannwy Pope, Planner
SUBJECT: Development Variance Permit #22-06 for 221 11th Street

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) #22-06.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 221 11th Street.

The application involves a request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.6 (a) to repair an existing deck that is encroaching on front yard setbacks. The front yard setbacks for a dwelling unit in an R2 zone is 3.6 metres from the rear property line, and the deck which is being repaired is 1.4 metres from the rear property line. Consequently, the proposed repair to the existing deck would require a variance of 2.2 metres.

The Site Plans and Elevations are included as Schedules 1& 2.

BACKGROUND AND ANALYSIS:

The proposed variances are requested to allow the applicant to repair an existing deck because of age and damage (rot). The proposed reparation will not change the existing footprint; however, the existing footprint has been found to impede on rear yard setbacks. The applicant would need a variance of 2.2 metres to allow the continued safe use of the existing deck.

The dwelling, including the deck, currently spans over two land parcels. This is in violation of the City of Prince Rupert Zoning Bylaw, and thus we recommend that the permit is contingent on the applicant consolidating the two lots prior to issuance of a Building Permit.

There are no known negative impacts of the proposed variances on the surrounding neighbourhood; however, the public will have the opportunity to provide input during the public consultation period.

The Draft Development Variance Permit is included as Schedule 3.

COST AND BUDGET IMPACT:

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

CONCLUSION:

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

Report Prepared By:

Report Reviewed By:

Myfannwy Pope,
Planner

Robert Buchan,
City Manager

Schedule(s):

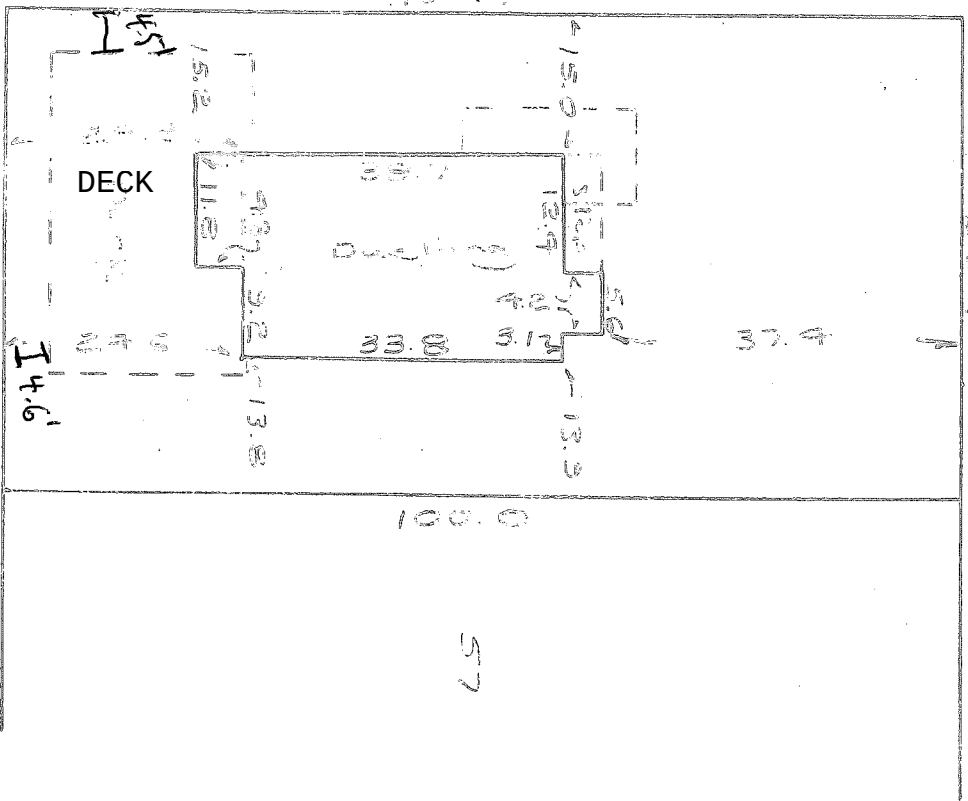
1. Site Plan
2. Elevations
3. Draft Development Variance Permit
4. Context Map

SURVEY CERTIFICATE COVERING

Dwelling located on
L 279 58 150 BIK 27,
Sect 1 D 1200, R 5,
C.D. 1000 92.6

THE DIMENSIONS SHOWN ON THIS
CERTIFICATE ARE NOT TO BE USED
TO DEFINE BOUNDARIES.

Scale: 1" = 20.0'



CERTIFIED CORRECT
according to Land Registry Plan
and survey evidence as shown

Dated this day of 1911

MCILHANNY ASSOCIATES
205, 4630 LAZELLE AVENUE
TERRACE, B.C.
V8G 1S6
FILE







DEVELOPMENT VARIANCE PERMIT

Development Variance Permit #22-06

PERMITTEE(S): Benjamin Daniel Lucien Mark & Andrea Gabrielle Appollos-Mark
CIVIC ADDRESS: 221 11th Street

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:

LOTS 58-59 BLOCK 27 SECTION 1 DISTRICT LOT 1992 RANGE 5 COAST DISTRICT
PLAN 923

CIVIC ADDRESS:

221-223 11TH STREET

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
 - a. Section 5.2.6 Minimum Dimensions Required for Yards
 - (a) 3.6 metres from the front property line;

in accordance with the Site and Elevation plans attached as Schedules 1 and 2 respectively which indicate encroachment on front yard setbacks by 2.2 metres.

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

- a) The permittee develops the proposed renovations in accordance with the attached Schedules, including the Site Map (Schedule 1) and the Elevation Plans (Schedule 2).
 - b) The permittee ensures that the property is consolidated into a single parcel prior to issuance of a Building Permit.
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

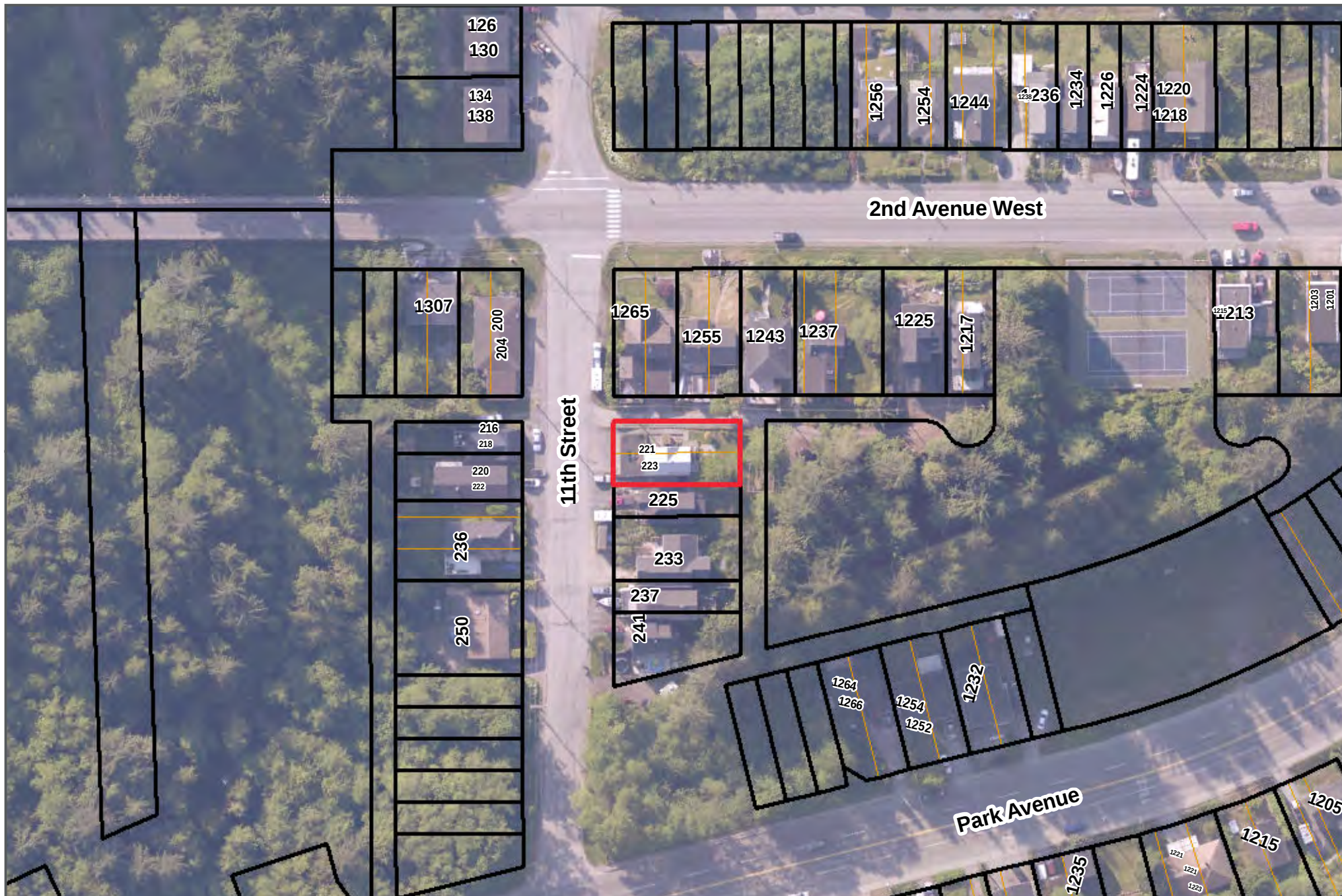
6. The following plans and specification are attached to and form part of this permit:

Schedule:

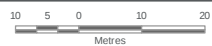
1. SITE PLAN
2. ELEVATIONS

ISSUED ON THIS _____ DAY of _____, 2022.

Robert Buchan
City Manager/Planner



Project #: DVP-22-06
 Author: RB
 Checked: -
 Status: FINAL
 Revision: A
 Date: 2022 / 3 / 3
 Scale: 1:1,200



Coordinate System:
 NAD 1983 UTM Zone 9N
Data Sources:
 Integrated Cadastral Information Society (ICIS)
 City of Prince Rupert
 2021 Orthophoto



DVP-22-06 CONTEXT MAP 221 11th Street

Subject Property 
 Assessment Fabric 
 Cadastral Fabric 



CITY OF PRINCE RUPERT

REPORT TO COUNCIL

DATE: March 8th, 2022
TO: Robert Buchan, City Manager
FROM: Daniel Rajasooriar, Planner
SUBJECT: **Development Variance Permit #22-03 for 1444 2nd Avenue West**

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) #22-03.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 1444 2nd Avenue West.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2.4 to have a lot coverage of 63% of the site in order to accommodate a proposed addition and deck. The maximum lot coverage in an R2 zone is 50% of the site. The applicant is requesting a variance of 13% above the maximum lot coverage.
2. A request for a variance of City of Prince Rupert Zoning Bylaw, Section 5.2.6 (c) to have a 0.4572-metre setback from a side property line in relation to the southwestern side property line in order to accommodate a proposed addition and deck. The required setback from a side property line in an R2 zone is 1.2 metres. The applicant is requesting a variance of 0.7428 metres in terms of the setback from a side property line.
3. A request for a variance of City of Prince Rupert Zoning Bylaw, Section 5.2.6 (c) to have a 0.67056-metre setback from a side property line in relation to the northeastern side property line in order to accommodate a proposed addition and deck. The required setback from a side property line in an R2 zone is 1.2 metres. The applicant is requesting a variance of 0.52944 metres in terms of the setback from a side property line.

The Site Plan and Building Plan are included as Schedules 1 and 2, respectively.

BACKGROUND AND ANALYSIS:

The proposed variances for lot coverage and the setback from a side property line are requested by the applicant so that a proposed addition and deck may be built. The applicant rationalized the proposed variances by noting that the proposed addition and deck will revitalize the older house – being built in 1920. The applicant believes the proposed addition and deck will allow the house, which has served his family for 30 years, to serve the family for years to come by providing much-needed living space including bedrooms and bathrooms.

There are no known negative impacts of the proposed variances on the surrounding neighbourhood; however, the public will have the opportunity to provide input during the public consultation period.

The Draft Development Variance Permit is included as Schedule 3.

COST AND BUDGET IMPACT:

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

CONCLUSION:

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

Report Prepared By:



Daniel Rajasooriar,
Planner

Report Reviewed By:

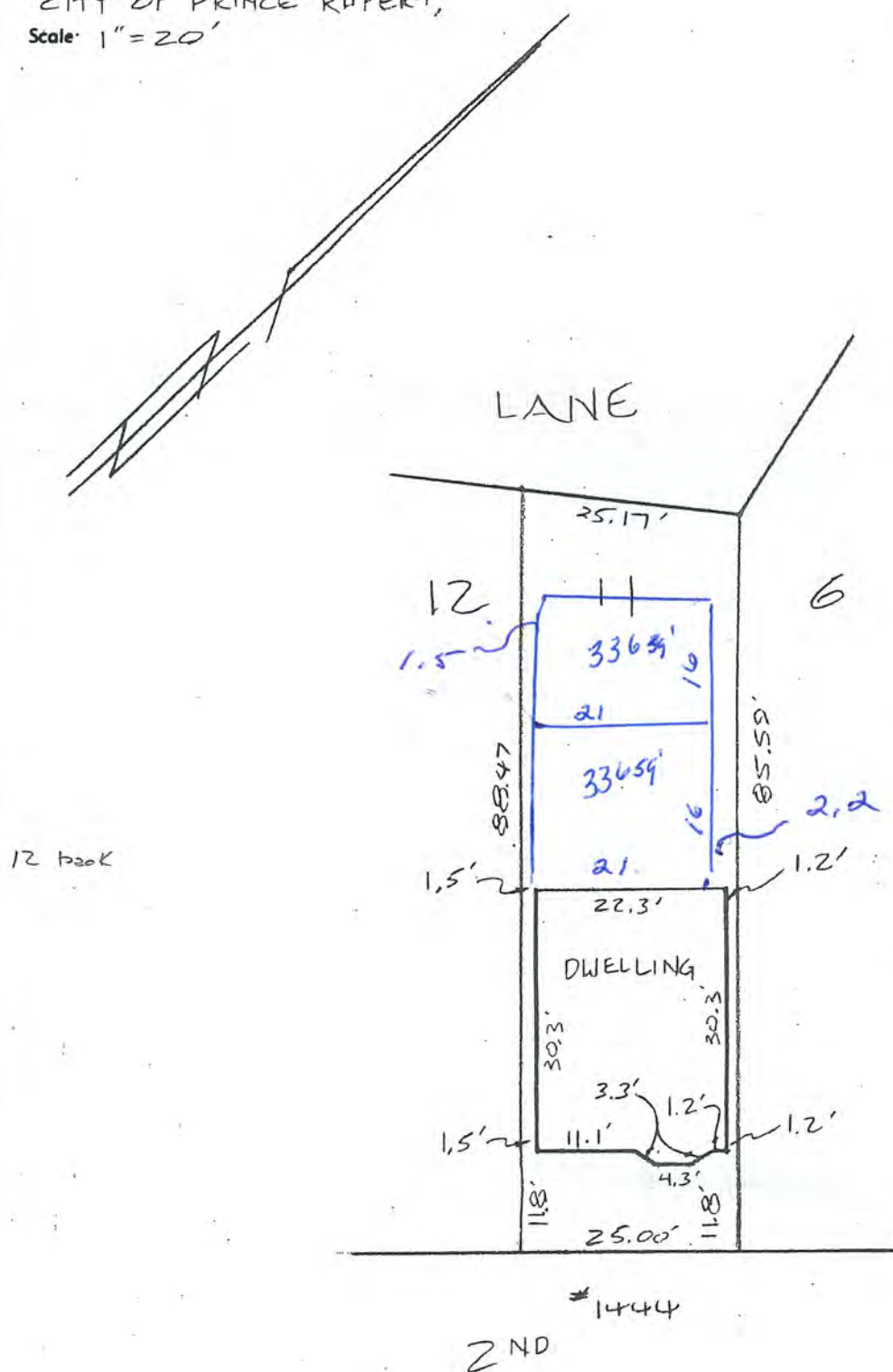


Robert Buchan,
City Manager

Schedule(s):

1. Site Plan
2. Building Plan
3. Draft Development Variance Permit

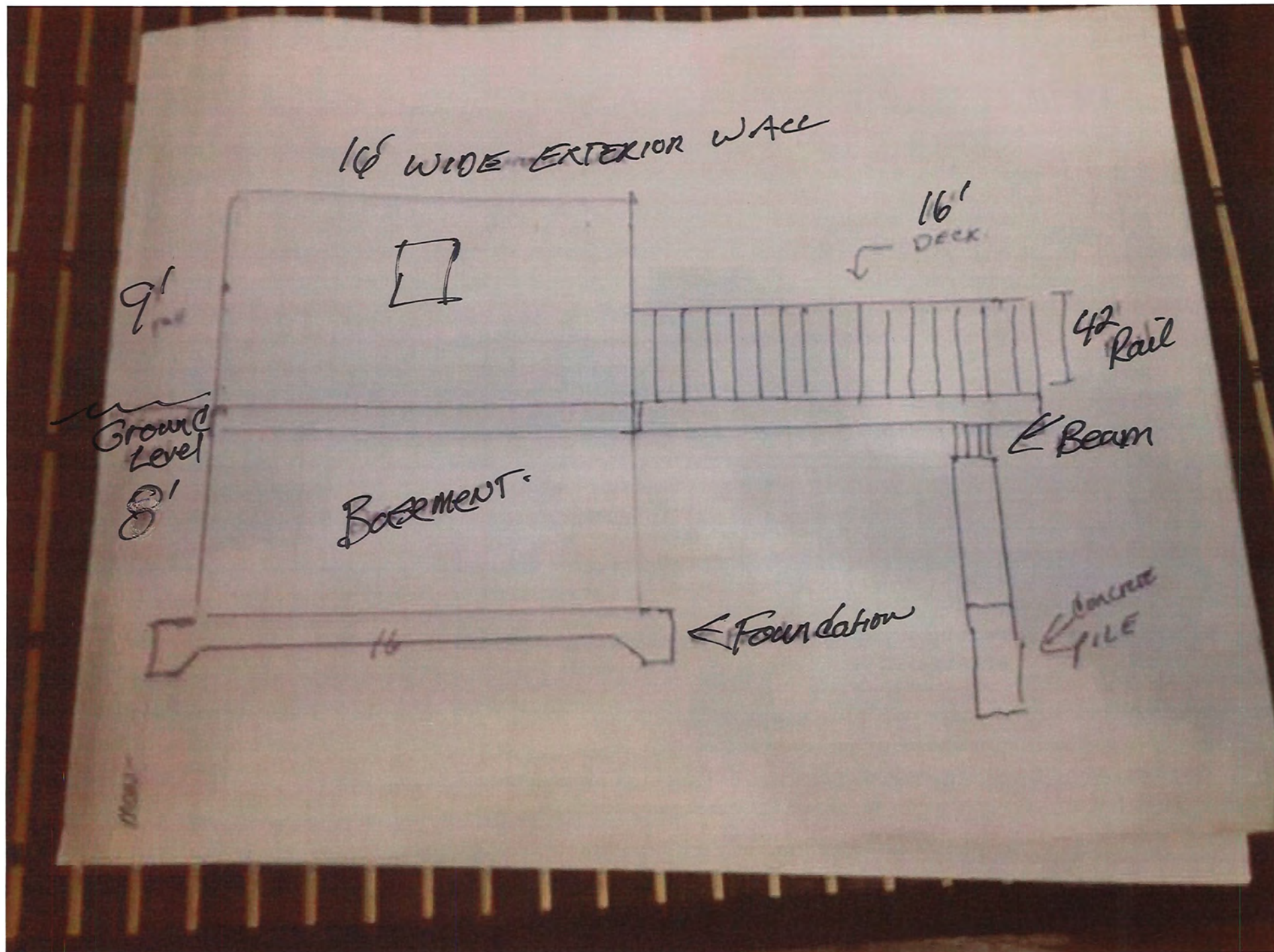
THE DIMENSIONS SHOWN ON THIS
CERTIFICATE ARE NOT TO BE USED
TO DEFINE BOUNDARIES.



CERTIFIED CORRECT

Ray L. McElroy, B.C.L.S.
Dated this 3rd day of SEPT. 1982

McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
205 - 4630 LAZELLE AVE.,
TERRACE, B.C. V8G 1S6
FILE 043066-3





DEVELOPMENT VARIANCE PERMIT

Development Variance Permit #22-03

PERMITTEES: Roman Sokolowski
CIVIC ADDRESS: 1444 2nd Avenue West

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

LEGAL DESCRIPTION:

Lot 11 Block 6 Section 2 District Lot 1992 Range 5 Coast District Plan 923

CIVIC ADDRESS:

1444 2nd Avenue West

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
 - a. Section 5.2.4 is varied from a maximum lot coverage of 50% to a maximum lot coverage of 63%, in accordance with the Site and Building Plans attached as Schedules 1 and 2, respectively.
 - b. Section 5.2.6 (c) is varied from a 1.2-metre setback from a side property line to a 0.4572-metre setback from a side property line in relation to the southwestern property line and the proposed addition and deck, in accordance with the Site and Building Plans attached as Schedules 1 and 2, respectively.
 - c. Section 5.2.6 (c) is varied from a 1.2-metre setback from a side property line to a 0.67056-metre setback from a side property line in relation to the northeastern side property line and the proposed addition and deck, in accordance with the Site and Building Plans attached as Schedules 1 and 2, respectively.

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

The permittees develop the proposed development in accordance with the Site and Building Plans attached as Schedule 1.

CITY OF PRINCE RUPERT

REPORT TO COUNCIL

DATE: March 8th, 2022
TO: Robert Buchan, City Manager
FROM: Daniel Rajasooriar, Planner
SUBJECT: Development Variance Permit #22-07 for 337 McBride Street

RECOMMENDATION:

THAT Council proceeds with the statutory notification process for Development Variance Permit Application (DVP) #22-07.

REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 337 McBride Street.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 10.3.0 (h) to erect and keep on a premise a roof sign, including support structures that extend or project above the roof line of the building on which it is erected. The Zoning Bylaw prohibits persons from erecting and keeping on a premise a roof sign, including support structures that extend or project above the roof line of the building on which it is erected.

The Sign Plan is included as Schedule 1.

BACKGROUND AND ANALYSIS:

The proposed variance to erect and keep on a premise a roof sign, including support structures that extend or project above the roof line of the building on which it is erected, is requested by the applicant so that a present painted roof sign can be replaced with a proposed LED-backlit roof sign. The applicant rationalized the proposed variance in three ways. First, they believe the proposed LED-backlit roof sign is a simple replacement for the present painted roof sign since it will be the same size and in the same location on their storefront. Second, they believe the building has no other frontal area to install a sign due to the front windows. Third, they believe the proposed LED-backlit roof sign would help illuminate the sidewalk in front of the building.

There are no known negative impacts of the proposed variances on the surrounding neighbourhood; however, the public will have the opportunity to provide input during the public consultation period.

The Draft Development Variance Permit is included as Schedule 2.

COST AND BUDGET IMPACT:

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

CONCLUSION:

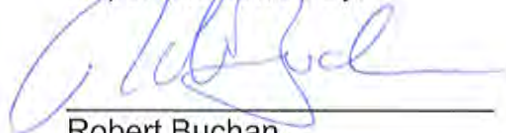
This Development Variance Application is recommended to proceed to public notification. Affected property owners will have the opportunity to express their views on the application when Council considers the permit.

Report Prepared By:



Daniel Rajasooriar,
Planner

Report Reviewed By:



Robert Buchan,
City Manager

Schedule(s):

1. Sign Plan
2. Draft Development Variance Permit



SAANICH PLUMBING NEW SIGN DIMENSIONS & MATERIAL

LENGTH	24 FEET
HIGHT	31 INCHES
THICKNESS	5 INCHES
MATERIAL	FACE - POLYCARBONET BACKING - PVC FRAME - ALUMINIUM

THE SIGN HAS LED LIGHTING WITH IN AT 12 VOLTS

INSTALLATION CONTRACTOR - LIGHTEN UP ELECTRICAL

MANUFACTURER - THE SIGN SHOP New Westminster B.C.





DEVELOPMENT VARIANCE PERMIT

Development Variance Permit #22-07

PERMITTEES: Ocean Dry Enterprises Ltd.
CIVIC ADDRESS: 337 McBride Street

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:

Lots 5 and 6 Block 1 Section 6 District Lot 251 Range 5 Coast District Plan 923

CIVIC ADDRESS:
337 McBride Street

3. The City of Prince Rupert Zoning Bylaw (Bylaw #3462) is varied as follows:
 - a. Section 10.3.0 (h) is varied from prohibiting to allowing a roof sign, including support structures that extend or project above the roof line of the building on which it is erected, in accordance with the Sign Plan attached as Schedule 1.

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

The permittees develop the proposed development in accordance with the Sign Plan attached as Schedule 1.

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:
 1. Sign Plan

Schedule:

1. SIGN PLAN

Issued on this _____ day of _____, 2022.

Rosamaria Miller
Corporate Administrator



REPORT TO COUNCIL

Meeting of Council

DATE: March 7, 2022

TO: Robert Buchan, City Manager

FROM: Richard Pucci, Director of Operations & Intergovernmental Relations

SUBJECT: MAJOR PROJECTS – MONTHLY UPDATE

REASON FOR REPORT:

The City of Prince Rupert has several active Major Projects in various states completion. This Report aims to update Council and the public on the progress monthly.

ANALYSIS:

The Staff has completed the attached diagram to showcase the progress on our Major Projects. Though progress was slow over the past month due to the holiday break, some Projects experienced completion.

3rd Avenue Extension – 15% Complete.

- Geotechnical Investigation is currently underway, results pending.

Eat Street – 100% Complete.

New Landfill Cell – 100% Complete.

RCMP Detachment – 15% Complete.

- RCMP Bylaw is currently in Council consideration

Recycling Program – 100% Complete.

SCADA System Upgrade – 5% Complete.

- Immediate SCADA upgrades are underway; however, the overall SCADA Project is still in design.

Sewer Treatment Program – 5% Complete.

- Staff is applying for additional grant funding to lessen the burden on the community.

Submarine Line – 5% Complete.

- Staff is working on the RFP and envision it going out for design within 30 days.

Water Treatment – 10% Complete.

- Staff is working on the RFP and envision it going out for design within 30 days.

Waterfront Project – 15% Complete.

March 14, 2022

Page 2

- The Staff has completed several milestones necessary for the continuation of the Project. Staff is now working on a Project Development Agreement to advance the Project to construction.

Woodworth Dam – 90% Complete.

- The Woodworth Dam Project has seen setbacks in the last month. The Project is now anticipated to complete at the end of May. This is due to the following:
 - V-Notch Excavation – more than anticipated (6 weeks)
 - Weather (4 Weeks)
 - Equipment / Material Issues (2-3 weeks)

COST:

There is no impact on the Annual Budget or Strategic Priorities for the Staff at this time.

Report Prepared By:

Richard
Pucci

Digitally signed by Richard Pucci
DN: cn=Richard Pucci, o=City of
Prince Rupert,
ou=Administration,
email=richard.pucci@princ Rupert,
c=CA
Date: 2022.03.07 14:59:12 -0800

Richard Pucci,
Director of Operations &
Intergovernmental Relations

Report Reviewed By:



Robert Buchan,
City Manager

Attachment(s):

- Major Projects Progress Chart

Major Project Update

MAJOR PROJECT	PRIORITY	STATUS	% COMPLETE
3rd Avenue Extension	High	In Progress	15%
Eat Street Project	High	Complete	100%
New Landfill Cell	High	Complete	100%
RCMP Detachment	High	In Progress	15%
Recycling Program	High	Complete	100%
SCADA System Upgrade	High	In Progress	5%
Sewer Treatment Program	High	In Progress	5%
Submarine Line	High	In Progress	5%
Water Treatment	High	In Progress	10%
Waterfront Project	High	In Progress	15%
Woodworth Dam	High	In Progress	90%



REPORT TO COUNCIL

Meeting of Council

DATE: March 7, 2022

TO: Robert Buchan, City Manager

FROM: Richard Pucci, Director of Operations & Intergovernmental Relations

**SUBJECT: MASTER SERVICE AGREEMENT – AWARD CT NORTHERN CONTRACTORS
 ALLIANCE LIMITED PARTNERSHIP**

RECOMMENDATION:

THAT Council Award the City of Prince Rupert RFP 20-10: Contractor Services to CT Northern Contractors Alliance Limited Partnership.

REASON FOR REPORT:

In 2020, the Operations Department, with Council's understanding, released an RFP for a Master Service Agreement (MSA). This RFP was to seek a viable proponent to act on retainer as the City's on-call contractor, as the City sees fit. The MSA is a zero-cost contract and is exercised at the City's discretion for a term of 5 years. It was discussed that with the pending hyper-economic development in our region, the City required "front of the line" access to contractors at set competitive rates. As Council is aware, the City has an aggressive build schedule, and the Department requires surety on rates and contractor availability.

ANALYSIS:

This RFP ran in 2020 publically on BC Bid, with several proposals submitted with CT Northern Contractors Alliance Limited Partnership being the front runner on equipment and employee availability, experience, and competitive rates.

This Department requires the flexibility to have an MSA so that our community Projects can get completed using contractors with set competitive rates. Unlike other communities, the City requires this advantage as our Projects will compete for contractor availability with billion-dollar Projects.

March 14, 2022

Page 2

COST:

This Resolution supports the Council's Strategic Plan for Project development and has no Annual Budget impact.

CONCLUSION:

THAT Council Award the City of Prince Rupert RFP 20-10: Contractor Services to CT Northern Contractors Alliance Limited Partnership.

Report Prepared By:

Richard
Pucci

Digitally signed by Richard Pucci
DN: cn=Richard Pucci, o=City of
Prince Rupert,
ou=Administration,
email=richard.pucci@princ Rupert
CA, c=CA
Date: 2022.03.07 14:53:29 -0800

Richard Pucci,
Director of Operations &
Intergovernmental Relations

Report Reviewed By:



Robert Buchan,
City Manager

Attachment(s):

- N/A

Council Resolution Status Updates

February 2022

Date	Resolution	Status
22-Nov-2021	TORCA Pump Track – License to Occupy	
10-Jan-2022	Police Detachment Loan Authorization Bylaw No. 3484, 2022	
24-Jan-2022	DVP-21-07 for 201 – 7 th Avenue East to statutory notification; applicant to upgrade laneway to City Standards	
24-Jan-2022	Electoral Approval for Loan Authorization Bylaw to Alternative Approval Process	
24-Jan-2022	Zoning Amendment Bylaw No. 3485, 2022	
7-Feb-2022	DVP-21-11 for 885 Borden Street	
7-Feb-2022	DVP-22-02 for 945 Hays Cove Avenue	
7-Feb-2022	Letter of Support: Tourism Prince Rupert	
7-Feb-2022	Letter of Support: Odd Eidsvik Community Park	
7-Feb-2022	Letter of Support: City Staff/ICIP Grant Application Re: Omenica Avenue Wastewater Treatment Facility	
7-Feb-2022	Street Names Resident Request	
7-Feb-2022	Letter of Support: Oldfield Creek Hatchery	
7-Feb-2022	Letter of Support: Friendship House Association of Prince Rupert	
7-Feb-2022	Letter of Support: Prince Rupert Golf Club	
7-Feb-2022	Letter of Support: Snow Valley Nordic Ski Club	
28-Feb-2022	DVP-22-04 (CBC Building)	
28-Feb-2022	DVP-21-14 for 1429 Overlook Street	
28-Feb-2022	DVP-21-15 for 1039 Hays Cove Avenue	
28-Feb-2022	Cost & Commissioning Consultants	
28-Feb-2022	Consideration of a Final Brand Package	
28-Feb-2022	Master Service Agreements – Award: Colliers Project Leaders	
28-Feb-2022	Subdivision and Servicing Bylaw No. 3486, 2022	
28-Feb-2022	Delegation Amendment Bylaw No. 3487, 2022	
28-Feb-2022	Business Regulation & Licensing Bylaw No. 3476, 2022	

 In progress

 Completed

Rosamaria Miller
Corporate Administrator



REPORT TO COUNCIL

DATE: March 14, 2022
TO: Robert Buchan, City Manager
FROM: Myfannwy Pope, Planner
SUBJECT: ZBLA-21-03

RECOMMENDATION:

THAT Council:

- 1) GIVE First and Second Readings to City of Prince Rupert Official Community Plan Bylaw No. 3489, 2022 and Zoning Bylaw No. 3490, 2022 to allow the change of property designation from Residential to Industrial and rezone the property from P1: Public Facilities to M1: Light Industrial.
- 2) PROCEED to the Public Hearing.

REASON FOR REPORT:

The applicant has applied to rezone the above noted property from the current P1: Public Facilities Zone to M1: Light Industrial Zone. The applicant proposes to use the site for a workshop and to rent out space to a tenant for uses that conform to light industrial uses, similar to Northwest Mechanical, Lighten Up Electric, the Bus Company uses.

As required by Council policy, the applicant has placed a sign on the property and sent out letters to neighbouring properties, which have been reviewed.

The Property is within 800 metres of a provincial highway and has received approval from the Ministry of Transportation Infrastructure.

POLICY & REGULATORY ANALYSIS:

The property 1220 Portage Rd is located at the interface between industrial and residential lands. The OCP designates the land as residential, but it is currently zoned at P1: Public Lands and hosts a church; therefore, the OCP amendment is required to enable the property to be rezoned to industrial. The properties on the same block to its immediate south and east are light industrial, while the properties across the street to its north and west are zoned residential. Given its proximity to light industrial uses and the distance from residential lots, it is viable for this property to be re-zoned light industrial as it is unlikely to add significant additional disturbance to the surrounding area.

The Official Community Plan (Bylaw #3460) designates that industrial lands meet the following requirements:

1. Compatible with surrounding land uses.
2. Complements the social, economic, and environmental goals of this OCP.
3. Constructed to high standards, both material and aesthetics.

The proposed zoning bylaw amendment may meet these requirements in the following ways:

1. Compatible with surrounding land uses

M1 Zoning is compatible with properties that are immediately adjacent to the south and east of the lot; however, properties across the road to the north and west of the lot are zoned residential. While the property to the west does not currently have development on it, there may be some impacts to future development on this lot and current residences to the North of the lot. These impacts may include minor noise, smell, or sight disturbances.

2. Complements the social, economic, and environmental goals of this OCP.

City recognizes the importance of a diverse economy and it seeks to enable other industry to develop within the City as a means of creating resiliency to negative changes in the Port's activity levels. Changing the currently zoned property from P1 to M1 would contribute to the social and economic goals of the OCP by providing additional space for diverse industrial businesses or commercial services to operate. This may lead to retaining or attracting more labour capital to non-Port industry in Prince Rupert.

3. Constructed to high standards, both material and aesthetic.

The applicant at this time has not indicated intent to change the existing structures on the property. However, if development occurs, the owner will be required to receive a development permit from the City.

COST AND BUDGET IMPACT:

There are no cost or budget impacts to the City from approving this Zoning Amendment. Internal referrals have identified that the site contains all necessary servicing, and any additional storm, water, or sewer servicing requirements or access upgrades for the property will be installed at the owner's expense.

COUNCIL OPTIONS:

Council may:

- 1) Give first and second reading and schedule a public hearing for the Amendment Bylaws # 3489 and #3490
- 2) Give first and second reading and decide to forgo a public hearing for the Amendment Bylaws # 3489 and #3490
- 3) Require additional information; or,
- 4) Deny the application.

CONCLUSION:

It is recommended that Council give first and second reading to the Amendment Bylaws #3489 and #3490 and proceed to public hearing subject to:

- 1) The applicant proceeding with described uses.

Report Prepared By:

Report Reviewed By:

Myfannwy Pope,
Planner

Robert Buchan,
City Manager

Schedule(s):

- Bylaw 3489, 2022
- Bylaw 3490, 2022

CITY OF PRINCE RUPERT

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 3489, 2022

A BYLAW TO AMEND THE CITY OF PRINCE RUPERT OFFICIAL COMMUNITY PLAN BYLAW NO. 3460, 2020

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

That the City of Prince Rupert Official Community Plan Bylaw No. 3460, 2020 be amended as follows:

1. That Lot 1, District Lot 251, Range 5, Coast District, Plan 11720 be designed as follows:

From: Residential - Detached
To: Industrial

2. That the City Wide Land Use Framework, Map 1A, to the City of Prince Rupert Official Community Plan Bylaw No. 3460, 2020 shall be amended according to Schedule A attached hereto and forming a part of this Official Community Plan Amendment Bylaw No. 3489, 2022.
3. This Bylaw may be cited as "Official Community Plan Amendment Bylaw No. 3489, 2022".

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

Read a Second time this ____ day of ____, 20__.

Public Hearing this ____ day of ____, 20__.

Read a Third time this ____ day of ____, 20__.

Final Consideration and Adopted this ____ day of ____, 20__.

MAYOR

CORPORATE ADMINISTRATOR

Schedule A OCP Amendment Bylaw 3489, 2022



OPERATIONS DEPARTMENT

Subject Property

Lot 1 District Lot 251 Range 5
Coast District, Plan 11720

Land Use

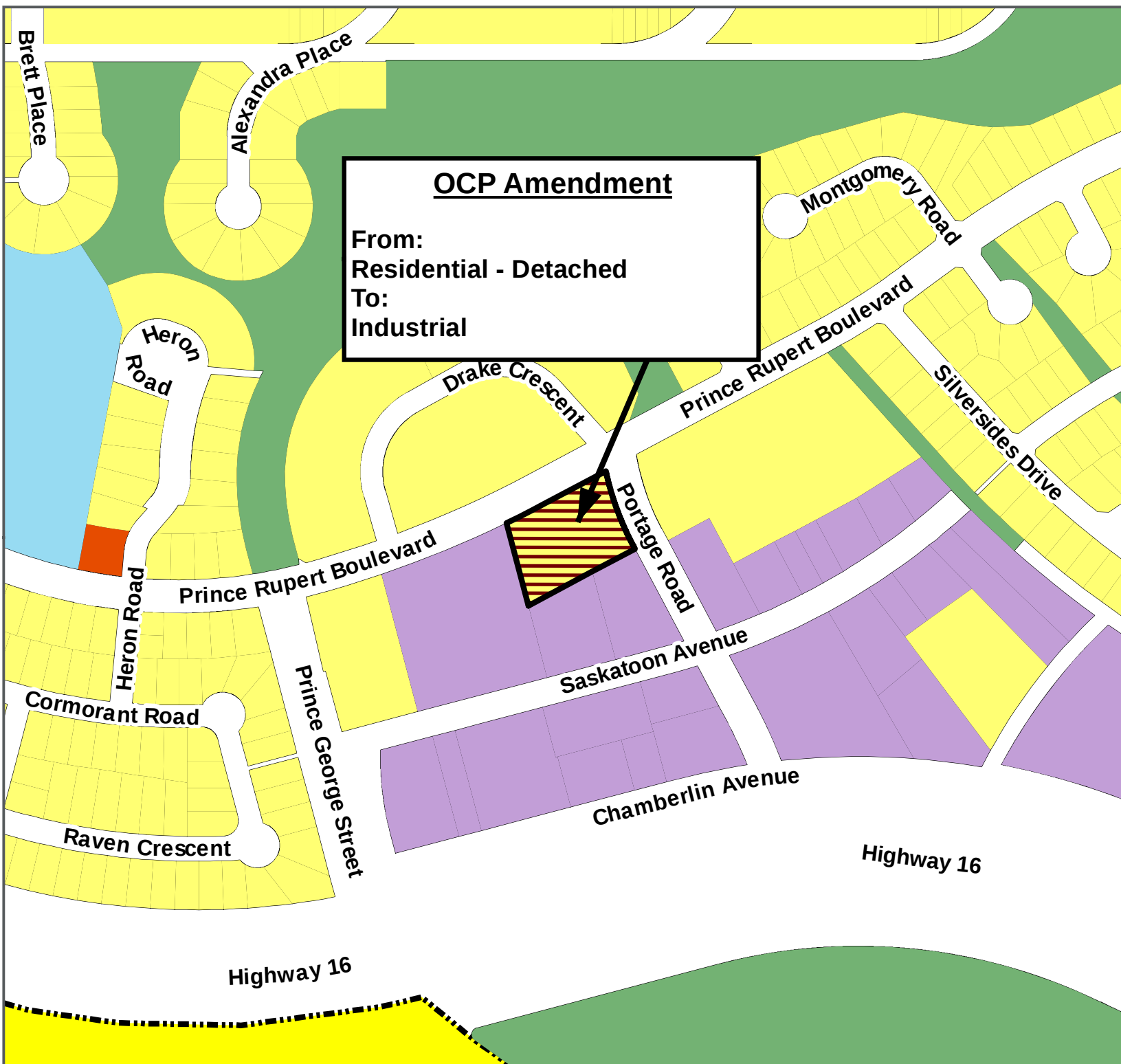
- Downtown Retail/Mixed Use
- Local Retail/Mixed Use
- Large Format/Service Retail/Mixed Use
- Residential - Detached
- Residential - Townhouse
- Residential - Apartment
- Hotel
- Industrial
- Office
- Civic/Community
- Park/Open Space
- Future Neighbourhoods
- Residential/Industrial Flex
- Potential New Park Location

Project #: Bylaw 3489
Author: RB
Checked: XX
Status: FINAL
Revision: A
Date: 2022 / 3 / 8
Scale: 1:3,400



Coordinate System:
NAD 1983 UTM Zone 9N

Data Sources:
Integrated Cadastral Information Society (ICIS)
City of Prince Rupert
2021 Orthophoto



CITY OF PRINCE RUPERT

ZONING AMENDMENT BYLAW NO. 3490, 2022

A BYLAW TO AMEND THE CITY OF PRINCE RUPERT ZONING BYLAW NO. 3462, 2021

WHEREAS the Council of the City of Prince Rupert has enacted Zoning Bylaw No. 3462, 2021 for the City of Prince Rupert;

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

1. That the City of Prince Rupert Zoning Bylaw No. 3462, 2021 be amended as follows:
 - a. Amend "Schedule B" Zoning Map by rezoning Lot 1, District Lot 251, Range 5, Coast District, Plan 11920 *from* P1 Public Facility and *to* M1 Light Industrial as indicated on the map attached.
2. This Bylaw may be cited for all purposes as "City of Prince Rupert Zoning Amendment Bylaw No. 3490, 2022"

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

Read a Second time this ____ day of _____, 20____.

Public Hearing this ____ day of _____, 20____.

Read a Third time this ____ day of _____, 20____.

Approved by the Ministry of Transportation and Infrastructure this ____ day of _____, 20____.

Final Consideration and Adopted this ____ day of _____, 20____.

MAYOR

CORPORATE ADMINISTRATOR

Schedule A Zoning Amendment Bylaw 3490, 2022



OPERATIONS DEPARTMENT

Subject Property

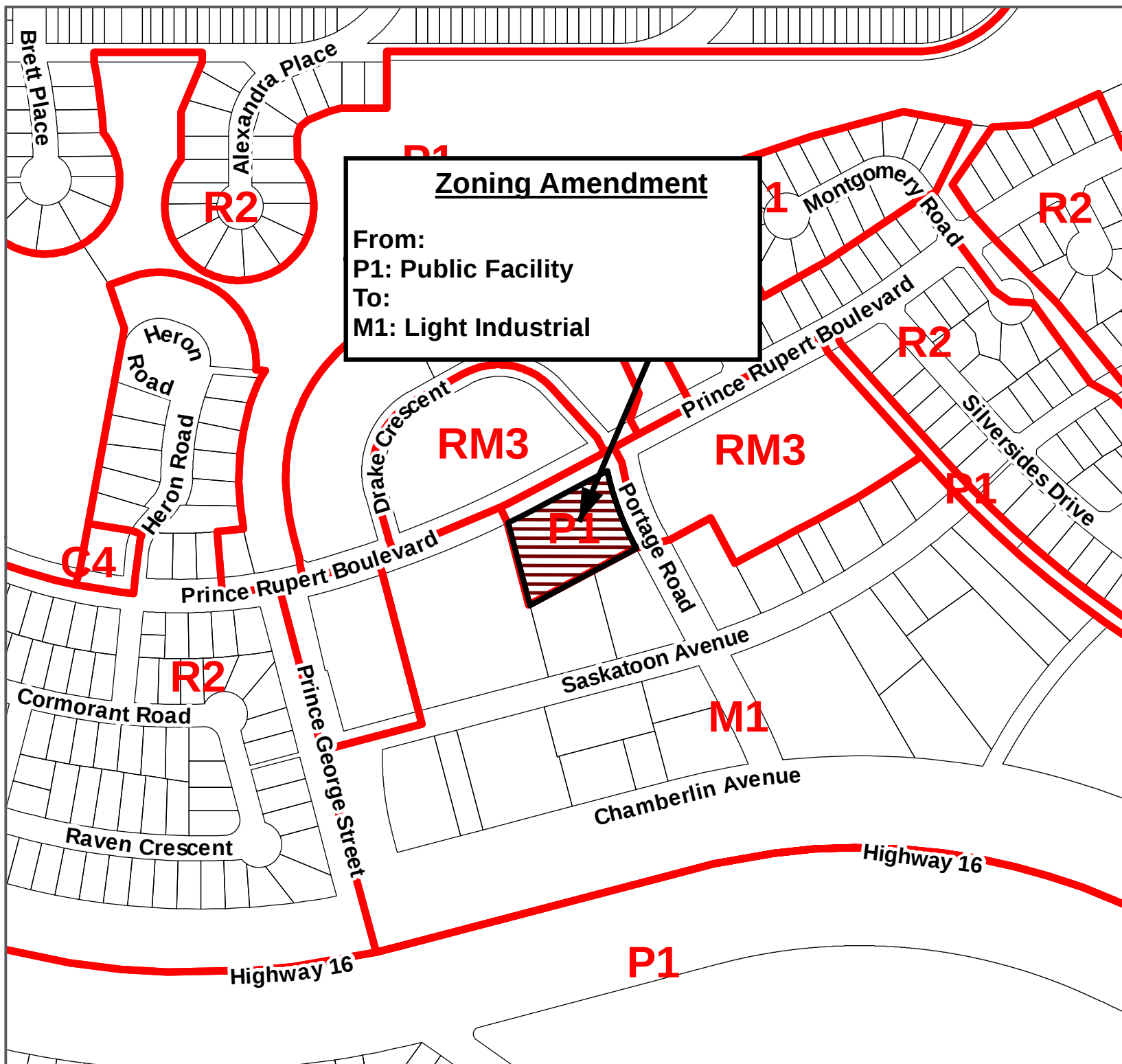
 Lot 1 District Lot 251 Range 5
Coast District, Plan 11720

Project #: Bylaw 3490
Author: RB
Checked: XX
Status: FINAL
Revision: A
Date: 2022 / 3 / 8
Scale: 1:3,400



Coordinate System:
NAD 1983 UTM Zone 9N

Data Sources:
Integrated Cadastral Information Society (ICIS)
City of Prince Rupert
2021 Orthophoto



CITY OF PRINCE RUPERT

BUSINESS REGULATIONS & LICENSING BYLAW NO. 3476, 2021

A BYLAW TO REGULATE AND LICENCE THE LETTING OF ROOMS FOR LIVING PURPOSES AND TO PRESCRIBE STANDARDS FOR THE MAINTENANCE OF RESIDENTIAL PROPERTY AND RENTAL UNITS.

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PART 1 – TITLE AND INTERPRETATION

WHEREAS the Local Government Act authorizes a local government to regulate and prohibit in relation to business; and

WHEREAS the City is experiencing a serious shortage of affordable market rental residential accommodation; and

WHEREAS the shortage of rental residential accommodation in the City is being exacerbated by the eviction of residential tenants from their homes to enable building owners to renovate their buildings and increase rents; and

WHEREAS the renovation of residential buildings can usually be approached by performing renovations on a suite by suite or floor by floor basis as suites or floors become vacant in the normal course of business;

WHEREAS the Council has given notice of this bylaw to persons who consider themselves affected by the bylaw, by publishing a newspaper notice, posting a notice at the public notice posting place and providing a notice on the City's website, and has provided an opportunity to make written representations to the Council;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of Prince Rupert in open meeting assembled ENACTS AS FOLLOWS:

1. Title

- a) This Bylaw may be cited for all purposes as "Business Regulations and Licensing (Rental Units) Bylaw No. 3476, 2021."

2. Definitions

- a) In this bylaw:

"Bathroom" means a room consisting of not less than one toilet, one wash basin and one bathtub or shower;

"Bedding" means sheets, blankets, pillows and pillow cases;

"Building" means any structure designed or intended for the support, enclosure, shelter or protection of persons or property;

"Building Inspector" means a person designated to hold that position for the City or a person appointed to act in the place of the Building Inspector;

"City" means the Corporation of the City of Prince Rupert;

"Community kitchen" means a room not part of a dwelling unit or housekeeping unit and designed or intended for the use of the preparation of food;

"Council" means the City Council of the Corporation of the City of Prince Rupert.

"Dwelling unit" means one or more habitable rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate

residence in which a facility for cooking, sleeping facilities and a bathroom are provided for the exclusive use of such person or persons;

“Excessive nuisance abatement fees” include the following costs and expenses incurred while responding to a nuisance service call or abating nuisance conduct, activity or condition:

- I. Pro-rata cost of police and City staff salaries, including all fringe benefits;
- II. Pro-rata cost of using police, fire and City equipment and vehicles;
- III. Pro-rata administration costs incurred by the City in responding to a nuisance service call or abating a nuisance;
- IV. The pro-rata cost of police dogs assisting police officers;
- V. The cost of repairs to damaged City equipment, vehicles or property; and,
- VI. The cost of providing medical treatment for injured police officers and City officials.

“Facility for cooking” means any equipment, device or appliance used to heat or cook food, or any combination thereof, and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facility.

“Housekeeping unit” means one or more habitable rooms containing therein facilities for cooking and a sink but no other sanitary facilities;

“Inspector” means the Chief License Inspector of the City appointed from time to time by Council or their designate, the senior building inspector, a bylaw officer and any public health inspector authorized by the Health Authority to assist in the administration and enforcement of this bylaw;

“Licence” means a licence issued under this bylaw unless otherwise described.

“Owner”

“Person” includes a corporation, partnership or party, and the personal or other legal representatives of a person to whom the context can apply according to law;

“Rental unit” means living accommodation rented or intended to be rented to a tenant;

“Repair” includes replacing, making additions or alterations or taking action required for the residential property to conform to the standards prescribed by this bylaw;

“Residential property” means:

- I. A building, or related group of buildings, in which one or more rental units or common areas are located;
- II. The parcel or parcels on which the building, related group of buildings or common areas are located;

III. The rental unit and common areas; or,

IV. Any other structure located on the parcel or parcels.

“Sanitary facilities” means any toilet and toilet tank, urinal, bathtub, shower or hand basin;

“Single detached dwelling unit” means a Single-Family Dwelling or Two-Family Dwelling as defined in the City of Prince Rupert Zoning Bylaw No. 3462, as amended from time to time.

“Sleeping unit” means one or more habitable rooms equipped to be used for sleeping and sitting purposes only;

“Tenancy agreement” means an agreement, whether written or oral, express or implied, between a landlord and tenant respecting possession of a rental unit, for use of common areas and services and facilities, and includes a licence to occupy a rental unit;

“tenant” means a person or persons who have the right of exclusive possession of a rental unit and includes:

I. The estate of a deceased tenant; and,

II. When the context requires, a former or prospective tenant.

b) Unless otherwise defined or the context otherwise requires, all words and phrases in this bylaw shall be construed in accordance with the meaning assigned to them by the Community Charter, the Local Government Act and the Interpretation Act, as the context and circumstances may require.

c) A reference to a statute or regulation in this bylaw refers to an enactment of British Columbia unless otherwise indicated, and any reference to a statute, regulation, code or bylaw refers to that enactment as amended or replaced from time to time.

3. Application of The Bylaw

a) This bylaw applies to all owners of residential rental property in the City except as otherwise stated.

PART 2 – ADMINISTRATION AND ENFORCEMENT

4. Administration

a) The Inspector is authorized to administer and enforce this bylaw.

5. Right of Entry

- a) For the purposes of ensuring compliance with this bylaw or any order made under this bylaw, the Inspector and Building Inspector are authorized to enter, at all reasonable times, on residential property that is subject to this bylaw to ascertain whether the requirements of this bylaw are met. Where entering residential property, the Building Inspector or Inspector will show proper identification and will notify the owner or occupant of the purpose of the entry.

6. Compliance Orders

- a) If the Inspector is of the opinion that there is a contravention of this bylaw or an order made under this bylaw or that a rental unit or residential property does not conform to the minimum maintenance standards prescribed by this bylaw, the Inspector may issue an order requiring that the owner bring the residential property or rental unit into compliance with the provisions of this bylaw within the time specified in the notice.
- b) Service of the order referred to in paragraph 6(1) is deemed sufficient if the notice:
 - i. In the case of service on an individual, is served personally or mailed by prepaid registered mail to the address of the owner shown on the then current year's real property assessment roll for the residential property for which the order is issued; and,
 - ii. In the case of service on a corporation, is served personally on a director, officer or manager of the corporation or by leaving it at or mailing it by registered mail to the registered office of the corporation.
- c) A person must not:
 - i. fail to comply with a compliance order issued by the Inspector under this bylaw; or
 - ii. obstruct or hinder the Inspector or Building Inspector acting under authority of this bylaw.

7. Severability

- a) In the event that any portion of this bylaw is declared to be ultra vires by a Court of competent jurisdiction, then such portion shall be deemed to be severed from the bylaw to that extent and the remainder of the bylaw shall continue in force and effect.

8. Compliance with Other Statutes and Bylaws

- a) This bylaw is not intended to relieve any person from complying with any other statute, regulation or bylaw relating to building construction and repair, fire safety or public health.

9. Offence and Penalty

- a) Every person who contravenes or violates any provision of this bylaw, or who suffers or permits any act or thing to be done in contravention or in violation of any provision of this bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this bylaw, commits an offence and, where the offence is a continuing one, each day the offence continues shall be a separate offence.
- b) A person found guilty of committing an offence under this bylaw is liable:
 - i. if a ticket is issued under the *City of Prince Rupert Ticket Information Bylaw No. 2783, 1992*, to pay a maximum fine established under that Bylaw;
 - ii. if proceedings are brought under the *Offence Act*, to pay a minimum fine of \$2,000 and a maximum fine of \$50,000

PART 3 – REGULATION AND LICENSING OF RENTAL UNITS

10. Exemption

This Part does not apply to a single detached dwelling unit.

11. Licence Required

Unless exempted under paragraph 10, no person shall rent or have available for rental any rental unit unless:

- a) An application for a licence has been made to the Inspector on a form approved by the Inspector;
- b) The licence fee prescribed in Appendix B, has been paid; and,
- c) A license under this bylaw has been issued by the Inspector.

12. Application Process

Every application for a licence shall be signed by the applicant and shall contain the following information relating to each rental unit for which application is made:

- a) The street address;
- b) The number of rooms;
- c) A full description of the rental unit; and,
- d) Other information as may be required by the inspector.

13. Posting of Licence

- a) Every person issued a licence under this bylaw shall post a copy of the license in a conspicuous place on every residential property in respect of which it is issued.

14. Term of Licence

- a) Every licence under this bylaw shall be issued annually so as to take effect on the first day of January and to terminate on the 31st day of December in each year.

15. Transfer of Licence

- a) Any person wishing to transfer a license, or part interest in a license, shall make an application in every respect the same as that required to obtain an initial license, and the powers, conditions, requirements, fees and procedures relating to the granting and refusal of a licence and appeals therefrom, shall apply to such transfer application.

16. Licensing Authority: Granting, Refusal and Suspension of Licences

- a) Words defining the responsibilities and authority of the Inspector shall be construed to be an internal administrative direction and not as creating a duty.
- b) The Chief Licence Inspector of the City or a person appointed as their deputy may grant, refuse, renew or suspend a licence, and impose terms and conditions upon the granting of a licence or reinstatement of a suspended licence in accordance with this Part.
- c) The Inspector may grant a Business Licence if the Inspector is satisfied that the applicant has fulfilled the requirements of this bylaw and that all Licence fees, and any outstanding fees or fines owed to the City in relation to the Business, or any other Business operated by the same applicant, have been paid.
- d) The Chief License Inspector may, by written notice, refuse to issue a Licence, or may suspend a licence that has been issued, if the Inspector considers the applicant or licence holder, as applicable, has not complied with this or another applicable bylaw of the City or enactment of the Province or Canada, or for another reasonable cause stated in the notice.
 - i. In the event of a refusal, the applicant may, within 10 business days of the Inspector's decision, contact the Corporate Officer of the City to arrange for reconsideration by Council and provide reasons in writing as to why the applicant believes the refusal is unreasonable.
 - ii. In refusing an application for a licence, the Inspector will advise applicants of their right to reconsideration by Council within the time period set out in subparagraph i. .
- e) On issuing a notice of suspension under paragraph (d), the inspector will allow at least 2 business days for the licence holder to contact the City's Licensing (Building) Department to propose potential solutions before the intent to issue a suspension is acted upon.

- f) A notice of suspension of a licence is deemed to be delivered if sent by the Chief License (Building) Inspector:
 - i. by delivery through Canada Post, on the 4th business day after it is mailed;
 - ii. by email to the email address provided on the licence application, on the first business day after it is sent;
 - iii. by personal delivery or by courier by 3 p.m. to the registered or records office of the applicant, or to the office address provided on the licence application, on that day; or
 - i. if the Inspector or Building Inspector has posted the notice by 12 noon at the premises for which the licence was issued, on that day. A person must not remove, cover or alter any such posted notice until the licence is reinstated or the business ceases to occupy the premises.
- g) On receiving a request for reconsideration of a decision of the Chief License Inspector to refuse or suspend a licence, the Corporate Officer for the City will arrange for the applicant or licence holder, as applicable, to have an opportunity to be heard by Council at the next available meeting of Council. Submissions heard by Council may be in writing or in person, as arranged in advance with the Corporate Officer. In addition to notice and reasons of the Chief License Official in relation to the decision to refuse or suspend, and submissions from the applicant or licence holder, Council may consider any other source of information it considers relevant to the matter; and following reconsideration, may confirm, modify or cancel the decision of the Chief License Inspector, and without limitation may impose terms and conditions on issuance or reinstatement of a licence to ensure compliance with this bylaw and other applicable enactments.

PART 4 – MINIMUM MAINTENANCE STANDARDS

17. Application

- a) This Part applies to all residential properties and rental units in the City.

18. Owner's Duties and Obligations

- a) Every owner of a rental unit or residential premises must comply with this bylaw and must not use, permit the use of, rent or offer to rent any rental unit that does not conform to the minimum maintenance standards prescribed in this bylaw.

19. Pest Control

- a) All rental units and residential properties shall be kept free of mice, rats, bed bugs, cockroaches and other vermin and from conditions which may encourage infestations of pests.

20. Garbage, Debris Storage and Disposal

- a) Garbage bags containing garbage shall be stored only within an enclosed garage or in a covered garbage receptacle.
- b) Every residential property shall be provided with a garbage storage facility or a sufficient number of suitable receptacles that are readily accessible to all occupants so as to contain all garbage, debris and waste.
- c) Every receptacle for garbage shall be water tight, provided with a tightfitting cover, rodent and pest proof and maintained in a clean and tidy state.
- d) Every garbage chute, garbage disposal room, garbage storage area, garbage container or receptacle shall be washed and cleaned as often as is necessary to maintain a clean and odour free condition.
- e) The site set aside for the temporary storage and disposal of garbage and refuse shall be kept in a litter-free and odour-free condition, maintained in a manner that will not attract pests, create a health or other hazard, or obstruct an emergency route.

21. Structural Integrity

- a) Buildings and their structural components, including, but not limited to, roofs, stairs, railings, porches, deck joists, rafters, beams, columns, foundations, floors, walls and ceilings shall be maintained in good repair and in a manner that provides sufficient structural integrity so as to safely sustain its own weight and any additional loads and influences to which it may be subjected through normal use.

22. Foundations

- a) Foundation walls and other supporting members shall be maintained in good repair so as to control and protect against the entrance of moisture.

23. Exterior Walls

- a) Exterior walls and their components shall provide adequate protection from the weather and shall be maintained;
 - i. In good repair;
 - ii. Weather tight;
 - iii. Free from loose or unsecured objects and materials; and,
 - iv. In a manner so as to prevent or retard deterioration due to weather or infestations.
- b) Canopies, marquees, awnings, screens, fire escapes, pipes, ducts, air conditioners and all other similar equipment, attachments, extensions and their supporting members shall

be maintained in good repair, properly and safely anchored and protected against deterioration and decay.

- c) Exterior wall facings, projections, cornices and decorative features shall be maintained in good repair, safely and properly anchored.
- d) Mechanical ventilating systems and their supporting members shall be maintained in good repair and in a safe mechanical condition.

24. Doors, Windows and Ventilation

- a) Exterior doors, and windows, skylights, and hatchways shall be maintained in good repair and weather tight.
- b) Openings in exterior walls, other than doors and windows, shall be effectively protected to prevent the entry of rodents, insects or vermin.
- c) Latching and locking devices shall be provided on separate entrances to every rental unit and shall be maintained in good working order. Latching and locking devices shall be provided on windows in every Rental Unit and shall be maintained in good working order.
- d) Every sleeping unit, housekeeping unit and dwelling unit shall be provided with a means of ventilation and natural light from windows and maintained in good operating condition.
- e) All systems of ventilation, mechanical or natural, shall be maintained in good working order.
- f) All rooms with sanitary facilities shall be provided with a window or ventilation system which shall be maintained in good operating condition.

25. Roofing

- a) The roof, including the flashing, fascia, soffit, and cornice shall be maintained in a weather-tight condition so as to prevent leakage of water into the rental units and common areas of a residential property.

26. Stairs, Balconies and Porches

Stairways, balconies or porches and landings shall be maintained;

- a) In a safe and clean condition;
- b) In good repair, and,
- c) Free from holes, cracks, excessive wear and warping, and hazardous obstructions.

27. Basements

- a) Basement floor drains shall be maintained in good condition.

- b) Floors in a basement shall be kept dry and free from major cracks, breaks or similar conditions which would create an accident hazard or allow the entrance of water into the basement.

28. Floors

- a) Floors shall be maintained in a clean condition, reasonably smooth and level and free of loose, warped or decayed boards, depressions, protrusions, deterioration or other defects which may create health, fire or accident hazards.
- b) Where floors are covered, the covering shall be maintained in a safe condition.
- c) Shower room floors, toilet room and bathroom floors shall be covered with smooth moisture resistant floor finishes, and in such condition as to permit easy cleaning.

29. Walls and Ceilings

- a) Interior walls and ceilings shall be maintained in a clean condition, in good repair and free from holes, or loose or broken plaster that may create health, fire or accident hazards.

30. Plumbing and Plumbing Fixtures

- a) All plumbing, including plumbing fixtures, drains, vents, water pipes, toilets and toilet tanks and connecting lines to the water and sewer system, shall be maintained in good working order and repair, free from leaks or other defects and protected from freezing.
- b) Every hand basin and bathtub, shower and sink shall have an adequate supply of hot and cold running water and every toilet and toilet tank shall have an adequate supply of running water. Hot water shall be supplied at minimum temperature of 45 C (113 F).

31. Gas Appliances and Systems

- a) All gas systems and appliances shall be maintained in safe working order and repair.
- b) All systems of appliance venting shall be maintained in safe working order so as to prevent the creation of a health, fire or accident hazard.

32. Heating Systems

- a) Heating equipment shall be maintained in a safe and good working condition so as to be capable of safely attaining and maintaining an adequate temperature standard free from fire and accident hazards, and, in all rental units, capable of maintaining every room at a temperature of 22 C (72 F) measured at a point 1.5 meters (5 feet) from the floor and in the centre of the room. The heating equipment shall be turned on in order to maintain the required temperature upon the request of any occupant of a rental unit.
- b) Auxiliary heaters or cooking facilities shall not be used as a permanent source of heat.

33. Electrical System and Lighting

- a) Electrical wiring and lighting equipment, including circuits, fuses, circuit breakers, electrical equipment and electrical heating systems shall be maintained in good working order.
- b) Adequate levels of artificial lighting shall be maintained in good working order in all rental units and in common areas in residential properties.

34. Interior Fire and Health Safety Hazards

- a) Walls, floors and roof constructions, including fire protective closures, sprinkler systems, including fire alarm, and detection systems and other means of fire protection, shall be maintained so that they continue to provide the fire resistive properties and protection for which they were designed.

35. Laundry Facilities

- a) Laundry rooms shall be maintained in a clean and sanitary condition and all sinks provided in a laundry room shall be connected to hot and cold running water and properly connected to the drainage system.

36. Elevators

- a) Every elevator in a residential property shall be maintained in a safe, clean condition and certified to be in good working order and in compliance with the *Elevating Devices Safety Act* and regulations thereto.
- b) All elevator parts and appendages, including lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans, shall be kept in good repair and operational.

37. Parking or Storage Garages

- a) No machinery, boats, vehicles, trailers or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition, or junk or rubbish or discarded furniture shall be kept or allowed to remain in a parking garage or parking area.

38. Maintenance of Services and Utilities

- a) No owner or anyone acting on the owner's behalf shall disconnect or cause to be disconnected any service or utility providing light, heat, air conditioning, refrigeration, water or cooking facilities for any rental unit occupied by a tenant, except for such reasonable period of time as may be required for the purpose of repairing, replacing, or altering the service or utility, and then only during the reasonable minimum time that the action is necessary.
- b) Any person liable for any service or utility rates shall be deemed to have caused the disconnection, shutting off, removal or discontinuance of the service or utility if the person fails to pay the rates and, as a result of the non-payment, the service or utility is no longer provided.

39. Room Sizes and Ceiling Heights

- a) The minimum floor area of a sleeping unit shall be 10 square meters with the room having a minimum dimension of 2 meters on one side.
- b) The minimum floor area for housekeeping unit shall be 14 square meters.
- c) The minimum floor area for each occupant of a sleeping unit or housekeeping unit shall be 5 square meters.
- d) The minimum floor area of a room in a dwelling unit used by one person for sleeping purposes shall be 6 square meters.
- e) The minimum floor area of a room in a dwelling unit used by more than one person shall be 4 square meters for each person using the room.
- f) Any floor area under a ceiling that is less than 1.4 meters in height shall not be counted in calculating the required minimum floor area of a room used for sleeping pursuant to this bylaw.

40. Food Storage and Cooking Facilities

- a) No person shall store or permit the storage of perishable foods or provide or permit a facility for cooking in a sleeping unit.
- b) No one shall prepare food or permit the preparation of food in a sleeping unit.
- c) A community kitchen equipped with a sink that is installed in a counter having a backsplash and drain board made of materials impervious to water, mechanical refrigeration in the proportion of .0566 cubic meters (2 cubic feet) for each occupant, and a facility for cooking shall be provided within any rental unit with sleeping units. The community kitchen must be accessible from a common entrance and be maintained in good repair and in a clean condition.
- d) All housekeeping units and dwelling units shall include a kitchen area equipped with a sink that is installed in a counter having a backsplash and drain board made of materials impervious to water, a refrigerator and a facility for cooking. The kitchen area must be maintained in good repair and in a clean condition.

41. Sanitary Facilities

- a) At least one hand basin and one toilet shall be provided and maintained in proper operating condition for every 5 sleeping units or housekeeping units in a residential property. These facilities shall be provided in a room or rooms that are accessible from a common area within the building.
- b) At least one bathtub or shower shall be provided and maintained in proper operating condition for every 10 sleeping units or housekeeping units in a residential property. These

facilities shall be provided in a room or rooms that are accessible from a common area within the building.

- c) At least one bathtub or shower, toilet, and hand basin shall be provided and maintained in proper operating condition in each dwelling unit.
- d) The floors and enclosures around showers shall be finished with a smooth finish that is impervious to moisture. All walls and ceilings in rooms containing sanitary facilities shall be finished with a smooth light-coloured washable surface. All rooms containing sanitary facilities shall be maintained in good repair, free of mold and in a clean condition.

PART 5 – BUILDING RENOVATIONS

42. Interpretation

In this Part:

“**Landlord**” has the same meanings as defined in the *Residential Tenancy Act*.

43. Application

- a) This part does not apply to any rental unit in a building that has been determined by an architect or professional engineer or any governmental authority having jurisdiction, including the local assistant to the fire commissioner, to have been damaged by natural disaster, fire, water, smoke, insect infestation or structural failure to the point that it is unsafe for any person to occupy the building, if the determination of the architect, engineer or governmental authority is made in writing and a copy has been delivered to the Inspector; or,
- b) Any rental unit in a building in respect of which the Council has authorized an exemption under section 45.

44. Restriction on Evictions

- a) No owner shall deliver to any tenant a notice of termination of their tenancy of a rental unit in order to renovate or repair the rental unit, or having delivered such a notice prior to the enactment of this section 44(a), require the tenant to vacate their rental unit pursuant to the notice, unless the owner has obtained every building permit, plumbing permit, development permit, special development permit or heritage alteration permit required by any City bylaw, and any other permit or approval required to authorize the renovation or repair, and has either:
 - i. entered into a new tenancy agreement with the tenant on the same terms as the tenancy agreement pertaining to the rental unit being renovated or repaired, or terms that are more favourable to the tenant, in respect of a comparable rental unit in the same building, and provided a copy of the agreement to the Inspector; or

- ii. made other arrangements in writing for the tenant's temporary accommodation during the renovation or repair, and for their return to their original rental unit under the terms of the existing tenancy agreement following completion of the renovation or repair, and provided to the Inspector satisfactory documentation of the arrangements including evidence of the tenant's consent to the arrangements.
- b) An owner who has failed to comply with paragraph (a) must not continue to fail to enter into a new tenancy agreement as described in subparagraph (a)(i) or fail to make other arrangements for the tenant's temporary accommodation and return to their original rental unit as described in subparagraph (a)(ii).
- c) For the purposes of subparagraph (a)(i),
 - i. a rental unit in another building that is located on the same parcel as the building that is being renovated or repaired and owned by the same owner is deemed to be a rental unit in the same building;
 - ii. a rental unit is comparable to a rental unit that is being renovated or repaired if it has the same or a greater number of bedrooms and complies with the maintenance standards in Section 32 of the Residential Tenancy Act and Part 4 of this bylaw, and the rent for the unit is equal to or less than the rent for the rental unit that is being renovated or repaired; and,
 - iii. the new tenancy agreement may either transfer the tenant's tenancy permanently to the other rental unit, or entitle the tenant to occupy the other rental unit temporarily during the course of the renovation or repair and return to their original rental unit following completion of the renovation or repair.
- d) No owner shall, having renovated or repaired a rental unit as permitted by subsection (a)(ii), increase the rent payable by the tenant upon their return to their rental unit, except as an "additional rent increase" approved under Part 3 of the *Residential Tenancy Act*.
- e) The Inspector may require any owner to provide, prior to obtaining a business licence or business licence renewal under this bylaw, a statutory declaration that states the rent payable in respect of any rental unit prior to and following renovation or repair work that required the tenant of the rental unit to vacate the unit. If the rent was increased, the declaration must include a copy of the director's approval of the rent increase under Part 3 of the *Residential Tenancy Act*.
- f) The Inspector may issue or renew a business licence under this bylaw to an owner who has applied for an additional rent increase related to renovation or repair under Part 3 of the *Residential Tenancy Act* if the director has not yet decided the rent increase application. In doing so, the Inspector may indicate on the licence that a surcharge may become payable under subsection (g) if the additional rent increase is not allowed but the rent for the rental unit in question exceeds the rent that is allowed without the additional rent increase.

- g) The Inspector may levy a monthly business licence surcharge on any owner who contravenes subsection (d), in the amount that is the difference between the rent permitted by that subsection and the rent that the owner's tenant is paying in respect of the rental unit that has been renovated or repaired, and may refuse to renew the business licence of any owner who, being subject to such a surcharge, has not paid the surcharge by the date on which the licence renewal is required.

45. Application for Exemption

- a) An owner is exempt from section 44 if, in respect of a rental unit or residential property, an order has under section 49.2 (3) of the *Residential Tenancy Act* has been granted in respect of the rental unit or residential property.

PART 6 – EFFECTIVE DATE

46. Effective Date

- a) This bylaw shall come into effect upon its adoption.

Read a First time this 20th day of September, 2021.

Read a Second time this 20th day of September, 2021.

Read a Third time this ____ day of _____, 20____.

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

MAYOR

CORPORATE ADMINISTRATOR

APPENDIX “A”

LICENCE FEES

1. Rental Accommodation Fee \$16.73 (per room)