



## **REGULAR MEETING**

For the **REGULAR MEETING** of Council to be held on May 23, 2023, at 7:00 pm in the Council Chambers of City Hall, 424 – 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

### **1. CALL TO ORDER**

### **2. INTRODUCTION OF LATE ITEMS**

### **3. APPROVAL OF AGENDA**

**Recommendation:**

THAT the Agenda for the Regular Council Meeting of May 23, 2023, be adopted as presented.

### **4. PUBLIC COMMENTS REGARDING AGENDA ITEMS**

### **5. CONSENT AGENDA**

**a) Council minutes**

- i. Minutes of the Regular Meeting of May 8, 2023;

**b) Correspondence**

- ii. 4<sup>th</sup> Avenue West Petition, May 10, 2023;
- iii. Letter of Support for the Prince Rupert Aboriginal Community Services Society re: Aboriginal Head Start Day Care Facility;
- iv. Letter from Assistant Deputy Minister MacLaren re: cryptocurrency mining in BC;
- v. Announcement from North Coast Regional District re: NCRD and CUPE 3-year Collective Agreement; and,
- vi. Letter from Chris Fairclough, Director, Social Purpose and Community & Stakeholder Engagement.

**Recommendation:**

THAT all items on the Consent Agenda be accepted as noted and filed.

### **6. REPORTS**

**a) Report from the Director of Development Services Re: DVP-23-03.**

**Recommendation:**

THAT Council consider approval of DVP-23-03 for 1215 Omineca Avenue.

**b) Report from the Director of Development Services Re: DVP-23-05.**

**Recommendation:**

THAT Council consider approval of DVP-23-05 for 1337 Pigott Avenue.

**c) Report from the Director of Development Services Re: DVP-23-07.**

**Recommendation:**

THAT Council consider approval of DVP-23-07 for 1300 Hays Cove Avenue.

**d) Report from the Director of Development Services Re: DVP-23-06**

**Recommendation:**

THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) application #23-06 for 212 – 9<sup>th</sup> Avenue East.

**e) Report from the Director of Development Services Re: DVP-23-09.**

**Recommendation:**

THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) application #23-09 for 1129 – 11<sup>th</sup> Avenue East.

**f) Report from the Director Development Services Re: DVP-23-10.**

**Recommendation:**

THAT Council proceed with the statutory notification process for Development Variance (DVP) application #23-10 for 945 Hays Cove Avenue.

**g) Report from the Director of Development Services and Manager of Communications, Engagement & Social Development Re: Zoning Amendment Bylaw re: permitting child care in public facilities and in all residential zones.**

**h) Report from the Director of Development Services Re: Zoning Amendment Bylaw for proposed 4-unit, 5-story multifamily building 9<sup>th</sup> Avenue West.**

**i) Report from the Corporate Administrator Re: Liquor License Amendment.**

**Recommendation:**

THAT Council resolves to further postpone review of the Liquor License Amendment to enable a lounge area endorsement for 801 Fraser Street to June 12, 2023.

**7. BYLAWS**

**a) City of Prince Rupert Zoning Amendment Bylaw No. 3506, 2023.**

**Recommendation:**

THAT Council gives first and second readings to the City of Prince Rupert Zoning Amendment Bylaw 3506, 2023 to permit child care facilities in all Public Facilities zone;

AND THAT Council waive the Public Hearing for Zoning Bylaw Amendment 3506, 2023.

**b) City of Prince Rupert Zoning Amendment Bylaw No. 3507, 2023.**

**Recommendation:**

THAT Council gives first and second reading to the City of Prince Rupert Zoning Amendment Bylaw No. 3507, 2023;

AND THAT Council proceed to Public Hearing.

**8. BUSINESS ARISING**

**9. COUNCIL ROUND TABLE**

**10. ADJOURNMENT**



## MINUTES

For the **REGULAR MEETING** of Council held on May 8, 2023, at 7:00 p.m. in the Council Chambers of City Hall, 424 – 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

**PRESENT:** Mayor H. Pond  
Councillor G. Randhawa  
Councillor B. Cunningham (7:17 pm)  
Councillor T. Forster  
Councillor R. Skelton-Morven

**ABSENT:** Councillor W. Niesh  
Councillor N. Adey

**STAFF:** R. Buchan, City Manager  
R. Miller, Corporate Administrator  
R. Pucci, Director of Operations & Intergovernmental Relations  
C. Bomben, Chief Financial Officer  
V. Stewart, Manager of Communications, Engagement & Social Development  
M. Pope, Planning Manager  
J. Beckwith, Fire Chief

### 1. CALL TO ORDER

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

CARRIED

### 2. INTRODUCTION OF LATE ITEMS

### 3. APPROVAL OF AGENDA

a) **MOVED** by Councillor Skelton-Morven and seconded by Councillor Randhawa THAT the Agenda for the Regular Council Meeting of May 8, 2023, be adopted as presented **with the removal of item 6(h) Report from the Corporate Administrator Re: Liquor License Amendment.**

CARRIED

### 4. PUBLIC COMMENTS REGARDING AGENDA ITEMS

Kent Orton (Prince Rupert) – Re: Port City Spirits (in favour)  
Barbara Kuhl (Prince Rupert) – Re: Port City Spirits (against)  
Paul Lagace (Prince Rupert) – Re: Port City Spirits (in favour)  
Terry Sawka (Prince Rupert) – Re: Port City Spirits (against)  
Ray Pedersen (Prince Rupert) – Re: Port City Spirits (in favour)  
Paul Johnston (Prince Rupert) – Re: DVP – 23 – 04 (in favour)

Pamela Rouse (Prince Rupert) – Re: Property Tax Bylaw (against)

Terry Sawka (Prince Rupert) – Re: Five Year Financial Plan/ Property Tax Bylaw (against)

CARRIED

## 5. CONSENT AGENDA

### a) Council minutes

- i. Minutes of the Special Meeting of April 24, 2023;
- ii. Minutes of the Regular Meeting of April 24, 2023;
- iii. Minutes of Committee of the Whole of April 24, 2023;

### b) Correspondence

- i. 2023 NCLGA Annual Report & Resolutions;
- ii. Be Amazing information & brochure;

### c) Reports

- iii. Report from the Planning Manager Re: Rupert Plays: Parks and Outdoor Recreation Plan Round 2 Engagement;
- iv. Report from the Planning Manager Re: Development Activity Report for April 2023; and;
- iv. Report from Fire Chief Beckwith Re: Monthly Fire/Rescue Report – May 1, 2023.

MOVED by Councillor Randhawa and seconded by Councillor Forster THAT all items on the Consent Agenda be accepted as noted and filed.

CARRIED

## 6. REPORTS

### a) Report from the Manager of Communications, Engagement & Social Development Re: Council Support for NDIT Northern Healthy Communities Fund Application.

MOVED by Councillor Skelton-Morven and seconded by Councillor Randhawa THAT Council supports an application from the City to the NDIT Northern Healthy Communities Capacity Funding Program for \$228,000 over 3 years (\$76,000/year) to support a contract person for a Social Development & Indigenous Relations Coordinator position.

CARRIED

### b) Report from the Manager of Communications, Engagement & Social Development Re: Council Support for NDIT Marketing Initiatives Application for Website Renewal.

MOVED by Councillor Skelton-Morven and seconded by Councillor Forster THAT Council supports an application from the City to the NDIT Marketing

Initiatives Program for \$4,300 in funding to support the renewal of the City's website and promotional material.

CARRIED

**c) Report from the Chief Financial Office Re: 2022 Audited Financial Statements.**

MOVED by Councillor Forster and seconded by Councillor Skelton-Morven  
THAT Council accepts the 2022 Audited Financial Statements as presented.

CARRIED

**d) Report from the Planning Manager Re: Development Variance Permit #23-03 for 1215 Omineca Avenue.**

MOVED by Councillor Randhawa and seconded by Councillor Forster  
THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) application #23-03.

CARRIED

**e) Report from the Planning Manager Re: Development Variance Permit #23-04 for 630 Sherbrooke Avenue.**

MOVED by Councillor Cunningham and seconded by Councillor Forster  
THAT Council direct staff to work with the applicant and to report back to Council regard the Right of Way and Liability.

CARRIED

**f) Report from the Planning Manager Re: Development Variance Permit #23-05 for 1337 Piggot Avenue.**

MOVED by Councillor Randhawa and seconded by Councillor Forster  
THAT Council proceed with the statutory notification process for Development Variance (DVP) application #23-05.

CARRIED

**g) Report from the Planning Manager Re: Development Variance Permit #23-07 for 1300 Hays Cove Avenue.**

Moved by Councillor Skelton-Morven and seconded by Councillor Forster  
THAT Council proceed with the statutory notification process for Development Variance (DVP) application #23-07.

CARRIED

**i) Report from the Corporate Administrator Re: Liquor License Amendment.**

MOVED by Councillor Skelton-Morven and seconded by Councillor Forster  
THAT Council resolves to support the Liquor Primary New Outdoor Patio license

application to enable a lounge area endorsement for 2209 Seal Cove Rd., as requested.

CARRIED

**j) Report from the Corporate Administrator Re: Liquor License Amendment.**

MOVED by Councillor Randhawa and seconded by Councillor Cunningham THAT Council postpone its resolution of Support for the Liquor License Amendment for a lounge area endorsement for 801 Fraser Street to the Regular Council Meeting scheduled for May 23, 2023.

CARRIED

**7. BYLAWS**

**a) 2023 Five Year Financial Plan Bylaw No. 3517, 2023.**

MOVED by Councillor Randhawa and seconded by Councillor Skelton-Morven THAT Council gives fourth & final readings to the 2023 Five Year Financial Plan Bylaw No. 3517, 2023.

CARRIED

**b) 2023 Property Tax Bylaw No. 3518, 2023.**

MOVED by Councillor Skelton-Morven and seconded by Councillor Forster THAT Council gives fourth & final readings to the 2023 Property Tax Bylaw No. 3518, 2023.

CARRIED

Councillor Randhawa against

**c) Report from the Chief Financial Officer Re: Loan Authorization Bylaws No. 3519, 2023 and 3520, 2023.**

MOVED by Councillor Skelton-Morven and seconded by Councillor Randhawa THAT Council introduces and gives First, Second and Third Readings to the Infrastructure Replacement Design Loan Authorization Bylaw No. 3419, 2023;

AND THAT Council introduces and gives First, Second and Third Readings to the Linear Liquid Waste Infrastructure Replacement Loan Authorization Bylaw No. 3520, 2023;

CARRIED

MOVED by Councillor Forster and seconded by Councillor Randhawa

THAT Council direct staff to proceed with obtaining elector approval by way of the Alternate Approval Process for each of the loan authorization bylaw no. 3519, 2023 and no. 3520, 2023.

CARRIED

**8. BUSINESS ARISING**

**9. COUNCIL ROUND TABLE**

**10.ADJOURNMENT**

MOVED by Councillor Forster and seconded by Councillor Skelton-Morven THAT the meeting be adjourned at 8:41 pm.

CARRIED

Confirmed:

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MAYOR

Certified Correct:

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CORPORATE ADMINISTRATOR



**4 th Ave West Petition May 10, 2023**

**To: Mayor Herb Pond,, and all Prince Rupert City Councilors**

We urgently request the City of Prince Rupert, Mayor and Council allocate funds for the repair of the walkway between 4 th Ave West and 3<sup>rd</sup> Ave downtown.

This walkway is an important access from the community to downtown business, reducing traffic and parking issues,, and promoting a healthy lifestyle of walking.

**Quotes from City website.** As per Community Plan

Objective: Pedestrian Grain. To encourage large sites to incorporate streets and pathways that connect to surrounding street pattern of small blocks established by the original Brett and Hall town plan

Guidelines: Increase pedestrian connections to the waterfront and surrounding residential neighbourhoods to create more options for pedestrians travelling to, from and through the city core.

We respectfully call on the Mayor and Council to proceed and open the walkway in the next three months...at the latest **September 1 st 2023.**


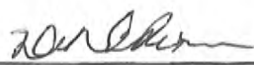



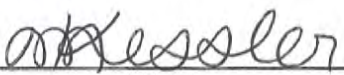

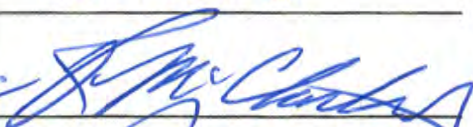
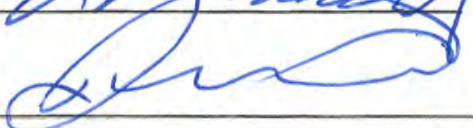
On behalf of the many residents who signed this petition, thank you for getting this done A.S.A.P

John Paterson 302 4 th Ave West Prince Rupert v8j 1p3 250 624 3002



MAY 2023

PETITION TO REOPEN WALKWAY BETWEEN 4<sup>TH</sup> AVE WEST AND THIRD AVE

NAME	ADDRESS	PHONE #	SIGNATURE
Bill Redman	432 4 <sup>th</sup> West	250-600-7024	
Neha Redman	432-4 <sup>th</sup> West	250-600-6801	
JAMIE ROJESKI	445 5 <sup>th</sup> AVE WEST	514-475-5735	Jamielee Rejm
ALEX RAEPER JES	433 5 <sup>th</sup> AVE WEST	(250) 600-4699	
Kila Pettersen	235 5 <sup>th</sup> ave west	250 617 4904	
DAVID MACRAE	201-5TH AVENUE	250 624 6620	
Miranda Kessler	141 5th Ave W	250-600-0006	
MARKO KESSLER	141 5TH AVE W	250-600-5172	
Bianca Fertaino	300 4 <sup>th</sup> Ave West	778-884-2208	Bianca F
Rich McCluskey	630-5 <sup>th</sup> AVE E	250-600-0048	
Tanet McCluskey	632-5 <sup>th</sup> AVE E	250-960-9057	
Jacqueline Kydd	722-5 <sup>th</sup> Avenue West	250-624-2618	Jacqueline Kydd
Douglas Kydd	722-5 <sup>th</sup> Avenue West.	250-624-2618	Doug Kydd

MAY 2023

PETITION TO REOPEN WALKWAY BETWEEN 4<sup>TH</sup> AVE WEST AND THIRD AVE

NAME	ADDRESS	PHONE #	SIGNATURE
JOHN / MARCIA PATTERSON	302 4TH AVE WEST	624 3002	John Patterson
Daniel Visser	244 4th Ave West	250 600 2701	D.P. Visser
Cody Smith	232 4th Ave W	250 600 0868	CES
Brenda Nicholls	228 - 4th Ave West	250-627- 7627	B Nicholls
Talia Burdakovsky	807 4 Ave W	550-6 604-999-6316	Talia
Danny Jackson	4 Ave W.	608-7129	Danny Jackson
Dawn Stebel	1214 6th Ave E	514 865 8267	Dawn Stebel
John Visser	244 4th Ave West	778 818 0515	John Visser
Gary Doolan	233 4th Ave West	778-884-5650	Gary Doolan
DANNY GIALONARDO	300 5TH AVE	250-600 2382	Danny
Anthony Gaste	412 Emmunso Pl	604 721 8385	Anthony
AVID MARJORIE PEACOCK	315 4th WEST	250-624-2104	Avid
JOEY BANYA	345 4th Ave West	250-735-4937	Joey Banya
TERESA SZOSTAKIWSKYJ	920 PAULE ROBERT BLVD	250-818-5371	Teresa
JOHN GREY	435 4TH AVE	250-600-6955	John Grey



MAY 2023

# PETITION TO REOPEN WALKWAY BETWEEN 4<sup>TH</sup> AVE WEST AND THIRD AVE

[illegible]

MAY 2023

PETITION TO REOPEN WALKWAY BETWEEN 4<sup>TH</sup> AVE WEST AND THIRD AVE

NAME	ADDRESS	PHONE #	SIGNATURE
Christine Darnoth	223 4 <sup>th</sup> AVE W	778-361-0504	Christine Darnoth
Kate Bond	330 5 <sup>th</sup> AVE W	604-929-5229	Kate Bond
Michael LeBlanc	323 4 <sup>th</sup> Ave W	778-884-2120	Michael LeBlanc
Craig Outthet	420 4 <sup>th</sup> Ave W	250-600-0272	Craig Outthet
Joyce Charlton	416 Agnew Pl.	250-600-1625	Joyce Charlton
Michael Paulson	511 5 <sup>th</sup> Ave W	250-624-8339	Michael Paulson
Steve Wardell	420 5 <sup>th</sup> Ave W	250-600-2140	Steve Wardell
Liz Murphy	410 5 <sup>th</sup> Avenue W	778-884-6514	Liz Murphy
Sandy L	400 5 <sup>th</sup> AVE	250-600-5988	Sandy L
Karin L	226 5 <sup>th</sup> Ave W.	778-884-1149	Karin L
Sam Yamamoto	212 5 <sup>th</sup> Ave W	627-7272	Sam Yamamoto
Sid Spracklin	427 Emmerson	778-884-0880	Sid Spracklin
Heather Blaw	427 Emmerson	778-884-0502	Heather Blaw
Leanna McNish	445 4 <sup>th</sup> AVE W	778-645-0746	Leanna McNish
Brynn McNish	445 4 <sup>th</sup> Ave W	778-645-0209	Brynn McNish



MAY 2023

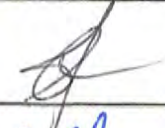
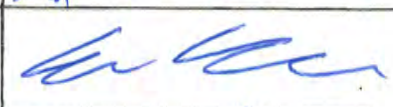
PETITION TO REOPEN WALKWAY BETWEEN 4<sup>TH</sup> AVE WEST AND THIRD AVE

NAME	ADDRESS	PHONE #	SIGNATURE
DEH 4119	324 4th Ave WES.		clenn-t-Roy
Pam Lemon	330 4th Ave W.	778-884-2144	Pam
Elaine Marshall	346 4th W	600-6164	E Marshall
Ryan Brown	346 4th W	600-6164	R Brown
Lily Bozman	412 4th W	788-8901060	Lily Bozman
Reyann Malcolm	430 4th W	250-600-4233	R Malcolm
Arthur Malcolm	430 4th W	778-867-5557	A Malcolm
Lorelle Sunduk	424 5th West	250-600-1210	L Sunduk
Duc Pham	344 - 5th West	250-600-3188	Duc Pham
Danmorse Smith	406 4th Ave W	250-627-7282	Danmorse Smith
MANWINDER	320, 5th Ave W	778-3611246	Manminder Kaur
Lincoln	249 5th Ave W	778-884-8719	Lincoln
Marie Gaste	412 Emerson Pl	604-710-2626	Marie Gaste
Julie Fekama	300-4th Ave West	778-884-6515	Julie Fekama



MAY 2023

PETITION TO REOPEN WALKWAY BETWEEN 4<sup>TH</sup> AVE WEST AND THIRD AVE

NAME	ADDRESS	PHONE #	SIGNATURE
MARCIA Paterson	302 4 <sup>th</sup> Ave W.	624-3002	m. Paterson
Sal Ferlaino	300 4 <sup>th</sup> Ave W.	624-8393	
Bill N. Kelly	228 4 <sup>th</sup> Ave W	627-7627	William Kelly
Paula Linn	220 4 <sup>th</sup> Ave W	627-7203	Paula Linn
Jen Huggrove	208 4 <sup>th</sup> Ave W	600-7293	Jen Huggrove
Sandra Jones	110 - 4 <sup>th</sup> Ave W	600-1300	J. S. Jones
James L Hope	110 4 <sup>th</sup> Ave W	624 <sup>250</sup> 5331	J L Hope
Megan Graham	100 4 Ave W	236 970 3506	Meghan
Jesse Sales	100 4 Ave W	604 799 6482	Jesse
GEORGE LOUIE	101 4 <sup>th</sup> Ave W	250 627-8460	G Louie
James Saaboyar	111 4 <sup>th</sup> west	250 624-8466	J Saaboyar
Sandra Alexander	415 Dunsmuir St	250-600- 3578	S. Alexander
Sam Brennan	424 Dunsmuir St	867-688- 6128	
Sunflower Park	420 Dunsmuir St	250- <del>624-8466</del> 624-9844	Sunflower Park
JON PHELAN	207 4 <sup>th</sup> Ave W	514-771-3850	J Phelan

(79)

**From:** Miranda Kessler  
**Sent:** Friday, May 12, 2023 1:37 PM  
**Subject:** Letter of Support

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Happy Friday!

I'm preparing our Implementation document for our new daycare facility we will be building and we are in need of some letters of support from the community.

Would the City be able to provide a letter of support for us?

It will be the Aboriginal Head Start Day Care Facility (we haven't decided on a name yet) and the project will provide free daycare spaces to Indigenous families in need.

The whole focus of the day care is to support and introduce the children to the local culture and traditions.

Thanks,  
Miranda Kessler  
(she/her)  
Executive Director  
Prince Rupert Aboriginal Community Services Society  
250-622-2891



Living and working on the lands of the Coast Ts'msyen people.





May 17, 2023

Ref: 118763

Prince Rupert  
424 West Third Avenue  
Prince Rupert, BC  
V8J 1L7

Dear Rob Buchan:

On behalf of the Ministry of Energy, Mines, and Low Carbon Innovation (Ministry), I am writing to invite you to participate in a province-wide engagement with municipalities and regional districts to inform the development of a policy governing the connection of cryptocurrency mining projects to electricity systems in B.C. The Ministry is also engaging with First Nations, industry, and utilities on this issue.

### **Cryptocurrency mining in B.C.**

Cryptocurrency mining is the process where specialized computers that are connected to the internet solve complex mathematical problems for a specific cryptocurrency (e.g., Bitcoin) and receive payment in the form of that cryptocurrency. Cryptocurrency mining projects typically consume electricity to power these specialized computers and can range in size from a few megawatts connected to the electricity distribution system to much larger facilities connected to the electricity transmission system.

B.C.'s clean, affordable electricity has attracted unprecedented interest from cryptocurrency miners. While BC Hydro welcomes new load and has available energy to use strategically for electric vehicles, heat pumps, clean technology, and industry, the unchecked growth of cryptocurrency mining operations in B.C. could make it more difficult to meet electrification goals in support of CleanBC and keep rates low for customers. To preserve B.C.'s electricity supply, while giving government and BC Hydro sufficient time to engage with stakeholders and First Nations to develop a permanent framework for any future cryptocurrency mining operations, a temporary suspension of new cryptocurrency mining connections to BC Hydro's grid was implemented.

In December 2022, a temporary (18-month) suspension on BC Hydro connecting new cryptocurrency mining operations to the electricity grid was put in place to provide time for the development of a permanent policy that balances First Nations' and the public's interests with the commercial interests of BC Hydro and cryptocurrency mining operations. The temporary suspension does not affect cryptocurrency mining projects that are already connected, or projects that are very close to connecting (signed Facilities Study Agreement). No new cryptocurrency projects may enter the queue or initiate the process of connection with BC Hydro during the suspension period.

### **Development of a policy framework for cryptocurrency mining connections in B.C.**

The development of a policy governing the connection of cryptocurrency mining projects to electricity systems in B.C. is likely to influence the conditions under which future cryptocurrency mining projects could be permitted to connect to electricity systems in B.C.

Although the temporary suspension on BC Hydro connecting new cryptocurrency mining operations did not apply to utilities other than BC Hydro, a permanent policy may extend to all utilities within B.C.

The Ministry is committed to engaging with municipalities and regional districts to seek feedback on the development of a permanent policy regarding cryptocurrency mining connections to the electricity system. The Ministry is interested in information on potential opportunities or impacts a permanent policy governing the connection of cryptocurrency mining operations could pose to your municipality. The feedback gathered will be used to inform Provincial decisionmakers' future deliberations on this policy.

### **The engagement process**

The engagement will be conducted through virtual or in-person workshops and held in two stages:

1. An initial discussion in which we share information about cryptocurrency mining in B.C. and our preliminary thinking about policy options, and ask for your early comments on potential opportunities and impacts of these; and
2. A second discussion in which we share refined policy options, informed by the first discussion, and ask for your feedback on these options.

The Ministry will be seeking feedback from municipalities and regional districts at both stages of the engagement through open discussion in the workshops and written submissions.

All information provided by stakeholders through this engagement process will be treated in accordance with the *Freedom of Information and Protection of Privacy Act*.

Based on your interest in further engagement, the follow-up e-mails will provide more information about the process and how you can participate.

We invite you to participate in an engagement process for municipalities and regional districts on a permanent policy framework for cryptocurrency mining. If you would like to participate, please indicate this interest by sending an email to [electricity.policy@gov.bc.ca](mailto:electricity.policy@gov.bc.ca) by June 7, 2023.

Thank you, and we look forward to our dialogue.

A handwritten signature in blue ink, appearing to be 'L MacLaren', with a stylized flourish at the end.

Les MacLaren  
Assistant Deputy Minister



## **NCRD and CUPE Sign 3-Year Collective Agreement**

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May 16, 2023

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The North Coast Regional District (NCRD) and the Canadian Union of Public Employees (CUPE) Local 105-04 have reached a 3-year collective agreement for the period of January 1, 2023 to December 31, 2025.

The agreement includes a 4% wage increase for the first year (retroactive for 2023), a 3.5% increase in 2024, and a 3% increase in 2025. It also provides greater safety, health and wellness benefits to employees.

CUPE Local 105-04 represents approximately 20 members who work for the NCRD and provide important community services for residents and businesses across the entire region from Haida Gwaii to Kaien Island and beyond.

### **Quote**

“I am very pleased that we have been able to reach a fair and mutually beneficial agreement through respectful negotiation,” said NCRD Chief Administrative Officer Daniel Fish. “I wish to extend a thank you to everyone involved in the bargaining process for the work that they have done to create an agreement that meets the needs of our employees during these uncertain times.”

*For more information on this news release contact Daniel Fish, Chief Administrative Officer for the North Coast Regional District at 250.624.2002, extension 8 or email [cao@ncrdbc.com](mailto:cao@ncrdbc.com).*



74 West Seymour Street  
Kamloops, B.C. V2C 1E2

T 250 828 5500  
F 250 828 5631

2940 Virtual Way  
Vancouver, B.C. V5M 0A6

T 604 215 0649

Player Services  
Box 1080  
Kamloops, B.C. V2C 6H2

T 250 828 5588  
F 250 828 5642

[www.bclc.com](http://www.bclc.com)

May 16, 2023

City of Prince Rupert  
424 3rd Ave West  
Prince Rupert, BC  
V8J 1L7

Dear Prince Rupert City Council,

I'm writing to share information about upcoming improvements to Chances Prince Rupert and to all casinos and community gaming centres across B.C.

This summer, BCLC is enhancing support for people enrolled in BCLC's Game Break self-exclusion program, and this will mean changes to identification requirements at all B.C. casinos and community gaming centres.

We want the healthiest players in the world, and we are taking action to support this goal. While everyone will continue to receive the same friendly, welcoming experience they are used to when they arrive at Chances Prince Rupert, the enhancements will now require everyone to present government-issued photo identification at entry. The system does not store any personal information for anyone permitted to enter the facility.

The Game Break program is voluntary and confidential and offers individuals the opportunity to take a break from a gambling facility and PlayNow.com, BC's only legal gambling website, for a chosen period of time. Extensive third-party research shows that players who have participated in Game Break believe identification checks at gambling facilities will best support their choices. British Columbians will also continue to have access to free prevention, treatment and support services through Gambling Support BC. This is also the first step towards BCLC's longer-term aspiration of 100% known players.

These changes come as BCLC forges ahead on our commitments to support player health and safer communities, while providing exceptional entertainment to players and delivering revenue to the Province of B.C. We're excited about what the future holds for our business – especially as we continue to focus on generating win-wins for the greater good. In fact, looking to the future, BCLC projects \$1.94 billion in gross revenue from casinos and community gaming centres in FY 2023/24, up \$22 million from expected gross revenue in FY 2022/23.

As you know, revenue from casinos and community gaming centres directly supports local governments and First Nations, which receive 10% of the net income that BCLC delivers to the Province of B.C. from gambling facilities operating in their community.

If you have any questions about these new requirements, don't hesitate to reach out to me directly at [cfairclough@bclc.com](mailto:cfairclough@bclc.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Fairclough', written in a cursive style.

Chris Fairclough  
Director, Social Purpose and Community & Stakeholder Engagement



## REPORT TO COUNCIL

Regular Meeting of Council

**DATE:** May 8, 2023

**TO:** Robert Buchan, City Manager

**FROM:** Myfannwy Pope, Planning Manager

**SUBJECT: DEVELOPMENT VARIANCE PERMIT #23-03  
FOR 1215 OMINECA STREET**

---

### RECOMMENDATION:

**THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) application #23-03.**

### REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 1215 Omineca Avenue.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2 front yard setbacks to encroach 0.91 m into the existing 3.6 m setback for a distance of 2.74 m from the front property line to accommodate a new carport.
2. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2 side yard setbacks to encroach 1.2m into the existing 1.2 m setback for a distance of 0m from the side property line to align with the existing house, which is a side-by-side duplex.

The Site Plan is included as Attachment 2.

**BACKGROUND AND ANALYSIS:**

The proposed variance is requested to allow the construction of a 6.10m by 5.8m carport with a height of 2.7m, extending from the existing non-conforming house. The house is one side of a side-by-side duplex and shares a party wall with the neighbouring unit.

The carport may increase shadow onto the lawn of the other half of the duplex, but there are no other known negative impacts of the proposed variances on the surrounding neighbourhood. This neighbour and others will have the opportunity to provide input during the public notification period.

The Draft Development Variance Permit is included as Attachment 1.

**COST AND BUDGET IMPACT:**

There are no costs or budget impacts to the City for proceeding to statutory public notification.

**CONCLUSION:**

It is recommended that Council proceed with the statutory notification process for this Development Variance Permit application, giving affected property owners and tenants the opportunity to express their views prior to Council's final consideration of the permit application.

**Report Prepared By:****Report Reviewed By:**

---

Myfannwy Pope,  
Planning Manager

---

Robert Buchan,  
City Manager

**Attachments:**

- Attachment 1: Draft Variance Permit
- Attachment 2: Site Plan

Originally signed available upon request



**DEVELOPMENT VARIANCE PERMIT**  
FILE NO. DVP-23-03

---

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

**PERMIT ISSUED TO OWNER(S):** SUKHMANDER SINGH GILL, JASWINDER KAUR GILL

**APPLICANT:** SUKHMANDER SINGH GILL

---

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

**LEGAL DESCRIPTION:**

LOT 130A DISTRICT LOTS 251 AND 1992 RANGE 5 COAST DISTRICT PLAN 6603

**CIVIC ADDRESS(ES):**

1215 Omineca Avenue

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
  - a. Section 5.2 front yard setback is varied by 0.91 m from 3.6m to allow a distance of 2.74 m from the front property line to accommodate a carport.
  - b. Section 5.2 side yard setbacks is varied on the east side property line from 1.2 m to 0m setback to accommodate a carport.
3. This permit is issued subject to the following conditions to the City's satisfaction:
  - a. The permittee(s) develop(s) the proposed development in accordance with the Site Plan attached as Schedule 1.
  - b. Compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented.
4. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
5. This permit is **NOT** a Building Permit or Subdivision Approval.
6. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.



7. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner(s), their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
8. The following plans and specifications are attached to and form part of this permit:
  - a. Schedule 1: Site Plan

**ISSUED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

**CITY OF PRINCE RUPERT**  
**By an authorized signatory**

---

Rosamaria Miller  
Corporate Administrator

$$S = \frac{1}{2} \sqrt{g} \int d^3x \sqrt{1 + 4\pi G \rho} \approx \frac{1}{2} \sqrt{g} \int d^3x \left( 1 + 2\pi G \rho \right)$$



## REPORT TO COUNCIL

Regular Meeting of Council

**DATE:** May 8, 2023

**TO:** Robert Buchan, City Manager

**FROM:** Myfannwy Pope, Planning Manager

**SUBJECT: DEVELOPMENT VARIANCE PERMIT #23-05  
FOR 1337 PIGOTT AVENUE**

---

### RECOMMENDATION:

**THAT Council proceed with the statutory notification process for Development Variance Permit (DVP) application #23-05.**

### REASON FOR REPORT:

An application was received for a Development Variance Permit for the property located at 1337 Pigott Avenue.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.2 front yard setbacks to encroach into the existing 3.6m setback to accommodate the replacement of an existing deck and new stairs. The deck would be 1.62m from front property line, and the stairs would be 0.61 m from the front property line on the south side and 0.81 m from the front property line on the north side.

The Site Plan is included as Attachment 2.

### BACKGROUND AND ANALYSIS:

The proposed variance is requested to allow the replacement of an existing non-conforming deck and relocation of steps to access this deck. The proponent

rationalized this need because the existing deck and stairs were rotting and unsafe, and this will allow better access to the house.

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

The Draft Development Variance Permit is included as Attachment 1.

### **COST AND BUDGET IMPACT:**

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

### **CONCLUSION:**

It is recommended that Council proceed with the statutory notification process for this Development Variance Permit application, giving affected property owners and tenants the opportunity to express their views prior to Council's final consideration of the permit application.

**Report Prepared By:**

**Report Reviewed By:**

---

Myfannwy Pope,  
Planning Manager

---

Robert Buchan,  
City Manager

### **Attachments:**

- Attachment 1: Draft Variance Permit
- Attachment 2: Site Plan

Originally signed available upon request



**DEVELOPMENT VARIANCE PERMIT**  
FILE NO. DVP-23-05

---

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

**PERMIT ISSUED TO OWNER(S):** MARK ANDREW BRYANT  
**APPLICANT:** MARK ANDREW BRYANT

---

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

**LEGAL DESCRIPTION:**

LOT 15 BLOCK F SECTION 7 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 1920

**CIVIC ADDRESS(ES):**

1337 Pigott Avenue

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
  - a. Section 5.2 front yard setbacks are varied from 3.6 metres to 1.62 metres to accommodate a proposed deck, and 0.81 metres and 0.61 metres to accommodate stairs.
3. This permit is issued subject to the following conditions to the City's satisfaction:
  - a. The permittee(s) develop(s) the proposed development in accordance with the Site Plan attached as Schedule 1.
  - b. Compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented.
4. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
5. This permit is **NOT** a Building Permit or Subdivision Approval.
6. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.

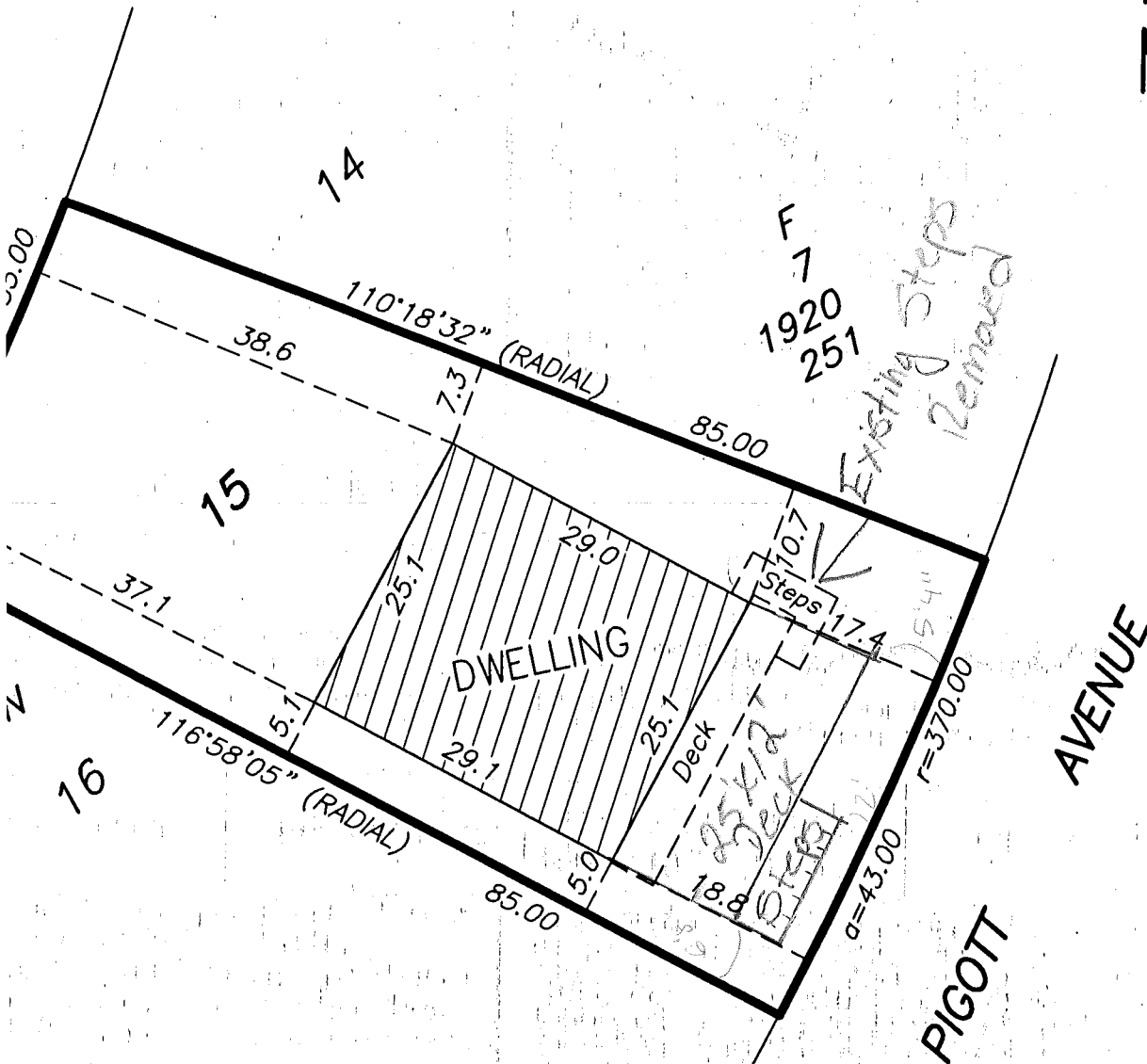
7. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner(s), their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
8. The following plans and specifications are attached to and form part of this permit:
  - a. Schedule 1: Site Plan

**ISSUED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**CITY OF PRINCE RUPERT**  
**By an authorized signatory**

---

Rosamaria Miller  
Corporate Administrator



\* Existing Steps on North Side Removed.

- New Deck 25'x12' 8' Feet High. Within 5'4" North Property Line, 6'8" South Property Line

- New Steps 4' Wide 12' Run. Within 2' North Property Line. Within 2'6" South Property Line

CTED BY THE FOLLOWING CHARGES:

ARE IN FEET AND DECIMALS  
VS ARE TO EXTERIOR SIDING AND  
PERTY LINES, UNLESS OTHERWISE



THE INTENDED PLOT SIZE OF THIS PLAN IS 8.5x14 INCHES



## REPORT TO COUNCIL

### Regular Meeting of Council

**DATE:** May 8, 2023  
**TO:** Robert Buchan, City Manager  
**FROM:** Myfannwy Pope, Planning Manager

**SUBJECT: DVP-23-07 – 1300 Hays Cove Avenue**

---

#### **RECOMMENDATION:**

**THAT Council proceed to statutory notification for DVP-23-07.**

#### **REASON FOR REPORT:**

An application was received for a Development Variance Permit for the property proposed at 1300 Hays Cove, the lot at the corner of Hays Cove Avenue and Frederick Street.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.3 building height to allow a building with average height of 14 metres, or 4 metres higher than the 10 metres limit in the RM1 zone, for a 34-unit multifamily building designed for those in severe housing need.
2. A request for a variance of City of Prince Rupert Zoning Bylaw, Section 9.1.2 Parking Requirements for Single Family, Two Family & Multi-family parking to allow 6 parking stalls less than required by providing 28 stalls instead of the required 34 to serve 34 units.

The Site Plan is included as Attachment 2.

#### **BACKGROUND:**

The multifamily building is proposed by the City of Prince Rupert under the Rapid Housing Initiative program to serve those in severe housing need, specifically serving women or women and their children.

The City worked with contractors at no cost to develop designs, budget, and plans for this development on City owned property that would be funded in full under the Rapid Housing Initiative funding through Canadian Mortgage and Housing Corporation. This



location offered a site that would not require any rezoning to allow the proposed density, and allowed the City to provide land in order to score higher on the application criteria for funding. These designs included providing only 28 parking stalls to serve 34 units, as well as a taller building to accommodate density without needing to add significant extra cost for earth works.

The proposed height variance and parking reduction is largely due to physical constraints of the property. The proposed location on the site is the only place as determined by contractors to blast bedrock and place the building with parking. These designs were used to determine the contribution ask for the Rapid Housing Initiative funding from CMHC.

The City will know whether the application will receive funding at the beginning of July, but if successful will be required to reach occupancy within 18 months. Consequently, the City is seeking permits ahead of July so that contractors may begin land clearing and construction immediately after funding is confirmed.

## **ANALYSIS:**

The City of Prince Rupert understands that there is a serious need of more housing, and for the past several years has been working to not only encourage investment in additional non-market/affordable units, but has also listed a number of City-held lots for sale in order to free up new lands for development within the City's limited urban footprint. Furthermore, following the adoption of a Housing Strategy in 2021, the City has been carrying out a number of the recommendations, including permitting increased density, incentivizing housing development through waiver of fees and tax exemptions, and has completed a Housing Needs Report to inform a more comprehensive housing strategy.

In 2023, Council identified it as a strategic priority to support and encourage new and renewed housing working with industry, senior government and First Nations. Specifically, this included an action to pursue housing funding, partnerships and projects and when appropriate using municipally owned land. The Rapid Housing Initiative provided an opportunity to directly supply housing to meet the needs identified currently and anticipated in the close future, and specifically target those at risk of displacement or unable to access housing. The proposed variances are required to follow the designs developed to best meet the funding criteria established by CMHC. According to the City's Housing Needs Report, completed in 2022, there is an anticipated need of an additional 1,560 units for very low- and low-income households by 2030 of 1 to 4-bedroom units. This proposal would serve to meet that need in part.

The proposed variances are unlikely to have negative impact on the neighbouring properties and are largely aligned with development permit guidelines for multifamily housing.

### Impacts of Height Variance

Increased height will be unlikely to have additional effect on surrounding houses along the 1200 block of 11<sup>th</sup> Avenue, as many back onto treed area. The building will be setback from the property line and likely to have this natural shielding between houses and the property maintained or replaced with other landscaping. Additionally, the proposed building location is to be at an elevation of 42m, while the site rises to 46m towards the houses along 11<sup>th</sup> Avenue where most houses sit above 46m elevation. Therefore, the structure will sit 4m lower than the view from the edge of the sites along 11<sup>th</sup> Avenue, which may negate any additional visual impacts that the extra 4m would add.

The smaller footprint on a large site means that this view will remain largely the same for most of the houses between 1200 and 1300 block on 11<sup>th</sup> Avenue. As this lot is already zoned for multifamily, the resultant tree removal and its impacts to neighbouring houses are reduced due to the smaller footprint.

Note that landscaping, access, and services will be finalized at the Development Permit stage or after funding is confirmed.

### Impacts of Parking Variance

Given the location and target income- and demographic-group of the housing development, there is a low likelihood of street parking overflow with a reduction in parking spots. Firstly, the targeted demographic for this housing is less likely to own vehicles. Funding for this development requires that this housing is geared towards those experiencing severe-housing need, and the building will be further targeted towards women or women and their children. This demographic is less likely to own their own vehicle due to financial constraints and may engage in ride sharing, taxi-use, and public transit more often. For comparative purposes, there is low use of vehicle parking observed in neighbouring lots that also provide non-market housing.

Second, the proximity to buslines, as well as school and childcare services, may reduce need for vehicles overall. There is a bus route along Hays Cove Avenue which is within walking/rolling distance. The site is in proximity to Conrad Elementary School and the Frederick Street at Hayes Cove bus stop on the 99 Special, which busses students to the Middle School, Charles Hays School, and downtown for Pacific Coast School. There are also several childcare centres within walking/rolling distance. The proximity of these resources may reduce need for vehicles as well.

### Alignment with DP Guidelines

Given the physical site restrictions, the variances maintain or increase alignment with many development permit guidelines for multifamily housing.

- The building height in a highly treed area promotes privacy, view and sunlight for the building residents and its neighbours. The proposed height allows the building to get sunlight despite being surrounded by a treed area, while not affecting the majority of tree coverage that provides privacy to neighbouring houses due to the resultant smaller footprint.
- The smaller footprint permitted by a higher building and smaller/condensed parking area allows the maintenance of the natural landscaping and existing greenspace, which supports soil stabilization, shade and windbreak for surrounding neighbourhood. These elements meet our landscaping requirements regarding hardiness and appropriateness of landscaping, as well as use of natural landscaping over hardscaping.
- The smaller footprint permitted by the proposed reduction of parking stalls and greater height allows natural landscaping of trees and indigenous plants that maintain open green space and natural treed areas to improve attractiveness and increase opportunities for recreation in the site overall. This smaller footprint design may also maintain space for landscaped gathering spaces within the buildable areas of the site that are overlooked by the residences. This satisfies our guideline for a site design that contributes to a sense of neighbourhood identity and security by providing places for social engagement and avoids creating hard barriers to adjacent streets.
- Finally, the difficult terrain results in fewer options for parking areas. A reduction in stalls allows a smaller parking area for the site which is still shielded by landscaping. This avoids the use of a large, isolated treeless parking area as required in the guidelines.

### **LINK TO STRATEGIC PLAN:**

This proposal will support the following Strategic Goal and associated actions:

Goal: The City of Prince Rupert will support and encourage new and renewed housing working with industry, senior government and First Nations.

- Action: Pursue housing funding, partnerships and projects and when appropriate using municipally owned land

Goal: The City of Prince Rupert will foster its local economic, social, cultural and environmental well being so its residents and businesses have a sustainable and prosperous future.

### **COST:**

All costs for this development would be recoverable through the Rapid Housing Initiative if the City is successful in receiving funding for this proposal. If the City is unsuccessful, the development will not proceed at this time.

**CONCLUSION:**

It is recommended that the City proceed to statutory notification.

**Report Prepared By:**

---

Myfannwy Pope,  
Planning Manager

**Report Reviewed By:**

---

Robert Buchan,  
City Manager

Attachment(s):

- Site and Building Plans

Originally signed available upon request



**DEVELOPMENT VARIANCE PERMIT**  
FILE NO. DVP-23-07

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

**PERMIT ISSUED TO OWNER(S):** CITY OF PRINCE RUPERT  
**APPLICANT:** CITY OF PRINCE RUPERT

---

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

**LEGAL DESCRIPTION:**

PARCEL A (D.F. 15457 & PLAN 5236) DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923  
EXCEPT PLAN 6387

**CIVIC ADDRESS(ES):**

1300 Hays Cove Avenue (Proposed)

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
  - a. Section 5.3 Building Height for principle buildings is varied from 10m to 14m.
  - b. Section 9.1.2 is varied to allow 6 parking stalls fewer than required for a 34-unit multifamily building, the equivalent of 1 stall per unit to an average of 0.82 stalls per unit.
3. This permit is issued subject to the following conditions to the City's satisfaction:
  - a. The permittee(s) develop(s) the proposed development in accordance with the Site and Building Plans attached as Schedule 1.
  - b. Compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented.
4. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
5. This permit is **NOT** a Building Permit or Subdivision Approval.
6. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.

7. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner(s), their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
8. The following plans and specifications are attached to and form part of this permit:
  - a. Schedule 1: Building and Design Plans

**ISSUED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**CITY OF PRINCE RUPERT**  
**By an authorized signatory**

---

Rosamaria Miller  
Corporate Administrator



# PRINCE RUPERT RAPID HOUSING INITIATIVE PROJECT

PRINCE RUPERT, BC



CLIENT

CITY OF PRINCE RUPERT

NO. | DATE | ISSUE

1 | 2023-03-15 | RHI FUNDING APPLICAITON

NO. | DATE | REVISION

STATISTICS:	
LOT SIZE:	117,132.9 SF (10,882 SM)
LOT COVERAGE:	8,741.3 SF (928.3 SM) = 8.5%
BUILDING AREA:	34,421.9 SF (3,197.9 SM)
ZONING:	RMI
PROPOSED BUILDING USE:	MULTI-FAMILY RESIDENTIAL
UNIT COUNT	
STUDIO	7 UNITS
1 BED ACCESSIBLE	7 UNITS
2 BED	4 UNITS
3 BED	12 UNITS
4 BED	4 UNITS
TOTAL	34
BUILDING HEIGHT:	43'-0" (4 STOREYS)
PARKING:	
ON-SITE RESIDENTIAL 0.8/ UNIT	28 STALLS
ACCESSIBLE	7 STALLS
TOTAL	28 STALLS
*ACCESSIBLE STALLS ARE INCLUDED IN ON-SITE RESIDENTIAL COUNT	
CODE SUMMARY	
B.C.B.C. 2018 PART 3	
FULLY SPRINKLERED BUILDING	
COMBUSTIBLE CONSTRUCTION	
MAJOR OCCUPANCY - C (RESIDENTIAL)	
FIRE SEPARATIONS WITHIN OCCUPANCIES	
-1 HR BETWEEN SUITES AND ACCESS TO EXITS	
-1 HR SERVICE ROOMS	
ENERGY EFFICIENCY REQUIREMENTS	
PROJECT TO EXCEED THE ENERGY EFFICIENCY STANDARDS IN THE 2017 NATIONAL CODE FOR BUILDINGS (NEBC) FOR PART 3 BUILDINGS BY 20%	

## CONSULTANT TEAM

### CONSTRUCTION MANAGER

IDL PROJECTS INC.  
1088 GREAT ROAD  
PRINCE GEORGE, BC  
TEL: 250-644-0561

### DEVELOPMENT MANAGER

RELATIVITY PROJECTS INC.  
12-19451 SUTTON AVE.  
PITT MEADOWS, BC V3Y 0G6  
TEL: 718-388-2671

### ARCHITECT

DYS ARCHITECTURE  
260-1770 BURKARD STREET  
VANCOUVER, BC V6J 3G7  
TEL: 604-669-7710  
FAX: 604-669-6629

### STRUCTURAL

ACCESS ENGINEERING CONSULTANTS LTD.  
181 VANCOUVER STREET  
PRINCE GEORGE, BC V2L 0E7  
TEL: 250-562-4345

## DRAWING LISTS

### ARCHITECTURAL

A1.00	COVER SHEET, DRAWING LIST, CONSULTANT LIST
A1.01	SITE PLAN
A1.02	SURVEY PLAN
A2.01	LEVEL 1, 2 & 3 FLOOR PLANS
A2.02	LEVEL 4 FLOOR PLAN & ROOF PLAN
A3.01	SOUTH & EAST BUILDING ELEVATIONS
A3.02	NORTH & WEST BUILDING ELEVATIONS
A4.01	BUILDING SECTIONS

### PROJECT

PRINCE RUPERT  
RAPID HOUSING INITIATIVE

3RD AVENUE WEST  
PRINCE RUPERT, BC

### COVER

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A222568

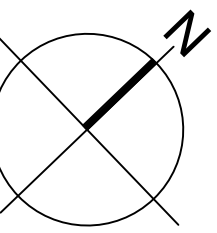
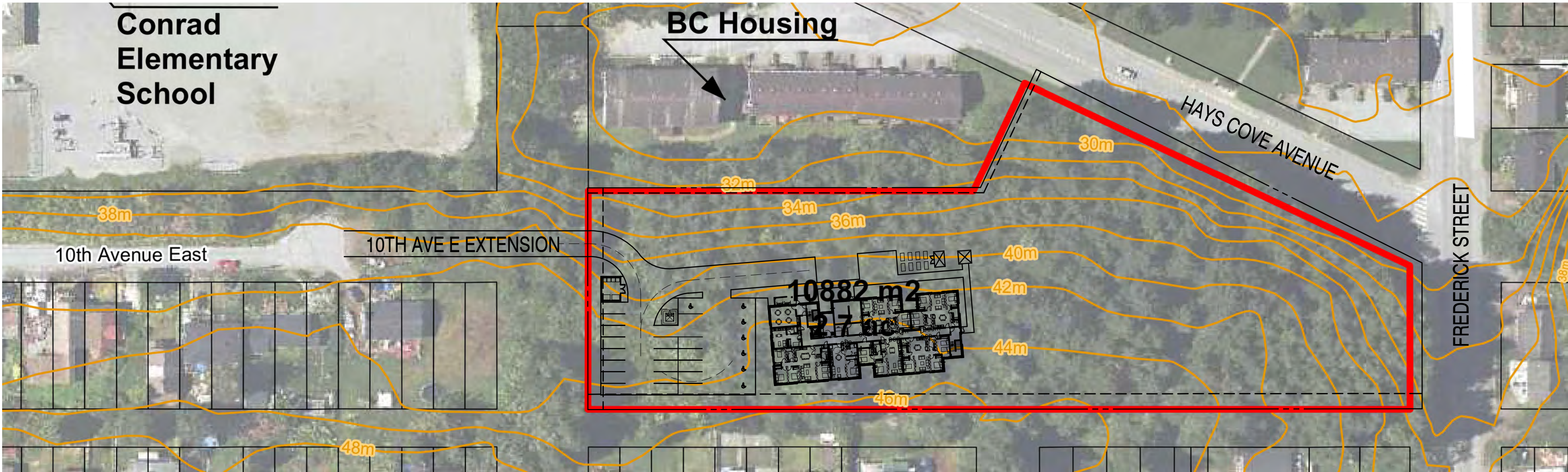
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SCALE 1/32" = 1'-0"  
DATE MAR. 15, 2023

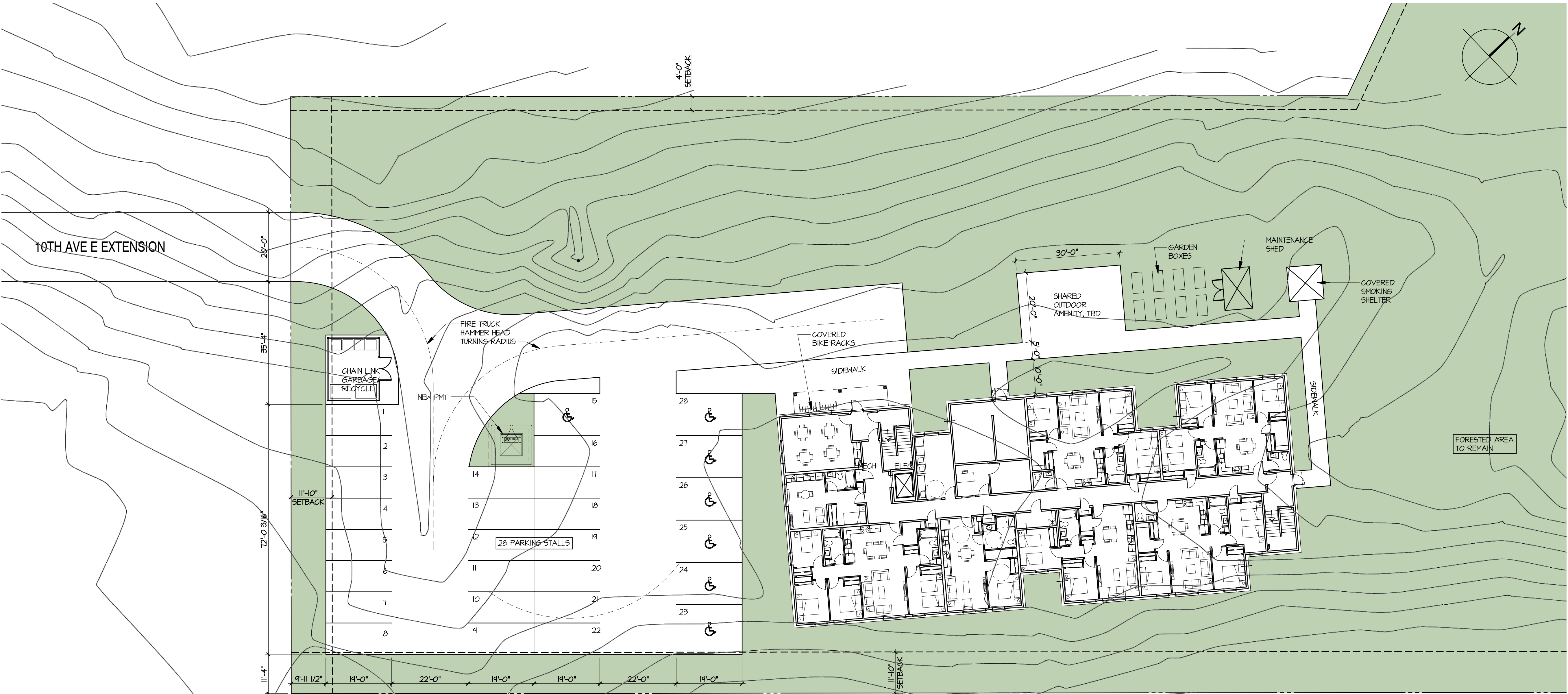


A1.00





1 CONTEXT PLAN  
1/64" = 1'-0"



2 SITE PLAN  
1/16" = 1'-0"

CLIENT  
CITY OF PRINCE RUPERT

NO. | DATE | ISSUE  
1 | 2023-03-15 | RHI FUNDING APPLICAITON

NO. | DATE | REVISION

PROJECT  
PRINCE RUPERT  
RAPID HOUSING INITIATIVE

3RD AVENUE WEST  
PRINCE RUPERT, BC

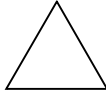
SITE PLAN

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys** architecture for review before proceeding with fabrication.

PROJECT A222568  
DRAWN DI CHECKED DS

SCALE AS NOTED  
DATE MAR. 15, 2023



A1.01



CLIENT

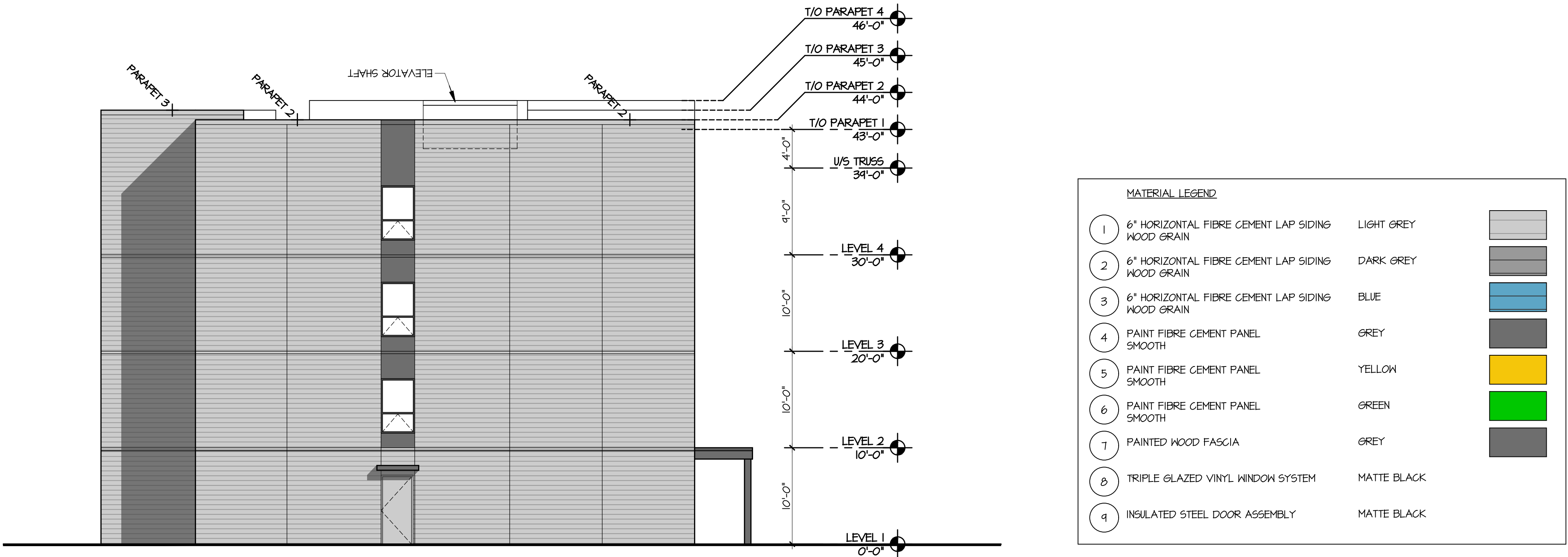
CITY OF PRINCE RUPERT

NO. | DATE | ISSUE  
1 | 2023-03-15 | RHI FUNDING APPLICAITON

NO. | DATE | REVISION



1 NORTH ELEVATION (FRONT)  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"

PROJECT

PRINCE RUPERT  
RAPID HOUSING INITIATIVE

3RD AVENUE WEST  
PRINCE RUPERT, BC

NORTH & EAST  
ELEVATIONS

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys** architecture for review before proceeding with fabrication.

PROJECT A222568  
DRAWN DI CHECKED DS

SCALE 1/8" = 1'-0"  
DATE MAR. 15, 2023

A3.01

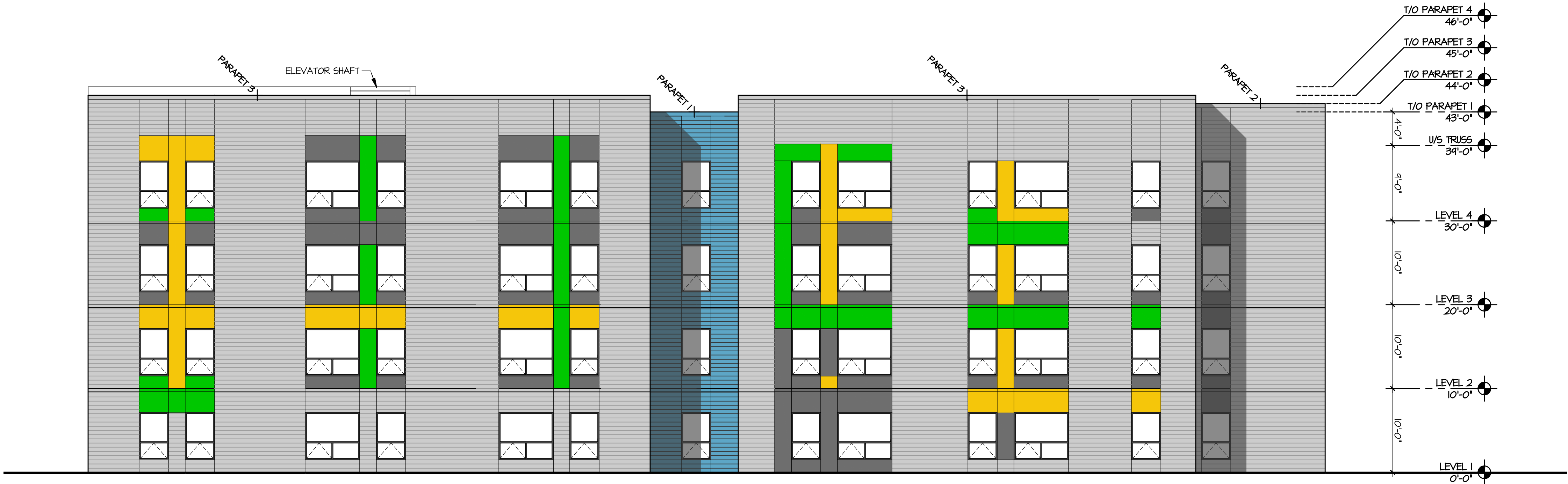
CLIENT

CITY OF PRINCE RUPERT

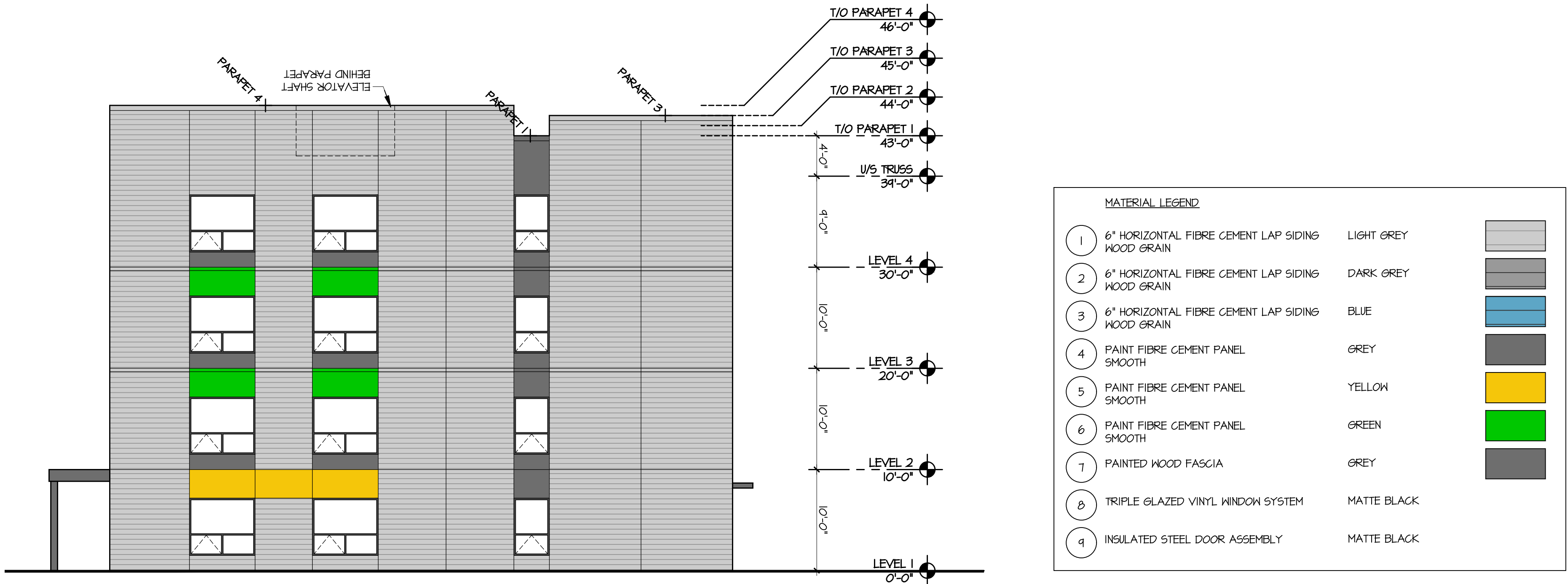
NO. | DATE | ISSUE

1 | 2023-03-15 | RHI FUNDING APPLICAITON

NO. | DATE | REVISION



1 SOUTH ELEVATION (REAR)  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

PROJECT

PRINCE RUPERT  
RAPID HOUSING INITIATIVE

3RD AVENUE WEST  
PRINCE RUPERT, BC

SOUTH & WEST  
ELEVATIONS

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PROJECT A222568

DRAWN DI CHECKED DS

SCALE 1/8" = 1'-0"

DATE MAR. 15, 2023



A3.02



## REPORT TO COUNCIL

Regular Meeting of Council

**DATE:** May 23, 2023

**TO:** Robert Buchan, City Manager

**FROM:** Myfannwy Pope, Director Development Services

**SUBJECT: DEVELOPMENT VARIANCE PERMIT #23-06 212 9<sup>TH</sup> AVE E**

---

### **RECOMMENDATION:**

THAT Council proceeds with the statutory notification process for Development Variance Permit (DVP) #23-06

### **REASON FOR REPORT:**

An application was received for a Development Variance Permit for the property located at 212 9th Avenue East.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.5.2 (c) to have a 0.64 metres to 0.24 setback from the north side property line. The required distance from the side property line in an R2 zone is 1.2 metres. The applicant is requesting a variance of 0.56 to 0.96 metres to the setback for the side property line to the north for the rear part of the house.

The Site Survey is included as Attachment 3.

### **BACKGROUND & ANALYSIS:**

The applicant requests the proposed variance to the north-side property setback to accommodate the proposed changes to the wall height of the existing property. The applicant intends to remove the existing roof at the rear of the house to extend the walls upward to increase head area in the second floor near the back of the house and rebuild the roof accordingly, thus creating more livable space without altering the building footprint or overall height. This would result in increased aerial encroachment into the side setback at the back of the house, as the current footprint is existing non-conforming.

The applicant had received a variance in 2020 to make this alteration to the building, but the variance expired without any work being commenced. Therefore, they are seeking another variance to proceed.

The increased height of the side yard setback encroachment may have effects on the neighbouring property to the East, which is also located close to the property line. However, there are no known other negative impacts of the proposed variance on the surrounding neighbourhood. The neighbours and public will have the opportunity to provide input during the public notification period.

The Draft Development Variance Permit is included as Attachment 1.

**COST:**

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

**CONCLUSION:**

This Development Variance Permit application is recommended to proceed to public notification.

**Report Prepared By:****Report Reviewed By:**

---

Myfannwy Pope  
Director Development Services

---

Robert Buchan,  
City Manager

**Attachment(s):**

- Attachment 1: Draft Development Variance Permit
- Attachment 2: Proposed Plan
- Attachment 3: Site Survey

Originally signed available upon request



**DEVELOPMENT VARIANCE PERMIT**  
FILE NO. DVP-23-06

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

**PERMIT ISSUED TO OWNER(S):** DONALD GIOVANNI VACCHER, SHIRLEY DIANNE VACCHER

**APPLICANT:** DON VACCHER

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

**LEGAL DESCRIPTION:**

PARCEL C (BEING A CONSOLIDATION OF LOTS 17 AND 18, SEE FB489450) BLOCK 29  
SECTION 6 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923

**CIVIC ADDRESS(ES):**

212 9th Avenue East

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
  - a. Section 5.2 Minimum Dimensions Required For Yards (c) is varied from 1.2 metres to 0.24 metres setback from the side property line.
3. This permit is issued subject to the following conditions to the City's satisfaction:
  - a. The permittee(s) develop(s) the proposed development in accordance with the Site and Building Plans attached as Schedule 1.
  - b. Compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented.
4. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
5. This permit is **NOT** a Building Permit or Subdivision Approval.

6. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.
7. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner(s), their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
8. The following plans and specifications are attached to and form part of this permit:
  - a. Schedule 1: Building and Design Plans

**ISSUED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**CITY OF PRINCE RUPERT**  
**By an authorized signatory**

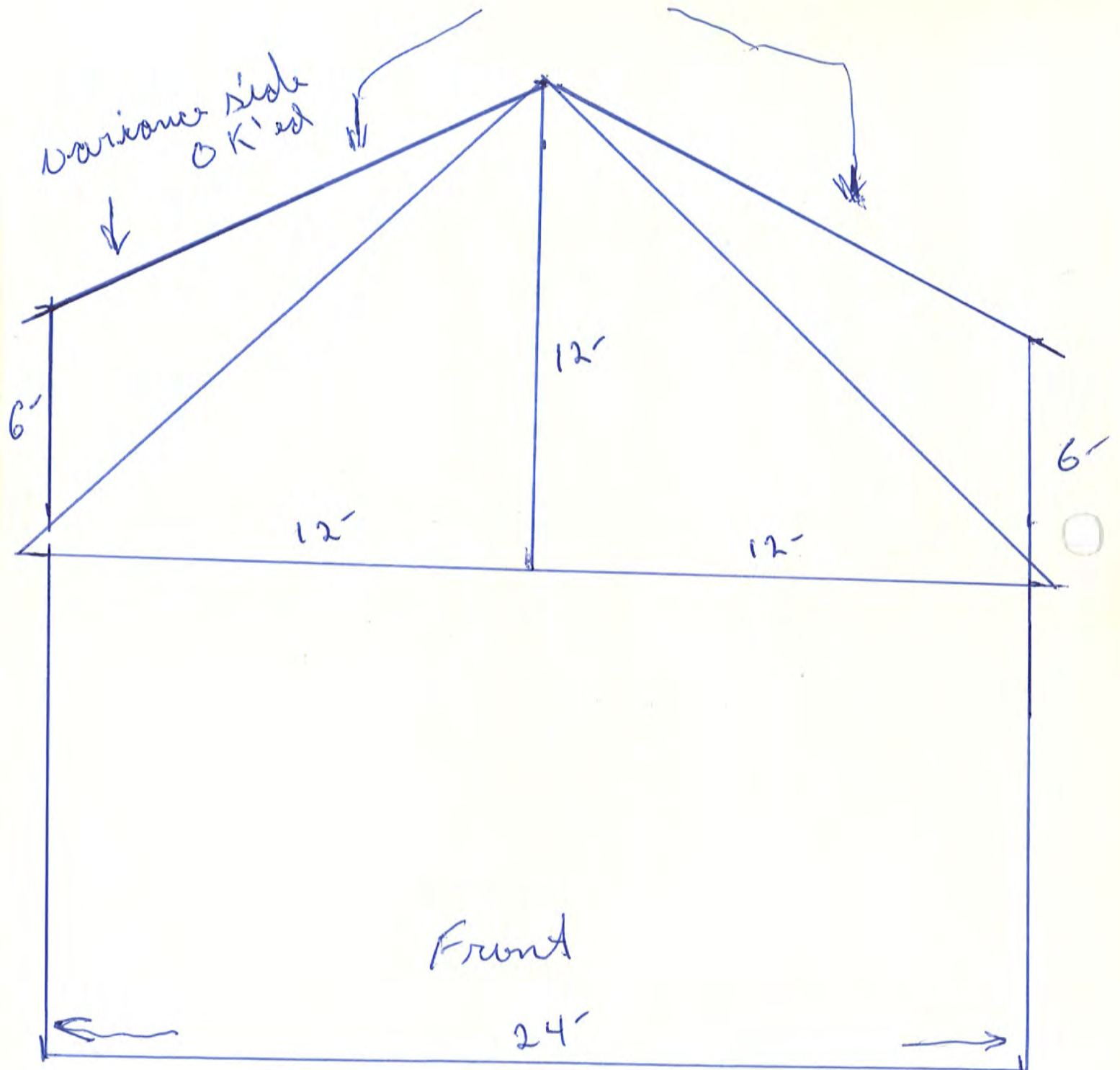
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Rosamaria Miller  
Corporate Administrator



Back of house only

various side  
OK's



212-9th E.

PREPARED FOR:  
DON VACCHER  
212 9TH AVENUE EAST  
PRINCE RUPERT, BC V8J 1P3

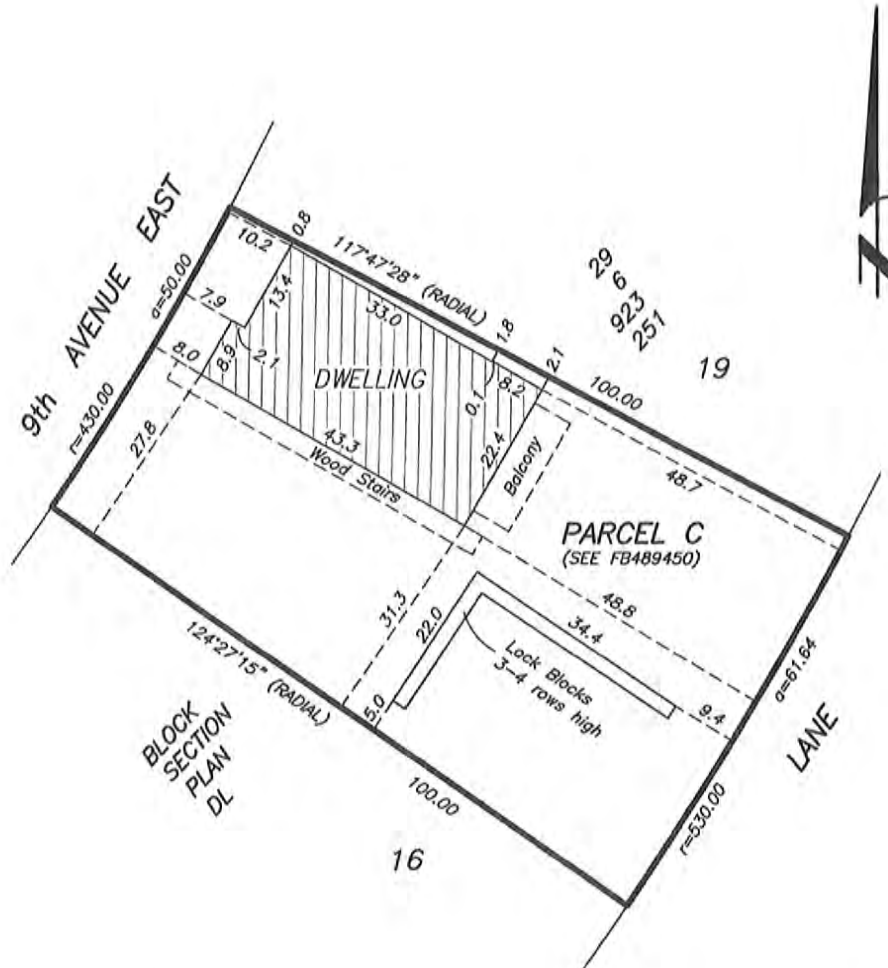


**McElhanney Associates Land Surveying Ltd.**

1 - 5008 POHLE AVENUE, TERRACE, BC V8G 4S8 TEL: 250-635-7163

OUR FILE: 2321-50100-10  
FIELD SURVEY DATE: JULY 10, 2020

**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING  
IMPROVEMENTS OVER PARCEL C (BEING A CONSOLIDATION OF LOTS 17 AND  
18, SEE FB489450), BLOCK 29, SECTION 6, DISTRICT LOT 251, RANGE 5,  
COAST DISTRICT, PLAN 923.**



NOTE:  
ALL MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.  
OFFSET DIMENSIONS ARE TO EXTERIOR CLADDING OF BUILDINGS  
AND ARE PERPENDICULAR TO PROPERTY LINES, UNLESS  
OTHERWISE SHOWN.



THE INTENDED PLOT SIZE OF THIS PLAN IS 8.5x14 INCHES  
(LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1"=20'.

DIMENSIONS DERIVED FROM PLAN 923

CIVIC ADDRESS: 212 9th AVENUE EAST  
PRINCE RUPERT, BC

PID: 029-596-122

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED FOR  
CITY ZONING PURPOSES AND IN ACCORDANCE WITH THE  
PROFESSIONAL REFERENCE MANUAL AND IS CERTIFIED CORRECT  
ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS  
AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN  
INCLUDED OR CONSIDERED.

**Todd Basky**

**XUVPL6**

Digitally signed by Todd Basky  
XUVPL6

Date: 2020.07.22 07:54:06 -07'00'

TODD BASKY

BCLS 899

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

THIS BUILDING LOCATION CERTIFICATE WAS PREPARED FOR  
THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT  
SHOWS THE RELATIVE LOCATION OF THE SURVEYED  
STRUCTURES AND FEATURES WITH RESPECT TO THE  
BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS  
DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY  
LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS  
NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT  
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SIGNATORY.





## REPORT TO COUNCIL

Regular Meeting of Council

**DATE:** May 23, 2023

**TO:** Robert Buchan, City Manager

**FROM:** Myfannwy Pope, Development Services Director

**SUBJECT: DEVELOPMENT VARIANCE PERMIT #23-09 1129 11TH AVE. E**

---

### **RECOMMENDATION:**

THAT Council proceeds with the statutory notification process for Development Variance Permit (DVP) #23-09

### **REASON FOR REPORT:**

An application was received for a Development Variance Permit for the property located at 1129 11th Avenue East.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.5.2 (c) to have a 0.42 metres setback from the side property line to account for a back deck encroachment. The required distance from the side property line in an R2 zone is 1.2 metres. The applicant is requesting a variance of 0.78 metres to the setback for the side property line to the east.

The Site Plan is included as Attachment 1.

### **BACKGROUND & ANALYSIS:**

The proposed variance to the east side property setback is requested by the applicant to accommodate a proposed back deck and stairs that will be 3.65 metres by 3.65 metres (12' by 12'). The applicant rationalized the proposed variance to the east side property line as necessary due to the existing non-conformance of the existing house. The proposed deck would be built within the same footprint as the existing deck it will be replacing.

There are no known negative impacts of the proposed variance 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 Attachment 2.

**COST:**

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

**CONCLUSION:**

This Development Variance Permit application is recommended to proceed to public notification.

**Report Prepared By:**

**Report Reviewed By:**

---

Myfannwy Pope  
Director Development Services

---

Robert Buchan,  
City Manager

**Attachment(s):**

- Attachment 1: Site Plan
- Attachment 2: Draft Development Variance Permit

Originally signed available upon request



**DEVELOPMENT VARIANCE PERMIT**  
FILE NO. DVP-23-09

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

**PERMIT ISSUED TO OWNER(S):** DAVID JOHN SHANNON, MARY ANN SHANNON  
**APPLICANT:** DAVID AND MARY ANN SHANNON

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

**LEGAL DESCRIPTION:**

LOT 33 BLOCK 23 SECTION 8 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923

**CIVIC ADDRESS(ES):**

1129 11<sup>th</sup> Avenue E

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
  - a. Section 5.2 Minimum Dimensions Required For Yards (c) is varied from 1.2 metres to 0.42 metres setback from the east side property line,
3. This permit is issued subject to the following conditions to the City's satisfaction:
  - a. The permittee(s) develop(s) the proposed development in accordance with the Site and Building Plans attached as Schedule 1.
  - b. Compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented.
4. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
5. This permit is **NOT** a Building Permit or Subdivision Approval.

6. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.
7. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner(s), their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
8. The following plans and specifications are attached to and form part of this permit:
  - a. Schedule 1: Building and Design Plans

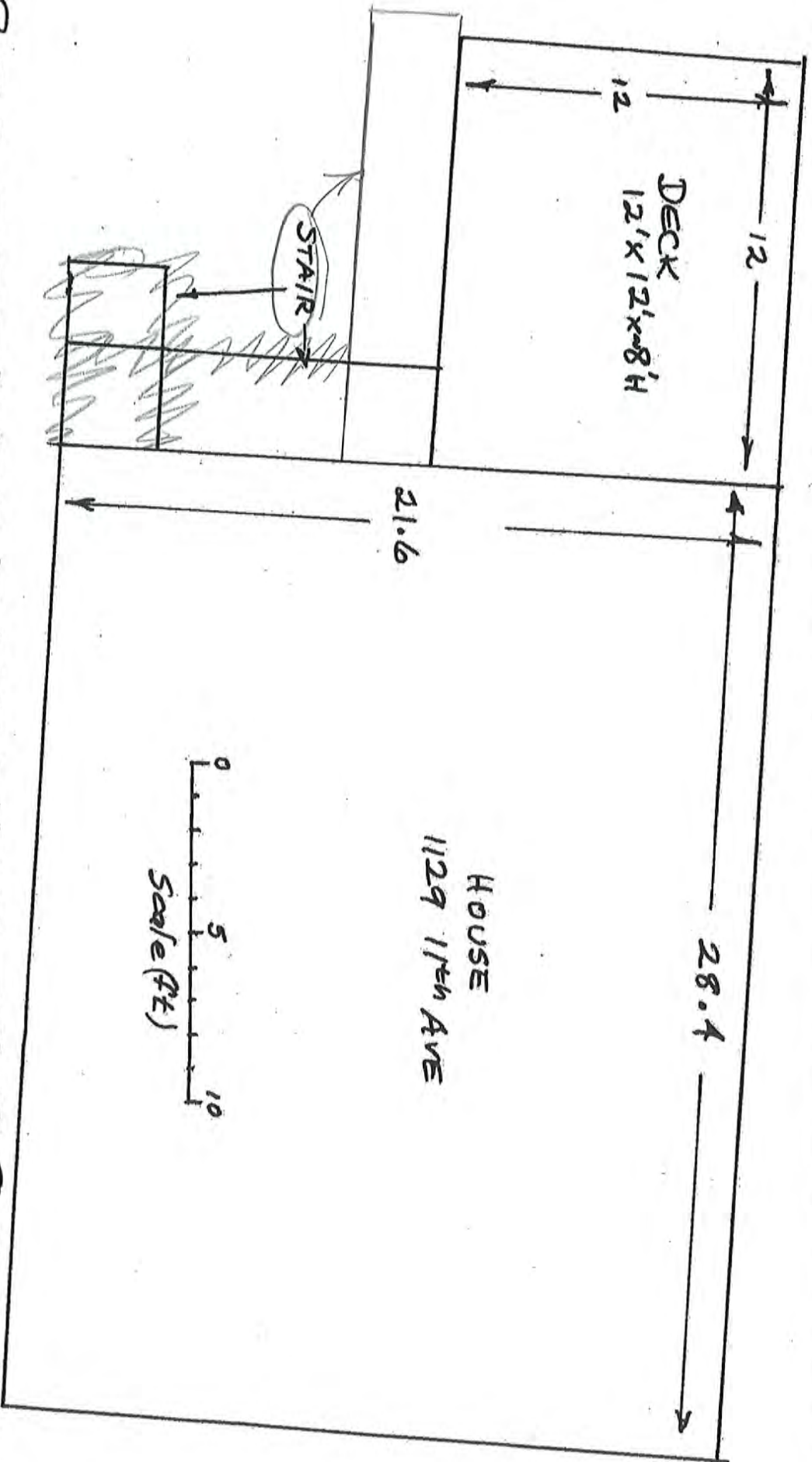
**ISSUED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**CITY OF PRINCE RUPERT**  
**By an authorized signatory**

---

Rosamaria Miller  
Corporate Administrator

1137



1125

FILE 43612  
- 115



## REPORT TO COUNCIL

Regular Meeting of Council

**DATE:** May 23, 2023

**TO:** Robert Buchan, City Manager

**FROM:** Myfannwy Pope, Director Development Services

**SUBJECT: DEVELOPMENT VARIANCE PERMIT #23-10 945 Hays Cove Avenue**

---

### **RECOMMENDATION:**

THAT Council proceeds with the statutory notification process for Development Variance Permit (DVP) #23-10

### **REASON FOR REPORT:**

An application was received for a Development Variance Permit for the property located at 945 Hays Cove Avenue.

The application involves:

1. A request for a variance of the City of Prince Rupert Zoning Bylaw, Section 5.5.2 (a) to have a 0.36 metres setback from the front property line to accommodate a roof extension to cover the entrance stairs. The required distance from the front property line in an R2 zone is 3.6 metres. The applicant requests a variance of 3.24 metres to the front property line setback.

The Site Plan is included as Attachment 2.

### **BACKGROUND & ANALYSIS:**

The applicant received a variance in 2022 to renovate the building at this location, and this current variance request would serve to accommodate changes being made to the existing structure through this renovation. Specifically, the proposed variance to the front property line setback is requested by the applicant to extend the roof to cover the existing entrance stairs.

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

The Draft Development Variance Permit is included as Attachment 1.

**COST:**

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

**CONCLUSION:**

This Development Variance Permit application is recommended to proceed to public notification.

**Report Prepared By:**

**Report Reviewed By:**

---

Myfannwy Pope  
Development Services Director

---

Robert Buchan,  
City Manager

Attachment(s):

- Attachment 1: Draft Development Variance Permit
- Attachment 2: Site Plan

Originally signed available upon request





**DEVELOPMENT VARIANCE PERMIT**  
FILE NO. DVP-23-10

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

**PERMIT ISSUED TO OWNER(S):** CRYSTAL ANNE MACLEOD  
**APPLICANT:** TRAVIS BERNHARDT

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

**LEGAL DESCRIPTION:**

LOT 21 BLOCK 15 SECTION 7 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923

**CIVIC ADDRESS(ES):**  
945 Hays Cove Avenue

2. This permit varies the City's Zoning Bylaw (Bylaw #3462) as follows:
  - a. Section 5.2 Minimum Dimensions Required For Yards (a) is varied from 3.6 metres to 0.36 metres setback from the front property line,
3. This permit is issued subject to the following conditions to the City's satisfaction:
  - a. The permittee(s) develop(s) the proposed development in accordance with the Site and Building Plans attached as Schedule 1.
  - b. Compliance with all of the bylaws of the City of Prince Rupert applicable thereto, except as specifically varied or supplemented.
4. If the permittee(s) does/do not substantially commence the development permitted by this permit within 24 months of the date of this permit, the permit shall lapse and be of no further force and effect.
5. This permit is **NOT** a Building Permit or Subdivision Approval.

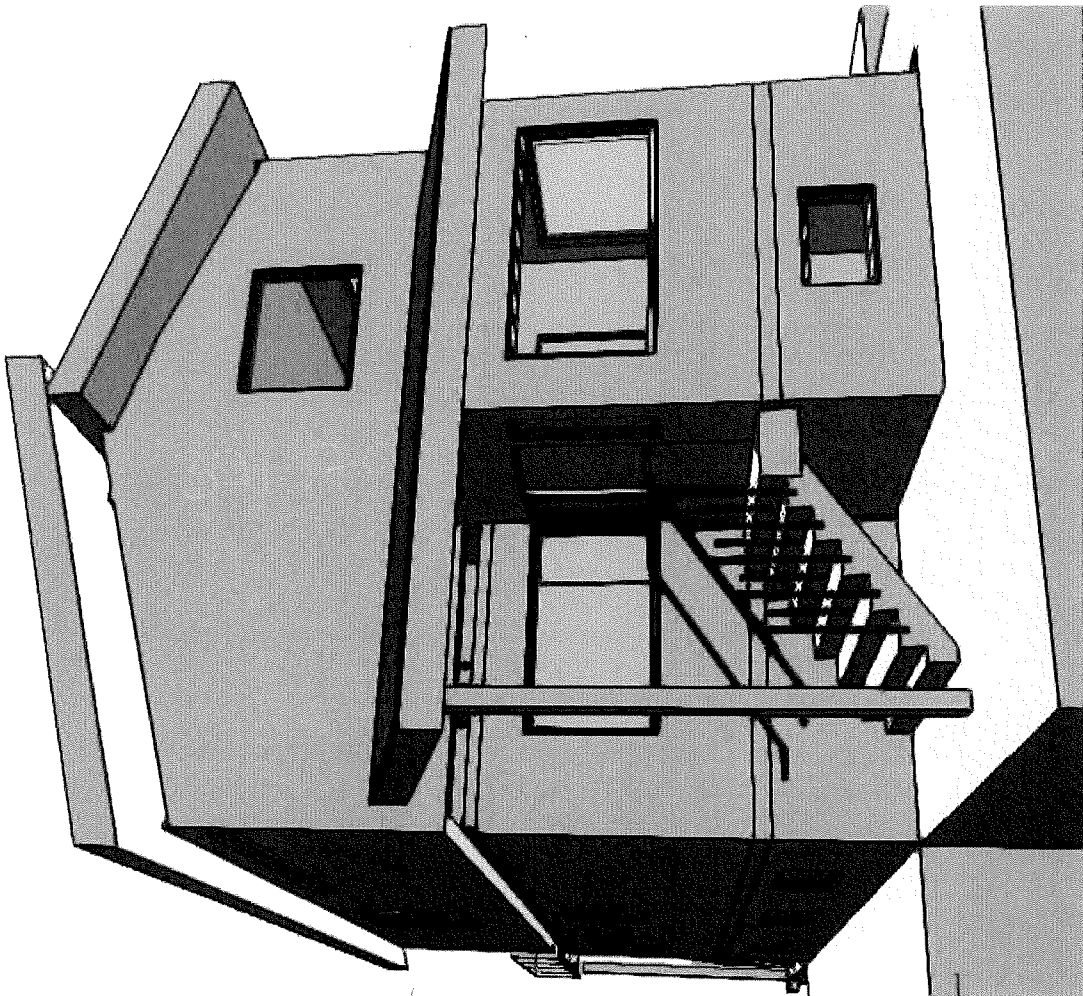
6. This permit does not authorize works on adjacent properties. Encroachment on any adjacent property for the purposes of excavation, or the deposit or removal or fill requires the written consent of the owner of such adjacent property.
7. The terms and conditions contained in this permit shall inure to the benefit of, and be binding upon, the owner(s), their executors, heirs or administrators, successors and assignees as the case may be or their successors in title to the land.
8. The following plans and specifications are attached to and form part of this permit:
  - a. Schedule 1: Building and Design Plans

**ISSUED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**CITY OF PRINCE RUPERT**  
**By an authorized signatory**

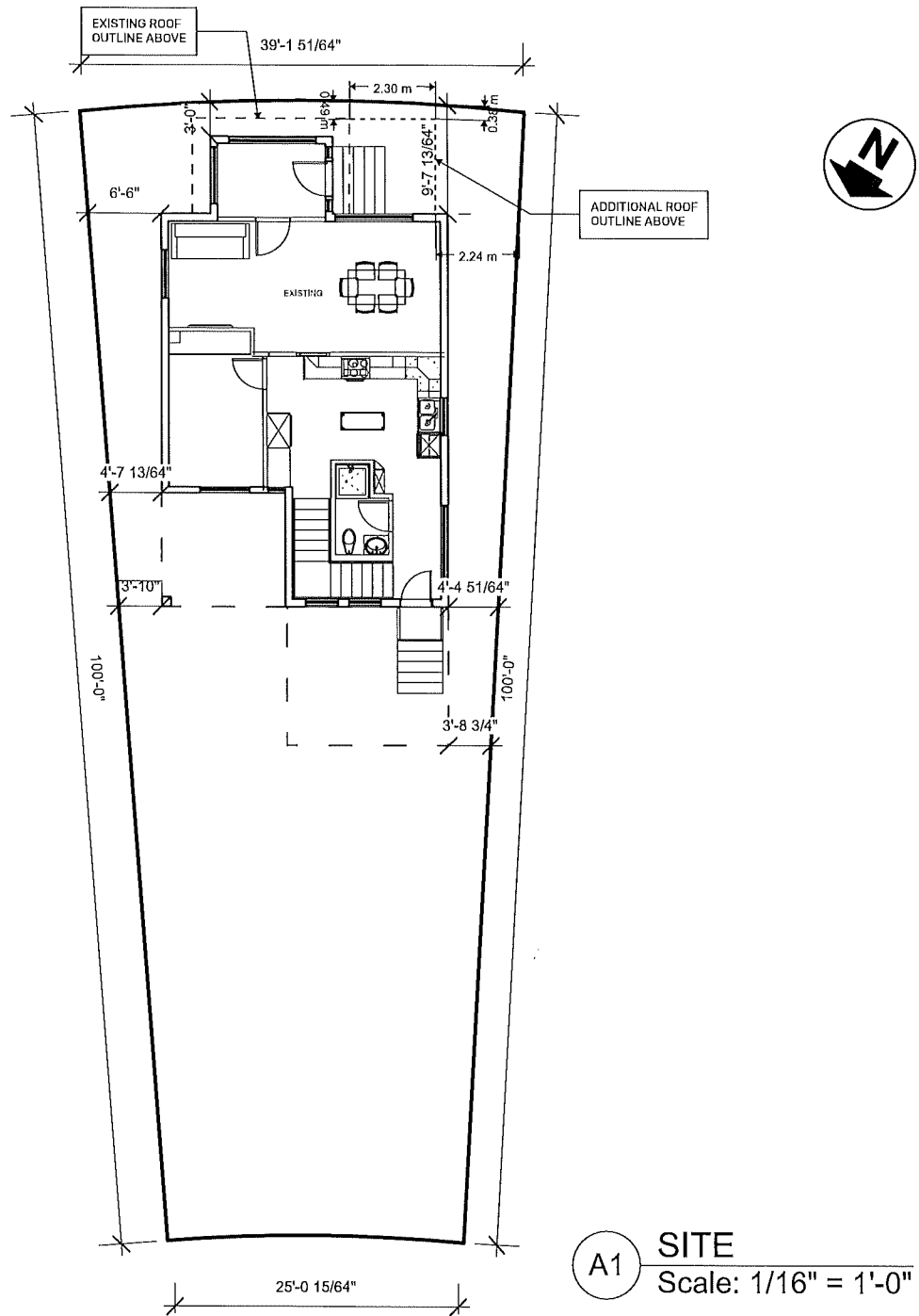
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Rosamaria Miller  
Corporate Administrator



1 PERSPECTIVE  
N.T.S

1/31



<b>BONI•MADDISON</b> Architects	<b>TITLE:</b> SITE PLAN	<b>ISSUES:</b>	<b>JOB N°:</b>	<b>DATE:</b> JUNE 2020
			<b>SCALE:</b> 1/16" = 1'-0"	<b>DRAWING N°:</b>
3732 West Broadway, Vancouver, B.C., V6R 2C1 T: 604 688 5894 F: 604 688 5899	<b>PROJECT:</b> BERNHARDT ADDITION		<b>DRAWN:</b>	<b>A1</b>



## **REPORT TO COUNCIL**

### **Regular Meeting of Council**

**DATE:** May 23<sup>rd</sup>, 2023

**TO:** Robert Buchan, City Manager

**FROM:** Veronika Stewart, Manager of Communications, Engagement + Social Development ; Myfannwy Pope, Director Development Services

**SUBJECT: ZONING BYLAW AMENDMENT 3506, 2023 TO PERMIT CHILD CARE IN PUBLIC FACILITIES AND ALL RESIDENTIAL ZONES**

---

#### **RECOMMENDATION:**

**THAT Council give First and Second Readings to Zoning Bylaw Amendment 3506, 2023 to permit Child Care Facilities in all Public Facilities zones, as presented in the Bylaw section of this agenda, and as directed by the Official Community Plan and Council's Strategic Plan.**

**THAT Council waive the Public Hearing for Zoning Bylaw Amendment 3506, 2023**

#### **REASON FOR REPORT:**

In order to provide a supportive environment for new child care developments, a known need in the community, staff is requesting direction from Council to amend the Zoning Bylaw to permit Child Care Facilities as a permitted use in all Public Facilities Zones and most multifamily residential zones. This was also a directive from Section 7.1 of our Official Community Plan, included within Council's Strategic Plan, and is a recommendation of the Child Care Action Plan that was adopted in 2019.

The specific amendments required in order to enact the change are presented below.

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#### ***ZONING BYLAW AMENDMENTS***

---

- 1. Inclusion of Child Care Facility in Section 8.1.0 P1 Public Facilities Zone, list of permitted uses.**
- 2. Addition of Child Care Facility in Section 9.1.2 Parking Requirements with the parking standard of 1 space per 8 Full Time Equivalent child care spaces.**

### **3. Addition of Child Care Facility in Section 5: RM1-5 Zones as an accessory use, not including home occupations and limited to the first floor with ground level access**

#### **BACKGROUND:**

At this meeting of Council, a request for support for a child care facility has come forward from Prince Rupert Aboriginal Community Services Society, and it is known that other similar facilities are being pursued in the community. The deficit of current available child care spaces in Prince Rupert poses major challenges to recruitment and retention of employees in the community, as well as for existing parents to re-enter the workforce. Currently, the City permits schools as a use in all Public Facilities Zones, but Child Care Facilities are not included within that definition. The Child Care Action Plan also identified an existing gap for child care hubs, where child care facilities are co-located with multifamily residential housing among other services. Currently, separate child care facilities are not permitted within RM1-RM5 zones as accessory uses.

There is potential interest in developing child care facilities in P1 and as accessory uses to multifamily residential areas, which would currently require individual zoning amendments for each potential development.

#### **ANALYSIS:**

Given known demand for child care, a more permissive zoning environment was a recommendation in the Child Care Action Plan – with specific recommendation to amend local zoning to accommodate child care as a use in Public Facilities Zones. This is also the intent of our Official Community Plan, which explicitly identifies child care as a priority and directs consideration for rezoning to permit child care in all Public Facilities zones. Additionally, the existing permitted use of ‘school’ in all residential and public facilities zones is quite similar, and thus the use is complementary to existing regulations. To prevent potential neighbourhood congestion where child care facilities are located adjacent or in residential areas, a parking standard similar to best practices in other communities has been presented.

As potential child care developments come forward, it would be prudent to consider rezoning to align with the Official Community Plan. Practically speaking, this will also help to create an environment so that developments are not slowed down by spot rezoning processes and can move forward without potential delay.

Staff recommend waiving the public hearing as this action is already identified in the OCP, Child Care Action Plan, and the Strategic Plan.



**LINK TO STRATEGIC PLAN:**

Council has explicitly identified implementation of the actions from the Child Care Plan as a strategic priority. This step will contribute to meeting that strategic priority, as well as the overall direction of the Official Community Plan, at limited cost to the municipality.

**COST:**

There will be no impact to budget for the amendment.

**CONCLUSION:**

Staff recommends THAT Council receive this report for information purposes as a supplement to Zoning Bylaw Amendment 3506, 2023, to be considered as per direction from the Official Community Plan, Strategic Plan, and Child Care Action Plan.

**Report Prepared By:**

**Report Reviewed By:**

---

Myfannwy Pope,  
Director of Development Services  
and  
Veronika Stewart, Manager of  
Communications, Engagement,  
and Social Development

---

Robert Buchan  
City Manager

Originally signed available upon request



## **REPORT TO COUNCIL**

### **Regular Meeting of Council**

**DATE:** May 23, 2023

**TO:** Robert Buchan, City Manager

**FROM:** Myfannwy Pope, Director of Development Services

**SUBJECT: City of Prince Rupert Zoning Bylaw Amendment No. 3507, 2023**

---

#### **RECOMMENDATION:**

**THAT Council give 1<sup>st</sup> and 2<sup>nd</sup> reading of Zoning Amendment Bylaw No. 3507, 2023;**

**AND THAT Council proceed to Public Hearing.**

#### **REASON FOR REPORT:**

This Prince Rupert Zoning Bylaw Amendment is to rezone lots legally described as LOTS 1-7 BLOCK 40 SECTION 5 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923 and AMENDED LOT 8 (SEE 99188I) BLOCK 40 SECTION 5 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923 from R2: Duplex and Two Family Residential Zone and P1: Public Facilities Zone to RM5: Multiple Family Residential Zone to accommodate a proposed 40-unit 5-story multifamily building. The rezoning includes limiting the building height to 21 m.

#### **BACKGROUND:**

In April 2022 the City posted a notice of proposed property disposition for the subject properties for the development of housing units. The proponent intends to buy the sale at market price to develop a multifamily 5-story building with 40 units. While the RM5 zone allows 36 metres in height, this amendment will have a site-specific limitation of 21 metres to reduce impacts on the neighbourhood.

The proponent had placed a sign at the property and undertaken neighbourhood consultation by providing information packets to neighbours within 100 metres.

#### **ANALYSIS:**

##### **Alignment with Official Community Plan**

The proposed location for rezoning offers increased housing options to the neighbourhood and community, and significant walkability for who may live the

proposed development, embodying principles outlined in the OCP including Complete Communities, Smart Growth, and Healthy Communities. The proposed location is within a 10-minute walk of the civic center, elementary, middle, and high schools, the hospital, and downtown.

The interest in diverse housing types is included in findings from the Official Community Plan engagement, which found that community members most wanted an increase in the apartments and condos stock. Having housing stock which meets the diverse needs of the community is a foundation upon which the health and prosperity of the City depends. The type of housing provided needs to address, for example, the differing capacity to afford homes, sufficient room for families, places to comfortably grow old in, places to start out as an individual or couple, support for those with special needs, and places that are close to services and amenities. Rezoning to allow more density in this area in the form of apartments would go toward meeting this need.

### Meeting Housing Needs

The proposal aligns with housing needs identified within the City of Prince Rupert's housing needs assessment, completed in December 2022. The assessment identified that two of the gaps within the housing ecosystem is housing for singles and housing for seniors, both of which would be served by the proposed developed in this area. Additionally, the report included anticipated housing needs of approximately 2550 new units before 2030 at market rate (non-subsidized). Adding more supply to the housing ecosystem generally will make larger, detached homes available for families and lower overall housing prices as people choose to downsize. This will in turn support other housing gaps identified, including families and moderate and low-income households.

Housing is also a core concern of industry. If there is not housing available that meets the needs of new workers to service industry expansion, industry will have a very difficult time expanding. The proposed housing development may serve individuals moving to the community for work or help maintain young people in the community to work. Consequently, this proposal permitting higher density will help serve much needed demand for housing in the community.

### Impacts to Neighbourhood

There is some existing multifamily dwellings in this neighborhood, including townhomes across the street on 9<sup>th</sup> Avenue W, apartments down the road on McBride, and Digby Towers nearby. Adding additional density may have some impacts to the neighbourhood, but is not be likely to significantly change the character of the surrounding areas. Attachment 2 includes preliminary designs for the proposed building if the amendment is successful; however, note that these may be subject to change at the development permit stage.

The rezoning would include changing the zone to RM5: Multiple Family Residential. While this zone allows a height up to 36 m, this amendment limit building height to 21m. A height of 21m or lower is unlikely to have any significant impact on viewscales for

neighbouring properties, with the exception of those directly across the street addressed to 9<sup>th</sup> Avenue W. However, this view is already obscured by a copse of trees behind the property, and therefore the building may not have significant additional impact to view.

Traffic in the area may increase due to the new density. This will be mitigated by the developer providing the required number of spaces, which is one per unit, to ensure that there is a minimal increase in street parking. Additionally, due to the nature of the multi-family housing, there is a higher likelihood that tenants own one or fewer vehicles, and may use their vehicles less due to the walkability of the neighborhood. The developer will be required to demonstrate how they will mitigate any negative consequences of increased traffic flow at the development permit stage.

### **LINK TO STRATEGIC PLAN:**

The City of Prince Rupert understands that our community is in serious need of more housing, and for the past several years has been working to not only encourage the Province to invest in additional non-market/affordable units, and has also listed a number of City-held lots for sale in order to free up new lands for development within the City's limited urban footprint. The Strategic Plan echoes this emphasis on the need for more housing, with the following goals and actions:

Goal: The City of Prince Rupert will support and encourage new and renewed housing by working with industry, senior government, and First Nations;

Action: Pursue housing funding, partnerships, and projects and when appropriate use municipally owned land;

The proposal strongly aligns with the City's housing goals within the strategic plan by putting municipally owned land for sale to support housing development.

### **COST:**

There are no budget impacts to this recommendation.

### **Report Prepared By:**

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Myfannwy Pope,  
Development Services Director

### **Report Reviewed By:**

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Robert Buchan,  
City Manager

### **Attachment(s):**

- Draft Bylaw
- Preliminary Designs

Originally signed available upon request



## CITY OF PRINCE RUPERT

### ZONING BYLAW AMENDMENT BYLAW NO. 3506, 2023

A BYLAW TO AMEND 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; AND,

**WHEREAS** the Council of the City of Prince Rupert has adopted Official Community Plan, Section 7.1 that directs inclusion of Child Care Facilities as a permitted use in Commercial and Public Facilities Zones; AND,

**WHEREAS** Council adopted the 2019 Child Care Assessment and Action Plan that directs the same;

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

1. That City of Prince Rupert Zoning Bylaw No. 3462, 2021 be amended as indicated in Schedule 1 of this Bylaw to allow the following:
  - a. Inclusion of Child Care Facility in Section 8.1.0 P1 Public Facilities Zone, list of permitted uses.
  - b. Addition of Child Care Facility in Section 9.1.2 Parking Requirements with the parking standard of 1 space per 8 Full Time Equivalent child care spaces.
  - c. Addition of Child Care Facility in Section 5: RM1-5 Zones as an accessory use, not including home occupations and limited to the first floor with ground level access.

2. This Bylaw may be cited as Prince Rupert Zoning Bylaw Amendment No. 3506, 2023

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A FOURTH & FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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MAYOR

---

CORPORATE ADMINISTRATOR

Schedule 1

Section 5 – RM1-5 Zones

Section	Existing Regulation	Proposed Amendment
5.3.0: <b>RM1: Multiple Family Residential Zone</b>	Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.	<b>Add</b> (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access
5.4.0: <b>RM2 Multiple Family Residential Zone</b>	Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.	<b>Add</b> (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access
5.5.0: <b>RM3 Multiple Family Residential Zone</b>	Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.	<b>Add</b> (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access
5.6.0: <b>RM4: Mixed Use Zone</b>	Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Retail use as part of a multiple family dwelling building. (c) Offices as part of a multiple family dwelling building. (d) Accessory buildings and structures. (e) Retail and office use shall be limited to the first floor with ground level access.	<b>Add</b> (f) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access
5.7.0: <b>RM5: Multiple Family Residential Zone</b>	Subject to general provisions, the following accessory uses and no others are permitted: (a) Home office. (b) Accessory buildings and structures.	<b>Add</b> (c) Child Care Facility as an accessory use, not including home occupations and limited to the first floor with ground level access



## Section 8 – Zoning Regulations & Requirements: Public Facilities Zone

Section	Existing Regulation	Proposed Amendment
8.1.0 <b>P1: Public Facilities Zone</b>	<p>Permitted Uses:</p> <p>Subject to general provisions, the following principal uses and no others are permitted:</p> <ul style="list-style-type: none"> <li>(a) Park and recreation facilities.</li> <li>(b) Public institutional facilities.</li> <li>(c) Public utility building.</li> <li>(d) Education centre.</li> <li>(e) Unenclosed Storage.</li> <li>(f) Cemeteries.</li> <li>(g) Resource lands and activities.</li> <li>(h) Wind power project.</li> </ul> <p>The following accessory uses and no others are permitted:</p> <ul style="list-style-type: none"> <li>(a) Accessory building and structures.</li> </ul> <p>Minimum Dimensions Required for Yards</p> <p>3.0 metres from any property zoned Residential.</p> <p>Building Height</p> <p>Accessory building 3.6 metres.</p>	<p>Permitted Uses:</p> <p>Subject to general provisions, the following principal uses and no others are permitted:</p> <ul style="list-style-type: none"> <li>(a) Park and recreation facilities.</li> <li>(b) Public institutional facilities.</li> <li>(c) Public utility building.</li> <li>(d) Education centre.</li> <li>(e) Child Care Facility</li> <li>(f) Unenclosed Storage.</li> <li>(g) Cemeteries.</li> <li>(h) Resource lands and activities.</li> <li>(i) Wind power project.</li> </ul> <p>The following accessory uses and no others are permitted:</p> <ul style="list-style-type: none"> <li>(a) Accessory building and structures.</li> </ul> <p>Minimum Dimensions Required for Yards</p> <p>3.0 metres from any property zoned Residential.</p> <p>Building Height</p> <p>Accessory building 3.6 metres.</p>

## Section 9 – Off Street Parking and Off-Street Loading

Section	Existing Regulation	Proposed Amendment
9.1.2		<p>Add Row to Parking Requirement Table</p> <p>Child Care Facility   1 space per 8 Full Time Equivalent child care spaces</p>



## CITY OF PRINCE RUPERT

### ZONING BYLAW AMENDMENT BYLAW NO. 3507, 2023

A BYLAW TO AMEND 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; AND,

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

1. Amend "Schedule B" Zoning Map by rezoning lots legally described as LOTS 1-7 BLOCK 40 SECTION 5 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923 and AMENDED LOT 8 (SEE 99188I) BLOCK 40 SECTION 5 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923 from R2: Duplex and Two Family Residential Zone and P1: Public Facilities Zone to RM5: Multiple Family Residential Zone as indicated in Schedule A of this bylaw.
2. Amend RM5: Multiple Family Residential Zone exclusively at the lots legally described as LOTS 1-7 BLOCK 40 SECTION 5 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923 and AMENDED LOT 8 (SEE 99188I) BLOCK 40 SECTION 5 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 923 to have a Building Height for a principle building of 21 metres and Minimum Dimensions Required for Yards at 2.5 metres from a side property line.
3. This Bylaw may be cited as Prince Rupert Zoning Bylaw Amendment No. 3507, 2023

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A FOURTH & FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE ADMINISTRATOR



# PRINCE RUPERT APARTMENTS

SNOW LOAD  
Ss = TBD kPa  
Sr =TBD kPa  
S = TBD kPa (TBD psf)

STRUCTURAL LOADS:  
ROOF DEAD LOAD = XX PSF  
ROOF SNOW LOAD = XX PSF  
FLOOR DEAD LOAD = XX PSF  
FLOOR LIVE LOAD = XX PSF / XXX PSF  
CEILING DEAD LOAD = XX PSF  
CORRIDOR LIVE LOAD = XXX PSF

SHEET LIST - PRINCE RUPERT APARTMENTS				
SHEET #	SHEET NAME	BLDG #	DISC. CODE	DWG SET ISSUED FOR
A0.0	COVER SHEET	01	1	SCHEMATIC PACKAGE
A0.1	DENSITY GRAPHIC	01	1	SCHEMATIC PACKAGE
A0.3	PRINCE RUPERT - LAND LOCATION			SCHEMATIC PACKAGE
A0.10	SCHEMATIC SITE PLAN	01	1	SCHEMATIC PACKAGE
A0.13	FLOOR PLAN LAYOUTS - TYPICAL SUITES			SCHEMATIC PACKAGE
A1.1	LEVEL 1 - SCHEMATIC FLOOR PLAN	01	1	SCHEMATIC PACKAGE
A1.2	LEVEL 2 - SCHEMATIC FLOOR PLAN	01	1	SCHEMATIC PACKAGE
A1.3	LEVEL 3 - SCHEMATIC FLOOR PLAN	01	1	SCHEMATIC PACKAGE
A1.4	LEVEL 4 - SCHEMATIC FLOOR PLAN	01	1	SCHEMATIC PACKAGE
A1.5	LEVEL 5 - SCHEMATIC FLOOR PLAN	01	1	SCHEMATIC PACKAGE
A2.1	ELEVATIONS	01	1	SCHEMATIC PACKAGE
A2.2	ELEVATIONS	01	1	SCHEMATIC PACKAGE



THIS SET OF DRAWINGS IS SCHEMATIC ONLY  
AND IS NOT INTENDED FOR CONSTRUCTION

## PRINCE RUPERT, B.C.

Note: Rendered images are conceptual only & may not fully represent the completed project.

1. THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO STEENHOF BUILDING SERVICES GROUP PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED ISSUED FOR CONSTRUCTION.
5. DO NOT SCALE THE DRAWINGS.
6. DIMENSIONS ARE TO THE INSIDE FACE OF STUD AND OUTSIDE FACE OF EXTERIOR FINISHED U.N.O

REVISION SCHEDULE		
No.	DESCRIPTION	DATE
A	ISSUED FOR PROGRESS REVIEW	23-03-21
B	ISSUED FOR REZONING	23-04-20

Project Status:  
**PRELIMINARY**

Seal:



Steenhof Building Services Group  
40 Peter Street South  
Orillia, ON L3V 5A9  
Tel: 705-325-5400 Fax: 705-325-8400  
Website: [www.steenhofbuilding.com](http://www.steenhofbuilding.com)

Project:  
**PRINCE RUPERT APARTMENTS**  
Address:  
PRINCE RUPERT, B.C.  
Project No:  
**230085**

Drawn By: FG	Date: 2022-09-01
Chkd By: A.MUZIO	Scale:

Drawing No.:  
**A0.0**

COVER SHEET

B

\\nsdsk1\2021\230085\PRINCE RUPERT APARTMENTS\230085 - PRINCE RUPERT APARTMENTS.DWG - A.B. LLOYD 0805.24





**5 STOREY BUILDING**

**RE-ZONING APPLICATION FOR 5.7.0 RM5:**  
**MULTIPLE FAMILY RESIDENTIAL ZONE**

- 40 SUITES
- 42 PARKING STALLS (SIZE: 5.80 M X 2.70 M)
- LANE WIDTH: 6.70 METERS (22 FEET)
- LOT AREA: 1,976.93 SQ-M
- BUILDING AREA= 5,819.21 SQ-FT (540.62 SQ-M)
- GROSS AREA= 28,801.30 SQ-FT (2,675.73 SQ-M)
- FLOOR AREA RATIO: 2,675.73/1,976.73 = 1.35
- LOT COVERAGE = 27.34%
- BUILDING HEIGHT: 18 METERS

**SITE PLAN AS PER  
PROVIDED AUTOCAD  
DRAWING**

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REVISION SCHEDULE		
No.	DESCRIPTION	DATE
A	ISSUED FOR PROGRESS REVIEW	23-03-21
B	ISSUED FOR REZONING	23-04-20

Project Status:

**PRELIMINARY**

Seal:

  
**Steenhof Building Services Group**  
40 Peter Street South  
Orillia, ON L3V 5A9  
Tel: 705-325-5400 Fax: 705-325-8400  
Website: [www.steenhofbuilding.com](http://www.steenhofbuilding.com)

Project:

**PRINCE RUPERT  
APARTMENTS**

Address:  
PRINCE RUPERT, B.C.

Project No:

**230085**

Drawn By: FG	Date: 2022-09-01
Chkd By: AM	Scale: 1" = 20'-0"

Drawing No.: **A0.10**

Revision:

**B**

**SCHEMATIC SITE PLAN**

Autodesk DWG2DPDF 12/23/2015 PRINCE RUPERT APARTMENTS 030085 - PRINCE RUPERT APARTMENTS (03) - A.L. LUTZ 0005.dwg





1 MAIN ELEVATION (NORTHWEST ELEVATION) - FACING 9TH AVENUE  
1/8" = 1'-0"



2 BACK ELEVATION (SOUTHEAST ELEVATION) - FACING SCHOOL  
1/8" = 1'-0"

1. THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO STEENHOF BUILDING SERVICES GROUP PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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REVISION SCHEDULE

No.	DESCRIPTION	DATE
A	ISSUED FOR REZONING	23-04-20

Project Status:

PRELIMINARY

Seal:



Steenhof Building Services Group  
40 Peter Street South  
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Project:

PRINCE RUPERT  
APARTMENTS

Address:

PRINCE RUPERT, B.C.

Project No:

230085

Drawn By: FG

Date: 2022-09-01

Chkd By: AM

Scale: 1/8" = 1'-0"

Drawing No.:

A2.1

ELEVATIONS

Revision:

A

Autodesk 2021/230085 PRINCE RUPERT APARTMENTS/230085 - PRINCE RUPERT APARTMENTS (20) - A.B. LUTZ ARCH. INC.