

CITY OF PRINCE RUPERT

OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 3479, 2022

A BYLAW TO AMEND CITY OF PRINCE RUPERT
OFFICIAL COMMUNITY PLAN BYLAW NO. 3460, 2021

WHEREAS the Council of the City of Prince Rupert has enacted Official Community Plan Bylaw No. 3460, 2021 for the City of Prince Rupert;

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

1. That City of Prince Rupert Official Community Plan Bylaw No. 3460, 2021 be amended as follows:
 - a. **Replace** the following (page 37):

“Map 2 (located in the Appendix) illustrates the framework for building heights in the City Core. Most building heights are to be up to four stories throughout the core, but eight story buildings will be considered in the Marina District, six stories in the hotel area on 1st Avenue as well as at the McBride Avenue gateway into the Downtown between 4th and 3rd Avenues. The intent is to have higher buildings in the new Downtown but these buildings will be lower and less dense as they approach the existing single family areas west of the City Centre.”

With the following (page 37):

“Map 2 (located in the Appendix) illustrates the framework for building heights in the City Core. The framework considers up to four stories throughout most of the City Core, with up to eight stories along parts of 1st Avenue West and in parts of the Marina District, as well as up to six stories along Stiles Place, parts of the Five Corners gateway, and the McBride Avenue gateway between 4th and 3rd Avenues. The framework aims to have higher buildings in the Downtown District of the City Core with building heights reduced gradually approaching the City Core’s western side.”

- b. **Replace** the following (page 37):
“4.2.1 Commercial Use Policy.”
- With** the following (page 37):
“4.2.1 City Core and Commercial Policy.”
- c. **Replace** the following (page 37):
“4. The City Centre building heights will follow a framework identified in Map 2. Building heights will be reduced gradually as they approach single family neighbourhoods to the west.”
- With** the following (page 37):
“4. Building heights in the City Core will follow the building heights framework identified in Map 2. However, Council may allow a building height higher than contemplated by the framework if Council considers a building height to be low impact in terms of view obstruction.”
2. This Bylaw may be cited as “City of Prince Rupert Official Community Plan Bylaw Amendment Bylaw No. 3479, 2022.”

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

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

Public Hearing this ____ day of _____, 20__.

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

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

MAYOR

CORPORATE ADMINISTRATOR