



# City of Prince Rupert

## AGENDA

For the **PUBLIC HEARING** to be held on Monday, March 24, 2014 at 7:00 p.m. in the Council Chambers of City Hall, 424 - 3<sup>rd</sup> Avenue West, Prince Rupert, B.C.

### 1. CALL TO ORDER

### 2. ZONING AMENDMENT BYLAW No. 3344, 2014

**Reports and Correspondence regarding the Zoning Amendment Bylaw No. 3344, 2014.**

Page 2

- a) City Planner's Report of March 17, 2014.
- b) There has been no correspondence as of March 17, 2014.
- c) Public asked to provide comments.

### 3. ADJOURN PUBLIC HEARING



#2a)

# CITY OF PRINCE RUPERT

## REPORT TO COUNCIL

**DATE:** March 17, 2014  
**FROM:** Zeno Krekic, City Planner  
**SUBJECT:** **ZONING AMENDMENT BYLAW NO. 3344, 2014 TO ALLOW A MULTI FAMILY DEVELOPMENT ON GRAHAM AVENUE**

---

### **RECOMMENDATION:**

**THAT following the Public Hearing Council give Third Reading and adopt the City of Prince Rupert Zoning Amendment Bylaw No. 3344, 2014.**

### **REASON FOR REPORT:**

On March 10, 2014 Council gave Second Reading to the above noted Bylaw and scheduled Public Hearing for March 24, 2014. The intent of the proposed Bylaw is to increase density.

### **ANALYSIS:**

The Applicants have been working on different options for the last number of months. The site gains from the view and the proposed development is challenged with the site conditions. A single family or two family dwelling is a fairly costly option considering the construction costs to mitigate steep slopes. A multiple family option is more cost effective and it brings the additional benefits of a smaller foot print/densification as well as it proposes to develop the type of housing often noted as desired and demanded in Prince Rupert.

### **REFERRALS AND PUBLIC COMMENTS:**

The Ministry of Infrastructure and Transportation did not have any comments.

The Prince Rupert Fire Rescue did not have any comments.

As of the date of this report Engineering and Public Works have not responded.

Following the authorization to proceed to a Public Hearing staff initiated the public notification process including posting a notice in City Hall, advertising in the local newspapers and sending notifications to property owners within the prescribed one hundred meters. As of the date of this report no comments or inquiries were received.

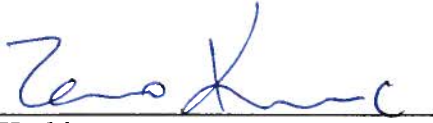
### **CONCLUSION:**

**All requirements for the Third Reading and final adoption have been satisfied.**

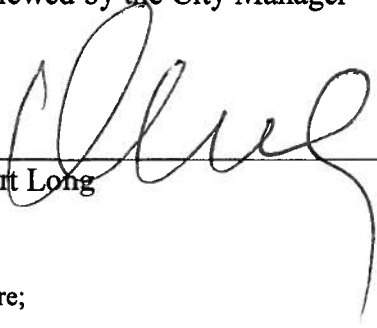
March 17, 2014

---

Reviewed by the City Manager



Zeno Krekic  
City Planner



---

Robert Long

Attachments:

- Approval from the Ministry of Transportation and Infrastructure;
- Zoning Amendment Bylaw No. 3344, 2014.

CITY OF PRINCE RUPERT

ZONING AMENDMENT BYLAW NO. 3344, 2014

BEING A BYLAW TO AMEND CITY OF PRINCE RUPERT ZONING BYLAW NO. 3286, 2009 FOR THE PRINCE RUPERT LIVING CONCEPTS INC. ON GRAHAM AVENUE

The Council of the City of Prince Rupert, in open meeting assembled, enacts as follows:  
That the City of Prince Rupert Zoning Bylaw No. 3286, 2009 be amended as follows:

1. That Lots 4 and 5, District Lot 1992, Range 5, Coast District Plan PRP 14231 be changed:  
From: R2 (Two Family Residential)  
To: RM2 (Multiple Family Residential)
2. That the Zoning Map, Schedule A to the City of Prince Rupert Zoning Bylaw No. 3286, 2009, shall be amended according to the Schedule A, attached and forming part of the Bylaw No. 3344, 2014.
3. This Bylaw may be cited as **"Zoning Amendment Bylaw No. 3344, 2014"**.

READ A FIRST TIME this 24<sup>th</sup> day of February, 2014.

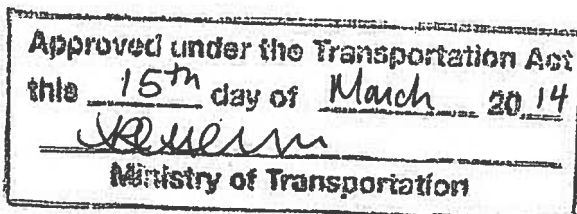
READ A SECOND TIME this 10<sup>th</sup> day of March, 2014.

MINISTRY OF HIGHWAYS APPROVAL received on this \_\_\_\_ day of \_\_\_\_\_ 2014.

PUBLIC HEARING held on \_\_\_\_ day of \_\_\_\_\_, 2014.

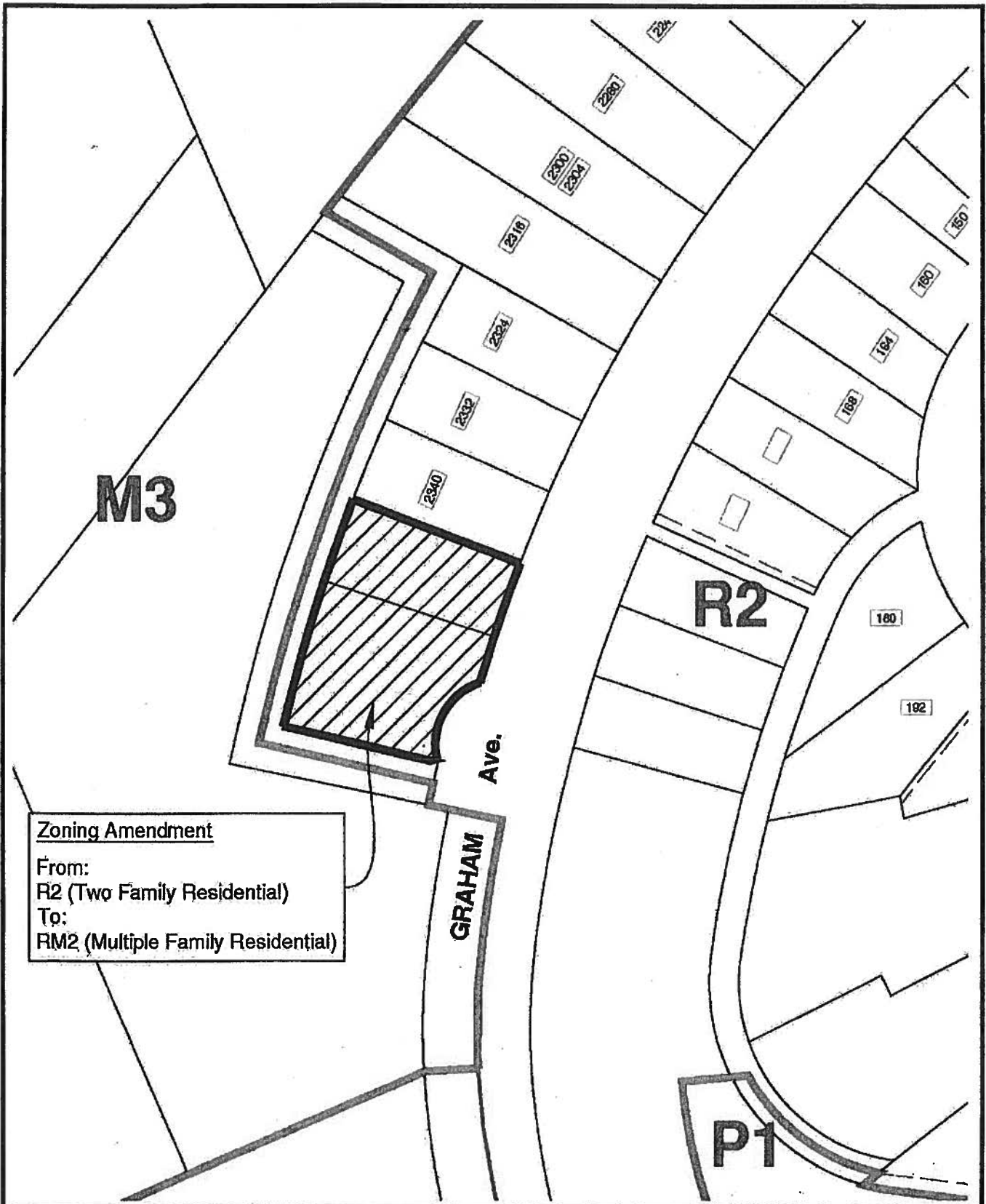
READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2014.

FINALLY CONSIDERED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2014.



\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Administrator



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

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

Schedule A  
 Zoning Amendment  
 Amendment Bylaw No. 3344, 2014

DESIGN	DRAWN	APPROVED	DATE (yymmdd)	SCALE	FILE #
	nr	ZK	2014.02.18	1:1,000	

CITY OF PRINCE RUPERT

**ZONING AMENDMENT BYLAW NO. 3344, 2014**

BEING A BYLAW TO AMEND CITY OF PRINCE RUPERT ZONING BYLAW NO. 3286, 2009 FOR THE PRINCE RUPERT LIVING CONCEPTS INC. ON GRAHAM AVENUE

---

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

That the City of Prince Rupert Zoning Bylaw No. 3286, 2009 be amended as follows:

1. That Lots 4 and 5, District Lot 1992, Range 5, Coast District Plan PRP 14231 be changed:  
From: R2 (Two Family Residential)  
To: RM2 (Multiple Family Residential)
2. That the Zoning Map, Schedule A to the City of Prince Rupert Zoning Bylaw No. 3286, 2009, shall be amended according to the Schedule A, attached and forming part of the Bylaw No. 3344, 2014.
3. This Bylaw may be cited as **“Zoning Amendment Bylaw No. 3344, 2014”**.

READ A FIRST TIME this 24<sup>th</sup> day of February, 2014.

READ A SECOND TIME this 10<sup>th</sup> day of March, 2014.

MINISTRY OF HIGHWAYS APPROVAL received on this 15<sup>th</sup> day of March, 2014.

PUBLIC HEARING held on \_\_\_ day of \_\_\_\_\_, 2014.

READ A THIRD TIME this \_\_\_ day of \_\_\_\_\_, 2014.

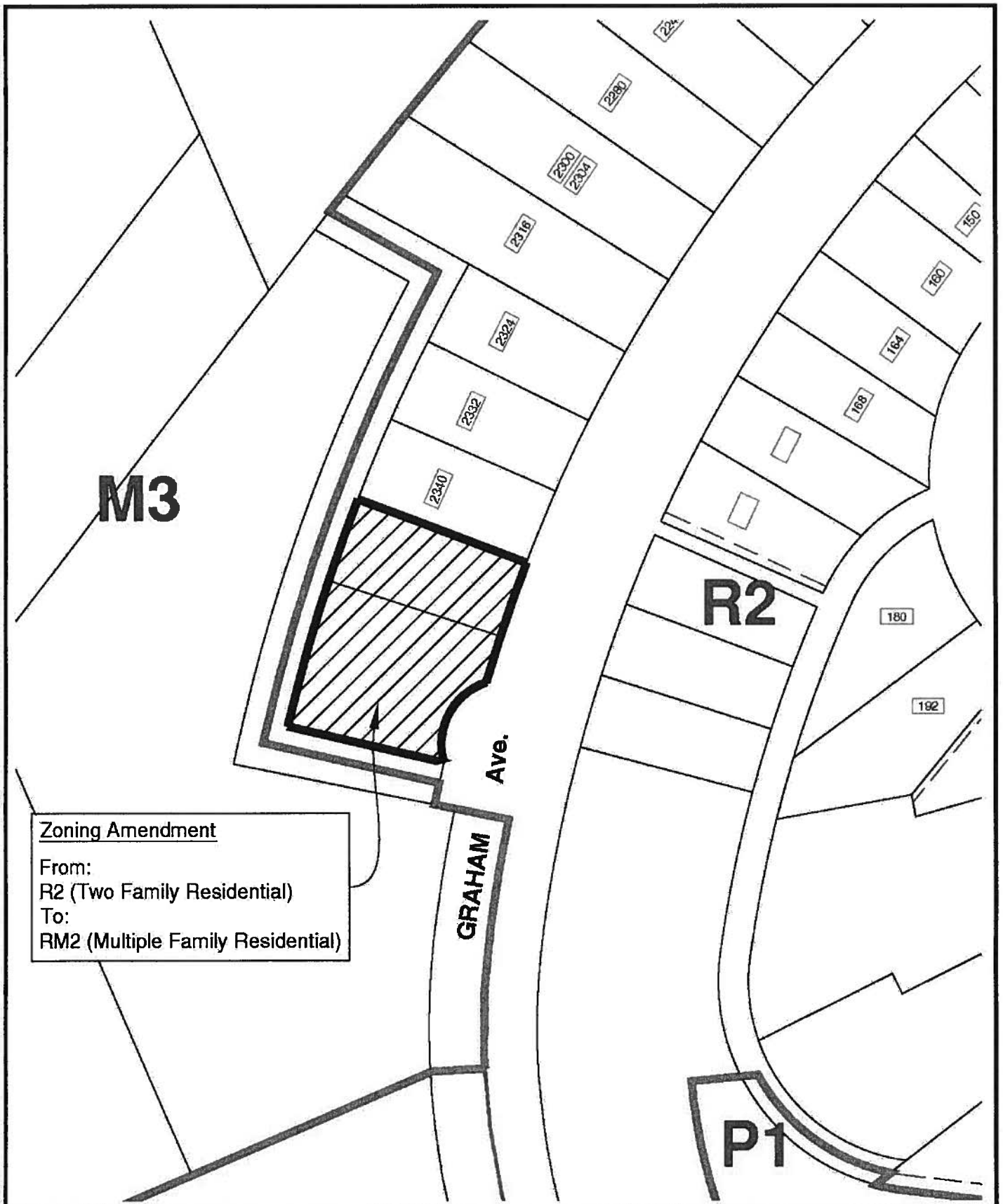
FINALLY CONSIDERED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2014.

---

Mayor

---

Corporate Administrator



**Zoning Amendment**  
 From:  
 R2 (Two Family Residential)  
 To:  
 RM2 (Multiple Family Residential)



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

Schedule A  
 Zoning Amendment  
 Amendment Bylaw No. 3344, 2014

DESIGN	DRAWN	APPROVED	DATE (yy.mm.dd)	SCALE	FILE #
	nr	ZK	2014.02.18	1:1,000	