

# CITY OF PRINCE RUPERT

## REPORT TO COUNCIL

**DATE:** June 15, 2015

**TO:** Robert Long, City Manager

**FROM:** Zeno Krekic, City Planner

**SUBJECT:** APPLICATION TO AMEND THE QUALITY OF LIFE OFFICIAL COMMUNITY PLAN AND THE ZONING BYLAW (PARK AVENUE, TERMINAL AREA)

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### **RECOMMENDATION:**

**THAT Council give Third Reading and Adopts the Quality of Life Official Community Plan Amending Bylaws No. 3365, 2015; and**

**THAT Council give Third Reading and Adopts the Prince Rupert Zoning Amendment Bylaw No. 3366, 2015.**

### **REASON FOR REPORT:**

The Applicant recently purchased the property located on Park Avenue between Prince Rupert RV Campground and the BC Ferry Terminal. As the 1<sup>st</sup> phase of development, the applicant proposes to build a single family project containing 30 single family lots. The full application, containing drawings of the proposed project and the covering letter, is included in **Attachment #1**.

### **BACKGROUND:**

The subject property has remained vacant since Prince Rupert's inception. The portion of the property proposed for development is described and depicted in the application.

The Quality of Life Official Community Plan designates the area as "Business Industrial". The intent of retaining industrial designation from the previous OCP document is best explained in the current QLOCP "Quality of Life Indicators". In the policies section, it is recognized that changes to the industrial land base will be necessary to accommodate land uses based on the new methods of transportation and the recently evolving LNG industry. In other words, the existing industrial lands along the central waterfront (and which are in municipal jurisdiction) are likely to be experiencing pressures to changes and/or amendments.

This anticipation and uncertainty is expressed in the Zoning Bylaw which identifies the area as PI (Public Facilities Zone), essentially indicating that any proposal for development merits thorough examination.

The proposed Quality of Life Official Community Plan Amendment Bylaw No. 3365, 2015 and Zoning Amendment Bylaw 3366, 2015 are included in **Attachment #2**. As part of the overall project, the applicant is also proposing to acquire and develop a road (the “City Lands”) connecting Graham Avenue to Park Avenue.

**ANALYSIS:**

Prior to the Second Reading the applicant held a Public Information meeting and received clearance from DFO and was included in the Report to Council presented on June 8<sup>th</sup>, 2015 at the Regular Meeting of Council. Since June 8<sup>th</sup>, 2015 City Staff reports that:

1. Issues concerning the proposed intersection (Graham Avenue extension and Park Avenue) have been resolved. The applicant will re-configure the intersection to meet the City Engineering requirements.
2. Subject to the completion of the statutory prerequisites for closing and disposing of the City Lands, there is adequate certainty regarding the sale of the City Land in order to proceed with this QLOCP Amendment and Zoning Amendment.
3. As for the densification question raised at the last meeting the proponent is prepared to develop a multifamily project on City Lands, should the lands be acquired, to the density of RM3 Multiple Family Zone.

As at the time of preparing this report we did not receive the proposed signed off bylaws from the Ministry of Highways and Transportation.

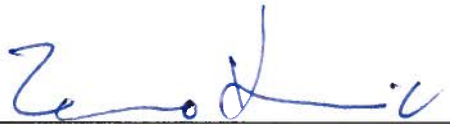
Since public notification was advertised in the local newspapers and mailed out, and as at the date of this report, there were no correspondence or inquires at the City Hall Administration counter.

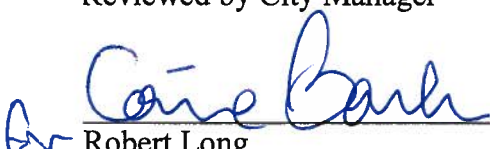
**COST AND BUDGET:**

The applicant fees will cover the cost of Public Hearing Notification.

**CONCLUSION:**

The applicant has fulfilled all requirements.

  
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Zeno Krekic  
City Planner

Reviewed by City Manager  
  
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For Robert Long

Attachments:

1. Application; and
2. Amending Bylaws No. 3365, 2015 and 3366, 2015.