

CITY OF PRINCE RUPERT  
REPORT TO COUNCIL

**DATE:** March 3<sup>rd</sup>, 2016

**TO:** Robert Long, City Manager

**FROM:** Zeno Krekic, City Planner

**SUBJECT: TO LIFT THE TABLED MOTION RELATING TO THE APPLICATION TO AMEND THE CURRENT ZONING BYLAW FOR THE PROPERTY LOCATED AT 1500 OTTAWA AVENUE FROM PUBLIC FACILITIES ZONE (P1) TO MULTIPLE FAMILY RESIDENTIAL ZONE (RM3) (KANATA SCHOOL)**

---

**RECOMMENDATION:**

**THAT Council instructs City Staff if they wish to lift the December 7, 2015 Motion from the TABLE and proceed to Second Reading and schedule a Public Hearing for the proposed Zoning Amendment Bylaws No. 3378, 2015.**

**REASON FOR REPORT:**

The applicant intends to purchase the property from School District No. 52 subject to the proposed amendment to the City Zoning Bylaw being approved. At the December 7, 2015 Regular Council Meeting the 2<sup>nd</sup> Reading and Public Hearing was tabled in order for the Applicant to meet with Council to address:

- Questions in regard to Density;
- The possibility of development of the project in phases;
- How to manage these project phases;
- How to manage lower/higher density rather than being RM3; and
- Is the Developer prepared to deal with the buffer issue.

**BACKGROUND AND ANALYSIS:**

Council met with the Applicant on December 14, 2015 and City Staff followed up with a letter on January 20, 2016, which is included as **Attachment #1**.

City Staff met with the Applicant subsequently at which time we were advised that Council's request does not work with the proposed development business plan. City Staff offered the option to the Applicant to submit an alternate, which was received on January 29, 2016 and included as **Attachment #2**. City Staff advised the Applicant that the information will be presented to the Council for review and decision.

**COSTS AND BUDGET IMPACT:**

The application fee will cover the costs.

**CONCLUSION:**

**The Applicant provided a proposal which surpasses the density Council asked; however, City Staff is of the opinion that the offer should be evaluated, and the following options remain:**

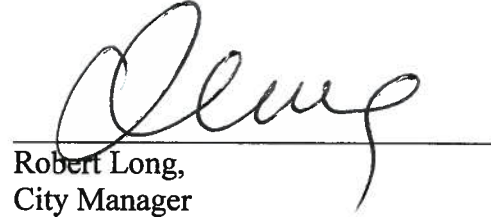
- **Reject the application; or**
- **Lift the Resolution off the table and proceed to Second Reading and Public Hearing.**

**Report Prepared By:**



Zeno Krekic,  
City Planner

**Report Reviewed By:**



Robert Long,  
City Manager

**Attachment(s):**

- Attachment #1: January 20, 2016 letter to applicant; and
- Attachment #2: January 29, 2016 response from applicant.

# ATTACHMENT #1



INCORPORATED MARCH 16, 1910  
January 20, 2016

# CITY OF PRINCE RUPERT

424 - 3rd Avenue West, Prince Rupert, B.C. V8J 1L7

[www.princerupert.ca](http://www.princerupert.ca)

Bryton Group Properties Ltd.  
2665 Ridgeview Drive  
Prince George B.C. V2K 4C8

**Attention: Stuart Ramsay, President**

Dear Mr. Ramsay:

**Re: Kanata School Zoning Amendment Application**

Referencing the December 7, 2015 Regular Council meeting and your private meeting with Council on December 14, 2015, there are two outstanding items before we can proceed further:

1. Density
2. Access

In respect to density, as noted in my report, the desire is for lower and mixed density zoning. In other words, considering the existing neighborhood and the single family development potential to the north of the School District 52 property, this area is more suited to a mixture R1/R2 (single and two family residential zones) and RM1 (Multifamily Residential Zone). We remain in agreement that a residential zone(s) are the most suited replacement for the present Institutional zoning. We are flexible as to how this mix is accomplished as long as it is in the range of one half of each.

In respect to "access", and after many conversations, a private road through the site simply does not work with the City transportation needs. A private road (strata subdivision) may suit your project needs but it does not allow for the access we envision and the traffic control we require, especially when the land to the north is developed. It does not provide adequate expansion of the City's road network for connectivity. Perhaps by reducing the density, your design team can work out the design where the main through road is public.

If you would like to proceed by amending your application to suit the concepts noted regarding the density point, you can contact me; and for the access matter, it is best to communicate with Richard Pucci directly. If you are not prepared to consider what is proposed in this communication, staff will have no choice but to recommend denying your application.

Please advise.

Yours truly,

Zeno Krekic, MCIP, RPP  
City Planner

cc: Mayor and Council  
Bob Long, City Manager  
Richard Pucci, Director of Operations  
SD 52 – Cam McIntyre

DEVELOPMENT SERVICES DEPARTMENT

Email: [zeno.krekic@princerupert.ca](mailto:zeno.krekic@princerupert.ca)

Phone: 250.627.0996

Fax: 250.627.0979

# ATTACHMENT #2



P PROPERTIES LTD

**RECEIVED**

JAN 29 2016

**Aron Alexander**

tel: (250) 564-7272  
fax: (250) 564-6633  
cell: (250) 552-9894  
aron@brytongroup.ca

CITY OF PRINCE RUPERT

2082 S. Quinn St  
Prince George, BC  
V2N 1X5

January 28, 2016

Zeno Krekic  
cc/Bob Long  
The City of Prince Rupert  
424-3rd Ave West  
Pr Rupert BC , V8J 1L7

**Re: Kanata School Zoning Amendment Application**

**Dear Zeno:**

In regards to the meeting on January 26, 2016. I would like to thank you for the time spent by both yourself and Mr. Long in formulating a future plan for the Kanata school project . I appreciate your candidness and advice in regards to the wishes and vision that the city council has relayed to your office. I would like to further that comment by saying that I feel as though this project has taken on a more positive feel for both the Bryton Group and the community of Prince Rupert.

Regarding the suggestion to change the density, I would like to amend our application to a new mix of both RM1 and RM3 density as discussed in our last meeting. I agree that this change will bring both some diversity and improved aesthetics to development.

Regarding the access the Bryton Group agrees that the best solution for the future access to lands beyond and connectivity is to amend that application to build the road as a public road to city of Prince Rupert standards. We agree to build this road to the furthest South West point of the property.

The Bryton Group is pleased to see forward motion in regards to our application and will be providing to rest of the necessary amended maps and changes to our application in the coming days.

Sincerely yours,

Aron Alexander

Bryton Group Properties Ltd.