

# CITY OF PRINCE RUPERT

## ZONING AMENDMENT BYLAW NO. 3420, 2017

BEING A BYLAW TO AMEND THE CITY OF PRINCE RUPERT ZONING BYLAW NO. 3286, 2009 TO ACCOMMODATE SUPPORTIVE HOUSING AND TO ALLOW SPECIAL CARE RESIDENTIAL ZONE AT 333 11<sup>th</sup> AVENUE EAST

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

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

1. By adding a New Zone:

5.9.0 Special Care Residential Zone (RS)

The intent of this zone is to accommodate supportive housing.

5.9.1 Permitted Uses

- Single Family Dwelling
- Supportive Housing
- Accessory buildings and structures

5.9.2 Floor Area Ratio

- The maximum floor area ratio is 1.0

5.9.3 Maximum Building Height

- Principal building 9.0 metres
- Accessory building 3.6 metres

5.9.4 Building Setbacks

- 3.6 metres from the front property line
- 3.0 metres from the rear property line
- 1.2 metres from the side property line
- An accessory building may be situated within a required rear yard subject to the Specials Provisions

5.9.5 Maximum Lot Coverage of all Buildings and Structures

- Not more than 50% of the site

### 5.9.6 Special Provisions

- The minimum floor area for a single family dwelling shall be 230m<sup>2</sup>
- The maximum floor area for an accessory building shall be 70 m<sup>2</sup>
- No part of an accessory building shall be closer to the rear property line than 0.3 metres where the building site abuts a public lane; and 1.2 metres where the rear property line abuts another parcel.

#### 2. By amending Definitions Section 1 to include:

SUPPORTIVE housing means the use of a principal dwelling for providing a supportive and structured environment to residents, which is registered under the *Community Care and Assisted Living Act* or governed by a Housing Agreement, and may include counselling, educational services, homemaking and transportation. The character of use is that the residents are living together as a single housekeeping group and use of a common kitchen. Typical uses include but are not limited to sober living homes, transition homes for vulnerable persons.

#### 3. By amending General Provisions Section 3 to include

##### 3.15.0 Supportive Housing

Supportive Housing, where permitted, shall comply with the following:

- Be subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the Local Government Act.
- Not be operated where there is a secondary suit, residential care use, boarding use, or home occupation on the lot.
- Have no indication that the building is used for a purpose other than a residential use.

#### 4. By amending Parking Requirements to include Special Residential Care at one (1) parking space for every three (3) beds.

#### 5. That the Zoning Map, Schedule A to the City of Prince Rupert Zoning Bylaw 3286, 2009 shall be amended according to Schedule “A” attached and forming part of Zoning Amendment Bylaw No. 3420, 2017.

This Bylaw may be cited as **“Zoning Amendment Bylaw No. 3420, 2017”**

Read a First time this 4<sup>th</sup> day of December, 2017.

Read a Second time this 26<sup>th</sup> day of February, 2018.

Ministry of Highways' Approval received on this 12<sup>th</sup> day of March, 2018.

Public Hearing held on the 26<sup>th</sup> day of March, 2018.

Read a Third time this 26<sup>th</sup> day of March, 2018.

Final Consideration and Adopted this 26<sup>th</sup> day of March, 2018.

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Mayor

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Corporate Administrator

