



# City of Prince Rupert

## MINUTES

For the **PUBLIC HEARING** held on June 22nd, 2015 at 7:00 p.m. in the Council Chambers of City Hall, 424- 3ro Avenue West, Prince Rupert, B.C.

**PRESENT:** Mayor L. Brain  
Councillor B. Mirau  
Councillor B. Cunningham  
Councillor W. Niesh  
Councillor G. Randhawa  
Councillor N. Kinney  
Councillor J. Thorkelson

**ABSENT:** R. Long, City Manager

**STAFF:** C. Bomben, Chief Financial Officer  
R. Mandryk, Corporate Administrator  
Z. Krekic, City Planner

### 1. CALL TO ORDER

The Chair called the Public Hearing of June 22nd, 2015 to order at 7:00p.m. Mayor read the Statement of Chair on the Procedures for the Public Hearing.

### 2. ZONING AMENDMENT BYLAW NO. 3372, 2015 TO ALLOW OFFICE SPACE IN ALL MULTIPLE FAMILY RESIDENTIAL ZONES SPECIFICALLY FOR NON-MARKET AND NON-PROFIT FACILITIES (1402 PARK AVENUE).

**Reports and Correspondence regarding the proposed Zoning Amendment Bylaw No. 3372, 2015 to Allow Office Space in all Multiple Family Residential Zones Specifically for Non-Market and Non-Profit Facilities.**

a) City Planner's Report of June 16, 2015.

The City Planner presented to Council.

b) There has been no correspondence as of June 16, 2015.

c) Public asked to provide comments.

The Mayor called 3 times for anyone to speak from the public regarding the zoning amendment of this specific topic.

**3. QUALITY OF LIFE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO.3365, 2015; AND, ZONING AMENDMENT BYLAW NO.3366, 2015 (PARK AVENUE, TERMINAL AREA).**

**a) City Planner's Report of June 15th, 2015.**

The City Planner presented to Council with regards to the two bylaws.

**b) Application for Official Community Plan and Zoning Amendment.**

David McWalters, agent for the Bryton Group; Stuart Ramsey, President of the Bryton Group; and, Aaron Alexander, Bryton Group collectively made a public presentation regarding their application for a proposed development.

Mr. Ramsey presented a brief history of recent events leading to today's request.

Four issues:

- The traffic impact study was performed and approved by MOTI. Previously the City of Prince Rupert had concerns with the connecting road way between Graham Avenue and Hwy 16 which required additional information to be submitted to MOTI.
- Mr. McWalters demonstrated what the proposed idea of development of a roundabout where Hwy 16 and Graham Avenue meet. Mr. McWalters suggested that general feedback from the Community meeting had been positive.
- The Graham Avenue road extension can be done with a 7 or 8 percent grade. The intersection is feasible. Some acquisition of lands from the City of Prince Rupert and BC Ferries may be required.
- Mr. McWalters spoke of the fact that the condo project on Graham Avenue will proceed regardless of the development of LNG. The minimum lot size to be constructed in the City of Prince Rupert is 44 feet frontage. Most of these lots will be 50 feet wide.

In summary, Prince Rupert needs housing of all types and this is the first type of housing development in six or seven years. This is the start of addressing the housing issues prior to LNG going forward.

**c) Quality of Life Official Community Plan Amendment Bylaw No.3365, 2015.**

This Bylaw was presented.

**d) Zoning Amendment Bylaw No.3366, 2015.**

This Bylaw was presented.

**e) There has been no correspondence as of June 15, 2015.**

There was no additional correspondence received.

**f) Public asked to provide comments.**

Mayor Brain opened up the floor for questions.

Councillor Thorkelson thanked the developer for bringing her concerns for densification forward into this development. She asked when this development is planning to move forward, and if the project was contingent on LNG projects proceeding?

The developer stated he will proceed immediately with the condo development as the closing of the land sale occurs on June 30th. The 37 Lots being proposed are based on LNG development. The Kanata development will be higher density.

The road through Graham Avenue is 99 percent certain to proceed.

The Mayor asked again for members of the public to come forward.

Mr. Larry Golden of 1601 – 2nd Avenue West discussed that this identification of 37 Lots was not in the public package at the Public Hearing and requested clarity as to what is being proposed.

Mr. McWalters addressed the question with the following:

The drawing attached tonight does not impact the density. The additional lands the presenter is speaking of is not included in this presentation.

Ms. Judy Warren of 2121 Graham Avenue raised 3 concerns regarding rezoning of the condo proposal property on Graham Avenue being rezoned to R1. She understood that this was rezoned for a handicapped development. She requested a guarantee in writing that no large dump trucks will be going through the neighbourhood. She also requested crosswalks, speed bumps etc. be put in place prior to any development going in. She has huge concerns with traffic problems.

The Mayor asked for the next speaker.

Mr. Bruce Hansen of 584-8th Avenue East asked that although they are already in favour of residential development, he has issues surrounding this development. He believes there are additional issues surrounding the roundabout and the trains traversing in this general area. The poor traffic conditions now, could become worse later. The resident requested that plans be put in place by Council that restricts any industrial development in that area.

The Mayor again asked for additional speakers.

Mr. Ken Veldman, Director of Public Affairs, Prince Rupert Port Authority (PRPA) carne forward. Mr. Veldman presented on behalf of the PRPA's industrial use intent of lands within the area owned by the PRPA.

With the expansion of the Fairview Terminal to the North, and a second birth in closer proximity to this development there will be increased rail use.

PRPA purchased the JS McMillian 8 hectares of land on the comer of Hwy 16. The current use is business industrial and zoned M3. Currently an active container examination facility is moving here from Ridley Island, which would displace the trucks from needing to travel through the downtown core.

Port Administrative/expanded security, warehouse and maintenance facilities may be housed here with the actual use not being as extensively allowed under the current zoning.

The PRPA's intent is for all issues of nuisance to be noted as such by the City as this will be close to the proposed residential development area.

The Mayor called a first, second and a third time for a speaker to the issue.

#### 4. ADJOURN PUBLIC HEARING

MOVED by Councillor Niesh and seconded by Councillor Randhawa that the meeting be adjourned at 7:42p.m.

CARRIED

Confirmed:

These meeting Minutes were adopted by Council. To view signed original, visit City Hall Administration or contact via phone 250-627-0934 or email Cityhall@princerupert.ca

\_\_\_\_\_  
MAYOR

Certified Correct:

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CORPORATE ADMINISTRATOR