

Prince Rupert DC2

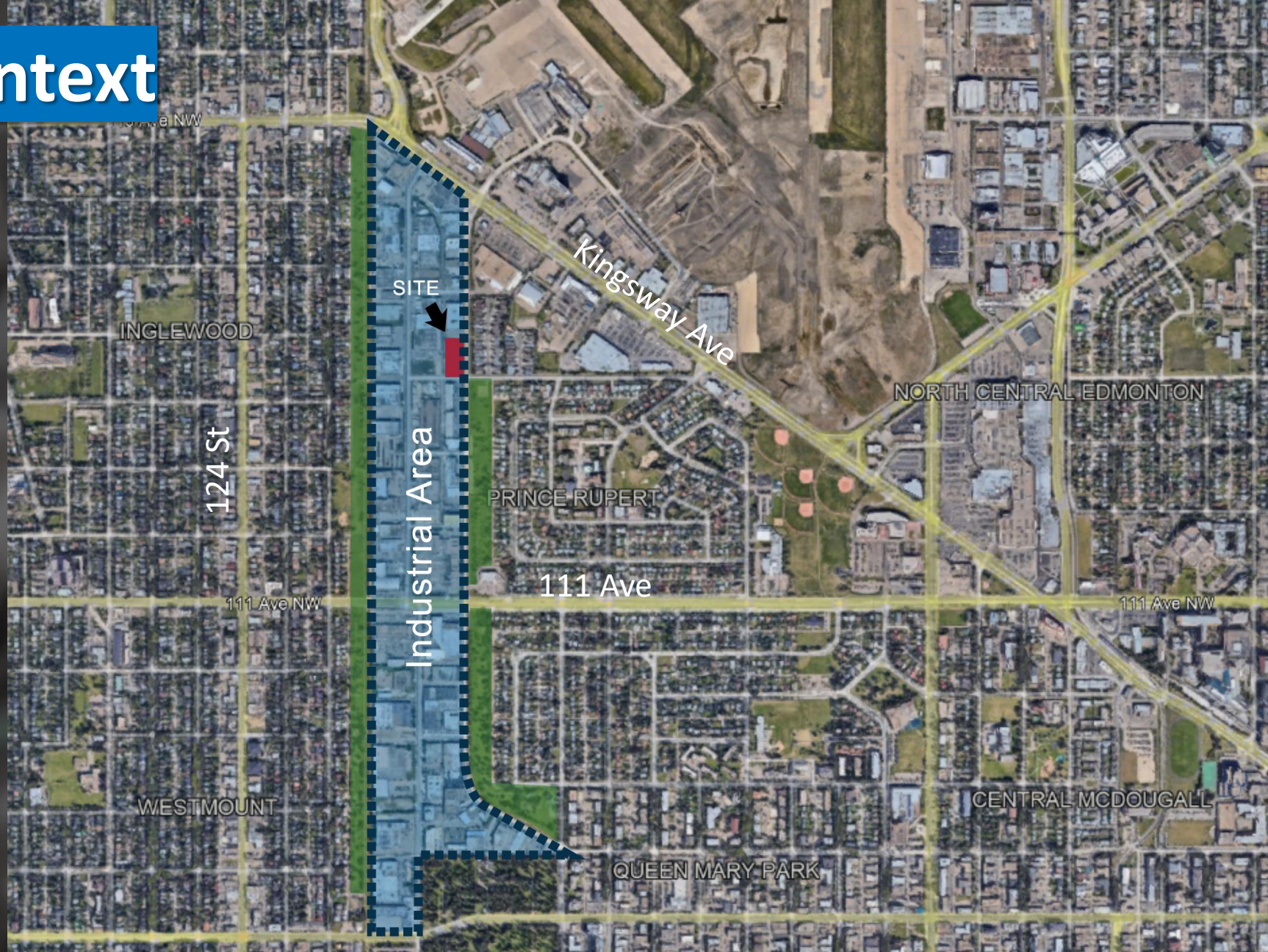
11406 -119 Street NW



IM to DC2 Rezoning

Charter Bylaw #20074 Public Hearing: May 10, 2022

Context



Previous Application: IM to IB

March 16, 2021: Public Hearing

- Rezoning supported by Administration
- Applicant stated their intent to use the existing building for a crematorium (discretionary under IB).
- 21 members of the public spoke in opposition, with the prime concern being the crematorium use.

Previous Application: IM to IB

March 16, 2021: Public Hearing

- Various local residents also stated **support** for businesses in the area and **IB zoning**, but not potential crematorium use.
- No other issues with IB zoning were brought forward at public hearing.
- **Result:** Rejected by Council due to intended cremation use.

Today's Application - Proposed DC2



119 Street

Today's Application - Proposed DC2

- A new application. Owner's intent is to lease space to low-impact business tenants
- Based upon IB -Industrial Business Zone
- Additional measures for better contextual sensitivity
 - **Prohibits cremation**
 - Removes other uses to improve sensitivity to neighbours
 - Includes regulations to reduce impacts

Proposed DC2 – Additional Removed Uses

- Automotive and Equipment Repair Shops
- Automotive and Minor Recreation Vehicle Sales/Rentals
- Bars and Neighbourhood Pubs
- Convenience Vehicle Rentals
- Drive-in Food Services
- Fleet Services
- Gas Bars
- Major Service Stations
- Nightclubs
- Outdoor Participant Recreation Services
- Rapid Drive-through Vehicle Services
- Recycled Materials Drop-off Centres
- Recycling Depots
- Truck and Mobile Home Sales/Rentals
- Vehicle and Equipment Sales/Rentals



Zoning – Immediate Area







Today's Application - Proposed DC2

Result:

- New leasing opportunities similar to nearby properties.
- Transitions the site from medium industrial land use towards lighter commercial/business land use.
- Significantly more compatible with adjacent residential than existing IM zoning, IB, CB1, CB2 and other nearby zones.

Public Engagement

- November 2, 2021 – Pre-Application Notification sent to 80 affected landowners
- Communications received from 28 residents.

November 1, 2021

RE: Proposed Rezoning – IM (Medium Industrial Zone) to DC2 (Site Specific Development Control Provision) 11406 – 119 Street NW legally described as Plan 1184TR, Block 194, Lot C.

Dear Neighbour,

We would like to inform you that we, on behalf of our client Commemorate Group, will be applying to rezone their property located at 11406 – 119 Street NW (see Figure 1), from IM (Medium Industrial Zone) to DC2 (Site Specific Development Control Provision). With this application, the owner's intent is to activate the existing building with new leasing opportunities for lower impact industrial businesses which are similar to those in the nearby IB (Industrial Business) zoned properties.

• Project History & What We Heard •

This applicant had previously submitted a rezoning application (IM to IB zoning) for the site which was brought to City Council in the spring of 2021. At the Public Hearing, a number of individuals from the community expressed concern over the discretionary use of a Crematorium within the proposed zone for various reasons. We heard from many Prince Rupert residents that they were not opposed to IB (Industrial Business) zoning itself and in fact enjoy using many of the IB zoned businesses in the area. The issue of concern expressed by these residents was specifically focused on the potential impacts of a crematorium.

• Why DC2? Addressing Community Concerns •

In response to the feedback from the Public Hearing, the applicant no longer intends to rezone the site to allow for a Crematorium Use. Instead, this new rezoning application proposes to create a DC2 (Site Specific Development Control Provision) for the property. This custom-made zone is modelled on the IB Zone and includes the same uses and equivalent regulations, with no additional uses added. "Funeral, Cremation and Internment Services" will be a Use, but with an added regulation that specifically prohibits crematoriums on the site. This approach will allow for a variety of potential business uses including other opportunities in the funeral industry, while addressing the community's specific concern regarding crematoriums.

• Your Feedback Is Appreciated •

As per the requirements of Zoning Bylaw 12800 and as you are a nearby landowner who may be affected by this proposal, we ask that you review the information in this letter and should you have questions, comments, or require additional information, please contact us directly by November 22, 2021. We will document any opinions or concerns expressed, which will then be submitted as part of the application to the City. Thank you for taking the time to review this information.

(continued on next page)

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An aerial photograph of an industrial area with various buildings and parking lots. A blue location pin is placed on a road intersection in the center of the image. A semi-transparent dark blue rectangle is overlaid on the left side of the image, containing the title and list.

Summary

- Aligns with The City Plan which envisions the transition of this industrial area to more commercial/business-industrial land uses.
- Addresses community concerns raised at previous public hearing.



Thank you.