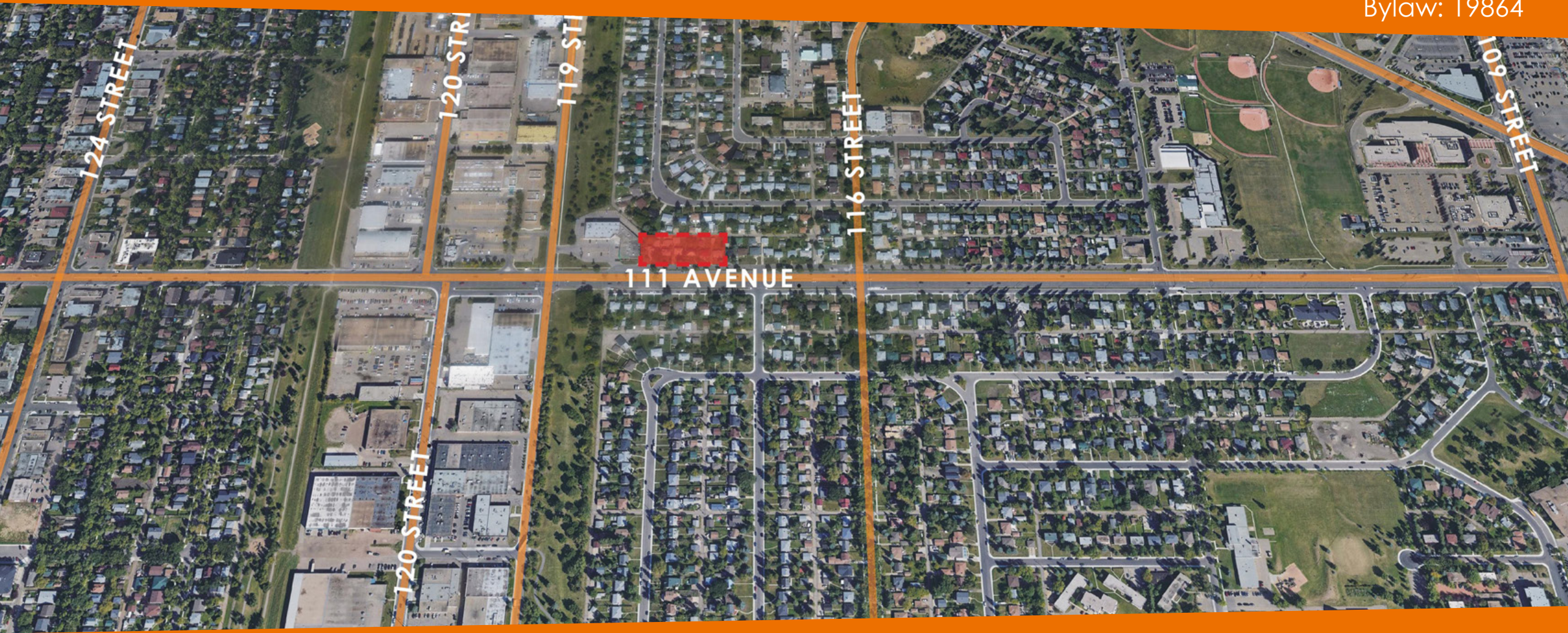
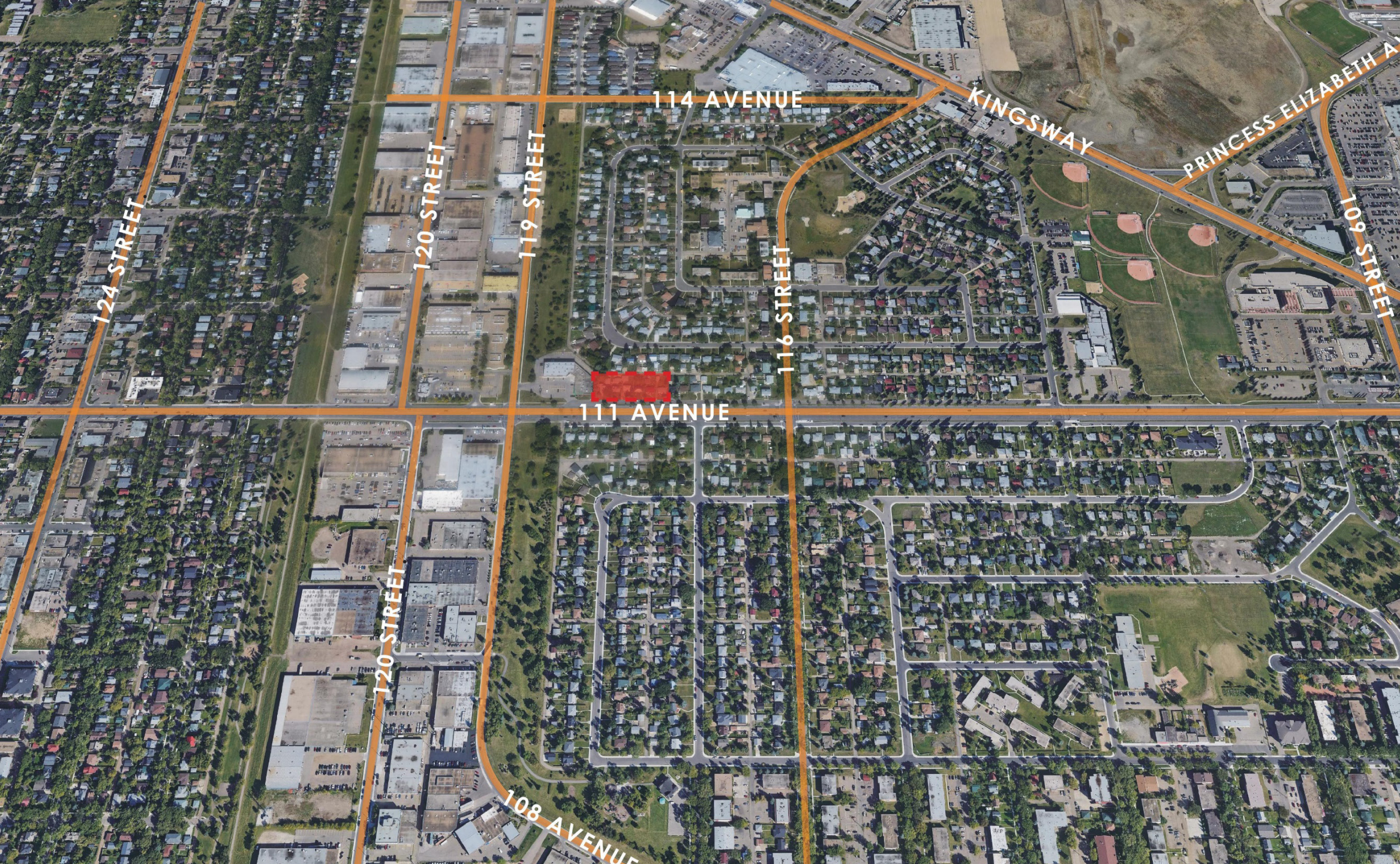


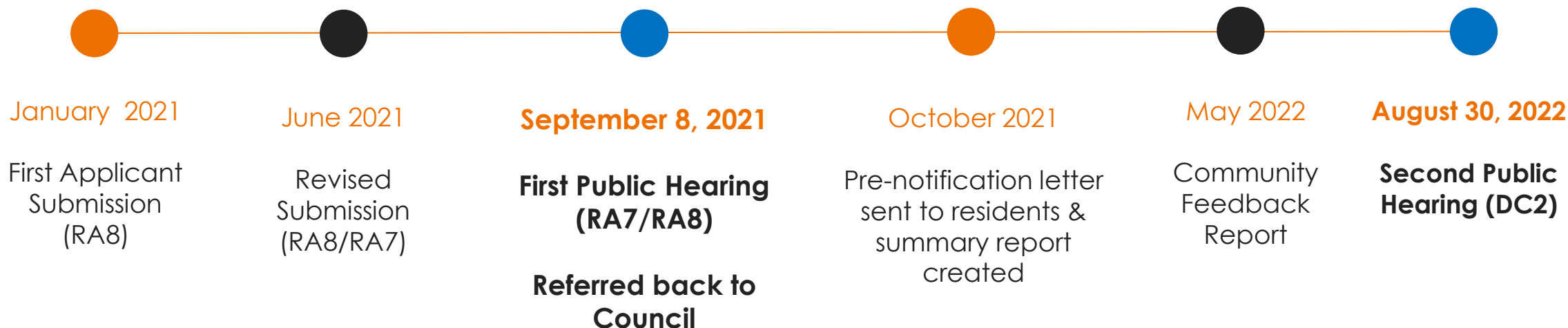
PRINCE RUPERT DC2 REZONING

11638 – 11658 111 Avenue NW
Public Hearing: August 30, 2022
Bylaw: 19864





SITE LOCATION



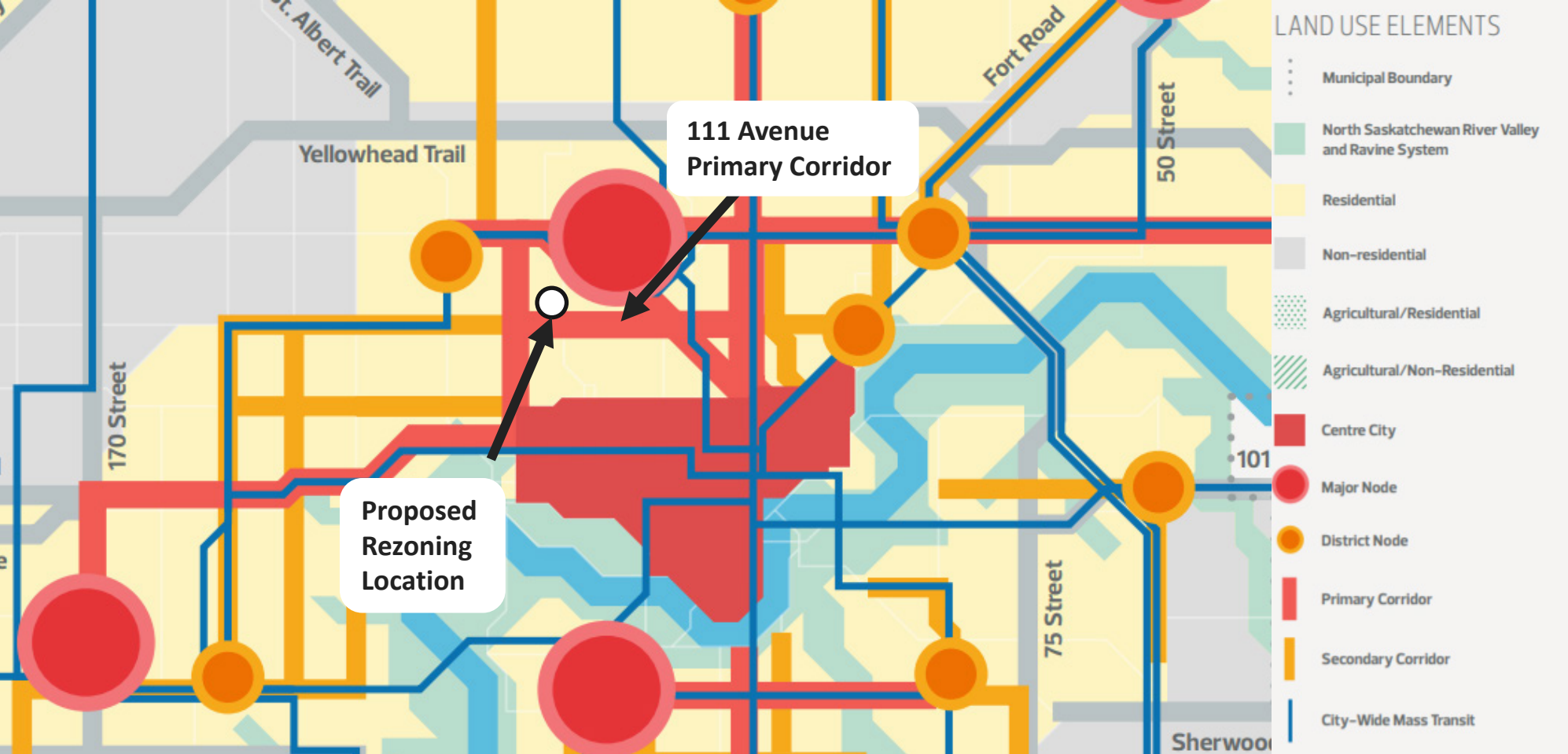
First Public Hearing - September 8, 2021, Council Motion:

"That Charter Bylaw 19864, be referred to Administration, to work with the applicant on a Direct Control Provision modeled off the RA8 and RA7 zones that addresses site access off of the service road off of 111 Avenue and return to a future City Council Public Hearing."

Purpose and Intent of this Land Use Bylaw Amendment:

To create a DC2 zone for the site that allows for the construction of a low to mid rise apartment building with commercial space at-grade and provide site access from the service road of 111 Avenue.

CITY PLAN



- Located on a Primary Corridor (111 Avenue), which calls for medium and high-density development.
- Conforms with City Plan's goal of 50% of new units added through infill city-wide.
- Provides compact, mixed-use development.
- Near other primary corridors (107 Ave and 124 Street) that already permit adjacent RA7 and RA8 zoning.

2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities.

600,000 additional residents will be welcomed into the redeveloping area

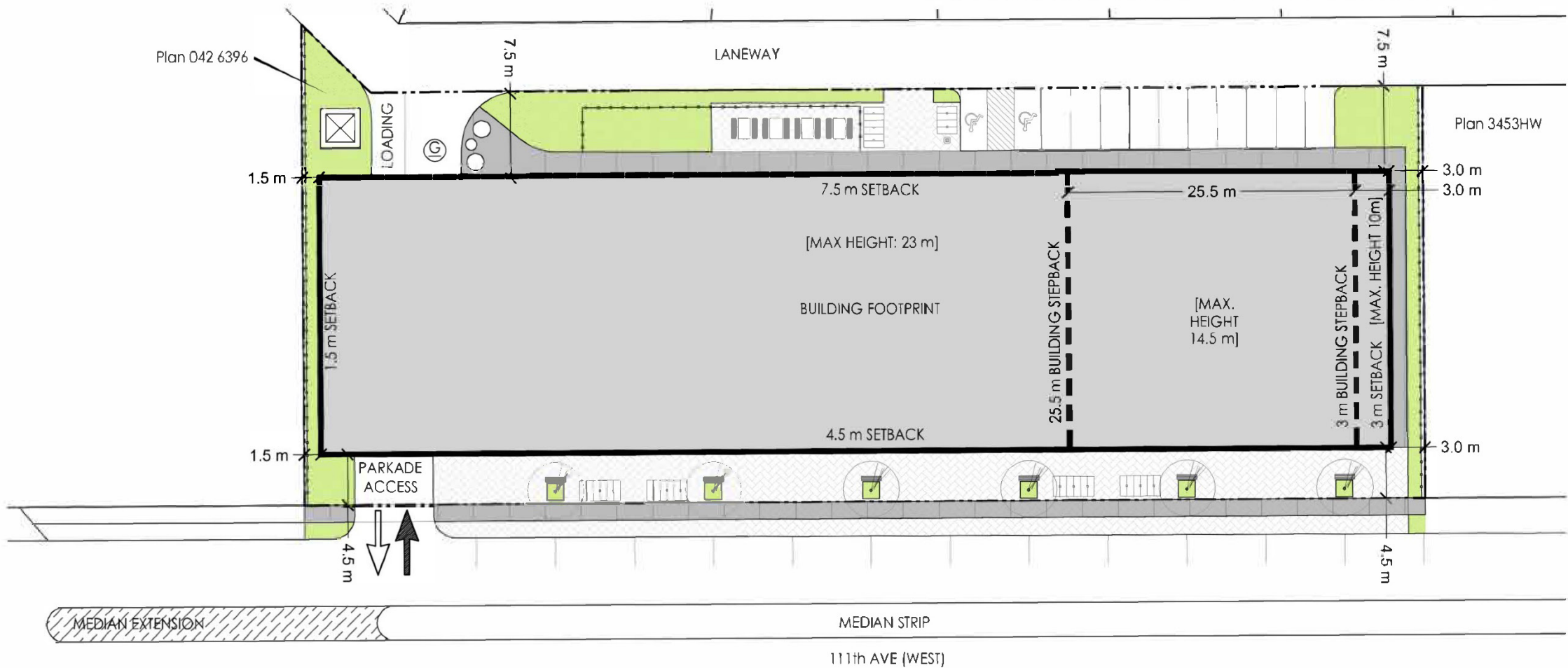
50% of net new units added through infill city-wide

SITE CONTEXT



- Subject Site
- Commercial
- Frequent Bus Route
- Apartment Area
- Semi-detached Housing

DC2 SITE CONCEPT



PROPOSED USE: Low and medium rise multi-unit housing up to a maximum of 160 units, and commercial uses up to a maximum of 1,000 m².

SITE ACCESS: Primary site access has been moved from the rear via the lane to the front via the service road.

HEIGHT AND STEPBACKS: Massing located nearest to the commercial uses to the west with building heights stepping down toward RF1 to the east to minimize impact.

**Thank You
Questions?**