

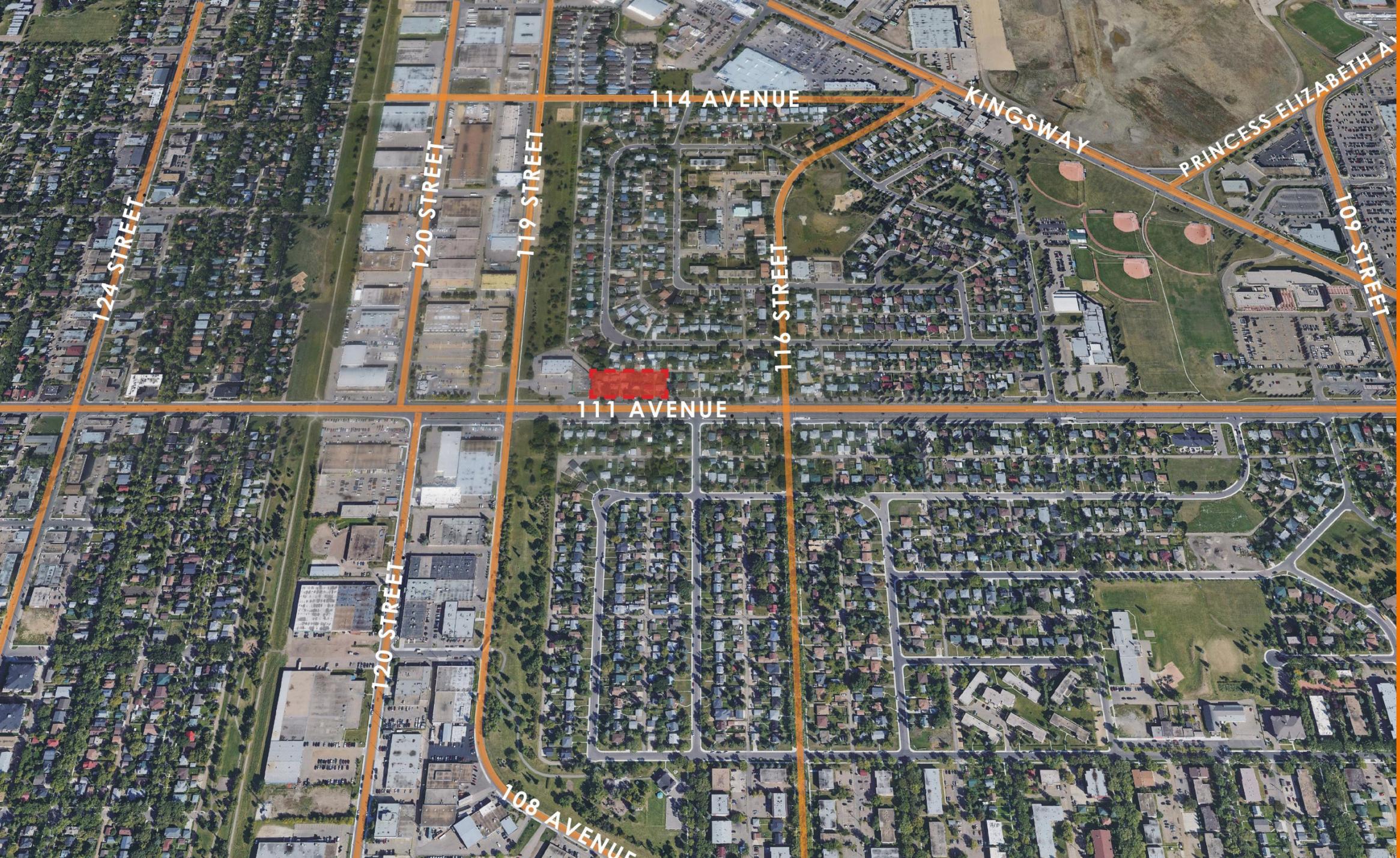
# PRINCE RUPERT DC2 REZONING

11638 – 11658 111 Avenue NW

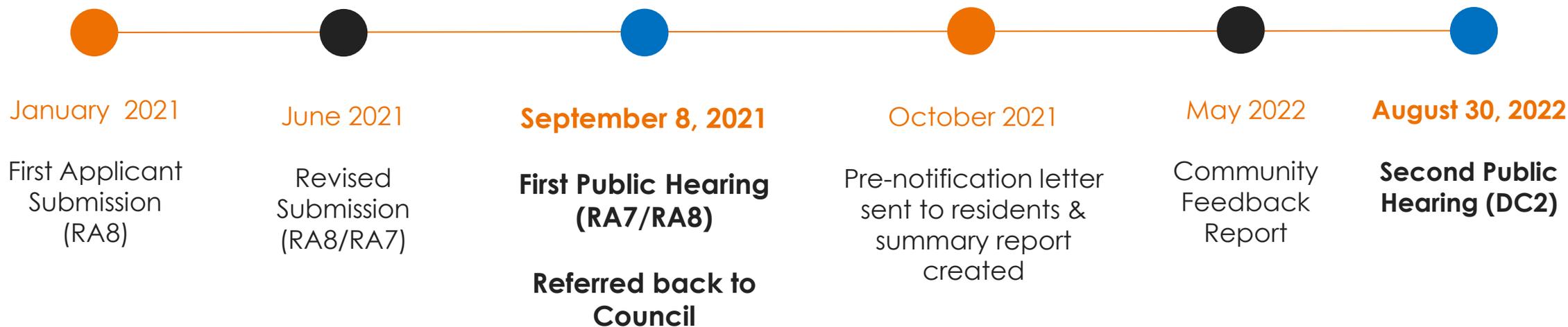
Public Hearing: August 30, 2022

Bylaw: 19864





# SITE LOCATION

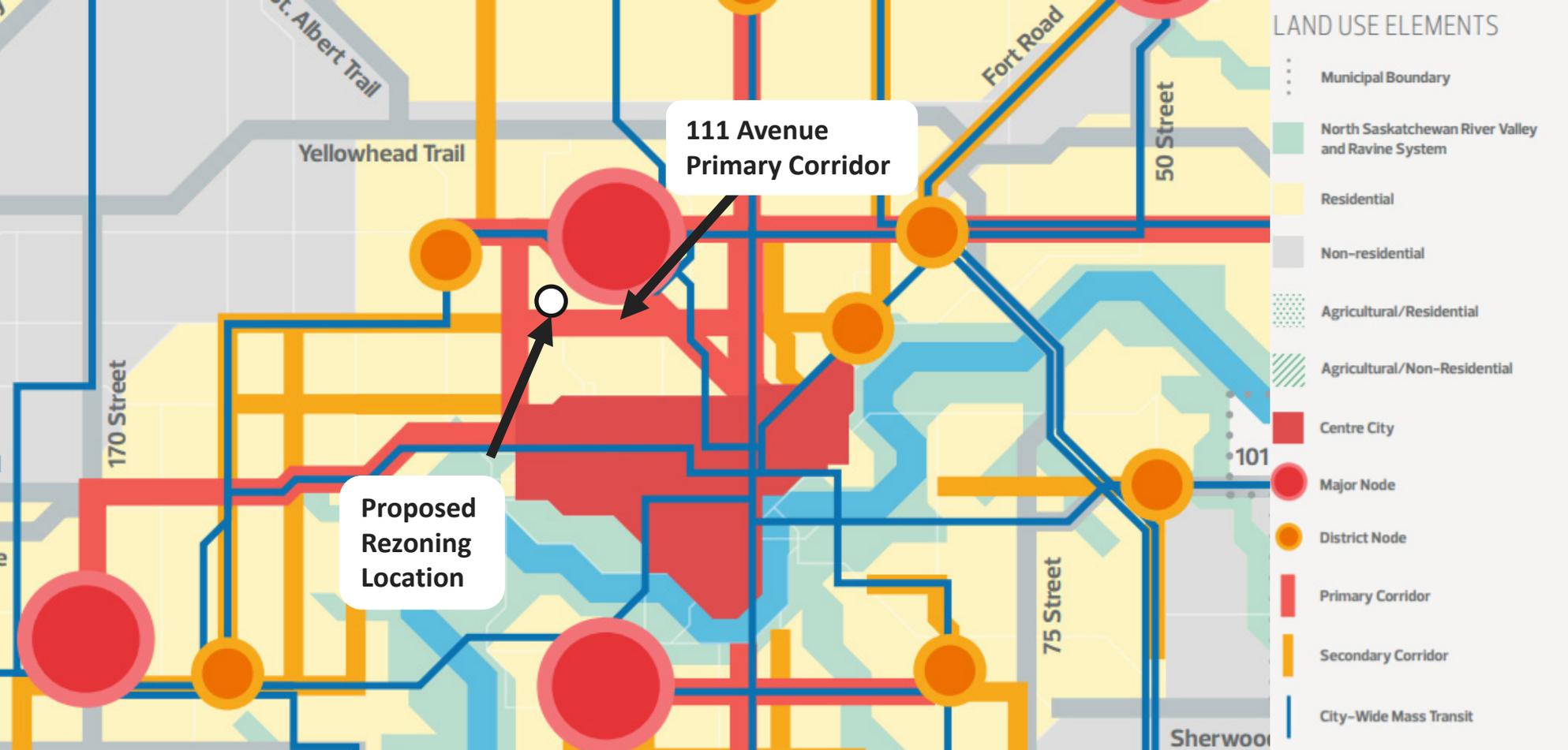


**First Public Hearing - September 8, 2021, Council Motion:**

“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.



- 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.

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

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

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

# SITE CONTEXT



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



**Thank You  
Questions?**