



District of Port Edward

REQUEST FOR PROPOSAL (RFP)

Residential Development Opportunity

District-Owned Lands

Port Edward, B.C.

Issued By:

Tyson Schofield
Chief Administrative Officer
District of Port Edward

1. INVITATION

The District of Port Edward ("District") invites qualified developers, development teams, builders, investors, non-profit housing organizations, and public-private partnership proponents to submit proposals for the planning, financing, development, and construction of a residential development on District-owned lands located in Port Edward, BC.

The District is seeking innovative proposals that support the vision and objectives of the Port Edward Official Community Plan (OCP) while increasing housing supply, improving housing diversity, and creating an attractive, sustainable neighbourhood.

The District is prepared to consider a variety of development structures including:

- Purchase of the Property;
- Long-term lease;
- Public Private Partnership (P3);
- Joint venture; or
- Any other development partnership that demonstrates value to the District and the community.

The District is open to innovative proposals and is not prescribing a preferred transaction model.

2. BACKGROUND

The District of Port Edward is committed to increasing housing opportunities for existing and future residents.

The recently adopted Official Community Plan identifies the need for:

- Increased housing diversity;
- Additional rental housing;
- Affordable housing;
- Seniors housing;
- Accessible housing;
- Market housing;
- Higher density residential development where appropriate; and
- Development of municipal lands to support community growth.

The OCP further supports development on District-owned lands and encourages a range of housing forms including single-family homes, duplexes, townhouses, row housing, and low-rise apartment buildings where appropriate. The District also supports infill development and logical, sequential growth that efficiently utilizes existing infrastructure.

3. DEVELOPMENT OPPORTUNITY

The District is offering the following municipally owned lands for consideration.

Development Property

Legal Description

BLOCK 18, PLAN PRP3005, DISTRICT LOT 446, RANGE 5, COAST RANGE 5 LAND DISTRICT

PID: 012-439-282

Port Edward, British Columbia

(the "Property")

Proponents may incorporate both Lot A and the adjacent District-owned lands ("Remainder Lands") into their proposal where such lands improve the overall development concept and achieve greater community benefit.

4. DEVELOPMENT OBJECTIVES

The District seeks proposals that:

- Increase housing supply;
- Support sustainable community growth;
- Provide a mix of housing types;
- Encourage attainable and affordable housing;
- Include market ownership housing;
- Increase rental housing opportunities;
- Include housing suitable for seniors;
- Include accessible and adaptable housing;
- Maximize efficient use of existing municipal infrastructure;
- Create an attractive neighbourhood design;
- Encourage walkability and connectivity;
- Enhance municipal tax revenues;
- Support long-term economic development;

- Demonstrate environmental responsibility; and
- Provide measurable community benefits.

5. OFFICIAL COMMUNITY PLAN (OCP) CONSIDERATIONS

Proposals should demonstrate consistency with the objectives and policies of the District's Official Community Plan (OCP), including:

- Providing a diversity of housing forms;
- Supporting affordable housing;
- Supporting rental housing;
- Supporting seniors housing;
- Encouraging accessible housing;
- Developing vacant serviced lands;
- Supporting logical and sequential growth;
- Supporting infill development;
- Integrating multi-family housing appropriately into existing neighbourhoods;
- Maximizing existing municipal infrastructure; and
- Contributing toward the District's identified housing needs.

6. DEVELOPMENT CONCEPTS

The District welcomes proposals including, but not limited to:

- Single-family residential
- Duplex housing
- Townhouses
- Row housing
- Low-rise apartment buildings
- Mixed market and affordable housing
- Seniors housing
- Rental housing
- Mixed tenure developments
- Phased developments
- Innovative housing concepts

Proponents are encouraged to provide an appropriate mix of housing types that reflects current and future community needs.

7. DEVELOPMENT PARTNERSHIP OPTIONS

The District is open to considering one or more of the following:

- Outright purchase;
- Long-term land lease;
- Development agreement;
- Public-Private Partnership;
- Joint venture;
- Build-operate arrangements;
- Phased land acquisition; or
- Alternative commercial structures proposed by proponents.

Proponents should clearly explain why their preferred approach provides the greatest long-term benefit to the District.

8. SCOPE OF SERVICES

The successful proponent may be expected to:

- Complete planning and design;
- Undertake public consultation where required;
- Complete engineering studies;
- Obtain required approvals;
- Secure project financing;
- Construct municipal servicing as required;
- Construct residential buildings;
- Complete landscaping and site improvements;
- Market residential units where applicable; and
- Deliver the project in accordance with applicable legislation and municipal bylaws.

9. SUBMISSION REQUIREMENTS

Submission Deadline

September 21, 2026 at 12:00 p.m. (noon)

Proposals should include:

Corporate Information

- Company profile
- Development experience
- Key personnel
- Financial capability
- References

Development Concept

- Site plan
- Conceptual layout
- Proposed housing mix
- Estimated number of units
- Development density
- Phasing strategy

Community Benefits

Describe:

- Affordable housing
- Rental housing
- Seniors housing
- Accessibility

- Sustainability initiatives
- Community amenities
- Economic benefits

Financial Proposal

Include:

- Purchase price (if applicable)
- Lease proposal (if applicable)
- Revenue-sharing proposal (if applicable)
- Public-private partnership structure (if applicable)
- Requested municipal participation
- Financial assumptions

Schedule

Provide:

- Design timeline
- Approval schedule
- Construction schedule
- Occupancy schedule

10. EVALUATION CRITERIA

Proposals may be evaluated using the following criteria.

Criteria	Weight
Development Concept	25%
Financial Return to the District	20%
Experience and Qualifications	15%
Community Benefits	15%
Housing Diversity	10%
Project Feasibility	10%
Sustainability and Innovation	5%

The District reserves the right to adjust evaluation criteria as required.

11. DISTRICT RIGHTS

The District reserves the right to:

- Reject any or all proposals;
- Accept all or part of any proposal;
- Negotiate with one or more proponents;
- Cancel or amend this RFP;
- Request additional information;
- Interview proponents;

- Enter exclusive negotiations;
- Not proceed with any transaction.

The lowest priced or highest financial proposal will not necessarily be accepted.

12. CONDITIONS

Submission of a proposal does not create any contractual relationship.

All costs associated with preparing proposals shall be borne by proponents.

The District makes no representation regarding future approvals.

Council approval will be required before any final agreement is executed.

13. CONTACT

Tyson Schofield
Chief Administrative Officer
District of Port Edward

EMAIL: CAO@portedward.ca
PHONE: (250) 600-0840

14. APPENDICES

Appendix A – Property Location Map

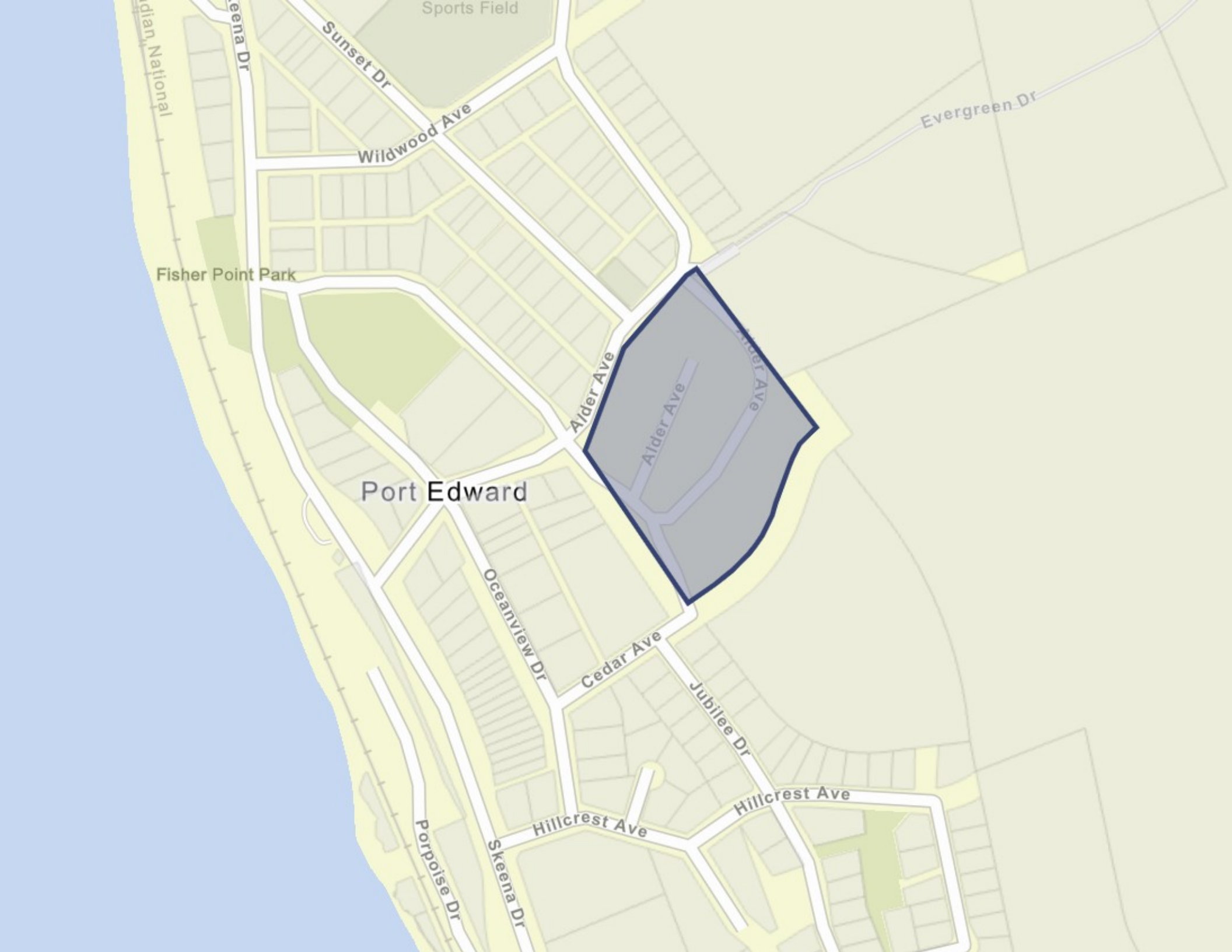
Appendix B – Property Plan

Appendix C – Official Community Plan Excerpts

Appendix D – Zoning Bylaw Excerpts

Appendix E – Municipal Servicing Information

Appendix A - Property Location Map



Skeena National

Skeena Dr

Sunset Dr

Sports Field

Wildwood Ave

Evergreen Dr

Fisher Point Park

Port Edward

Alder Ave

Alder Ave

Alder Ave

Oceanview Dr

Cedar Ave

Jubilee Dr

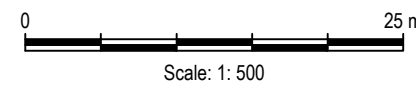
Porpoise Dr

Skeena Dr

Hillcrest Ave

Hillcrest Ave

C:\Users\mat\shared\OnDrive - Tetra Tech, Inc\Desktop\Project Documents\704-ENG-KGE03690-01 Alder Drive\Completion Drawings\03030606-01 Base Rev 1.dwg [201] May 24, 2023 3:57:09 pm (BY: LJP/REVME, MAT)

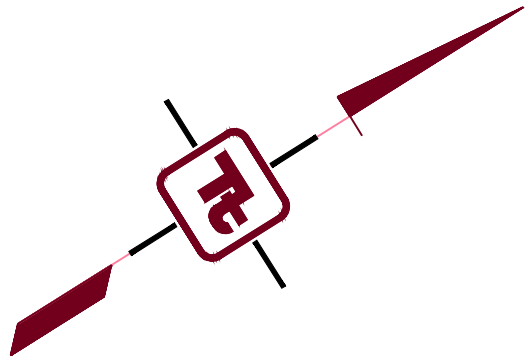
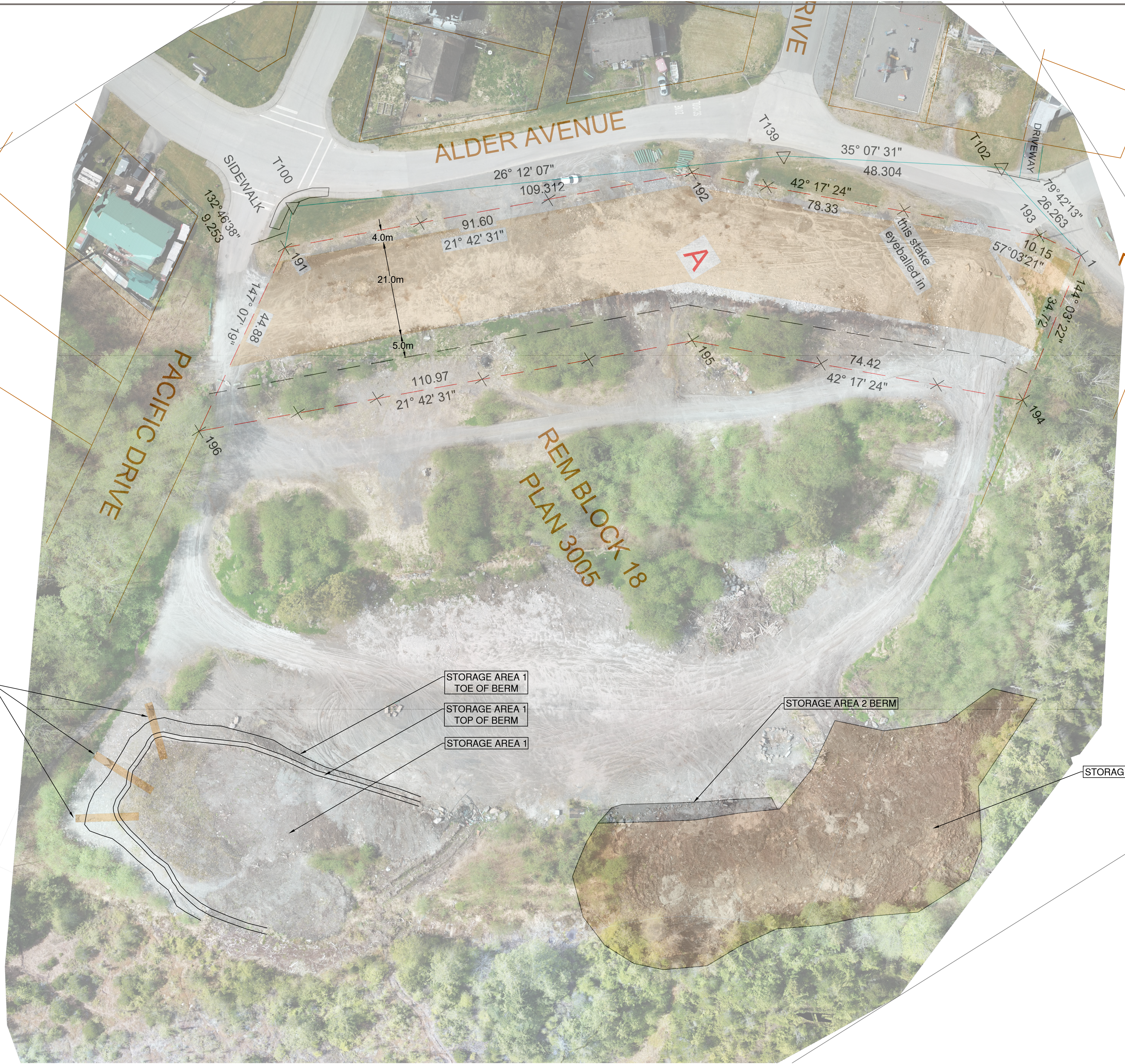


FRENCH DRAINS

STORAGE AREA 1
TOE OF BERM
STORAGE AREA 1
TOP OF BERM
STORAGE AREA 1

STORAGE AREA 2 BERM

STORAGE AREA 2



NUM	DATE	DWN	CKD	APR	DESCRIPTION	NUM	DATE	APR	DESCRIPTION
2	MAY 24/23	ML	DW	DW	ADD 2023 ORTHO IMAGE, UPDATE CONTAINMENT AREA BOUNDARIES	A	APR 28/22	DW	ISSUED FOR REVIEW
1	DEC 12/22	ML	DW	DW	ADD STORAGE AREA 2 OUTLINE & BERM				
REVISIONS					DRAWING STATUS				

PERMIT

PROFESSIONAL SEAL

CLIENT



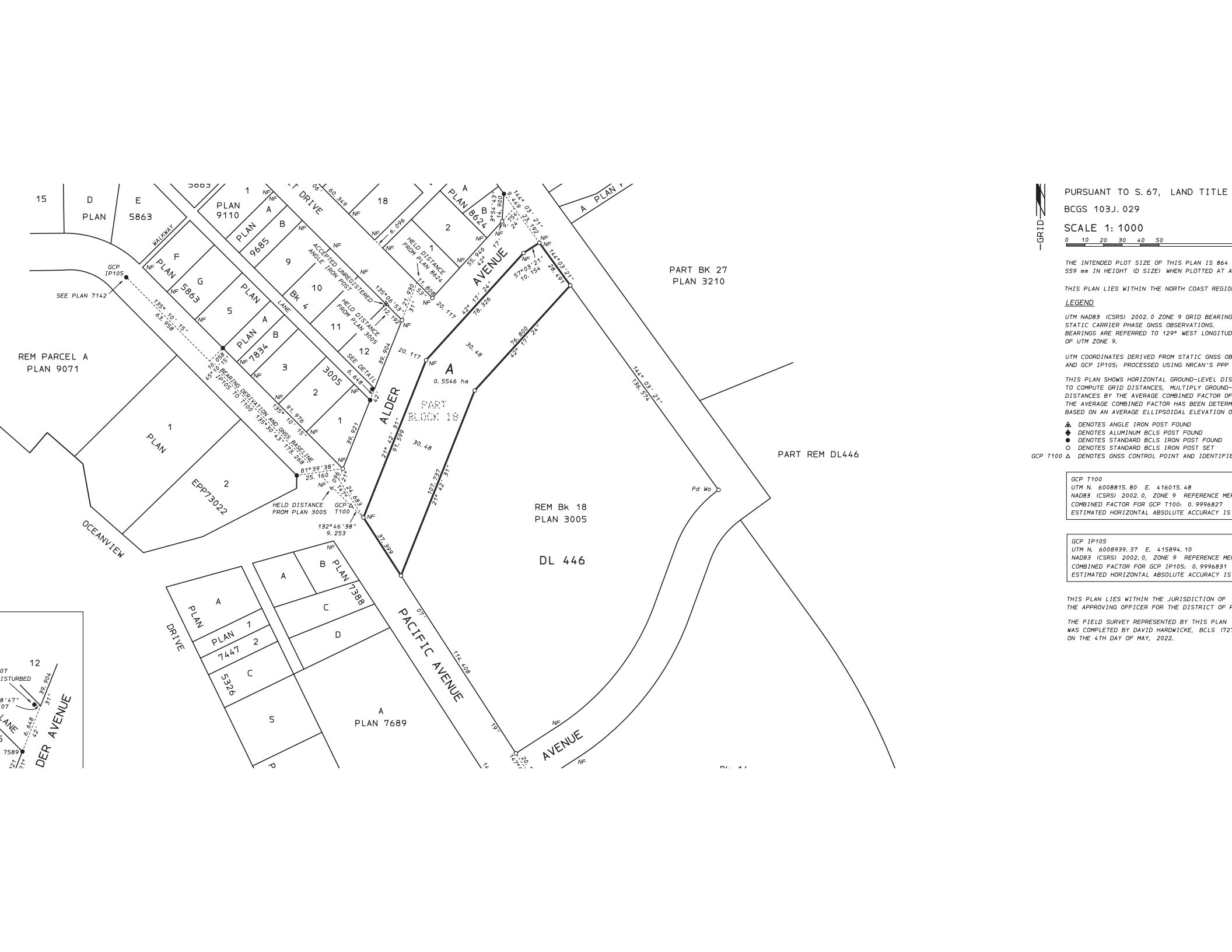
PORT EDWARD, B.C.

ALDER AVE,
SITE REMEDIATION
PORT EDWARD, B.C.

SITE PLAN

PROJECT No. 704-ENG-KGE03690-01	OFFICE KEL	DES DW	CKD DW	REV 2	DRAWING
DATE: MAY 24, 2023	SHEET No. 1 of 3	DWN ML	APP DW	STATUS A	C201

Appendix B - Property Plan



PURSUANT TO S. 67, LAND TITLE

BCGS 103J.029

SCALE 1:1000

0 10 20 30 40 50

THE INTENDED PLOT SIZE OF THIS PLAN IS 864 559 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A

THIS PLAN LIES WITHIN THE NORTH COAST REGION

LEGEND

UTM NAD83 (ICRS) 2002.0 ZONE 9 GRID BEARING
STATIC CARRIER PHASE GNSS OBSERVATIONS.
BEARINGS ARE REFERRED TO 129° WEST LONGITUDE
OF UTM ZONE 9.

UTM COORDINATES DERIVED FROM STATIC GNSS OBSERVATIONS
AND GCP IP105; PROCESSED USING NRCAN'S PPP

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL
DISTANCES BY THE AVERAGE COMBINED FACTOR OF
THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED
BASED ON AN AVERAGE ELLIPSOIDAL ELEVATION OF

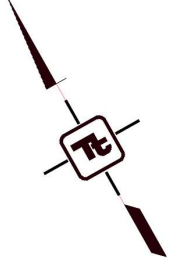
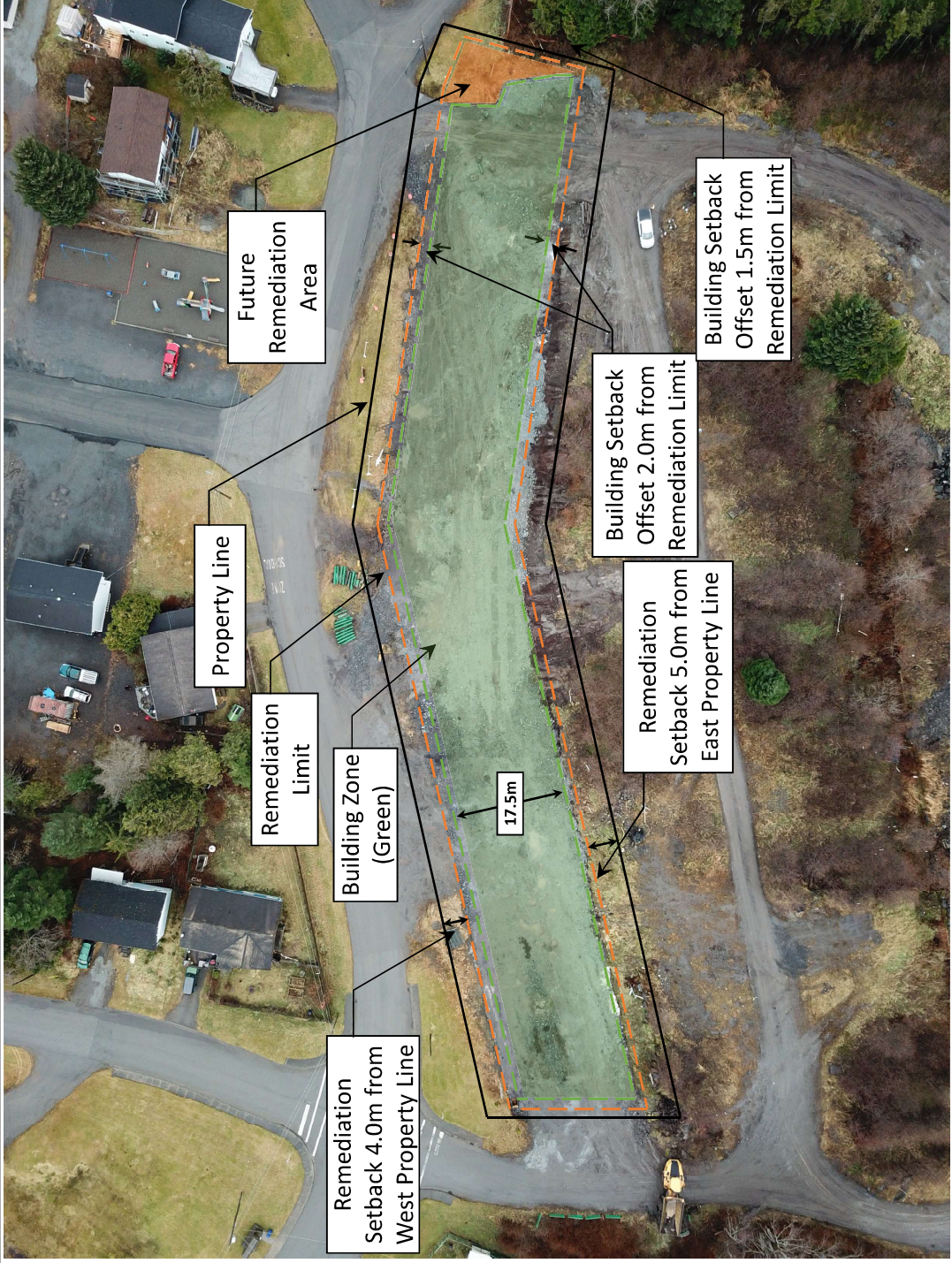
- DELTA DENOTES ANGLE IRON POST FOUND
- ALPHA DENOTES ALUMINUM BCLS POST FOUND
- BETA DENOTES STANDARD BCLS IRON POST FOUND
- GAMMA DENOTES STANDARD BCLS IRON POST SET
- DELTA DENOTES GNSS CONTROL POINT AND IDENTIFIER

GCP T100
UTM N. 6008815.80 E. 416015.48
NAD83 (ICRS) 2002.0, ZONE 9 REFERENCE MEAN
COMBINED FACTOR FOR GCP T100: 0.9996827
ESTIMATED HORIZONTAL ABSOLUTE ACCURACY IS 0.001m

GCP IP105
UTM N. 6008939.37 E. 415894.10
NAD83 (ICRS) 2002.0, ZONE 9 REFERENCE MEAN
COMBINED FACTOR FOR GCP IP105: 0.9996831
ESTIMATED HORIZONTAL ABSOLUTE ACCURACY IS 0.001m

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE DISTRICT OF P...

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY DAVID HARDWICKE, BCLS (72) ON THE 4TH DAY OF MAY, 2022.



Notes

- Photo taken December 8, 2022 with a DJI Mavic Pro

CLIENT



Alder Ave, Port Edward, BC
Engineering Services

Alder Ave Phase 1 Remediation

PROJECT NO.	DATE	CHKD	APPD	REV
704-ENG-AGE003899-01	ML	DW	DW	0
OFFICE	DATE			
Terrace	December 8, 2022			

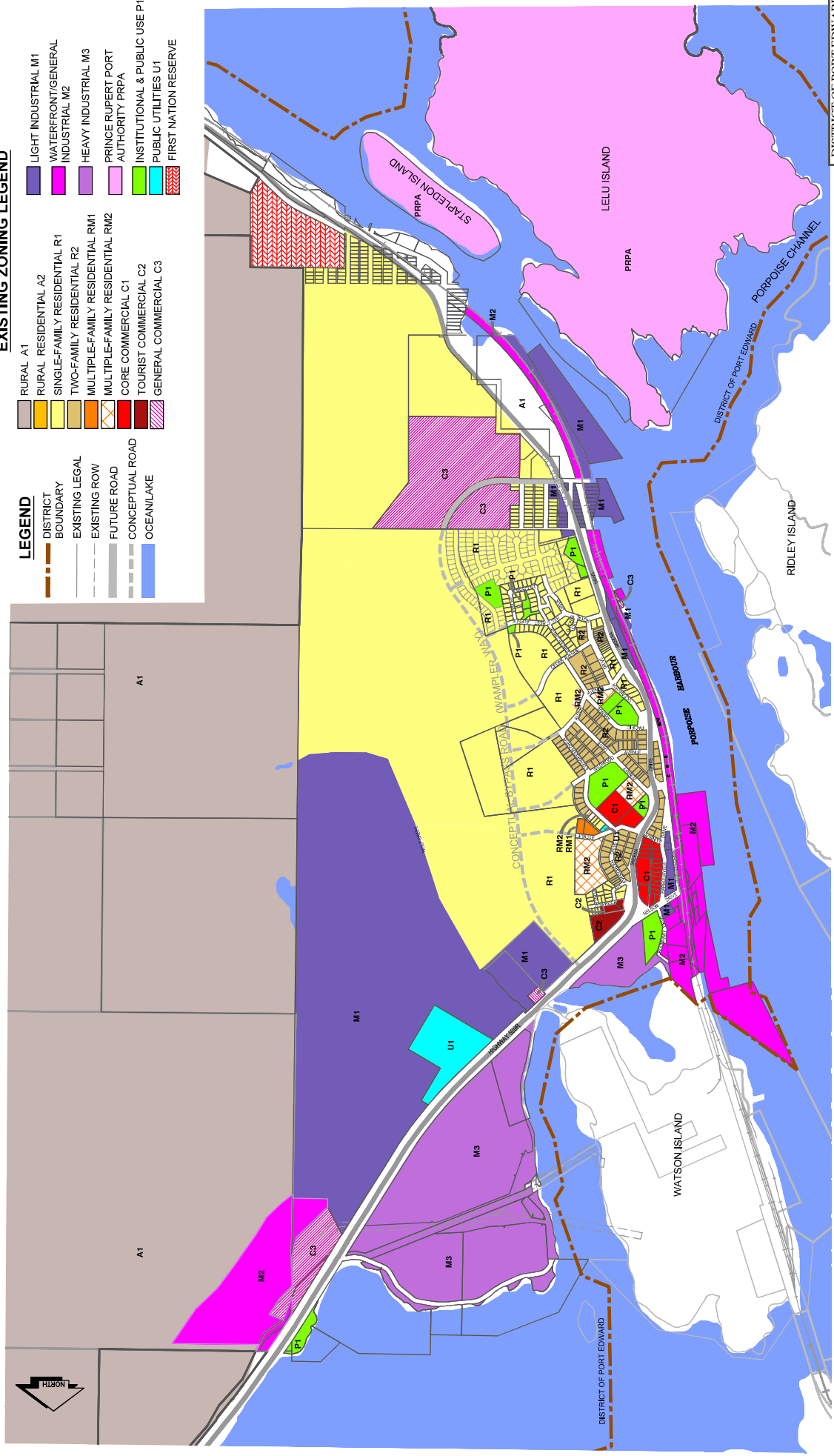
STATUS

IFR



EXISTING ZONING LEGEND

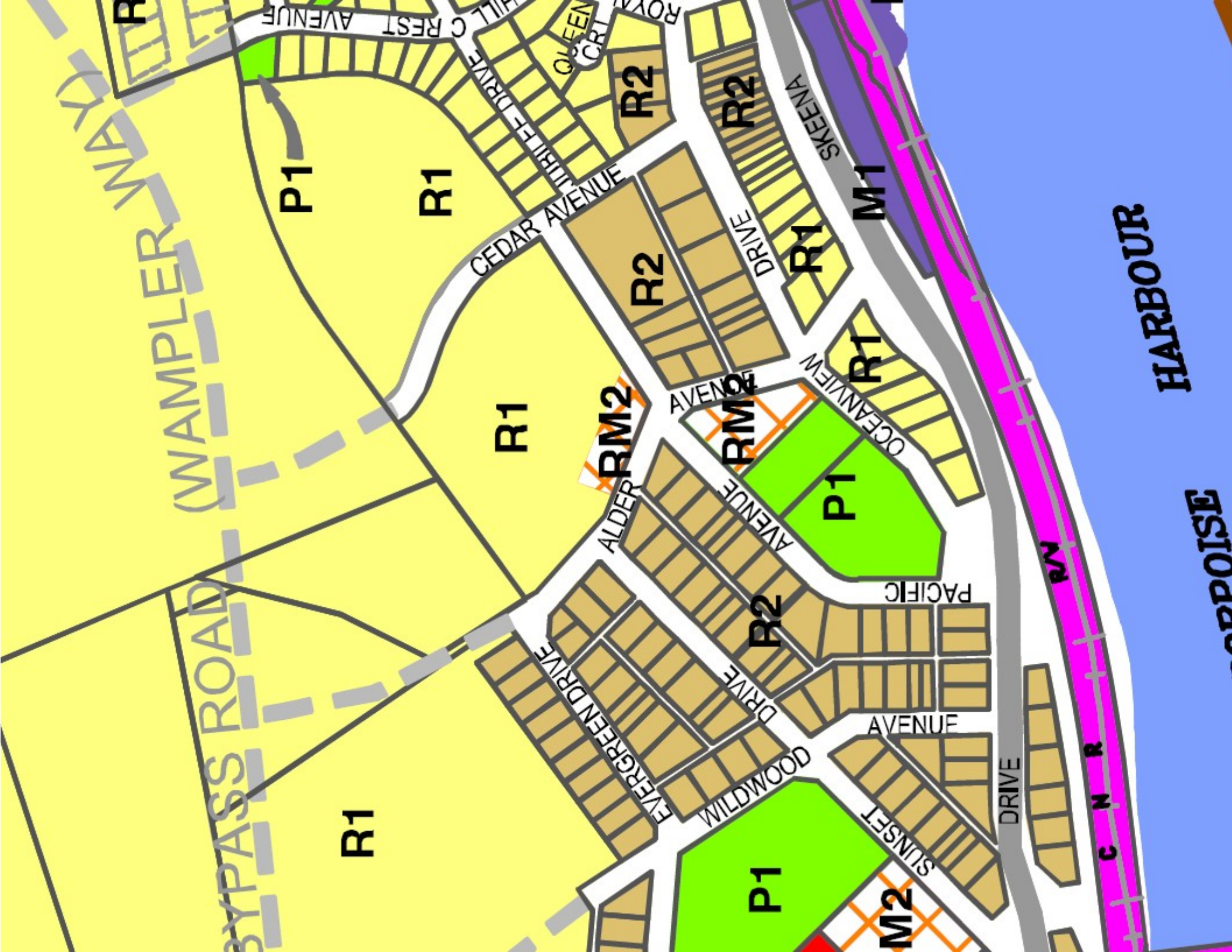
- | | |
|---------------------------------|-----------------------------------|
| RURAL A1 | LIGHT INDUSTRIAL M1 |
| RURAL RESIDENTIAL A2 | WATERFRONT/GENERAL INDUSTRIAL M2 |
| SINGLE-FAMILY RESIDENTIAL R1 | HEAVY INDUSTRIAL M3 |
| TWO-FAMILY RESIDENTIAL R2 | PRINCE RUPERT PORT AUTHORITY PRPA |
| MULTIPLE-FAMILY RESIDENTIAL RM1 | INSTITUTIONAL & PUBLIC USE P1 |
| MULTIPLE-FAMILY RESIDENTIAL RM2 | PUBLIC UTILITIES U1 |
| CORE COMMERCIAL C1 | FIRST NATION RESERVE |
| TOURIST COMMERCIAL C2 | |
| GENERAL COMMERCIAL C3 | |
-
- | | |
|-----------------------------|--|
| DISTRICT BOUNDARY | |
| EXISTING LEGAL EXISTING ROW | |
| FUTURE ROAD | |
| CONCEPTUAL ROAD | |
| OCEAN/LAKE | |



SCALE 1:7,500



DISTRICT OF PORT EDWARD
ZONING BY LAW 777, 2026
SCHEDULE 'C'
ZONING
TOWNSITE MAP



Appendix C - Official Community Plan Excerpts



16.0 HOUSING

Housing forms the foundation of community life. The quality and security of housing directly affect people's physical health, sense of safety, and overall well-being. At the same time, housing represents one of the most significant financial commitments individuals and families make, often their largest purchase, their biggest monthly expense, and a key source of personal equity and long-term stability.

The Interim Housing Needs Report completed in November 2024 identified several housing challenges and needs in the community. The key issues identified in the Interim Housing Needs Report, as well as the 2020 Housing Needs Assessment include:

- A need for increased diversity in housing types;
- A lack of rental accommodations, including non-market rental housing;
- A lack of seniors housing, including for those wishing to downsize; and
- A lack of supportive or accessible housing for senior residents and residents with special needs.

Recommendations to support the District in meeting its future housing needs include:

- Update zoning regulations to permit a wider range of housing types, support higher-density developments, and facilitate accessible and supportive housing;
- Continue to engage the community on housing needs;
- Focus on diverse housing options including accessible units for seniors and higher density developments;
- Update the Age and Disability Friendly Plan to support grant applications for seniors' housing;
- Continue to support proposed housing developments on Alder Avenue and Sunset Drive;
- Explore municipal incentives like density bonuses and tax exemptions as a way to boost rental housing supply;

- Acquire land for future market and non-market housing developments; and
- Develop eight (8) to ten (10) affordable seniors' housing units.

The objectives and policies outlined below are aimed at supporting housing that reflects community values and priorities, while preserving Port Edward's historic character.

16.1 OBJECTIVES

It is the objective of Council to:

1. Support the development of safe, affordable housing options to meet the needs of Port Edward residents.
2. Encourage the creation of accessible housing that meets the needs of seniors and individuals with limited mobility.
3. Support a variety of housing types within the community, including higher density multi-family and senior's housing, to accommodate different household sizes, incomes, and lifestyles.

16.2 POLICIES

It is the policy of Council to:

1. Encourage housing accessibility to support residents of all ages and abilities.
2. Support a mix of housing forms (single family dwellings, townhouses) and different tenure types.
3. Encourage the retrofit and renovation of existing homes to improve the quality and longevity of the local housing stock.
4. Promote the development of new homes on vacant, serviced residential lots in existing neighborhoods.
5. Support housing development that responds comprehensively to extreme core housing needs, homelessness, suppressed household formation, anticipated growth, rental vacancy gaps, and additional local demand.
6. Facilitate the creation and preservation of affordable and non-market housing to meet the needs of vulnerable populations and households facing affordability challenges.
7. Promote housing that accommodates families needing larger homes as well as seniors seeking accessible and adaptable units to age in place.
8. Encourage the development of diverse rental housing to improve rental vacancy rates and provide secure housing choices for residents.
9. Ensure the OCP is reviewed for compliance with housing needs reporting as per provincial legislative requirements.
10. Explore updating the Age and Disability Friendly Plan as a step towards being recognized as an Age Friendly British Columbia Community, which would support the District in applications for grant funding to facilitate additional seniors housing units.
11. Explore the use of municipal incentives such as density bonuses, Revitalization Tax Exemption Bylaw, and an Infill Housing Strategy to enhance the rental housing market supply.
12. Explore land acquisitions for the use of future market rental and non market rental housing developments.

18.0 RESIDENTIAL

18.1 EXISTING HOUSING

The housing stock composition in Port Edward, according to the 2021 Census, includes 207 private dwellings, with 181 of those dwellings occupied by usual residents. Of the occupied private dwellings, 145 are single-family homes, 20 are semi-detached homes, and 10 are row homes. Additionally, there is one 8-plex and one 4-plex in the District. The Census indicated that there were no dwellings constructed between 2001 and 2021, although it appears this number has been suppressed due to it being under 10. According to District building permit data, there were two manufactured homes built between 2001 and 2021, and a seniors housing 8-plex constructed in 2018 on land provided by the District. The majority of homes in the District, 58%, were constructed between 1961 and 1980. There are 25 homes in need of major repairs as of the 2021 Census. Port Edward is a compact community, and all houses are within a five-minute drive from the town centre.

18.2 FUTURE HOUSING

As outlined in Section 7.2, recent provincial legislation required the District to update their Housing Needs Report in 2024 using the standardized methodology. The 2024 Interim Housing Needs Report identified a 5-year housing need of 40 units and a 20-year need of 116 units. A review of the vacant residential lands indicates there is sufficient lands within the District to meet both the identified 5-year and 20-year housing needs. To address these needs, the District has identified the following key housing sites and developments:

- **Alder Avenue Subdivision:** A 2.9 Ha parcel originally designated for mobile homes, but since re-designed to accommodate 11 single-family homes.
- **Old School Site (Sunset Drive) Affordable Housing:** In 2021, an Expression of Interest was issued to develop affordable housing units, targeting non-market housing, on the former school site. The old school is located along Sunset Drive. A currently undeveloped 1.6 parcel, which has been previously identified for mixed commercial/residential uses, is located directly north of the school. The District is currently seeking funding for the demolition and removal of the former school.
- **King Subdivision:** A conceptual 134 lot layout, known as the King City Subdivision, has previously been proposed for the District (see **Schedule 'C'**). The proposed subdivision encompasses an area of approximately 11.4 Ha and is accessed off Jubilee Crescent and Royal Drive. The proposed housing composition of this neighbourhood is predominately single family, however, duplex housing on a scatter site basis throughout the neighbourhood is also supported. Should this development be realized, it has the potential to fully meet the identified 20-year housing needs of the District.
- **Fir Drive Multiple-Family Residential:** There is a 2.35 Ha undeveloped parcel off the east end of Fir Drive that is zoned for Multiple-Family Residential (RM2) purposes. The Rainbow Avenue right-of-way also extends to the eastern boundary of the parcel, however this portion of Rainbow Avenue is currently undeveloped. Given the size of the parcel and permitted densities of the RM2 Zone (up to 60 units per hectare), this parcel has the potential to significantly contribute to the District housing stock, as well as provide for a diversity of housing types.

In addition to the specific lots/developments outlined above, there are also a number of vacant lots scattered throughout the townsite and the District does support infill development to help meet the short and medium-term housing demand. New residential development may occur on both privately owned and municipal owned properties.

18.3 HOUSING FORMS

The public engagement process for this OCP has identified the desire of the residents of Port Edward to have more variety in housing choices available within the townsite. As discussed, the available housing stock is predominately single family, with very limited medium density housing and rental opportunities. In order to achieve a complete community that includes housing forms that will accommodate people from all age brackets and socio-economic groups, Council supports the provision of a variety of housing forms within the Port Edward townsite.

Increasing the variety of housing forms can be accomplished through a number of means, such as the infill of existing serviced lots with duplexes and/or medium density housing forms, as well as permitting secondary suites within single family homes. While duplexes should be located on a scatter site basis throughout existing neighbourhoods, secondary suites can be within any single family home subject to the BC Building Code. The District's Zoning Bylaw outlines parcels appropriate for higher-density forms of housing. Council supports the goal of achieving a residential density of 80% single family and 20% multiple family homes throughout the townsite.

Table 18.1 identifies appropriate densities of different housing forms to be permitted with the townsite

Housing Form	Density
Single family	Maximum of 10 dwelling units per hectare
Duplexes, Townhouses/Row houses (multiple family)	Maximum 20 dwelling units per hectare
Low Rise Apartments (up to 3 storeys – multiple family)	Maximum 60 dwelling units per hectare

area.

Table 18.1: Townsite Densities

Housing Form	Density
Single family	Maximum of 10 dwelling units per hectare
Duplexes, Townhouses/Row houses (multiple family)	Maximum 20 dwelling units per hectare
Low Rise Apartments (up to 3 storeys – multiple family)	Maximum 60 dwelling units per hectare

The densities recommended in

Housing Form	Density
Single family	Maximum of 10 dwelling units per hectare

Duplexes, Townhouses/Row houses (multiple family)	Maximum 20 dwelling units per hectare
Low Rise Apartments (up to 3 storeys – multiple family)	Maximum 60 dwelling units per hectare

Table 18.1 are lower than those typical of larger urban centres; however, these densities are appropriate to the form and character of Port Edward.

18.4 OBJECTIVES

It is the objective of Council to:

1. Encourage the development of a variety of housing types.
2. Encourage the development of affordable housing in the community.
3. Encourage the development of housing for seniors in Port Edward.
4. Ensure sufficient land to meet the identified 5-year and 20-year housing needs of the District.

18.5 POLICIES

It is the policy of Council to:

1. Permit residential densities in accordance with
2. Table 18.1 on lands designated as Residential on **Schedule 'C'**.

Housing Form	Density
Single family	Maximum of 10 dwelling units per hectare
Duplexes, Townhouses/Row houses (multiple family)	Maximum 20 dwelling units per hectare
Low Rise Apartments (up to 3 storeys – multiple family)	Maximum 60 dwelling units per hectare

3. Encourage the logical and sequential development of the townsite to maximize the efficient use of existing infrastructure.
4. Support infill development on vacant residential lots within the townsite.
5. Permit duplexes throughout the townsite on a scattered-site basis and encourage varied façade design for side-by-side units to enhance visual diversity.
6. Evaluate proposals for multi-family housing based on criteria such as viewscales, neighbourhood integration, access, proximity to schools, and proximity to local commercial services.
7. Permit secondary suites within single-family dwellings, subject to compliance with provincial legislation.
8. Support the development of senior's housing in central locations, using the same siting criteria established for multi-family developments.
9. Encourage a diverse range of housing types and forms within the townsite to support community needs.

10. Strive to achieve a residential mix of approximately 80% single-family and 20% multi-family housing within the townsite.
11. Support the inclusion of affordable and rental housing options in new residential developments, including the sale of District-owned lands for projects that incorporate secondary suites and rental units.
12. Permit seniors' housing and related community facilities in all areas designated Residential.
13. Provide for both urban residential and rural residential options to ensure a variety of life styles are accommodated within the District.
14. Encourage the construction of higher density housing, including multi-family units in and around the downtown core.
15. Encourage new homes to consider and minimize the risks of groundwater intrusion.
16. Take steps to advance the re-development of the former school site for affordable housing, including pursuing funding for the demolition and removal of the former school building.

Appendix D - Zoning Bylaw Excerpts

5.3 Single-Family Residential

R1

5.3.1 Permitted *Uses*

- a. In the R1 **Zone**, the following **Principal Uses** are permitted and all others are prohibited:
 - i. **Single-Family Dwelling.**
- b. In the R1 **Zone**, the following **Accessory Uses** are permitted and all others are prohibited:
 - i. **Bed and Breakfast;**
 - ii. **Boarding House;**
 - iii. **Home Occupation;** and
 - iv. **Secondary Suite.**

5.3.2 Maximum *Lot Coverage*

- a. The maximum **Lot Coverage** shall be 40% of the **Lot Area**.

5.3.3 Minimum *Lot Area*

- a. Each **Lot** shall have an area of not less than 500 square metres

5.3.4 Minimum *Lot Width*

- a. Each **Lot** shall have a width of not less than 15 metres.

5.3.5 Minimum *Setbacks*

- a. No **Principal Building** shall be sited less than:
 - i. 4 metres from a **Front Lot Line**;
 - ii. 5 metres from a **Rear Lot Line**; and
 - iii. 1.5 metres from a **Side Lot Line**, except for a **Corner Lot** where the **Setback** shall be 3 metres from the **Exterior Side Yard**.
- b. No **Accessory Building** shall be sited less than:
 - i. 4 metres from a **Front Lot Line**;
 - ii. 1.5 metres from a **Rear Lot Line**; and
 - iii. 1.5 metres from a **Side Lot Line**, except for a **Corner Lot** where the **Setback** shall be 3 metres from the **Exterior Side Yard**.

5.3.6 Maximum *Building Height*

- a. The height of **Buildings** and **Structures** shall not exceed 11 metres.

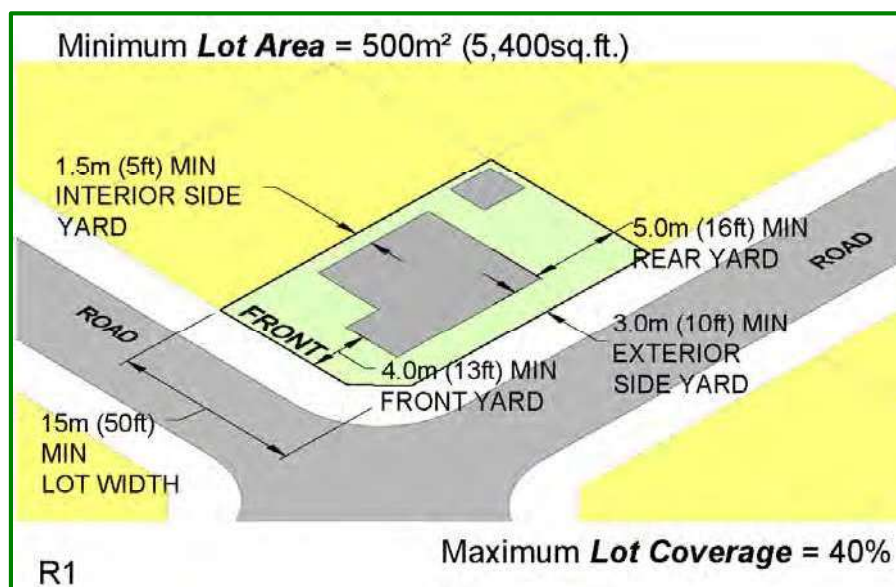
5.3 Single-Family Residential

R1

5.3.7 Minimum Floor Area

- a. Each **Single-Family Dwelling** shall contain not less than 100 square metres of floor area.

5.3.8 Typical Siting Regulations



5.6 Multiple-Family Residential

RM2

5.6.1 Permitted *Uses*

- a. In the RM2 **Zone**, the following **Principal Uses** are permitted and all others are prohibited:
 - i. **Apartment Buildings;**
 - ii. **Multiple-Family Dwellings;**
 - iii. **Townhouses;** and
 - iv. **Two-Family Dwelling (Duplex).**
- b. In the RM1 **Zone**, the following **Accessory Uses** are permitted and all others are prohibited:
 - i. **Home Occupation.**
 - ii. **Secondary Suites.**

5.6.2 Permitted *Density*

- a. The maximum permitted **Density** shall be 60 units per hectare.
- b. No **Dwelling Unit** in a **Two-Family Dwelling** shall contain less than 50 square metres of floor area.
- c. Within the RM2 Zone, **Secondary Suites** are only permitted within **Two-Family Dwellings (Duplex)**.

5.6.3 Maximum *Lot Coverage*

- a. The maximum **Lot Coverage** shall be 50% of the **Lot Area**.

5.6.4 Minimum *Lot Area*

- a. Each **Lot** shall have an area of not less than 1,000 square metres.

5.6.5 Minimum *Lot Width*

- a. Each **Lot** shall have a width of not less than 25 metres.

5.6.6 Minimum *Setbacks*

- a. No **Principal Building** shall be sited less than:
 - i. 4 metres from a **Front Lot Line**;
 - ii. 5 metres from a **Rear Lot Line**; and

5.6 Multiple-Family Residential

RM2

- iii. 3 metres from a **Side Lot Line**.
- b. No **Accessory Building** shall be sited less than:
 - i. 4 metres from a **Front Lot Line**;
 - ii. 3 metres from a **Rear Lot Line**; and
 - iii. 3 metres from a **Side Lot Line**.

5.6.7 Maximum **Building Height**

- a. The height of **Buildings** and **Structures** shall not exceed 15 metres.

5.6.8 Typical Siting Regulations



Appendix E – Municipal Servicing Information

DATE: 2025-02-12, 13:21 FILE: X:\311\Projects\2311048100 Evergreen Dr Phase Design\07 DRAWINGS\01 Sheets\C-000.dwg McElhanney Corp D - 2025-02-12

CLIENT

DISTRICT OF PORT EDWARD

ADDRESS / CONTACT INFO.

770 PACIFIC AVENUE, PORT EDWARD, BC, V0V 1G0

PROJECT NAME

EVERGREEN DRIVE ROAD IMPROVEMENTS

DESCRIPTION

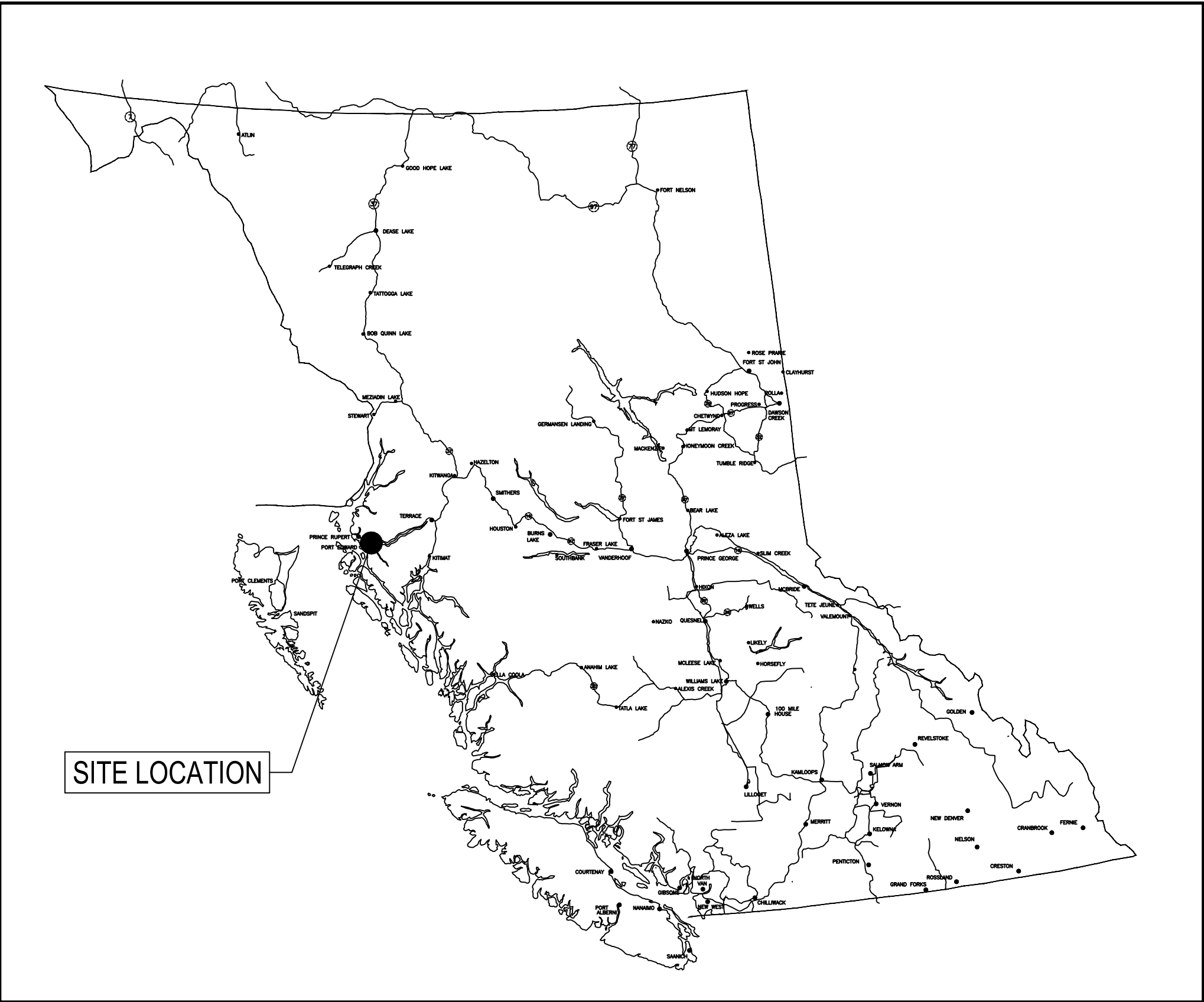
ROAD, STORM DESIGN FOR EVERGREEN DRIVE

McELHANNEY PROJECT

2311-10481-00

STATUS

ISSUED FOR TENDER



KEY MAP

SCALE: NTS

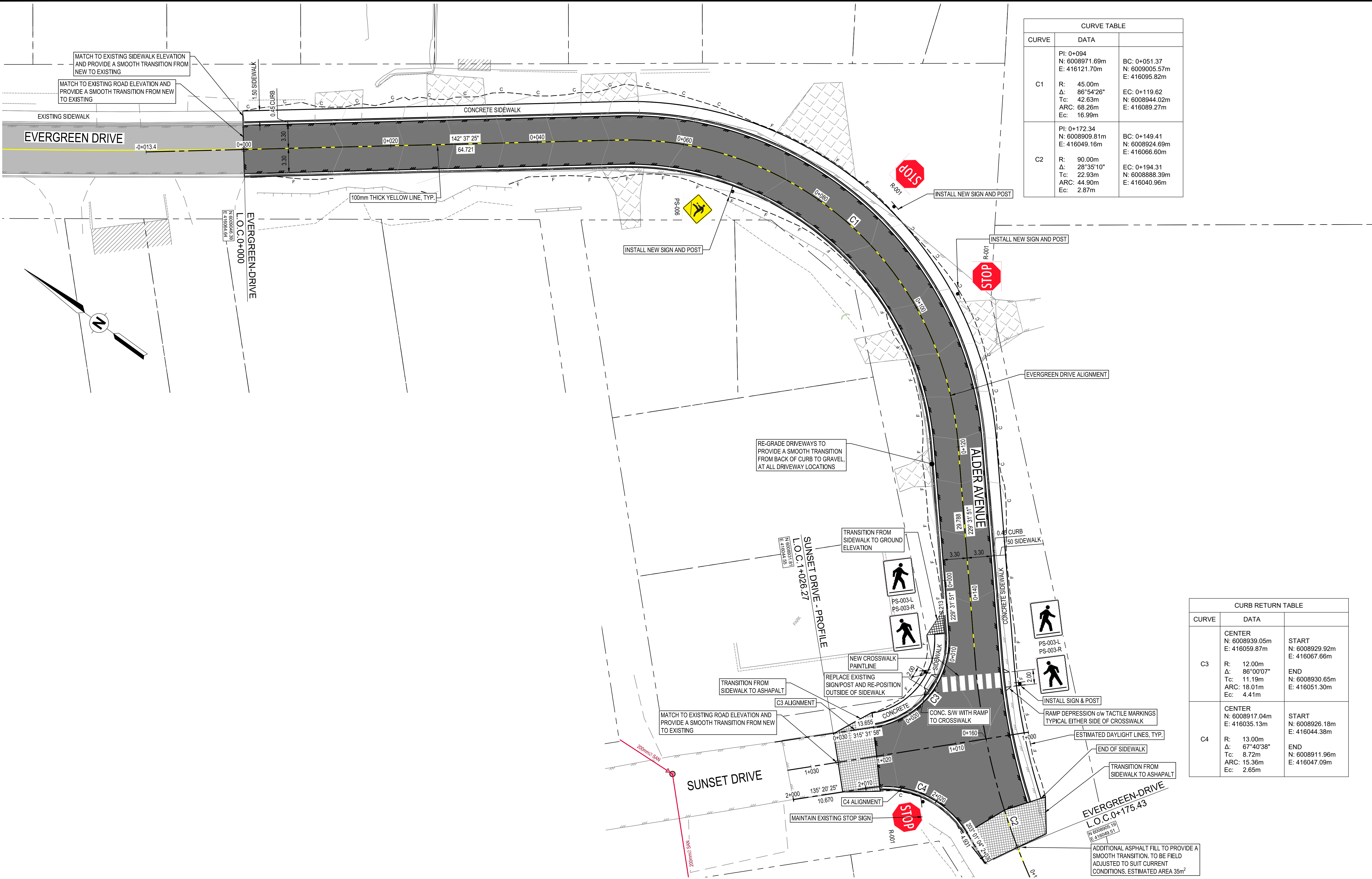
DRAWING LIST		
SHEET #	SHEET TITLE	REVISIONS
C-000	TITLE PAGE	0
C-101	GENERAL ARRANGEMENT - PLAN	0
C-102	STORM SEWER - PLAN	0
C-103	GRADING AND SPOT ELEVATION - PLAN	0
C-201	EVERGREEN DRIVE ROAD CENTRELINE - PROFILE	0
C-202	SUNSET DRIVE & CURB RETURNS - PROFILES	0
C-203	STORM SEWER - PROFILES	0
C-204	STORM SEWER - PROFILES	0
C-301	ROADWAY - DETAILS	0
C-302	DEEP UTILITY - DETAILS	0
C-303	NOTES	0



McElhanney

729 2nd Avenue W
Prince Rupert BC
Canada V8J 1H4
T 250 624 4281

DATE: 2026-02-12, 13:20 FILE: X:\2311\Projects\2311048100_Evergreen Dr Rehab Design\07_DRAWINGS\01_Sheets\C101_C201_Evergreen 2025 Works.dwg
McElhanney ANSD - 2025-01-10



CURVE TABLE		
CURVE	DATA	
C1	PI: 0+094 N: 6008971.69m E: 416121.70m	BC: 0+051.37 N: 6009005.57m E: 416095.82m
	R: 45.00m Δ: 86°54'26" Tc: 42.63m ARC: 68.26m Ec: 16.99m	EC: 0+119.62 N: 6008944.02m E: 416089.27m
C2	PI: 0+172.34 N: 6008909.81m E: 416049.16m	BC: 0+149.41 N: 6008924.69m E: 416066.60m
	R: 90.00m Δ: 28°35'10" Tc: 22.93m ARC: 44.90m Ec: 2.87m	EC: 0+194.31 N: 6008888.39m E: 416040.96m

CURB RETURN TABLE		
CURVE	DATA	
C3	CENTER N: 6008939.05m E: 416059.87m	START N: 6008929.92m E: 416067.66m
	R: 12.00m Δ: 86°00'07" Tc: 11.19m ARC: 18.01m Ec: 4.41m	END N: 6008930.65m E: 416051.30m
C4	CENTER N: 6008917.04m E: 416035.13m	START N: 6008926.18m E: 416044.38m
	R: 13.00m Δ: 67°40'38" Tc: 8.72m ARC: 15.36m Ec: 2.65m	END N: 6008911.96m E: 416047.09m

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

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DISTRICT OF PORT EDWARD
770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

**EVERGREEN DRIVE
ROAD IMPROVEMENTS
GEOMETRICS
PLAN**

Drawing No.

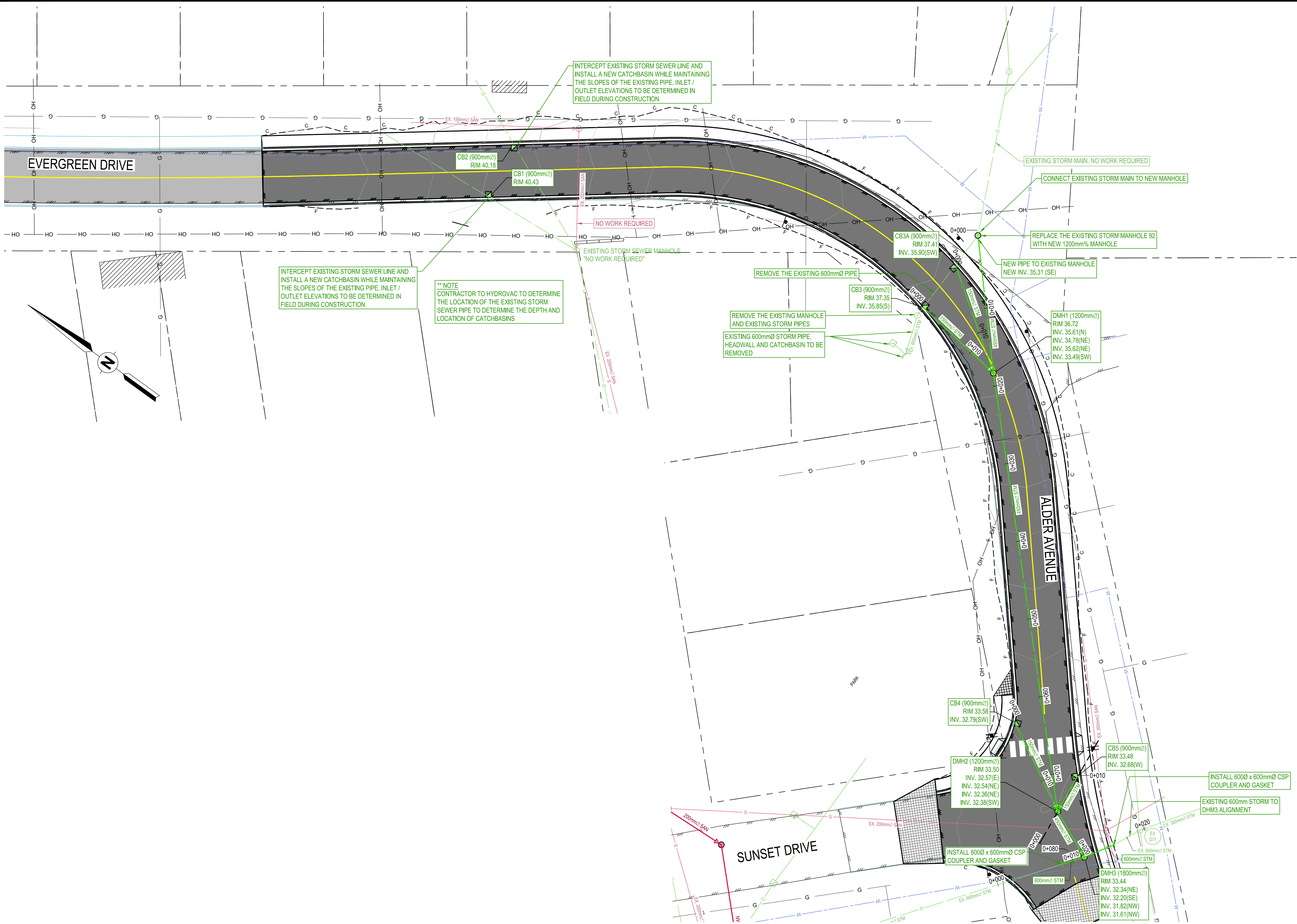
C-101

Project Number
2311-10481-00

Rev.
0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2026-02-12, 13:20 FILE: X:\2311\Projects\2311048100_Evergreen Dr Road Improvements\07_DRAWINGS\01_Sheets\C101_C201_Evergreen 2025 Works.dwg
McElhanney ANS D - 2025-01-10

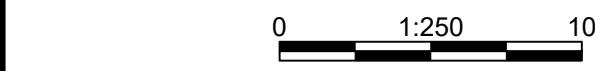


Rev	Date	Description	Drawn	Design	App'd
0	2026-02-11	ISSUED FOR TENDER	RJH	RJH	CJH

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770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

**EVERGREEN DRIVE
ROAD IMPROVEMENTS
STORM SEWER
PLAN**

Drawing No.

C-102

Project Number
2311-10481-00

Rev.
0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2026-02-12, 13:20 FILE: X:\2311\Projects\2311048100_Evergreen Dr Rehab Design\07_DRAWINGS\01_Sheets\C101_C201_Evergreen 2025 Works.dwg
McElhanney ANSI D - 2025-01-10

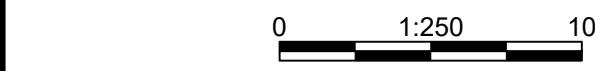


Rev	Date	Description	Drawn	Design	App'd
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Permit to Practice: McElhanney # 1003209

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C. J. HOUSTON
35252
BRITISH COLUMBIA
ENGINEER

2026-02-17
Approved Sealed

DISTRICT OF PORT EDWARD
770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

**EVERGREEN DRIVE
ROAD IMPROVEMENTS
GRADING AND SPOT ELEVATIONS
PLAN**

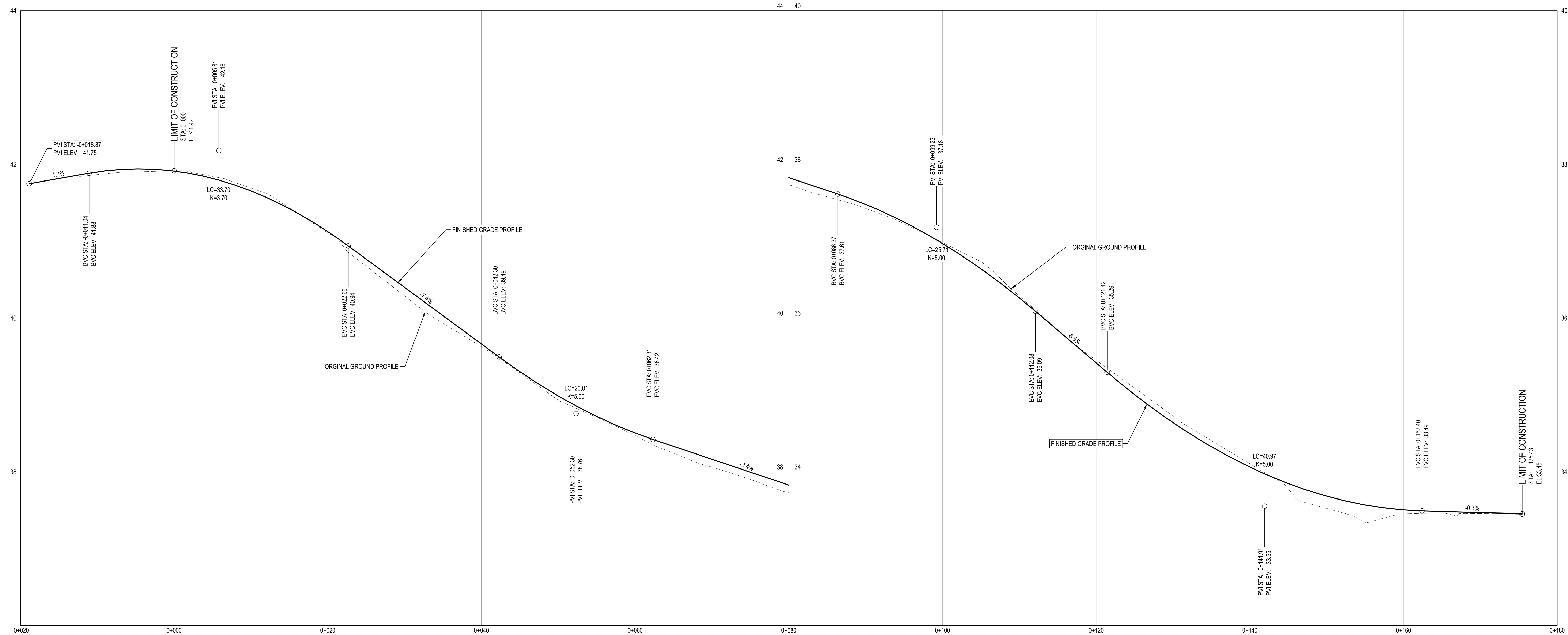
Drawing No.
C-103

Project Number
2311-10481-00

Rev.
0

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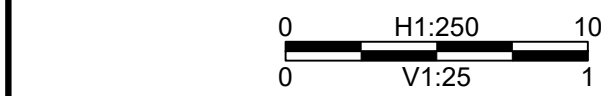


0	2026-02-11	ISSUED FOR TENDER	RJH	RJH	CJH
Rev	Date	Description	Drawn	Design	App'd

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770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

**EVERGREEN DRIVE
ROAD IMPROVEMENTS
EVERGREEN DRIVE ROAD CENTRELINE
PROFILE**

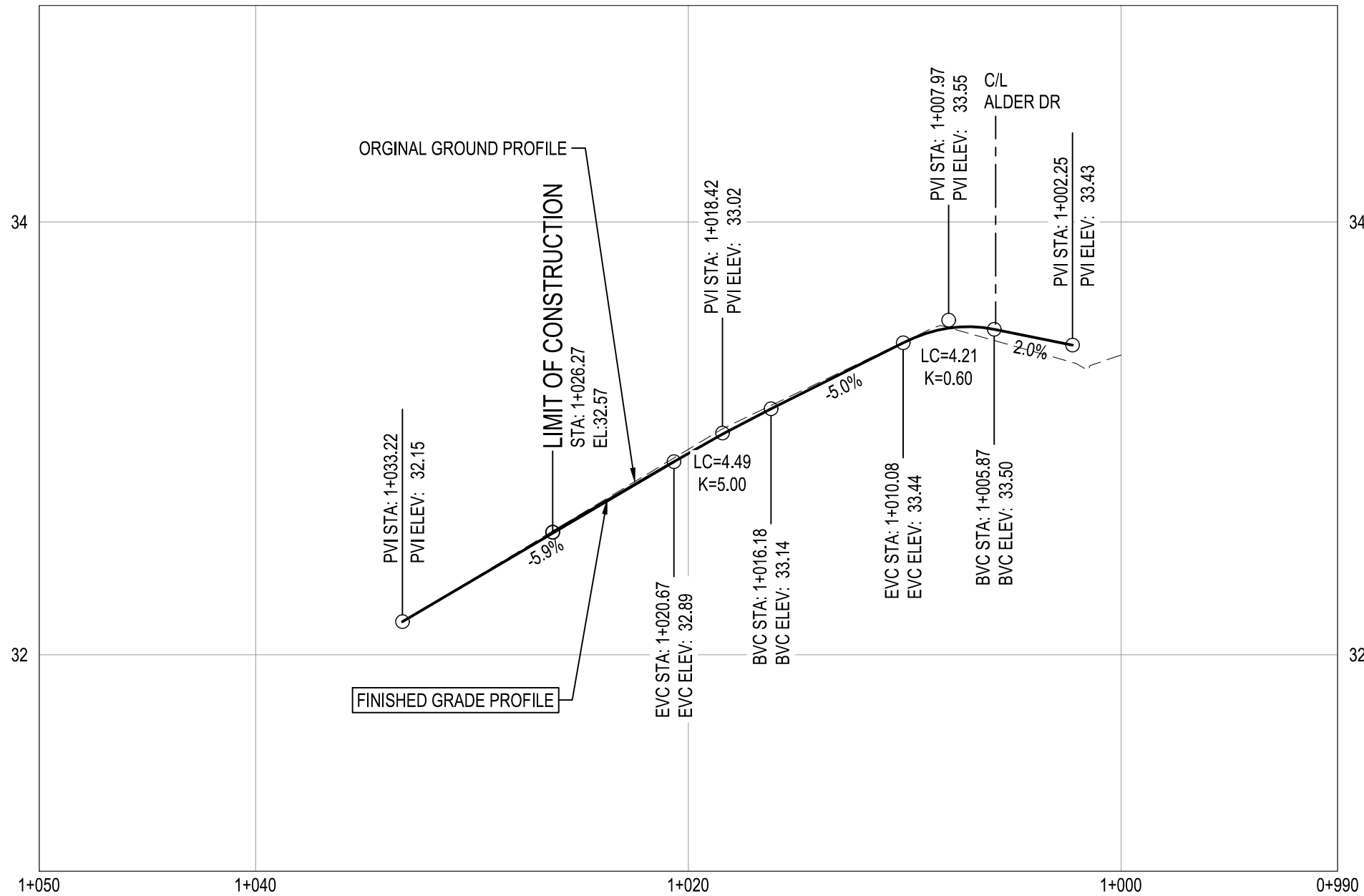
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Project Number
2311-10481-00

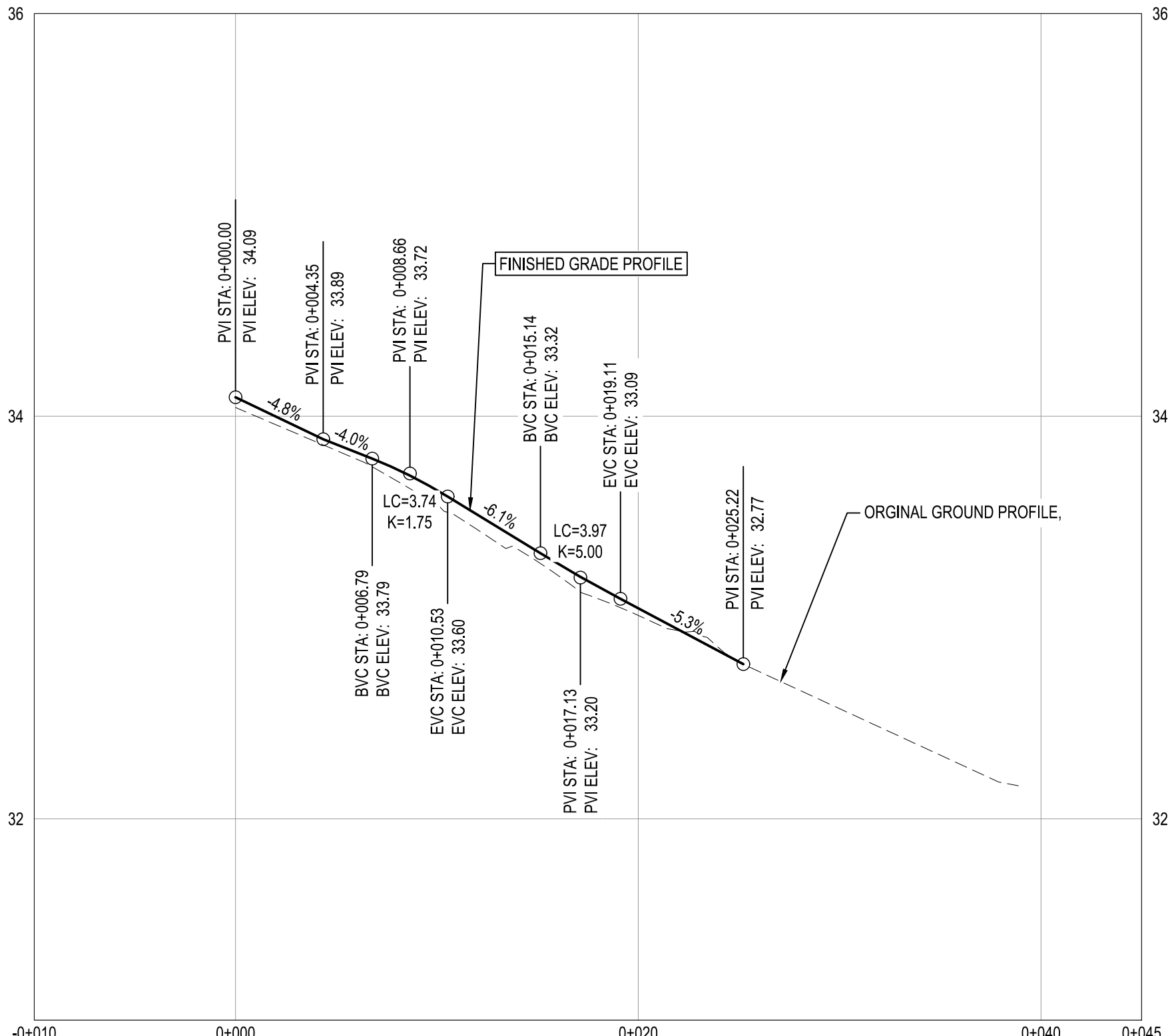
Rev.
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DESTROY ALL PRINTS BEARING PREVIOUS REVISION

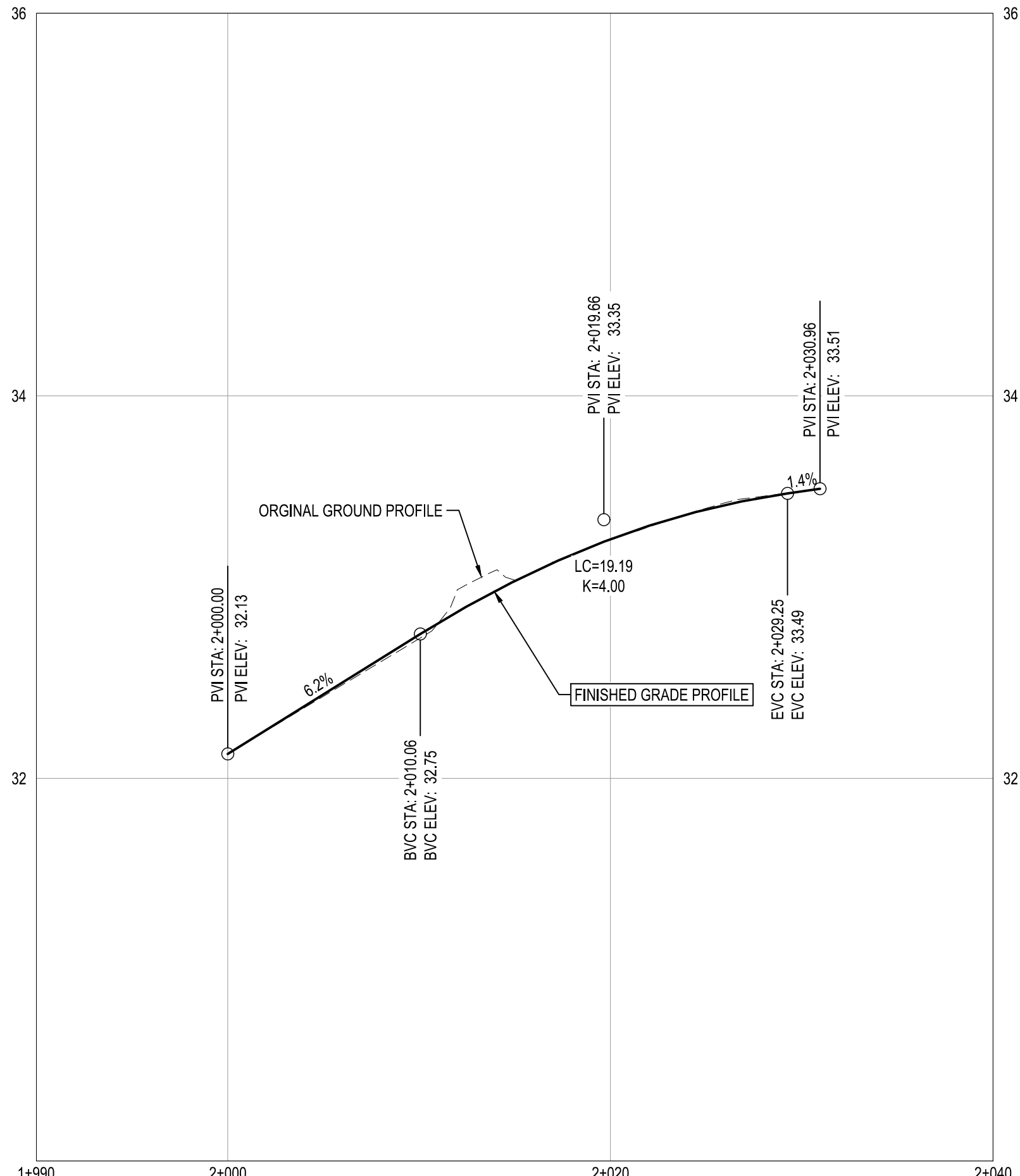
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SUNSET DRIVE - PROFILE



C3 - PROFILE



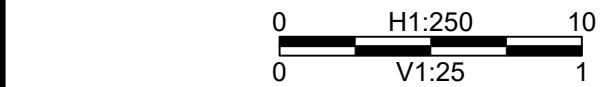
C4 - PROFILE

Rev	Date	Description	Drawn	Design	App'd
0	2026-02-11	ISSUED FOR TENDER	RJH	RJH	CJH

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney

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Tel. 250 624 4281



DISTRICT OF PORT EDWARD
770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

**EVERGREEN DRIVE
ROAD IMPROVEMENTS
SUNSET DRIVE & CURB RETURNS
PROFILES**

Drawing No.

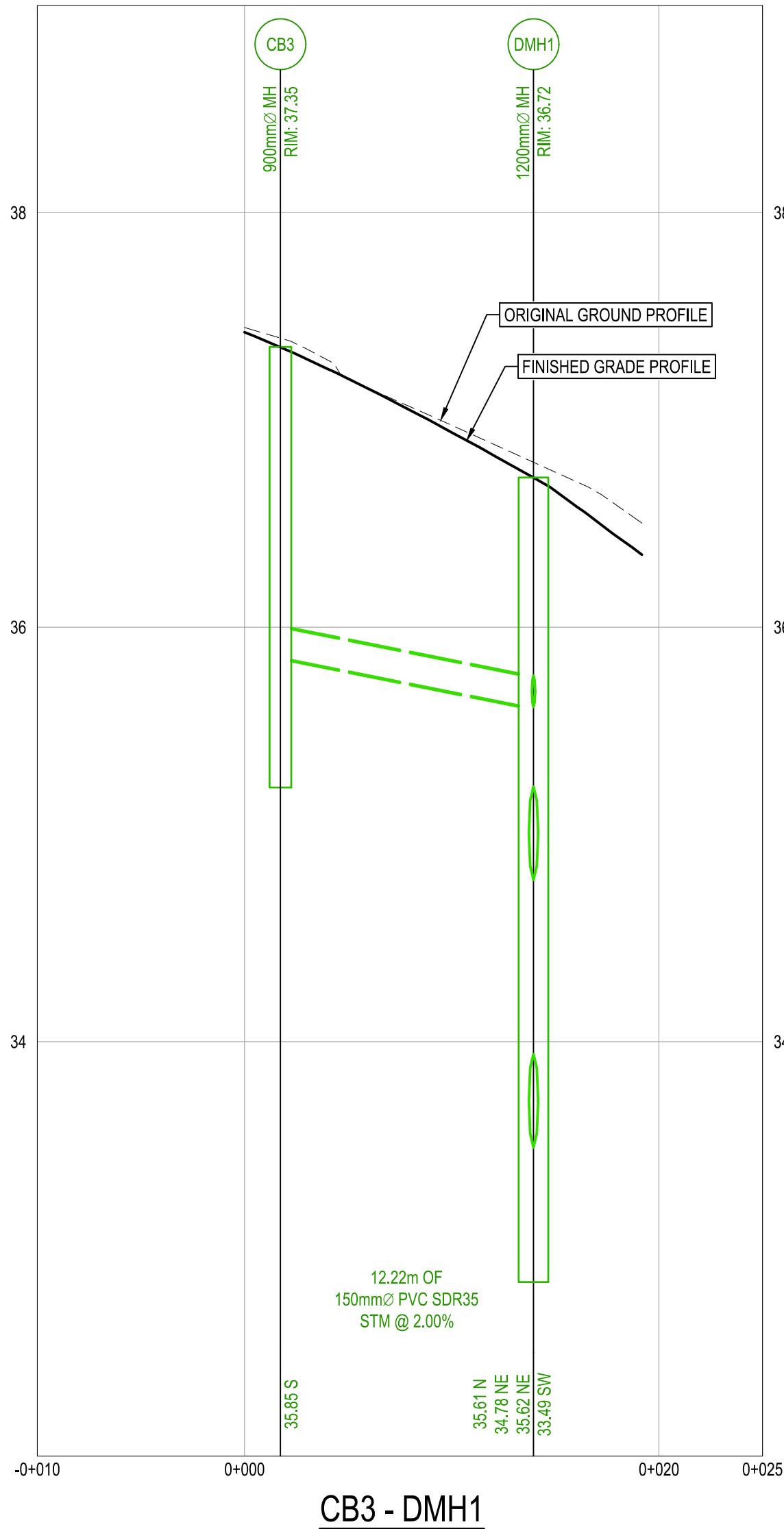
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Project Number
2311-10481-00

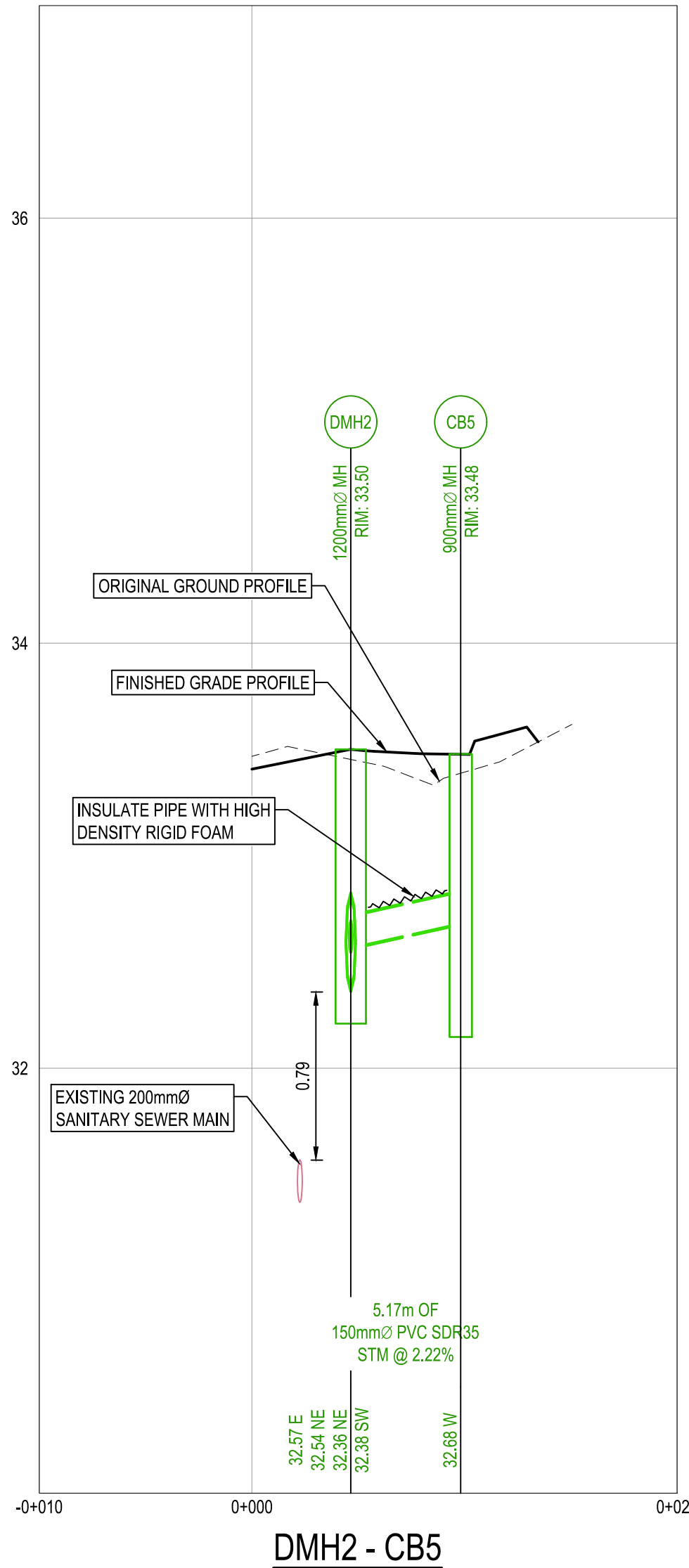
Rev.
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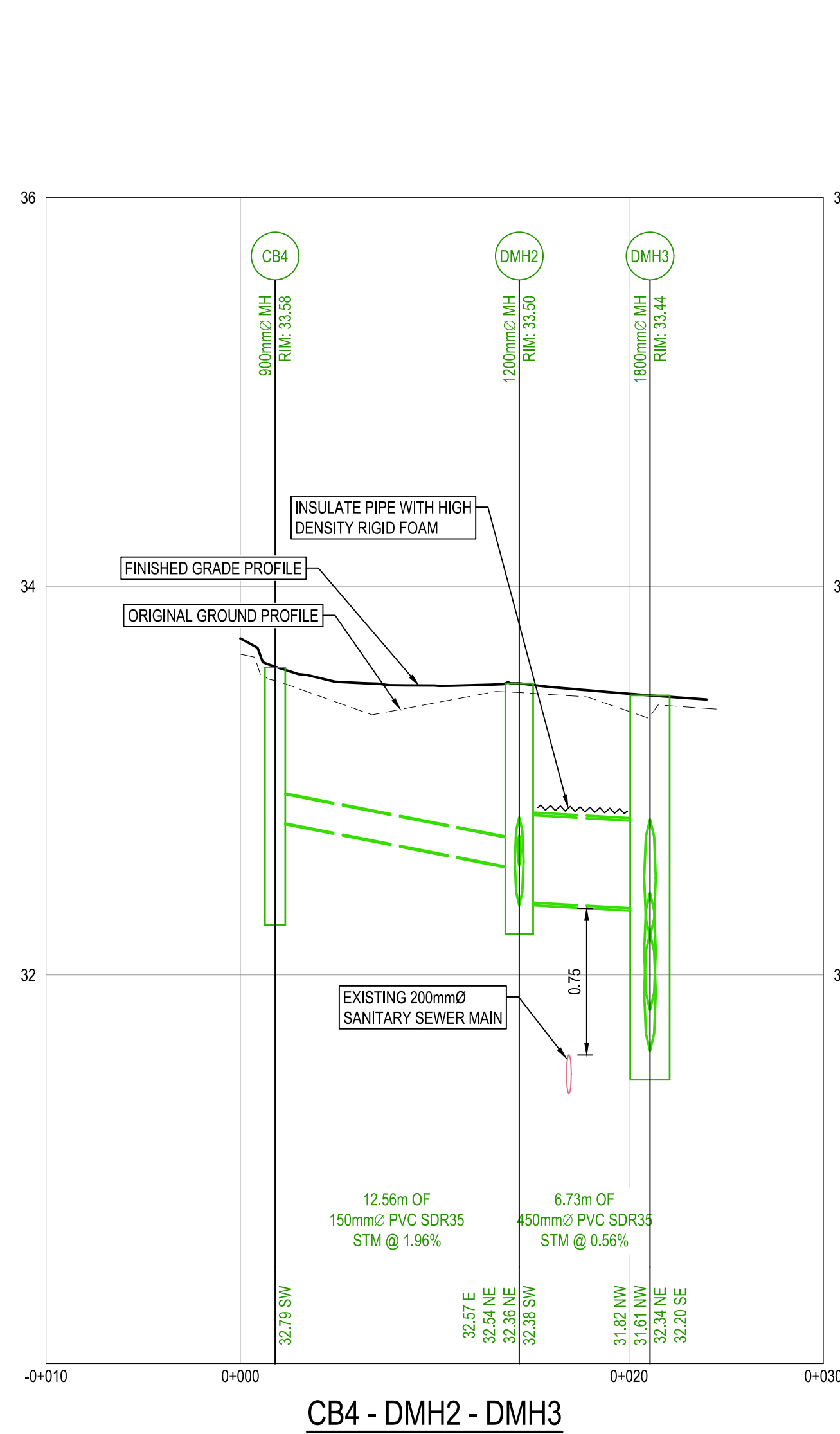
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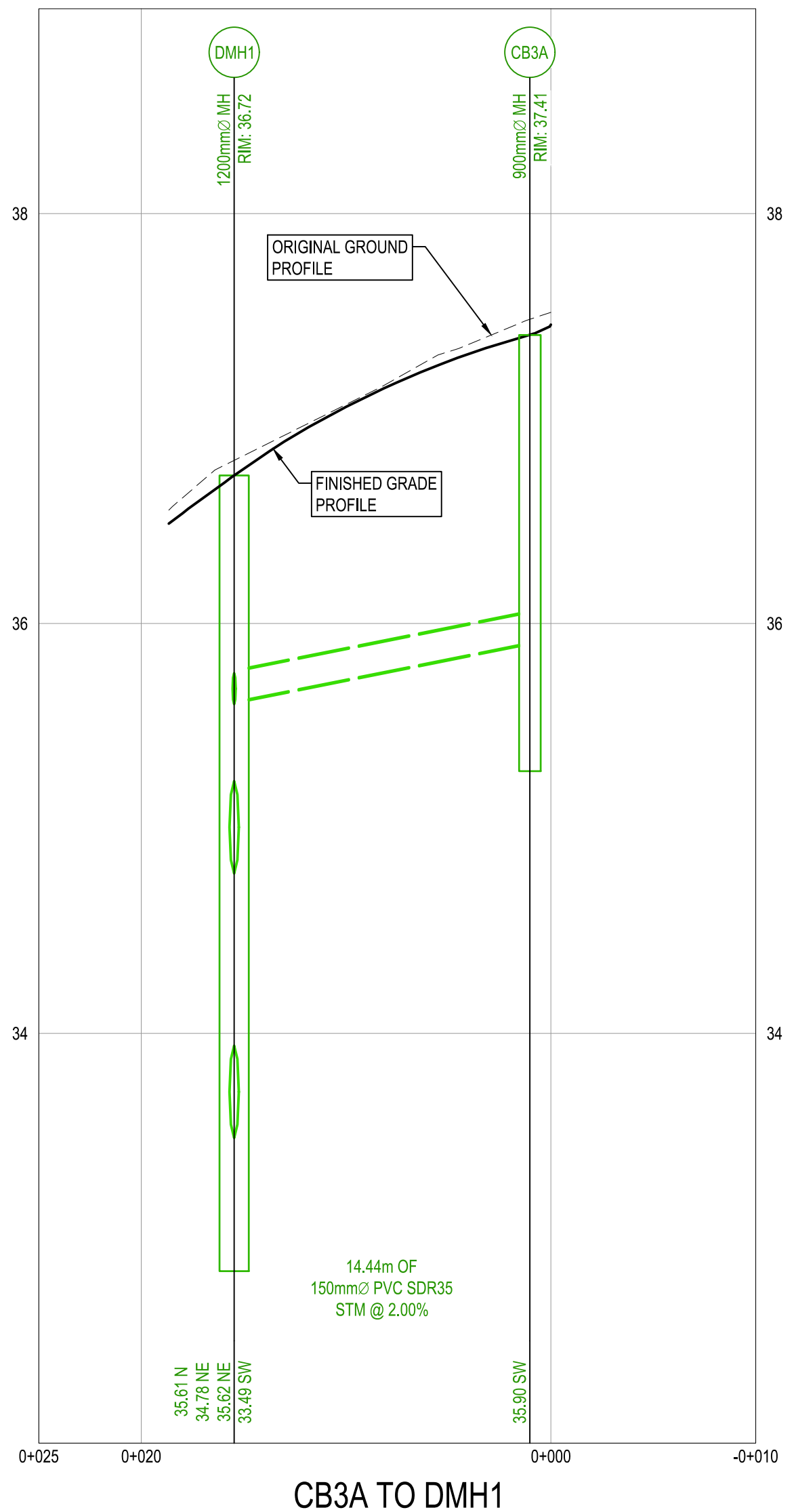
CB3 - DMH1



DMH2 - CB5



CB4 - DMH2 - DMH3



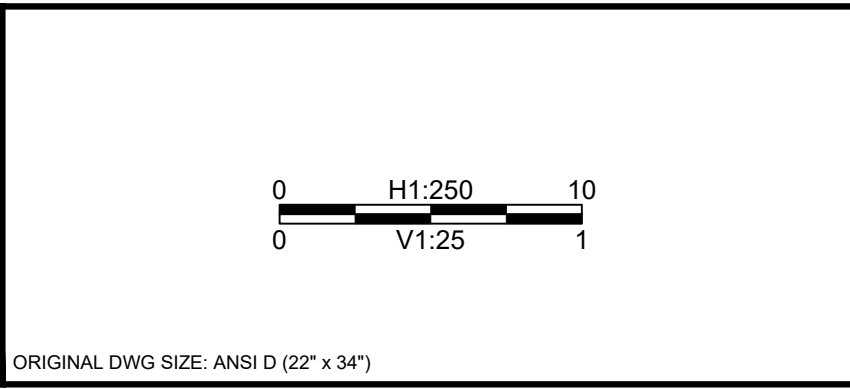
CB3A TO DMH1

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McElhanney

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Permit to Practice: McElhanney # 1003299

PROFESSIONAL ENGINEER

C. J. HOUSTON
35252
BRITISH COLUMBIA

2026-02-17
Approved Sealed

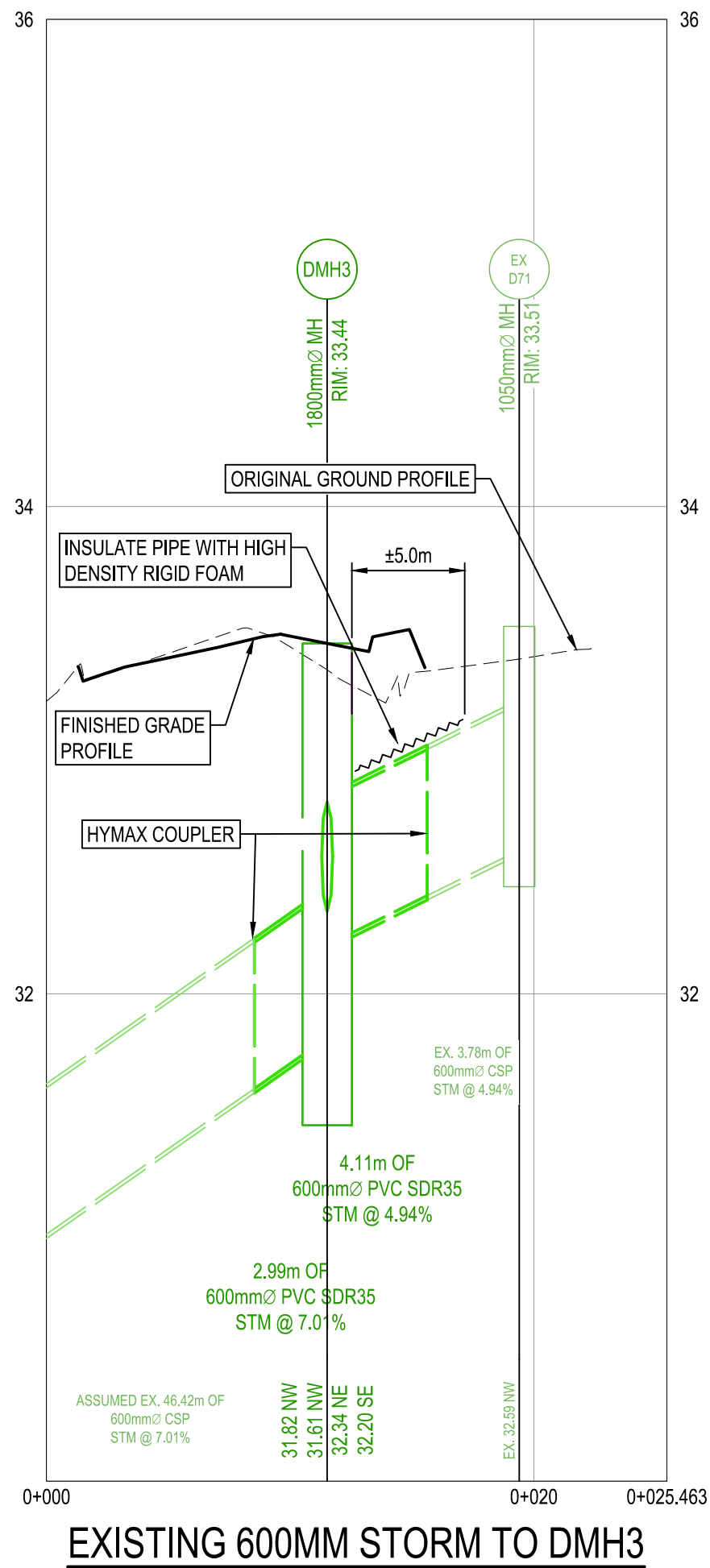
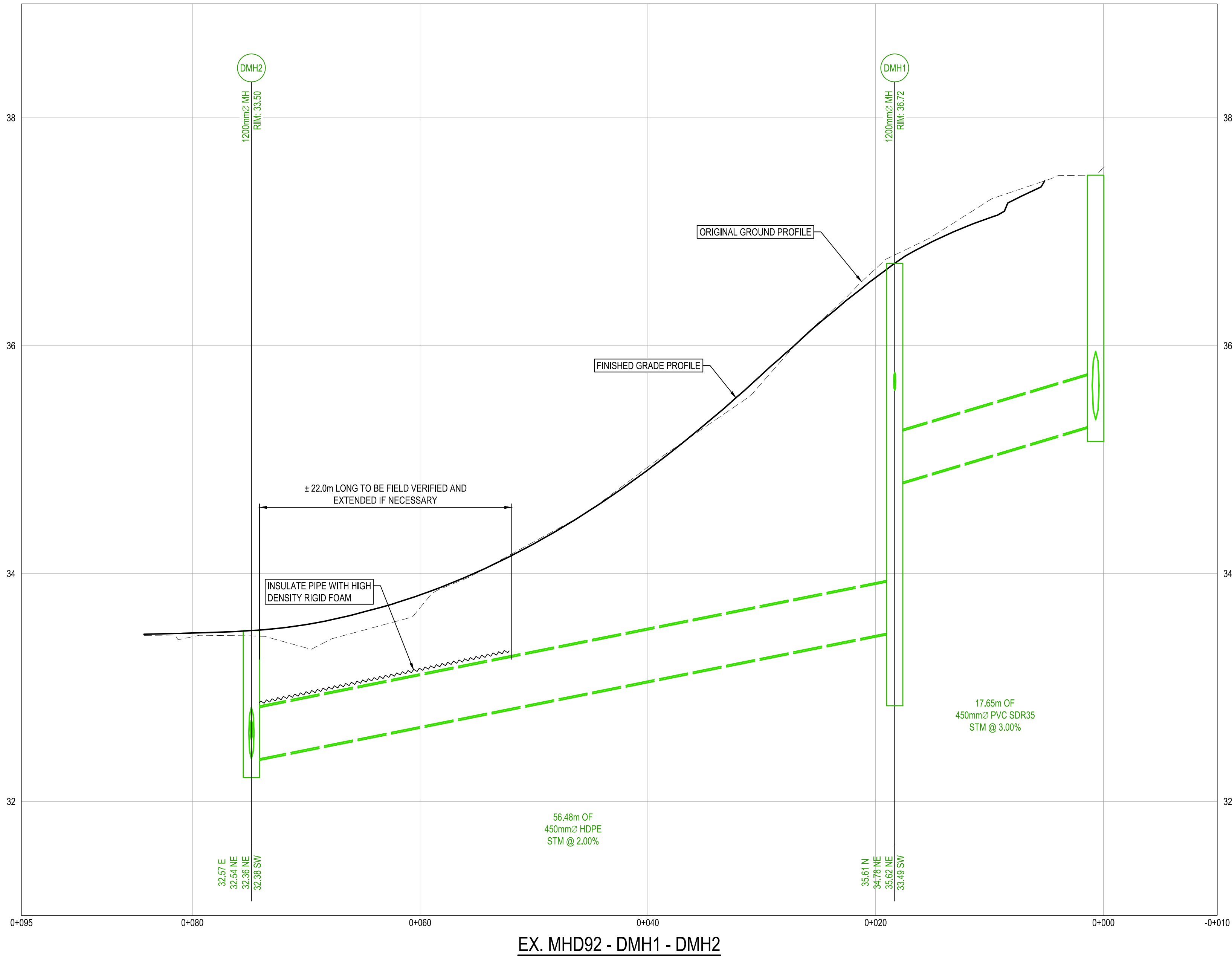
DISTRICT OF PORT EDWARD
770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

**EVERGREEN DRIVE
ROAD IMPROVEMENTS
STORM SEWER
PROFILES**

Drawing No.	
C-203	
Project Number	Rev.
2311-10481-00	0

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DATE: 2026-02-12, 13:20 FILE: X:\2311\Projects\23111048100_Evergreen Dr Rehab Design\07_DRAWING\01_C201_Evergreen 2025 Works.dwg McElhanney ANS D - 2025-01-10



0	2026-02-11	ISSUED FOR TENDER	RJH	RJH	CJH
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770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

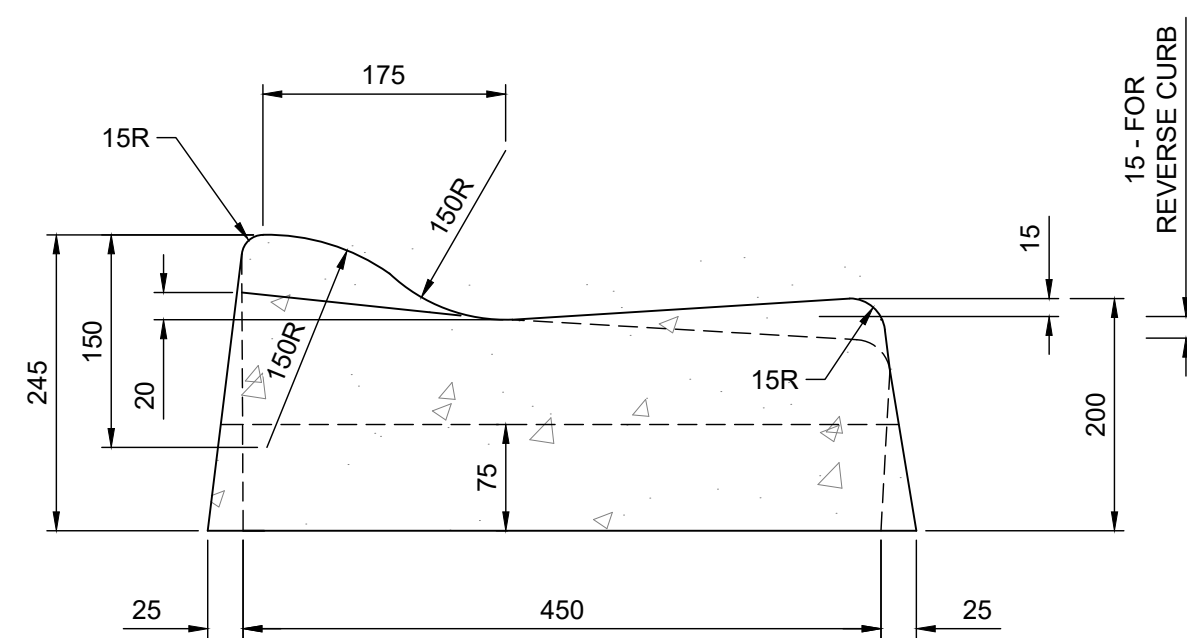
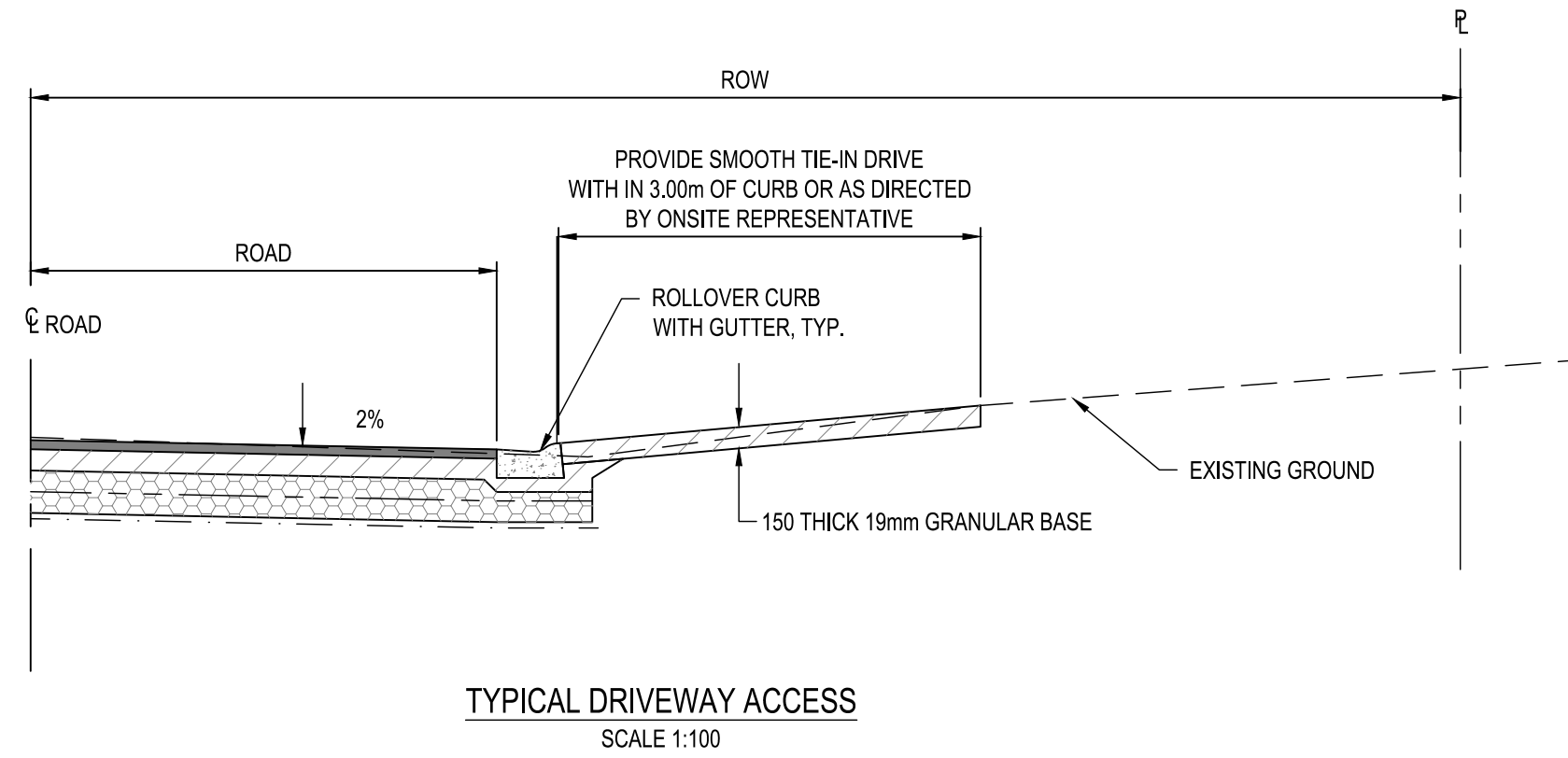
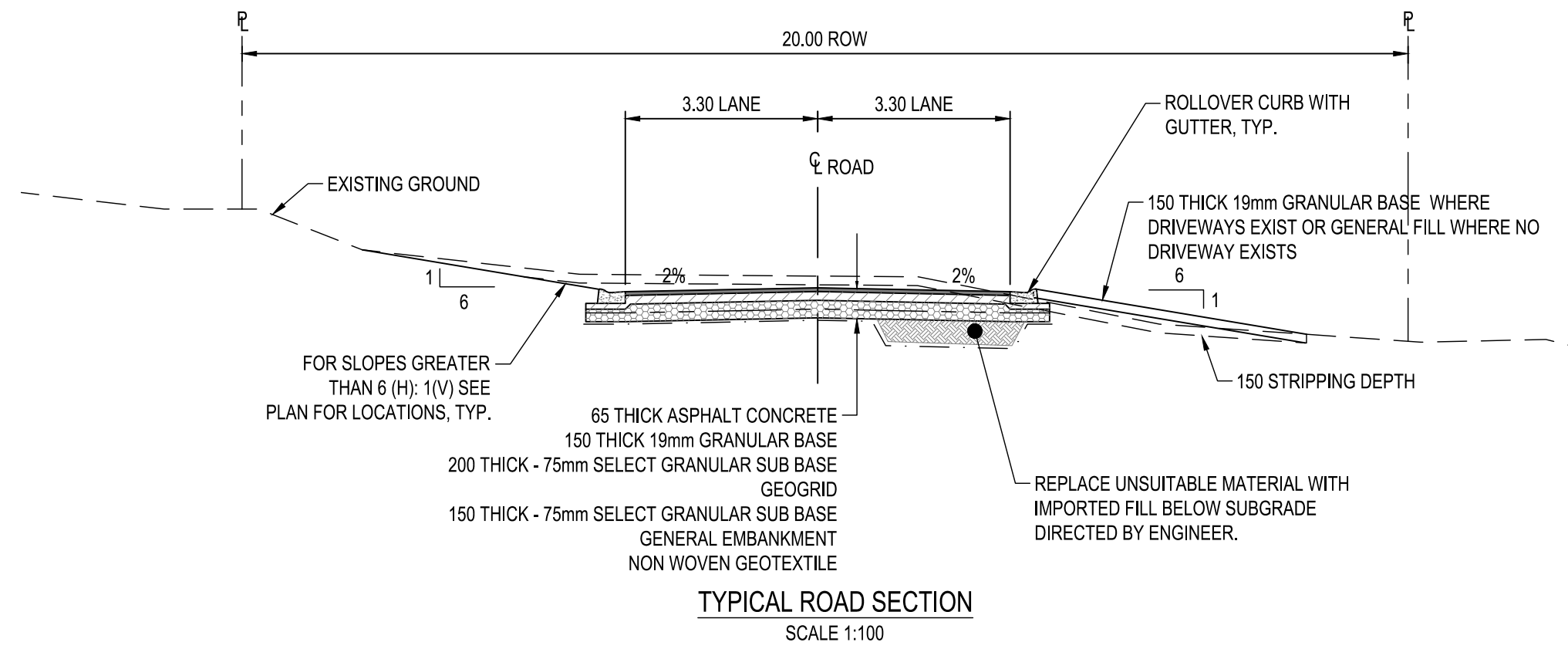
EVERGREEN DRIVE
ROAD IMPROVEMENTS
STORM SEWER
PROFILES

Drawing No.
C-204

Project Number
2311-10481-00

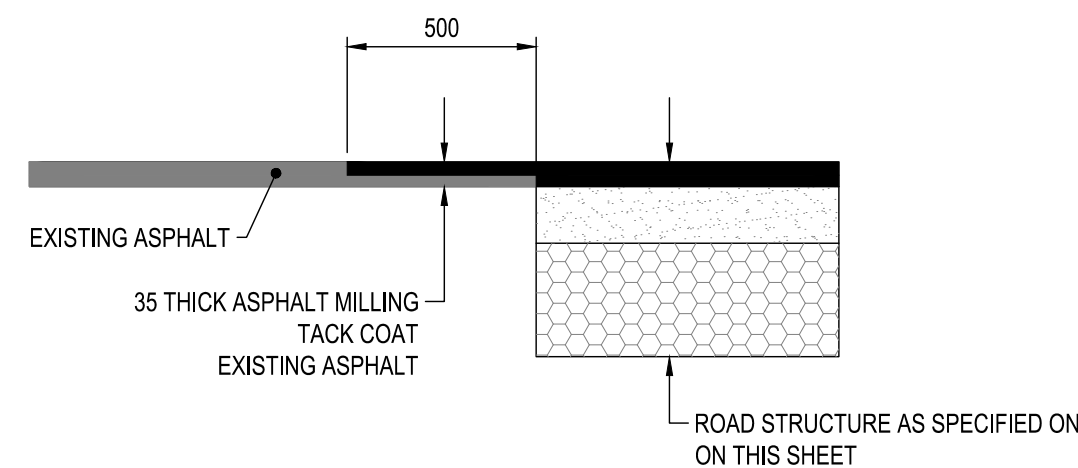
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DESTROY ALL PRINTS BEARING PREVIOUS REVISION

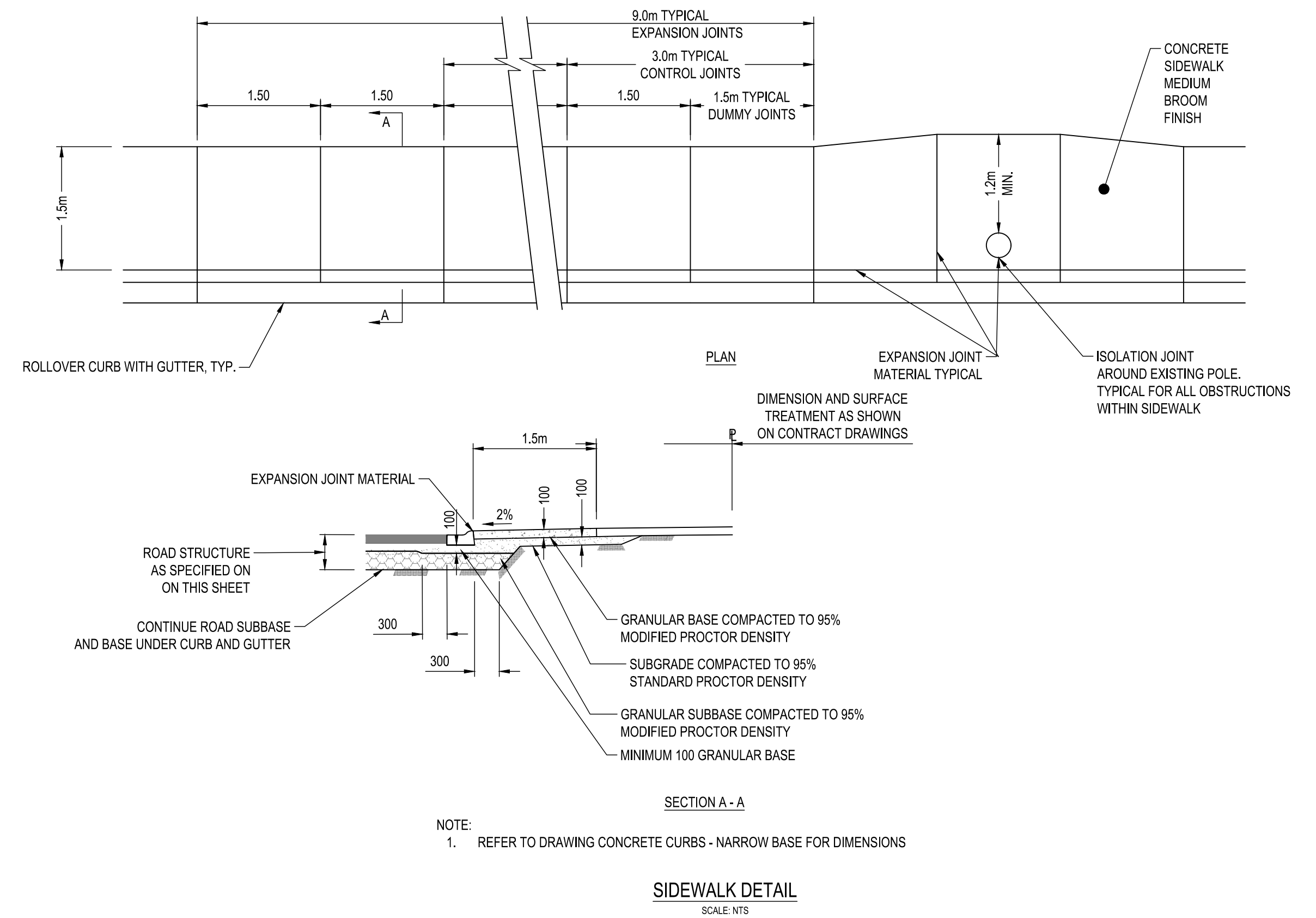


NOTE:
1. SECTIONS SHOWN ARE FOR MACHINE EXTRUDED CURBS

ROLLOVER CURB WITH GUTTER



TYPICAL ROAD MILL SECTION
SCALE 1:20



NOTE:
1. REFER TO DRAWING CONCRETE CURBS - NARROW BASE FOR DIMENSIONS

[illegible]

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ORIGINAL DWG SIZE: ANSI D (22" x 34")



McElhanney

729 2nd Avenue V
Prince Rupert BC
Canada V8J 1H4
T 250 624 4281



DISTRICT OF PORT EDWARD
770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

EVERGREEN DRIVE
ROAD IMPROVEMENTS
ROADWAY
DETAILS

Drawing No.

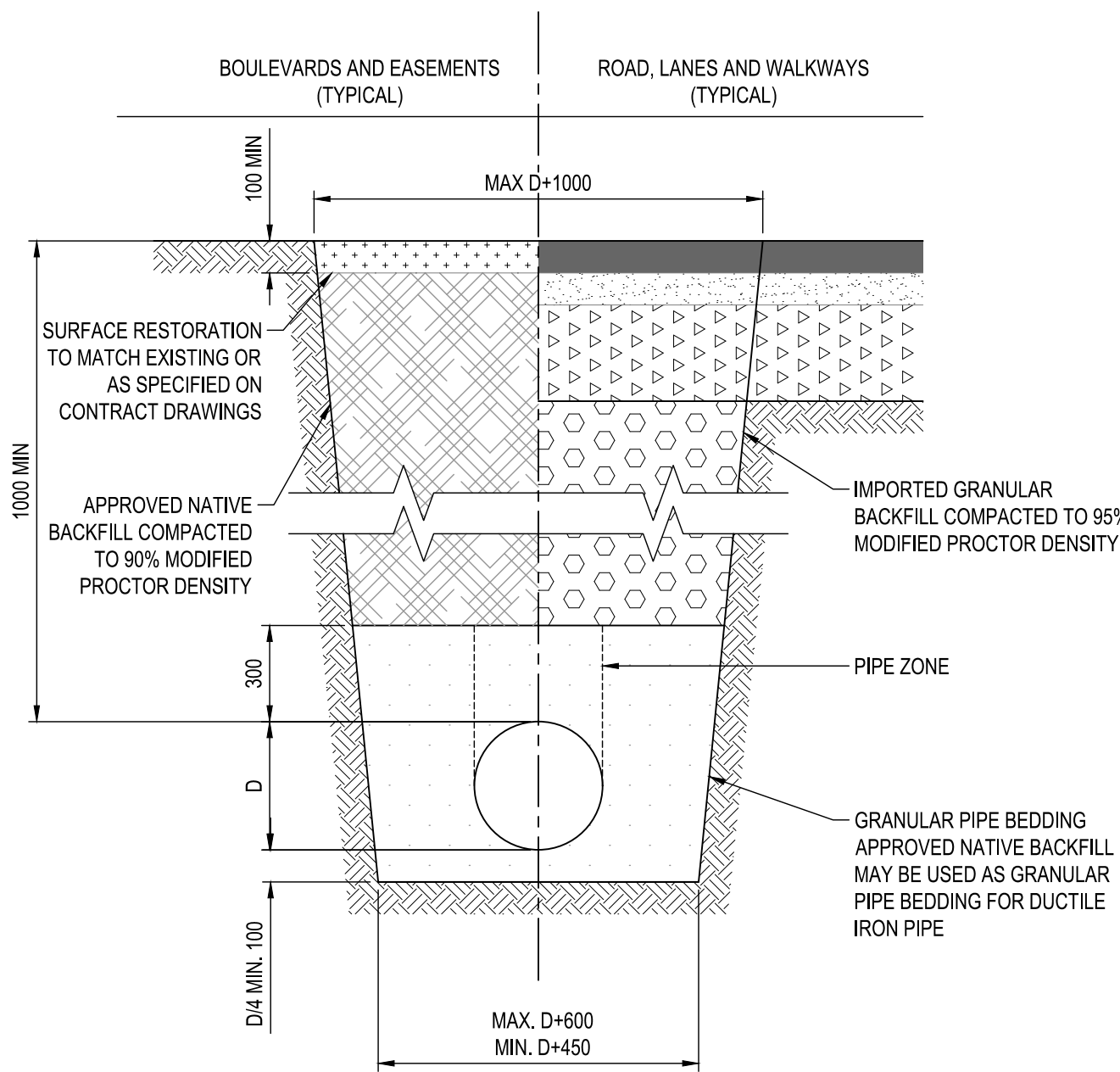
C-301

Project Number
2311-10481-00

0 v. **DESTROY ALL PRINTS BEARING PREVIOUS REVISION**

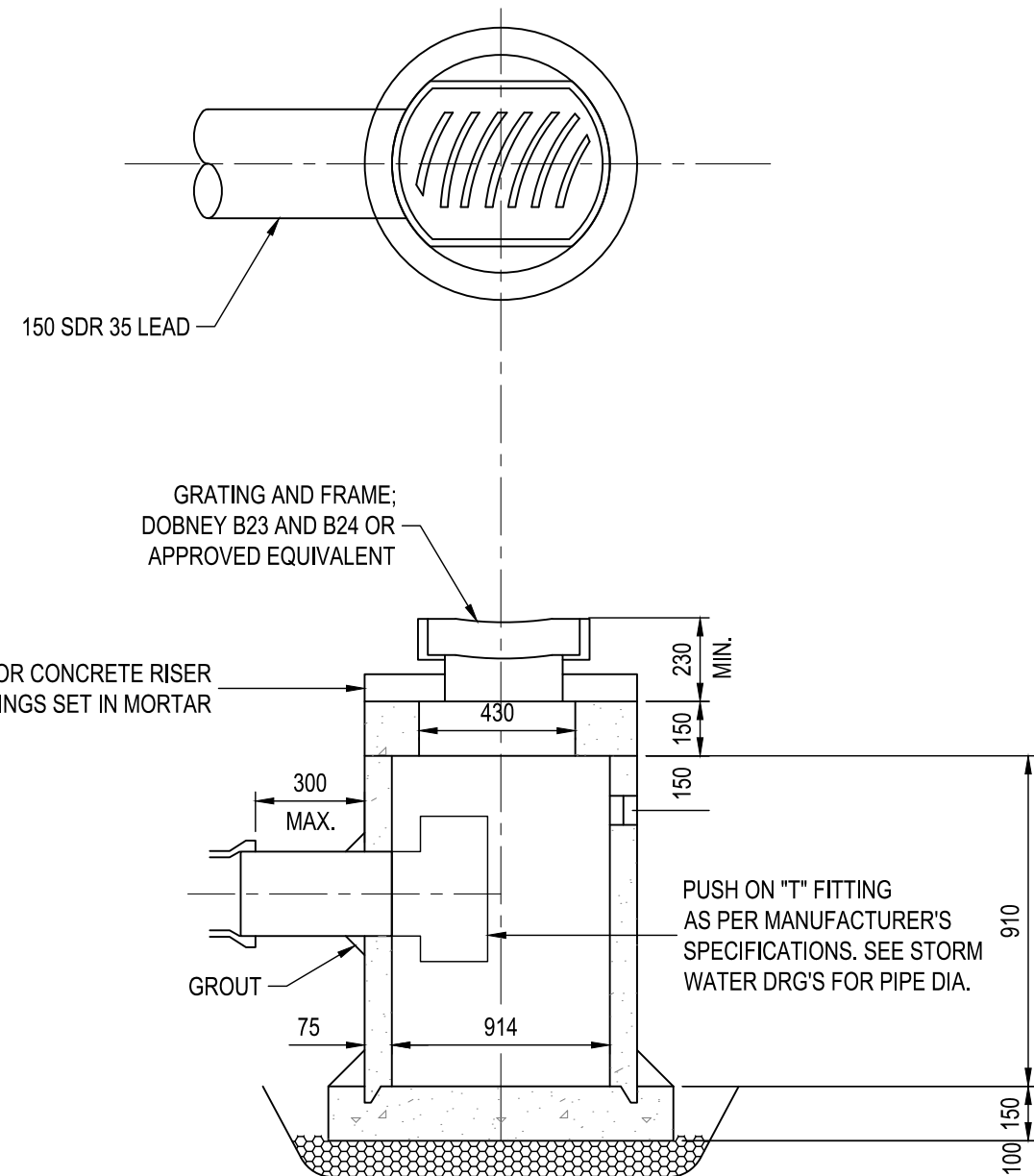
McElhanney ANS D - 2025-01-10

DATE: 2026-02-12, 13:20 FILE: X:\2311\Projects\2311048100_Evergreen Dr Rehab Design\07_DRAWINGS\01_Sheets\C-300.dwg

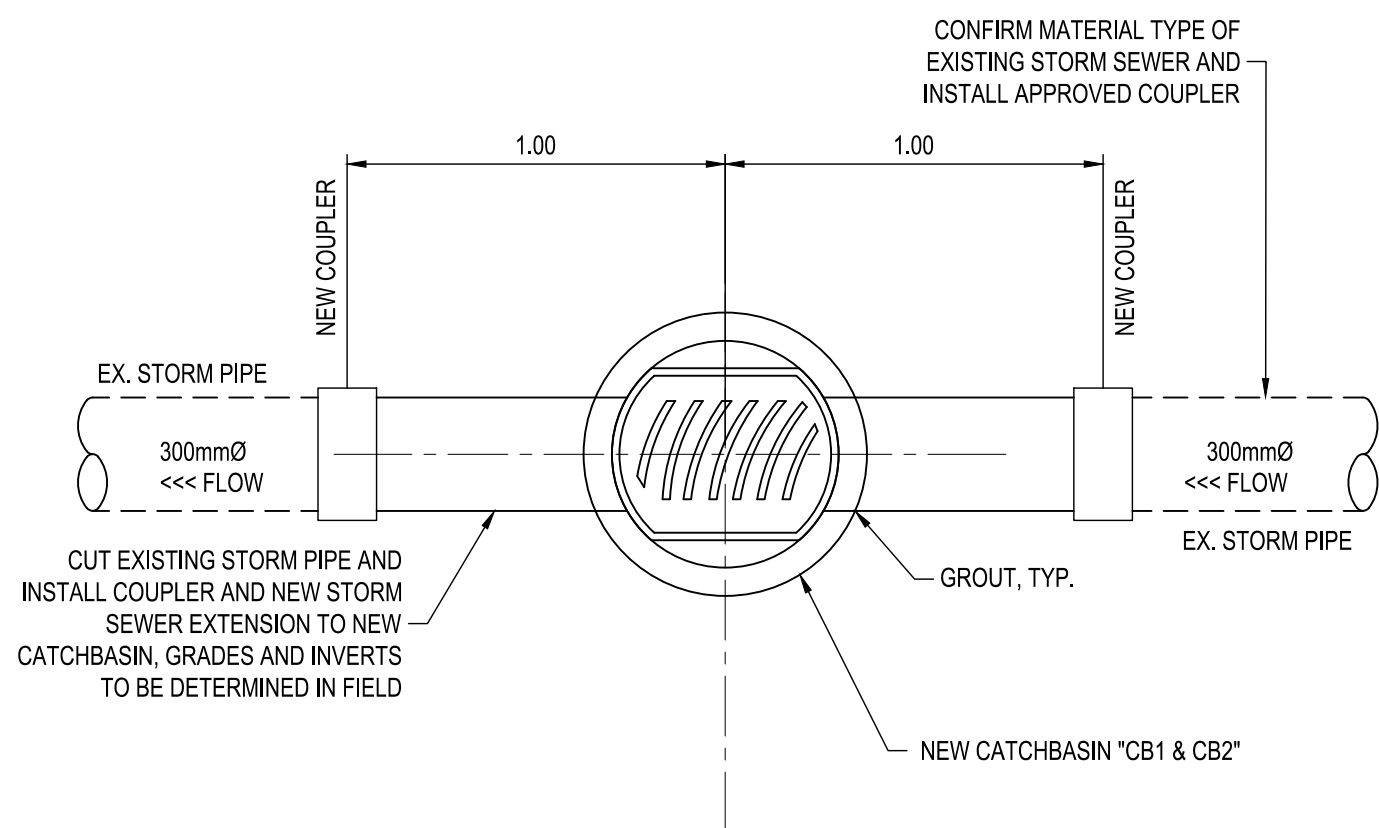


NOTE:
1. TRENCHING TO COMPLY WITH ALL REQUIREMENTS OF WORKSAFE BC.

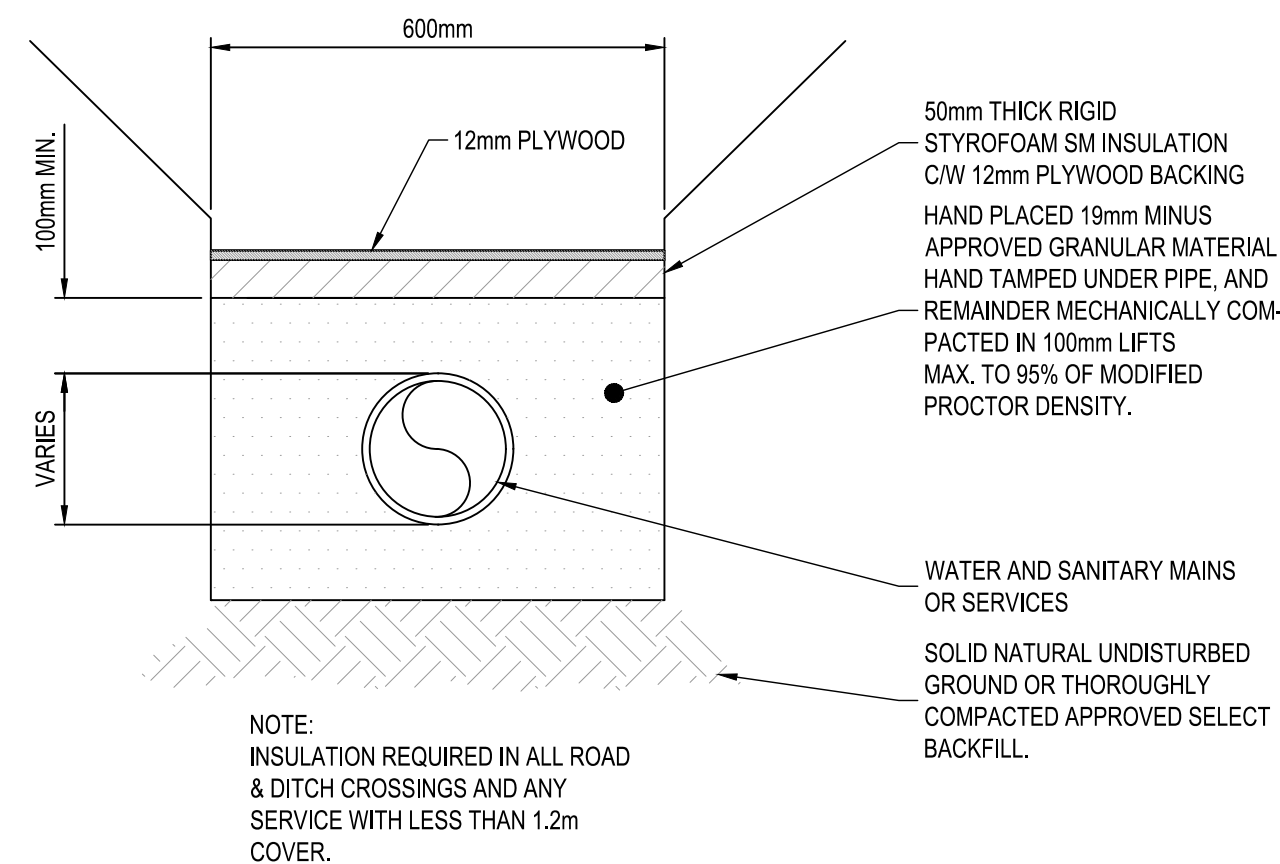
UTILITY TRENCH
SCALE: NTS



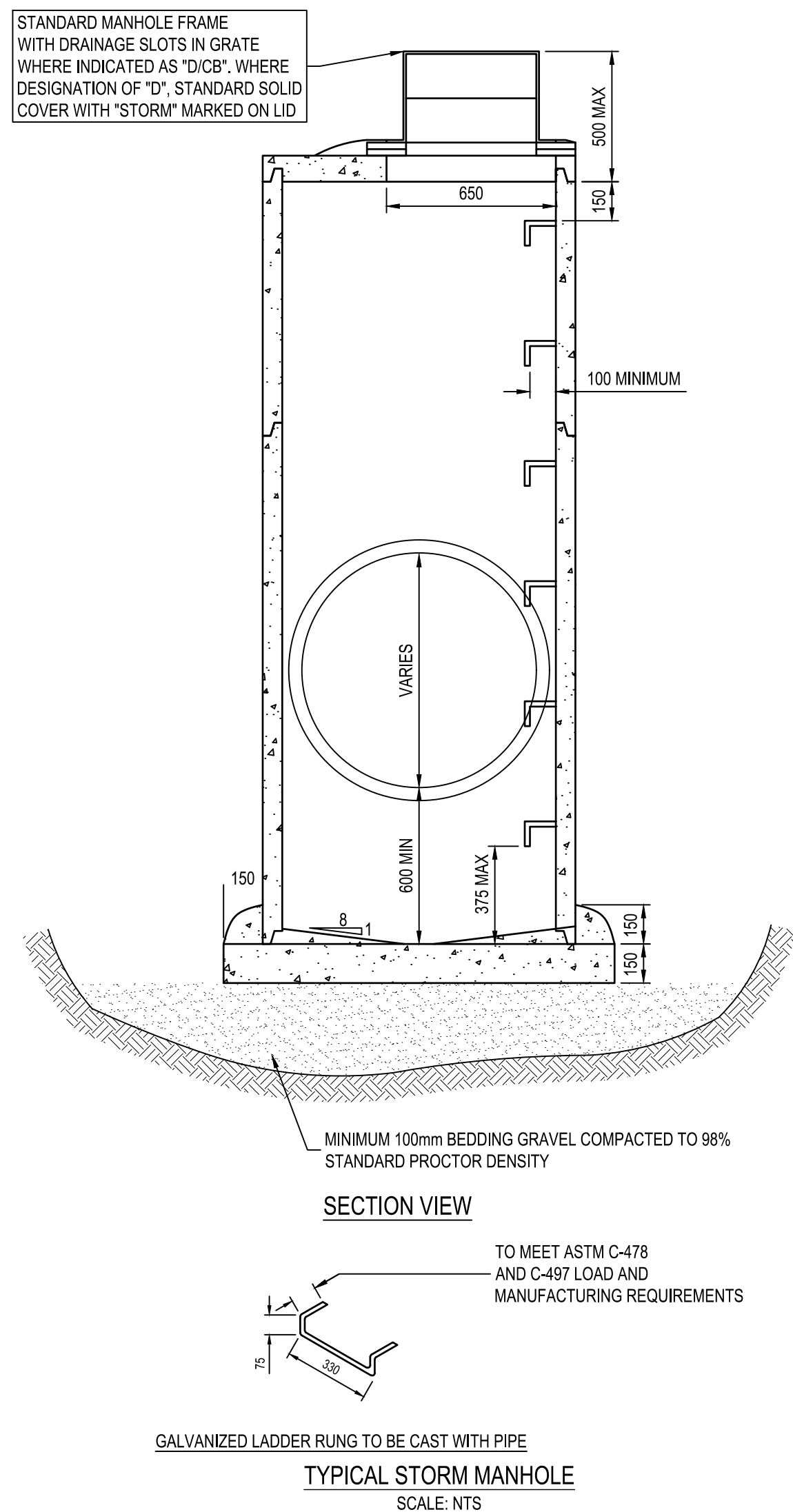
TYPICAL CATCHBASIN
SCALE: NTS



TYPICAL CATCHBASIN INCEPTOR OF
EXISTING STORM SEWER "CB1 & CB2"
SCALE: NTS



INSULATED MAINS AND SERVICES DETAIL
SCALE: NTS



Rev	Date	Description	Drawn	Design	App'd
0	2026-02-11	ISSUED FOR TENDER	RJH	RJH	CJH

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney

729 2nd Avenue W
Prince Rupert BC
Canada V8J 1H4
T 250 624 4281

Permit to Practice: McElhanney # 1003209

PROFESSIONAL
OF
C. J. HOUSTON
35252
BRITISH
COLUMBIA
ENGINEER

2026-02-17
Approved Sealed

DISTRICT OF PORT EDWARD
770 PACIFIC AVENUE, PORT EDWARD, B.C. V0V 1G0

EVERGREEN DRIVE
ROAD IMPROVEMENTS
DEEP UTILITIES
DETAILS

Drawing No.	C-302
Project Number	2311-10481-00
Rev.	0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

1. CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK.
2. NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
4. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS MARKED "ISSUED FOR CONSTRUCTION" AND SEALED BY A PROFESSIONAL ENGINEER.
5. LOCATIONS OF UNDER GROUND UTILITIES SHOWN ON PLAN ARE APPROXIMATE ONLY. INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (M.M.C.D.) SPECIFICATIONS AND STANDARD DETAIL DRAWINGS UNLESS SHOWN OTHERWISE.
7. EXCAVATE ALL FROST SUSCEPTIBLE MATERIALS BEFORE PLACING GENERAL EMBANKMENT OR GRANULAR SUB BASE.
BACK FILL AND COMPACT GRANULAR SUBBASE TO U/S OF GRANULAR BASE.
BACK FILL AND COMPACT GRANULAR BASE MINIMUM 150mm THICK.
8. ALL BASE MATERIAL AND SUBBASE MATERIAL GRADATION SIZE AS M.M.C.D STANDARD SPECIFICATIONS, 2014.

19mm GRANULAR BASE GRADATION TABLE	
SIEVE SIZE (mm)	GRADING FILL %
19	100
12.5	75-100
9.5	60-90
4.75	40-70
2.36	27-55
1.18	16-42
0.600	8-30
0.300	5-20
0.075	2-8

9. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE FOR INSPECTION AND APPROVAL OF THE FOLLOWING

- A. PLACEMENT OF SUB-BASE MATERIALS.
- B. PLACEMENT OF BASE MATERIALS.
- C. PLACEMENT OF MANHOLES
- D. PLACEMENT OF CATCHBASINS
- D. PLACEMENT OF ASPHALT
- E. PLACEMENT OF GEOGRID

1. QUALITY CONTROL DOCUMENTS FOR ALL PRECAST AND FABRICATED COMPONENTS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER'S REPRESENTATIVE PRIOR TO STRUCTURE INSTALLATION.

1. GEOGRID TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. GEOGRID TO HAVE A MINIMUM 0.3m SIDE OVERLAP.
3. THE CONTRACTOR SHALL EXERCISE CARE DURING FILL PLACEMENT TO AVOID DAMAGE OR DISPLACEMENT OF THE GEOGRID. CONSTRUCTION EQUIPMENT SHALL NOT BE PERMITTED TO OPERATE DIRECTLY ON THE SURFACE OF THE GEOGRID.
4. GEOGRID SPECIFICATIONS:

PROPERTY	STANDARD	VALUE
LONG-TERM DESIGN STRENGTH	GRI-GG4-05	15 kN/m
5. GEOGRID PRODUCT PROPOSED BY CONTRACTOR TO BE APPROVED BY ENGINEER PRIOR TO PLACEMENT.

1. SEDIMENT MUST BE PREVENTED FROM ENTERING THE NEARBY WATERCOURSES. ALL WORK SHALL BE DONE IN A MANNER THAT WILL NOT RESULT IN DEPOSITION OF LOGGING DEBRIS, SOIL, OR OTHER MATERIAL DELETERIOUS TO FISH, IN ANY WATERCOURSE.
2. ENSURE ANY RIPRAP TO BE USED IS CLEAN AND WASHED OFF SITE. IS OF SUITABLE QUALITY, PLACED INTO THE BANK SUCH THAT IT DOES NOT CONSTRICT THE CHANNEL BY EXTENDING INSIDE THE EXISTING BANK CONFIGURATION.
3. DISTURBANCE TO THE SLOPES MUST BE MINIMIZED. SLOPE STABILITY AND EROSION PREVENTION IS CRITICAL. RECONSTRUCT AND REVEGETATE DISTURBED SLOPES TO THEIR ORIGINAL CONDITION AS SOON AS ACTIVITY IS COMPLETED.

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ORIGINAL DWG SIZE: ANSI D (22" x 34")



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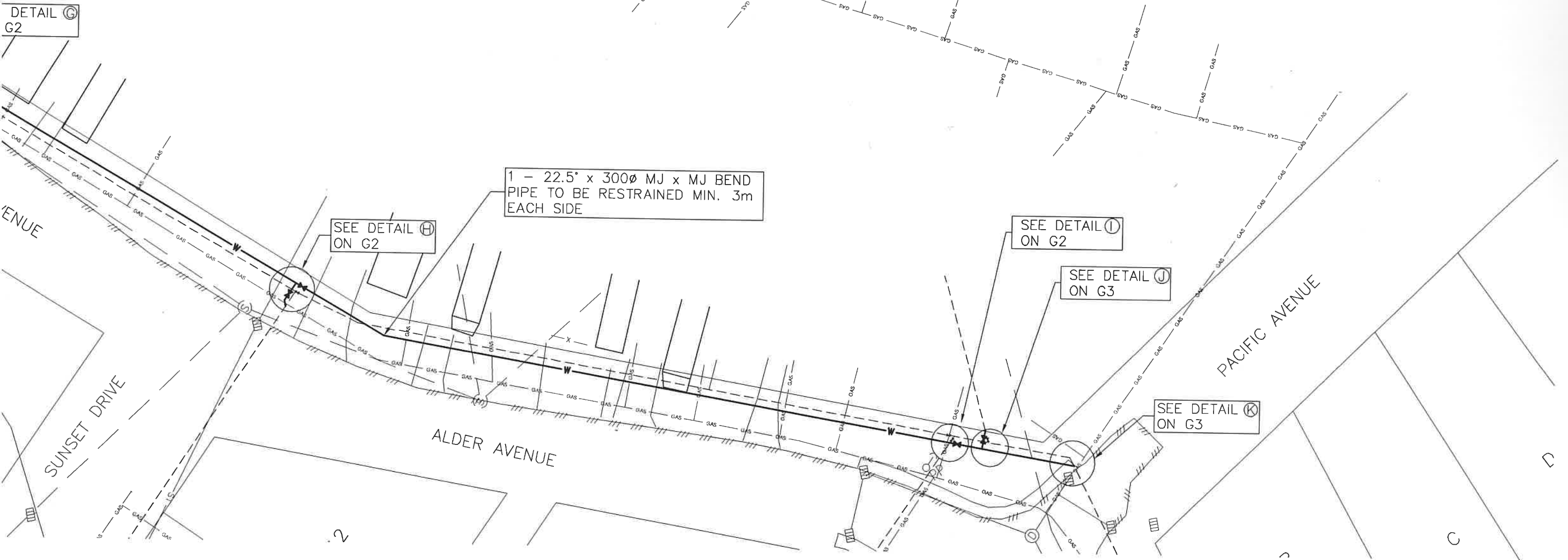
NOTES

C-303

Project Number
2311-10481-00

Rev.	0	DESTROY ALL PRINTS BEARING PREVIOUS REVISION
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IG 150Ø x 300Ø x 600Ø
M LOCATION, MATERIAL,
DIAMETER OF EXISTING 600Ø
CONNECTION DETAILS TO
FOLLOWING INVESTIGATION.

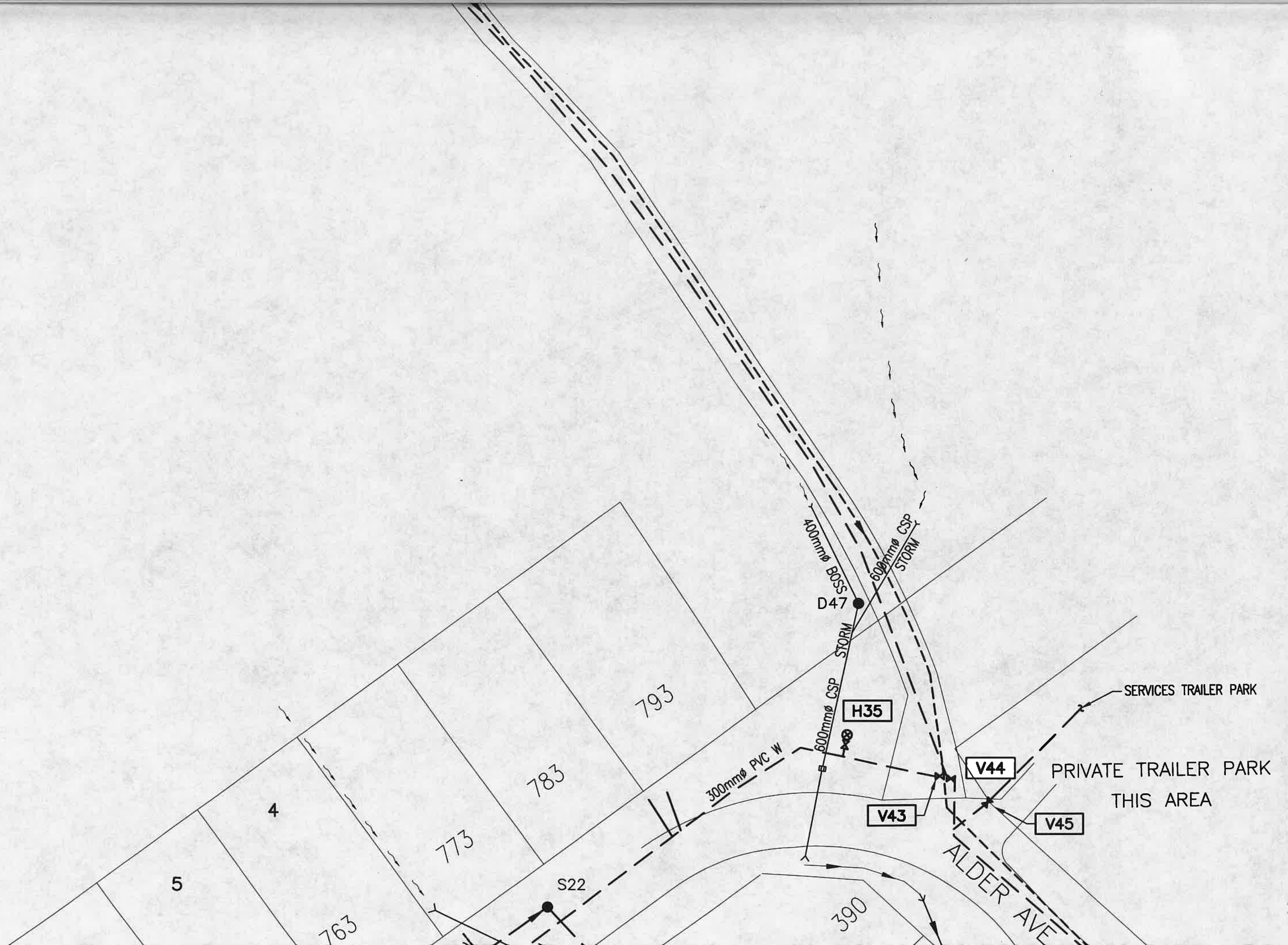


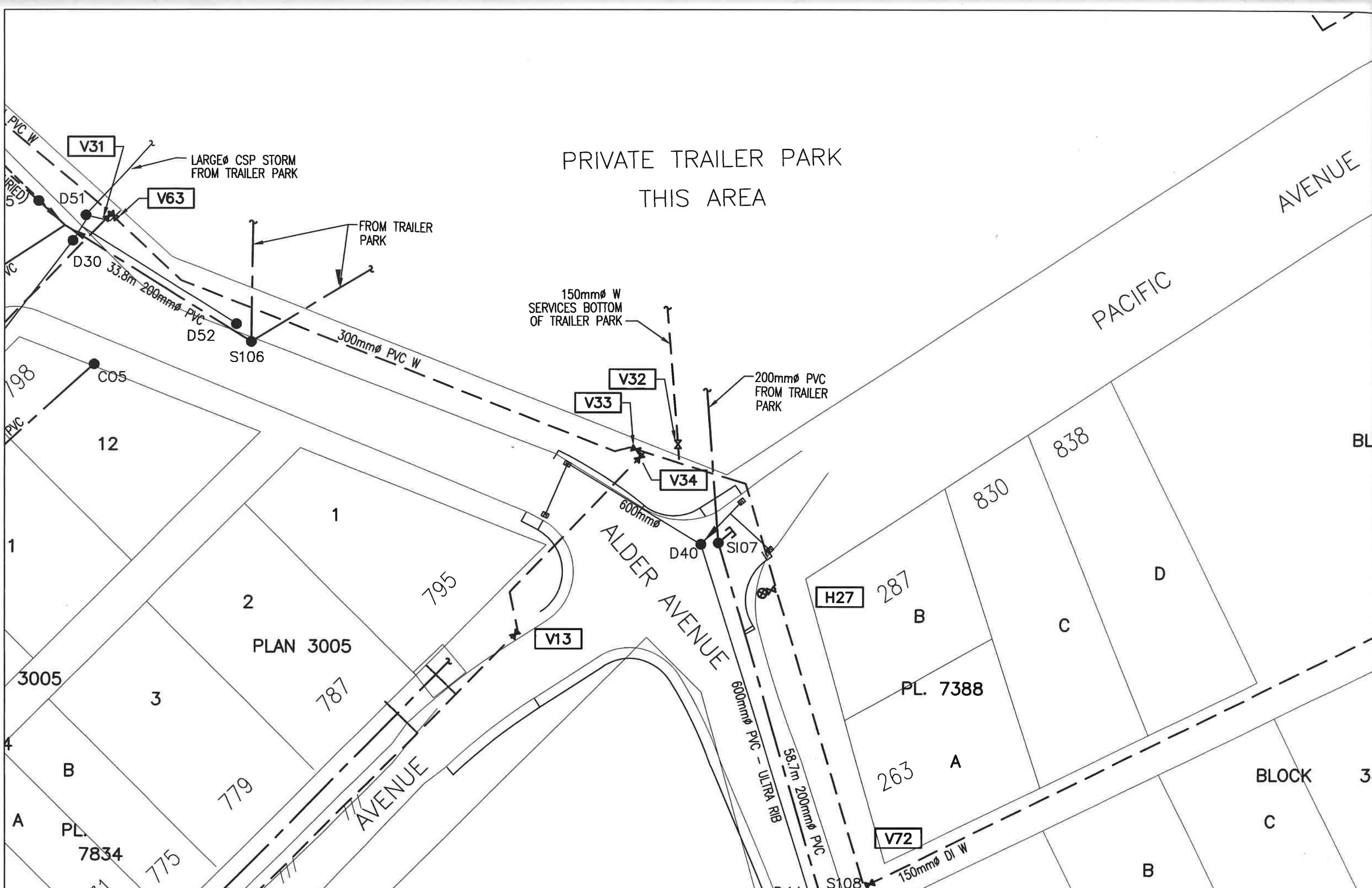
EX. GAS SERVICE DEPTH	UNKNOWN
EX. GAS SERVICE DEPTH	UNKNOWN
VERT. (TYP).	
VERT. SIZE & DEPTH	UNKNOWN
1 x 300Ø x 150Ø TEE, 300Ø GATE VALVE, & 150Ø GATE VALVE	
EX. 200Ø W/M DEPTH	UNKNOWN
22.5° HORIZ. BEND	
EX. GAS SERVICE DEPTH	UNKNOWN
SAN. SERVICE DEPTH	UNKNOWN
K. GAS SERVICE DEPTH	UNKNOWN
SAN. SERVICE DEPTH	UNKNOWN
GAS SERVICE DEPTH	UNKNOWN
GAS SERVICE DEPTH	UNKNOWN
GAS SERVICE DEPTH	UNKNOWN
GAS SERVICE DEPTH	UNKNOWN
300Ø x 300Ø x 150Ø TEE, 300Ø GATE VALVE, & 150Ø GATE VALVE	
GAS SERVICE DEPTH	UNKNOWN
EX. 150Ø W/M DEPTH	UNKNOWN
300Ø x 300Ø x 150Ø TEE	
EX. 200Ø SAN. DEPTH	UNKNOWN
EX. 200Ø W/M DEPTH	UNKNOWN



ENSURE CORPORATION STOP
FOR LOT 5 WATER SERVICE
IS LOCATED AT HIGH POINT
OF NEW WATERMAIN







K

150mmØ W
SERVICES TOP OF
TRAILER PARK

200mmØ PVC
FROM TRAILER
PARK

200mmØ PVC SAN.

V46

S68

150mmØ W

CEDAR

PACIFIC

S60

200mmØ PVC SAN.

903

1

200mmØ PVC SAN.

300mmØ
CULV.

S27

D48

200mmØ STORM

150mmØ W

2

907

JUBILEE

3

911

4

915

5

919

18

912

17

908

16

904

900

S48

200mmØ PVC SAN.