

STAFF REPORT TO COUNCIL

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DATE: August 24, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100173 (Bylaw No. 9204, 2021)

Applicant: Station One Architects for Pacific Peace Properties Inc., Inc. No. BC1190275
Location: 1330-1380 Foothills Boulevard

ATTACHMENT(S): Distribution Area Map (Exhibit "A" to CP100173)
Request for Comment Letter
Newspaper Notice
Correspondence Received

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated August 24, 2021 from the Acting Director of Planning and Development Services titled "Consultation for Official Community Plan Amendment Application No. CP100173 (Bylaw No. 9204, 2021)."

PURPOSE:

The purpose of this report is to provide Council with the comments received through the public consultation process for Official Community Plan (OCP) Amendment Application No. CP100173, Amendment Bylaw No. 9204, 2021. This application will facilitate the construction of an additional three (3) apartment buildings at 1330-1380 Foothills Boulevard (subject property).

Background

On June 28, 2021, Council reviewed OCP Amendment Application No. CP100173 (Bylaw No. 9204, 2021) and Rezoning Application No. RZ100699 (Bylaw No. 9205, 2021) for 1st and 2nd Reading. This application proposes to re-designate 1330-1380 Foothills Boulevard from Neighbourhood Centre Residential to Neighbourhood Centre Corridor on Schedule B-6: Future Land Use of the Official Community Plan.

POLICY / REGULATORY ANALYSIS:

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an Official Community Plan amendment. On June 28, 2021, Council approved the

following consultation process for Official Community Plan Application No. CP100173 Amendment Bylaw No. 9204, 2021:

- a) Request for written comment from properties identified on Exhibit “A” to CP100173 (see attached); and
- b) Two (2) Citywide Newspaper advertisements requesting written comment (see attached).

Request for written Comment and Newspaper Advertisements

Forty-nine (49) letters requesting comment were mailed to residents within the immediate area on July 2, 2021. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on July 15 and July 22, 2021. The letters and newspaper notices requested that residents forward written submissions regarding the OCP amendment application to the City of Prince George Development Services Division by July 23, 2021. Information pertaining to the proposed amendment, such as the Report to Council and Supporting Documents, were made available on the City of Prince George website under the [“Applications in Process”](#) webpage.

During the OCP public consultation process July 2 to July 23, 2021, Administration received three (3) written correspondence with three (3) in opposition and one (1) letter providing comment on the proposal. The correspondence received included comments related to:

- Impact to adjacent residential areas
- Loss of privacy and level of comfort/security
- Increase in traffic and considerations to mitigate the traffic impact from the development
- Impacts from associated construction of activities of three more buildings

Any correspondence received after the OCP public consultation will be provided to Council prior to public hearing.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for Official Community Plan Application No. CP100173, Amendment Bylaw No. 9204, 2021 in accordance with Council's direction and the *Local Government Act*. For Council's consideration, the correspondence received through the consultation process is attached to this report, with a summary of the feedback provided by residents included in the report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/09/20