



Bylaw No. 9070, 2019

OCP Amendments for the Proposed
North Nechako Neighbourhood Plan

City of Prince George

- Overview of process
- Overview of Official Community Plan Amendment Bylaw 9070, 2019

L&M Engineering

- Proposed North Nechako Neighbourhood Plan
 - Overview of plan development
 - Public Participation and Engagement
 - Values & Principles
 - Land Use Plan

Background

- North Nechako Neighbourhood Plan Area
 - Approximately 85 ha
 - Majority of site being used for gravel extraction
- Why a Neighbourhood Plan?
 - OCP designated area as Future Urban
 - “What’s Next?”
 - Neighbourhood Plans provide more specific land use direction than the Official Community Plan



Developing the Plan

- Plan developed by L&M Engineering
 - With input from City, Professional Reporting, Surrounding Neighbourhoods
- Official Community Plan
 - OCP directs Administration to use Neighbourhood Plans for more detailed policy direction in specific areas
 - OCP requires amendments to facilitate the adoption of the Neighbourhood Plan



Adopting and Using the Plan

- Council Process
 - OCP Amendment Bylaw No. 9070, 2019
 - Neighbourhood Plan received for information to inform OCP amendment process
 - Subject to adoption of Bylaw No. 9070, 2019 – adoption of North Nechako Neighbourhood Plan by resolution
- Future Applications evaluated against both the OCP and the North Nechako Neighbourhood Plan

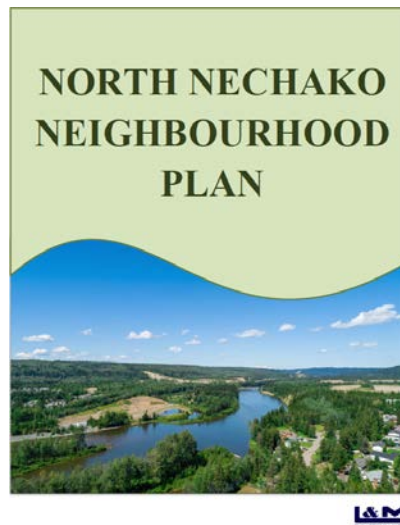
Rezoning

Subdivision

Development
Permit

North Nechako Neighbourhood Plan

- OCP amendments proposed in Bylaw No. 9070 are informed by land use direction and policy from the proposed North Nechako Neighbourhood Plan
- Prior to looking in detail at the proposed OCP amendments, an overview of the plan is helpful to provide context

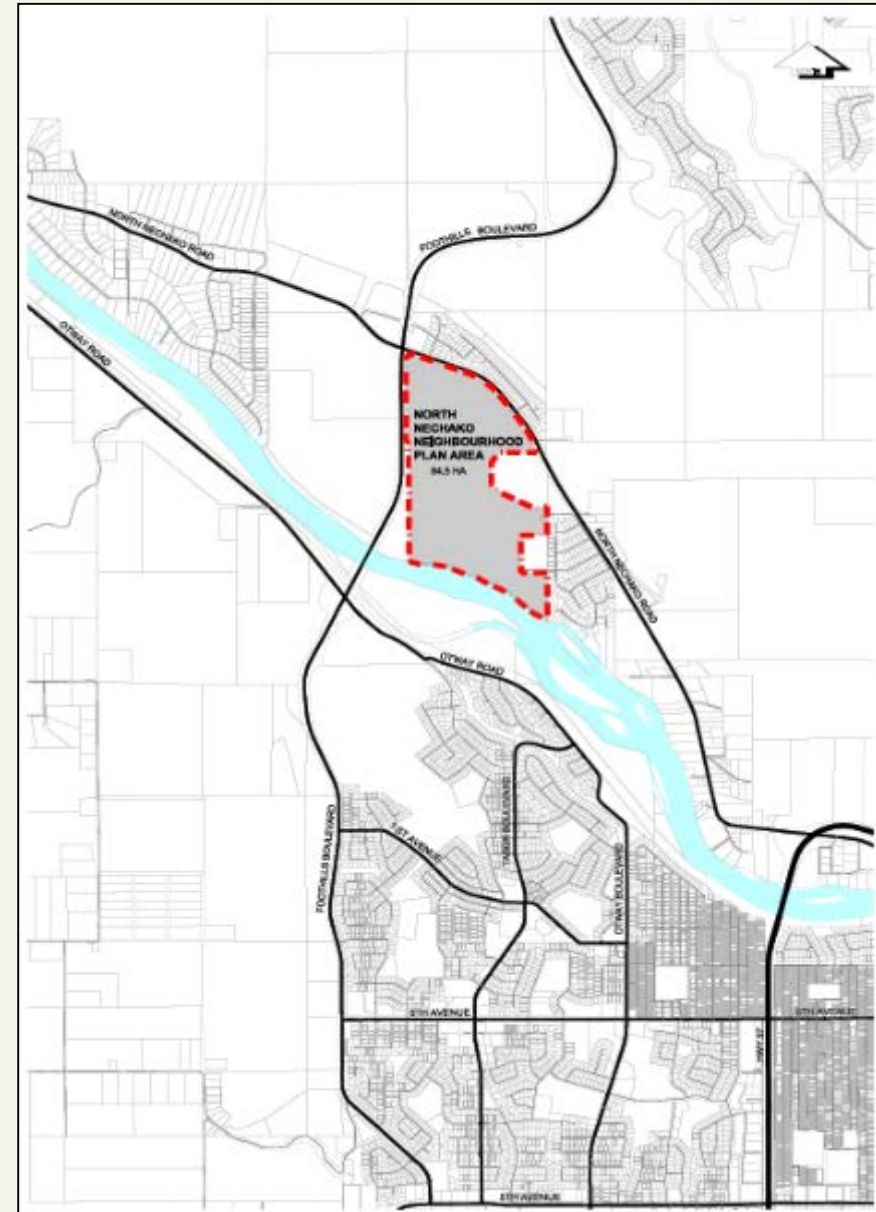


North Nechako Neighbourhood Plan

Presented by: L&M Engineering
On behalf of: T.R. Projects Ltd. & 406286 BC Ltd.

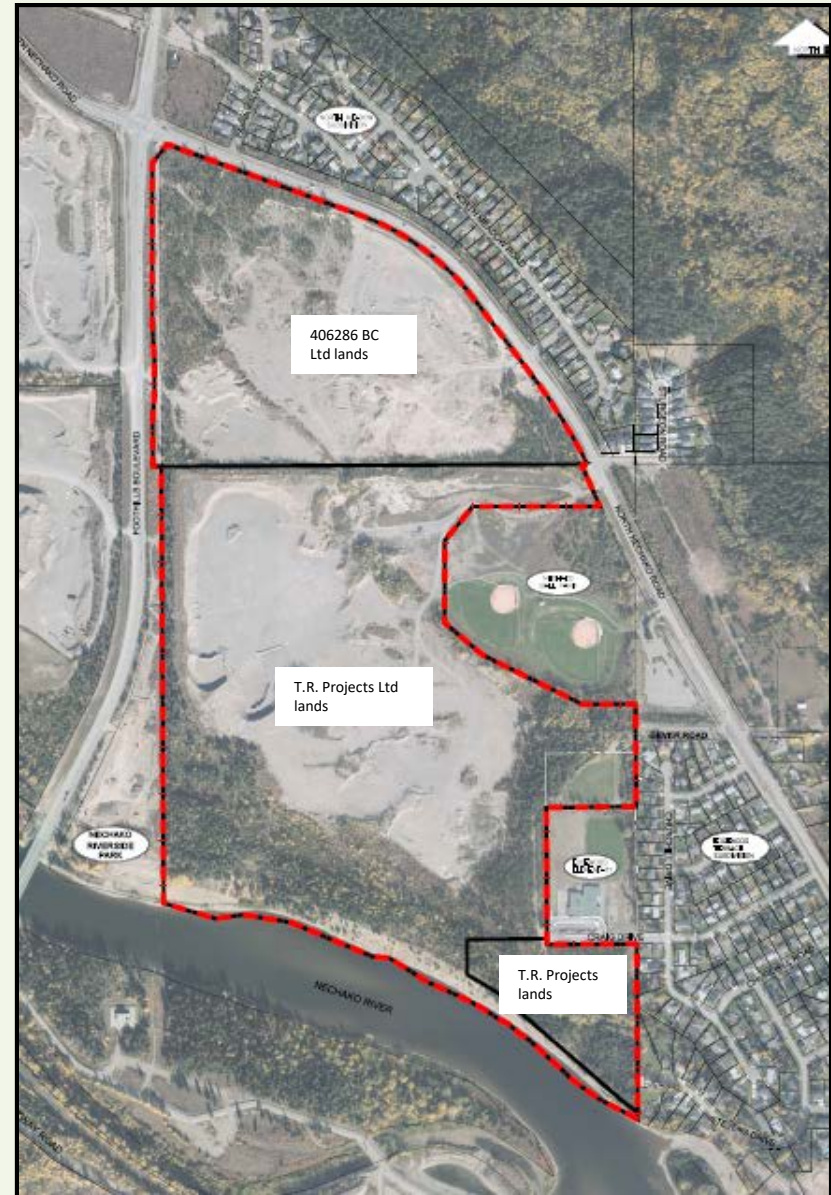


- ▶ T.R. Projects & 406286 B.C. Ltd.
- ▶ Three legal parcels
- ▶ 84.5 hectares of land
- ▶ North-West Sector of Prince George



Process

- ▶ Planning for the Neighbourhood Plan initiated in Summer 2017
- ▶ Participating Property Owners
- ▶ City of Prince George Staff
- ▶ Geotechnical Investigation
- ▶ Groundwater Assessment
- ▶ Environmental Overview
- ▶ Archeological Impact Assessment
- ▶ Agency Consultation



Public Participation

First Public Open House:

- ▶ April 17th, 2018
- ▶ Edgewood Elementary School

Second Public Open House:

- ▶ November 20th, 2018
- ▶ Edgewood Elementary School

Public Comments:

- ▶ Concerns
 - ▶ Environmental Protection, medium density housing across from elementary school, Craig Drive extension



Community Values

CHANGE

Change must be integrated, gradual and responsive to the needs of the local residents.

ENHANCED LANDSCAPES

The community recognizes the importance of landscaping, trees and environmental areas as key elements of the neighbourhood.

REPRESENTATION

The community represents a transparent and inclusive public engagement process.

SAFETY

Everyone has the right to move lawfully throughout the community without fear.

COMMUNITY

The community is family-friendly, safe, clean and supportive for everyone.

TRANSPORTATION

Transportation networks must ensure efficient emergency response and reduce negative local impacts.

PRESERVE OPEN SPACES

The community encourages the preservation of parks, trails and greenspace to encourage healthy lifestyles.

Neighbourhood Plan Principles

1. Create a Diverse and Complete Community

2. Protect the Distinctive Character

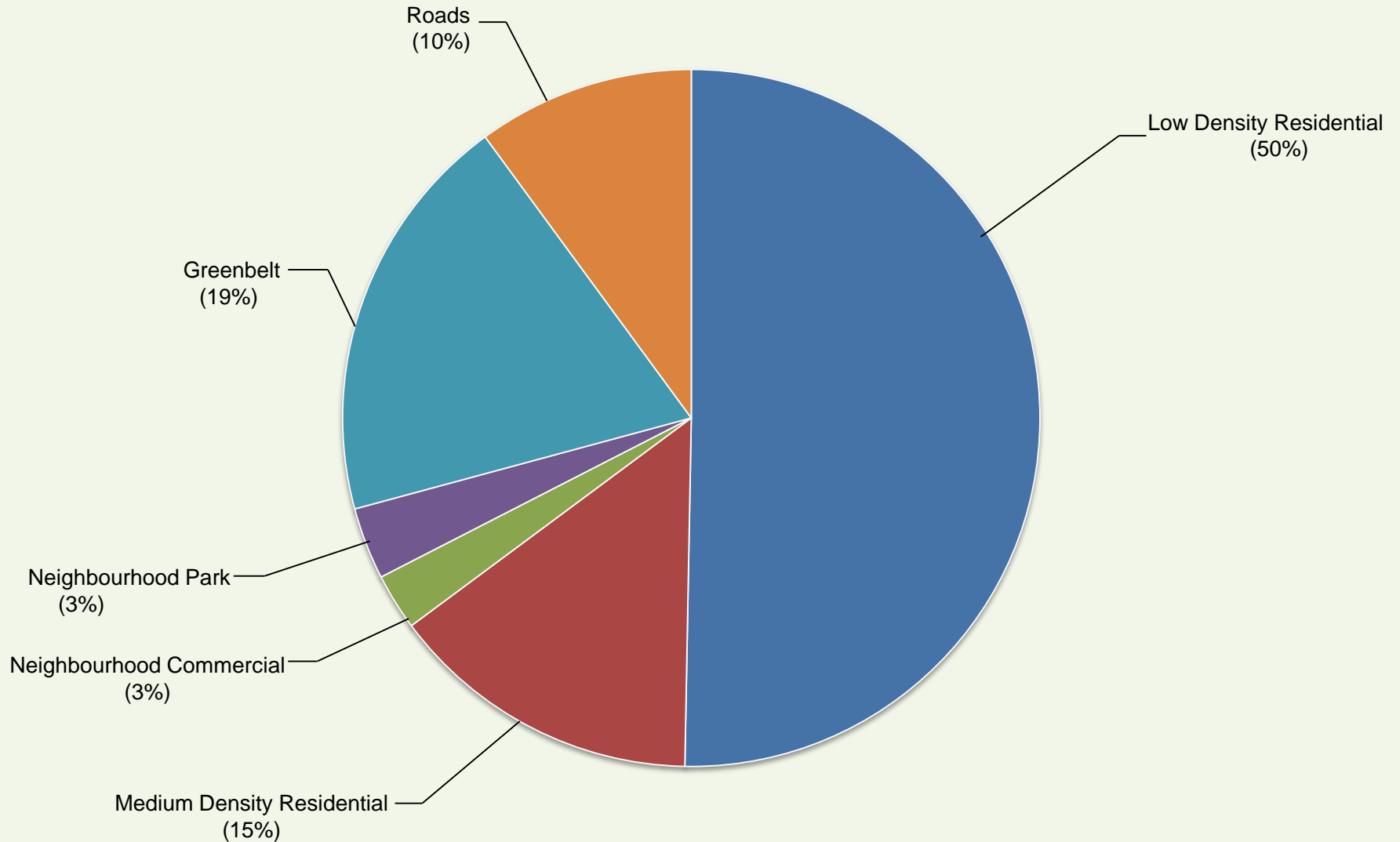
3. Design for Safety and Security

4. Preserve Housing Choice Availability

5. Encourage Environmental Stewardship

6. Create Value by Design

Land Use Summary





Land Use Plan

Natural Environment & Environmentally Sensitive Areas

- ▶ Nechako River Greenway
- ▶ Nechako River
- ▶ Wildlife Habitat
- ▶ Mitigation Measures
 - ▶ Wildlife
 - ▶ Riparian Setbacks
 - ▶ Greenbelt



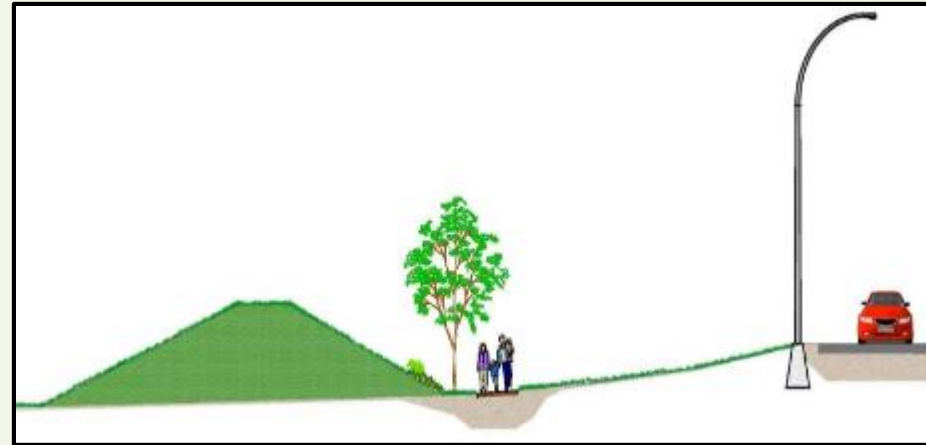
Land Use Plan

Parks & Trails

- ▶ 1 Neighbourhood Park
- ▶ Retention of the 0.9 km Nechako River Greenway trail
- ▶ 3.6 km of new trails and pedestrian walkways



Nechako River Greenway Trail



Cross Section of Perimeter Trail

Land Use Plan

Residential

- ▶ Range of densities
- ▶ 422 low density residential units
- ▶ 366 medium density residential units
- ▶ Projected population of 2334



Land Use Plan

Commercial

- ▶ **Neighbourhood Commercial**
 - ▶ Focus on supporting local businesses
 - ▶ Encouraged to accommodate outdoor display spaces and public gathering/seating areas.
- ▶ **Siting criteria to encourage:**
 - ▶ Street fronting buildings that are pedestrian orientated
 - ▶ Landscaped surface parking lots that are located at the rear of buildings (along Foothills Blvd) to give the appearance of active street frontages.



Transportation Network

► **Transportation Network Plan includes:**

- ▶ 7.7 km of sidewalks
- ▶ 2.4 km of collector roads
- ▶ 4.9 km of local roads
- ▶ Pedestrian crosswalks
- ▶ Traffic calming measures

► Traffic Impact Study (TIS)

- Foothills Blvd & North Nechako Road Improvements

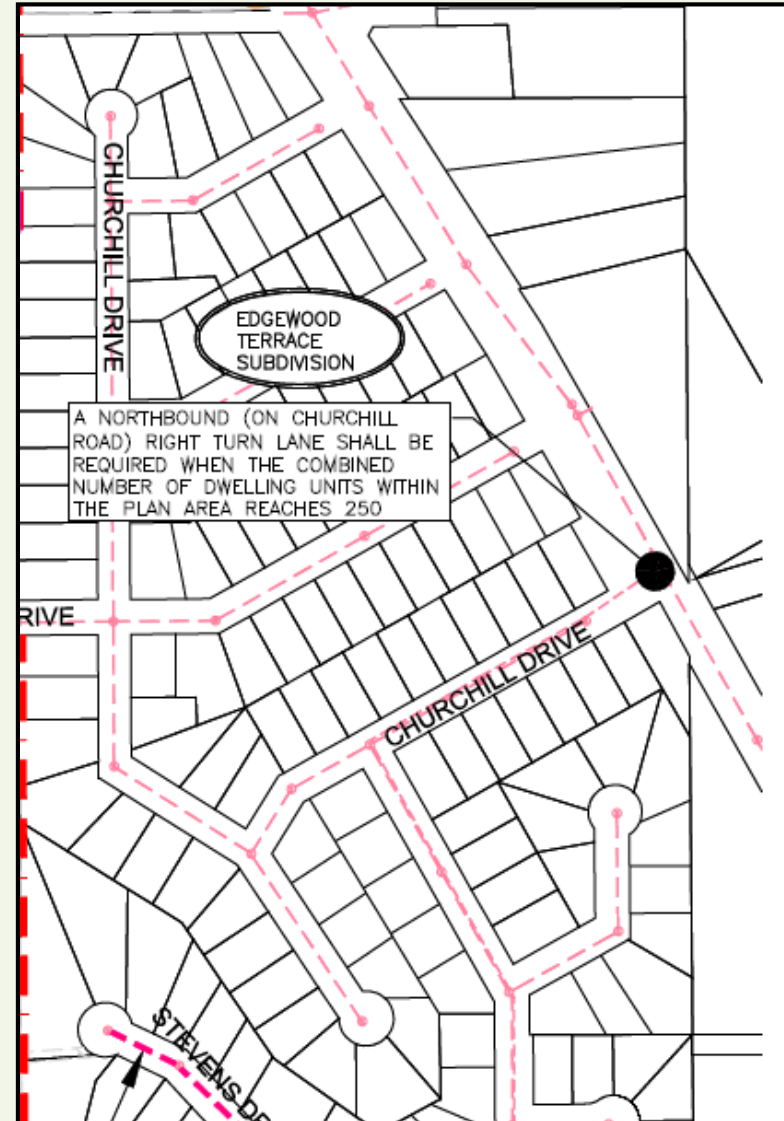


Land Use Plan

Transportation Network

Intersection #1

- ▶ North Nechako Road and Churchill Drive
- ▶ A right turn lane shall be on Churchill Drive once the total number of dwelling units within the Plan area reaches 250.

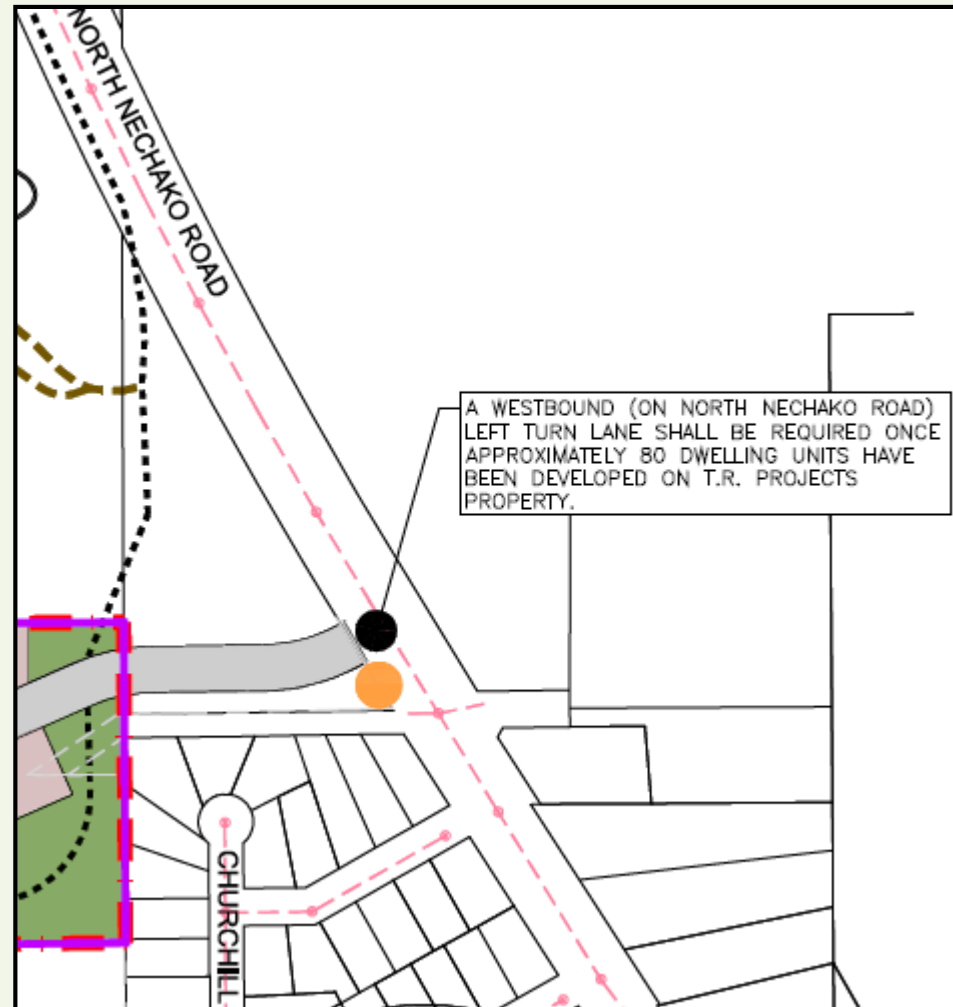


Land Use Plan

Transportation Network

Intersection #2

- ▶ North Nechako Road and Dever Road
- ▶ A westbound right turn lane shall be developed along North Nechako Road once 80 dwelling units have been developed on T.R. Projects property.
- ▶ Relocation of Dever Road
 - ▶ A new berm to be installed between new Dever Road and homes on Churchill and Winston Road
 - ▶ This would allow neighbours to retain laneway access and keep the noise attenuation berm.

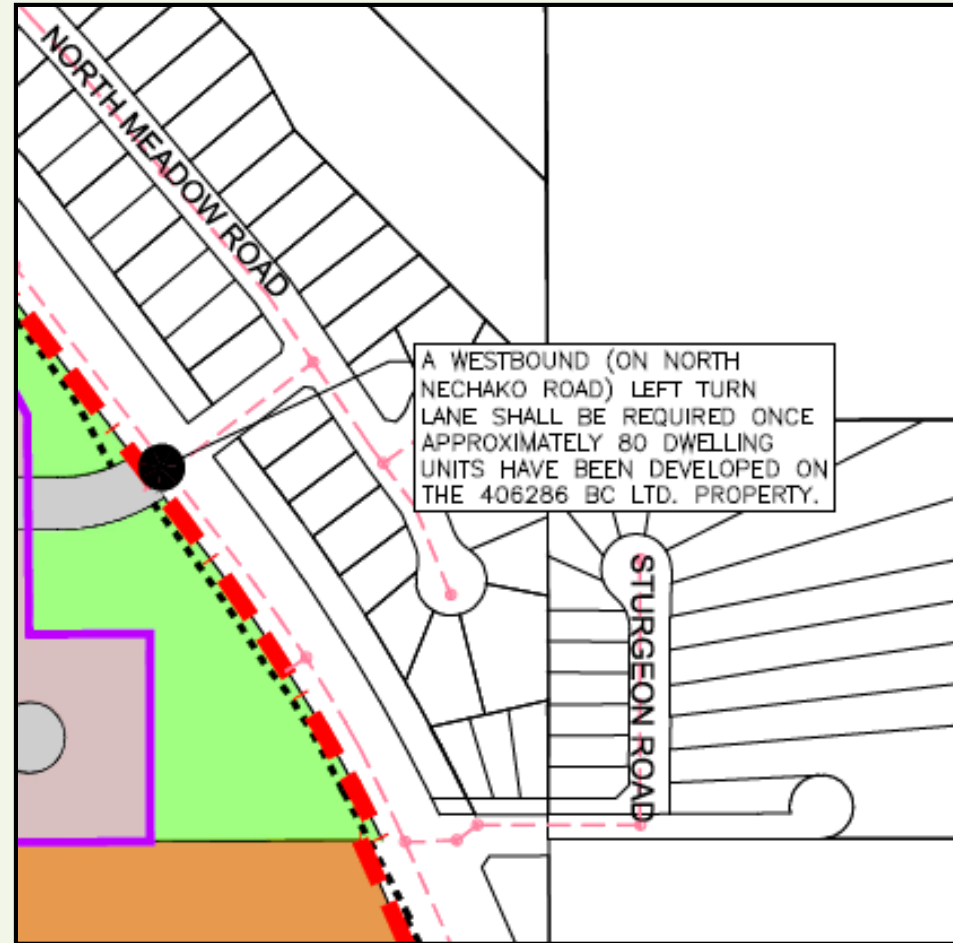


Land Use Plan

Transportation Network

Intersection #3

- ▶ North Nechako Road
- ▶ A westbound right turn lane shall be developed along North Nechako Road once 80 dwelling units have been developed on 406286 BC Ltd property.

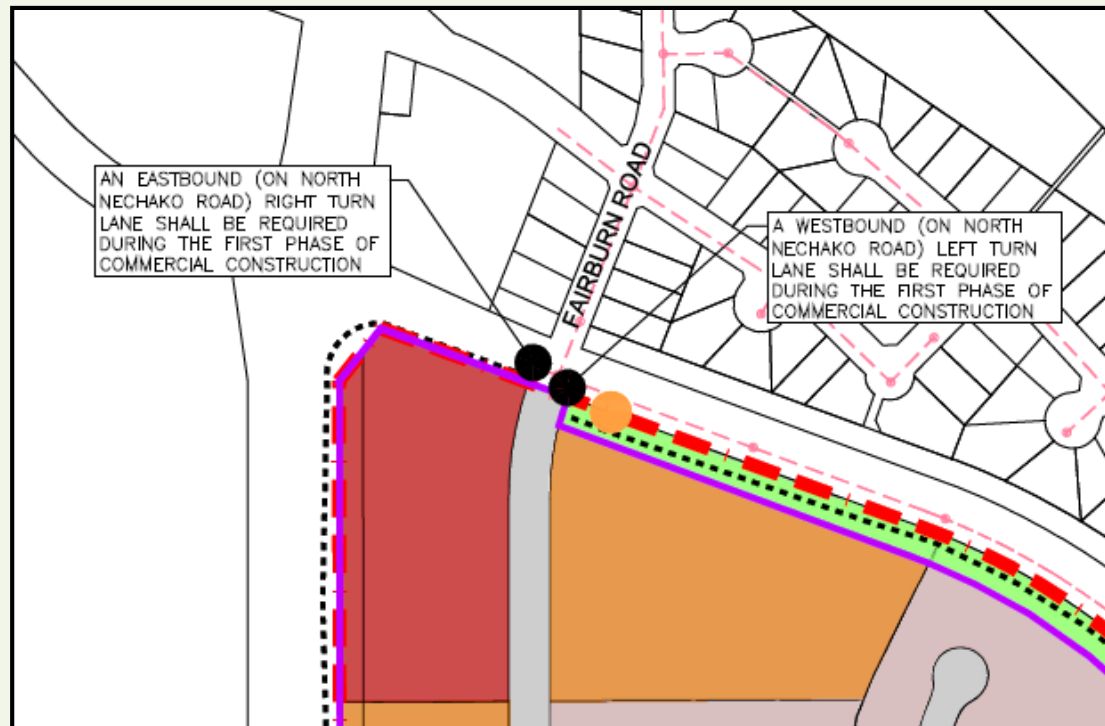


Land Use Plan

Transportation Network

Intersection #4 and #5

- ▶ North Nechako Road
- ▶ A westbound left turn lane shall be developed along North Nechako Road once the first phase of commercial construction has been developed on 406286 BC Ltd property.
- ▶ A eastbound right turn lane shall be developed along North Nechako Road once the first phase of commercial construction has been developed on 406286 BC Ltd property.

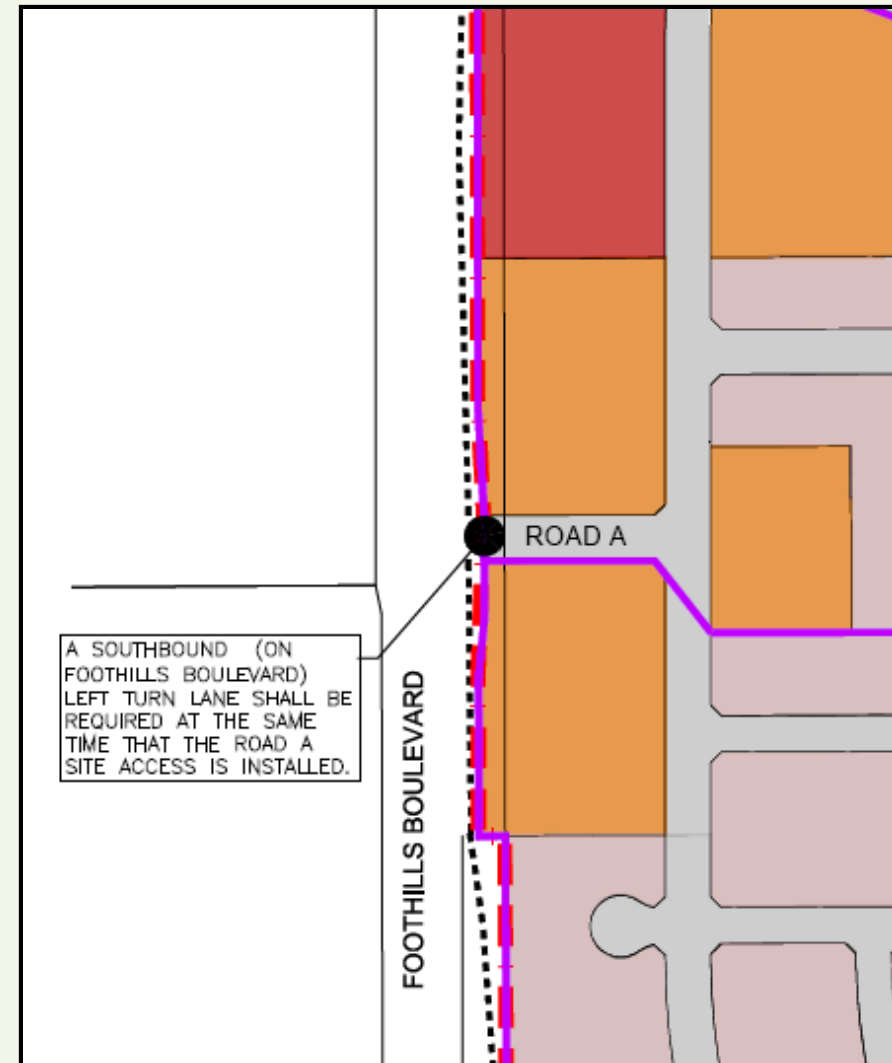


Land Use Plan

Transportation Network

Intersection #6

- ▶ Foothills Boulevard and Road A
- ▶ A southbound left turn lane shall be developed along Foothills Boulevard once the Road A site access is installed on the 406286 BC Ltd property.



Concluding Comments

- ▶ Comprehensive planning process
- ▶ High level of sub-consultant consultation, public participation & City of Prince George review
- ▶ Current economic climate allows for large-scale, long range planning processes
- ▶ Development of the Plan is evidence of continued investor confidence in our community



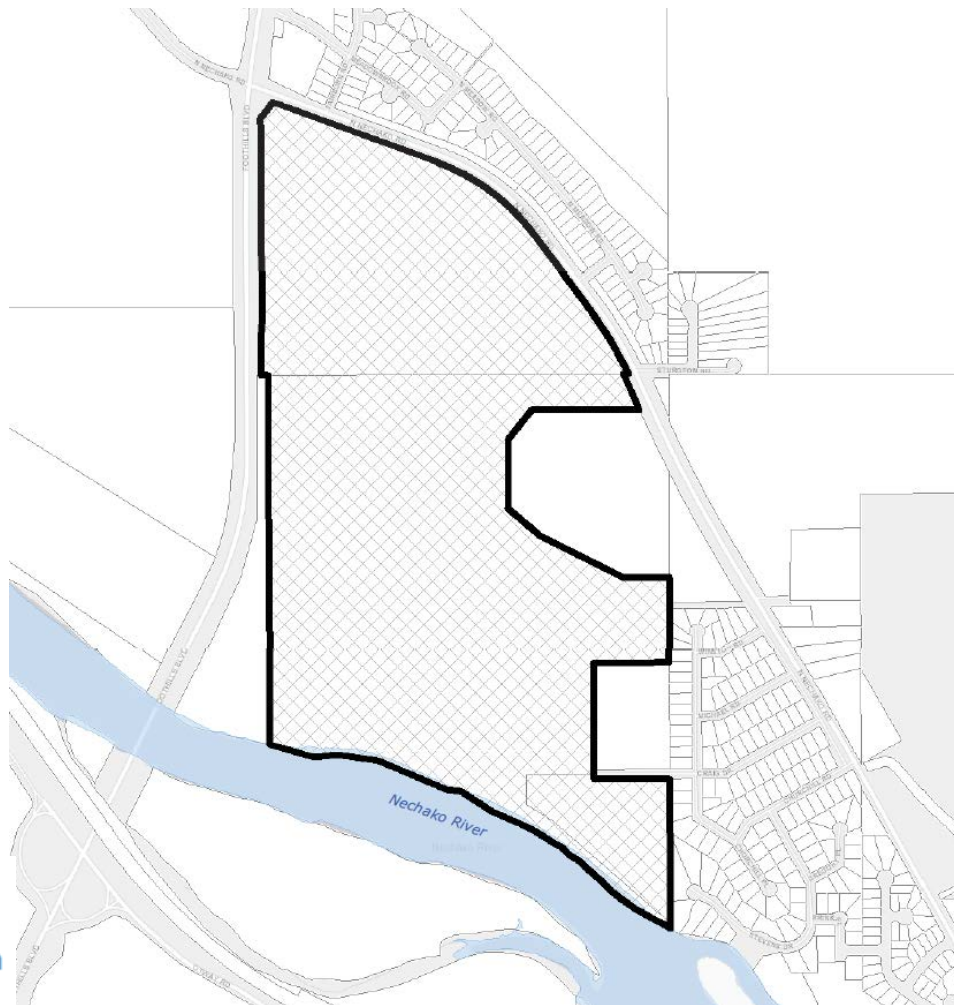
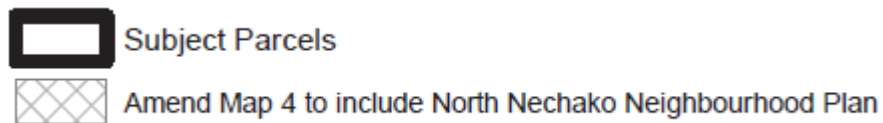
Bylaw 9070, 2019

- Amend Official Community Plan Bylaw No. 8383, 2011
 - Acknowledge the proposed North Nechako Neighbourhood Plan within the OCP
 - Align policy recommendations and land use direction between the OCP and the proposed North Nechako Neighbourhood Plan.

Appendix A – Amend Map 4

Map 4 of the OCP identifies the location of all Neighbourhood Plans in effect

Map 4 is referenced by Section 10 of the OCP, which recognizes the authority of Neighbourhood Plans

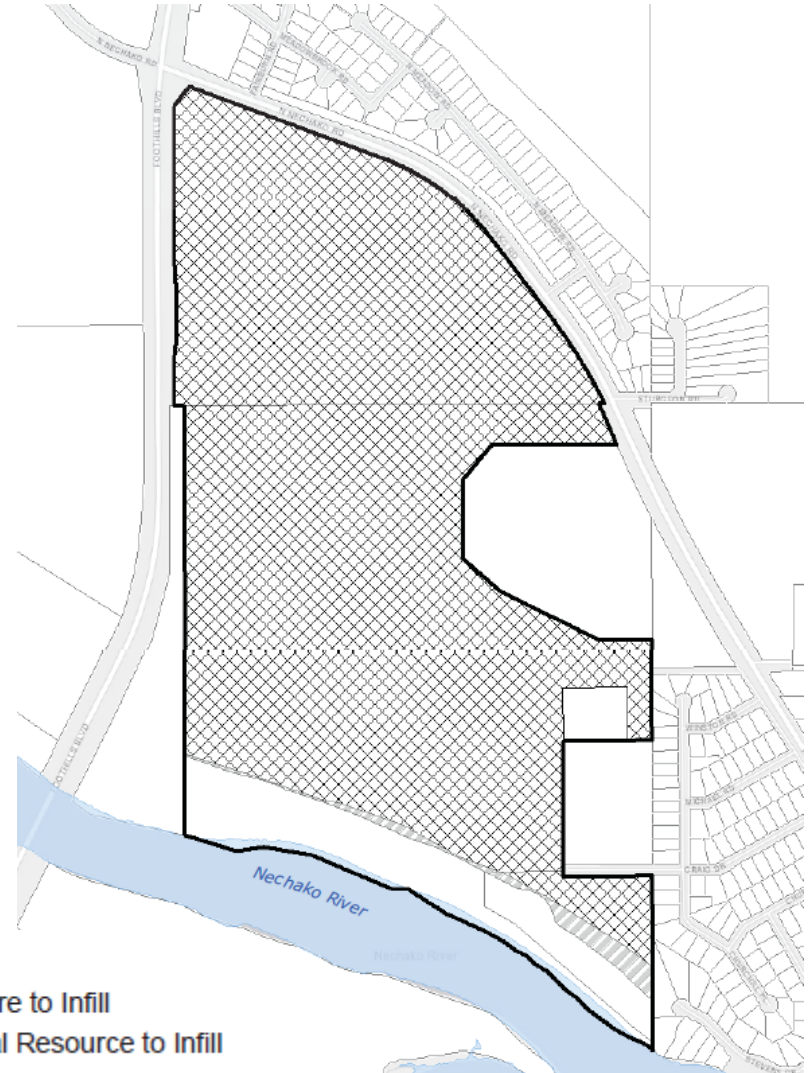
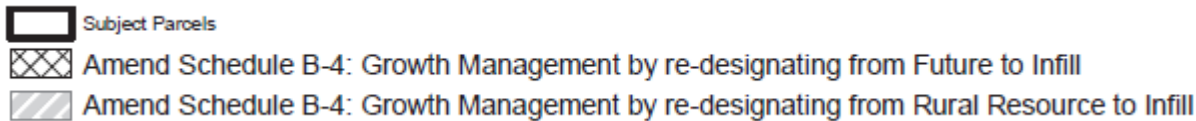


Appendix B – Amend Schedule B-4: Growth Management

Growth Management is intended to direct growth in ways that support community goals

With the Neighbourhood Planning process complete, the Future designation no longer required

Rural Resource proposed to align with the recommended 50 m leave strip

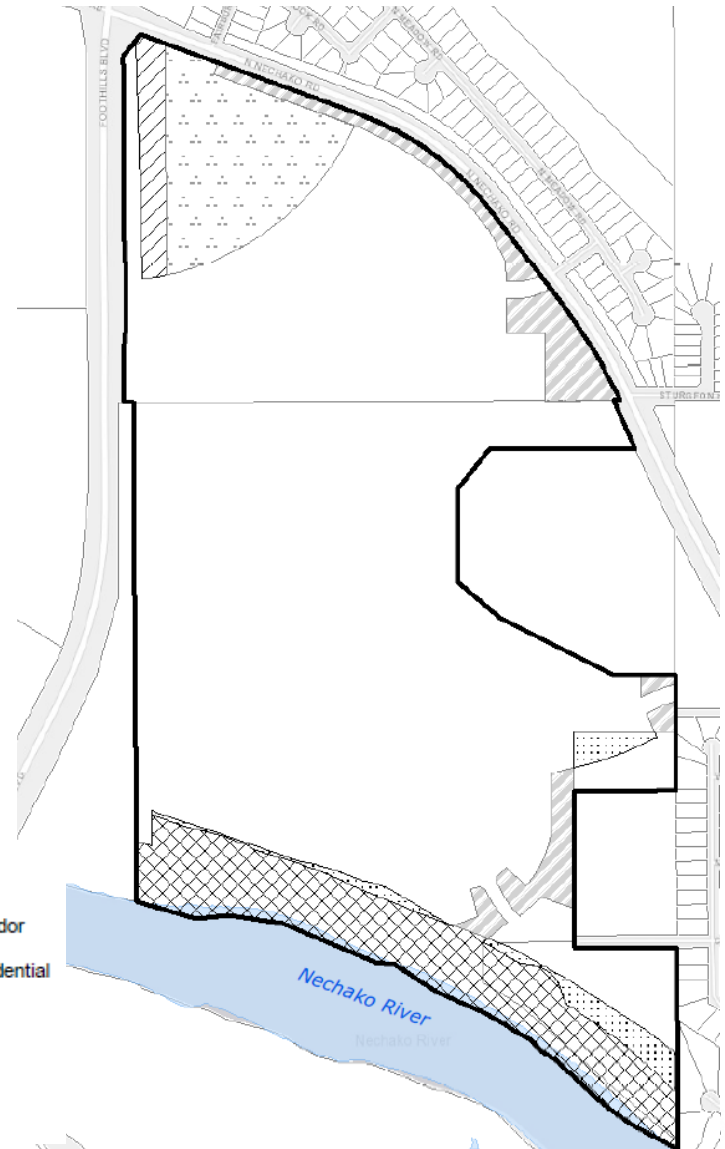


Appendix C – Amend Schedule B6: Future Land Use

Future Land Use designations provide direction when considering land use applications

Designations are considered in conjunction with direction from the Neighbourhood Plan

Amendments being proposed are using existing designations for a general alignment of policy






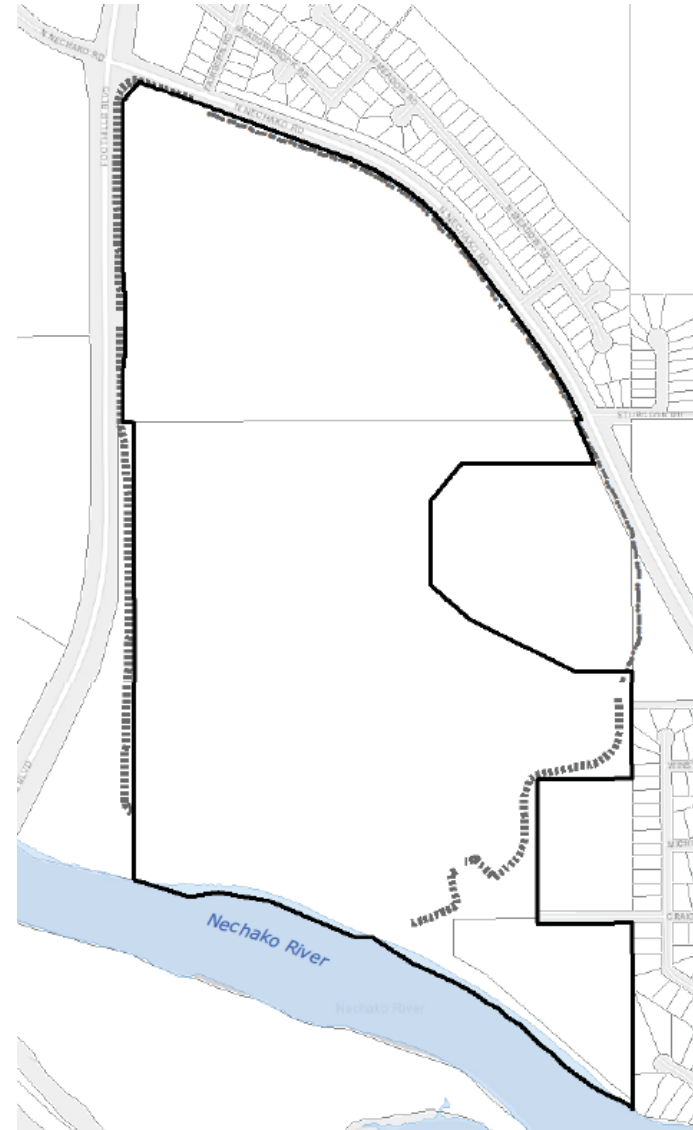
-  Subject Parcels
-  Amend Schedule B-6 Future Land Use by re-designating from Neighbourhood Residential to Neighbourhood Centre Corridor
-  Amend Schedule B-6 Future Land Use by re-designating from Neighbourhood Residential to Neighbourhood Centre Residential
-  Amend Schedule B-6 Future Land Use by re-designating from Neighbourhood Residential to Parks and Open Space
-  Amend Schedule B-6 Future Land Use by re-designating from Parks and Open Space to Neighbourhood Residential
-  Amend Schedule B-6 Future Land Use by re-designating from Rural Rural Resource to Parks and Open Space

Appendix D – Amend Schedule B-9: Parks and Trails

Identifies City parks and trails

Proposed amendments to ensure
greater pedestrian network is
considered during future applications

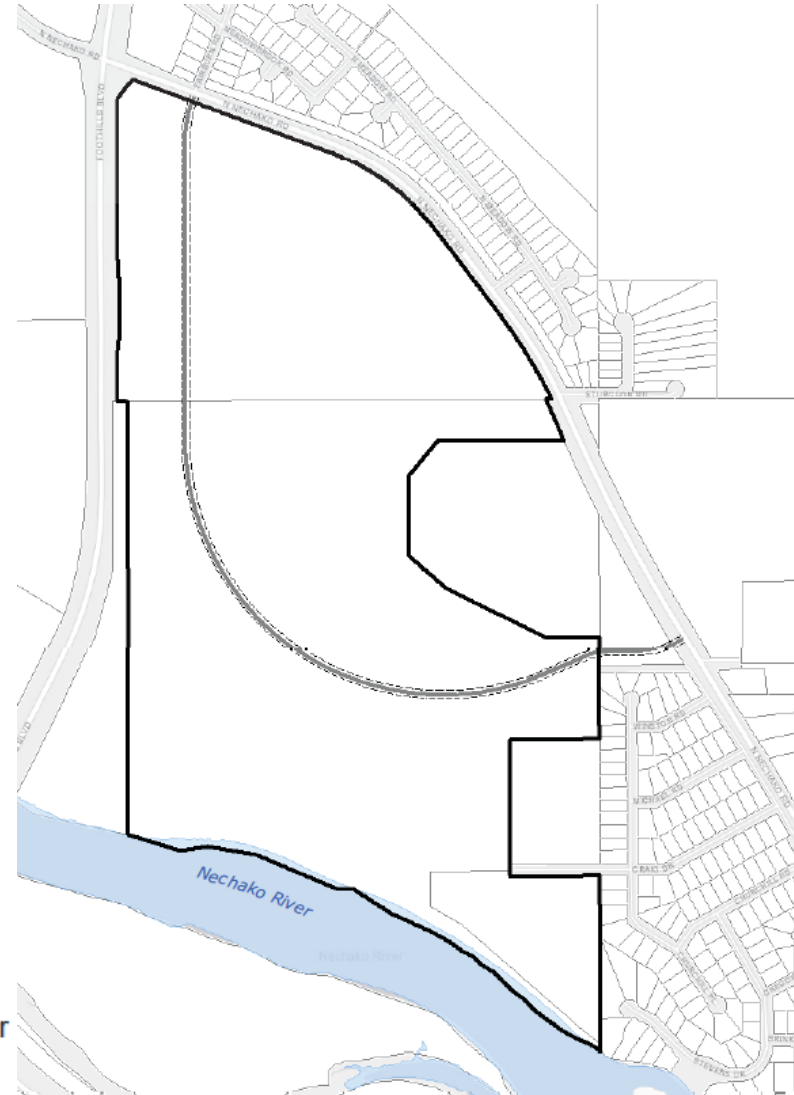
-  Subject Parcels
-  Amend Schedule B-9: Parks and Trails to add Proposed Minor Trails
-  Amend Schedule B-9: Parks and Trails to add Proposed Multi-Use Trails



Appendix E – Amend Schedule B-10: 15 Year Major Road Network

15 Year Road Network reflects both existing a proposed important road links expected to be required to accommodate future growth

Proposed Minor Collector to be added to the Schedule.



 Subject Parcels

Amend Schedule B-10: 15 Year Major Road Network to add Minor Collector

Summary

Bylaw 9070, 2019

- Amend OCP to facilitate the adoption of proposed North Nechako Neighbourhood Plan

North Nechako Neighbourhood Plan

- Subject to approval of Bylaw No 9070, 2019, Administration will recommend adoption of Plan at a future Council Meeting