

STAFF REPORT TO COUNCIL

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DATE: July 22, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100184 (Amendment Bylaw No. 9257)

APPLICANT: Mike Davis on behalf of Dr. Amy Johnson Inc., Inc. No. BC1021875

LOCATION: 1677 7th Avenue

ATTACHMENT(S): Distribution Area Map (Exhibit "A" to CP100184)
Request for Comment Letter
Newspaper Notice
Correspondence Received

RECOMMENDATION(S):

That Council:

1. AMENDS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9257, 2021" by replacing "Lots 3 and 4, Block 180, District Lot 343, Cariboo District, Plan 1268" with "Parcel E, Block 180, District Lot 343, Cariboo District, Plan 1268" within section 1 and Appendix "A" of Bylaw No. 9257, 2021;
2. AMENDS "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9258, 2021" by replacing "Lots 3 and 4, Block 180, District Lot 343, Cariboo District, Plan 1268" with "Parcel E, Block 180, District Lot 343, Cariboo District, Plan 1268" within section 1 and Appendix "A" of Bylaw No. 9258, 2021;
3. GIVES THIRD READING AS AMENDED to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9257, 2021";
4. GIVES THIRD READING AS AMENDED to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9258, 2021"; and
5. RECEIVES FOR INFORMATION the report dated July 22, 2022, from the Director of Planning and Development, titled "Consultation for Official Community Plan Amendment Application No. CP100184 (Amendment Bylaw No. 9257)".

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. CP100184, Amendment Bylaw No. 9257. The applicant has applied to amend the OCP designation to facilitate a Health Service, Minor use (medical and dermatology clinic) at 1677 7th Avenue (subject property).

Background

On June 13th, 2022, Council approved OCP Amendment Application No. CP100184 (Bylaw 9257) and Rezoning Application No. RZ100721 (Bylaw 9258) for First and Second Reading. This application involves the re-designation of 1677 7th Avenue from Neighbourhood Residential to Downtown on Schedule B-6: Future Land Use of the OCP.

When this application was first considered by Council, the subject property was two (2) legal parcels. In order to accommodate the proposed C8: Commercial Conversion zone, Administration recommended that Lots 3 and 4 comprising the subject property be consolidated.

Administration has received confirmation that lot consolidation has occurred. This changes the legal description of the subject property from Lots 3 and 4, Block 180, District Lot 343, Cariboo District, Plan 1268, to Parcel E, Block 180, District Lot 343, Cariboo District, Plan 1268. As such, Administration recommends that Bylaw No. 9257 and 9258, 2021 are amended to reflect the new legal description.

POLICY / REGULATORY ANALYSIS:

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an OCP amendment. On June 13, 2022, Council approved the following consultation process for OCP Application No. CP100184, Amendment Bylaw No. 9257:

- a) Two (2) Citywide Newspaper advertisements requesting written comment; and
- b) Request for written comment from properties identified on Exhibit "A" to CP100184.

Request for written Comment and Newspaper Advertisements

93 letters requesting comment were mailed on June 20, 2022, to owners and occupants of the properties identified on Exhibit "A" to CP100186. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on June 23 and July 7, 2022. 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 5:00 pm on July 22, 2022. 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 [Land Use](#) webpage.

During the OCP public consultation process June 20 to July 22, 2022, Administration received six (6) letters regarding this application. One (1) letter was received in support of the application noting that the business has been operating in the area for several months without causing a significant change aside from on street parking. The remaining five (5) letters of correspondence received were in opposition, the general themes include:

- Parking concerns;
- Concerns with commercial development being established in the crescents neighbourhood;
- Precedent for further sprawl of the downtown into the neighbourhood; and
- Concerns with the extent of commercial uses permitted in the proposed C8 zone.

Please find enclosed the letters received during the public consultation process. Any further 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 OCP Application No. CP100184, Amendment Bylaw No. 9257 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.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/08/15