

STAFF REPORT TO COUNCIL

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DATE: August 10, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Official Community Plan Amendment Application No. CP100176 (Bylaw No. 9214) and Rezoning Amendment Application No. RZ100705 (Bylaw No. 9215).

APPLICANT: Peter Wise for 1253545 B.C. Ltd., Inc. No. BC1253545

LOCATION: 1177 Foothills Boulevard

ATTACHMENT(S): Distribution Area Map (Exhibit "A" to CP100176)
Request for Comment Letter
Newspaper Notice
Correspondence Received
Development Permit Package
Geotechnical Assessment
Servicing Brief
Traffic Impact Analysis

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated August 10, 2022, from the Director of Planning and Development, titled "Official Community Plan Amendment Application No. CP100176 (Bylaw No. 9214) and Rezoning Amendment Application No. RZ100705 (Bylaw No. 9215)".

PURPOSE:

The applicant has applied to amend the Official Community Plan and Zoning Bylaw to facilitate development of a six-storey apartment building comprised of 127 units at 1177 Foothills Boulevard (subject property). The purpose of this report is to confirm for Council that the following requirements have been met to the satisfaction of Administration prior to Public Hearing:

- a. Receipt of a complete Development Permit Application;
- b. Receipt of a Geotechnical Report;
- c. Receipt of a Servicing Brief; and
- d. Receipt of a Traffic Impact Study.

Administration does not support the proposed bylaw amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in the previously submitted Staff Report to Council dated September 8, 2021, titled Official Community Plan Amendment Application No. CP100176 (Bylaw No. 9214) and Rezoning Amendment Application No. RZ100705 (Bylaw No. 9215).

Background

On October 4, 2021, Council approved Official Community Plan Amendment Application No. CP100176 (Bylaw No. 9214) and Rezoning Amendment Application No. RZ100705 (Bylaw No. 9215) for First and Second Reading. This application proposes to amend the Official Community Plan from Neighbourhood Residential to Neighbourhood Centre Corridor; and rezone the subject property from RM4: Multiple Residential to RM6: Mid-Rise Residential. Administration does not support the applicant's proposed OCP amendment and rezoning as the proposal does not meet the policy direction of the OCP in regards to the proposed density, height and location.

On October 4, 2021, the following recommendations were carried unanimously by Council:

That Council APPROVES the following public consultation process to fulfill the requirements of Section 475 of the Local Government Act:

- a. Two (2) Citywide Newspaper advertisement requesting written comment; and*
- b. Request for written comment from properties identified on Exhibit "A" to CP100176.*

Carried Unanimously

That Council PERMITS the Public Hearing for proposed Bylaw No. 9214 and Bylaw No. 9215, 2021 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of a complete Development Permit Application;*
- b. Receipt of a Geotechnical Report;*
- c. Receipt of a Servicing Brief; and*
- d. Receipt of a Traffic Impact Study*

Carried Unanimously

That Council PERMITS that consideration of Final Reading of proposed Bylaw No. 9214 and Bylaw No. 9215 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of a Section 219 Restrictive Covenant that restricts development of the subject property as identified in the Geotechnical Report.*

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

Carried Unanimously

Public Consultation Process

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an Official Community Plan amendment. 243 letters requesting comment were mailed on November 11, 2022, to owners and occupants of the properties identified on Exhibit "A" to CP100176. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on November 18 and December 2, 202 (City Matters). 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 9:00 am on December 20, 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 "Land Use" webpage.

During the OCP public consultation process (November 11 to December 20, 2021), Administration received two letters in support and 25 letters with 39 signatures in opposition of this application. The correspondence received is attached for Council's consideration and included general comments related to:

- Neighbourhood impacts (*i.e.*, property values, privacy from the proposed rooftop terrace, outdoor garbage bins, building shadowing, onsite dog run);
- Increased traffic from the proposed development and visitor parking on adjacent streets; and
- Loss of wildlife habitat.

Development Permit

Section 488 of the *Local Government Act* gives municipalities the authority to designate development permit areas for specific purposes including the establishment of objectives for the form and character of multi-family developments. Once a development permit area has been designated, a development permit must be obtained prior to development.

The subject property is identified within a Multiple Residential Form and Character Development Permit Area. The Multiple Residential Form and Character Development Permit Area is intended to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complementary to adjacent uses; considers the human-scale; and provides the City with the ability to tailor new multiple residential developments to local site conditions (Policy 8.2.10). Through the development permit process, the City will evaluate that the proposed development by location; lot size; site access; volume of site usage and traffic; parking; landscaping and screening; development size, massing and quality of design (Policy 8.3.7).

A complete Development Permit application package has been received to Administration's satisfaction and is attached for Council's consideration. Through a preliminary review of the Development Permit application, Administration has noted that the applicant is proposing a parking variance to reduce the number of required parking stalls onsite. Consideration of the Development Permit and required parking variance is pending adoption of the proposed OCP amendment and rezoning applications.

Geotechnical Assessment

A Geotechnical Assessment (Rev. 4) prepared and sealed by SoilTech Consulting Ltd., dated July 26, 2022, has been received to Administration's satisfaction. The Geotechnical Report has provided recommendations for areas of restricted development, site preparation and construction (foundations, supported slabs, frost protection, foundation drainage and backfill, excavations and stormwater infiltration).

Servicing Brief

A Servicing Brief prepared and sealed by McElhanney, dated April 11, 2022, has been received to Administration's satisfaction. The Servicing Brief has detailed water demands, fire flows, sanitary sewer demands and onsite stormwater drainage for the proposed development.

Traffic Impact Analysis

A Traffic Impact Analysis Letter prepared and sealed by McElhanney, dated November 26, 2021, has been received to Administration's satisfaction. The Traffic Impact Analysis Letter has detailed the proposed trip generation, distribution, and assignment for the proposed development.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for OCP Application No. CP100176, Amendment Bylaw No. 9214 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. The Development Permit Package, Geotechnical Report, Servicing Brief and Traffic Impact Study has been received

to the satisfaction of Administration. There are no further conditions prior to the Public Hearing for Bylaw No's. 9214 and 9215.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Planner II

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/08/29