

DATE: October 11, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Official Community Plan Amendment Bylaw 9070, 2019 and North Nechako Neighbourhood Plan

ATTACHMENT(S): North Nechako Neighbourhood Plan

RECOMMENDATION(S):

1. That Council GRANT FINAL READING AND ADOPTION to “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9070, 2019.”
2. That Council APPROVE the “North Nechako Neighbourhood Plan” attached to the Staff Report dated October 11, 2019 from the General Manager of Planning and Development titled “Official Community Plan Amendment Bylaw No. 9070, 2019 and North Nechako Neighbourhood Plan”

PURPOSE:

The purpose of this report is to recommend the approval of the “North Nechako Neighbourhood Plan”, subject to “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9070, 2019” receiving final reading.

If approved, the “North Nechako Neighbourhood Plan” shall be utilized in conjunction with the City of Prince George Official Community Plan to provide guidance to Administration and Council in future land use applications in the North Nechako area. The “North Nechako Neighbourhood Plan” is not a final development plan, but rather a policy document that provides guidance and direction for future applications, including rezoning, subdivision and development permit applications as they move through the Council or Development Approval processes.

Background

On October 7, 2019, Council gave third reading to “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9070, 2019”. This bylaw proposed changes to the City of Prince George Official Community Plan (OCP) to facilitate the approval of the “North Nechako Neighbourhood Plan.” At this same meeting, a presentation occurred prior to third reading, which provided an overview of the proposed “North Nechako Neighbourhood Plan”, and its development. The presentation detailed the public engagement process that occurred, what was heard, and how this feedback was incorporated into the final plan. It further included an overview of the proposed OCP amendments required to facilitate the approval of the “North Nechako Neighbourhood Plan”.

As part of the OCP amendment, a request for comment feedback period was held from September 20, 2019 until September 27, 2019. Comments received during this period were presented to Council in a Staff Report dated

September 27, 2019 titled “Consultation for Official Community Plan Amendment Application No. CP100157 (Amendment Bylaw No. 9070, 2019).”

In a Staff Report, dated August 29, 2019 from the General Manager of Planning and Development titled “Official Community Plan Amendment Application No. CP100157 (Bylaw No. 9070, 2019)”, staff indicated that subject to the adoption of Bylaw No. 9070, 2019, Administration would recommend that Council approve the “North Nechako Neighbourhood Plan.” This report provided further details and context on the “North Nechako Neighbourhood Plan” and that the plan creation included extensive public engagement involving the surrounding residents and property owners. This engagement included two public meetings and a process for feedback collection for residents unable to attend those meetings.

POLICY/REGULATORY ANALYSIS:

Official Community Plan

The OCP indicates that “neighbourhood and area plans are recognized by the City to provide a more detailed level of objectives and policy direction for land use within those specified plan areas” (Policy 10.1.1). Amendments to the OCP through Bylaw 9070, 2019 have aligned policy direction between the OCP and the proposed “North Nechako Neighbourhood Plan”, allowing the “North Nechako Neighbourhood Plan” to be approved by Council.

Approval of the “North Nechako Neighbourhood Plan” will allow Administration to utilize the plan in conjunction with the OCP to provide land use guidance when evaluating land use applications received for the plan area. Future applications will be required to be consistent with both the OCP and the “North Nechako Neighbourhood Plan.”

Zoning Bylaw

The zoning of the subject area is not proposed to change with the OCP Amendment Bylaw No. 9070, 2019, nor will the approval of the “North Nechako Neighbourhood Plan” impact the current zoning regulations of the lands. Any future rezoning applications require approval by Council following the normal public engagement process. The neighbourhood plan will provide policy guidance in evaluating these applications.

STRATEGIC PRIORITIES:

The approval of the proposed “North Nechako Neighbourhood Plan” is consistent with the following of Council’s focus areas to:

- Prioritize infill development and advance housing within targeted growth areas;
- Enhance and integrate various transportation options, including transit, cycle routes, sidewalks, and trails;
- Protect and enhance public access and enjoyment of riverfront areas; and,
- Encourage meaningful public participation in the City’s processes and procedures, including Council’s committees.

SUMMARY AND CONCLUSION:

The North Nechako area has undergone a detailed and extensive planning and engagement process to determine land use policy direction and recommendations for how future development in the area will occur. The culmination of this planning process is the proposed OCP amendments detailed in “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9070, 2019”, and the proposed “North Nechako Neighbourhood Plan.” The alignment of the OCP and the “North Nechako Neighbourhood Plan” will guide Administration and Council in evaluating future land use applications.

Administration recommends that Council grant Final Reading of “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9070, 2019”, and that the “North Nechako Neighbourhood Plan” be approved.

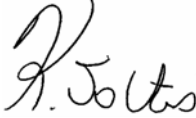
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Tristin Deveau, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: October 23, 2019