

STAFF REPORT TO COUNCIL

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DATE: August 24, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100196 (Bylaw No. 9371, 2023)

APPLICANT: Hayer R. Construction Firm Inc., Inc. No. BC0905719

LOCATION: 4292 22nd Avenue

ATTACHMENT(S): Distribution Area Map (Exhibit “A” to CP100196)
Aerial Photo & Zoning Map
Request for Comment Letter
Facebook Notice
Correspondence Received

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated August 24, 2023, from the Director of Planning and Development, titled “Consultation for Official Community Plan Amendment Application No. CP100196 (Bylaw No. 9371, 2023)”.

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. CP100196, Bylaw No. 9371, 2023. This application proposes to amend Schedule B-6: Future Land Use of the OCP to facilitate a multi-family development at 4292 22nd Avenue (subject property).

Background

On May 31, 2023, Council approved First and Second Reading of OCP Amendment Application No. CP100196 (Bylaw No. 9371, 2023) and Rezoning Application No. RZ100779 (Bylaw No. 9372, 2023). This application involves the re-designation of the subject property from Neighbourhood Residential to Neighbourhood Corridor; and rezoning from RM1: Multiple Residential and P1: Parks and Recreation to RM5: Multiple Residential.

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 May 31, 2023, Council approved the following consultation process for Official Community Plan Application No. CP100196, Amendment Bylaw No. 9371, 2023:

- a) Request for written comment from properties identified on Exhibit “A” to CP100196; and
- b) Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”.

Request for Written Comment and Newspaper Advertisements

401 letters requesting comment were mailed on July 7, 2023, to owners and occupants of the properties identified on Exhibit “A” to CP100196. The letters requested that residents forward written submissions regarding the proposed OCP amendment to the City of Prince George's Development Services Division by 5:00 pm on August 21, 2023. 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 “Public Notices” webpage.

During the OCP public consultation process (July 7, 2023, to August 21, 2023), Administration received 21 letters regarding this application. One (1) letter was received in support of the application noting that there were no concerns. The remaining 20 letters of correspondence received noted concerns and/or opposition to the application. Administration also received several phone inquiries requesting more information in regard to the proposed application. The correspondence received noting concerns and/or opposition related to:

- Traffic and parking congestion at intersections;
- Pedestrian safety;
- Access to public transit;
- Wildlife habitat;
- Urban sprawl; and
- Allocation and accessibility of parks, trails, and open space.

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

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for Official Community Plan Application No. CP100196, Amendment Bylaw No. 9371, 2023, in accordance with Council's direction and the *Local Government Act*. The correspondence received through the consultation process has been attached to this report for Council's consideration.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/09/25