

STAFF REPORT TO COUNCIL

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DATE: April 16, 2024

TO: MAYOR AND COUNCIL

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

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100206 (Bylaw No. 9458)

APPLICANT: L&M Engineering Ltd. for NRH Investments Ltd., Inc. No. BC1214368, Lithium One Homes Ltd., Inc. No. BC1393472, and Bragg & Co. Ltd., Inc. No. BC0931443

LOCATION: 1788 – 1804 Upland Street

ATTACHMENT(S): Distribution Area Map (Exhibit “A” to CP100206)
Request for Comment Letter
Facebook Notice
Servicing Brief
Traffic Summary
Correspondence Received

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated April 16, 2024, from the Director of Planning and Development, titled “Consultation for Official Community Plan Amendment Application No. CP100206 (Bylaw No. 9458)”.

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. CP100206. This application proposes to amend Schedule B-6: Future Land Use of the OCP from Neighbourhood Centre, Residential to Neighbourhood Centre, Corridor to facilitate a stacked row-housing development of up to 25 dwelling units located at 1788 – 1804 Upland Street (subject area).

Background

On March 25, 2024, Council approved First and Second Reading of OCP Amendment Application No. CP100206 (Bylaw No. 9458) and Rezoning Amendment Application No. RZ100811 (Bylaw No. 9459). This application proposes to re-designate the subject area from Neighbourhood Centre, Residential to Neighbourhood Centre, Corridor on Schedule B-6: Future Land Use of the OCP; and rezone from RM4: Multiple Residential to RM5: Multiple Residential. Administration supports the applicant’s proposed OCP amendment and rezoning as the proposal meets the intent and policy direction of the OCP.

On March 25, 2024, 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. Request for written comment from properties identified on Exhibit "A" to CP100206.*
- b. Publish notification of public consultation in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022".*

Carried

That Council PERMITS the Public Hearing for proposed Bylaw No. 9458 and Bylaw No. 9459 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of a Servicing Brief; and*
- b. Receipt of a Traffic Summary.*

Carried

That Council PERMITS that consideration of Final Reading of proposed Bylaw No. 9458 and Bylaw No. 9459 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of confirmation that Lot 18, Lot 19, Lot 20, Lot C (63402M), Block 319, District Lot 342, Cariboo District, Plan 1268 and Lot 11, 12, and Parcel A (D4138), Block 277, District lot 343, Cariboo District, Plan 1268 have been consolidated.*

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

Carried

DISCUSSION:

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an OCP amendment. On March 25, 2024, Council approved the following consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:

- a) One Citywide Newspaper advertisement requesting written comment; and
- b) Request for written comment from properties identified on Exhibit "A" to CP100206.

Request for Written Comment and Public Notification

39 letters requesting comment were mailed on March 26, to owners and occupants of the properties identified on Exhibit "A" to CP100206. The letters requested written submissions regarding the OCP amendment application be received by the City of Prince George Development Services Division by 5:00 pm on April 15, 2024. A Request for Comment was also published on Facebook on April 5, 2024, in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 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 "Public Notices" webpage.

During the OCP public consultation process (March 27 to April 15, 2024), Administration received one (1) written letter concerning this application, which is attached to this report along with administration's response to the feedback received.

Servicing Brief

A Servicing Brief prepared and sealed by L&M Engineering Ltd., dated March 13, 2024 (attached), has been received to Administration's satisfaction. The Servicing Brief has addressed technical issues related to water supply, sanitary sewer collection, and storm drainage.

Traffic Summary

A Traffic Summary prepared and sealed by L&M Engineering Ltd., dated March 13, 2024 (attached), has been received to Administration's satisfaction. The Traffic Summary has detailed the proposed trip generation for the proposed development.

Lot Consolidation

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the OCP bylaw. Should Third Reading be granted, lot consolidation be satisfied prior to Final Reading of Bylaw No. 9458.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for OCP Amendment Application No. CP100206, Bylaw No. 9458 in accordance with Council's direction and the *Local Government Act*. Administration received one (1) written letter regarding this application.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/05/06