

**Date:** September 9, 2024

**To:** **Mayor and Council**

**Name and title:** Deanna Wasnik, Director of Planning and Development

**Subject:** Consultation for Official Community Plan Bylaw Amendment Application No. CP100205 (Bylaw No. 9445)

**Applicant:** L&M Engineering Ltd. for Ridgecrest Development Group, Inc., Inc. No. BC1284633

**Location:** 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive

**Attachment(s):** Exhibit "A" to CP100205  
Facebook Post  
Request for Comment Letter  
Public Correspondences  
Traffic Impact Study  
Servicing Brief

## Recommendation(s):

That Council:

1. RECEIVES FOR INFORMATION the report dated September 9, 2024, from the Director of Planning and Development, titled "Consultation for Official Community Plan Amendment Application No. CP100205 (Bylaw No. 9445)."

## 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. CP100205, Bylaw No. 9445. This application proposes to amend Schedule B-6: Future Land Use of the OCP to facilitate a high-density residential development on a portion of 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive (subject property).

## **Background**

On July 22, 2024, Council approved First and Second Reading of OCP Amendment Bylaw No. 9445, 2024) and Zoning Bylaw Amendment Bylaw No. 9446, 2024. Bylaw No. 9445 proposes to re-designate a portion of the subject property from Neighbourhood Residential to Neighborhood Corridor on Schedule B-6: Future Land Use of the OCP, while Bylaw No. 9446 proposes to rezone the subject area from RS2: Single Residential to RM5: Multiple Residential.

On July 22, 2024, the following recommendations were carried unanimously by Council:

1. *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 CP100205; and*
  - b. *Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”.*
  
2. *That Council PERMITS the Public Hearing for proposed Bylaw No. 9445 and Bylaw No. 9446, 2024 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:*
  - a. *Receipt of an Updated Traffic Impact Study; and*
  - b. *Receipt of a Servicing Brief.*

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

## **Request for Written Comment and Public Notification**

On July 30, 2024, Administration mailed 109 letters requesting comment to owners and occupants of the properties as identified on Exhibit “A” to CP100205. The letters requested that residents forward written submissions regarding the OCP amendment application to the City of Prince George Development Services Division by September 3, 2024. 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 30 to September 3, 2024), Administration received eight (8) written submissions in opposition of the application which have been attached to this report. The correspondence received is attached for Council’s consideration and included comments and concerns related to:

- Traffic and evacuation concerns;
- Protection of greenspace;
- Increased density; and
- Multi-family housing forms.

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

### **Traffic Impact Study**

An updated Traffic Impact Study (TIS) prepared and sealed by L&M Engineering Ltd., dated July 24, 2024 (attached), has been received to Administration's satisfaction. The TIS provides recommendations that Administration will address through appropriate stages of land use approvals.

### **Servicing Brief**

A Servicing Brief prepared and sealed by L&M Engineering Ltd., dated July 25, 2024 (attached), has been received to Administration's satisfaction.

### **Policy / Regulatory Analysis:**

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an Official Community Plan amendment. On July 22, 2024, Council approved the following consultation process for Official Community Plan Application No. CP100205, Amendment Bylaw No. 9445:

- a) Request for written comment from properties as identified on Exhibit "A" to CP100205; and
- b) Publish notification of public consultation in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022".

### **Summary and Conclusion:**

Administration has undertaken the public consultation process for Official Community Plan Bylaw Amendment Application No. CP100205 (Bylaw No. 9445) 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. There are no outstanding conditions prior to the Public Hearing of Bylaw No. 9445.

### **Respectfully Submitted:**

Deanna Wasnik, Director of Planning and Development

Prepared by Melissa Pritchard, Planner 1

### **Approved:**

Walter Babicz, City Manager

Meeting date: 2024/09/25