

H.1 Official Community Plan Bylaw Amendment No. CP100205 (Bylaw No. 9445, 2024) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446, 2024)

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

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

Documents for Council's consideration regarding "Official Community Plan Bylaw Amendment No. CP100205 (Bylaw No. 9445, 2024) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446, 2024)" included:

- Previously submitted staff report dated June 28, 2024 from the Director of Planning and Development titled "Official Community Plan Bylaw Amendment No. CP100205 (Bylaw No. 9445, 2024) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446, 2024)" (Considered at the July 22, 2024 regular council meeting);
- Location and Existing Zoning Map;
- Appendix "A" to Bylaw No. 9445;
- Appendix "A" to Bylaw No. 9446;
- Exhibit "A" to CP100205;
- Supporting Documents;
- Staff 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)";
- Exhibit "A" to CP100205;
- Facebook Post;
- Request for Comment Letter;
- Public Correspondence;
- Traffic Impact Study; and
- Servicing Brief.

Correspondence for Council's consideration regarding "Official Community Plan Bylaw Amendment No. CP100205 (Bylaw No. 9445, 2024) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446, 2024)" included:

- Presentation from L&M Engineering for Ridgecrest Development Group, Inc., Inc. No. BC1284633 in support of the application;
- Correspondence dated September 14, 2024 from Judy and Terry King in opposition to the application;
- Correspondence dated September 16, 2024 from Ashley Lozada noting concerns regarding the application;
- Correspondence dated September 18, 2024 from Lisa Sjostrom in opposition to the application;
- Correspondence dated September 19, 2024 from Robyn and Ky Leischner in opposition to the application;
- Handout: Correspondence dated September 24, 2024 from Scott and Jennifer Goldie in opposition to the application; and
- Handout: Correspondence dated September 25, 2024 from Emily Budac in opposition to the application.

H.2 Section 219 Covenant Application No. RC000027 (Bylaw No. 9478, 2024)

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

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

Documents for Council's consideration regarding "Section 219 Covenant Application No. RC000027 (Bylaw No. 9478, 2024)" included:

- Previously submitted staff report dated June 28, 2024 from the
- Director of Planning and Development titled "Section 219 Covenant
- Application No. RC000027 (Bylaw No. 9478, 2024)" (Considered at
- the July 22, 2024 regular council meeting);
- Location and Existing Zoning Map;
- Exhibit "A" to RC000027;
- Exhibit "B" to RC000027;
- Notification Map to Application No. RC000027;
- Section 219 Restrictive Covenant (Land Title Office Doc No. CA9371006);
- Section 219 Restrictive Covenant (Land Title Office Doc No. CA9371008);
- Section 219 Restrictive Covenant (Land Title Office Doc No. CA9371010);
- Staff report dated September 9, 2024 from the Director of Planning and Development titled "Section 219 Covenant Application No. RC000027 (Bylaw No. 9478)"; and
- Rustic Trail As-Built Drawings.

Applicant:

Megan Hickey, Planner, and Tanner Fjellstrom, Professional Engineer, L&M Engineering Ltd, (Applicant) attended Centre Table and provided a PowerPoint presentation in support of the application.

Representations from Members of the Public:

Lisa Sjostrom, 2821 Vista Ridge Drive, attended Centre Table and spoke in opposition to the application noting concerns with school capacity, aging water infrastructure and water capacity, and traffic.

Davey Senger, 8558 St. Lawrence Avenue, attended Centre Table and spoke in opposition to the application noting traffic impact concerns.

Loretta Jeffers, 8574 St. Lawrence Avenue, attended Centre Table and spoke in opposition to the application noting traffic impact concerns.

Christopher Watson, 8631 St. Lawrence Avenue, attended Centre Table and spoke in opposition to the application noting concerns with the traffic and the egress from the property adjacent to a wildfire interface.

Kate Witherly, 8631 St. Lawrence Avenue, attended Centre Table and spoke in opposition to the application noting that the RM5 zoning designation does not fit with the existing form and character of the neighbourhood.

Anthony Giannotti, 7706 Eastview Street, attended Centre Table and spoke in opposition to the application noting concerns that the RM5 zoning designation does not fit with the existing form and character of the neighbourhood.

Megan Hickey and Tanner Fjellstrom, L&M Engineering, attended Centre Table and spoke in support of the application with responses to comments made regarding traffic concerns and the suitability of the proposed development in the neighbourhood and the alignment with the Ospika South Neighbourhood Plan.

Carrie Bays, 8626 St. Lawrence Avenue, attended Centre Table and spoke in opposition to the application noting concerns residing next to a four-storey complex

Loretta Jeffers, 8574 St. Lawrence Avenue, attended Centre Table and spoke in opposition to the application further noting concerns with the traffic flow and the steep grade of St. Lawrence Avenue.

Moved By Councillor Skakun
Seconded By Councillor Frizzell

That the Public Hearing regarding “Official Community Plan Bylaw Amendment No. CP100205 (Bylaw No. 9445, 2024) and Zoning Bylaw Amendment Application No. RZ100808 (Bylaw No. 9446, 2024)” and “Section 219 Covenant Application No. RC000027 (Bylaw No. 9478, 2024)”, BE CLOSED.

Carried Unanimously

The Public Hearing adjourned to the Regular Council Meeting at 8:38 p.m.

Moved By Councillor Scott
Seconded By Councillor Frizzell

That Council RECEIVES FOR INFORMATION the report dated July 31, 2024, from the Director of Planning and Development, titled “Consultation for Official Community Plan Amendment Application No. CP100198 (Amendment Bylaw No. 9479)”.

Carried Unanimously

Moved By Councillor Ramsay
Seconded By Councillor Polillo

That Council GIVES THIRD READING to “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024”.

Moved By Councillor Bennett
Seconded By Councillor Frizzell

That Council POSTPONES consideration of the main motion to a meeting following receipt of an updated Traffic Impact Study.

Carried

Mayor Yu and Councillor Skakun opposed.

Councillor Skakun exited Council Chambers at 8:58 p.m. and returned at 9:00 p.m.

Moved By Councillor Frizzell
Seconded By Councillor Scott

That Council RECEIVES FOR INFORMATION the report dated September 9, 2024, from the Director of Planning and Development, titled “Section 219 Covenant Application No. RC000027 (Bylaw No. 9478).”

Carried Unanimously

Moved By Councillor Frizzell
Seconded By Councillor Bennett

That Council GIVES THIRD READING to "City of Prince George Restrictive Covenant Discharge Bylaw No. 9478, 2024."

Carried

Councillor Skakun opposed.

Mayor Yu called a recess of the Regular Council Meeting at 9:06 p.m.

The Regular Council Meeting reconvened at 9:15 p.m.

Attendance of Council and Staff was the same as at the time the recess was called.