

**Date:** June 28, 2024

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

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

**Subject:** 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

**Attachment(s):** Location and Existing Zoning Map  
Appendix "A" to Bylaw No. 9445  
Appendix "A" to Bylaw No. 9446  
Exhibit "A" to CP100205  
Supporting Documents

**Recommendation(s):**

That Council:

1. GIVES FIRST READING of "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024."
2. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024", in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024", in conjunction with the current Regional District Solid Waste Management Plan; and confirm there are no issues.
4. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024", in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVES SECOND READING of "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024".

6. 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”.
7. EXPANDS from 30 metres distance to the notification area shown on Exhibit “A” to CP100205, as required in the "City of Prince George Development Procedures Bylaw No. 9423, 2023", for the mailing of notice of the public hearing for the "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024" and "City of Prince George Zoning Bylaw No. 7580, 2007, Amendment Bylaw No. 9446, 2024."
8. GIVES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9446, 2024”; and
9. 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.

#### PURPOSE:

The applicant would like to develop a multi-family development on a 1.91 ha (4.7 acres) portion (subject area) of 8640 St Lawrence Avenue and 2800 Vista Ridge Drive (subject property). To facilitate development of the subject area, the applicant has applied to amend Schedule B-6: Future Land Use of the Official Community Plan from Neighbourhood Residential to Neighbourhood Corridor, as shown on Appendix “A” to Bylaw No. 9445; and to rezone from RS2: Single Residential to RM5: Multiple Residential, as shown on Appendix “A” to Bylaw No. 9446.

#### BACKGROUND:

##### Site Characteristics

Location	8640 St Lawrence Avenue and 2800 Vista Ridge Drive
Legal Description	Lot 1 District Lot 1605 Cariboo District Plan 30863, Except Plans 34562, PGP38585, PGP41824, PGP46265, PGP46269, BCP25534, BCP36464, EPP41947 and EPP131558
Current Use	Vacant Land
Subject Property Size	29.2 ha (72.1 acres)
Subject Area	1.91 ha (4.7 acres)

Growth Management Class	Infill
Servicing	City services available

Official Community Plan (see Appendix “A” to Bylaw No. 9445)

Current Future Land Use	Neighbourhood Residential
Proposed Future Land Use	Neighbourhood Corridor

Zoning (see Appendix “A” to Bylaw No. 9446)

Current Zoning	RS2: Single Residential
Proposed Zoning	RM5: Multiple Residential

Surrounding Land Use Table

North	Single Residential
South	Vacant land
East	Single Residential
West	Vacant land; Ospika Blvd road dedication

Relevant Applications

**Covenant Discharge Application No. RC000027 (Bylaw No. 9478, 2024):** Administration has received a covenant discharge application to discharge three (3) section 219 covenants. Covenants CA9371008 and CA9371010 were registered on the subject property as part of a previous subdivision. The restrictive covenants are specific to lots that have now been subdivided from the subject property, and the covenants are no longer relevant to future phases of subdivision. Covenant CA9371006 restricts the development of two-unit housing, contradicting Bill 44 - Small-Scale Multi-Unit Housing and the legislative updates to the City’s Zoning Bylaw. Should Council approve this application for First and Second Reading, a concurrent public hearing will be held for RC000027.

**Subdivision Application No. SD100799:** Administration has received a subdivision application that proposes to create a 2-lot subdivision for further residential development through the extension of St. Lawrence Avenue. The subdivision is interim as one of the two proposed lots will be further subdivided into 11-residential lots.

**Subdivision Application No. SD100800:** Administration has received a subdivision application that proposes to create an 11-lot subdivision for residential development through the extension of St. Lawrence Avenue.

**STRATEGIC PRIORITIES:**

This application is consistent with Council’s strategic priority for economic growth and development by increasing market housing within targeted growth areas.

## POLICY / REGULATORY ANALYSIS:

### Intent of the Official Community Plan

As identified in Section 1.2 of the Official Community Plan (OCP): The *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the OCP must be consistent. An OCP, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

### Official Community Plan

#### Future Land Use

The subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the OCP. The neighbourhoods are primarily residential in nature, with associated schools and parks within them. The Neighbourhood Residential designation is intended to maintain a similar scale of housing to the existing neighbourhoods, by limiting the size of new buildings, encouraging ground-oriented multiple residential forms, and a density of less than 22 units/ha (OCP Policy 8.3.59).

To facilitate future development of the subject area, the applicant has applied to amend Schedule B-6: Future Land Use of the OCP from Neighbourhood Residential to Neighbourhood Corridor. The Neighbourhood Corridor designation encourages medium to high-density multiple residential developments up to 135 units/ha, with a maximum height of four stories along collector and arterial streets (OCP Policy 8.3.55). Furthermore, the OCP Policy encourages infill and redevelopment of existing vacant and underused sites (OCP Policy 8.3.45).

The subject property is adjacent to the road dedication intended for the future extension of Ospika Boulevard, which at the time of the extension, will be built to an arterial street standard. Properties along North Street, north of the subject property, are currently designated as Neighbourhood Corridor in anticipation of the future extension of Ospika Boulevard. Further densification of the area would assist with the future extension and proposed transit routes identified on Schedule B-11: Transit Routes.

The City is in the process of updating the OCP to align with the new Small-Scale Multi-Unit Housing (SSMUH) legislation to increase density in restricted zones. With a high demand for missing middle housing, redesignating the subject area to Neighbourhood Corridor would support the Provincial housing goals, while diversifying the existing housing stock. The future development of low-rise apartments or townhouses would suit the multi-unit developments along St. Anne Cres, Southridge Avenue and Marleau Road.

### Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. The intent of this designation is to prioritize infill development and encourage the utilization of vacant sites and promote density (OCP Policy 8.1.1 and 8.3.44). Redevelopment within established neighbourhoods maximizes the use of existing infrastructure and is preferred over the extension of services and roads into suburban and rural areas (OCP Objective 8.1.5). The proposed development will facilitate density through infill of an underutilized site, offering a multi-family residential development that will be of similar height to other RM zones within the area. Administration supports the proposed amendment, as it is consistent with the Growth Management policy direction.

### Development Permit

Section 488 of the *Local Government Act* gives municipalities the authority to designate development permit areas for specific purposes including the establishment of objectives for the form and character of multi-family developments. Should Council support this application, a Multiple Residential Form and Character Development Permit will be required to facilitate future development.

### **Neighbourhood Plan**

While the OCP provides broad guidance for development and growth, neighbourhood plans guide where new housing and businesses should be located, and what services and amenities are needed. Neighbourhood plans can be used by citizens and landowners to better understand community desires.

The subject property is identified within the Ospika South Neighbourhood Plan area. The Ospika South Neighbourhood Plan (OSNP) was adopted by Council in November 2006, after an extensive community consultation process for the area. The OSNP is intended be the guiding document for rezoning and redevelopment and provide more specific land use policy direction. The OCP principles (Policy 8.1.1, 8.1.11) and overall planning vision for the area support medium density residential development such as rowhomes and low-rise apartments within the OSNP area (Policy 4.8.1). Although the OSNP defines medium density as 30 to 90 units/ha, the plan which was established in 2006 is a guiding document and expected to evolve with emerging housing needs. The proposed amendments are supported by policy throughout the OSNP to support increased densities and support more housing types within existing neighbourhoods.

### **City of Prince George Housing Needs Report**

The [City's Housing Needs Report](#), updated December 2022, notes a need for a variety of housing types. The proposed OCP and Zoning Amendment would help facilitate future multi-unit housing options for residents.

## Zoning Bylaw

The subject property is zoned as RS2 which has an intent to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

The property owner would like to rezone the subject property to RM5 to permit high density residential development. The RM5 is intended to provide multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing. Should this application be approved, a maximum of 239 dwelling units with a maximum height of 4 storeys would be permitted in the proposed RM5 area. A comparison table is shown below as the neighbourhood has RM3 multi-unit developments along St Anne Cres, Southridge Ave and Marleau Rd.

<b>Regulations</b>	<b>RM3: Multiple Residential</b>	<b>RM5: Multiple Residential</b>
Principal Uses	<ul style="list-style-type: none"> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• housing, apartment</li> <li>• housing, congregate</li> <li>• housing, four-plex</li> <li>• housing, row</li> <li>• housing, staked row</li> <li>• housing, single detached</li> <li>• housing, two-unit</li> </ul>	<ul style="list-style-type: none"> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• housing, apartment</li> <li>• housing, congregate</li> <li>• housing, four-plex</li> <li>• housing, row</li> <li>• housing, two-unit</li> <li>• housing, stacked row</li> <li>• religious assembly only on sites less than 1.0 ha.</li> </ul>
Secondary Uses	<ul style="list-style-type: none"> <li>• bed &amp; breakfast only in single detached and two-unit housing</li> <li>• home business 1</li> <li>• home business 2 only in single detached and two-unit housing</li> <li>• secondary suite</li> </ul>	<ul style="list-style-type: none"> <li>• club</li> <li>• health service, minor</li> <li>• home business 1</li> <li>• retail, convenience</li> <li>• secondary suite</li> <li>• service, massage therapy</li> <li>• service, personal</li> </ul>
Max. Density	60 dwellings/ha	125 dwellings/ha
Site Coverage	55%	55%
Max. Height	12.0 m	15.0 m
Max. Number of Storeys	3 storeys	4 storeys
Min. Front Yard Setback	6.0 m	4.5 m
Min. Interior Side Yard Setback	3.0 m	3.0 m
Min. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

The proposed RM5 zone permits increased development regulations for density, height, and site coverage. The RM5 zone also permits secondary uses such as service personal, massage therapy, health service, minor and retail convenience, providing additional amenities to the existing neighbourhood. density housing.

The subject property is surrounded by single-family dwellings to the north and east, and vacant/forested land to the south and west. Where development is proposed adjacent to lower density uses, such as single-detached homes, the future development will be encouraged to incorporate landscaping and screening elements as a buffer (OCP Policy 8.3.38). Administration is supportive of this application, as it is consistent with existing multiple residential zones in the neighbourhood and the growth management policy.

#### OTHER CONSIDERATIONS:

##### Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

##### Property Title

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

Incorporation Number	BC1284633
Name of Company	Ridgecrest Development Group Inc.
Director Information	Mohammed Golam

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application. The following covenant may affect two-unit development on the adjacent proposed RS2 lots.

##### **Section 219 Restrictive Covenant No. CA9371006 – CA0371007**

A restrictive covenant limiting non-mirror image two-unit housing on the subject property was registered in 2021 as a condition of Rezoning Application No. RZ100694. The covenant also restricts secondary suites within two-unit housing. The applicant has applied to discharge this covenant from title.

##### Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that the Public Hearing of Bylaw No. 9445 and 9446 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

#### Traffic Impact Study

L&M Engineering Ltd. is preparing an update to the 2009 Glen Lyon Cascades subdivision Traffic Impact Study to reflect this application and the proposed density increase. Administration recommends that the Public Hearing be withheld until a Traffic Impact Study has been updated and submitted to the satisfaction of Administration.

#### **Statutory Notification and Public Consultation**

On June 5, 2024, the applicant held a community meeting at the Columbus Community Centre located at 7201 St. Lawrence Avenue. A total of 38 invitations were hand delivered by the applicant to residents along St. Lawrence Avenue, Grayshell Road, and Eastview Street. The community meeting was attended by approximately 12-15 individuals. A summary of the communication meeting is attached to the report as a supporting document.

As set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of Council’s consideration of third reading of the proposed bylaws, a public hearing will be held regarding the applications and the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interest in property may be affected by these applications. In addition, notice will be published on the City’s website and Facebook page in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022.”

Members of the public wanting to comment on the applications may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their information and consideration during deliberations on the applications. Additional information on methods to provide comments to Council can be found on the [City’s website](#).

Administration is recommending that the Notice of Public Hearing and OCP consultation mail out area that is required as per the “City of Prince George Development Procedures Bylaw No. 9423, 2023” is increased from 30 meters to the area shown on Exhibit “A” to CP100205. The expanded notification area is intended to notify those included in the applicant’s community meeting notice of the Public Hearing.

#### **Sequence of Adoption for the Official Community Plan**

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 8383, 2011 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.



Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City's own procedures:

1. After a bylaw has been given first reading the following must occur:
  - a) Consideration of the plan in conjunction with the current [Financial Plan](#);
  - b) Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
  - c) Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
  - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (*not applicable to these applications*);
  - e) Second Reading;
  - f) Public notice of the Public Hearing; and
  - g) Public Hearing.
2. Third Reading of the bylaw
3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

### **Statutory Consultation of Proposed OCP Amendments**

The Department recommends that Council approve the consultation method outlined in the recommendation section of this staff report to provide:

- 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".

This consultation would occur after First and Second Reading to Bylaw No. 9445 and 9446 and prior to the Public Hearing.

### **ALTERNATIVES:**

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9445 and 9446, 2024 be approved.

**SUMMARY AND CONCLUSION:**

In order facilitate a future multi-family development on the subject area, the applicant has applied to amend Schedule B-6: Future Land Use of the OCP from Neighbourhood Residential to Neighbourhood Corridor, as shown on Appendix "A" to Bylaw No. 9445; and rezone the subject property from RS2: Single Residential to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9446. Administration supports this application for the reasons outlined in this report.

**RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

**PREPARED BY:** Melissa Pritchard, Planner 1

**APPROVED:**

Walter Babicz, City Manager

**Meeting Date:** 2024/07/22