

**CITY OF PRINCE GEORGE**  
**BYLAW NO. 9410, 2023**

A Bylaw of the City of Prince George to amend “City of Prince George Official Community Plan Bylaw No. 8383, 2011”.

**WHEREAS** Council of the City of Prince George has, by Bylaw, pursuant to the *Local Government Act*, established an Official Community Plan;

**AND WHEREAS** Council has deemed it desirable to amend “Policy 8.3.33” of “City of Prince George Official Community Plan Bylaw No. 8383, 2011” to allow for a site-specific text amendment to facilitate the development of two 6-storey apartment buildings on the subject property;

**APPLICANT:** Troika Management Corp. for The Roman Catholic Episcopal Corporation of Prince Rupert

**SUBJECT PROPERTIES:** 5743 Nicholas Avenue and 5958 Stringer Crescent

**AND WHEREAS** a Public Hearing has been held in accordance with the *Local Government Act* and notice of such hearing was given as required by Bylaw;

**NOW THEREFORE** the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That “City of Prince George Official Community Plan Bylaw No. 8383, 2011”, be amended as follows:
  - a. That “Policy 8.3.33” be amended by deleting the following words: “The maximum building height is four storeys with the exception of areas designated Neighbourhood Centre Corridor along Queensway and at the intersection of O’Grady Road and Stringer Crescent with a maximum building height of 6 storeys, provided that the intent of Policy 8.3.38 is met” and replacing with the words:

“The maximum building height is four storeys with the exception of the following areas designated Neighbourhood Centre Corridor:

    - a. along Queensway;
    - b. at the intersection of O’Grady Road and Stringer Crescent; and
    - c. on Lot 1, District Lot 753, Cariboo District, Plan 29151 and a 0.47 hectare portion of Lot A, District Lot 753, Cariboo District, Plan 24027, Except Plans 26624, 29151, 30349, 30915, and BCP41482, provided that the intent of Policy 8.3.38 is met”

as shown on Appendix “A” attached to and forming part of this Bylaw.

Bylaw No. 9410, 2023

2. That this Bylaw may be cited for all purposes as "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9410, 2023".

READ A FIRST TIME THIS DAY OF , 2023.

READ A SECOND TIME THIS DAY OF , 2023.

First two readings passed by a decision of Members of City Council present and eligible to vote.

READ A THIRD TIME THIS DAY OF ,2023.

Third reading passed by a decision of Members of City Council present and eligible to vote.

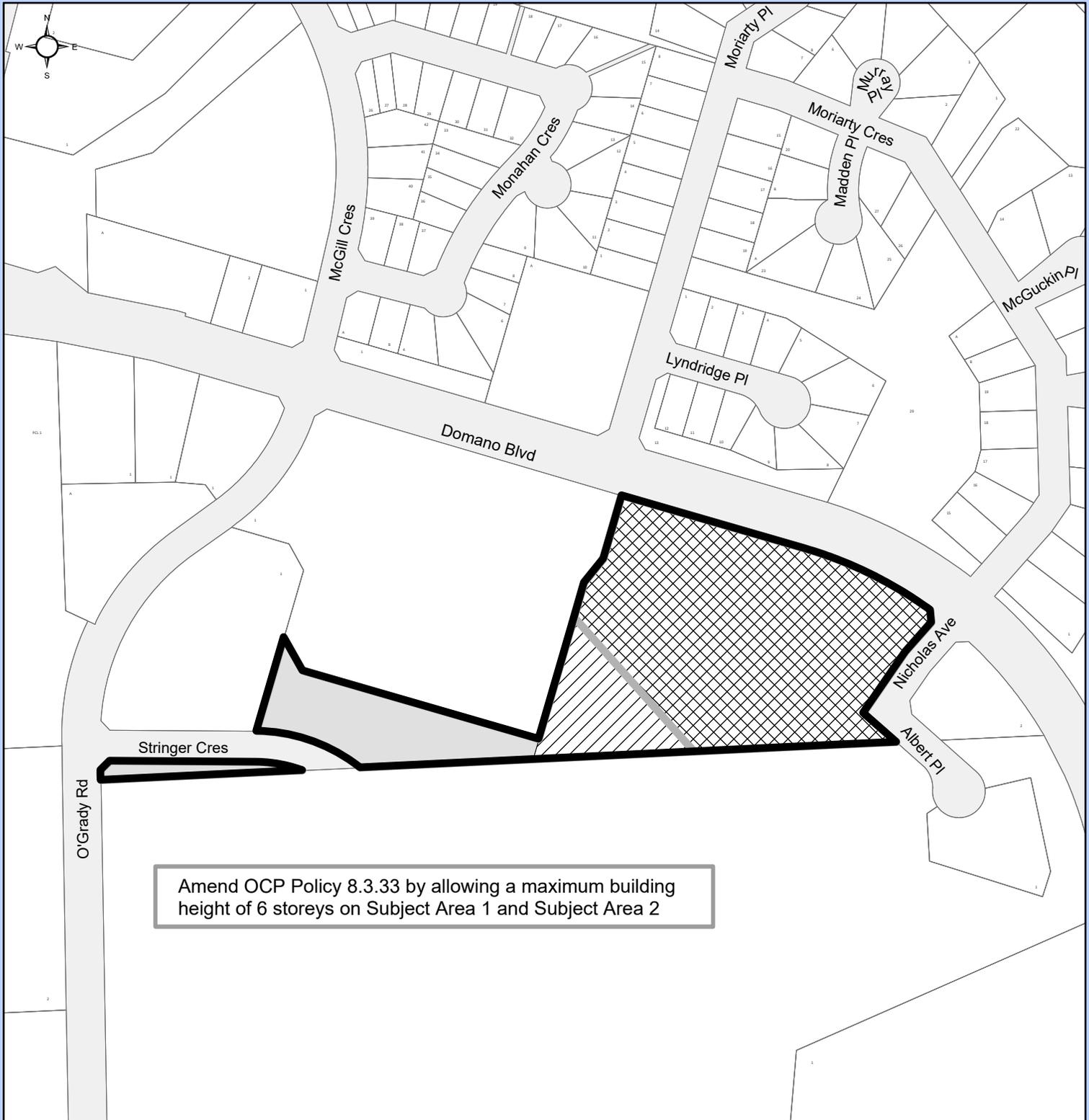
ADOPTED THIS DAY OF , 2023,  
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND  
ELIGIBLE TO VOTE.

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MAYOR

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CORPORATE OFFICER



Amend OCP Policy 8.3.33 by allowing a maximum building height of 6 storeys on Subject Area 1 and Subject Area 2

-  Subject Properties
-  Subject Parcels
-  Subject Area 1
-  Subject Area 2
-  Remain Neighbourhood Centre Corridor
-  Parcel



Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983

1:3,500

### Appendix "A" to Bylaw No. 9410

Lot 1, DL 753, CD, 29151; and

Lot A, DL 753, CD, Plan 24027 Except Plans 26624, 29151, 30349, 30915 and BCP41482



**CITY OF PRINCE GEORGE**