

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: May 18, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: College Heights Comprehensive Development

ATTACHMENT(S):

- College Heights Comprehensive Development Study prepared by L&M Engineering Ltd., dated February 2023
- Exhibit "A" – College Heights Comprehensive Development (Map of Area Subject to Land Use Applications)

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated May 18, 2023, from the Director of Planning and Development titled "College Heights Comprehensive Development".

PURPOSE:

The purpose of this report is to provide Council with the College Heights Comprehensive Development Study for 6700 Southridge Avenue, 6100 O'Grady Road, 5958 Stringer Crescent, and 5743 Nicholas Avenue (subject area).

BACKGROUND:

Planning and Development have received a number of high-density zoning bylaw amendment applications within close proximity to existing College Heights neighborhoods. Zoning bylaw amendment applications have been received for the subject area totaling approximately 12.2 ha (30.0 acres) of land, shown on Exhibit "A", including 6700 Southridge Avenue (RZ100706), a portion of 6100 O'Grady Road (RZ100707), 5958 Stringer Crescent (RZ100707 and RZ100712), and 5743 Nicholas Avenue (RZ100712).

Description of Applications for the Subject Area

Zoning Bylaw Amendment Application No. RZ100706, Bylaw No. 9408 – 6700 Southridge Avenue

This application proposes to rezone 6700 Southridge Avenue from P2: Minor Institutional to RM5: Multiple Residential to facilitate a multi-family residential development.

Zoning Bylaw Amendment Application No. RZ100707, Bylaw No. 9409 – 6100 O'Grady Road (portion) and 5958 Stringer Crescent (portion)

This application proposes to rezone a 6.95 ha portion of 6100 O'Grady Road from U2: Major Utilities, C2: Regional Commercial, and RM9: Manufactured Home Park to RM6: Mid-Rise Residential, and a 0.77 ha portion 5958 Stringer Crescent from C2: Regional Commercial to RM6: Mid-Rise Residential to facilitate a multi-family residential development and concurrent subdivision application to facilitate a boundary adjustment.

Official Community Plan Amendment Application No. CP100200, Bylaw No. 9410, and Zoning Bylaw Amendment Application No. RZ100712, Bylaw No. 9411, – 5958 Stringer Crescent (portion):

This application proposes to rezone a 0.57 ha portion of 5958 Stringer Crescent from C2: Regional Commercial to RM6: Mid-Rise Residential to facilitate a multi-family residential development and concurrent subdivision application (SD4100757) to facilitate a boundary adjustment.

Subdivision Application No. SD100757:

The applicant has applied for a subdivision to adjust the existing lot lines between 6100 O'Grady Road, 5958 Stringer Crescent, and 5743 Nicholas Avenue and to create 1 new lot at 6100 O'Grady Road. The proposed subdivision layout is represented on Exhibit "A".

DISCUSSION:

To understand the full scope of potential impacts, OCP Policy encourages the City to assess the impacts of change on neighbourhood transportation, amenities, and other matters of concern to the community, and identify any actions needed to improve the management of such change (OCP Policy 8.3.52). As such, Planning and Development worked collectively with the applicants of the subject area to establish a neighbourhood planning process. Neighbourhood Plans are intended to establish clear community preferences to provide certainty for residents, landowners, and the community regarding how an area may be developed (OCP Policy 8.1.11). Neighbourhood Plans also consider infrastructure capacities including but not limited to water, sanitary sewer, drainage, and vehicular traffic (OCP Policy 8.8.5 and 8.7.11).

Starting in the summer of 2022, L&M Engineering Ltd. on behalf of the applicants of the subject area, worked with the City of Prince George to develop the College Heights Comprehensive Development Study for the subject area. On August 16 and August 17, 2022, L&M Engineering Ltd., hosted a virtual open house for residents and businesses located in the vicinity of the subject area. Preliminary findings of a Servicing Brief and Traffic Impact Analysis were shared with the public to address common questions and to gather feedback on the proposed developments. Please note that at the time of the open house, 5958 Stringer Crescent was not yet incorporated into the College Heights Comprehensive Development Study. A summary of the open house is included in the College Heights Comprehensive Development Study, attached to this report.

Servicing Brief

The applicant has provided a Servicing Brief prepared and sealed by L&M Engineering Ltd., dated June 29, 2022, as part of the College Heights Comprehensive Development Study. The Servicing Brief has addressed technical issues related to water supply, sanitary sewer collection, and storm drainage system design requirements of the proposed development.

The Servicing Brief has been received to Administration's satisfaction and is included in the College Heights Comprehensive Development Study attached to this report for Council's information.

Traffic Impact Study

The applicant has provided a Traffic Impact Study prepared by L&M Engineering Ltd., dated February 15, 2023, and a Supplementary Traffic Letter prepared by L&M Engineering Ltd., dated February 17, 2023, as part of the College Heights Comprehensive Development Study. The Traffic Impact Study addresses technical issues related to traffic for the proposed development, such as trip generation, distribution, and assignment, as well as site access and recommendations for future road configurations.

The Traffic Impact Study and Supplementary Letter have been received to Administration's satisfaction and are included in the Comprehensive Study attached to this report for Council's information.

SUMMARY AND CONCLUSION:

Administration recommends that Council receive this report for information.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Supervisor, Land Use Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/06/12