

Date: January 2, 2025

To: **Mayor and Council.**

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

Subject: Official Community Plan Bylaw No. 9525, 2025

Attachment(s): Official Community Plan Bylaw No. 9525
Appendix 1: Schedules to Bylaw No. 9525
PowerPoint Presentation

Recommendation(s):

That Council:

1. GIVES FIRST READING of “City of Prince George Official Community Plan Bylaw No. 9525, 2025”.
2. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025”, in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 9525, 2025”, 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. 9525, 2025”, 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. 9525, 2025”.
6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
 - a. Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”.
7. Amends the 2025 Council Meeting Calendar by adding a Special Regular council Meeting on Wednesday, February 26, 2025 at 7:00 pm.

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

Purpose:

The purpose of this report is to provide an overview of the proposed Official Community Plan Bylaw No. 9595, and to summarize the progress made to replace the existing OCP adopted by Council in 2012. The OCP is the principle land use planning policy document of the city, and one of the key tools used by the City to achieve our community's desired future.

The existing OCP was adopted by Council on June 25, 2012 and is over twelve (12) years old. As such a comprehensive review was conducted to ensure that the bylaw meets the vision of the community, provincial legislative requirements and can be clearly interpreted by the community.

Background:

During the implementation of the OCP review project, Council was provided information and updates by Administration at the project milestones. Council also provided direction to Administration at certain stages which has been taken into consideration for the proposed 2025 OCP. The following is a summary of reports provided to Council, and Council resolutions passed in relation to the OCP review project:

On October 3, 2022, Council passed the following resolution:

That Council DIRECTS Administration to include consideration of the request to remove the proposed Massey Drive and Foothills Boulevard road extensions and designate "Ginter's Meadow" from 18th Avenue to Ferry Avenue as Parks and Open Space, as part of the review and renewal of the Official Community Plan in 2023.

On December 5, 2022, Council passed the following resolution:

That Council DIRECTS Administration to review the City of Prince George Tree Protection Bylaw No. 6343, 1995 in conjunction with their review of the Official Community Plan.

On December 19, 2022, Council passed the following resolution:

That Council DIRECTS Administration to proceed with the Official Community Plan Update as described in the report dated November 23, 2022, from the Director of Planning and Development, titled "Official Community Plan Review Project".

On September 11, 2023, Council received for information a report regarding the OCP review project and was introduced to Urban Systems. An overview of the OCP review project workplan and timeline was provided.

On January 8, 2024, Council received for information a report regarding the public consultation results of Phase 1 and 2 of the OCP review project which were included in the "What We Heard" report.

On January 13, 2025, Council received for information the report on Complete Communities Assessment. This document informed the proposed OCP to create more complete and livable communities. The long-term planning to guide land use changes (OCP), redevelopment and revitalization to support amenities and services within a 15-20 minute walk.

OCP Roadmap

The road map to complete the proposed OCP resulted in four (4) phases commencing in June 2023 and a completion date of February 2025. As indicated previously, Administration included Council direction and provided updates for Council's consideration. The chronology of the phases is shown on Figure 1: OCP Roadmap, and each phase is described in more detail below.

Figure 1: OCP Roadmap



Phase 1: Project Initiation

A high-level review commenced on the mapping and policy to determine the extent of updates needed to reflect an updated OCP.

Phase 2: Visioning & Engagement

Community visioning and engagement occurred to obtain feedback on priorities on policies (e.g., growth management, housing, economic development, arts/culture and heritage, infrastructure, transportation, parks and recreation, social health, climate action and resilience, natural environment, future land use plan). Engagement occurred by round table discussions with stakeholders, meetings with City staff, community open houses, kiosks at community events and social media.

Phase 3: Draft OCP

This phase included a compilation of all engagement comments and drafting a new OCP. Once the draft was complete, Administration re-engaged the community, stakeholders and City staff to ensure that the vision, themes and policy were accurately captured. A community survey was completed and kiosks at community events to show case the draft OCP and to obtain feedback.

Phase 4: Finalize OCP

This is the final phase of the OCP and includes first and second reading, public hearing and 3rd reading and final adoption of this bylaw. The “official” status of this community plan occurs once Council adopts this bylaw.

Strategic Priorities:

The OCP Review Project has been identified within Council's Strategic Plan 2023-2026 to build a strong foundation for growth for the community.

Financial Considerations:

The OCP review project was \$ 216,000 and was included in the operational budget of Development Services which was approved by Council through annual budget deliberations in 2023 and 2024.

Policy / Regulatory Analysis:

Official Community Plan Bylaw No. 9525, 2025

The proposed OCP reflects the community's vision, goals, objectives and policies established following various engagement activities and public consultation during all phases of development. This policy document accommodates new trends in housing, updates the community's core values and is less prescriptive than the existing OCP. The proposed OCP is divided into twelve (12) policy areas that each contain specific outcomes to achieve the long-term goals of the community.

The proposed OCP will need reporting to ensure that housing objectives are being met, and the policy goals are still consistent with the community's vision.

Other Considerations:

Statutory Notification and Public Consultation

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 and the City of Prince George will publish notice 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 application 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 will be provided to Council for their information and consideration during deliberations on the application. Additional information on methods to provide comments to Council can be found on the [City's website](#).

Sequence of Adoption for the Official Community Plan

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.

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. 9525, 2025, be approved.

Summary and Conclusion:

As the Official Community Plan Bylaw is twelve (12) years old, it was determined that we need a comprehensive review to renew and align the OCP with current land use planning and infrastructure considerations to meet the needs of a growing city. Administration is proposing that the City of Prince George Official Community Plan Bylaw No. 8383, 2011, be repealed and replaced with Official Community Plan Bylaw No. 9525, 2025.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Kali Holahan, Supervisor, Land Use Planning; and Mandy Jones, Manager of Development Services

Approved:

Walter Babicz, City Manager

Meeting date: 2025/02/03