

STAFF REPORT TO COUNCIL

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

DATE: January 27, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100159 (Amendment Bylaw No. 9085)

Applicant: City of Prince George for 596037 British Columbia Ltd.,
Inc. No. BC1135871

Location: 805/855 1st Avenue and 190 Ontario Street

ATTACHMENT(S):

- Distribution Area Map (Exhibit "A" to CP100159)
- Request for Comment Letter
- Newspaper Notice
- Correspondence Received

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION, the report dated January 27, 2020 from the General Manager of Planning and Development titled "Consultation for Official Community Plan Amendment Application No. CP100159 (Amendment Bylaw No. 9085)".

PURPOSE:

The purpose of this report is to provide Council with the comments received through the public consultation process for Official Community Plan (OCP) Amendment Application No. CP100159, Amendment Bylaw No. 9085. This application will facilitate an integrated health and housing project at 805/855 1st Avenue and 190 Ontario Street (subject properties).

Background

On December 16, 2019, Council reviewed OCP Amendment Application No. CP100159 (Bylaw 9085) and Rezoning Application No. RZ100643 (Bylaw 9086) for 1st and 2nd Reading. This application involves the re-designation of the subject properties from *Light Industrial* to *Community Facility* on Schedule B-6: Future Land Use of the Official Community Plan. This application also amends Schedule B-8: Community Facilities by including the subject properties as a *Community Facility, Other*.

POLICY/REGULATORY ANALYSIS:

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an Official Community Plan amendment. On December 16, 2019, Council approved

the following consultation process for Official Community Plan Application No. CP100159, Amendment Bylaw No. 9085:

- a) Request for written comment from properties identified on Exhibit "A" to CP100159 (see attached); and
- b) Two Citywide Newspaper advertisements requesting written comment (see attached); and
- c) Public Meeting.

Request for Written Comment

Twenty-nine letters requesting comment were mailed to property owners within a 100 meter radius of the subject properties (December 17, 2020). Staff also hand delivered the request for comment to tenants/owners of the subject properties (December 20, 2019).

A city-wide newspaper notice requesting comment was published in the Prince George Citizen (January 2 and 9, 2020). Information pertaining to the proposed amendment, such as the Report to Council and Supporting Documents, were also made available on the City of Prince George website under the "[Applications in Process](#)" webpage.

The request for comment letters and newspaper notices requested that residents forward written submissions regarding the OCP amendment application to the City of Prince George Development Services Division by January 23, 2020.

In addition to the newspaper notice(s) and mail out, Administration facilitated a public meeting for residents at City Hall (January 15, 2020) from 6:00 pm to 8:00 pm. Approximately twenty-seven residents attended the public meeting with representatives from BC Housing, Northern Health Authority and City of Prince George.

Consultation Comments

The OCP public consultation process commenced from December 17, 2019 to January 23, 2020. During this time, Administration received six pieces of written correspondence in regards to this application. BC Housing also received feedback from their "letstalkhousing.bc.ca" webpage. Please see attached summary report and comments received by BC Housing.

The correspondence received included several general themes:

- The site accessibility, form and layout;
- Do not support proposed project location;
- Support proposed project;
- Type of services to be included within the proposed project;
- Floodplain building requirements;
- Do not support proposed services in close proximity to next phase of development (i.e. affordable housing).

Please see attached comment sheets for more specific information.

Any correspondence received after the OCP public consultation will be provided to Council prior to public hearing. Administration did receive several phone inquiries requesting more information in regard to the proposed application.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for Official Community Plan Application No. CP100159 (Amendment Bylaw No. 9085) in accordance with Council's direction and the *Local Government Act*. Please see attached comments received during the public consultation process.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Mandy Stanker, Supervisor of Current Planning

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/02/24

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 2020 CP100159 Consultation Report to Council .docx |
| Attachments: | <ul style="list-style-type: none">- Exhibit A to CP100159.pdf- CP100159 Mailout.pdf- Newspaper Mailout.pdf- Correspondence Recieved.pdf |
| Final Approval Date: | Jan 28, 2020 |

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Deanna Wasnik was completed by assistant Mandy Stanker

Deanna Wasnik - Jan 28, 2020 - 10:09 AM

A handwritten signature in black ink, appearing to read 'Ian Wells', with a large, stylized initial 'I'.

Ian Wells - Jan 28, 2020 - 10:22 AM

A handwritten signature in black ink, appearing to read 'K. Soltis', with a large, stylized initial 'K'.

Kathleen Soltis - Jan 28, 2020 - 11:29 AM