

Date: August 15, 2025

To: **Mayor and Council.**

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

Subject: Zoning Bylaw Amendment Application No. RZ100850 (Bylaw No. 9567, 2025)

Applicant: PlanIt First Consultants Ltd on behalf of Northern Health Authority

Location: 1475 Edmonton Street

Attachment(s): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9567
Appendix "B" to Bylaw No. 9567
Consultation Summary

Recommendation:

That Council GIVES FIRST THREE READINGS of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9567, 2025".

Purpose:

The applicant has applied to rezone the University Hospital of Northern British Columbia (UHNBC) site located at 1475 Edmonton Street to a new institutional zone to accommodate the existing uses of the subject property and to facilitate the development of two acute care towers. The subject property is currently zoned P3: Major Institutional and is proposed to be rezoned to P7: University Hospital of Northern British Columbia under Bylaw No. 9567.

Site Characteristics

Location	1475 Edmonton Street
Legal Description	Lot A District Lot 343 Cariboo District Plan EPP61360 Except Plan EPP61362
Current Use	University Hospital of Northern BC
Site Area	9.12 ha (22.5 ac)
Growth Management Class	Infill and Growth Management
Servicing	City services are available

Zoning (see Appendix “A” to Bylaw No. 9567, 2025)

Current Zoning	P3: Major Institutional
Proposed Zoning	P7: University Hospital of Northern British Columbia

Surrounding Land Use Table

North	Simon Fraser Lodge
South	15th Avenue
East	Lethbridge Street; Residential
West	Alward Street; Residential

Strategic Priorities:

This application is consistent with Council’s 2023 – 2026 Strategic Plan for infrastructure and growth priorities.

Policy / Regulatory Analysis:

Official Community Plan

Future Land Use

The subject property is designated as Community Facility in Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation has intent to provide for major public and private institutional and associated community facilities. The Community Facility designation encourages government services, hospital facilities, administrative buildings to be located within the downtown, in close proximity to transit services (Policy Sections 8.5.2 and 8.5.7).

The proposed zone is consistent with the policy direction of the Official Community Plan for the Community Facility land use designation. This application will ensure hospital and administrative facilities are located close to the downtown, and is in close proximity to transit services.

Growth Management

The subject property is designated as Infill and Growth Priority in Schedule B-4: Growth Management of the Official Community Plan which encourages growth within the Infill and Growth Priority areas. The applicant’s proposal aligns with this designation by supporting further development at the UHNBC site.

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 Crescents Neighbourhood Plan (“CNP”) was adopted by Council in December 2003, after an extensive community consultation process for the area. The CNP is intended to be the guiding document for rezoning and redevelopment and provide more specific land use policy direction. This

plan also maintains a residential focus within the Crescents area and incorporates institutional uses such as the University Hospital of Northern BC.

The subject property is designated as Institutional Health Care on Map 3 – Land Use Strategy of the CNP. The CNP further details that redevelopment is possible within the UHNBC site (section 5.4), and that long term consideration be given to the hospital expansion, in a comprehensive manner for the entire site (section 5.4.1.).

The CNP has designated this area as Institutional Health Care and supports the redevelopment and expansion on the subject property for a health care use. The proposed P7: University Hospital of Northern British Columbia is consistent with the policy direction of the CNP.

Zoning Bylaw

The subject property is zoned as P3: Major Institutional, which has an intent to provide for minor and major institutional and recreational uses.

UHNBC is situated on a 9.12-hectare site at the corner of 15th Avenue and Edmonton Street, and in close proximity to the downtown area. The surrounding neighbourhood is predominantly composed of single-family residential homes, with several institutional buildings located to the north, and commercial uses concentrated along Winnipeg Street. The property is served by several public transit routes.

The Northern Health Authority is proposing the construction of two new acute care towers to expand healthcare services in the north. The area identified for the acute towers is the current site of the Northern Interior Health Unit building, which is situated on the southeast corner of the subject property. The development of the acute towers is planned to be carried out in two phases. Phase one will focus on the construction of an eleven-storey acute care tower, along with underground parking. Construction is expected to commence in the fall of 2026.

The applicant is proposing to rezone the subject property to a new institutional zone called P7: University Hospital of Northern British Columbia. The proposed P7 zone is specific to healthcare, complementary educational uses, and supports the future development of the UHNBC site, including the two proposed acute towers.

The proposed P7 zone is designed to provide greater flexibility for on site development with respect to setbacks, building height, and lot coverage compared to the P3: Major Institutional zone. A comparison table of the current P3 zone and proposed P7 zone is provided below.

Regulations	P3: Major Institutional	P7: University Hospital of Northern British Columbia
Principal uses	<ul style="list-style-type: none"> • club • community care facility, major • community care facility, minor • community care facility, education • education, commercial • education, higher • emergency service • exhibition & convention facility • fish hatchery • health service, major • health service, minor • library & exhibit • park • parking, non-accessory • recreation, indoor • recreation, outdoor • recycling centre, intermediate • recycling centre, major • recycling centre, minor • religious assembly • self-storage facility • transportation depot • warehousing 	<ul style="list-style-type: none"> • health service, community outreach • community care facility, major • community care facility, minor • community care facility, specialized • health service, minor • health service, major • education • education, commercial • education, higher • emergency service • service, massage therapy
Secondary uses	<ul style="list-style-type: none"> • broadcasting studio • office • restaurant • residential • security/operator unit • retail, convenience • retail, farmers market • retail, general • service, business support • utility, minor 	<ul style="list-style-type: none"> • office • restaurant • retail, convenience • retail, general
Max. lot width	20 m	20 m
Min. lot area	1000 m ²	1000 m ²
Site coverage	50%	100%
Max. Height	15.0 m	100 m
Min. Front yard setback	6.0 m	3.0 m
Min. interior side yard setback	3.0 m	3.0 m

Parking

Min. exterior side yard setback	4.5 m	3.0 m
Min. rear yard setback	6.0 m	3.0 m
Min. setback between buildings	N/A	4.5 m

The applicant will be providing a Traffic Impact Study prior to Final Reading that includes parking demand. The applicant is currently constructing a new parkade that will provide 471 parking stalls, and will effectively address the anticipated demand generated by the first acute care tower, and existing on-site uses. Further to this, the applicant is proposing underground parking with access from Winipeg Street. Administration will be requesting an update to the Traffic Impact Study prior to the construction of the second acute care tower.

Administration supports the proposed P7 zone as it aligns with the policy direction of the OCP, CNP, and the long-term vision for the UHNBC site. The new P7 zone will also accommodate the scale and functional requirements of the proposed acute care towers, while maintaining the institutional character and intent of the current P3 zoning.

Other Considerations:

Public Meetings

A public information session was held on August 14, 2025, at the Coast Inn of the North from 6:00 p.m. to 7:30 p.m. There were twenty (20) people in attendance. A consultation summary has been attached for Council's information. The themes identified at the session were parking, traffic, sidewalk infrastructure, and transit.

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

A review of the legal title of the subject property indicates a statutory right of way (Land Title Office Document Nos. CA6663260, CA6673561, CA6673560, CA6663262, CA6663261) is on-title. This statutory right of way encompasses both City and other private utilities, and will be reviewed with Northern Health prior to the Building Permit stage.

Traffic Impact Study

The property is within 800 m of the Ministry of Transportation and Transit (MOTT) Right-of-Way and Bylaw No. 9567 requires Ministerial approval prior to Final Reading. Through the referral process MOTT requested an Traffic Impact Study (T.I.S) that reflects the maximum allowable development under the proposed rezoning.

Administration recommends that Final Reading of Bylaw No. 9567 be withheld until a Traffic Impact Study has been prepared and submitted to the satisfaction of MOTT and Administration.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the *Local Government Act*, a public hearing will not be held because the proposed bylaw is consistent with the “City of Prince George Official Community Plan Bylaw No. 8383, 2011.” As required under the *Local Government Act* and the “City of Prince George Development Procedures Bylaw No. 9423, 2023”, prior to first and second reading of the proposed bylaw, the City will mail or deliver notice to adjacent property owners and tenants whose interests may be affected. Members of the public may provide comments by submitting written correspondence to Council.

Written submissions received in response to the public notice will be provided to Council for their consideration during deliberations. Submissions received after the Council meeting agenda is published and before the deadline specified in the notice will be circulated to Council as a handout at the meeting for consideration during deliberations. Additional information on methods to provide comments to Council can be found on the [City's website](#).

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. 9567, 2025 be approved.

Summary and conclusion:

To facilitate the proposed construction two healthcare towers at 1475 Edmonton Street, the applicant has applied to rezone the subject property from P3 to P7, as shown on Exhibits “A” and “B” to Bylaw No. 9567, 2025. 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: 2025/10/06