CITY OF PRINCE GEORGE

# STAFF REPORT TO COUNCIL

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

**DATE:** April 23, 2020

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** 2020 CP100161 RZ100652 Report to Council.docx

Applicant: L&M Engineering Ltd. for WPD Woodlands Property Development Corp., Inc. No. BC0980240
Location: 9500 Woodvalley Drive

**ATTACHMENT(S):**
Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9118
Appendix "B" to Bylaw No. 9118
Appendix "C" to Bylaw No. 9118
Appendix "A" to Bylaw No. 9119
Woodlands Neighbourhood Plan

**RECOMMENDATION(S):**

THAT Council:

1. RECEIVES Woodlands Neighbourhood Plan.
2. GIVES First Reading to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020."
3. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020", in conjunction with the current Financial Plan and confirm there are no issues.
4. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020", in conjunction with the current Regional District of Fraser Fort-George Solid Waste Management Plan and confirm there are no issues.
5. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020", in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
6. GIVES Second Reading to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020".
7. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:

a. One (1) Citywide Newspaper advertisement requesting written comment; and

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9119, 2020"; and

2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9119, 2020 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

    a. Receipt of a Servicing Brief

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

## PURPOSE:

The purpose of this report is to seek Council's support of the Woodlands Neighbourhood Plan by approving the consequential amendments to the Official Community Plan (OCP) and the City of Prince George Zoning Bylaw for 9500 Woodvalley Drive (subject property). The proposed amendments will align policy direction and land use regulations with the recommendations of the Woodlands Neighbourhood Plan.

The intent of the Woodlands Neighbourhood Plan is to provide a clear and comprehensive land use vision for the subject property in greater detail than found in the OCP. To this end, the Woodlands Neighbourhood Plan makes recommendations for land use policy for the subject property, including designating areas for residential development, parks, and the preservation of environmentally sensitive lands. "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020" and "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9119, 2020" will align the land use designations and zoning with the recommendations from the Woodlands Neighbourhood Plan and will facilitate future subdivision applications.

Site Characteristics

| | |
|---|---|
| Location | 9500 Woodvalley Drive |
| Legal Description | The South West ¼ of District Lot 2425, Cariboo District, Except Plans 29255, PGP37227, PGP40290, and EPP55596 |
| Current Use | Vacant lands & Wetlands |
| Site Area | 38.5 ha |

Schedule B-4: Growth Management – Official Community Plan (see Appendix "B" to Bylaw No. 9118)

| | |
|---|---|
| Current Growth Management Class | Phase 1 (3.3 ha)<br>Phase 2 (35.2 ha) |
| Proposed Growth Management Class | Infill (20.5 ha)<br>Rural Resource (18.0 ha) |

Schedule B-6: Future Land Use – Official Community Plan (see Appendix "C" to Bylaw No. 9118)

| | |
|---|---|
| Current Future Land Use | Neighbourhood Residential (37.4 ha)<br>Parks & Open Space (1.1 ha) |

| | |
|---|---|
| Proposed Future Land Use | Neighbourhood Residential (19.5 ha)<br>Parks & Open Space 9 (1.0 ha)<br>Rural Resource (18.0 ha) |

Zoning (see Appendix "A" to Bylaw No. 9119)

| | |
|---|---|
| Current Zoning | AF: Agriculture & Forestry (31.4 ha)<br>AG: Greenbelt (3.8 ha)<br>P1: Parks and Recreation (1.16 ha)<br>RM1: Multiple Residential (1492 $m^2$)<br>RS1: Suburban Residential (7470 $m^2$)<br>RS2: Single Residential (1.29 ha) |
| Proposed Zoning | AG: Greenbelt (18.0 ha)<br>P1: Parks and Recreation (1.1 ha)<br>RS2: Single Residential (19.4 ha) |

Surrounding Land Use Table

| | |
|---|---|
| North | Rural Residential |
| South | Single Residential, Woodvalley Gate |
| East | Greenbelt, Residential |
| West | West: Greenbelt, Residential |

Relevant Applications

Application No. SD100629: The applicant has submitted an application to subdivide a portion of the plan area into 16 residential lots. This subdivision is pending the adoption of "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020" and "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9119, 2020", and represents the fourth phase of an ongoing multi-phase subdivision in the area.

## POLICY / REGULATORY ANALYSIS:

### Woodlands Neighbourhood Plan

The OCP states that "neighbourhood and area plans are recognized by the City to provide a more detailed level of objectives and policy direction for land use within those specified plans areas (Policy 10.1.1). Starting in the spring of 2018, L&M Engineering Ltd. on behalf of WPD Woodlands Property Development Corporation, has been working with the City of Prince George to develop the Woodlands Neighbourhood Plan for the subject property. The plan has been developed by L&M Engineering with public engagement and input from the City of Prince George.

The Woodlands Neighbourhood Plan area is approximately 38.5 ha located north of the Foothills Boulevard and Chief Lake Road intersection and is notable for its biodiversity, including wetlands, informal trails, and wildlife corridors. The existing Woodlands neighbourhood is located directly south of the plan area and is developed with urban services, while rural residential uses extend to the north and west. East of the plan area is the Springwood Elementary School.

The plan provides for single residential housing, a neighbourhood park, and greenbelt and riparian areas surrounding the environmentally sensitive wetlands located in the plan area. Figure 4: Proposed Land Use, Figure 5: Proposed Parks & Open Space and Figure 6: Natural Environment & Sensitive Areas of the attached plan provide greater detail.

Policies 10.1.2 and 10.1.3 of the OCP outline the general requirements and considerations that a neighbourhood plan should address. These include the plan vision, objectives, land use policies, the public engagement process,

implementation considerations, environmental considerations, housing mix and densities, infrastructure requirements, and parks and open space among other requirements.

Administration has accepted that the Woodlands Neighbourhood Plan has met the requirements of the OCP and recommends that Council receives the Woodlands Neighbourhood Plan.

The proposed amendments to the OCP and Zoning Bylaw, which are outlined below in this report, are consistent with the Woodlands Neighbourhood Plan. Administration supports this application.

## Official Community Plan

The Official Community Plan Bylaw 8383, 2011 (OCP) identifies that larger tracts of land (typically greater than 40 ha) undergo comprehensive neighbourhood planning work prior to further development applications. Neighbourhood Plans provide a more detailed land use direction through objectives and policy and are set within the context of the OCP. This is to provide certainty for residents, landowners, Council, developers, and the broader community regarding how an area may be developed.

"City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020." is intended to amend the OCP to align OCP policy for the plan area with the recommendations of the Woodlands Neighbourhood Plan.

### Growth Management

The subject property is designated as a mix of Phase 1 (3.3 ha) and Phase 2 (35.2 ha) in Schedule B-4: Growth Management of the Official Community Plan. Phase 1 and 2 designations are intended to provide for the gradual expansion of the Urban Area, guided by servicing availability. Policy 8.1.15 of the OCP requires that development in these areas be based on the principal that new development must pay its own way. As such, all infrastructure upgrades necessary to support development in these areas will be developer driven. Further, Policy 8.1.14 of the OCP encourages the development of Neighbourhood Plans for these areas to provide more detailed land use direction.

As the Woodlands Neighbourhood Plan has provided detailed land use direction for the plan area, and identified servicing upgrades that the developer will be required to make in order to facilitate the proposed neighbourhood, the growth management designations are proposed to be updated.

Areas that are proposed for residential development and the neighbourhood park in Figure F4 of the Woodlands Neighbourhood Plan are proposed to be redesignated as Infill in Schedule B-4: Growth Management to accommodate future development in these areas and to acknowledge that detailed planning has occurred.

The Wetlands and proposed Greenbelt areas identified in Figure F4 of the Woodlands Neighbourhood Plan are proposed to be redesignated as Rural Resource in Schedule B-4: Growth Management. This designation is intended to encompass environmentally sensitive lands and will reflect the sensitive nature of these areas. Please refer to Appendix "B" to Bylaw No. 9118, 2020 for more details.

Administration supports the proposed amendments to Schedule B-4: Growth Management of the OCP.

### Future Land Use

The subject property is currently designated as a mix of Neighbourhood Residential (37.4 ha) and Parks & Open Space (1.1 ha) in Schedule B-6: Future Land Use of the Official Community Plan. The Neighbourhood Residential designation supports the development of small-scale residential neighbourhoods, primarily focused on single-family dwellings. The Parks & Open Space designation provides for quality open space within a residential neighbourhood.

The proposed Future Land Use designations amendments will realign the Neighbourhood Residential (19.8 ha), and Parks & Open Space (1.0 ha) designations for consistency with the Woodlands Neighbourhood Plan. This is a reflection of the detailed land use planning that occurred through the development of the Woodlands Neighbourhood Plan, which clarified areas appropriate for residential development and defined a future park location. Additionally, portions of the subject property will be designated as Rural Resource (17.7 ha) to conserve biodiversity and environmentally sensitive areas (wetlands). The Rural Resource designation is intended to encompass natural open space, environmentally sensitive areas, and natural hazard areas in which development is restricted or prohibited. The proposed Rural Resource designated lands contain extensive wetland and other environmentally sensitive areas and are encouraged to be left in a natural state by the Woodlands Neighbourhood Plan.

The proposed realignments of the land use designations are supported by the Woodlands Neighbourhood Plan and are consistent with the land use designations indicated on Figure F4: Proposed Land Use Plan of the Woodlands Neighbourhood Plan. Please refer to Appendix "C" to Bylaw No. 9118, 2020 for more details.

Administration supports the proposed amendments to Schedule B-6: Future Land Use of the OCP.

Neighbourhood Plans

Administration is recommending a consequential amendment to Map 4 of the OCP. Map 4 identifies Neighbourhood Plans in effect for the City of Prince George. The proposed amendment to Map 4 is to include the plan area for the Woodlands Neighbourhood Plan. Please refer to Appendix "A" of Bylaw 9118, 2020 for the proposed amendment to Map 4.

Administration recommends the approval of "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020."

### Zoning Bylaw

The subject property is currently comprised of a mix of zones that are required to be realigned or removed to ensure consistency with the Woodlands Neighbourhood Plan and the proposed OCP amendments. Please see below for a summary of the existing zones.

- AF: Agriculture & Forestry (34.1 ha): This zone is intended to conserve large parcels of agricultural and forestry lands;
- AG: Greenbelt (3.8 ha): This zone is intended to preserve sensitive lands in a natural state;
- P1: Parks and Recreation (1.16 ha): This zone is intended to provide for the preservation and enhancement of open space;
- RM1: Multiple Residential (1492 $m^2$): This zone is intended to provide for multiple residential uses with a maximum density of 30 dwellings per hectare;
- RS1: Suburban Residential (7470 $m^2$): This zone is intended to foster a suburban lifestyle on lots larger than 845 $m^2$; and,
- RS2: Single Residential (1.29 ha): This zone is intended to foster an urban lifestyle of properties larger than 500 $m^2$.

The applicant is proposing to simplify the zoning regulations on the subject property by realigning the zoning boundaries of the AG: Greenbelt (18.0 ha), P1: Parks and Recreation (1.1 ha), and RS2; Single Residential (19.4 ha) zones; and remove the AF: Agriculture & Forestry, RM1: Multiple Residential, and RS1: Suburban Residential zones. No new land uses are proposed with this application. Appendix "A" to Bylaw 9119 details the proposed changes to the zoning bylaw.

The proposed amendments were derived from the planning process of Woodlands Neighbourhood Plan, which included environmental reporting, traffic analysis, servicing analysis, and consultation with the surrounding property owners. The Woodlands Neighbourhood Plan Proposed Land Use Plan can be found in Figure F4 of the Woodlands Neighbourhood Plan for more detailed information.

Administration recommends the approval of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9119, 2020".

## OTHER CONSIDERATIONS:

### Public Meetings

The planning process for the development of the Woodlands Neighbourhood Plan involved extensive public engagement with the surrounding residents and property owners. This process included two public meetings held on November 6, 2018 and June 4, 2019 at the Springwood Elementary School gymnasium and notifications sent by mail to the surrounding property owners, as identified in Appendix "I" and Appendix "J" to the Woodlands Neighbourhood Plan

This consultation process informed the Woodlands Neighbourhood Plan, which in turn informed the proposed amendments to the OCP and Zoning bylaw within this application. Section 2.6 of the Woodlands Neighbourhood Plan provides more details on the public engagement process. Summaries of comments received can be found in Appendix "I" and "J" of the Woodlands Neighbourhood Plan.

### Land Use Impacts

The subject property is comprised of significant wetlands and environmentally sensitive areas. Part of the planning process for the development of the Woodlands Neighbourhood Plan was extensive environmental consultation and assessment. This is reflected in the large area proposed to be rezoned as AG: Greenbelt. In addition to this, the plan details the requirements for additional environmental reporting and oversight from Qualified Professionals at later stages of subdivision development. Section 4.6 of the Woodlands Neighbourhood Plan, as well as Appendix "A", Appendix "B", Appendix "C", and Appendix 'D" of the Woodlands Neighbourhood Plan provide more detail.

### Sequence of Adoption for the Official Community Plan

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 8383, 2011 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.

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.

### Statutory Consultation

As additional consultation has occurred as part of the development of the Woodlands Neighbourhood Plan, the Department recommends that Council approve the consultation method outlined in the recommendation section of this Staff Report to Council to provide:

- One (1) Citywide Newspaper advertisement requesting written comment.

This consultation would occur after First and Second Reading to Bylaw No. 9118, 2020 and prior to the Public Hearing.

## 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 Nos. 9118, 2020 and 9119, 2020 be approved.

## SUMMARY AND CONCLUSION:

The intent of this application is for Council to receive the Woodlands Neighbourhood Plan and to consider consequential amendments to the Official Community Plan and Zoning Bylaw that will align land use policy with the recommendation of the Woodlands Neighbourhood Plan.

Administration recommends Council's approval of "City of Prince George Bylaw No. 8383, 2011, Amendment Bylaw No. 9118, 2020" and "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9119, 2020", for the reasons outlined in this report.

## RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

**PREPARED BY:** Tristin Deveau, Planner

**APPROVED:**

Kathleen Soltis, City Manager

Meeting Date: 2020/05/11