



# Woodlands Neighbourhood Rezoning and Official Community Plan Amendment

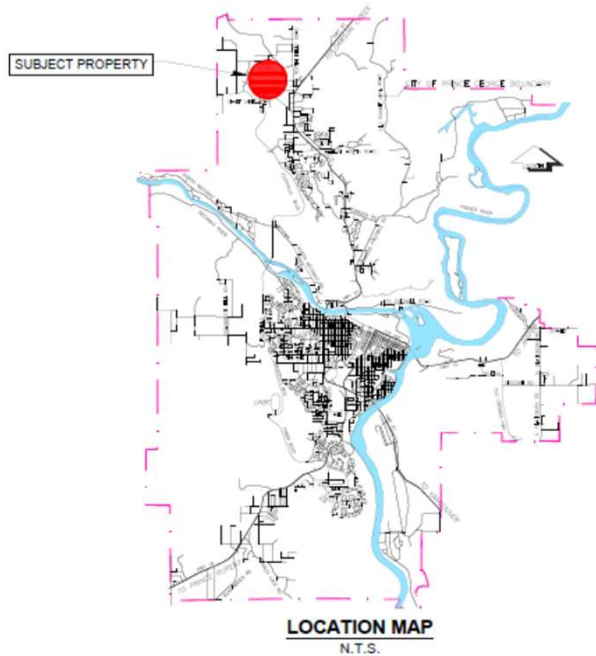
CP100161 & RZ100652



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# Introduction

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Planning for the Woodlands Neighbourhood expansion began in 2005. The project was put on hold only to be continued once again in 2018 and completed in 2020.

This Rezoning and Official Community Plan application stands on the shoulders of the Woodlands Neighbourhood Plan, which is a comprehensive planning document that resulted from nearly 2 years of technical review, public coordination and strategic planning with the City of Prince George.

This presentation is structured to identify first the main facets of the Neighbourhood Plan that will guide future development, followed by a comparison of the land uses proposed by this Rezoning and OCP application with the recommendations of the Plan to highlight their conformance. This presentation is intended to show how the proposed land uses perfectly align with the Neighbourhood Plan in an effort to step forward toward the fully developed neighbourhood envisioned by the Plan.

While this presentation does not provide all of the principles, objectives, guidelines or policy recommendations of the Plan, it will hopefully demonstrate the conformance of the proposed application with the Plan. The entire Neighbourhood Plan has been attached as a supporting document to this Rezoning and OCP application, and is also available through the City of Prince George.

“The Woodlands Neighbourhood Plan addresses issues related to land use, environmental protection, density and servicing and has been prepared with a horizon of fifteen to twenty years, during which time it is expected that the majority of vacant land within the Woodlands Neighbourhood Plan area will be developed”

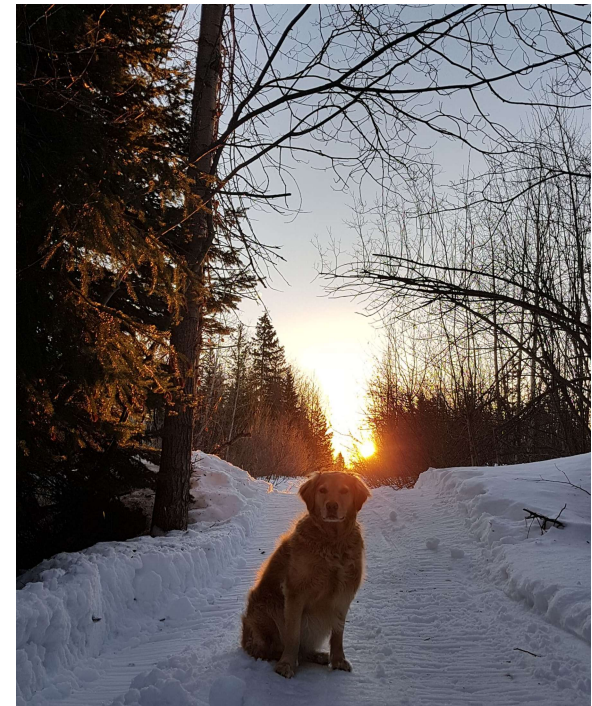
- WOODLANDS NEIGHBOURHOOD PLAN - 2020

# Neighbourhood Context

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The lands surrounding the Plan area have seen a steady increase in rezoning applications and subsequent residential development in recent years. The existing Woodlands neighbourhood is developed with urban services including street lighting, municipal services, curb, gutter and sidewalks, whereas the residential areas within the rural servicing designation in the lands to the west and north of the Plan area remains largely rural in nature with larger lots and onsite services. The demographic is characterized by families and deep-rooted residents residing in single-family homes.

Presently, the area is utilized by the surrounding neighbourhoods for snowshoeing, cross-country skiing, off-road recreational vehicle use and other activities such as dog walking and pedestrian short cuts to adjacent neighbourhoods. The defining environmental features in the area are the long established wetlands, which have resulted from poorly draining soils and a long history of beaver activity.



# Woodlands Planning Process

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The Public Consultation process for the Woodlands Neighbourhood Plan began in 2018 and included two public open houses, a questionnaire, a mind-mapping exercise, dot-mocracy and sticky note exercises as well as a preference survey for future park options. Throughout the entire planning process, any neighbours who had granted permission for L&M to use their email address were provided with updates after the meetings, updates to the timeline or process as well draft policies, design guidelines and mapping shared at the meetings. A draft version of the entire Plan was also shared once an accepted final copy was submitted.



Photo taken at the 2nd public open house held on June 4th, 2019 at Springwood Elementary School.



# Vision

The first major step in the process was to identify a vision and core values for the Neighbourhood Plan. This excerpt from the Neighbourhood Plan represents the collective vision of the neighbours who attended the public open house and participated in the entry questionnaire about the neighbourhood

“To establish a low-density residential built form that represents the northern identity in balance with the natural biodiversity of the area, which accommodates recreational interests while maintaining environmental stewardship within a new pedestrian and family friendly neighbourhood “

# Core Values

Analysis of the responses to the entrance questionnaire and of the feedback collected through the first public open house resulted in patterns of preference and values for the neighbourhood. These patterns were then categorized and identified as the Core Values shown here in bold with associated guiding principles below to be applied throughout the Woodlands Neighbourhood Plan.

## **1. Safe, Family Oriented Design**

- Provide logical connections to the school and bus pick up
- Street calming methods should be considered when designing road networks

## **2. Retain Community Identity**

- Facilitate development that supports a continuation of current recreational uses
- Support housing types that complement existing neighbourhoods

## **3. Accessible Pedestrian Network**

- Pedestrian networks designed to provide curb drops and let downs where necessary for seamless transitions between surface types

## **4. Integrate Parks & Environmental Areas**

- Natural features within the Plan area should be emphasized where possible into neighbourhood design
- Useable greenspace as a continuous lineal system to support informal recreational linkages

## **5. Maintain Environmental Integrity**

- Wetland ecosystems are to be protected from development where feasible
- Acknowledgement of the interconnected nature of the wetlands as well as their associated drainages, riparian areas and ecosystems as they extend beyond the Plan area

## **6. Build Strong Neighbourhoods**

- Provide access to social and recreational spaces within the Plan area
- Physical surrounding supports mental health via access to transportation parks and green spaces and public meeting spaces

# Professional Studies to Support the Plan

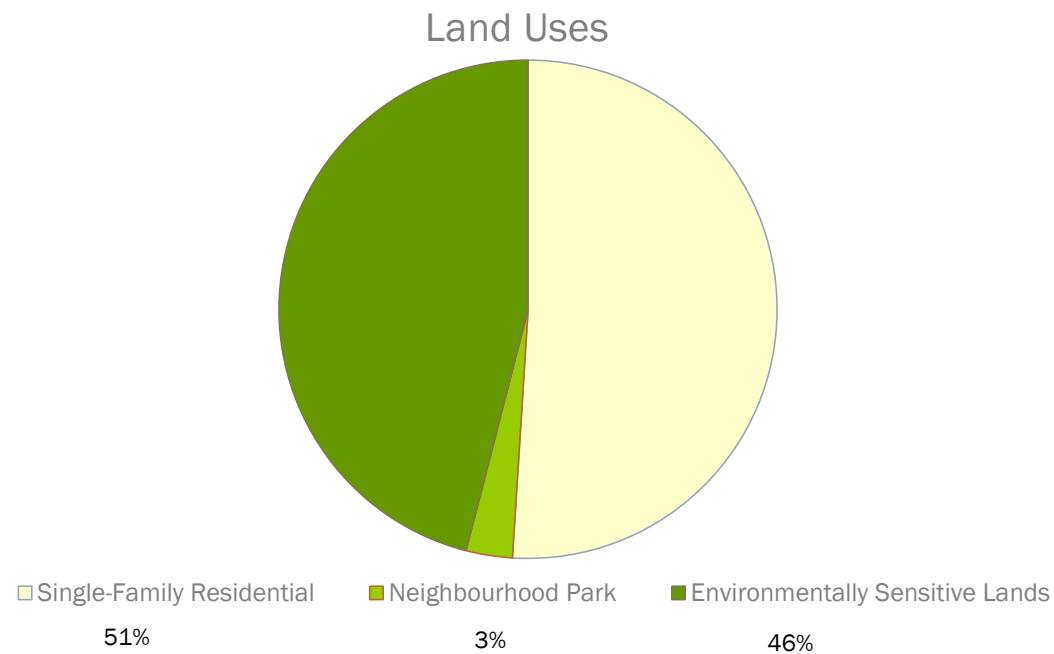
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1. A full environmental assessment – Triton, 2006
2. A follow-up environmental memo to supplement the original 2006 assessment with updated Water Sustainability Act regulations – Triton, 2019
3. A Stream Assessment to identify the boundaries of all wetlands, bogs, swamps and drainages within the Plan area– Triton, 2019
4. Development Recommendations Report to support future infrastructure development – Triton, 2019
5. Traffic Impact Study – L&M, 2019
6. Servicing Brief to support the feasibility of servicing within the Plan area - L&M, 2019
7. Geotechnical Report to support the developability of the Plan area – GeoNorth, 2006

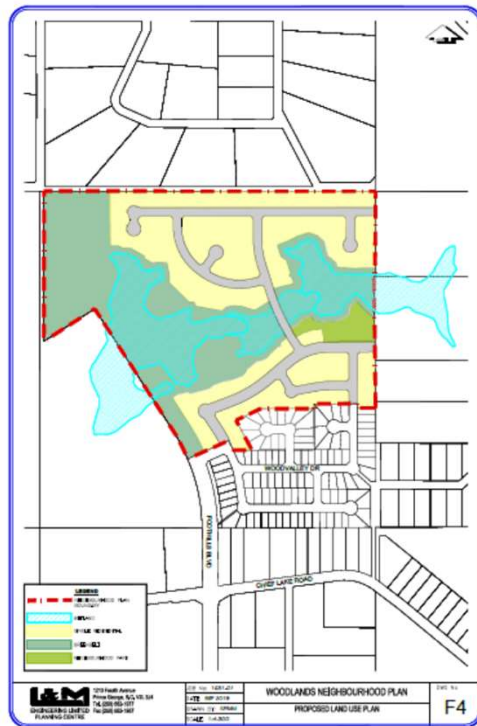


# Summary of Land Uses Within the Plan Area

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# Land Use Plan



The land use vision for the Neighbourhood Plan outlines the placement of the different land uses proposed. This land use plan was shared with the neighbours at the 2<sup>nd</sup> public open house and via email following the meeting. On this plan:

- The predominant green colour represents areas that are designated as greenbelt, which includes the wetlands (highlighted in blue), riparian areas and other undevelopable areas or sensitive natural features.
- The olive green colour represents the neighbourhood park, located adjacent to the greenbelt to maximize the neighbourhood's exposure to the natural features within the Plan.
- The yellow colour represents the single-family residential areas for consistency with surrounding neighbourhoods.

# Parks & Open Space Plan

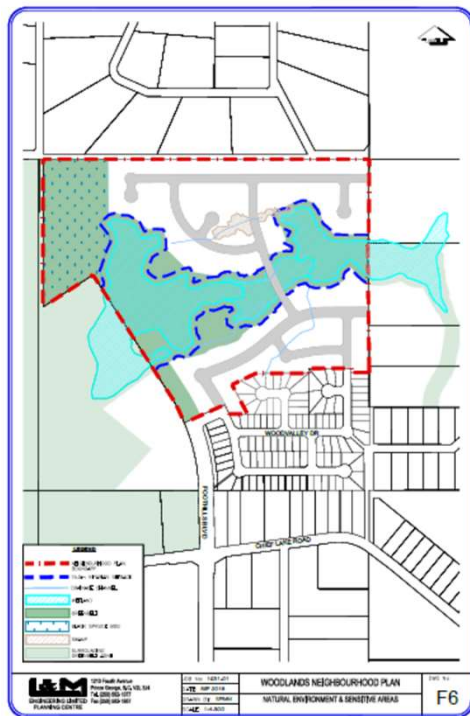


The parks & open space plan for the Neighbourhood Plan outlines the placement of the proposed neighbourhood park. This plan was shared with the neighbours at the 2<sup>nd</sup> public open house and via email following the meeting. This plan shows:

- The 1.4 hectare neighbourhood park is proposed near the eastern boundary of the Plan area, just south of the wetland feature.
- The neighbourhood park is proposed to be located adjacent to the greenbelt to maximize the neighbourhood's exposure to the natural features within the Plan.
- The neighbourhood park is proposed to be located adjacent to the 1 ha park that was previously rezoned as part of the Zral Road development process in 2016 and will be dedicated to the City as a required part of a future subdivision for the development.
- Once the Woodlands park and the Zral Road subdivision park are dedicated to the City, the overall neighbourhood park will total 2.4 hectares of land for the recreational enjoyment of the community.

# Natural Environment & Sensitive Areas Plan

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The Plan area includes three long established wetland features created by poorly draining soils together with beaver activity. The Plan identifies these wetland features as well as the WSA protected drainages, 15 metre riparian setbacks and a stand of undevelopable black spruce bog as environmentally sensitive areas. This plan was shared with the neighbours at the 2<sup>nd</sup> public open house and via email following the meeting. This plan:

- Recognizes the importance of protecting these sensitive natural features and their ecosystems.
- Establishes clear setbacks and leave-strips to be supported through zoning.
- Clearly identifies a boundary between the future residential built form and the sensitive natural features to remain free of development.

# Transportation Network Plan

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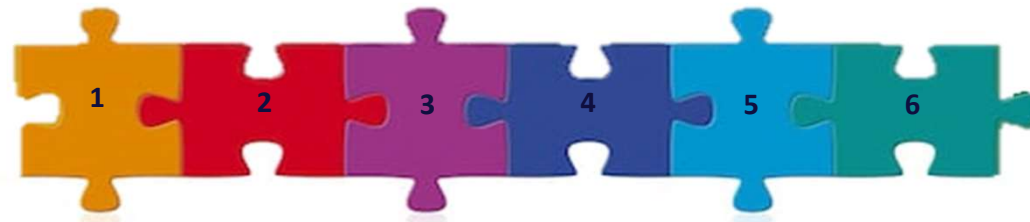


The conceptual transportation network was shared with the public at the 2<sup>nd</sup> public open house and in a follow-up email to neighbours. The transportation network was designed within the Plan area with the following objectives in mind:

- To limit the number of crossings through the wetlands to reduce the impact on the sensitive natural features.
- To safely and logically connect to surrounding roads to promote walkability and to maximize servicing infrastructure.
- To integrate traffic-calming methods such as curved roads to avoid straight stretches where drivers would be able to achieve higher rates of speed and use the road as a shortcut between other neighbourhoods.
- To provide sidewalks on the sunny-side of the road with access to the park, schools or other destinations within and beyond the Plan area.
- To border the park to provide natural surveillance and improve the safety for park-goers.

# Where Are We Now?

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-  Phase 1: Technical Review, Define Area Context
-  Phase 2: Public Engagement, Develop Neighbourhood Vision, Define Core Values
-  Phase 3: Draft Plan per Technical Review & Neighbourhood Vision
-  Phase 4: Public Engagement, Present Draft Vision and Policies to Neighbours
-  Phase 5: Plan Refinement Based on Public, Technical & City Feedback
-  Phase 6: Implementation

*We are here!*



# Rezoning and Official Community Plan Amendment

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# OCP Amendment & Rezoning CP100161 & RZ100652

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This Rezoning and Official Community Plan Amendment Application is intended to bring the Neighbourhood Plan to reality. Over the next 15-20 years, the Plan area is envisioned to be developed into single-family residential lots, backed by a significant natural greenspace area and a large neighbourhood park. The area is expected to align with the Vision of the Neighbourhood Plan to be a family friendly neighbourhood that is safe for pedestrians, and provides opportunities for both passive and active forms of recreation while protecting the environment from the impacts of such development.

The following summary of the Rezoning and OCP Amendment Applications will explain how the proposed land uses are supported by the Neighbourhood Plan and guided by the vision set out by the surrounding neighbourhood throughout the preparation of the Neighbourhood Plan.

# Existing & Proposed Zoning



EXISTING ZONING  
SCALE 1:5000



PROPOSED ZONING AMENDMENT  
SCALE 1:5000

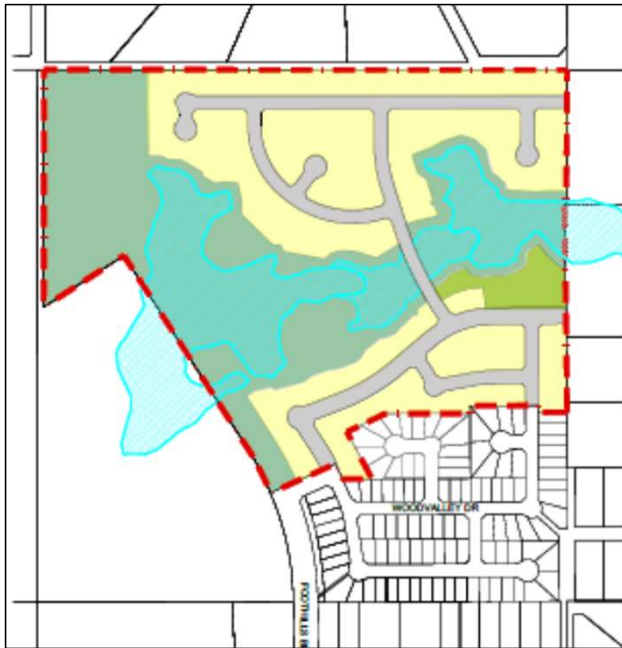
Currently, the existing zoning districts shown on the left permit a range of housing densities that are *inconsistent* with the vision of the neighbourhood, with existing housing forms, or with the identified riparian areas.

The proposed zoning amendments perfectly align with the land use uses recommended in the Neighbourhood Plan and are *consistent* with the goals of single family housing, adjoining parkland with adjacent park for combined 2.4 ha park, and preservation of the sensitive natural features identified within the Plan.

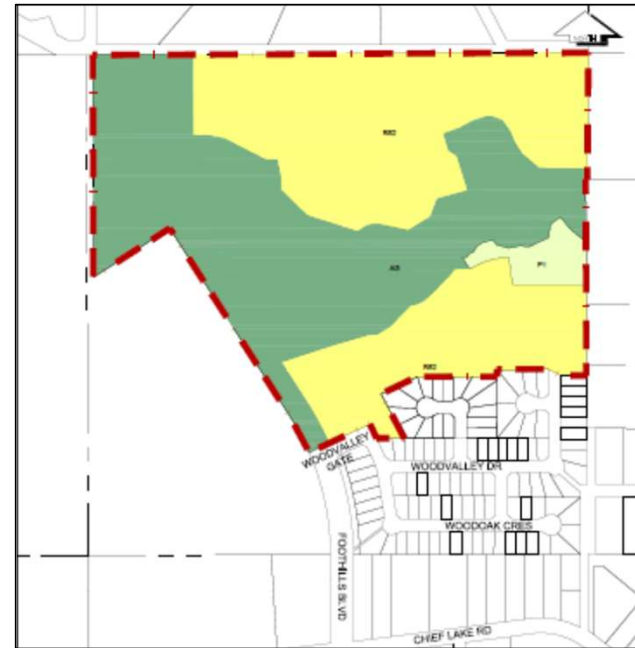
# Comparison of Proposed Land Use and Neighbourhood Plan

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NEIGHBOURHOOD PLAN – LAND USE



PROPOSED ZONING AMENDMENT – LAND USE



# Summary of Residential Policy Support

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Proposed Land Use (Zoning Bylaw)	OCP Designation	Supporting Neighbourhood Plan Objectives, Policies and Design Guidelines
RS2 – Single Residential	Neighbourhood Residential	S. 4.4 (a) (1) To manage residential growth in such a way that minimizes environmental impacts and protects existing quality of life.
		S. 4.4 (b) (1) The design and siting of homes should take advantage of views, natural amenities and adjacent open spaces.
		S. 4.4 (b) (4) Residential housing forms and subdivisions should be designed to provide natural surveillance of public spaces in accordance with the Crime Prevention Through Environmental Design best practices, as outlined in Section 2.4(b) of this document.
		S. 4.4 (c)(5) Lot configurations shall be designed at the subdivision stage of development in accordance with the guidelines and principles of this Plan.

# Summary of Park Policy Support

Proposed Land Use (Zoning Bylaw)	OCP Designation	Supporting Neighbourhood Plan Policies and Design Guidelines
P1 – Parks & Recreation	Parks & open Space	S. 4.5 (a)(6) To develop a central and accessible Neighbourhood Park that adjoins the dedicated parkland to the east as shown on Figure 9 and supports the Woodlands neighbourhood as well as the surrounding residential subdivisions and the residents who reside there.
		S. 4.5 (b)(1) All parkland should be designed to maximize visual and physical access by ensuring that the majority of the park is fronted by road or other public space.
		S. 4.5 (b) (2) Parkland shall be designed to contribute to the public's appreciation of the natural environment by ensuring the location of the park does not interrupt the viewscales of the wetland ecosystems.
		S. 4.5 (b)(4) Parks and natural features should be linked via green corridors to provide informal public access to the natural features within the Plan and to lands beyond.

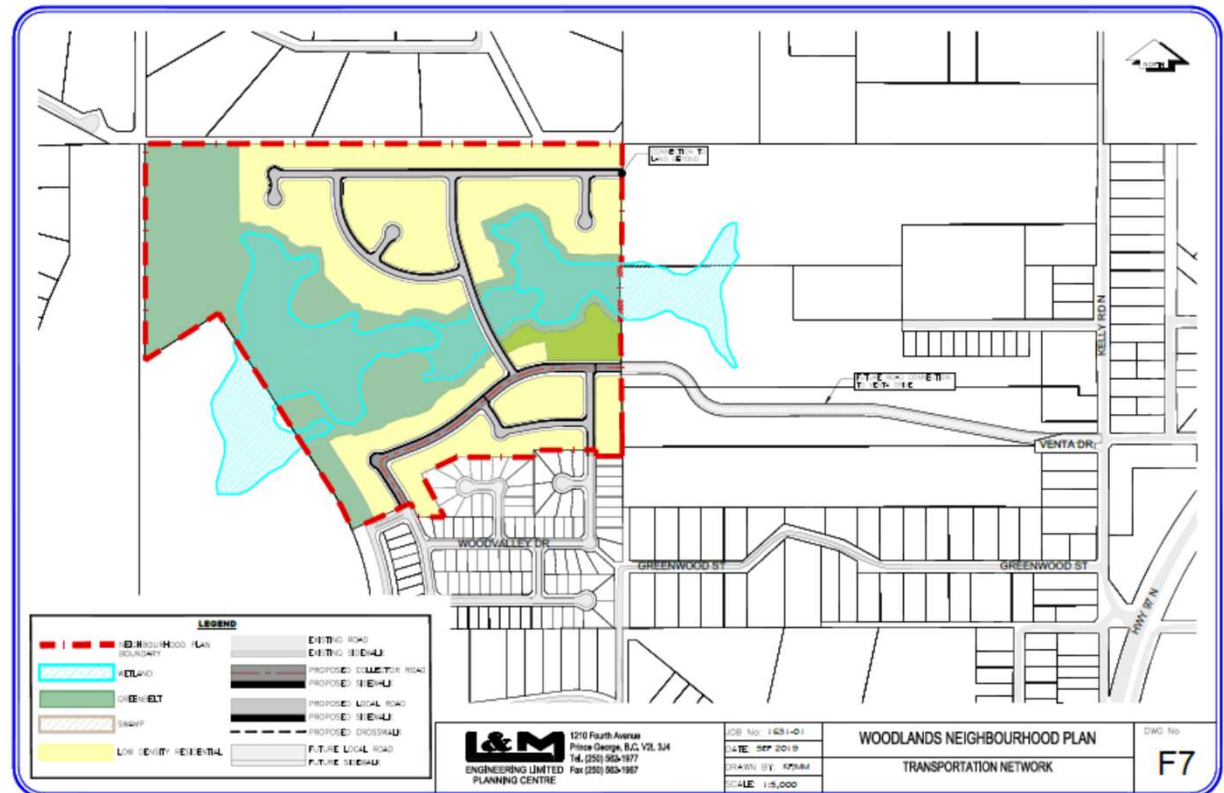
# Summary of Policy Support

Proposed Land Use (Zoning Bylaw)	OCP Designation	Supporting Neighbourhood Plan Policies and Design Guidelines
AG - Greenbelt	Resource	S. 4.6 (a)(3) To recognize the interconnected nature of adjacent properties as the wetlands together with their associated drainages, riparian areas and ecosystems extend into the adjacent properties beyond the Plan boundary as shown on Figure 9.
		S. 4.6 (b)(4) The two main wetland features (WFO2) are to be retained as a natural feature within the Plan area. Any changes to the WFO2 wetland features will require approvals under the provincial Water Sustainability Act.
		S. 4.6 (b) (5) Existing drainage patterns are to be maintained.
		S. 4.6 (b) (6) All new residential development shall be set back a minimum of 15 metres from the high water mark of all wetlands and identified streams as classified by the Water Sustainability Act or any subsequent amendments or replacements of the Act.

# Transportation Network

The transportation study and the resultant design were completed by L&M Engineering.

Terry Fjellstrom is present in the gallery to address any questions about the envisioned traffic network as it pertains to the Neighbourhood Plan, this Rezoning and OCP Application, or future development demands.

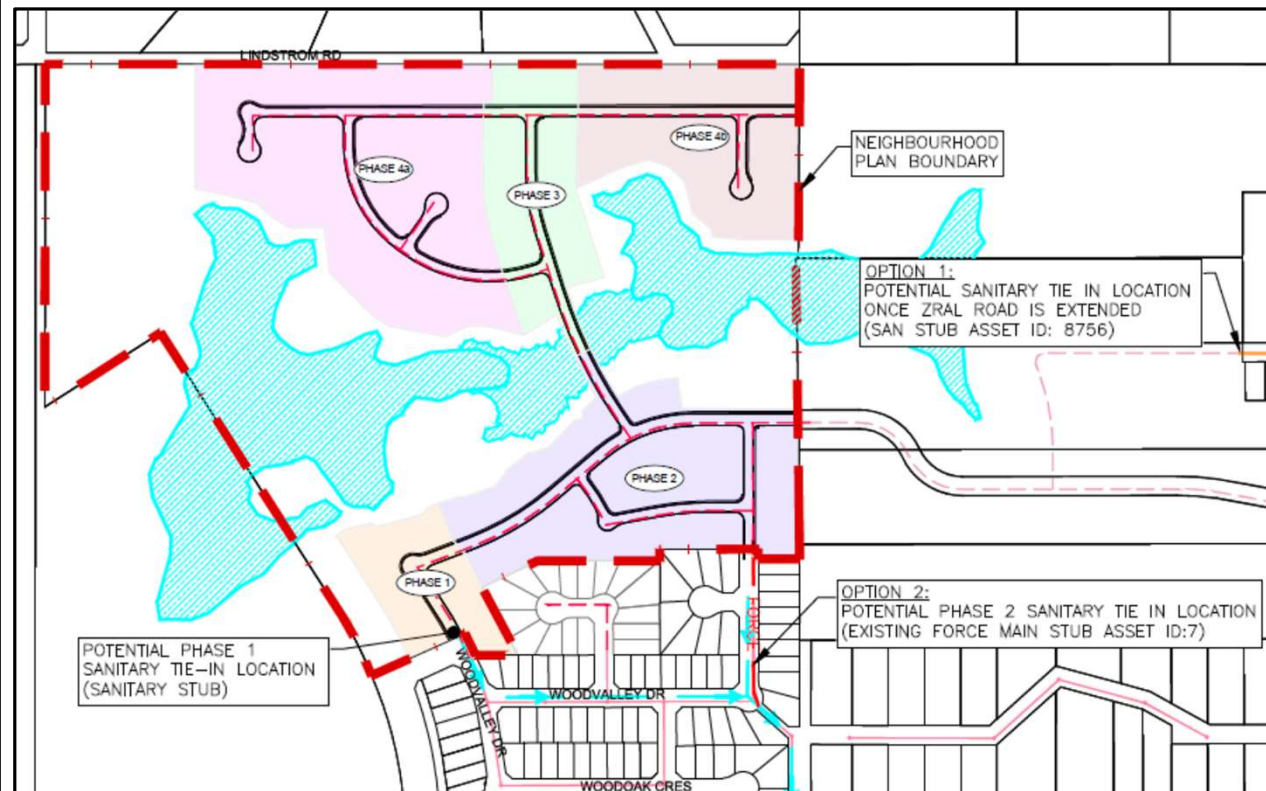




# Servicing

The Servicing Brief and the resultant design were completed by L&M Engineering.

Jason Boyes is present in the gallery to address any questions about the infrastructure network as it pertains to the Neighbourhood Plan, this Rezoning and OCP Application, or upgrades required by future development demands.



# Conclusion

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L&M would like to conclude tonight's presentation by reiterating that the development of such a large comprehensive planning document benefits both the immediately surrounding neighbourhoods as well as the City of Prince George in many ways. It gives us the opportunity to consider impacts to infrastructure and to create sound fiscal policy for infrastructure expansion and improvements. It gives us the opportunity to create progressive land use planning policies that ensure we effectively consider the environment, transportation networks, park and trails and interfaces between neighbourhoods. It creates the opportunity to have public dialogue about how we envision our community growing and developing in the future. And it provides certainty for Council, investors and for the public regarding how land can be utilized. A full copy of the Neighbourhood Plan and the summary of public engagement events is available from the City of Prince George

It has been a pleasure to work so closely with Administration and the community in the creation of the Neighbourhood Plan and now to bring that Plan to a reality through this Zoning and OCP Amendment process. The proposed land uses of the Rezoning and OCP Amendment Applications are entirely consistent with the Neighbourhood Plan that comprised such an extensive comprehensive planning process and we look forward to continuing to meet the recommendations of the Plan throughout all development stages. It is a privilege to be so intimately connected in the land use planning and physical development of our community and L&M would like to thank our clients, Council, city staff and members of the public for your continued confidence in our ability to assist in the planning, development and growth of our community.