

PUBLIC CONSULTATION SUMMARY

1919 17TH AVENUE, PRINCE GEORGE

PURPOSE

Aboriginal Housing Society of Prince George (AHSPG) is proposing to amend the Official Community Plan (OCP) and Zoning Bylaw to facilitate a mixed use housing development on the subject property. In order to facilitate the proposed land use, the following applications have been submitted to the City of Prince George:

Official Community Plan (OCP)

- OCP map amendment from the Neighbourhood Centre Residential, Neighbourhood Corridor and Community Facility designations to Neighbourhood Centre Corridor and Neighbourhood Centre Residential designations.

Zoning Bylaw

- Zoning Bylaw map amendment to rezone the subject property from Multiple Residential (RM5), Multiple Residential (RM3) and Minor Institutional (P2) zones to the RM5 and Neighbourhood Commercial (C3) zones.
- Site-specific text amendment to the Zoning Bylaw to permit “Exhibition and Convention” within the proposed C3 Zone.
- Site-specific text amendment to the Zoning Bylaw to permit “Retail, General” as a secondary use within RM5 Zone.

NOTIFICATION PROCESS

An invitation to the public consultation event was published in the local newspaper, the Prince George Citizen, for two consecutive weeks prior to the event (see **Appendix A**). Letter invitations were also hand-delivered to all residents within the consultation boundary (Exhibit “A” to CP100156) provided by AHSPG staff. Additional notice was provided to other AHSPG tenants, stakeholders, and partners in the form of letters, emails, and posters displayed in AHSPG offices and residential buildings.

PUBLIC CONSULTATION EVENT

Location: 1919 17th Avenue, Prince George
Date: Wednesday, February 19, 2020
Time: 11:30 am to 1:30 pm / 6:00 pm to 8:00 pm
of Invitation Delivered/Sent: 476
of Attendees: 61

SUMMARY OF COMMENTS

A survey (see **Appendix B**) was distributed to attendees of the open house. 55 copies were filled out and submitted. The general comments are summarized below.

DO YOU SUPPORT THE PROJECT?

100% of responses indicated support for the project.

WHAT DO YOU LIKE ABOUT THE PROJECT?

A summary of the themes presented in the surveys is identified below:

- Significant need and demand for more affordable housing
- Indigenous design and cultural elements
- Holistic approach to supporting an intergenerational, mixed income community
- Land improvement (vacant site)
- Green and open spaces
- Well situated

DO YOU HAVE ANY CONCERNS ABOUT THE PROJECT?

A summary of the themes presented in the surveys is identified below:

- Impact on neighbourhood (e.g. school capacity)
- Commitment to ensuring inclusivity and supports
- Potential shortage of visitor parking
- Safety and security
- Loss of vegetation to clear area for construction
- Units specifically designated for seniors, people with disabilities, and other vulnerable populations

RESPONDING TO CONCERNS

Concern identified	Development Response
Impact on neighbourhood (e.g. school capacity)	The development of the site will create an increase in housing units in the neighbourhood. The OCP supports vibrant inclusive communities with a range of affordability options. The Society is maintaining the existing community building on site and intends to work to incorporate services to support the broader community into the project.
Commitment to ensuring inclusivity and supports	AHSPG is committed to providing safe, healthy, and affordable housing for Aboriginal people of all incomes, ages, and capabilities. ASHPG currently serves approximately 500 people in Prince George on Lheidli T'enneh traditional territory, and across many other

	communities in northern B.C. by providing services and a variety of housing to meet the needs of families and individuals.
Potential shortage of visitor parking	The site is located in close proximity to walking trails, Parkwood Place shopping centre, and the hospital. It is also well connected to downtown via transit. Based on the location of the site, and the provision of parking on other sites that the Society operates in Prince George, AHSPG expects that there will be ample parking for residents and guests within this development.
Safety and security	Throughout the master planning process, safety and security (both inward and outward) for the site were greatly considered. The proposed building and landscape design will aim to ensure that there are eyes on all areas on the site. Further, as will be demonstrated at the Development Permit stage, Crime Prevention Through Environmental Design (CPTED) initiatives will be employed.
Loss of vegetation to clear area for construction	The master planned site incorporates significant vegetation, planting, and green space into the design. Connection to green space was as a key component of the site planning process. The landscape of the site will include hardy plants for winter conditions, as well as native and traditional plantings.
Units specifically designated for seniors, people with disabilities, and other vulnerable populations	<p>Phase 1 of the overall project (along Bowser Avenue) will be applying to the City's Multi-Family Housing Incentives Program which will require 50% of units to meet adaptable design standards. Further, at the time of Development Permit, the designs will demonstrate that 90% of the units are designed to be level entry and completely visit-able.</p> <p>Phase 1 units will be funded through BC Housing's Indigenous Housing Fund which sets affordable rental parameters. As such, the Society will provide affordable rent-geared-to-income rental rates, where rents are based on a 30% of household income.</p>

CONCLUDING REMARKS

The comments provided about the project were positive, with participants expressing support for the Urban Aboriginal Community project on the subject property.

APPENDIX A: NEWSPAPER NOTICE

Official Community Plan & Zoning Amendment Community Open House & Public Information Session

Aboriginal Housing Society of Prince George has proposed a phased, master planned Urban Aboriginal Community Project at 1919 17th Avenue, PG.

You are invited to learn more about the project and the proposed **OCF amendment and site-specific text amendments to the Zoning Bylaw** to permit a mix of residential, cultural and office uses across the site.



For further information, please visit our website at <http://ahspg.ca/new-developments/1919-17th-ave/>

DATE: FEBRUARY 19, 2020
TIME: 11:30 to 1:30 PM / 6:00 to 8:00 PM
LOCATION: 1919 17TH AVENUE, PRINCE GEORGE

Contact information:
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APPENDIX B: SURVEY

Urban Aboriginal Community

1919 17th Avenue, Prince George

YOUR COMMENTS:

Your comments are important to us. Please let us know what you think of the project.

1) Do you support the project?

- Yes No Undecided

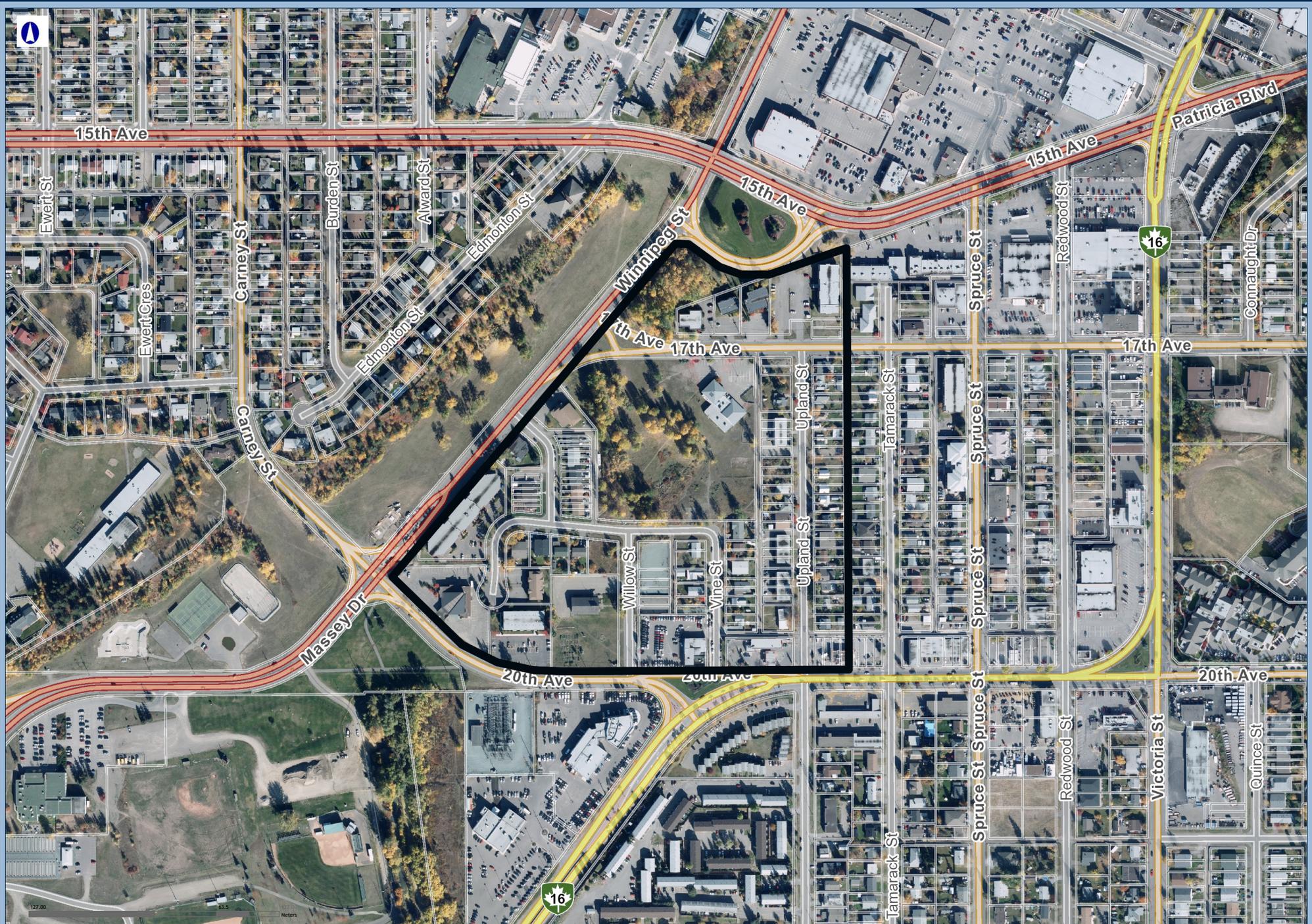
2) What do you like about the project?

3) Do you have any concerns about the project? If so, please briefly describe.

4) What is your connection to the project? Please check all that apply.

- Resident/tenant of an AHSPG building
- Family of someone who lives in an AHSPG building
- Interested resident/tenant within the new development project
- Staff member of AHSPG
- Live in the neighbourhood
- Other:

5) Do you have any other comments?



1: 5000

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Exhibit "A" to CP100156