

1919 17th Ave

Rezoning Public Hearing

Project Proponent: Aboriginal Housing Society of Prince George



Acknowledgement

*We acknowledge that the project in discussion, and the land on which this meeting is convened, is situated on the Traditional Territory of the **Lheidli T'enneh**.*

Overview

- The Proponent
- The Vision
- The Project
- The Team
- The Rezoning Objective



The Proponent: Aboriginal Housing Society of Prince George

- AHSPG provides safe, healthy, and affordable housing for Aboriginal people of all incomes, ages, and capabilities
- AHSPG has been operating since 1984 and has a long history of developing and running housing units in Prince George
 - The organization currently has over 200 units in its portfolio



The Vision: 1919 17th Ave

- 1919 17th Avenue is a 6.8 acre parcel located in proximity to shopping centres, public transit, schools and a major regional hospital
- The overarching concept is to create an **Urban Aboriginal Community** which will include approx. 250 units of housing and a mix of education, health, spiritual, cultural gathering, and recreational spaces
- The project will likely serve a variety of demographics including singles, families with children (including multi-generational families), and Elders



The Site: 1919 17th Avenue

The Vision: 1919 17th Ave

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The Vision: 1919 17th Avenue

The Vision: Community Engagement

2017 – 2019:

Indigenous-led Architectural Planning Workshops & Community Consultation Sessions

- Youth
- Stakeholders
- Community

Engagement Objective:

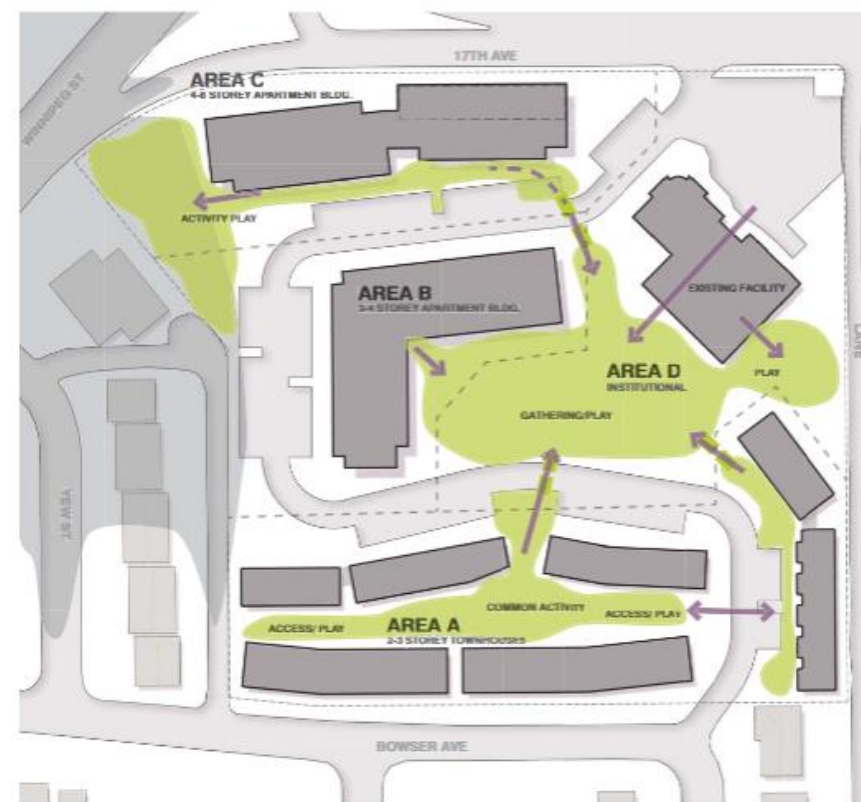
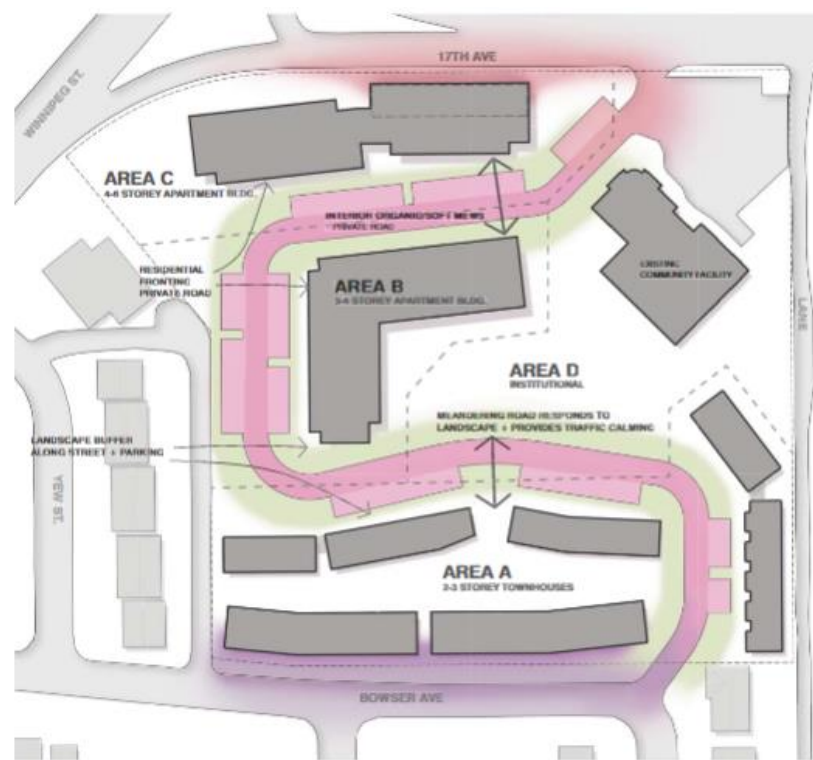
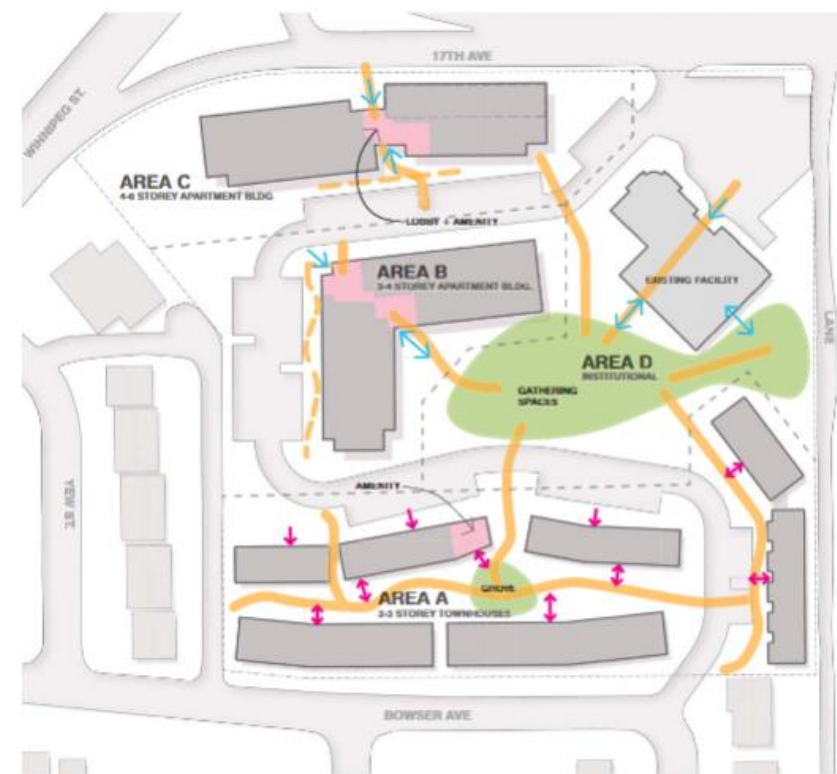
- Inform the project vision (site plan)
- Advise site uses
- Guide preliminary design



The Project: Master Plan

- Developed considering Municipal Density Context and OCP Objectives
- Considers need for a range of affordable housing in Prince George (emphasis on Family Housing)
- Developed around a central courtyard gathering place
- Pedestrian-oriented





MAKOLA
DEVELOPMENT
SERVICES



The Team

- Aboriginal Housing Society of Prince George
 - Owner and Operator
- M'akola Development Services
 - Development Consultant
- dys architecture
 - Architect
- IDL Projects Ltd.
 - Builder



ABORIGINAL HOUSING SOCIETY OF PRINCE GEORGE
Yunkawhut'en ba koo "houses for Aboriginal people"



M'AKOLA DEVELOPMENT SERVICES

 **dys** architecture



The Rezoning Objective

To plan and facilitate the multi-phased development of an **Urban Aboriginal Community** at 1919 17th Avenue, in accordance with the proposed residential and cultural uses:

Residential:

- Row Housing (Phase 1)
- Apartment Housing (Phases 2 & 3)

Cultural:

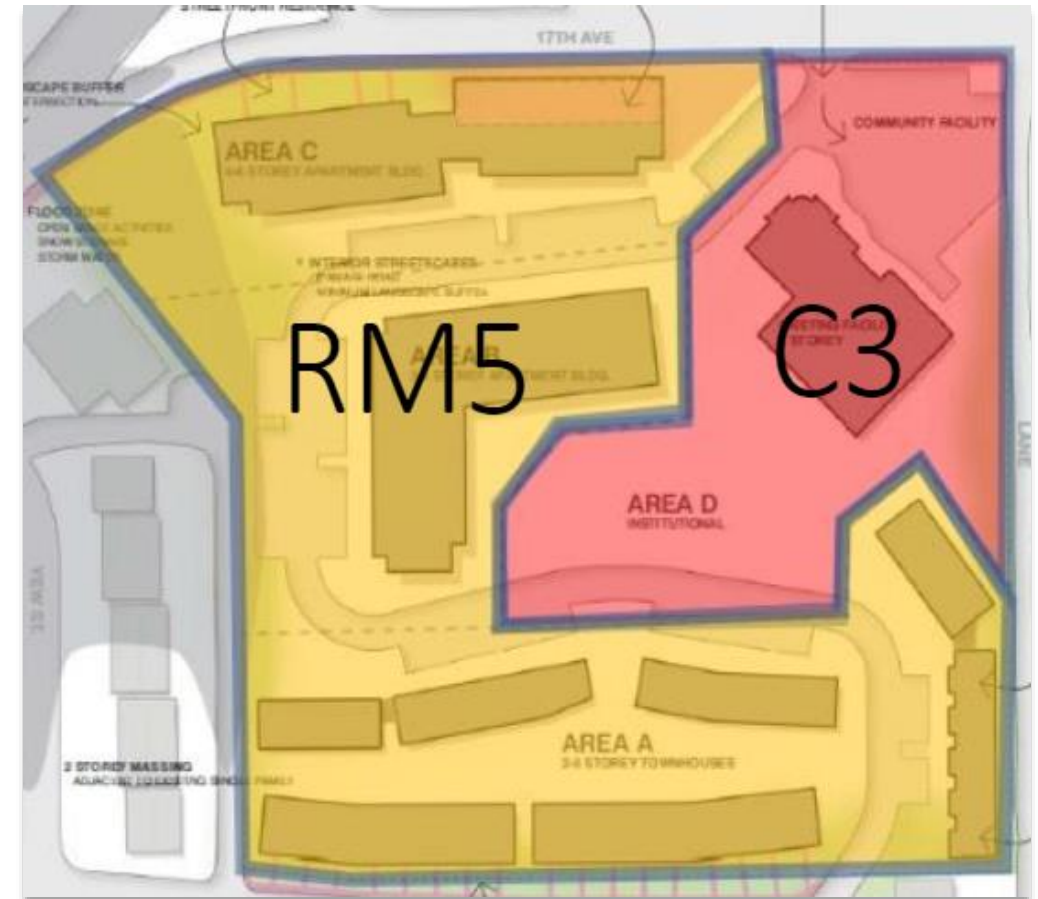
- Central Gathering Space (Phase 1)
- Digital Learning Centre (Phase 2)
- Community Kitchen (Phase 2)
- Sweat Lodge (Phase 2)
- Land-based Learning Centre (Phase 2)



Phase 1 includes a cluster of 2-storey row housing

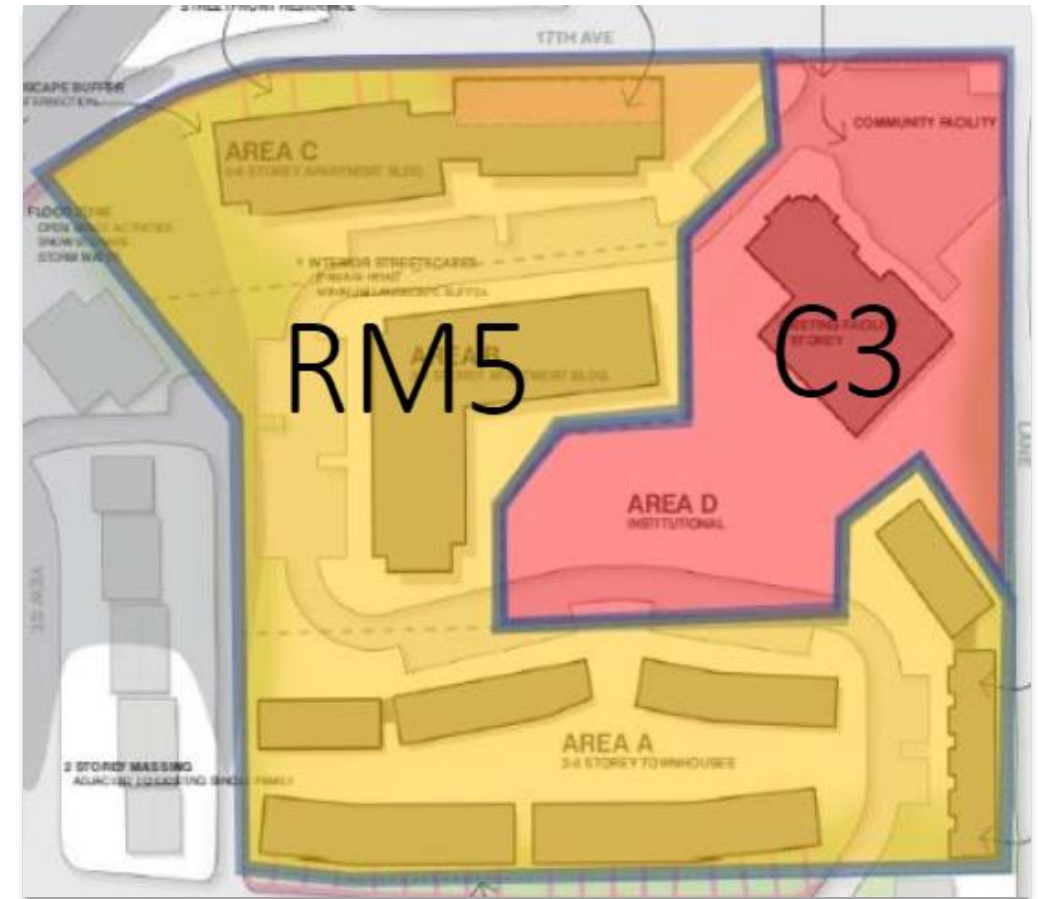
Proposed OCP and Zoning Bylaw Amendment

	CURRENT	PROPOSED
OCP BYLAW	Neighbourhoods/Corridor, Neighbourhood Centre/ Residential, Business District/ Community Facility	Neighbourhoods/Corridor, Neighbourhood Centre/ Residential
ZONING BYLAW	Multiple Residential (RM5), Multiple Residential (RM3), Minor Institutional (P2)	Multiple Residential (RM5), Neighbourhood Commercial (C3)



Proposed OCP and Zoning Bylaw Amendment

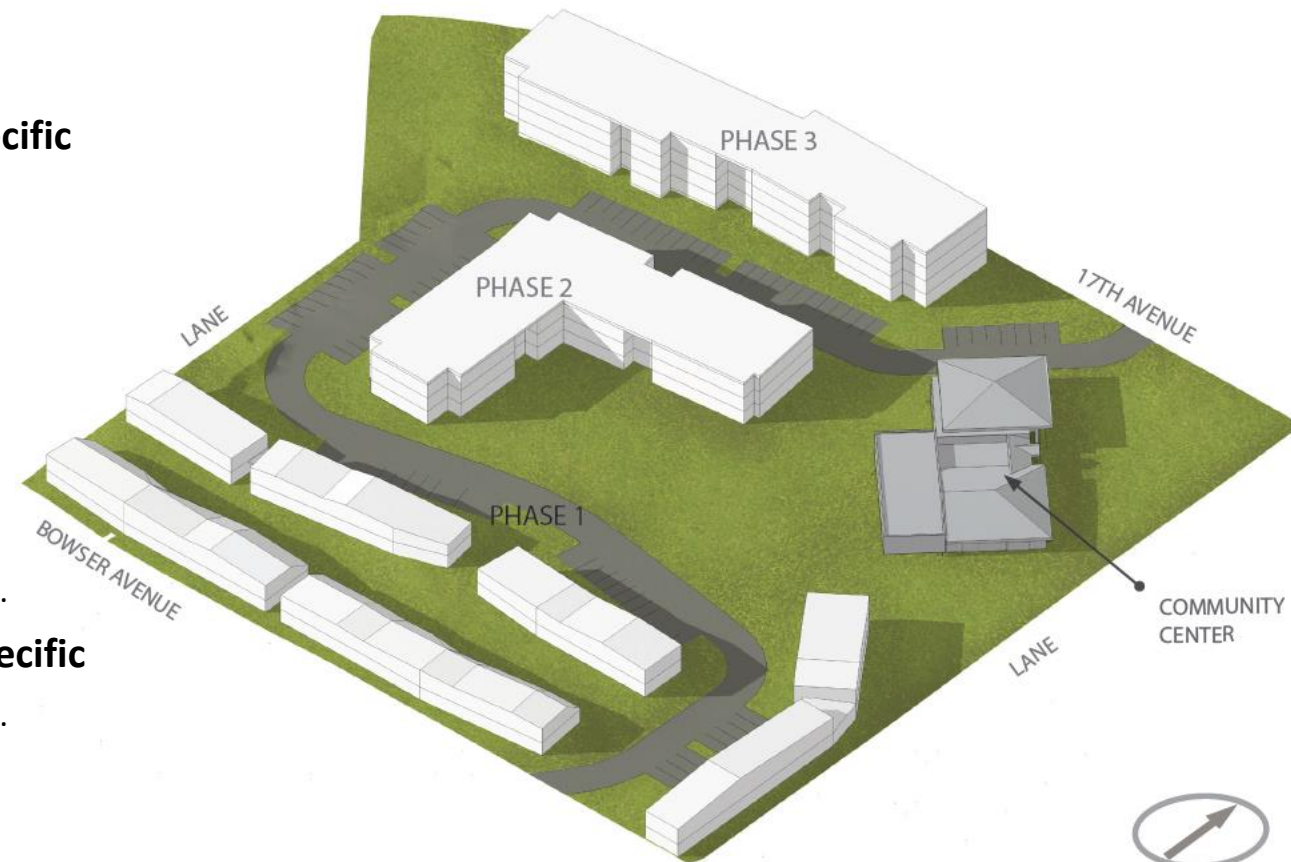
ZONE	PURPOSE	PROPOSED PRIMARY USE
Multiple Residential (RM5)	To provide for multiple housing with a maximum density of 125 du/ha	Affordable apartment and row housing
Neighbourhood Commercial (C3)	To provide for neighbourhood commercial areas and complementary residential uses	Exhibition & Convention Facility, Park (Central Gathering Space), Community Uses (e.g. Community Care Facility – Daycare)



Site-Specific Considerations

Proposed **Secondary** Uses:

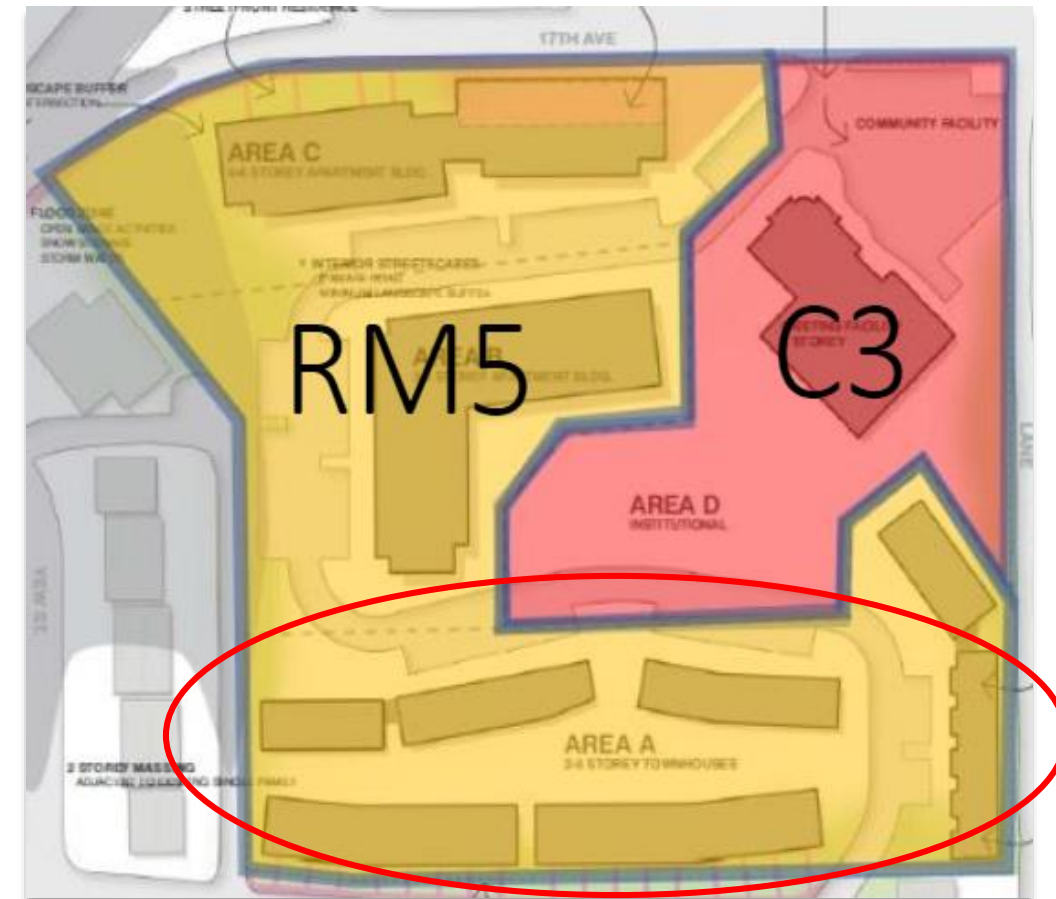
- Library & exhibit (Phase 2 digital learning centre) – **Site Specific**
- Religious assembly (Phase 2 sweat lodge)
- Retail, farmers market (Phase 2 central gathering space)
- Restaurant (Phase 2 teaching/learning kitchen)
 - Limit permitted gross leasable floor area to 500 m².
- Recreation, outdoor (Phase 2 central gathering space)
- Health service, minor (Phase 3 health & wellness services)
 - Limit permitted gross leasable floor area of one tenancy to 500 m².
- Retail, general (Phase 3 ground floor commercial) - **Site Specific**
 - Limit permitted gross leasable floor area of one tenancy to 500 m².



Site-Specific Considerations

Covenant for Final Reading

A covenant is proposed to limit the density to **60 dwellings per hectare** and a **maximum height of 12m**, consistent with the RM3 Zone, on the southern portion of the lot (along Bowser Avenue).



Thank you!

Questions?