



June 24, 2020

VIA ELECTRONIC DELIVERY

Kali Holahan, Planner
City of Prince George
1100 Patricia Blvd.
Prince George, V2M 7G2

Re: Rezoning Request 606/614/622 Zelkwas Avenue, Phoenix Transition House

Dear Ms. Holahan:

We are pleased to submit this application to rezone 606/614/622 Zelkwas Avenue from P2: Minor Institutional to RM3: Multiple Residential to facilitate the development of 14 affordable housing units. The following supporting documents are enclosed with this letter:

1. Rezoning Application
2. Appointment of Agent Form
3. Site Profile Form
4. Supporting Maps
5. Property Titles

The Phoenix Transition Society proposes 14 units of supportive housing to be developed with funding support from BC Housing. The Phoenix Transition Society is a non-profit society that offers temporary shelter/housing for women and women with their children who have experienced and/or at risk of abuse and violence. The Society offers emotional support, crisis intervention, safety planning, children support, referrals and specialized outreach. The Society operates three housing facilities in Prince George. The proposed rezoning will allow the Phoenix Transition Society to expand their existing Harmony House operations. Harmony House is a safe house whose mission is to provide support to pregnant women and new mothers struggling with mental health and or addictions. More information about the Society and Harmony House is available at: <http://phoenixtransitionsociety.com/>.

The subject property includes three legal lots located at 606/614/622 Zelkwas Avenue. The subject properties are currently undeveloped and are adjacent to the Trinity United Church at 3555 5th Avenue. The subject property is owned by the Trinity United Church and is zoned P2: Minor Institutional as per Zoning Bylaw No. 7850, 2007. The applicants propose rezoning the site to RM3: Multiple Residential to allow for the proposed 14-unit supportive housing development, resulting in a density of 60 units/hectare. This application also includes a text amendment to allow Supportive Housing on the subject property. This text amendment is required because the development will be operated by a non-profit, includes common amenity space, and includes counselling and support services (as per the City of Prince George Zoning Bylaw definition of Supportive Housing).



The proposed development is consistent with The City of Prince George Official Community Plan (OCP), which designates the site as Growth Priority (Schedule B-4: Growth Management) and Neighbourhood Centre Residential (Schedule B-6: Future Land Use). The Growth Priority designation prioritizes development of the subject property, which is served by transit, close to amenities and an infill site that minimizes the City's ongoing infrastructure maintenance and replacement costs.

The OCP's Neighbourhood Centre Residential designation is intended for "unique focal points throughout the city, providing local shops, services and similar amenities with new housing in a mixed-use context". The OCP states that "...Within neighbourhood centres, residential areas are anticipated to infill and densify in comparison to the surrounding neighbourhoods". The Neighbourhood Centre Residential designation supports densities up to 60 units per hectare (Policy 8.3.42), which is consistent with the proposed RM:3 zone.

The proposed development also meets the following OCP policies relating to affordable housing:

- Policy 7.5.9: Permit affordable housing and/or special needs housing, including non-market rental, supportive housing and transitional housing, to be located in all residential areas.
- Objective 7.5.2: Support development of a full range of housing types and tenures so that people of all ages, income levels and abilities have housing choices throughout the community.
- Objective 7.5.3: Support development of new affordable housing along the housing continuum.
- Objective 7.5.5: Support a Housing First approach to the elimination of homelessness.

In addition to meeting OCP policy requirements, the site is a good location for the proposed use, as it is within walking distance of Spruceland Shopping Centre, Rainbow Park, and transit services on 5th Avenue. These nearby amenities will provide the women and children staying at Harmony House with convenient access to commercial services, transit, and playspaces for children.

The existing site is a vacant and undeveloped. The site has no historical use and the majority of the site is covered in low-lying vegetation with an asphalt area on the northern portion of the site. The asphalt area of the site is not used for parking and the Church has no issues meeting their parking needs within the existing Church parking area.

Given COVID-19 procedures, we understand that this project will not require a public hearing. To ensure that neighbouring residents have an opportunity to learn about the project and ask questions, we plan to host an on-site neighbourhood meeting with representatives from M'akola Development Services, Phoenix Transition Society, and the United Trinity Church. It would be ideal if a City representative could also attend this meeting. M'akola will lead this meeting and will coordinate details of the event and notifications with City staff.

Detailed design drawings will be provided at the Development Permit Stage. The subsequent development permit application will adhere to the form and character requirements of the RM3: Multiple Residential zone and the Multi-Family Development Permit Guidelines, as described in the Official Community Plan (OCP) Bylaw No. 8383, 2011.

The project will meet BC Housing design requirements and will be a modular build constructed on an expediated timeline. B.C. Housing created a video that provides an overview of modular housing design: <https://www.youtube.com/watch?v=sQbqp2RDbDs>.



The project will require the consolidation of three lots at 606, 614 and 622 Zelkwas Ave. Items such as access, offsite works and storm water management will be referenced in accordance with Subdivision Servicing Bylaw 8618, 2018.

The project team looks forward to meeting with City representatives to discuss the scope of any studies or reports required throughout the rezoning process. Please communicate with us via email or phone and if letters are sent, please email a scanned copy of the letter to the undersigned.

Please don't hesitate to contact us if you require further information.

Sincerely,



Hillary Morgan, RPP MCIP MPL
Planner, M'akola Development Services
hmorgan@makoladev.com
778.678.6244

Encl.

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