

# STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | [www.princegeorge.ca](http://www.princegeorge.ca)

**DATE:** August 17, 2020

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Consultation for Official Community Plan Amendment Application No. CP100155 (Bylaw No. 9063)

Applicant: Dylan Gustafson for Gustafson's Automobile Co. Ltd.

Location: 1880 Bowser Avenue; 1912, 1924, 1936, 1942, 1948 Willow Street; and 1947 Vine Street

**ATTACHMENT(S):** Distribution Area Map (Exhibit "A" to CP100155)  
Request for Comment Letter  
Newspaper Notice

## RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated August 17, 2020 from the General Manager of Planning and Development titled "Consultation for Official Community Plan Amendment Application No. CP100155 (Bylaw No. 9063, 2019)."

## PURPOSE:

The purpose of this report is to provide Council with the comments received through the public consultation process for Official Community Plan (OCP) Amendment Application No. CP100155, Bylaw No. 9063. This application will facilitate an expansion of the Gustafson's Kia site (e.g. customer parking, vehicle sales and a compound area for excess vehicle stock) on the subject area located at 1880 Bowser Avenue; 1912, 1924, 1936, 1942, 1948 Willow Street; and 1947 Vine Street.

## Background

On September 9, 2019, Council reviewed OCP Amendment Application No. CP100155 (Bylaw 9063) and Rezoning Application No. RZ100631 (Bylaw 9064) for First and Second Reading. This application involves the re-designation of the subject property from Neighbourhood Centre Corridor and Neighbourhood Centre Residential to Business District, Service Commercial on Schedule B-6: Future Land Use of the OCP.

## **POLICY / REGULATORY ANALYSIS:**

The *Local Government Act* requires that local governments consult with persons, organizations, and authorities considered to be affected by an Official Community Plan amendment. As a result of the COVID-19 pandemic and Ministerial Order regarding Mass Gathering Events under the *Emergency Program Act*, Administration is unable to host a public consultation meeting or gathering where more than 50 patrons for the purpose of the event may attend. As such, the previously approved consultation process was amended by Council on July 13, 2020, to the following consultation process for Official Community Plan Application No. CP100155, Amendment Bylaw No. 9063:

- a) Request for written comment from properties identified on Exhibit "A" to CP100155; and
- b) Two Citywide Newspaper advertisements requesting written comment.

### **Request for written Comment and Newspaper Advertisements**

On July 14, 2020, 50 letters requesting comment were mailed to residents within the immediate area of the subject property. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on July 30 and August 6, 2020. The letters and newspaper notices requested that residents forward written submissions regarding the OCP amendment application to the City of Prince George Development Services Division by August 14, 2020. Information pertaining to the proposed amendment, such as the Report to Council and Supporting Documents, were made available on the City of Prince George website on the "[Land Use](#)" webpage.

During the OCP public consultation process (July 14 to August 14, 2020), Administration did not receive any written correspondence in regard to this application. Any correspondence received after the OCP public consultation will be provided to Council prior to public hearing.

## **SUMMARY AND CONCLUSION:**

Administration has undertaken the public consultation process for Official Community Plan Application No. CP100155, Amendment Bylaw No. 9063 in accordance with Council's direction and the *Local Government Act*. Administration did not receive any written correspondence for this application.

## **RESPECTFULLY SUBMITTED:**

Ian Wells, General Manager of Planning and Development

**PREPARED BY:** Kali Holahan, Planner

## **APPROVED:**

Kathleen Soltis, City Manager

Meeting Date: 2020/08/31