



November 5, 2020

VIA ELECTRONIC DELIVERY

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

Re: Rezoning Request 1919 17th Avenue - Aboriginal Housing Society of Prince George

To Whom It May Concern,

We are pleased to submit this rezoning application to facilitate a text amendment on a portion of 1919 17th Avenue to facilitate the development of Supportive Housing. The following supporting documents are enclosed with this letter:

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

The Aboriginal Housing Society of Prince George (AHSPH) has developed a masterplan for the subject property. The vision for the project is to create an Urban Aboriginal Community that provides safe and affordable housing with on-site access to educational, health and wellness, recreational, spiritual and cultural opportunities. The 6.9-acre parcel has been planned comprehensively through a site master plan and will be constructed in a phased process. This rezoning application relates to Phase 3 of the project, which is located along 17th Avenue and includes apartment-style housing. Phase 3 will be developed in partnership between the AHSPG and BC Housing.

The proposed text amendment will allow for Supportive Housing in the Phase 3 apartment building along 17th Avenue. The apartment building will include 30 units of supportive housing that will serve seniors who are at risk of homelessness.

This application applies to the Phase 3 portion of the site only, which follows the boundary of the Neighbourhood Centre Corridor area (CP100638) along 17th Avenue. The intent of the Neighbourhood Centre Corridor designation is to support mixed-use developments that include townhouse and apartment housing forms with a density up to 135 dwellings per hectare (OCP Policy 8.3.34 and 8.3.37).

The Phase 3 portion of the site is designated as Growth Priority (Schedule B-4: Growth Management). 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.



In addition to meeting general the land use and growth management policies in the OCP, the proposed development also meets the following OCP policies and objectives 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.

Given COVID-19 procedures, we understand that this project may not require a public hearing. The AHSPG has engaged the community at various stages in the master planning process and through the active rezoning/OCP amendment application. The AHSPG plans to visit neighbours to provide information and updates on the development and answer any questions that neighbours may have.

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 contact the undersigned if you have any questions.

Sincerely,

***REDACTED**

Hillary Morgan, RPP MCIP MPL
Planner, M'akola Development Services

Encl.

- Rezoning Application
- Appointment of Agent Form
- Site Profile Form
- Supporting Maps
- Property Titles
- Supporting Maps & Masterplan Maps