

# STAFF REPORT TO COUNCIL

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**DATE:** February 9, 2021

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Ian Wells, Acting Deputy City Manager

**SUBJECT:** Consultation for Official Community Plan Amendment Application No. CP100162 (Amendment Bylaw No. 9115)

Applicant: L&M Engineering Ltd. For Kidd Real Estate Holdings Ltd. Inc., BC821509  
Location: 4114 Balsum Road

**ATTACHMENT(S):** Distribution Area Map (Exhibit "A" to CP100162)  
Request for Comment Letter  
Newspaper Notice  
Correspondence Received by Development Services and L&M Engineering Ltd.  
Community Meeting Summary Report from L&M Engineering Ltd.

## RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated February 9, 2021 from the Acting Deputy City Manager titled "Consultation for Official Community Plan Amendment Application No. CP100162 (Bylaw No. 9115, 2021)."

## 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. CP100162, Amendment Bylaw No. 9115. This application will facilitate a future six-lot subdivision which would consist of a mix of single-detached (four lots) and two-unit housing (two lots) on the subject property.

## Background

On January 11, 2021 Council reviewed OCP Amendment Application No. CP100162 (Bylaw 9115) and Rezoning Application No. RZ100657 (Bylaw 9116) for 1<sup>st</sup> and 2<sup>nd</sup> Reading. This application involves the re-designation of 4114 Balsum Road from Parks and Open Space to Neighbourhood Residential on Schedule B-6: Future Land Use of the Official Community Plan

## 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. On January 11, 2021 Council approved the following consultation process for Official Community Plan Application No. CP100162, Amendment Bylaw No. 9115:

- a) Request for written comment from properties identified on Exhibit “A” to CP100162 (see attached); and
- b) Two Citywide Newspaper advertisements requesting written comment (see attached).

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

On January 15, 2021, 55 letters requesting comment were mailed to residents within the immediate area (see attached Distribution Area Map). A City-wide newspaper notice requesting comment was published in the Prince George Citizen on January 21 and 28, 2021 in City Matters. 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 February 4, 2021. 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 under the “[Applications in Process](#)” webpage.

During the OCP public consultation process from January 15 – February 4, 2021, Administration received written correspondence in regard to this application. Four (4) letters in opposition and two (2) letters in support were received.

The correspondence received in opposition to the proposed re-designation included:

- Increased traffic as a result of 8 dwellings
- The steep slope of the intersection of Crown and Balsum
- Pedestrian safety as a result of increased traffic
- Proposed density
- Proposal does not meet the form and character of the existing neighbourhood
- Six (6) driveways off of Balsum is too many
- Retention of trees
- Servicing
- Contamination of the site
- Noise as a result of development and construction activity

The correspondence received in support of the proposed re-designation included:

- No Concerns
- Provides needed housing in hart
- Support of application

The applicant also conducted their own consultation during the same timeframe as the City. The applicant provided an OCP consultation Report with correspondence gathered regarding the application (please see attached).

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. CP100162, Amendment Bylaw No. 9115 in accordance with Council's direction and the *Local Government Act*.

### **RESPECTFULLY SUBMITTED:**

Ian Wells, Acting Deputy City Manager

**PREPARED BY:** Nicole Fraser, Planner

**APPROVED:**

Walter Babicz, Acting City Manager

Meeting Date: 2021/02/22