

DATE: May 6, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100164 (Amendment Bylaw No. 9156)

Applicant: The Hub Collection Ltd.
Location: 4500 Ospika Boulevard

ATTACHMENT(S): Distribution Area Map (Exhibit "A" to CP100164)
Request for Comment Letter
Newspaper Notice
Correspondence Received

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated May 6, 2021 from the Acting Deputy City Manager titled "Consultation for Official Community Plan Amendment Application No. CP100164 (Bylaw No. 9156, 2020)."

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. CP100164, Amendment Bylaw No. 9156. This application will facilitate one (1) 256 unit apartment complex for student housing on the subject property.

Background

On March 8, 2021, Council reviewed OCP Amendment Application No. CP100164 (Bylaw No. 9156) and Rezoning Application No. RZ100678 (Bylaw No. 9157) for 1st and 2nd Reading. This application involves the re-designation of 4500 Ospika Boulevard from 'Neighbourhood Residential' to 'Neighbourhood Centre Corridor' 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 March 8, 2021 Council approved the following consultation process for Official Community Plan Application No. CP100164, Amendment Bylaw No. 9156:

- a) Request for written comment from properties identified on Exhibit "A" to CP100164; and
- b) Two (2) Citywide Newspaper advertisements requesting written comment.

Request for written Comment and Newspaper Advertisements

On March 12, 2021, 50 letters requesting comment were mailed to residents within the immediate area as shown on distribution area map. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on March 18 and March 25, 2021. 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 April 9, 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 March 12 to April 9, 2021, Administration received thirty five (35) written correspondence and one (1) petition with twenty one (21) signatures. There were twenty six (26) letters and one (1) petition in opposition to the proposal and nine (9) letters in support. It should be noted that some of the letters attached were received after the consultation period concluded on April 9, 2021.

The correspondence received in opposition to the proposed re-designated included the following concerns and comments:

- Traffic Impacts from the development
- Form and character of the existing neighbourhood
- Increased density
- Transit capacity
- Pedestrian safety
- Topographic constraints (i.e. significant slopes, overland flow, drainage)
- Loss of green space and vegetation adjacent to residential area
- Loss of wildlife corridor
- Housing assessment
- Not the right location
- Decrease in property value

The correspondence received in favour to the proposal included:

- Accommodation options available for prospective students
- Good location
- Add value to the area
- Job creation
- Boost to local economy

Any correspondence received after the OCP public consultation process will be provided to Council prior to public hearing. Administration did receive several phone and front counter inquiries requesting more information in regards to the proposed application.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for Official Community Plan Application No. CP100164, Amendment Bylaw No. 9156 in accordance with Council's direction and the *Local Government Act*.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

APPROVED:

Walter Babicz, Acting City Manager
Meeting Date: 2021/05/31