

# STAFF REPORT TO COUNCIL

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**DATE:** June 7, 2021

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Official Community Plan Amendment Application No. CP100173 (Bylaw No. 9204, 2021) and Rezoning Amendment Application No. RZ100699 (Bylaw No. 9205, 2021)

**APPLICANT:** Station One Architects for Pacific Peace Properties Inc., Inc. No. BC1190275

**LOCATION:** 1330-1380 Foothills Boulevard

**ATTACHMENT(S):** Location and Existing Zoning Map  
Appendix "A" to Bylaw No. 9204  
Appendix "A" to Bylaw No. 9205  
Exhibit "A" to Application No. CP100173

## RECOMMENDATION(S):

THAT Council:

1. GIVES FIRST READING to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9204, 2021";
2. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9204, 2021" in conjunction with the current Financial Plan and confirm there are no issues;
3. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9204, 2021", in conjunction with the current Regional District of Fraser Fort-George Solid Waste Management Plan and confirm there are no issues;
4. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9204, 2021", in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues;
5. GIVES SECOND READING to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9204, 2021";
6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
  - a. Two (2) Citywide Newspaper advertisement(s) requesting written comment; and
  - b. Request for written comment from properties identified on Exhibit "A" to CP100173;

7. GIVES FIRST AND SECOND READING to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9205, 2021”;
8. PERMITS the Public Hearing for proposed Bylaw No. 9205, 2021 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
  - a. Receipt of Traffic Impact Analysis; and
9. PERMITS that consideration of Final Reading of proposed Bylaw No. 9205, 2021 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
  - a. Receipt of Servicing Brief

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the General Manager of Planning, Development and Infrastructure.

#### PURPOSE:

The applicant is proposing to amend the Official Community Plan (OCP) and Zoning Bylaw to facilitate the construction of an additional three (3) apartment buildings on 1330-1380 Foothills Boulevard (subject property). The applicant has applied to amend the OCP from ‘Neighbourhood Centre Residential’ to Neighbourhood Centre, Corridor as shown on Appendix ‘A’ to Bylaw No. 9204. The applicant has also applied to rezone the subject property from RM3: Multiple Residential to RM5: Multiple Residential to permit up to 125 dwellings/ha as shown on Appendix “A” to Bylaw No. 9205.

Currently, the subject property has two (2) apartment units with a total of 72 units (36 units per building). The proposal would add an additional 169 units for a total of 241 units within five (5) apartment buildings on the subject property.

#### Site Characteristics

Location	1330-1380 Foothills Boulevard
Legal Description	Lot 95, District Lot 2507, Cariboo District, Plan 20259
Current Use	Multiple Residential development
Site Area	1.93 ha (4.76 acres)
Growth Management Class	Growth Priority
Servicing	City Services Available

#### Schedule B-6: Future Land Use – Official Community Plan (See Appendix “A” to Bylaw No. 9204, 2021

Current Future Land Use	Neighbourhood Centre Residential
Proposed Future Land Use	Neighbourhood Centre Corridor

#### Zoning (see Appendix “A” to Bylaw No. 9205)

Current Zoning	RM3: Multiple Residential
Proposed Zoning	RM5: Multiple Residential

### Surrounding Land Use Table

North	Eaglenest Park, Residential and Mica Avenue
South	Undeveloped commercial property; religious assembly and 15 <sup>th</sup> Avenue
East	Antler Park, Residential and Antler Avenue
West	Foothills Boulevard, Residential and multiple residential

### POLICY / REGULATORY ANALYSIS:

#### Intent of the Official Community Plan

As identified in Section 1.2 of the Official Community Plan (Intent, Application, and Interpretation): The *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the Official Community Plan must be consistent. An Official Community Plan, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

#### Official Community Plan

##### Future Land Use

The subject property is designated as 'Neighbourhood Centre Residential' in Schedule B-6: Future Land Use of the Official Community Plan. The Neighbourhood Centre Residential designation is intended to provide housing in a mixed-use context. The OCP encourages the City to permit apartment housing or other housing types of having up to 60 units/ha (Policy 8.3.42).

The applicant is proposing to rezone the subject property to permit 125 dwellings/ha which would add additional 169 units over three (3) apartment buildings on the subject property. The current OCP designation does not support the proposed 125 dwellings/ha of the proposed RM5 zone. Therefore, the applicant has applied to amend the OCP from 'Neighbourhood Centre Residential' to 'Neighbourhood Centre Corridor', as shown on Appendix "A" to Bylaw No. 9204.

The Neighbourhood Centre designation is intended to be unique focal points throughout the City and increase the mix of uses, with an emphasis on adding residential uses, daily needs and amenities within easy walking distance of on another (Objective 8.3.11). The OCP encourages infill and redevelopment of existing vacant and underused sites, with an emphasis on enhancing the pedestrian experience within Neighbourhood Centres (Policy 8.3.31). In addition to this, the Neighbourhood Centre designation supports apartment complexes between 3 to 4 storey apartments having a density of 75-137 units/ha on collector and arterial roads (Policy 8.3.37).

The applicant is proposing three (3) apartment buildings, which has a proposed density of 125 units/ ha that is consistent with the surrounding multiple residential land use along 15<sup>th</sup> Avenue and Foothills Boulevard (i.e. Westbridge Place, Forest Glen and Carriage House Apartments). The proposed designation is already located along 15<sup>th</sup> Avenue and Foothills Boulevard, which are both deemed as arterial roads under *Schedule B-10: 15 Year Road Network* of the OCP. The 'Neighbourhood Centre Corridor' designation is supported along arterial roads as arterial roads are intended for the movement of large volumes of people and goods between different areas of the City. This application is an extension of the land use and density that is occurring in the area.

The OCP provides objectives to identifying future improvements to the transportation system that enables safe and efficient movement of people and goods and reduces reliance on the personal automobile, while encouraging walking, cycling and the efficient use of public transit (Objective 8.7.1). The OCP indicates that

target transit coverage should be within 250 m of all future medium and high-density developments (Policy 8.7.23).

The proposed development is located approximately 150 m from the nearest transit stop and the current level of transit service is sufficient to support the proposed increase in density. The proposed development is within close proximity to existing sidewalks, walking trails, bike lanes and transit stops that will continue to support an active pedestrian network in the area.

The proposal is consistent with the objectives and policy 'Neighbourhood Centre Corridor' designation as the proposal will facilitate infill development within an established multiple residential development area with existing amenities for recreational activities (i.e. Aquatic Centre, Rotary Soccer Fields, Ginter's Meadow and University Hill Trail Networks) and transit services that would further develop this area into a major activity center. Administration supports the amendment to the OCP as this application aligns with the future land use policy direction of the OCP for 'Neighbourhood Centre Corridor'.

#### Growth Management

The subject property is designated as 'Growth Priority' in Schedule B-4: Growth Management of the Official Community Plan. This designation is intended to encourage infill and prioritize growth within these areas during neighbourhood planning (Policy 8.1.1 and 8.1.2). The OCP indicates that areas designated as Growth Priority, should be a priority for upgrades and extensions to networks and services (e.g. city services, sidewalks, roads etc.). Further to this, these areas are intended to facilitate redevelopment and infill, create land-use patterns, which are supportive to development of an active pedestrian network (e.g. walking, cycling and transit), strengthen neighbourhood and remove barriers to growth (Objective 8.7.1, Policy 8.7.22).

The proposed development will create infill and densification of an existing lot. Further to this, the proposed development will complement the existing servicing network (i.e. city services, sidewalks, transit, roads etc.). Therefore, Administration is supportive of this application as it is consistent with the policy direction of the OCP for 'Neighbourhood Centre Corridor' and 'Growth Priority' designations.

#### Multiple Residential Development Permit Area

Should this application be approved, the proposed development will require a Multiple Residential Form and Character Development Permit. The objectives for establishing this development permit area are to diversify housing stock options that provide for an appropriate level of design and site layout compatible and complementary to adjacent uses, considers the human-scale, and provides the ability to tailor new multiple residential area sites to local site conditions.

The 'Neighbourhood Centre, Corridor' designation provides policy direction that speaks to building and site development that considers buffering neighbouring residents from traffic noise and visual impacts through appropriate building setbacks, site design and landscaping for the proposed development on the subject property (Policy 8.3.38).

#### **Zoning Bylaw**

The subject property is zoned as RM3: Multiple Residential. The purpose of the zone is to provide for multiple housing with a maximum density of 60 dwellings/ha. The property owner has applied to rezone the subject property from RM3: Multiple Residential to RM5: Multiple Residential as shown on Appendix "A" to Bylaw No. 9205. The RM5 zone is intended to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing. The proposed development will consist of three (3) additional apartment buildings with 169 dwelling units. Please see Table 1 below for a comparison of the current RM3 and RM5 zoning development regulations.

Table 1: RM3 and RM5 Development Regulations Comparison

	<b>RM3: Multiple Residential</b>	<b>RM5: Multiple Residential</b>
Maximum density	60 dwellings/ha	125 dwellings/ha
Maximum site coverage	55%	55%
Maximum Height	12.0 m	15.0 m
Maximum number of storeys	3.0	4.0
Minimum front yard setback	6.0 m	4.5 m
Minimum interior side yard setback	3.0 m	3.0 m
Minimum exterior side yard setback	3.0 m	3.0 m
Minimum Rear yard setback	6.0 m	6.0 m
Minimum setback between principal buildings	4.5m	6.0 m

As shown in Table 1, the primary different between the RM3 and the RM5 zone is the maximum density permitted (60 dwellings/ha to 125 dwellings/ha), number of storeys (3 storeys to 4 storeys) and building height (12.0 m to 15.0 m). The RM5 zone allows for a higher density and building height; however, the subject property currently contains two (2) three (3) storey apartment complexes.

Administration notes that the subject property is adjacent to existing residential uses (i.e. single residential dwellings) to the north and east of the subject property. As indicated in Table 1 above, the setbacks for the proposed RM5 zone are 3.0 m for side yard and 6.0 m for the rear yard. Further to the setbacks of the proposed zone, there is Eaglenest Park and Antler Park along the north and east portion of the subject property. This increases the buffer area between 13 m to 16 m from the nearest residential property line, will assist with mitigating building mass from the proposed development.

The density and apartment form is consistent with the neighbourhood as there are several multiple residential developments in the area that range from RM3 to RM5 zoning (i.e. Westbridge Place, Forest Glen and Carriage House apartments) as shown on the location and zoning mapping.

As previously indicated, a Multiple Residential Development Permit will be required prior to a Building Permit being issued. The Multiple Residential Development Permit would consider form and character, parking, landscaping and site design. The existing two (2) buildings will influence the building and site design for the future development on the subject property.

Administration supports the OCP amendment and rezoning as it aligns OCP policy direction and is consistent with the zoning and form of the surrounding area.

**OTHER CONSIDERATIONS:**

**Referrals**

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that Final Reading of Bylaw No. 9204 and 9205 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

### Traffic Impact Analysis

As indicated previously, the proposed development is accessed via Foothills Boulevard and the surrounding road network of University Way/ 15<sup>th</sup> Avenue, these roads are deemed as arterial roads. A Traffic Impact Analysis was requested which includes a traffic count, review of access and egress to the site as well as an assessment of the intersections that may be impacted by the development (i.e. Foothills Boulevard, 15<sup>th</sup> Avenue/ University Way, Azure Avenue, Limestone Crescent and Cascade Avenue). The analysis would provide recommendations for any impacts on current and future road configurations from the proposed development.

Administration recommends that 3<sup>rd</sup> and Public Hearing for Bylaw No. 9204 and 9205 be withheld until a Traffic Impact Analysis has been prepared and submitted to the satisfaction of Administration.

### **Council Procedures during COVID-19 Pandemic**

As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 7635, 2005”, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by these applications. Members of the public may provide representations to Council by written submission or telephone if in-person attendance at the public hearing is not permitted. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing and prior to third reading of the proposed bylaws.

### **Sequence of Adoption for the Official Community Plan**

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 8383, 2011 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City’s own procedures:

1. After a bylaw has been given first reading the following must occur:
  - a) Consideration of the plan in conjunction with the current [Financial Plan](#);
  - b) Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
  - c) Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
  - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (*not applicable to these applications*);
  - e) Second Reading;
  - f) Public notice of the Public Hearing; and
  - g) Public Hearing.
2. Third Reading of the bylaw
3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

## **Statutory Consultation**

The Department recommends that Council approve the consultation method outlined in the recommendation section of this Staff Report to Council to provide:

- Two (2) Citywide Newspaper advertisements requesting written comment; and
- Request for written comment from properties identified on Exhibit “A” to CP100173

This consultation would occur after First and Second Reading to Bylaw No. 9204 and 9205, 2021 and prior to the Public Hearing.

### **ALTERNATIVES:**

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9204 and 9205, 2021 be approved.

### **SUMMARY AND CONCLUSION:**

The applicant would like to amend the Official Community Plan as shown on Appendix “A” to Bylaw No. 9204, and rezone the subject property as shown on Appendix “A” to Bylaw No. 9205 in order to facilitate the development of three (3) additional apartment buildings on the subject property. Administration is supportive of this application based on the rationale provided in this report.

### **RESPECTFULLY SUBMITTED:**

Ian Wells, Acting Deputy City Manager

**PREPARED BY:** Melissa Nitz, Planner

### **APPROVED:**

Walter Babicz, Acting City Manager

Meeting Date: 2021/06/28