

STAFF REPORT TO COUNCIL

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DATE: June 16, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100169 (Bylaw No. 9184, 2021)

Applicant: L&M Engineering Ltd. for Century Group Lands Corporation, Inc. No. 648774
Location: St. Lawrence Avenue (PID 005-287-391)

ATTACHMENT(S): Appendix "A" to Bylaw No. 9184
Consultation Area Map
Request for Comment Letter
Newspaper Notice
Correspondence Received

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION, the report dated June 16, 2021, from the Acting Director of Planning and Development Services, titled "Consultation for Official Community Plan Amendment Application No. CP100169 (Bylaw No. 9184, 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. CP100169, Amendment Bylaw No. 9184. This application will facilitate a single-family residential subdivision (Subject Area 1) and multiple residential subdivision (Subject Area 2) on the subject property.

Background

On May 10, 2021, Council reviewed OCP Amendment Application No. CP100169 (Bylaw 9184) and Rezoning Application No. RZ100694 (Bylaw 9185) for First and Second Reading. This application involves the re-designation of Subject Area 1 of St. Lawrence Avenue (PID 005-287-391) from Parks and Open Space to Neighbourhood Residential on Schedule B-6: Future Land Use of the Official Community Plan, as shown on Appendix "A" to Bylaw No. 9184.

Since Council considered First and Second Reading on May 10, 2021, the subject property was obtained by Ridgecrest Development Group Inc. which is reflected in the applicant information above.

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 May 10, 2021 Council approved the following consultation process for Official Community Plan Application No. CP100169, Amendment Bylaw No. 9184:

- a) Request for written comment from properties identified on Exhibit “A” to CP100169; and
- b) Two Citywide Newspaper advertisements requesting written comment.

Request for written Comment and Newspaper Advertisements

162 letters requesting comment were mailed to residents within the immediate area on May 24, 2021. A City-wide newspaper notice requesting comment was published in the Prince George Citizen on May 20 and 27 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 June 11, 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 on the “[Land Use](#)” webpage.

During the OCP public consultation process (May 24 to June 11, 2021), Administration did receive written correspondence in regard to this application. 19 letters in opposition were received. The correspondence received included comments related to:

- Infrastructure constraints (water and traffic);
- Drainage (overland and storm pond);
- Access and egress concerns;
- Traffic volumes, speed and safety concerns;
- Lack of developed park space (*i.e.*, Glen Lyon Park); and
- School capacities.

Prior to the City commencing the OCP public consultation process, a petition in opposition of the application was received on May 10, 2021, and is attached to this report.

Any correspondence received after the OCP public consultation will be provided to Council prior to public hearing. Administration did receive several phone inquiries requesting additional land use information in regard to the proposed application.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for Official Community Plan Application No. CP100169, Amendment Bylaw No. 9184 in accordance with Council’s direction and the *Local Government Act*. Written correspondence received for this application is attached.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/07/12

