
From: Steve Royan [Redacted]
Sent: Wednesday, June 09, 2021 8:20 PM
To: Mayor; Councillor Everitt, Frank; Councillor Frizzell, Garth; Councillor Krause, Murry; Councillor McConnachie, Terri; Councillor Ramsay, Cori; Councillor Sampson, Kyle; Councillor Scott, Susan; Councillor Skakun, Brian; 311; devserv; Connelly, Maureen
Subject: Request for Comment CP1001169 - Bylaw No. 9184
Attachments: Southridge Ave Rezoning Opposition R1.pdf; Opposition to Proposed Land Use Change: Southridge Avenue; Staff Report to Council 2008.pdf

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Good Evening City of Prince George Representatives,

Please find attached my letter of concern in response to the request for comment CP100169 - Bylaw No. 9184, as well as some referred to documents.

Sincerely,
Steve Royan

2954 Vista Ridge DR
Prince George, BC V2N 0A5

[Redacted]

REZONING OPPOSITION – SOUTHRIDGE AVENUE

Steve Royan | Redacted

June 9, 2021

City of Prince George:

I write this letter in response to the Request for Comment regarding proposal OCP Amendment application No. CP1001169, Bylaw No. 9184 and Rezoning Amendment application No. RZ100694, Bylaw No. 9185. It is also a follow-up from my e-mail sent to the City of Prince George on May 5, 2021 (attached as reference).

I would like to start off by saying, I am in favor and support development so that cities can grow and thrive. But that development needs to be the correct development, in the correct areas, with the required and adequate infrastructure to support it. I have seen this done properly firsthand in the cities of Delta and Kamloops BC. Based on my 18 years of being a Prince George resident, I question whether the same level of due diligence, planning and care is being achieved.

I attended the virtual open house that was held May 26, 2021. I appreciate that the event was held, but it also raised many new concerns that I was not initially aware of, which many of my neighbours identified. Also, some of the responses received highlighted areas of concern.

- A. A request for a record of the approved Rezoning Application to change area G from 100% single family to multi-family was made. All that I have received is the Staff Report to Council from Tiina Watt dated February 8, 2008 (attached as reference). Is this the approved amendment? Why was the OCP then not updated?

The rezoning application did not fit form of the neighbourhood. Second, it came only 2 years after the OCP was issued final, why the sudden need for a change?. It's been over 13 years since the application was made and nothing still... Third, I have not received a documented record of the approval. I make this request at this time.

2954 Vista Ridge Drive, Prince George, BC V2N 0E5

Redacted

- B. Infrastructure Roads – I raised the question of why new roads connecting down to Domano Blvd, St. Lawrence Ave and even up to Hwy 16 are not being considered at this time. The response I got contradicted what is noted in the city records. L&M Engineering responded that additional road and arterial road connections are only added when the development reaches the boundaries of those new roads. The South sides of Southridge and Vista Ridge are not collector or arterial roads. Without adding new road connections, all the construction traffic and new residential traffic will be forced down these residential streets in addition to the existing traffic load. Vista Ridge already has issues with traffic on it which elevate safety issues. The intersection of St. Lawrence Ave and Southridge Ave is a safety concern, seeing children and residents cross it regularly to enter and leave the area, and specifically young children walking to school at Southridge Elementary.

The record of note comes from the same Staff Report referenced in item A. above:

Siting criteria for low rise (medium density) apartments is found within Policy 6.3.14 of the OCP, and are as follows:

- *Adjacent to collector or arterial roads*
- *Located at periphery or entrance areas of new neighbourhoods*
- *In proximity to or integrated with commercial centres or major community amenities, generally within 5 minutes walking distance*
- *Where the housing form is adjacent to lower density uses, the bulk of the building should be mitigated through appropriate setbacks, landscaping and/or terracing of the building form.*

As the amendment proposes, the multiple-family residential development will better meet these criteria in the Area G location as follows:

- It will be adjacent to the proposed Glen Lyon Way extension (collector and major road),
- To be located at the entrance of this new neighbourhood from Glen Lyon Way,
- The Ospika South Neighbourhood Plan indicates a commercial node at the intersection of Glen Lyon Way and Ospika Boulevard extension.
- A portion of park and trail is proposed east of the multiple family development, providing further buffer from existing single family homes on St. Patrick Avenue.

The referenced Glen Lyon Way extension has never been built. The location of the proposed change from single to multi-family is not at the entrance of a new neighbourhood. It is being proposed to be situated in the middle of an existing single family zone. It would make sense to develop the land in area 2 as single family, and leave the multi-family development to a later phase, in the already approved zone, closer to where a new road, which at that time would be justified to build.

- C. Increased safety concerns for our families due to increased automobile traffic – I do not believe the statistics that were presented by L&M Engineering. The basis that was used may not accurately reflect current standards or impact. Also, it was not clear how COVID was taken into account regarding the assessment. A lot of people are not going out and/or are working from home. We hopefully will be on the other side of the pandemic tunnel and expect a regular life to recommence. That would be more traffic.
- D. It was claimed by L&M there was no statistics or reports on the effect of multi-family homes on single family dwellings. A simple Google search quickly contradicts that statement. I would like to see the city consult a professional expert on this subject.
- E. Taking away designated park area from our families which deviates from the originally approved neighbourhood plan. I used an example at the University Heights development where a planned school, then park were completely abandoned. The response that I received was that the happenings at that development do not have any bearing on this proposed change. That is simply short sighted and misleading. Designated greenspace and/or park areas are essential to communities. If area 1 is rezoned, then it only shows that planned park area for this development is disregarded for wealth and capital gain at the expense of residents in that area.
- F. The existing sewer and water infrastructure is a major concern for the existing residents. It has been noted that several breaks and incidents have occurred, in the relatively new development. A proper assessment of the infrastructure that the existing and new development is necessary to determine the effect of the increase use of the new development. Without proactively assessing and addressing issues in order to mitigate them, the city will bare the exponential cost to repair and address them in a reactionary fashion.
- G. Capacity concerns on area schools, specifically Southridge Elementary, that could be exacerbated with a multi-family dwelling zone. It was noted that the School District No. 57 has been consulted on the impact of new residential developments in the area. L&M stated that there is a plan for Southridge Elementary should expansion be required. I would like to know what those plans are. Teaching young children in a farm of portables creates a whole other slew of issues and concerns.

I sincerely hope the City takes our concerns seriously. I look forward to the opportunity to engage directly now and/or at an open public hearing where all those who want to be heard can bring forth their thoughts and concerns.

Sincerely,

Redacted

A large black rectangular redaction box covering the signature area.

Steve Royan

2954 Vista Ridge Drive, Prince George, BC V2N 0E5

Redacted

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1106-57-50
TO: MAYOR AND COUNCIL


Tiina Watt

STAFF REPORT TO COUNCIL

Date: February 8, 2008
To: Mayor and Council
From: Tiina Watt, Planner
Subject: Rezoning Application No. RZ100286 (Bylaw No. 8063) to amend the City of Prince George Zoning Bylaw No. 7850, 2007 to allow for single-residential, multiple-residential, parks, and greenbelt development.

Applicant: L&M Engineering Ltd. for Century Group Lands Corporation, The Roman Catholic Episcopal Corporation of Prince Rupert, and Claus Mikkelsen

Location: Glen Lyon Cascades Neighbourhood, Ospika South

RECOMMENDATION

The Development Services Department recommends THAT:

- 1) Council RESOLVE to amend the Ospika South Neighbourhood Plan to permit a residential density mix of 37% Single Residential and 63% Multiple Residential within Area G and direct Administration to make those changes.
- 2) Council APPROVE Application No. RZ10086 to amend the City of Prince George Zoning Bylaw No. 7850, 2007 by rezoning the following as shown on Appendix "A":
 - Lot 54, District Lot 1605, Cariboo District, Plan PGP38585, Except Plans PGP41824, PGP46265, BCP14774 and BCP25534 from AF: Agriculture & Forestry and RS2: Single Residential to AG: Greenbelt and RS2: Single Residential;
 - Lot 1, District Lot 1605, Cariboo District, Plan 30863, Except Plans 34562, PGP38585, PGP41824, PGP46265, PGP46269 and BCP25534 from AF: Agriculture & Forestry, AG: Greenbelt and RS2: Single Residential to AF: Agriculture & Forestry, AG: Greenbelt, P1: Parks and Recreation, RM3: Multiple Residential and RS2: Single Residential;
 - Lot 1, District Lot 1605, Cariboo District, Plan 23717 Except 23862, 25644 and BCP14774 from AF: Agriculture & Forestry to AG: Greenbelt, P1: Parks and Recreation, RM3: Multiple Residential, RS2: Single Residential and RS1: Suburban Residential;

- The South West ¼ of District Lot 754 Cariboo District, Except Plans 22076, 22200, 22932, 23167, 23862, 24920, 25106, 26821, 27656, 29054, 34387, 34562, PGP38585, PGP41824 and BCP14774 from AF: Agriculture & Forestry to P1: Parks and Recreation and RS2: Single Residential;
 - Lot 19, District Lot 1605, Cariboo District, Plan 1278 from AG: Greenbelt to RM3: Multiple Residential and RS2: Single Residential;
 - Lot 2, District Lot 1605, Cariboo District, Plan 30863 from AF: Agriculture & Forestry to AF: Agriculture & Forestry, AG: Greenbelt, RM3: Multiple Residential and RS2: Single Residential;
 - Lot 28, District Lot 1605, Cariboo District, Plan 1278 from AF: Agriculture & Forestry to AG: Greenbelt and RS2: Single Residential;
 - The Fractional South East ¼ of District lot 1605, Cariboo District, Except Plans 23717 and 30863 from AF: Agriculture & Forestry and AG: Greenbelt to AF: Agriculture & Forestry, AG: Greenbelt, RS1: Suburban Residential and RS2: Single Residential.
- 3) Should this application be supported, Final Reading be withheld until the following conditions have been met to the satisfaction of Administration:
- a) Traffic Impact Study in a form and content that is to the satisfaction of Administration. In addition any recommendations from this study are to be addressed to satisfaction of Administration.
 - b) Registration of a Section 219 Covenant prohibiting subdivision or the construction of buildings and structures on that portion of the neighbourhood south of Glen Lyon Way until required transportation links are established.

PROPOSAL

The applicant would like to rezone 67.0 ha of area comprised of eight properties. The application is to allow for various residential uses, parks and recreation, and greenbelt within an area bound to the south of St. Lawrence Avenue, east of the proposed Ospika Boulevard Extension, and west of St. Patrick Avenue. This application includes an amendment to the Ospika South Neighbourhood Plan to allow for additional medium density residential development.

BACKGROUND

Current Use:	Vacant
Area to be Rezoned:	67 ha
Total Area:	193 ha (8 properties)
Current OCP:	Urban
Current Zoning:	AF: Agriculture & Forestry, AG: Greenbelt and RS2: Single Residential
Proposed Zoning:	AF: Agriculture & Forestry, AG: Greenbelt, RS1: Suburban Residential, RS2: Single Residential, RM3: Multiple Residential and P1: Parks and Recreation.
Servicing:	Full City Services in St. Lawrence Avenue and Southridge Avenue Urban Phasing Development Areas - Phase 1 and Phase 4

Surrounding Land Uses:

North:	Single Residential
South:	Vacant Land
West:	Vacant Land
East:	Single and Two-Family Residential

DISCUSSION

The subject properties are located within the boundary of the Ospika South Neighbourhood Plan at the southern end of St. Lawrence Avenue. This rezoning application will facilitate the proposed “Glen Lyon Cascades” which is a comprehensive development consisting of urban residential, suburban residential, multiple residential, parks and recreation, and greenbelt areas and will require the closure of five undeveloped road right of ways. The breakdown of each use based on total land area as proposed is as follows:

- Single Family 45.2 %
 - RS1 6.6 %
 - RS2 38.6 %
- Multiple Family 8.4 %
- Neighbourhood Park 6.6 %
- Greenbelt 24.0 %
- Roads 15.8 %

The maximum densities as proposed are approximated at 355 single family units and 336 multiple family dwelling units. The residential development will include the provision of two neighbourhood parks, a long natural greenspace feature running east-west adjacent to the existing watercourse and the development of a rustic trail system as shown on Exhibit “A”. The proposed development will see the extension of Eastview Street, Vista Ridge Drive, Southridge Avenue, St. Patrick Avenue, Ospika Boulevard and ultimately Glen Lyon Way.

OCP

The properties are designated Urban by the City of Prince George Official Community Plan (OCP). The proposed development will be phased in a manner which meets the intent of the Growth Management Policies within Section 3.5.8 of the OCP to “*ensure that new development occurs in a sequential manner based on available services*”.

Livability is indicated in Policy 6.3.4 of the OCP as being important to city residents. The applicant has indicated within their plans that they intend to create a livable neighbourhood by ensuring that “*the provision of amenities, particularly neighbourhood parks, pedestrian facilities (including both sidewalks and trails), and recreation ...represent the foundation of neighbourhood design and new development.*” Section 6.3.5 of the OCP indicates that “*fully serviced single family development with a range of lot sizes up to a maximum of 22 units/ha is supported through the Urban areas*”. As shown in the conceptual layout, the single family dwelling areas are approximately 11 units/ha. This proposal is consistent with these policies and those further outlined below within the neighbourhood plan for this area.

Ospika South Neighbourhood Plan

This proposal is considered a significant new neighbourhood development; therefore, the preparation of a neighbourhood plan was required in advance. To meet this requirement, the Ospika South

Neighbourhood Plan (OSNP) was prepared and approved by Council in January of 2007. Various land use planning principles and policies outlined within this plan are reviewed in the evaluation of land use proposals like this rezoning application. These principles and policies touch on subjects such as residential, parks and trails, environmentally sensitive areas and natural greenspace, and roads. No school facilities have been provided at this stage of development but are indicated in the neighbourhood plan in further phases. Each of these areas is discussed within the public participation portion of this report later on.

The proposed development is within Areas F, G, and I of Phase Area No. 1 within the OSNP Land Use Plan Map Figure No. 5 as shown on Exhibit "B". Residential Section 4.8 of this plan states "*Figure 5 shows the estimated number and mix of housing units that may be accommodated in each area of the neighbourhood at full build-out. There may be some refinements to the number and mix of units based on the more detailed level of planning that will occur at the rezoning and subdivision stages of development.*" The largest area labelled as Area F is projected within the neighbourhood plan to be 40% multiple-family and 60% single-family and the applicant's proposal is within this range. Area I is projected at 100% single family and the applicant's proposal is consistent with this.

Proposed Area G Amendment

Area G on the south east side of the Southridge Avenue extension is projected within the neighbourhood plan to be 100% single-family use. The applicant proposes to amend the OSNP from solely single family use to allow for a residential mix of 63% multiple family and 37% single family within Area G. This residential mix is calculated on the maximum densities permitted under the proposed RS2 and RM3 rezoning. The neighbourhood plan originally calculated the housing mix densities based on projected densities, but allowed for flexibility.

The proposed 63% multiple family and 37% single family figures can be misleading as the multiple residential use is based solely on lot size density of 60 units per hectare in the RM3 zone; therefore allowing a maximum of 90 units on the 1.5 ha RM3 site. However, there are many other factors that contribute to site development that may reduce the number of units that will actually be built on the site in including parking lot layout, open space provision, size of the dwelling units etc.

The applicant has requested this amendment for the 1.5 ha multiple family site to provide a better connection with the Neighbourhood Park, detention pond and subsequent open space and trail connections. In addition, the entire rezoning area consisting of Areas F, G and I will have a residential density mix of 60% single residential and 40% multiple residential. With the proposed amendment to Area G, it will allow the residential unit mix to come closer to meeting the overall intent of the Ospika South Neighbourhood Plan Policy 4.8.1.1 where "*The neighbourhood shall strive to achieve a residential unit mix of approximately two-thirds low density and one-third medium density.*"

Siting criteria for low rise (medium density) apartments is found within Policy 6.3.14 of the OCP, and are as follows:

- *Adjacent to collector or arterial roads*
- *Located at periphery or entrance areas of new neighbourhoods*
- *In proximity to or integrated with commercial centres or major community amenities, generally within 5 minutes walking distance*
- *Where the housing form is adjacent to lower density uses, the bulk of the building should be mitigated through appropriate setbacks, landscaping and/or terracing of the building form.*

As the amendment proposes, the multiple-family residential development will better meet these criteria in the Area G location as follows:

- It will be adjacent to the proposed Glen Lyon Way extension (collector and major road),
- To be located at the entrance of this new neighbourhood from Glen Lyon Way,
- The Ospika South Neighbourhood Plan indicates a commercial node at the intersection of Glen Lyon Way and Ospika Boulevard extension.
- A portion of park and trail is proposed east of the multiple family development, providing further buffer from existing single family homes on St. Patrick Avenue.

Therefore, the Department supports this proposed amendment to Area G as it is an appropriate location for multiple residential and will provide for an overall density that is consistent with the Ospika South Neighbourhood Plan.

Zoning

The intent of the current and proposed zones is as follows:

- AG: Greenbelt *“primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.”*
- AF: Agriculture & Forestry *“to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The zone also provides for a dwelling on large parcels and complementary residential related uses that are compatible with the secondary residential role of an agricultural and forestry area.”*
- RS2: Single Residential *“to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area.”*

The intent of the proposed zones is as follows:

- P1: Parks and Recreation *“to provide for the preservation and enhancement of open space while supporting limited, complementary secondary uses.”*
- RS1: Suburban Residential *“to foster a suburban lifestyle on properties larger than 845 m². The district also provides for complementary residential related uses that are compatible with the residential character of the area.”*
- RM3: Multiple Residential *“to provide for multiple housing with a maximum density of 60 dwellings/ha.”*

The intent of the residential zones requested is to provide a broader choice to the prospective resident with respect to the residential environment and lifestyle. The applicant is proposing greenbelt areas for protection of environmentally sensitive areas which include steeply sloped areas and watercourse protection. These greenbelt areas and proposed neighbourhood park locations will provide the residents within this area and within existing neighbourhoods with recreational connectivity throughout the development. Therefore, the Department believes that the proposed rezoning is consistent with the intent of the Official Community Plan and Ospika South Neighbourhood Plan.

Public Participation

The applicant held a Public Open House at the Bon Voyage Banquet Room on October 3rd, 2007 from 7:00 pm to 9:00 pm. Notification was provided in the Prince George Free Press on September 26th and 28th, 2007 and in the Prince George Citizen on September 26th and 29th, 2007. Hand-delivered notices were also distributed by the applicant to 234 developed properties and some undeveloped properties as shown on Exhibit "C". The meeting was attended by approximately 28 members of the public, local media, L&M Engineering Ltd and City staff. Comment Cards were provided at the meeting and on the applicant's webpage and were collected up until 2 weeks following the meeting. A total of eight comment cards were received and the applicant has provided a summary of those comments received. The original comment cards were provided to the City on October 29th, 2007 and are attached to this report.

Staff has reviewed the comment cards and determined that the key areas of concern included the proposed mix of housing choices, trails, parks and open space, protection of environmentally sensitive areas, transportation network, and schools. These areas of concerns mirror the areas covered throughout the neighbourhood plan mentioned previously. Each area of concern at the public participation stage and at the referral stage is shown below, and includes how the applicant has addressed these items within their conceptual plan.

Housing Mix

Concerns regarding multiple-family housing, and smaller single-family residential lots were expressed within one of the comment cards received. The provision of the variety of housing types and densities are supported within the OCP, and the smaller single-family lots ensure a more compact community.

Senior's housing was another concern discussed at the public open house and indicated on the comment cards received. The Multiple-Family Residential zones would allow for this type of development, and are strategically located along the proposed multi-use trail along the north side of Glen Lyon Way which is a hard surface and would allow for wheelchair access.

Parks, Trails and Open Space

The applicant amended the conceptual layout to provide for better trail connections and neighbourhood park space after comments were received through the public participation and referral process. This includes the provision of two neighbourhood parks as supported by Ospika South Neighbourhood Plan. The second neighbourhood park located north of and adjacent to the proposed Greenbelt strip will serve both the existing neighbourhood to the north and the proposed residential development.

The unnamed watercourse central to the development will allow for a natural greenspace feature running east-west which includes the development of a rustic trail system. This will connect to the two proposed neighbourhood parks, throughout the neighbourhood, and connect to the neighbourhood existing to the north, and further potential development to the south.

With this development, a 3 metre wide multi-use trail will be built adjacent to the roadway on the north side of Glen Lyon Way. This dedicated strip of land for the trail is proposed for P1: Parks and Recreation zone.

The applicant has been made aware that for any park land to be dedicated at the time of subdivision, the City will require the submission of a final grading plan indicating elevations, contours, and fill information.

Environmentally Sensitive Areas

A comment card received indicated that there may be a potential archaeological site within an area of the subject site. The applicant has obtained the services of a qualified professional to conduct an archeological investigation. Any findings must be reported to the Archeological Branch within the Ministry of Tourism, Sport and the Arts.

There is an unnamed non-fish bearing watercourse central to the development which requires a 15 metre leave strip from Top of Bank. This area will be rezoned to AG: Greenbelt and will require a Section 219 Covenant at the subdivision stage to protect this area from development.

At the subdivision stage, a Section 219 Covenant shall be required to ensure Parkridge Creek is appropriately protected as it is a fish-bearing watercourse. This covenant will be required in order to meet Policy 4.4.1.1 of the OSNP which states "*Parkridge Creek shall be protected with a minimum undeveloped non-disturbance buffer of 30 metre from top of bank.*" For the subject rezoning application, this area is to be rezoned to AG: Greenbelt to further ensure its protection. The applicant is aware that any alteration of land within 50 metres of Parkridge Creek will require approval of a Riparian Protection Development Permit.

Transportation Network

The City is currently undertaking network wide transportation modeling to assist in determining the development thresholds at which networks improvements are required. Section 3.1.2 of the Ospika South Neighbourhood Plan (OSNP) states "*any rezoning to be considered in the plan area prior to the completion of the modeling work will require the completion of a traffic impact study to identify necessary network improvements required for each phase of development.*" Therefore, the Department recommends that a Traffic Impact Study be completed to the satisfaction of Administration prior to Final Reading to identify the necessary network improvements required for each phase of development.

Further to this, the OSNP prohibits the extension of St. Patrick Avenue until such time that an alternative access to the subdivision is provided via Glen Lyon Way (either from west or the east). Therefore, the Department is recommending that a Section 219 Covenant be placed on title to appropriately address this transportation safety issue and phasing issue. This covenant will be registered to that part of Lot 1, DL 1655, REM & DL 2016, Plan 23717 to the area south of Glen Lyon Way. It is valuable to ensure this item is appropriately addressed at the rezoning stage as this area south of Glen Lyon Way will occur at a later date, and the current review process will ensure it is not overlooked when such development occurs.

Schools

A concern from the public was received regarding the absence of school zoning within this application. The neighbourhood plan does not indicate the need for a school site within this particular area. The OSNP indicates a school site west of the proposed Ospika Boulevard extension, outside of the proposed development area. Furthermore, discussion with School District No. 57 indicates that there is a decline in numbers. Therefore, this development proposal does not necessitate the need for an additional school within this area as the existing schools within the College Heights area are currently underutilized.

Infrastructure

The subject properties are within Urban Phasing Development Area 1 and 4 *Schedule B-1 Urban Phasing Map* of the Official Community Plan, where Phase 1 is interpreted as "*Existing or readily*

serviced areas”, and Phase 4 “generally requires significant extension and service upgrades, as well as new or improved road access”. The subject properties are not within the servicing exempt area as shown in *Schedule B* of the *City of Prince George Subdivision and Development Servicing Bylaw No. 7652, 2004*. In accordance with this Bylaw, the development of the subject property may require off-site works improvements as a condition of subdivision and/or future building permit approval. The works may include road, curb and gutter, sidewalks, street lighting, underground power, telecommunication and street light wiring, and water, sanitary sewer, or storm sewer improvements. The standards of these works shall be in accordance with the Subdivision and Development Servicing Bylaw or as varied by a Board of Variance Order or Development Variance Permit approved by Council.

In addition to this, a stormwater detention pond in this phase of the development is also required to meet the requirements of the Section 219 Covenant existing on title (Land Title Office Document No. BA204564). The stormwater detention pond location is the result of the City of Prince George Watershed Drainage Plans for the Gladstone, Varsity and Trent Catchments, and is further specified and referenced within the Ospika South Neighbourhood Plan.

Section 3.4.1 of the OSNP states “*A watershed study of the Parkridge Creek catchment will be required prior to any development occurring within the Parkridge Creek watershed area*”. This will be addressed at the subdivision stage where drainage analysis and related studies of this catchment area will be required.

Land Use

The surrounding neighbourhood consists of a mix of zones including AF: Agriculture & Forestry, P1: Parks and Recreation, RS1: Suburban Residential, RS2: Single Residential, RS3: Single Residential, RT1: Two-Unit Residential and RM1: Multiple Residential. The proposed rezoning application is consistent with the surrounding neighbourhood and provides various housing options to potential residents. Further to this, the proposed rezoning application represents a logical sequential development allowing for a densification opportunity as supported within the Official Community Plan, and detailed within the Ospika South Neighbourhood Plan. Therefore, the Department believes that this proposal will not negatively impact the character of the neighbourhood and represents an opportunity to meet the housing priorities set out in the neighbourhood plan.

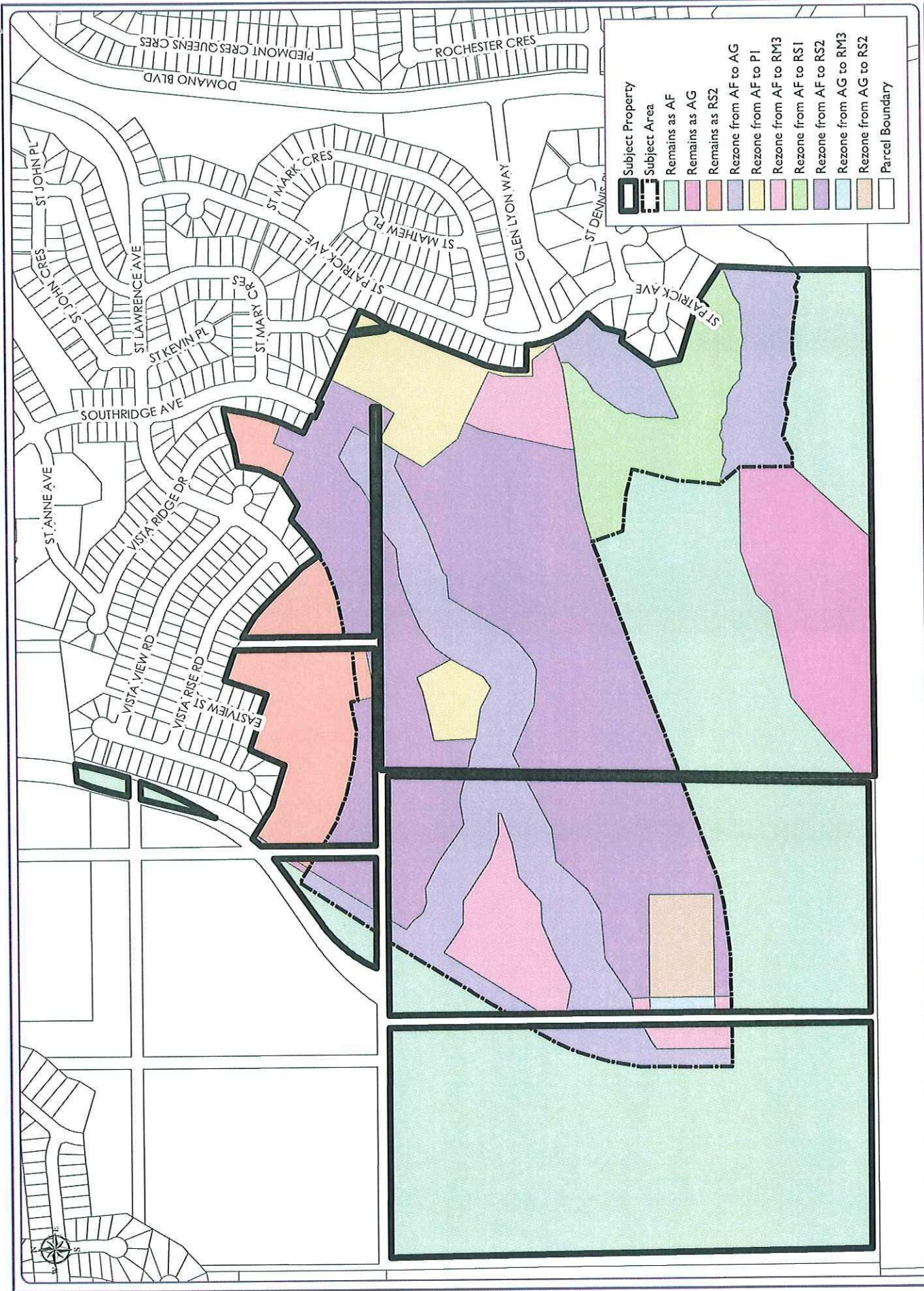
CONCLUSION

The Development Services Department recommends that Council support this rezoning application. It is the Department’s opinion that the proposed use is consistent with the form and character of the surrounding residential neighbourhood. Furthermore, the proposed Ospika South Neighbourhood Plan amendment will allow the proposed zoning to better meet the overall intent of the policies within the Ospika South Neighbourhood Plan and the Official Community Plan.

Respectfully submitted,



Tiina Watt, Planner









Appendix "A" to Bylaw No. 8063

Lot 2, D.L. 1605, CD Plan 30863 except Plans 34652, PGP38585, PGP41824, PGP46265, PGP46269 & BCP25534, Lot 54, D.L. 1605, CD Plan PGP38585 except Plans PGP41824, PGP46265, BCP14774 & BCP25534, Lot 1, D.L. 1605, CD Plan 23717 except Plans 23862, 25644 & BCP14774, SW 1/4 D.L. 754 except Plans 22076, 22200, 22932, 23167, 23862, 24920, 25106, 26821, 27656, 29054, 34387, 34562, PGP38585, PGP41824 & BCP14774, Lot 19 & 28, D.L. 1605, CD Plan 1278 and Fractional SE 1/4 D.L. 1605, CD except Plans 23717 & 30863

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January 31, 2008
PZ100286

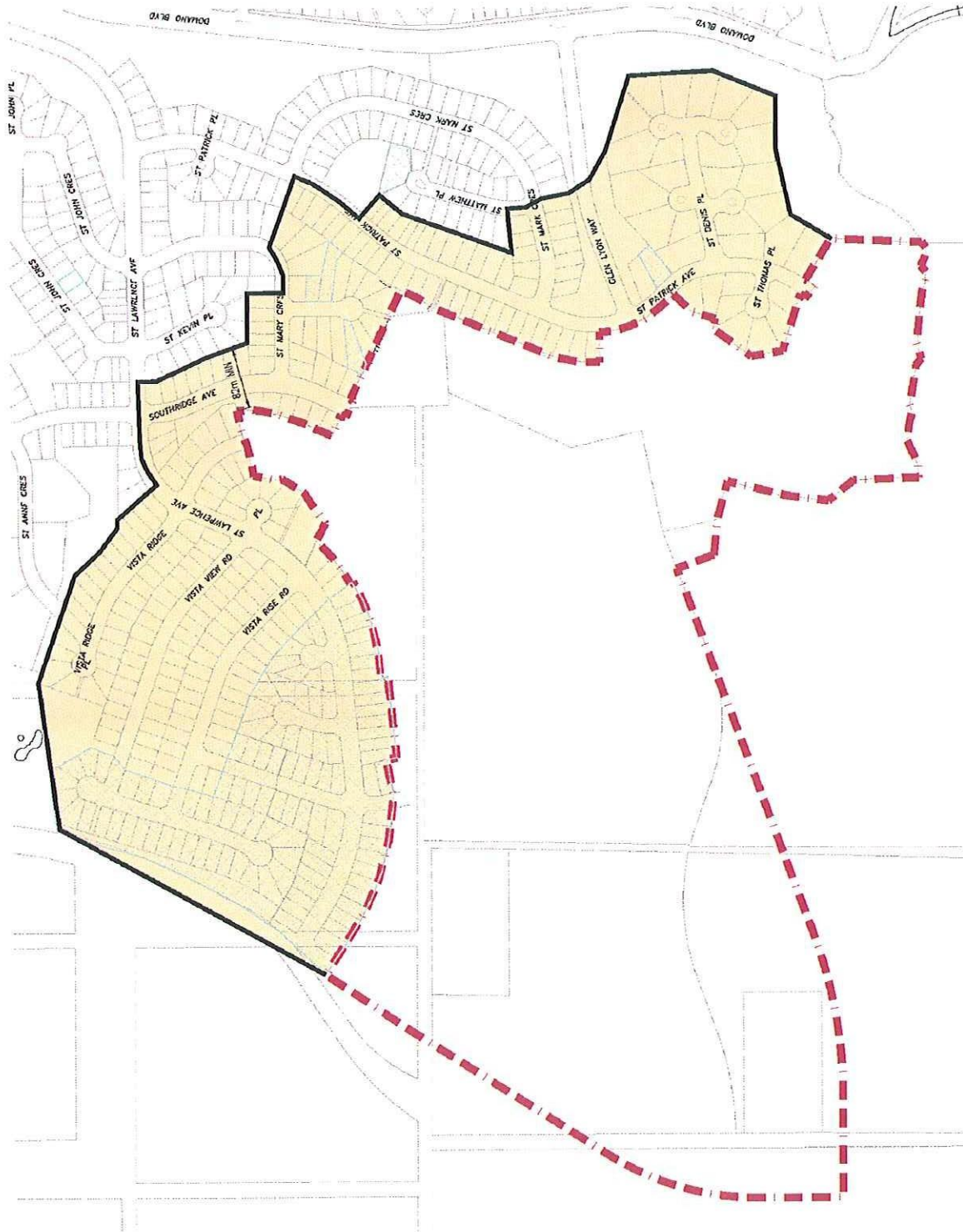




	SUBURBAN RESIDENTIAL MIN LOT AREA = 2,500 sq ft MIN LOT WIDTH = 25 ft MAX LOT AREA = 4,000 sq ft
	SINGLE (FAMILY) RESIDENTIAL MIN LOT AREA = 4,000 sq ft MIN LOT WIDTH = 30 ft MAX LOT AREA = 7,500 sq ft
	MULTIPLE RESIDENTIAL MIN LOT AREA = 7,500 sq ft MIN LOT WIDTH = 75 ft MAX LOT AREA = 12,000 sq ft
	PARKS AND RECREATION/ RECREATION ZONE
	OPEN SPACE MIN LOT AREA = 20,000 sq ft MIN LOT WIDTH = 200 ft
	RETAIN FORESTRY AND AGRICULTURE

NOTE:
1. AREA ALLOWED FOR OFF-STREET TRAILS ALONG OCEMA BLVD AND
CLINTON WAY EXTENSION TO BE PURCHASED/EXCHANGED FOR
EXISTING DEDICATED ROADS BY THE CITY OF PRINCE GEORGE. TRAIL
CONSTRUCTION TO BE COMPLETED BY THE CITY OF PRINCE GEORGE.
EXISTING DEDICATED ROADS TO BE CLOSED.

30863, Lot 1, D.L. 1605, CD Plan 30863 except Plans 34652, PGP38585, PGP41824, PGP46269 & BCP25534, Lot 54, D.L. 1605, CD Plan PGP38585 except Plans PGP41824, & BCP25534, Lot 1, D.L. 1605, CD Plan 23717 except Plans 33862, 25644 & BCP14774, SW 1/4 D.L. 754 except Plans 22076, 22200, 22932, 23167, 23862, 24920, 25106, 26821, 27656, 29054, 34387, 34562, PGP38585, PGP41824 & BCP14774, Lot 19 & 28, D.L. 1605, CD Plan 1278 and Fractional SE1/4 D.L. 1605, CD except Plans 23717 & 30863



SCALE: 1:10,000

Exhibit "C" to RZ100286

Lot 2, D.L. 1605, CD Plan 30863, Lot 1, D.L. 1605, CD Plan 30863 except Plans 34652, PGP38585, PGP41824, PGP46265, PGP46269 & BCP25534, Lot 54, D.L. 1605, CD Plan PGP38585 except Plans PGP41824, PGP46265, BCP14774 & BCP25534, Lot 1, D.L. 1605, CD Plan 23717 except Plans 23862, 25644 & BCP14774, SW1/4 D.L. 754 except Plans 22076, 22200, 22932, 23167, 23862, 24920, 25106, 26821, 27656, 29054, 34387, 34562, PGP38585, PGP41824 & BCP14774, Lot 19 & 28, D.L. 1605, CD Plan 12778 and Fractional SE1/4 D.L. 1605, CD except Plans 23717 & 30863