



## STAFF REPORT TO COUNCIL PLANNING AND DEVELOPMENT

1100 Patricia Boulevard, Prince George, B.C., V2L 3V9

**DATE:** October 28, 2011

**TO:** MAYOR AND COUNCIL

**FROM:** DAN MILBURN, MCIP, DIRECTOR OF PLANNING & DEVELOPMENT

**SUBJECT:** City of Prince George Official Community Plan Bylaw No. 8383

**ATTACHMENT(S):** City of Prince George Official Community Plan Bylaw No. 8383 Schedules A, B1-B16, C1-C2, and D1-D5.  
*myPG OCP Review: Summer 2011 - OCP Designing the Outcome.*  
DRAFT OCP Written Submissions and Comments.  
Official Community Plan Amendment Consultation Checklist  
Official Community Plan Bylaw No. 8383: Consequential Amendments .

### RECOMMENDATION(S):

1. **THAT the Staff Report be received;**
2. **THAT Council GIVE FIRST READING to City of Prince George Official Community Plan Bylaw No. 8383, including Schedule's A, B1-B16, C1-C2, and D1-D5;**

### PURPOSE:

The Official Community Plan (OCP or the Plan) is now ready for Council's consideration as a bylaw. This report summarizes the progress made to replace the existing OCP adopted by Council in 2001, and the next steps in the bylaw consideration process. The OCP is the principle land use planning policy document of the City, and one of the key tools used by the City to achieve our community's desired future.

### POLICY / REGULATORY ANALYSIS:

On February 15, 2010, Council approved an expanded OCP review scope that recognized the significant impact the myPG process and results could have over land use and planning in Prince George. The OCP update began in earnest in June 2010 with City Council's adoption of the myPG Integrated Community Sustainability Plan, which became the primary influence for the vision and principles reflected in the OCP. Furthermore, the OCP review community engagement process continued and advanced the innovative practices employed and learned from during the development of the myPG plan. It is important to note that staff has throughout this consultation process made themselves available to speak to any individuals or groups, in any forum, to discuss any topic related to the OCP. This open and transparent approach has been a valuable in receiving public feedback for the OCP development:

## **ENGAGEMENT**

The Official Community Plan Amendment Community Consultation Checklist approved by Council on February 15, 2010 is attached to this report for Councils consideration. The required consultation is now complete and the results are summarized below, and in the attached *myPG OCP Review: Summer 2011 - OCP Designing the Outcome* and *Draft OCP Written Submissions and Comments*.

### **Phase 1**

The initiation of community engagement for the OCP review coincided with Council's adoption of the myPG plan on June 21, 2010. The first phase of OCP engagement *myPG OCP Review: Summer 2010 – OCP Priorities* included an interactive discussion of the preferred directions and priority topics to address in the new OCP, and a discussion of how the current OCP Bylaw has met, or not met the community's needs since its adoption in 2001. An initial list of preferred topics was developed from the myPG vision and goals that relate to land use and planning for example: support food & agriculture, prioritize walking, cycling and transit in key corridors, and emphasize implementation. The community was asked to help the city identify directions for the upcoming Official Community Plan (OCP) update through a number of engagement methods (1) a "Sustain-a-bucks" Survey, (2) a Canada Day Bean Count, (3) stakeholder meetings and (4) "Asset Mapping".

The document titled *Summary Report of Public Input into the myPG OCP Review: Summer 2010 – OCP Priorities* summarizes the engagement methods employed and the public's input received through these methods. This summary is available online at [mypg.ca](http://mypg.ca) or upon request.

### **Phase 2**

The second community engagement period *myPG OCP Review: Fall 2010 – OCP Options and Implications* was based on priority directions previously confirmed in the summer, with two primary goals: to introduce initial draft policy to stakeholders and the general public for their feedback, and to understand community reaction to four options for directing growth over the next 15-20 years. A series of workshops and on-request presentations were provided for staff to receive input from some major land holders, developers, and the broader community input to develop the first Draft OCP for Council's consideration and public review.

The document titled *Engagement Report myPG OCP Review: Fall 2010 – OCP Options and Implications* summarizes the engagement methods employed and the public's input received through these methods. Detailed notes from the meetings and workshops are available on the [mypg.ca](http://mypg.ca) website and upon request.

### **Phase 3**

Staff and the consultant team prepared a draft OCP for a third set of engagement for the *myPG OCP Review: Summer 2011 – OCP Designing the Outcome* for City Council, stakeholders, agencies and general public review and comment on for two months. Feedback was received through a number of avenues, including a public open house, on-request meetings, submissions from both individuals and organizations, and a peer review to provide comments to improve readability of the Plan.

The document titled *myPG OCP Review: Summer 2011 – OCP Designing the Outcome* enclosed summarizes the engagement methods employed and the public's input received through these methods. Detailed submissions are also enclosed.

## **NEXT STEPS**

With the public feedback established within the draft OCP, a legal review was undertaken to ensure that the draft OCP meets the legal requirements under the *Local Government Act*.

As outlined in adoption procedures found in Section 882 of the *Local Government Act*, the OCP is presented to Council for consideration at first reading in the form of a bylaw. Should Council support first reading of the

bylaw, the OCP will be referred to the Agricultural Land Commission, and the bylaw will be returned to Council at a subsequent date along with the financial plan and solid waste management for Council's consideration. Should Council support the bylaw at second reading a public hearing will be held, followed by third reading, and adoption of the bylaw at a separate meeting.

### **PLAN STRUCTURE**

The proposed City of Prince George Official Community Plan Bylaw No. 8383 includes the following:

- **Bylaw No. 8383**
- **Schedule A to Bylaw No. 8383** – The text portion and Maps 1 - 4 of the proposed Official Community Plan. The text of the Plan (Parts A-E) is structured as shown in diagram below:

**Part A: Plan Overview** orients readers to the plan, the process of producing it, and how it relates to the City's other plans and policies.

**Part B: Vision and Concept** gives readers a summary of the plan, beginning with basics like planning principles, a description of how the plan sees the regional context for city-wide planning, and relationships with the Lheidli T'enneh. It then focuses on the community's Vision for the future and the big moves the plan makes to achieve the vision.

**Part C: Objectives and Policies** is the main body of the plan. It describes how the City intends to achieve the community's vision by stating objectives (specific, discrete goals), and listing the policies it adopts to meet them. The plan can only set policies for things within its jurisdiction (i.e., within its power to do). This section also identifies ways the City should implement its policies, for example through updates to regulations.

**Part D: Implementation** describes broadly what the City should do to act on the objectives and policies.

**Part E: Definitions** is a glossary of technical terms.

- **Schedules B1-B16, C1 and C2** – Land Use Designation Maps
- **Schedules D1-D5** – Development Permit Area Maps

### **STRATEGIC PRIORITIES:**

The myPG Project and OCP Update is one of Council's Priority Projects with progress targets for plan completion and implementation in 2011.

### **FINANCIAL CONSIDERATIONS:**

The estimated budget for the completion of the OCP including citizen engagement and plan development is \$115,430. These costs were covered by the Long Range Planning Division's operating budget. This cost is relatively modest as there has been overlap between the myPG and OCP projects and a significant amount of visioning and objective formation for land use and planning and significant staffing resources were dedicated to this effort.

Each year, municipalities must adopt by bylaw, a five-year financial plan that includes capital and operating items. Furthermore, Council must consider the financial plan prior to adopting the OCP. Key issues within this Plan that may impact the financial health of the City include:

- a) avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- b) settlement patterns that minimize the use of automobiles and encourage walking, bicycling and efficient use of public transit;
- c) maintaining the integrity of a secure and productive resource base, including agricultural land reserve;
- d) economic development that supports the unique character of this community;
- e) reducing and preventing air, land and water pollution;
- f) providing adequate inventories of suitable land and resources for future settlement, including sufficient lands and amenities such as public facilities, waste treatment and disposal, parks and recreation;
- g) settlement patterns that reduce the risk associated with hazards; and,
- h) planning for energy supply and promoting the efficient use, conservation and alternate forms of energy.

**OTHER CONSIDERATIONS:**

In addition to extensive community engagement, there are three primary inputs into the OCP review including:

- 1. The myPG Sustainability Plan,
- 2. The City’s experience with the current OCP Bylaw No. 7281, 2001, and amendments thereto, and
- 3. Related plans, policies and studies prepared by the City and its consultants over the last 10 years (e.g. Active Transportation Plan, Smart Growth on the Ground Downtown Prince George Concept Plan, Energy and Greenhouse Gas Management Plan, etc.).

It is recommended that a number of consequential amendment bylaws be considered and adopted concurrently with the OCP. These proposed consequential amendments are summarized in the attached document titled *Official Community Plan Bylaw No. 8383: Consequential Amendments*.

**SUMMARY AND CONCLUSION:**

The myPG Integrated Community Sustainability Plan, and Council’s Strategic Plan have guided the content, timing of the Official Community Plan, as well as the community engagement methods used. The OCP is now available for Council’s consideration at first reading.

**Respectfully submitted:**




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 Director of Planning & Development

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**To: Mayor and Council**

