

OCP Bylaw 7281, 2001 (Current OCP)

Principles

- ❑ Develop a more compact community by increasing density in urban residential neighbourhoods.
- ❑ Infill existing neighbourhoods before developing new areas; build out from the center.
- ❑ Provide sufficient variety in housing types so all residents have satisfactory affordable accommodation and a choice of lifestyles.
- ❑ Encourage innovative and creative housing design.
- ❑ Preserve the integrity and character of existing residential neighbourhoods and provide for new developments to demonstrate compatibility with existing areas.
- ❑ Encourage social housing to be located within all city neighbourhoods.

Secondary Suites

The City will allow secondary suites in all single-family neighbourhoods as a means of increasing affordable housing within residential areas. Due to impacts of parking and increased density, suites are not permitted in two-family dwellings, mobile homes or multi-family housing.

The City will review the Zoning Bylaw to consider allowing secondary suites provided the following conditions are met:

- a. *one per single family residence only*
- b. *the suite occupies no more than 40% of the floor area of the primary dwelling, or a maximum of 75 m², whichever is less*
- c. *one additional off-street parking space is provided*

Affordable, Rental and Special Needs Housing

The following policies are designed to address several specific housing needs:

- a. *The Schedule C Long Range Land Use Map designates major land areas for Urban residential use. OCP policies support increased multi-family housing up to 35% of the housing stock in many neighbourhoods, thereby providing opportunity for new rental housing.*
- b. *The City will encourage developers to make a percentage of all new housing units or lots available for affordable and/or special needs housing.*
- c. *The City will continue to make city land available for affordable and/or special needs housing development at a lower cost than to the private market.*
- d. *The City will continue to work toward a coordinated approach to housing issues relevant to the residents of Prince George. Currently there are many groups working in isolation on housing issues in Prince George. Specific roles for the City are to:*
 - *Remain an active participant in a Housing Coalition in Prince George.*

- *Provide such a coalition with housing data and technical information.*
- *Support the development and maintenance of a central housing registry.*

Community Residential Facilities

Community Residential Facilities play a special role in the community, particularly to provide a stable residential home environment to those with special needs or assistance with daily living. To ensure this need is met as the city develops, the City will as a guide request 1 of every 200 new lots to be zoned Community Residential Facilities (CRF), or a similar designation.

The City accepts the need for special facilities such as hostels, drop-in centers, group homes and similar uses. Locations must be appropriate to the need, and should consider proximity to associated amenities including commercial and social services, traffic, utility capacity, and locational distribution in relation to similar facilities. Such facilities should not all be concentrated in one area. A Social Plan by the Community Planning Council will provide further direction with respect to such facilities.

Emergency Shelters

The City will continue to address the needs of the homeless through supporting existing Emergency Shelter services, and through additional services if a need is demonstrated. This may involve land allocation, rezoning, use of existing city owned vacant properties or other assistance. Emergency shelters should be located in the city centre region.

Seniors Housing

The City will support a range of seniors housing throughout the city. This may include establishing partnerships with groups or individuals that can actively encourage increased seniors housing opportunities. Locations for seniors housing will be dispersed throughout existing and new neighbourhoods in the city, and are particularly supported near high amenity areas where services are nearby.