

DATE: [DATE]

## TO: MAYOR AND COUNCIL

TITLE: Director of Planning and Development

SUBJECT: Rezoning Amendment Application No. [INSERT NUMBER]

APPLICANT: [NAME OF APPLICANT]

LOCATION: [ADDRESS OF PROPERTY TO BE REZONED]

ATTACHMENT(S): [LIST ANY ATTACHMENTS]

**RECOMMENDATION(S):**

[Include a set of options that Council must consider regarding First and Second Readings and any conditions Council should consider.]

THAT Council:



## PURPOSE:

[Describe the purpose of the application.]

## BACKGROUND:

[Complete the following tables.]

Site Characteristics

|  |  |
| --- | --- |
| Location |  |
| Legal Description |  |
| Current Use |  |
| Site Area |  |
| Future Land Use |  |
| Growth Management Class |  |
| Servicing |  |

Zoning (see Appendix “A” to Bylaw )

|  |  |
| --- | --- |
| Current Zoning |  |
| Proposed Zoning |  |

Surrounding Land Use

|  |  |
| --- | --- |
| North |  |
| South |  |
| East |  |
| West |  |

## STRATEGIC PRIORITIES:

[Refer to relevant strategic priorities.] [DO I HAVE ACCESS TO THE STRATEGIC PLAN FROM 2011???]

## POLICY / REGULATORY ANALYSIS:

**Official Community Plan**

Future (Long Range) Land Use

[Identify the land use designation in the OCP. Describe the purpose of the designation. Discuss the application in relation to the land use designation. Identify and describe other policies in the OCP relevant to the application.]

# City of Prince George Housing Needs Report

# Zoning Bylaw

[Identify the current and proposed zoning regulations. Describe the purpose of the zoning regulations. Compare the two zoning regulations in the following table.]

**Table X: Zoning Comparison of [Add details] [Complete the table; revise as needed.]**

|  |  |  |
| --- | --- | --- |
| **Regulations** | **[Existing Zone]** | **[Proposed Zone]** |
| Principal Uses |  |  |
| Secondary Uses |  |  |
| Site Coverage |  |  |
| Max. Height |  |  |
| Min. Front Yard Setback |  |  |
| Min. Interior Side Yard  Setback |  |  |
| Min. Exterior Side Yard  Setback |  |  |
| Min. Rear Yard Setback |  |  |

[Discuss the two zoning regulations in relation to the proposed use.]

## OTHER CONSIDERATIONS:

# Referrals

This application was referred to internal City divisions and external agencies for comments.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

Traffic Impact Analysis

The applicant has indicated that there would be approximately 10 staff vehicles accessing the site. Visitors tothe facility would be restricted to weekend visits and the women staying at the facility would not be permitted toleave the facility grounds unattended. For these reasons, the Department does not anticipate that the trafficgenerated by the facility would negatively impact the local roads.

Servicing Brief

The applicant submitted a Technical Memo for a Hydrogeological Assessment prepared by Tetra TechCompany (EBA) for the subject property. A copy of this Technical Memo is included within the supportingdocuments of this application. The Memo describes the results of the preliminary testing performed on the siteand neighbouring wells. Staff has reviewed the Technical Memo and provided comments to the applicant. Tosummarize, Staff is concerned with the possible increased demand, and how that could impact existing wellusers in the area who draw from the same aquifer. As a result, the applicant will need to demonstrate that theanticipated water demand for this use would not negatively impact other users of the aquifer. The Department,therefore, recommends that the scheduling of the public hearing be withheld until further testing andinformation pertaining to the capacity of the aquifer has been provided to the satisfaction of Administration.

Transportation

Through the referral process the Transportation Division identified concerns with the accesses and ditching

along Leslie Road. Therefore, the Department has identified the following works that will need to be completed,

should this development proceed:

* removal and replacement of the existing culvert at the entrance to the site; and
* removal of the abandoned access located at the east end of the parking area.

The Department recommends that security to complete these works be required prior to Final Reading of theBylaw to ensure they are completed.

# Public Consultation

Communication from Neighbourhood Residents

Since the proposed project has been announced, the City has received significant feedback from the neighbourhood residents with respect to the proposed use. Should this application move forward to a Public Hearing the residents would have the opportunity to express their views to Council directly.

Consultation

On May 11, 2011 a public community presentation was held in the building intended to be used for the Recovery Centre at 5877 Leslie Road. The presenters explained the management and operation of the facility and the rezoning process. The public was given the opportunity to ask questions and provide comments during the meeting as well as through comment cards. Although the responses were numerous and varied, the following 3 main themes emerged: Impacts to existing ground water wells of neighbouring properties; Changes to the neighbourhood’s quality of life and safety; and Increase in traffic

## 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. [add details and complete statement].

## SUMMARY AND CONCLUSION:

[Provide brief summary and concluding statement]

## RESPECTFULLY SUBMITTED:

Director of Planning and Development

PREPARED BY: [INSERT YOUR NAME]