

**CITY OF PRINCE GEORGE**

**BYLAW NO. 7972**

**A Bylaw of the City of Prince George to rezone certain lands and to amend the Prince George Zoning Bylaw No. 7850, 2007.**

**WHEREAS** pursuant to the provisions of Section 903 of the Local Government Act, in relation to zoning, the Council of the City of Prince George is empowered to make regulations thereto;

**AND WHEREAS** Bylaw No. 7850 has been passed to make regulations thereto;

**AND WHEREAS** the Council of the City of Prince George has deemed it desirable to insert "Section 15.12 – Z12: Non-Profit Housing" in "City of Prince George Zoning Bylaw No. 7850, 2007", to include the purpose of the zoning designation that facilitates the development of non-profit housing.

**AND WHEREAS** Council further has deemed it desirable that certain lands be rezoned from C5: Visitor Commercial to Z12: Non-Profit Housing to facilitate the development of a 30 unit transitional housing residential development (Friendship Lodge), or other uses, pursuant to the Z12: Non-Profit Housing zoning designation;

**APPLICANT:** Anthony Boni (Boni Maddison Architects) for BC Housing Ltd.  
**LOCATION:** 1686 Queensway (Old Backpacker Motel Site)

**AND WHEREAS** a Public Hearing was held in accordance with the Local Government Act and notice of such hearing was given as required by Bylaw;

**NOW THEREFORE** the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That "City of Prince George Zoning Bylaw No. 7850, 2007", be, and is hereby amended by inserting Section 15.12, as outlined, and forming part of, this bylaw as Appendix "B".
2. That "City of Prince George Zoning Bylaw No. 7850, 2007", be, and is, hereby amended as follows: Lots 11-15, Block 257, District Lot 343, Cariboo District, Plan 1268, be rezoned from C5: Visitor Commercial to Z12: Non-Profit Housing, as shown outlined in heavy black line on the map attached to, and forming part of, this bylaw as Appendix "A".
3. That the Zoning Map referred to as Schedule "A" of the "City of Prince George Zoning Bylaw No. 7850, 2007", shall be amended accordingly.

- 4. That the Mayor and Clerk are hereby empowered to do all things necessary to give effect to this Bylaw.
- 5. That this Bylaw may be cited for all purposes as the "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 7972, 2007".

READ A FIRST TIME THIS THE **27th** DAY OF **AUGUST** , 2007.


READ A SECOND TIME THIS THE **27th** DAY OF **AUGUST** , 2007.

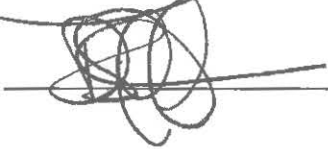
First Two readings passed by a **majority** decision of Members of City Council present and eligible to vote.

READ A THIRD TIME THIS THE **3rd** DAY OF **DECEMBER** , 2007.

Third Reading passed by a **majority** decision of Members of City Council present and eligible to vote.

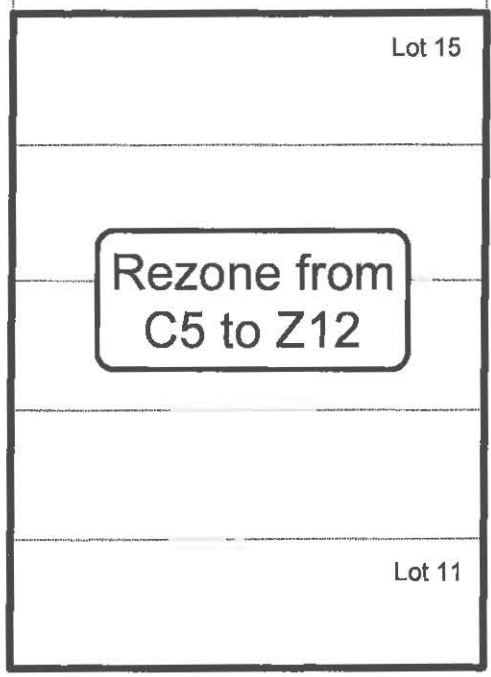
ADOPTED THIS THE **17<sup>TH</sup>** DAY OF **DECEMBER** , 2007, BY A **MAJORITY** DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK



QUEENSWAY

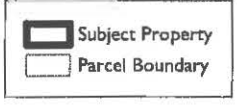


Lot 15

Rezone from  
C5 to Z12

Lot 11

17TH AVE



1:500  
August 1, 2007  
rs100250

### Appendix "A" to Bylaw No. 7972

Lots 11 - 15, Blk. 257, D.L. 343, CD Plan 1268



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## 15.12 Z12: Non-Profit Housing

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**Z12**

### 15.12.1 Purpose

The purpose of this zone is to facilitate the development of non-profit housing.

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### 15.12.2 Principal Uses

- housing, apartment
- housing, congregate
- transitional housing

### 15.12.3 Secondary Uses

- N/A
- 

### 15.12.4 Subdivision Regulations

1. The minimum lot width is 45.0 m.
2. The minimum lot area is 1500 m<sup>2</sup>

### 15.12.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 14.0 m.
3. The maximum number of storeys is 3.
4. The minimum front yard is 3.0 m.
5. The minimum interior and exterior side yard is 3.0 m.
6. The minimum rear yard is 3.0 m.
7. No more than 1 principal building shall be permitted on site.

### 15.12.6 Other Regulations

1. For the purposes of this zone, transitional housing shall be defined as residential units provided to individuals who are homeless or at risk of becoming homeless where supportive services are provided on-site to persons with addiction, and physical, mental or other developmental disability, or chronic or progressive condition, that is not primarily due to the aging process and may include accessory minor health services and education uses.
2. There shall be at least 12 on-site parking spaces, including 1 parking stall for the disabled. No loading spaces shall be required.
3. There shall be at least 6 Class I bicycle parking spaces and 6 Class II bicycle parking spaces
4. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.