

CITY OF PRINCE GEORGE
BYLAW NO. 8972

A Bylaw of the City of Prince George to amend the "City of Prince George Multi-Family Housing Incentive Bylaw No. 8679, 2015".

WHEREAS Council of the City of Prince George has, by Bylaw, pursuant to the *Community Charter*, established a revitalization tax exemption program;

AND WHEREAS the Council of the City of Prince George has deemed it desirable that certain text and definitions be amended, added, removed, and replaced to provide clarity and consistency in numbering and wording;

AND WHEREAS the Council of Prince George has deemed it desirable to further amend the "City of Prince George Multi-Family Housing Incentive Bylaw No. 8679, 2015", by amending Schedule "D" Low Environmental Impacts Standards;

AND WHEREAS the *Community Charter* requires that notice be provided of the creation of such a revitalization tax exemption and such notice has been provided;

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

1. That the Sections of "City of Prince George Multi-Family Housing Incentive Bylaw No. 8679, 2015" be amended as follows:
 - 1.1 That the following words be added to the fourth "AND WHEREAS" clause in the Citations immediately following the words "to attract new community investments in the form of multi-family housing;":
 - “ • to demonstrate leadership to meet the growing need for housing and care facilities for seniors in our community; and”
 - 1.2 That Section 2. Definitions be amended as follows:
 - a. Add new definition for "Care Facility" immediately following the definition of "Building Official" as follows:

““Care Facility” as defined within the “City of Prince George Zoning Bylaw No. 7850, 2007”, as amended from time to time;”

- b. Add new definition for “Seniors” immediately following the definition of “Secondary Growth Area” as follows:

“Seniors” persons defined as fifty five (55) years of age and older;”

1.3 That Section 4. General Eligibility Conditions be amended as follows:

- a. Insert a new “Section 4.1(c)” as follows and re-letter the following sections accordingly:

- “(c) Notwithstanding sections 4.1 (a) and (b); City-owned parcels may be considered eligible for the tax exemption under this bylaw that are:
- i) under sale agreement for the development of seniors multi-family housing and/or care facilities,
 - ii) in proximity to Primary or Secondary Growth Areas on Schedule “A” to Bylaw No. 8679, 2015; and
 - iii) shall be provided the five (5) year tax exemption;”

1.4 That Section 8. Application Requirements for Incentives be amended as follows:

- a. Delete “section 8.1(b)” and replace with new “section 8.1(b)” as follows:

- “(b) Prior to issuance of the Building Permit, the applicant must provide:
- i. an application in a form prescribed by the City;
 - ii. a completed and signed Agreement;
 - iii. a certificate that all taxes assessed and rates, charges and fees imposed on the Parcel have been paid, and, where taxes, rates or assessments are payable by installments, that all installments owing at the date of application have been paid;
 - iv. a letter from the Project’s Registered Professional describing the Project and explaining how the eligibility requirements are met;
 - v. verification from the owner’s design professional, in a form satisfactory to the City’s General Manager of Planning and Development, certifying the construction value of the Project;
 - vi. an administration fee in the amount prescribed by the “City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004”, as amended from time to time; and

- vii. payment of the reduced Development Cost Charges, in accordance with the "City of Prince George Development Cost Charge Bylaw No. 7825, 2007", as amended from time to time."

1.5 Delete "Schedule "D" Low Environmental Impact Standards" in its entirety and replace with new "Schedule "D" Low Environmental Impact Standards" attached to and forming part of this bylaw as "Appendix "A"".

2. This Bylaw may be cited for all purposes as "City of Prince George Multi-Family Housing Incentive Bylaw No. 8679, 2015, Amendment Bylaw No. 8972, 2018".

READ A FIRST TIME THIS 30 DAY OF JULY , 2018.

READ A SECOND TIME THIS 30 DAY OF JULY , 2018.

READ A THIRD TIME THIS 30 DAY OF JULY , 2018.

All three readings passed by a **UNANIMOUS** decision of Members of City Council present and eligible to vote.

ADOPTED THIS 17 DAY OF **SEPTEMBER** , 2018,
 BY A **UNANIMOUS** DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE.



 MAYOR



 CORPORATE OFFICER

Appendix "A" to Bylaw No. 8972, 2018

SCHEDULE "D" Low Environmental Impact Standards

- **Contaminated Site Re-Development:** The applicant must submit documentation to demonstrate that the site will be suitable for the intended use per the standards applied by The British Columbia Ministry of the Environment. Applicants shall provide documentation that:
 - 1) Confirms that the site is or was previously contaminated; AND
 - 2) Demonstrates that the site will be suitable for the intended use.All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The British Columbia Ministry of the Environment and The City of Prince George.
- **Electric Vehicle Charging Station:** infrastructure that supplies electric energy for the recharging of electric vehicles such as plug-in electric vehicles and plug-in hybrids, and meets the parking provisions of the "City of Prince George Zoning Bylaw No. 7850, 2007", as amended from time to time.
- **Energy Use:** Applicant to provide building energy use modeling study demonstrating that building energy consumption will be 10% - 25% OR greater than 25% less than efficiency standard described in the current Model National Energy Code for Buildings (MNECB). Applicant to provide energy modeling results with Building Permit application for verification.
- **Green Roof:** Minimum 30% of building footprint made up of approved intensive or extensive green roof system (at least 50 mm growing medium depth) supporting vegetation.
- **Greywater Re-Use:** Project equipped with code compliant plumbing system designed to reclaim greywater from the building for re-use as non-potable water source.
- **Low Flow Fixtures:** The entire building contains low-flow water fixtures, as defined by the British Columbia Building Code.
- **Passive Solar Ventilation:** Building mechanical system is supplemented by a professionally designed passive solar system to move air; double skin systems and solar chimneys included.
- **Permeable Pavement:** Paved areas use permeable pavement that is approved by a Geotechnical Engineer and is compliant with Zoning regulations (for dust control and hard surfacing).
- **Photovoltaics:** Building has approved photovoltaic array installed and connected to electrical system. Minimum array size to qualify must be 2 kW rated capacity.
- **Rainwater Re-Use:** Project equipped with code compliant plumbing system designed to reclaim rainwater sources from building for re-use as non-potable water source.
- **Solar Hot Water, Domestic Use:** Building is equipped with an approved solar thermal water system connected to domestic hot water supply.

Appendix "A" to Bylaw No. 8972, 2018

- **Solar Hot Water, Space Heating:** Building is equipped with an approved solar thermal water system connected to hydronic space heating system.
- **Solar Shading Devices:** Building is provided with solar shading devices to reduce the impact of solar penetration. Solar shading devices are made of any number of materials and configurations that are securely fastened to the exterior of a building in order to reduce solar heat gain and subsequently reduce cooling costs or replace the need for air conditioning.
- **Urban Agriculture:** Individual Garden Plots are provided for 30% of the units. Individual Garden Plots must be a minimum of 24 square feet (ideally 3 feet by 8 feet), not including plot dividers, for maximum growing potential. Hose bibs must be provided within 20 feet of Individual Garden Plots. Consideration should be given to provide a shed for tool storage, an electrical outlet, a potting bench and area lighting.
- **Water Efficient Landscaping or Xeriscaping:** The entire landscaping plan includes Water Efficient Landscaping or Xeriscaping. Water Efficient Landscaping means providing drought tolerant and native plants and shrubs within all landscaped areas on the site. Xeriscaping means providing plants and shrubs that require no potable water for irrigation (except for initial watering to establish plants).