

DATE: August 9, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Development Variance Permit No. VP100595
 Applicant: Shuswap Design Inc. on behalf of Great West (Prince George) Investments Ltd., Inc. No. BC1180684
 Location: 7411 Riggs Crescent

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100595
 Exhibit "A" to VP100595

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100595 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 103, District Lots 748 and 750, Cariboo District Plan EPP99266 as follows:

- a. Vary Section 12.1.6 2. by increasing the maximum height for an industrial building from 12.0 m to 13.0 m, as shown on Exhibit "A" to VP100595.

PURPOSE:

The applicant has applied to vary M1: Light Industrial development regulations to facilitate the construction of an 2,864.7 m² industrial building on the subject property located at 7411 Riggs Crescent. The applicant has applied to increase the maximum height of the building from 12.0 m to 13.0 m to facilitate the construction of a parapet wall and roof access, as shown on Exhibit "A" to VP100595.

Background

Site Characteristics

Location	7411 Riggs Crescent
Current Use	Vacant land
Site Area	2.23 ha (5.51 acres)
Zoning	M1: Light Industrial

Official Community Plan

Future Land Use	Service Commercial
Growth Management	Phase 1

Surrounding Land Use Table

North	Riggs Crescent, Boundary Road and undeveloped industrial land
South	Highway 97 and Manufactured Home Park
East	Fraser Way RV and undeveloped industrial land
West	Boundary Road, Highway 97 and undeveloped agricultural land

Relevant Applications

Industrial Form and Character Development Permit No. DP100744: The applicant submitted an Industrial Form and Character Development permit for the proposed 2,864.7 m² industrial building on the subject property. The development permit was approved on May 27, 2021.

Building Permit No. BP041714 and BP041751: The applicant has applied for a building permit to facilitate the construction of the proposed industrial warehouse on the subject property. During the review of the application, it was determined that the height variance was required for the parapet wall structure to provide roof access.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned M1: Light Industrial. The purpose of the zone is to provide for a mix of business and light industrial uses. The M1 development regulations allow the height of a development to be a maximum of 12.0 m in height. The applicant has applied to vary the maximum height of the industrial building to facilitate the construction of a parapet wall above the main entrance of the building, as shown on Exhibit "A" to VP100595.

Administration supports the variance request for the following reasons:

- The increased height will provide visual interest to the entry of the industrial warehouse and break up the massing of the building.
- The increased height will provide screening and allow for access to the rooftop mechanicals.
- The form and character of proposed industrial warehouse is appropriate with the character of the existing development in the area.
- The proposal will meet all over M1 development regulations for setbacks and site coverage.

OTHER CONSIDERATIONS:

Council Procedures during COVID-19

Orders of the Provincial Health Officer and Ministerial Order No. 192, issued under the Emergency Program Act, related to local government meetings and bylaw processes, have imposed specific requirements on local governments related to council meetings and bylaw process. In accordance with these orders, City Council has discontinued informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that the Ministerial Orders related to local government meetings and bylaw processes apply.

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been

published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this temporary use.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Development Variance Permit No. VP100595 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to vary the maximum height of the proposed industrial building from 12.0 m to 13.0 m to facilitate the construction of a parapet wall and roof access at 7411 Riggs Crescent. Administration is supportive of the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/08/30