

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: October 20, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100709 (Bylaw No. 9235, 2021)

APPLICANT: P.W.R. Holdings Ltd., Inc. No. 65343

LOCATION: 3300 Massey Drive

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9235

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9235, 2021".

PURPOSE:

The applicant has applied to rezone 3300 Massey Drive (subject property) from AG: Greenbelt and Z3: Retail & Warehouse Sales to AG: Greenbelt and C2c: Regional Commercial. The purpose of the application is to allow the 'service, personal' and 'retail, cannabis' uses on the subject property. Rather than amend the site-specific Z3 zone, the C2c zone was selected as it includes the desired uses and is compatible with the regional commercial nature of the surrounding area.

The cannabis retail store is an existing use on the subject property, facilitated by Temporary Use Permit No. TU000047. In order to permit the use to continue on the site indefinitely, a zoning amendment is required. The AG: Greenbelt zoned portion of the subject property will not be impacted by this application.

Site Characteristics

Location	3300 Massey Drive
Legal Description	Lot B, District Lot 8170, Cariboo District, Plan 23659
Current Use	Commercial (retail, health service, restaurant)
Site Area	1.65 ha
Future Land Use	Service Commercial
Growth Management Class	Growth Priority

Zoning (see Appendix “A” to Bylaw No. 9235)

Current Zoning	AG: Greenbelt (0.2 ha) Z3: Retail & Warehouse Sales (1.45 ha)
Proposed Zoning	AG: Greenbelt (0.2 ha) C2c: Regional Commercial (1.45 ha)

Surrounding Land Use Table

North	Commercial (restaurant)
South	Massey Drive, Single Residential
East	Westwood Drive, Commercial (restaurant, indoor recreation)
West	Light Industrial

Relevant Applications

Temporary Use Permit Application No. TU000047: At the June 24, 2019 Council Meeting, Council approved Temporary Use Permit Application No. TU000047 to permit a “retail, cannabis” use on the subject property for three (3) years.

Cannabis License Application No. CN00004: At the June 24, 2019 Council Meeting, Council forwarded a resolution to the Liquor and Cannabis Control Branch supporting a cannabis retail license on the subject property.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as *Business District – Service Commercial* in Schedule B-6: Future Land Use of the Official Community Plan. This designation supports a variety of commercial and service uses in highly accessible locations.

Service Commercial areas support large format retailers that are primarily accessed by vehicle, including warehouse style stores (Policy 8.3.73). While small scale retail and service uses are not the focus of this designation, they are supportable when located in conjunction with larger anchor tenant uses.

The applicant’s proposal meets the intent of this policy as the site is already fully developed with a large warehouse style retail tenant (Princess Auto), supported by a mix of smaller tenants. Administration supports the application, as it is consistent with the OCP.

Growth Management

The subject property is designated as *Growth Priority* in Schedule B-4: Growth Management of the Official Community Plan. Growth Management policies prioritize infill and redevelopment within infill and growth priority areas (Policy 8.1.1, 8.1.2).

Administration supports this application, as it is consistent with Growth Management Policies.

Zoning Bylaw

The west portion of subject property is zoned as AG: Greenbelt, which is intended to preserve sensitive lands in a natural state, including areas with significant slopes. As indicated previously, the AG portion of the subject property is not affected by this application.

The remainder of the subject property is currently zoned Z3: Retail & Warehouse, which is intended to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that require large, low profile buildings in highly visible locations. The applicant has applied to rezone the Z3 portion of the subject property to C2c: Regional Commercial, which is intended for major shopping centres and complementary residential uses. The C2c zone will allow the “service, personal” and “retail, cannabis” uses on the subject property, which are not permitted in the Z3 zone. See Table 1 for a comparison of the permitted uses.

Table 1: Comparison of Permitted Uses

	Z3: Retail & Warehouse	C2c: Regional Commercial
Principal Uses	Building & garden supply Restaurant Retail, general Vehicle repair, minor Vehicle sale, minor Wholesale	Auction, minor Brewery & distillery, minor Building & garden supply Community care facility, major Community care facility, minor Education, commercial Emergency services Greenhouse & plant nursery Health service, minor Library & exhibit Liquor primary establishment, minor Office Parking, non-accessory Recreation, indoor Recycling centre, minor Restaurant Retail, adult-oriented Retail, convenience Retail, cannabis Retail, farmer's market Retail, flea market Retail, general Retail, liquor Service, business support Service, dating or escort Service, household repair Service, massage Service massage therapy Service, personal Service, pet grooming & day care Service station Transportation depot Vehicle rental, minor Vehicle wash, minor Service station, minor
Secondary Uses	Health service, minor Service, financial Vehicle wash, minor	Home business 1 Housing, apartment Housing, congregate

While the C2c zone permits a wider range of uses than the existing Z3 zone, the new uses permitted are not out of character for the area. Regional Commercial zoning exists on the parcel directly east (Strike Zone), and southeast (Pine Centre Mall).

Further to the above rationale, the Z3 zone was adopted as a site specific zone to facilitate auto-oriented retail and wholesale uses at specific locations within the City. Due to the growth of this area as a commercial node, transitioning the subject property to the C2c zone is consistent with the commercial character of the area.

Administration supports this application, as the proposed C2c zone, and the existing uses are consistent with the OCP and surrounding neighbourhood uses.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9235, 2021 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures during COVID-19 Pandemic

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 notice to adjacent property owners and tenants whose interests may be affected by these applications. Members of the public may provide comment by written submission, telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing and prior to third reading of the proposed bylaws. Residents who wish to speak in person can do so during the Public Hearing in Council Chambers. The City of Prince George follows the guidelines of the Provincial Health Officer as measures have been put in place to ensure the safety of members of the public attending the Public Hearing to provide comments. Additional information on methods to provide comments to Council can be found on the [City's website](#).

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. 9235, 2021 be approved.

SUMMARY AND CONCLUSION:

To facilitate the addition of a “service, personal” use and the continuation of a “retail, cannabis” use, the applicant has applied to rezone a portion of the subject property from Z3: Retail & Warehouse Sales to C2c: Regional Commercial. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/11/08