

STAFF REPORT TO COUNCIL

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DATE: November 8, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Temporary Use Permit Application No. TU000075

Applicant: Rebev Renovation Centre for National Ski Experts Ltd., Inc. No. 389389
Location: 1191 1st Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Temporary Use Permit No. TU000075
Letter of Intent from the Applicant

RECOMMENDATION(S):

That Council **APPROVES** Temporary Use Permit No. TU000075 for the property legally described as Lots 13-15, Block 22, District Lot 343, Cariboo District, Plan 1268

PURPOSE:

The applicant has applied for a Temporary Use Permit to allow a Building & Garden Supply use on the subject property located at 1191 1st Avenue. The proposed Building & Garden Supply use will allow Castle Renovation Centre to operate from the subject property on a temporary basis and determine potential land use impacts prior to submitting a rezoning application.

Background

Site Characteristics

Location	1191 1 st Avenue
Current Use	Vacant Building
Site Area	900 m ² (0.22 acres)
Zoning	C1: Downtown

Official Community Plan

Future Land Use	Downtown
Growth Management	Growth Priority

Surrounding Land Use Table

North	Highway 16 East
South	Regional District of Fraser-Fort George Office; FortisBC Office
East	Private Parking Lot; George Street

West	Dominion Street
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POLICY / REGULATORY ANALYSIS:

A Temporary Use Permit (TUP) is a tool to allow a short-term use that does not comply with the Zoning Bylaw. As per the *Local Government Act*, a TUP may be issued for a maximum of three years, and may only be renewed once for an additional three years. Following the expiration of the proposed TUP, the applicant must apply for a Zoning Bylaw amendment, cease the use, or relocate to a property that supports the proposed uses.

Zoning Bylaw

The subject property is currently zoned C1: Downtown, which is intended to provide for a mix of uses in the downtown. The applicant has applied for a TUP to allow Building & Garden Supply use on the subject property located at 1191 1st Avenue.

Official Community Plan

The subject property is designated as Downtown as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Downtown functions as the civic and cultural centre of Prince George, containing key cultural, civic, and recreational amenities, offices, shopping, and housing. OCP policy also encourages the re-use, adaptation, and renovation of existing buildings (Policy 8.3.27). The applicant's proposal will revitalize a vacant and underutilized site, renovate an existing building and increase retail activity on the fringe of the Downtown core.

Section 9.2 of the OCP outlines a number of considerations to avoid conflicts between different types of uses when considering a temporary use permit.

Temporary Nature of Use

The applicant would like to permanently establish a Building & Garden Supply use on the subject property. The applicant has applied for a TUP to determine potential land use impacts prior to submitting a rezoning application.

Compatibility of Adjacent Uses

The subject property is an established commercial site, which was previously operated as a retail, general use (Winterland Ski & Board). While a Building & Garden Supply use typically is of greater scale, the applicant is not proposing an outdoor storage or heavy equipment that may affect the surrounding area (i.e., noise, dust, aesthetics). Operating under a TUP, the applicant will be able to assess any unforeseen impacts specific to a Building & Garden Supply use.

Due to the retail nature of a Building & Garden Supply use, retailers typically locate in commercial areas (Home Hardware, Home Depot, Rona). Although the C1 zone permits a number of retail uses, a Building & Garden Supply use is not permitted. Administration is supportive of a TUP to understand the impacts of a Building & Garden Supply use at the periphery of downtown along the 1st Avenue/Highway 16 E corridor.

Impact on Natural Environment

The proposed use is not anticipated to negatively impact the natural environment.

Intensity of Proposed Use

The subject property and the downtown core is zoned C1 which allows a mix of retail, service, housing and entertainment uses in the downtown. The proposed Building & Garden Supply use will be completely within the existing building on the subject property. The applicant has indicated that there is no outdoor storage proposed onsite.

Inability to Conduct Proposed Use Elsewhere

A Building & Garden Supply use is permitted in C2: Regional Commercial; C6: Highway Commercial; M1: Light Industrial; M2: General Industrial; M3: Business Industrial; as well as a few site specific zoned properties.

The subject property is approximately 350 m from M1 zoning along First Avenue and within the Queensway East industrial area. The applicant has applied for a TUP to determine potential land use impacts of operating a Building & Garden Supply use downtown prior to submitting a rezoning application. As the proposed Building & Garden Supply use is a form of retail, and the subject property is located at the fringe of the downtown and adjacent to compatible uses, Administration is supportive of this TUP application.

OTHER CONSIDERATIONS:

Notification to Property Owners

During the COVID-19 pandemic, City Council authorized by resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. Members of the public wanting to provide comment on the application, may submit written correspondence.

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.

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 Temporary Permit No. TU000075 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request for a TUP allowing Building & Garden Supply use on subject property.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Planner II

APPROVED:

Walter Babicz, City Manager
Meeting Date: 2021/12/06