

STAFF REPORT TO COUNCIL

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DATE: February 10, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100729 (Bylaw No. 9268, 2021)

APPLICANT: David McWalter Consulting Ltd. for Dennison and Dennison Holdings Ltd., Inc. No. BC0624366

LOCATION: 1933 Queensway

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9268

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9268, 2021".

PURPOSE:

The applicant has applied to rezone the subject property from C6: Highway Commercial to C4I: Local Commercial. This application will facilitate a liquor retail use at 1933 Queensway (subject property). The applicant would like to relocate an existing liquor retail store from 6475 Hart Highway to 1933 Queensway, and will utilize the existing building for the proposed liquor retail use.

Site Characteristics

Location	1933 Queensway
Legal Description	Parcel B (PT21512), Block 343, District Lot 343, Cariboo District Plan 1268
Current Use	Vacant (Mrs. Flowers)
Site Area	881 m ²
Future Land Use	Neighbourhood Center Corridor
Growth Management Class	Growth Priority
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9268)

Current Zoning	C6: Highway Commercial
Proposed Zoning	C4I: Local Commercial

Surrounding Land Use Table

North	Veterinary Service (BC SPCA Spay and Neuter Clinic) and 19 th Avenue
South	Laneway, service station and 20 th Avenue
East	Queensway, Funeral Service (Assman's Funeral Chapel)
West	Laneway, residential and Juniper Street

Relevant Applications

Liquor License Application No. LL100178: The applicant has applied to relocate the existing Liquor License #195311 from 6475 Hart Highway to 1933 Queensway. Should Council approve Rezoning Application No. RZ100729 for 1st and 2nd Reading, Liquor License Application No. LL100178 will be considered concurrently at the same Public Hearing.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch (LCRB)

The LCRB is the provincial authority for liquor licensing and is regulated by the *Liquor Control and Licensing Act* and the Liquor Control and Licensing Regulation. All liquor licenses are approved and issued by the LCRB. The applicant is required to submit an application to the LCRB to transfer their existing liquor retail license to another location. Should this application be successful, the applicant will apply to relocate their existing LCRB liquor retail license. This process will trigger the City's Liquor License Application process for a resolution from City Council.

City of Prince George Liquor and Cannabis License Policy

The City of Prince George LCLP establishes guidelines for the operation of Liquor Primary Establishments within the City. Should this application be successful, the applicant will submit a Liquor License Application to the City for evaluation in accordance with the LCLP and a resolution from City Council.

The required Liquor License Application will be evaluated for hours of liquor service, occupant load, and location of Liquor Primary Establishments within the Staff Report to Council for Liquor License Application No. LL100178.

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Center Corridor in Schedule B-6: Future Land Use of the Official Community Plan. The intent of this designation is to target commercial characteristics of Neighbourhood Centers, having a full range of retail and service commercial uses (Policy 8.3.35). Neighborhood Corridors are located along major arterials and collectors and function as key structural elements and mixed-use shopping streets (Policy 8.3 C.). Further to this, this designation supports a mix of uses, with an emphasis in adding residential uses, and daily needs and amenities within easy walking distance of one another (Objective 8.3.11). Moreover, the city should encourage infill and redevelopment of existing vacant and underused sites (Policy 8.3.31).

The applicant would like to relocate a liquor retail store use onto the subject property. The proposed store will utilize an existing vacant building for a commercial retail use. The subject property is located within a mix of

commercial and office related uses within the Queensway area. Further to this, the proposed location is adjacent to an arterial road (Queensway), and in close proximity to residential areas for amenity walkability.

As this use is complimentary to the Neighbourhood Center Corridor designation, Administration is supportive of this application.

Growth Management

The subject property is designated as Growth Priority on Schedule B-4: Growth Management of the OCP. This designation is intended to support the redevelopment of existing serviced lands within the City. This application will provide a retail use on a site that is adequately serviced, identified as a Growth Priority area to encourage infill and redevelopment, and is located adjacent to an arterial road (Queensway).

Therefore, Administration supports this application as it is consistent with OCP policy.

Development Permit

Should this application be approved, any façade improvements to an area greater than 20% will trigger a Commercial Form and Character Development Permit. The Commercial Form and Character Development Permit is intended to foster improved design of commercial buildings; provide an opportunity for human-scale considerations; and provide an appropriate degree of landscaping with special attention to the human-scale, streetscape and adjacent non-commercial uses. Should a Commercial Form and Character Development Permit be required, Administration will have the opportunity to review the façade, parking and landscaping of the subject property.

Zoning Bylaw

The applicant has applied to rezone the subject property from C6: Highway Commercial to C4I: Local Commercial. The existing C6 zone has an intent to provide for uses appropriate for some highway locations. The proposed C4I provides for local commercial areas and complementary residential uses. The C4I zone has permitted uses that are focused on daily needs amenities, commercial services, and retail uses to be within walking distance of an established neighbourhood.

The subject property is located adjacent to commercial uses located along Queensway (e.g. C6, and C7: Transitional Commercial), and an established residential neighbourhood (e.g. RM6: Mid-rise Residential, RS4: Intensive Residential, RT2: Two-Unit Residential and RS1: Suburban Residential). The proposed C4I zone is consistent with the existing commercial uses occurring within the Queensway commercial node.

Administration has also considered parking and traffic as a typical land use impact associated with liquor retail uses. The subject property provides ample off street parking (11 parking spaces) and flexible traffic circulation to Queensway by laneway or direct access. It is not expected that the proposed use will have any significant impacts on traffic in the area as commercial uses are already existing, and there is parking capacity available to support the proposed and existing uses.

Due to the commercial nature of this area, the utilization of an existing building and the ability for the subject property to accommodate parking and traffic, Administration is supportive of this application.

OTHER CONSIDERATIONS:

Property Title

There are no charges on-title to document for this report.

Referrals

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

Royal Canadian Mounted Police (RCMP)

The RCMP did not have any concerns with this application.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9268 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures and Statutory Notification

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. 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. 9268, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone 1933 Queensway from C6: Highway Commercial to C4I: Local Commercial to facilitate a liquor retail use. Administration is supportive of the rezoning application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Mandy Stanker, Supervisor of Land Use Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/02/28