

STAFF REPORT TO COUNCIL

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DATE: October 20, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100717 (Bylaw No. 9248)

APPLICANT: McWalter Consulting Limited for Pahal Holdings Inc., Inc. No. BC1106415

LOCATION: 2740 Recplace Drive

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9248
Supporting Documents

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9248, 2021"; and
2. PERMITS that Public Hearing for proposed Bylaw No. 9248 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Impact Analysis; and
 - b. Receipt of a Servicing Brief.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

PURPOSE:

The applicant would like to develop a 3,162 m² mixed-use, health service center specializing in health and dental office located at 2740 Recplace Drive (subject property). The Z8 zone currently restricts the gross floor area of Health Service, Minor use to 500 m². As such, the applicant has applied to rezone the subject property from Z8: Regional Shopping to C2: Regional Commercial. Please see the applicant's cover letter and drawing package attached as supporting information.

Site Characteristics

Location	2740 Recplace Drive
Legal Description	Lot 3, District Lot 8180, Cariboo District, Plan EPP76632 and an Undivided 33/100 Share in Lot 2, District Lot

	8180, Cariboo District, Plan EPP76632. See plan as to limited access.
Current Use	Vacant Land
Site Area	6,320 m ² (1.56 acres)
Future Land Use	Regional Commercial
Growth Management Class	Infill
Servicing	City services available

Zoning (see Appendix “A” to Bylaw No. 9248)

Current Zoning	Z8: Regional Shopping
Proposed Zoning	C2: Regional Commercial

Surrounding Land Use Table

North	PG Playhouse
South	Montana’s Restaurant; Toyota
East	Highway 16 W
West	Pomeroy Inn & Suites; Recplace Drive

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Regional Commercial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Regional Commercial designation is intended for regional retail activity, generally with large-scale retail and auto-oriented shops. This designation encourages mixed-use development and intensification at regional commercial nodes (Policy 8.3.70).

The applicant’s proposal is consistent with the Regional Commercial designation. The proposed mixed-use, health services center will encourage a range of services that will intensify the existing commercial node along Recplace Drive. Therefore, Administration is supportive of this application.

Growth Management

The subject property is designated as infill in Schedule B-4: Growth Management of the OCP. The intent of this designation is to prioritize infill development and encourage utilization of vacant sites (Policy 8.1.1). The applicant is proposing to infill and redevelop the vacant subject property, which meets the intent of the infill designation.

Administration supports this application, as it is consistent with the policy direction within the OCP for the Regional Commercial and infill designations.

Zoning Bylaw

The subject property is currently zoned Z8: Regional Shopping. The Z8 zone is intended to provide site-specific regulations for regional shopping areas, primarily for retail uses that require large, low profile buildings or large tenancies. The Z8 zone currently restricts the gross floor area of a Health Service, Minor use to 500 m². As such, the applicant has applied to rezone the subject property to C2: Regional Commercial, which is intended to provide major shopping centers and complementary residential uses.

The applicant has also indicated that the proposed development will include a mix of uses permitted within the C2 zone such as apartment housing and health service minor uses. The surrounding area is currently a mix

of commercial; apartment housing; hotels; and recreation uses. Therefore, proposed mixed-use health services center will complement the surrounding land uses and provide service amenities to nearby residents.

Administration supports this application as it aligns with OCP policy direction and Zoning Bylaw regulations.

OTHER CONSIDERATIONS:

Land Use Impacts

The subject property is surrounded by commercial uses. The current and proposed zones permit similar service and retail uses, with the exception that Hotel and Motel uses are not permitted in the proposed C2 zone. A Traffic Impact Analysis and Servicing Brief have been requested prior to Public Hearing to further review potential impacts on current infrastructure.

Development Permit

The subject property is identified within a Commercial Form and Character Development Permit Area. The Commercial Form and Character Development Permit Area is intended to: foster thoughtful design of commercial buildings given the high visibility and exposure to major traffic routes; 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. Through the Development Permit process, the City will evaluate the proposed development by location; lot size; site access; volume of site usage and traffic; parking; landscaping and screening; development size, massing and quality of design (Policy 8.3.7).

Referrals

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

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that Public Hearing of Bylaw No. 9248 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Analysis

The proposed development will be accessed from Recplace Drive through a shared common lot. A Traffic Impact Analysis which includes a traffic count, distributions and recommendation for any impacts on current and future road configurations will be required.

Administration recommends that Public Hearing for Bylaw No. 9248 be withheld until a Traffic Impact Analysis has been prepared and submitted to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9248 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. 9248, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject property from Z8: Regional Shopping to C2: Regional Commercial to facilitate development of a 3,162 m² health service center on the subject property. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/11/08