

STAFF REPORT TO COUNCIL

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DATE: July 17, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Zoning Bylaw Amendment Application No. RZ100628 (Bylaw No. 9042)

Applicant: Peter Ziemer on behalf of The Well - A Gathering Place (Fellowship)
Location: 4350 15th Avenue

ATTACHMENT(S):

- Location and Existing Zoning Map
- Exhibit "A" to RZ100628
- Exhibit "B" to RZ100628

RECOMMENDATION(S):

THAT Council:

GIVE first two readings to City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9042, 2019.

PURPOSE:

The applicant intends to relocate The King's In Bible store and church from 1727 Nicholson Street to the subject property located at 4350 15th Avenue. The subject property is zoned P2: Minor Institutional. The applicant has applied for a site specific text amendment to the P2: Minor Institutional zone. This amendment would allow retail, general as a secondary use on the subject property to permit the sale of bibles, music, DVD's, fiction and Christian living books for adults and children.

Background

Site Characteristics

Location	4350 15 th Avenue
Legal Description	Lot 1, District Lot 2507, Cariboo District, Plan EPP84493
Property Size	0.3 ha (0.74 acre)
OCP Designation	Neighbourhood Centre, Corridor and Neighbourhood Centre, Residential
Growth Management Class	Growth Priority

Zoning

Current Use	Religious Assembly for The Well- A Gathering Place (Fellowship)
Current Zoning	P2: Minor Institutional
Proposed Zoning	P2: Minor Institutional with a site specific text amendment to include retail, general, only in religious assembly

Surrounding Land Use Table

North	Antler Park; Residential
South	15 th Avenue; Exhibition Park (Aquatic Centre and soccer fields) and Rotary Soccer Fields
East	Religious Assembly (Jehovah's Witnesses); Multiple Residential
West	Religious Assembly (The 7 th Day Adventist Church); Vacant Commercial property

Relevant Applications

Temporary Use Permit (TU000037): Council approved the temporary use permit on June 11, 2018 to allow religious assembly (church) and retail, general (The King's In Bible store) to operate on the subject property located at 1727 Nicholson Street. The temporary use permit was approved for three (3) years with expiry on June 11, 2021.

POLICY/REGULATORY ANALYSIS:

Official Community Plan (OCP)

Future Land Use

The subject property is designated as "Neighbourhood Centre, Corridor" and "Neighbourhood Centre Residential" in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The "Neighbourhood Centre" designation is intended to provide local shops, services and similar amenities as well as encourage infill and redevelopment of existing vacant and underused sites (Policy 8.3.31).

The "Neighbourhood Centre Corridor" designation is intended to encourage mixed use developments, incorporating retail and service commercial while permitting parks, schools and other community facility uses (Policy 8.3.34). The OCP policy indicates that the commercial characteristics of neighbourhood centres should have a full range of retail and service commercial uses, including grocery or anchor stores and a diversified mixture of basic and specialty retail (Policy 8.3.35).

As identified above, the applicant has proposed to provide specialty retail items that focus on Christian living (e.g. music and books). This application will provide a local shop and community services to encourage infill and redevelopment of an existing vacant and underutilized site. Furthermore, the development will encourage specialty retail and community facility (i.e. church) used in a mixed use development.

Administration is supportive of the application as the site specific amendment is supported by the OCP Future Land Use designations as outlined above.

Growth Management

The subject property is designated as "Growth Priority" in Schedule B-4: Growth Management of the OCP. This designation is intended to encourage growth within the infill and Growth priority area (Policy 8.1.1) The OCP policy allows and encourages mixed use development within Neighbourhood Centres and along major streets (Policy 8.1.3).

This application will encourage mixed use development along a major street, which is complementary to encouraging growth and infill in this Growth Priority area.

Administration supports this application as the application is consistent with the Growth Management objectives of the OCP.

Zoning Bylaw

The subject property is zoned P2: Minor Institutional, the purpose of the zone is to provide for education and recreational uses, and religious assemblies (church). The applicant is proposing a site specific text amendment to permit retail, general in conjunction with a religious assembly use only on the subject property. The proposed retail, general use will be secondary to the religious assembly use already occurring on-site.

Other Recreational and Institutional Zones:

The 'retail, general' and 'retail, convenience' use is permitted as a secondary use in other recreational and institutional zones (i.e. P1: Parks and Recreation, P3: Major Institutional and P4: Highway Education). The P3 and P4 zones permit higher land uses such as education, commercial, exhibition & convention, fish hatchery, health service, major and minor (i.e. hospitals and clinics) and transportation depot. The only P institutional zone that does not permit any retail is the P2 zone.

Adding retail, general to the P2 zone, as a secondary use to religious assemblies, allows for consistency with the other zones as indicated above as institutional uses typically have a small retail space to sell product and materials as a revenue source.

Intensity of Proposed Use

The subject property is surrounded by mix of residential uses (i.e. single and multi-family residential), highway commercial, two (2) religious assemblies and other recreational uses (Rotary soccer fields and Exhibition Park). The existing building is currently being used by The Well- A Gathering Place (Fellowship) for religious assembly purposes (i.e. church). The subject property provides sufficient parking of approximately 50 parking stalls which meets the zoning bylaw parking regulations for religious assembly. There are also two (2) accesses from 15th Avenue, which is an arterial road that is intended for the movement of large volumes of people and goods between different areas of the City.

The addition of the retail, general use on the property is not anticipated to impact the surrounding land uses with increased traffic to and from the site as the use is minor in nature and complements the religious assembly use currently occurring on site.

Administration is supportive of the proposal for a site specific amendment to allow retail, general on the subject property as the use is consistent with the OCP policy as indicated above.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

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. 9042 be approved.

SUMMARY AND CONCLUSION:

Administration supports the proposal for a site specific text amendment for retail, general on the subject property due to the rationale provided in the report.

RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY:

Melissa Nitz, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: July 29, 2019