

STAFF REPORT TO COUNCIL

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DATE: August 8, 2019

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Rezoning Amendment Application No. RZ100608 (Bylaw No. 8984).

Applicant: Alphonse & Elle Holiday Adventures Inc., Inc. No. BC0907772 on behalf of Solutions Staffing Inc.
Location: 1224 Houston Lane

ATTACHMENT(S): - Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 8984

RECOMMENDATION(S):

THAT Council:

GIVE First and Second Readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 8984, 2019."

PURPOSE:

The applicant would like to rezone 1224 Houston Lane (subject property) from P2: Minor Institutional to C7: Transitional Commercial. The applicant is proposing an office use for Staffing Solutions that focuses on the education and placement of healthcare professional across the Province.

Site Characteristics

Location	1224 Houston Lane
Legal Description	Parcel 1, District Lot 933, Cariboo District, Plan 28478
Property Size	0.12 ha (0.31 acres)
Official Community Plan	Neighbourhood Corridor
Growth Management Class	Growth Priority
Servicing	City Services Available

Zoning

Current Use	Office for Solutions Staffing Inc. (TU000039)
Current Zoning	P2: Minor Institutional
Proposed Zoning	C7: Transitional Commercial

Surrounding Land Use

North	Queensway & Residential
South	Houston Lane & Residential
East	Kaslo Street & Residential
West	Undeveloped Residential lot

Relevant Applications:

Temporary Use Permit TU000039: The applicant is operating under a Temporary Use Permit No. TU000039, which council approved on October 1, 2018. This permit facilitated an office use at 1224 Houston Lane for a maximum of one (1) year expiring on October 1, 2019.

POLICY/REGULATORY ANALYSIS:

Official Community Plan (OCP)

Future Land Use

The subject property is designated Neighbourhood Corridor as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation encourages local commercial nodes at the intersection of collector and arterial streets. At these commercial nodes, policy permits retail, personal services, service-orientated office uses intended to draw residents from surrounding neighbourhoods. The proposed business offers service-orientated office uses which are complementary in terms of scale and form of the surrounding commercial businesses along Queensway.

The Neighbourhood Corridor Designation also encourages expansion of local commercial uses within existing neighbourhoods where the proposed use does not contribute to intrusive vehicular traffic to local roads in the area. The subject property is located on a corner lot with access from Queensway (arterial) and Houston Lane, which would mitigate additional traffic travelling through the residential neighbourhood. The OCP states that the City should allow and encourage office uses downtown, and restrict office development outside of the downtown (Policy 8.3.3). The applicant intends to utilize the existing building which is a one storey structure with limited area for tenancy. Administration supports this application as it is consistent with the Neighbourhood Corridor designation of the OCP.

Growth Management

The subject property is designated as Growth Priority in Schedule B-4: Growth Management of the Official Community Plan. Properties with this designation are intended to be a priority for redevelopment and infill projects.

Growth Management designations allow the City to direct growth in ways that support community goals. The Official Community Plan indicates that areas designated as Growth Priority should be a priority for upgrades and extensions to networks and services (e.g. city servicing, streetscape improvements, road infrastructure etc.). The City should encourage incremental, small-scale redevelopment where the development will have minor impacts and is well suited to the surrounding neighbourhood.

The proposal supports the Growth Management designation as the applicant is supporting small scale redevelopment on the subject property that utilizes an existing building on the subject property with the form and character of the existing building complementing the surrounding neighbourhood.

Administration supports this application as it is consistent with the Future Land Use and Growth Management OCP policy direction for Neighbourhood Corridors and Growth Priority designations.

Commercial Form and Character Development Permit

If Council approves this rezoning, the subject property would be commercially zoned and would be designated as a Commercial Form and Character Development Permit Area. Any new buildings, additions or exterior improvements would trigger a Commercial Form and Character Development Permit. The development permit would allow Administration to comment on the form and character of any building or exterior improvements proposed to ensure the proposal adheres to the Development Permit Guidelines.

Riparian Protection Development Permit Area

A portion of the subject property is within the Riparian Protection Development Permit area as shown on Schedule D-2 of the OCP (Policy 9.3). Riparian areas are land and vegetation adjacent to watercourses that provide a range of important functions, including fish and wildlife habitat, erosion and sediment control, flood protection and overall stream bank stability. The objective of this development permit is to have riparian areas remain in an undisturbed state in order to provide those functions.

Should a Riparian Protection Development Permit be triggered for the subject property, a Riparian Assessment is to be completed by a qualified professional. The Riparian Protection Development Permit additional development approval information, such as hydrological reports, storm water management and drainage plans, may be required prior to issuance of a development permit.

Zoning Bylaw

The subject property is currently zoned P2: Minor Institutional; the purpose of this zone is to provide for educational, recreational and religious assembly uses. The applicant has applied to rezone the subject property from P2: Minor Institutional to C7: Transitional Commercial, as shown on Appendix "A" to Bylaw No. 8984. The intent of the C7: Transitional Commercial zone is to provide vehicle-orientated service and office uses.

The Zoning Bylaw does permit small retail/office tenancies that are restricted in gross leasable floor area. Specifically, commercial zones that are adjacent to residential uses (i.e. C4: Local Commercial and C7: Transitional Commercial) may have a gross leasable floor area that range from 280 m² for one tenancy with a limit of 1400 m² for all office uses on site. The applicant intends to be consistent with all tenancies being 1400 m² and under.

The subject property is in close proximity to other office uses and C7: Transitional Commercial zones (approximately 150 metres) along Queensway. The proposed use complements the Queensway area, which is historically a mixed use area of residential and commercial uses (i.e. office and car sales). Further to this, the existing building was previously used by the Aboriginal Housing Society of Prince George and is a similar scale and design to the surrounding neighbourhood (i.e. residential home).

The subject property is proposing a commercial, office use and is required to provide 3.4 parking stalls per 100 m² gross floor area under Section 7 of the Zoning Bylaw No. 7850, 2007. The existing development on site has a gross floor area of approximately 348.3 m² which will require 12 parking stalls on site. The applicant has provided 15 paved parking stalls on the subject property (5 stalls accessed from Kaslo Street, and 10 parking stalls access from Houston Lane). There is sufficient on-site parking for the proposed use of commercial, office use.

The existing building resembles a single detached house with existing landscaping (i.e. cedar hedges and continuous ground cover) and pathways connecting the parking areas to the existing building. In keeping with the form and character of the area, the existing landscaping is complementary to the residential character of the surrounding neighbourhood and meets Zoning Bylaw requirements.

Administration supports this application as the arterial road network of Queensway supports small scale redevelopment at commercial nodes, the form and character of the existing building complements the surrounding neighbourhood, and the tenancy size is consistent with the OCP designation. Therefore Administration supports the proposed rezoning as per the rationale 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.

Ministry of Transportation and Infrastructure

As identified under Section 52 of the *Transportation Act*, any properties that are within 800 m of a controlled access highway triggers approval from the Ministry of Transportation and Infrastructure. The subject property is within 800 m of controlled access highway (i.e. Highway 97 South), which requires the Ministry's approval prior to Final Reading.

ALTERNATIVES:

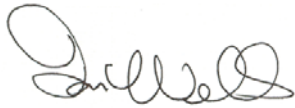
1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 8984 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property from P2: Minor Institutional to C7: Transitional Commercial, as shown on Appendix "A" to Bylaw No. 8984. The purpose of this application is to allow for office use on the subject property for Staffing Solutions Inc. Administration recommends support of this application based on the rationale identified above.

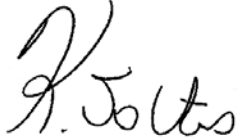
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:



Kathleen Soltis, City Manager
Meeting date: August 19, 2019