CITY OF PRINCE GEORGE

# STAFF REPORT TO COUNCIL

1100 Patricia Blvd. I Prince George, BC, Canada V2L 3V9 I www.princegeorge.ca

**DATE:** May 25, 2022

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Amendment to City of Prince George Zoning Bylaw No. 7850, 2007 (Bylaw No. 9273)

**APPLICANT:** City of Prince George

**ATTACHMENT(S):** Exhibit "A" to RZ100732
Exhibit "B" to RZ100732
Supporting Document

**RECOMMENDATION(S):**

That Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9273, 2021".

## PURPOSE:

Administration is initiating an amendment to the City of Prince George Zoning Bylaw No. 7850, 2007 to include a "Self-Storage Facility" use within the C6: Highway Commercial zone. This amendment proposes to remove the current definition for "Warehousing and Storage" and replace it with independent definitions for "Warehousing" and "Self-Storage Facility", as shown on Exhibit "A" to RZ100732. The purpose of this application is to allow "Self-Storage Facility" uses within the C6: Highway Commercial zone. The proposed amendment is consistent with other municipalities' interpretation of these uses.

## BACKGROUND:

City of Prince George Zoning Bylaw No. 7850, 2007 ("Zoning Bylaw") currently permits "Warehousing & Storage" as a principal use within the M1: Light Industrial, M2: General Industrial, M3: Business Industrial, M4: Transition Industrial, M5: Heavy Industrial, P3: Major Institutional, Z16: Blackburn Commercial, and Z17: Monterey Road Commercial zones. This use is also permitted as a secondary use within the P4: Higher Education zone.

"Warehousing & Storage" is currently defined within the Zoning Bylaw as *the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers. This use does not include warehousing & storage for retail sale purposes on the same site, or a wrecking yard, truck or rail terminal, or waste management.*

To date, Administration has been interpreting all "warehousing" and "self-storage facilities" under the current "Warehousing & Storage" definition. As such, these uses are currently only permitted in industrial zones. This

application proposes to remove the current definition of "Warehousing & Storage" and replace it with separate definitions for "Warehousing" and "Self-Storage Facility" within the Zoning Bylaw. Since "Self-Storage Facilities" are not considered to have the same potential impact as typical industrial uses, this application further proposes to allow the "Self-Storage Facility" use within the C6: Highway Commercial zone.

Recently, a number of "Self-Storage Facility" uses have been proposed in highway commercial locations. This aligns with the recent influx of multi-family developments (74% of new buildings in 2020) and increasing demand for rental housing, as noted in the City's Housing Needs Report dated December 2021. In anticipation of additional proposals for "Self-Storage Facility" uses, this application proposes to define a "Self-Storage Facility" use in the Zoning Bylaw and includes this use within the C6 zone and industrial zones, as shown on Exhibit "A" to RZ100732. "Warehousing" will continue to be permitted in industrial zones only. This is consistent with other BC municipalities such as Kamloops, Kelowna, Penticton, Vernon and Quesnel.

## POLICY / REGULATORY ANALYSIS:

### Official Community Plan

Properties currently zoned C6: Highway Commercial are predominately designated as Service Commercial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). Service commercial areas provide vehicle-oriented commercial uses in highly accessible locations. OCP Policy encourages tourist accommodation and ancillary uses, and retailers that are accessed primarily by vehicle, such as lumber yards, service stations, smaller warehouse-style stores, and vehicle dealerships (OCP Policy 8.3.73). The Service Commercial designation is predominately located along Highway 16 and Highway 97.

The proposed "Self-Storage Facility" use will serve residents in highly accessible locations accessed primarily by vehicle along highway corridors. The proposed "Self-Storage Facility" use is similar in scale to a lumber yard or vehicle dealership, in regards to property size and site coverage with less anticipated impacts in regards to noise and traffic.

Development Permit

The *Local Government Act* allows municipalities to designate development permit areas for the purposes outlined in Section 488 of the Act. Once a development permit area has been designated, a development permit must be obtained prior to development.

All lands commercially designated in Schedule B-6 Future Land Use of the OCP, as well as commercially zoned properties are designated as a Commercial Form and Character Development Permit Areas. The objectives of the Commercial Form and Character Development Permit Areas are to foster improved design of commercial buildings given the high visibility of these areas and their exposure to major traffic routes; provide an opportunity for human-scale considerations for all users of a commercial site; and provide an appropriate degree of landscaping of commercial sites with special attention to the human-scale, streetscape, and adjacent non-commercial uses.

"Self-Storage Facility" developments within the C6: Highway Commercial zone will require a Commercial Form and Character Development Permit. Should Council support this application, Administration recommends including the following Development Permit guidelines, as shown on Exhibit "A" to RZ100732.

- The use of prefabricated metal buildings is discouraged.
- Buildings should be designed to express quality architectural design, design details, articulation and quality materials on all sides of the building.
- Buildings should have varied height and incorporate secondary architectural elements and material articulation to increase the visual interest.

- Avoid long or continuous blank walls and divide large vertical or horizontal facades into varying masses.
- Integrate corporate colours as minor accent features not overall themes to avoid the use of colour blocks, banding or stripes.
- Locate the office, reception, or sales component of the building to be visible and accessible from the street.

The above noted Development Permit guidelines are consistent with other municipalities'. Administration supports this application, as it is consistent with the Future Land Use policy direction identified by the OCP.

### Zoning Bylaw

The C6: Highway Commercial zone is intended to provide for uses appropriate for some highway locations. The C6 zone permits a range of retail, service and related commercial uses that are primarily accessed by vehicle. Properties currently zoned C6: Highway Commercial are predominately located along Highway 16, Highway 97, Victoria Street and Queensway, as shown on Exhibit "B" to RZ100732. Surrounding land uses are typically commercial, bordered by existing residential neighbourhoods.

This application proposes to remove the current definition for "Warehousing and Storage" and replace it with independent definitions for "Warehousing" and "Self-Storage Facility". The purpose of this application is to allow "Self-Storage Facility" uses within the C6: Highway Commercial zone.

As shown on Exhibit "A" to RZ100732, "Warehousing" is proposed to be defined as *buildings or structures in which goods, products, substances and materials are received and stored for distribution. This use does not include retail sales on the same site, wrecking yard, truck or rail terminal, or waste management.* "Warehousing" will continue to be permitted in industrial zones only.

"Self-Storage Facility" is proposed to be defined as *a fully enclosed building or structure in which individual storage units are rented or leased for the storage of goods, materials, and equipment. This use not does include outdoor storage*. The "Self-Storage Facility" use will be permitted in industrial zones and the C6: Highway Commercial zone. Potential effects of the proposed "Self-Storage Facility" use on surrounding uses may be in regards to visual impact, architectural design and massing, light pollution and traffic. Since all commercially zoned properties are designated within a Commercial Development Permit Areas, "Self-Storage Facility" uses will be required to adhere to the Commercial Form and Character Guidelines of the Zoning Bylaw. This includes the additional guidelines noted above.

Since "Self-Storage Facilities" are not considered to have the same potential impact as typical industrial uses, such as noise, odour, smoke, glare or toxic matter, this application proposes to allow "Self-Storage Facility" uses within the C6: Highway Commercial zone. None of the aforementioned impacts are anticipated from the proposed "Self-Storage Facility" use.

This is consistent with other BC municipalities such as Kamloops, Kelowna, Penticton, Vernon and Quesnel, as identified in the supporting document attached to this report. Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP.

### CONSEQUENTIAL AMENDMENTS:

In order to facilitate the proposed "Self-Storage Facility" use, a number of consequential amendments are required throughout the Zoning Bylaw. The proposed amendments will affect the following sections:

Table 7.4 Parking Requirements

A minor amendment is proposed to Table 7.4, to require parking stalls be provided for the newly defined "Self-Storage Facility" use, as described on Exhibit "A" to RZ100732.

Section 12 Industrial Zones

As noted above, this application proposes to remove the current definition of "Warehousing & Storage" and replace it with independent definitions for "Warehousing" and "Self-Storage Facility". Sections 12.1.2., Section 12.2.2., Section 12.3.2., Section 12.4.2., and Section 12.5.2. require consequential amendments, as described on Exhibit "A" to RZ100732.

Section 15 Site-Specific Zones

As noted above, this application proposes to remove the current definition of "Warehousing & Storage" and replace it with independent definitions for "Warehousing" and "Self-Storage Facility". Sections 15.16 and 15.17 require consequential amendments, as described on Exhibit "A" to RZ100732.

## OTHER CONSIDERATIONS:

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9273 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

### Statutory Notification and Public Consultation

In accordance with section 466(7) of the *Local Government Act,* the City of Prince George will conduct a city-wide notification through publication of the notice of public hearing in the Prince George Citizen. Due to the broad application of the proposed bylaw amendments within in the City, notices will not be mailed to individual owners and occupants.

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 bylaw. 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. 9273, 2021 be approved.

## SUMMARY AND CONCLUSION:

Administration recommends that Council approve the proposed text amendments to facilitate a "Self-Storage Facility" use within the C6 zone. This application also includes a number of consequential amendments, as described on Exhibit "A" to RZ100732.

## RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

**PREPARED BY:** Kali Holahan, Acting Supervisor of Planning

**APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2022/06/13