

STAFF REPORT TO COUNCIL

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

DATE: June 8, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Section 219 Covenant Application No. RC000019 (Bylaw No. 9228, 2021) and Rezoning Application No. RZ100711 (Bylaw No. 9229, 2021)

APPLICANT: L&M Engineering Ltd., for 1299141 B.C. Ltd. Inc. No. BC1299141

LOCATION: 3221/3191 Highway 16

ATTACHMENT(S): Traffic Impact Analysis
Geotechnical Assessment

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated June 8, 2022, from the Director of Planning and Development, titled "Section 219 Covenant Application No. RC000019 (Bylaw No. 9228, 2021) and Rezoning Application No. RZ100711 (Bylaw No. 9229, 2021)".

PURPOSE:

The purpose of this report is to confirm for Council the requirement for a Traffic Impact Analysis and Geotechnical Assessment has been met to the satisfaction of Administration prior to the Public Hearing for Restrictive Covenant Discharge Bylaw No. 9228, and Rezoning Amendment Bylaw No. 9229. The applicant has applied to discharge a restrictive covenant and rezone 3221/3191 Highway 16 (subject property) to facilitate development of a power-sports dealership.

Background

On February 28, 2022, Council approved Restrictive Covenant (Bylaw No. 9228) and Rezoning Amendment Application No. RZ100711 (Bylaw No. 9229) for First and Second Reading. This application involves the discharge of a Section 219 restrictive covenant and modification (Land Title Office Document No.'s BB1020196 and CA2107776) that restricts the number of rooms and height permitted for a hotel development and restricts development from occurring within the AG: Greenbelt zone. This application further proposes to rezone an approximately 2.7 ha portion of the subject property from C5: Visitor Commercial to C6: Highway Commercial.

On February 28, 2022, the following recommendations were carried unanimously by Council:

*Moved By Councillor Ramsay
Seconded By Councillor Everitt*

That Council PERMITS the Public Hearing for proposed Bylaw No. 9228, 2021 and 9229, 2021 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 Geotechnical Assessment.*

Carried Unanimously

Moved By Councillor Scott

Seconded By Councillor Frizzell

That Council PERMITS that consideration of Final Reading of proposed Bylaw No. 9228, 2021 and 9229, 2021 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of a Servicing Brief, and*
- b. Registration of Section 219 Covenant that restricts building or disturbance of the AG: Greenbelt zone.*

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

Carried Unanimously

Traffic Impact Analysis

A Traffic Impact Analysis Letter prepared and sealed by L&M Engineering Ltd., dated March 2, 2022, has been received to Administration's satisfaction. The Traffic Impact Analysis Letter has detailed the proposed trip generation, distribution, and assignment for the proposed development.

Geotechnical Assessment

A Geotechnical Report prepared and sealed by GeoNorth Engineering Ltd., dated August 13, 2015, and Supplementary Letter prepared and sealed by GeoNorth Engineering Ltd., dated December 15, 2021, has been received to Administration's satisfaction. The Geotechnical Report has provided recommendations for slope stability, retaining walls, site preparation, and construction review regarding foundation excavations and structural fill. The Supplementary Letter confirms that the findings and recommendations identified in the 2015 Geotechnical Report are still applicable.

SUMMARY AND CONCLUSION:

A Traffic Impact Analysis and Geotechnical Assessment has been received to the satisfaction of Administration. There are no further conditions prior to the Public Hearing for Bylaw No's. 9228 and 9229.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Acting Supervisor of Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/06/27