

STAFF REPORT TO COUNCIL

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

DATE: June 1, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100741 (Bylaw No. 9288)

APPLICANT: L&M Engineering Ltd. for Kidd Real Estate Holdings Ltd., Inc. No. BC821509
LOCATION: 7171 Hart Highway

ATTACHMENT(S): Location and Existing Zoning Map
 Appendix "A" to Bylaw No. 9288
 Supporting Document

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9288, 2022"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9288, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Brief; and
 - b. Receipt of a Traffic Impact Study.

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 is proposing to rezone 7171 Hart Highway (subject property) to facilitate a mix of commercial and residential buildings, as outlined in the attached supporting document. In order to facilitate the proposed development, the applicant has applied to rezone a 4.0 ha portion of the subject property from C3: Neighbourhood Commercial and C6: Highway Commercial to C2: Regional Commercial and RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9288. The remaining 1.1 ha portion of the subject property is not included in the proposed rezoning and will remain as C5: Visitor Commercial.

Site Characteristics

Location	7171 Hart Highway
Legal Description	North West ¼ of District Lot 4047, Cariboo District, Except Plans 9543, 11058, 11059, 11060, 11061, 11088, H226, 28664 and 31724
Current Use	Vacant

Total Site Area	5.2 ha
Future Land Use	Neighbourhood Residential Corridor and Service Commercial
Growth Management Class	Growth Priority and Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9288)

Current Zoning	C3: Neighbourhood Commercial, C6: Highway Commercial and C5: Visitor Commercial
Proposed Zoning	C2: Regional Commercial, RM5: Multiple Residential and C5: Visitor Commercial

Surrounding Land Use Table

North	Handlen Road
South	Turner Road; Single Residential
East	Highway 97 N
West	Kelly Road S; Single Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Residential Corridor and Service Commercial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Residential Corridor designation encourages the expansion of local commercial mixed-use developments within existing neighbourhoods. The Neighbourhood Residential Corridor encourages retail, personal services, service-oriented office uses (insurance, real estate, medical/dental, travel), and food & beverage establishments intended to draw residents from the surrounding neighbourhood (OCP Policy 8.3.54).

The Service Commercial designation is intended to offer commercial uses in highly accessible locations, including tourist-oriented uses and retailers that are accessed primarily by vehicle. The OCP encourages Service Commercial developments to consider serviced land and amenities such as transit access and road networks for future development (OCP Objective 8.3.22). The subject property has City services available, is within an active transit catchment area, and within walking distance of transit stops, schools, and daily needs amenities. The proposed commercial and residential development will provide a transition between the existing single family uses to the west, commercial uses to the north and Highway 97 N to the east of the subject property.

The proposed rezoning is consistent with the Future Land Use designation. Administration supports the proposed rezoning to facilitate a commercial and residential development on the subject property.

Growth Management

The subject property is designated as Growth Priority and Infill in Schedule B-4: Growth Management of the OCP. This designation is intended to encourage infill and redevelopment within existing neighbourhoods. The proposed commercial and residential development will provide infill and densification of an underutilized site in an existing neighbourhood (OCP Policy 8.3.31).

Administration supports this application, as it is consistent with the OCP's Future Land Use and Growth Management policies for development.

Development Permit

Development of the subject property will trigger a Commercial, and Multiple Residential Form and Character Development Permits. The City may consider the following criteria to determine proposed land use suitability: 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).

The Commercial Form and Character Development Permit area is intended 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.

The Multiple Residential Form and Character Development Permit area is intended to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complementary to adjacent uses; considers the human-scale; and provides the City with the ability to tailor new multiple residential area sites to local site conditions and area character. Through the Development Permit process, the City will review that the proposed development is designed to reflect local identity, align with design guidelines, and enhance the built environment (Policy 8.2.10).

Zoning Bylaw

The subject property is currently zoned C3: Neighbourhood Commercial, C6: Highway Commercial and C5: Visitor Commercial. The C3 zone is intended to provide for neighbourhood commercial areas and complementary residential uses; the C6 zone is intended to provide for uses appropriate to highway locations; and the C5 zone is intended to provide uses to serve visitors and travelers (e.g., hotel).

The applicant has applied to rezone a 4.0 ha portion of the subject property from C3 and C6 to C2: Regional Commercial and RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9288. The remaining 1.1 ha portion of the subject property is not included in the proposed rezoning and will remain C5.

The intent of the C2 zone is to provide for major shopping centers and complementary residential uses. The intent of the RM5 zone is to provide for multi-family housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing. Both the C2 and RM5 zones allow for mixed-use development incorporating retail and service commercial uses. The C2 development regulations allow for standalone commercial uses or mixed-use development where residential uses may be located above the first storey of a commercial building. Whereas the RM5 development regulations requires that all retail and service commercial use occur within a building containing a residential use.

The subject property is located approximately 575 m north of a regional commercial node (Shoppers Drug Mart; Save-On-Foods; Hart Shopping Centre). The proposed development is within an active transit catchment area and within walking distance of a transit stops and daily needs amenities.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP and will offer a transition between the adjacent commercial node and single residential neighbourhood.

OTHER CONSIDERATIONS:

Referrals

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

Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

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 Final Reading of Bylaw No. 9288 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Study

A Traffic Impact Study prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required to address technical issues related to traffic for the proposed development (e.g., access to and from the subject property and adjacent intersections, trip generation information, and recommendations to reduce the impacts associated with traffic).

Administration recommends that Final Reading of Bylaw No. 9288 be withheld until a Traffic Impact Study 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. 9288 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the *Local Government Act*, a public hearing regarding this application will not be held as the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011."

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", in advance of First and Second Reading of the proposed bylaw, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests in property may be affected by this application.

Members of the public wanting to provide comment on the application, may submit written correspondence to Council. 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 public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the 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. 9288, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone a 4.0 ha portion of the subject property from C3 and C6 to C2 and RM5, to facilitate a commercial and residential mixed-use development. The proposed development is consistent with the policy direction provided in the OCP and will offer a transition between the adjacent highway and the single residential neighbourhood uses to the west. Administration is supportive of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Acting Supervisor of Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/07/11