

STAFF REPORT TO COUNCIL

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DATE: July 18, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100742 (Bylaw No. 9289)

APPLICANT: L&M Engineering Ltd. on behalf of Bon Voyage Motor Inn Ltd., Inc. No. 517634

LOCATION: 4488 Highway 16 W

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9289

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9289, 2022"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9289, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of Traffic Impact Analysis;
 - b. Receipt of Servicing Brief; and
 - c. Registration of a Section 219 Covenant on the legal title of Lot 1, District Lot 1599, Cariboo District, Plan PGP42018 that restricts building or disturbance of the drainage channel along Bear Road and Deer Road.

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 develop a self-storage facility at 4488 Highway 16 W (subject property) on a vacant and undeveloped portion of the parcel. To facilitate the proposed self-storage facility, the applicant has applied to rezone a 0.85 ha portion of the subject property from AF: Agriculture & Forestry to C6: Highway Commercial, as shown on Appendix "A" to Bylaw No. 9289.

Site Characteristics

Location	4488 Highway 16 W
Legal Description	Lot 1, District Lot 1599, Cariboo District, Plan PGP42018
Current Use	Commercial and service station (Bon Voyage Plaza)
Subject Property Size	1.5 ha (3.7 acres)
Subject Area	0.85 ha (2.1 acres)
Future Land Use	Service Commercial
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No.9289, 2022)

Current Zoning	C6I: Highway Commercial (0.65 ha) and AF: Agriculture & Forestry (0.85 ha)
Proposed Zoning	C6I: Highway Commercial (0.65 ha) and C6: Highway Commercial (0.85 ha)

Surrounding Land Use Table

North	Bear Road; Highway 16 W, Commercial (Art Knapps)
South	Deer Road; Moose Road and Residential
East	Bon Voyage Plaza and Bon Voyage Inn
West	Bear Road; Vacant Commercial Land

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Service Commercial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). 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 consider serviced land and amenities such as transit access and road networks for future development (OCP Objective 8.3.22). The Service Commercial designation encourages commercial uses that are accessed primarily by vehicle such as service stations, smaller warehouse-style stores, and dealerships (OCP Policy 8.3.73). OCP Policy identifies several locations suitable for Service Commercial uses including along Highway 16 W near the intersection of Bear Road (OCP Policy 8.3.74).

The subject property is accessed via Bear Road and Highway 16 W Frontage Road. This road network is classified as minor collector in the Schedule B-10: 15 Year Road Network of the OCP. Minor collectors are intended for the movement of people and goods between local roads and the arterial road network (i.e., Highway 16 W).

Administration supports this application, as the proposed self-storage facility is consistent with the Service Commercial designation and OCP Policy.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. This designation is intended to encourage utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). The subject property is partly developed with a commercial strip mall and service station. The proposed self-storage facility will be located on the undeveloped 0.85 ha portion of the subject property.

Administration supports this application, as it is consistent with the OCP Future Land Use and Growth Management policy direction of the OCP.

Development Permit

If the application is approved, development of the subject area will trigger a Commercial Form and Character Development Permit. 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 for human scale considerations for all users of a commercial site; and provide an appropriate degree of landscaping with special attention to the human-scale, streetscape, and adjacent non-commercial uses. Administration will evaluate the proposed development by its location, lot size, site access, volume of site usage, parking, landscaping, screening, development size, massing, and quality of design (OCP Policy 8.3.7).

Zoning Bylaw

The subject property is currently zoned C6I: Highway Commercial and AF: Agriculture & Forestry. The C6 zone is intended to provide for uses appropriate for some highway locations, while the "I" permits a liquor retail use. The AF zone is intended to conserve and manage agricultural and forestry land by providing for compatible range of uses with regulations that maintain parcels of at least 15.0 ha.

The applicant is proposing to rezone a 0.85 ha portion of the subject property from AF to C6, as shown on Appendix "A" to Bylaw No. 9289. The remaining 0.65 ha portion of the subject property is not included in this application and will remain C6I: Highway Commercial.

The subject property is currently developed as the Bon Voyage Plaza, which includes commercial strip mall and service station. This application is intended to extend commercial zoning over the vacant remainder of the subject property to facilitate a self-storage facility use. Administration is requesting a Traffic Impact Analysis (TIA) to ensure that parking, access and egress will not impact the surrounding land uses and road network for the highest and best use of proposed zone.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP and surrounding land uses.

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

Restrictive Covenant No. PM1930: Registered on title on January 14, 1998, this covenant restricts building and development until the City of Prince George receives certification prepared and sealed by a Professional Engineer registered in the Province of British Columbia for the site conditions and foundation of the proposed development. This covenant will be addressed at time of building permit submission on the property.

Traffic Impact Analysis

A Traffic Impact Analysis of the highest traffic generating use permitted by the proposed C6 zone prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required.

Administration recommends that Final Reading for Bylaw No. 9289, 2022 be withheld until a Traffic Impact Analysis has been prepared and submitted to the satisfaction of Administration.

Servicing Brief

Currently, the subject property has an open ditch channel that is within the subject property boundaries along Bear and Deer Road. This is the primary form of storm management for the road network in the area. The subject property has existing services of sanitary and water to the subject property. A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required, in order to ensure there is sufficient capacity for the highest use permitted under C6: Highway Commercial. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and lot grading and drainage designs on the subject property.

Administration recommends that Final Reading of Bylaw No. 9289, be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Section 219 Covenant

As indicated previously, there is an open ditch channel on the subject property, in order to protect the drainage area along Bear and Deer Road, the applicant has volunteered to restrict building or disturbance of this area through the registration of a Section 219 Restrictive Covenant.

Administration recommends that Final Reading of Bylaw No. 9289 be withheld until the Section 219 Covenant has been prepared and submitted to the satisfaction of Administration and registered to the legal title of the subject property.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9289 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. 9289, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone a 0.85 ha portion of the subject property from AF: Agriculture & Forestry to C6: Highway Commercial to facilitate development of a self-storage facility. Administration is supportive of this application for the reasons outlines in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/08/15