

STAFF REPORT TO COUNCIL

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DATE: August 3, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100758 (Bylaw No. 9333)

APPLICANT: L&M Engineering Ltd. on behalf of 0893989 B.C. Ltd., Inc. No. BC0893989

LOCATION: 1661 4th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9333

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9333, 2022";
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9333, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of confirmation that Lots 5, 6 and the West ½ of Lot 7, Block 155, District Lot 343, Cariboo District, Plan 1268 have been consolidated;
 - b. Receipt of Servicing Brief;
 - c. Receipt of a Parking and Paving Plan, and security in the amount of 120% of the cost of the paving works identified on the Parking and Paving Plan; and
 - d. Receipt of a Landscaping Plan and security in the amount of 120% of the cost of the landscaping works identified on the Landscaping Plan.

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 would like to develop a "health service, minor" use (*i.e.*, medical office) at 1661 4th Avenue (subject property). In order to facilitate the proposed development, the applicant has applied to rezone the subject property from RS2: Single Residential to C8: Commercial Conversion, as shown on Appendix "A" to Bylaw No. 9333. The applicant is proposing to convert the existing single-family dwelling on the subject property to a medical office.

Site Characteristics

Location	1661 4 th Avenue
Legal Description	Lot 5, 6 and the West ½ of Lot 7, Block 155, District Lot 343, Cariboo District, Plan 1268.
Current Use	Residential
Site Area	782 m ²
Future Land Use	Downtown
Growth Management Class	Growth Priority
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No.9333, 2022)

Current Zoning	RS2: Single Residential
Proposed Zoning	C8: Commercial Conversion

Surrounding Land Use

North	4 th Avenue; Surface Parking Lot
South	Laneway; Single Residential (zoned RM7: Multiple Residential)
East	Royal LePage Realty (C8: Commercial Conversion)
West	Single Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Downtown in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The downtown functions as the civic and cultural centre of Prince George, containing key cultural, civic and recreational amenities, offices, shopping and accommodating significant housing. This designation is intended to revitalize downtown as the commercial, cultural and civic heart of the community and strengthen the sense of place and identity of the downtown (OCP Objectives 8.3.5 and 8.3.6).

OCP Policy encourages the re-use, adaption, and renovation of existing buildings within the downtown area (OCP Policy 8.3.27) and the conversion of older dwellings to a limited range of non-retail commercial uses (OCP Policy 8.3.30). The applicant is proposing to retain the existing single-family dwelling on the subject property and convert the space into a medical office with minimal changes to the exterior of the building. This will ensure that the form and character of the existing building is retained, respecting the identity of the existing neighbourhood.

Administration is supportive of the proposed rezoning as it is consistent with the future land use direction of the OCP.

Growth Management

The subject property is designated as Growth Priority in Schedule B-4: Growth Management of the OCP. Areas with a Growth Priority designation have been prioritized for development and infill projects. These areas are intended to create land-use patterns which are supportive of active and public transportation, strengthen neighbourhoods, minimize replacement and maintenance of infrastructure, and remove barriers to growth (OCP Objective 8.1.3 and 8.1.6). The OCP encourages downtown revitalization and redevelopment of existing underused sites (OCP Objective 8.1.1 and OCP Policy 8.3.31)

The proposed medical office will allow for an essential service within walking distance of the Crescents and Downtown neighbourhoods, two areas identified for increased density. Administration supports this application, as it is consistent with the OCP Future Land Use and Growth Management policy direction of the OCP.

Crescents Neighbourhood Plan

The subject property is identified on the fringe of the Crescents Neighbourhood Plan area. The Crescents Neighbourhood Plan was adopted by Council in December 2003, after an extensive community consultation process for the area. The Crescents Neighbourhood Plan is intended to be the guiding document for rezoning and redevelopment and provide more specific land use policy direction.

The Crescent's area is located close to the downtown and in close proximity to residential neighbourhood areas, and institutional uses. The plan recognizes the existing urban nature of the area that is developed and serviced, while identifying areas that can be considered for redevelopment due to its proximity to the City Centre. The plan also states that infill and redevelopment within established areas for commercial use is appropriate. Although the plan identifies key areas of office uses adjacent to or in proximity to the hospital, alternate locations may be considered where the quality and integrity of the neighbourhood is not jeopardized.

The subject property is located along the south side of 4th Avenue which is classified as an arterial road. 4th Avenue is a throughfare in and out of the downtown and provides a natural transitional area between commercial uses and the Crescents Neighbourhood Plan. The proposed commercial conversion zone will permit service commercial uses that are not anticipated to negatively impact the surrounding area.

Administration supports this application, as it is consistent with the OCP future land use policy and the Crescents Neighbourhood Plan.

Zoning Bylaw

The subject property is zoned RS2: Single Residential. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m² and permits residential related uses that are compatible with the residential character of the area. The applicant has applied to rezone the subject property from RS2 to C8: Commercial conversion to facilitate a "health service, minor" use (i.e., medical office) on the subject property. The C8 zone is intended to provide for the conversion and replacement of older dwellings to a limited range of non-retail commercial uses including "health service, minor". The RS2 and C8 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS2 and C8

Regulations	RS2: Single Residential	C8: Commercial Conversion
Principal Uses	- Community Care Facility, Minor - Housing, Single Detached	- Community Care Facility, Major - Community Care Facility, Minor - Education, Commercial - Health Service, Minor - Housing, Single Detached - Office - Restaurant - Service, Massage Therapy - Service, Personal - Service, Pet Grooming & Daycare
Maximum Density	One (1) principal dwelling per site	One (1) principal building per site
Maximum Site Coverage	40%	30%
Maximum Height	10.0 m	10.0 m
Minimum Front Yard	4.5 m	4.5 m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Exterior Side Yard	3.0 m	3.0 m

Minimum Rear Yard	6.0 m	6.0 m
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As identified in Table 1 above, the RS2 and C8 development regulations have identical development regulations (i.e., setbacks and height) with the exception of site coverage, which is reduced in the C8 zone to 30%. The significant difference between the zones is the principal uses. The C8 zone is intended to offer a limited range of non-retail commercial uses. The surrounding area is a mix of RS2, RM7, C8, and C1 zones with varying lot sizes and uses including single residential, surface parking and office uses.

The applicant is proposing to retain the existing single-family dwelling on the subject property and convert the space into a medical office with minimal changes to the exterior of the building. Since the form and character of the existing building will be retained, it will be consistent with the surrounding neighbourhood. On-site parking is proposed off the rear lane and is required to meet the parking requirements of the Zoning Bylaw for the proposed “health service, minor” use. To ensure these requirements can be met onsite, Administration has required a Parking and Paving Plan prior to Final Reading.

Should redevelopment of the subject property be proposed in the future, the development regulations and Development Permit requirements of the C8 zone will ensure consistency with the existing residential and commercial uses in the area.

Administration is supportive of the proposed rezoning application as the proposal is consistent with the policy direction of the OCP and existing 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.

Property Title

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

Lot Consolidation

Currently, the subject property consists of three legal parcels. In order to accommodate the proposing commercial use and consistency with other C8 zoned parcels, Administration recommends that the parcels are consolidated.

Administration recommends that Final Reading of Bylaw No. 9333 be withheld until confirmation of the lot consolidation is received to the satisfaction of Administration.

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. 9333, be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Parking and Paving Plan

As a Development Permit may not be triggered as part of the proposed development, a Parking and Paving Plan with security in the amount of 120% of the cost of the works are required. A review of this Plan and the security obtained will allow Administration to ensure that the subject property is compliant with the parking requirements of the Zoning Bylaw.

Administration recommends that Final Reading of Bylaw No. 9333 be withheld until a Parking and Paving Plan, and security in the amount of 120% of the cost of the works identified has been submitted to the satisfaction of Administration.

Landscaping Plan

As a Development Permit may not be triggered as part of the proposed development, a Landscaping Plan and security in the amount of 120% of the cost of the works are required. A review of this Plan and the security obtained will allow administration to ensure that the subject property is compliant with the landscaping requirements of the Zoning Bylaw.

Administration recommends that Final Reading of Bylaw No. 9333 be withheld until a Landscaping Plan and security in the amount of 120% of the cost of the works identified has been submitted to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9333 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures and Statutory Notification

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.

In response to the public notice for this application, written comments received from members of the public regarding this application will be provided to Council for their consideration in advance of their consideration of first and second reading of the proposed bylaw. Additional information regarding written submissions 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. 9333, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property from RS4: Urban Residential to C8: Commercial Conversion to facilitate a “health service, minor” use for a medical office on the subject property. Administration supports this application, as the proposal is consistent with the OCP Future Land Use and Crescents Neighbourhood Plan.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/08/29