

STAFF REPORT TO COUNCIL

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DATE: September 7, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100629

APPLICANT: Big Bear Tech Ltd. on behalf of Varzari Trading Ltd., Inc. No. A0121176

LOCATION: 7000 Boundary Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100629
Exhibit "A" to VP100629
Exhibit "B" to VP100629

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100629 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot A, District Lot 748, Cariboo District, Plan EPP95567 as follows:

- a. Vary Section 12.2.5 2. by increasing the maximum height of development from 12.0 m to 13.8 m as shown on Exhibit "A" to VP100629.

PURPOSE:

The applicant is proposing to construct a 5,946 m² industrial building at 7000 Boundary Road (subject property). The subject property is zoned M2: General Industrial, which restricts the maximum height of development to 12.0 m. As such, the applicant has applied to vary the maximum height from 12.0 m to 13.8 m, as shown on Exhibit "A" to VP100629. The location of the proposed industrial building is shown on Exhibit "B" to VP100629.

Background

Site Characteristics

Location	7000 Boundary Road
Current Use	Vacant land
Site Area	4.4 ha
Zoning	M2: General Industrial
Servicing	City Services Available

Official Community Plan

Future Land Use	Light Industrial
Growth Management	Phase 1, Rural Resource

Surrounding Land Use Table

North	Vacant light industrial (PG Global Logistics Park)
South	Vacant light industrial (PG Global Logistics Park)
East	RDFFG Rural residential
West	Boundary Road, vacant light industrial (PG Global Logistics Park)

Relevant Applications

Development Permit No. DP100825: The applicant submitted an Industrial Form and Character Development Permit for the proposed 5,946 m² industrial building on the subject property. During the review of the Development Permit Application, it was determined that a Development Variance Permit was required to facilitate the height of the proposed development.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned M2: General Industrial. The purpose of the M2 zone is to provide for a mix of business and light industrial uses. The M2 development regulations permit development to a maximum height 12.0 m. The applicant has applied to vary the maximum height for the proposed industrial building from 12.0 m to 13.8 m, as shown on Exhibit "A" to VP100629. The proposed variance will accommodate the height of heavy machinery and overhead cranes.

Administration supports the variance request for the following reasons:

- The increased height will provide screening from rooftop mechanical equipment from Boundary Road;
- The form and character of proposed industrial warehouse is appropriate with the character of the existing development in the area;
- Adjacent properties along Boundary Road have received approval for similar height variances; and
- The proposal will meet all over M2 development regulations for setbacks and site coverage.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

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 and granting of the permit 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.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Development Variance Permit No. VP100629 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of a 5,946 m² industrial building, the applicant has applied to increase the maximum height of development on the subject property from 12.0 m to 13.8 m, as shown in Exhibit "A" to VP100629. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/10/03