

STAFF REPORT TO COUNCIL

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DATE: October 26, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100771 (Bylaw No. 9359, 2022)

APPLICANT: Thrive Liquor & Cannabis Advisors for Brookwood Properties Inc.,
Inc. No. 762283

LOCATION: 102-2626 Vance Road

ATTACHMENT(S): Location and Existing Zoning Map
Exhibit "A" to Bylaw No. 9359
Letter of Intent

RECOMMENDATION(S):

THAT Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9359, 2022".

PURPOSE:

The applicant has applied for a site-specific text amendment to allow a Liquor Primary Establishment, Minor use as a principal use at 102-2626 Vance Road (subject property). This application will allow liquor services for the existing golf simulator business, Northern Swing Golf. To allow for liquor services, the applicant has proposed a site-specific text amendment to allow a Liquor Primary Establishment, Minor as a principal use within the C6cl: Highway Commercial zone on the subject property only.

Background

Site Characteristics

Location	102-2626 Vance Road
Legal Description	Lot A, District Lot 1432, Cariboo District, Plan 26796
Current Use	Vacant Tenant Space
Site Area	4,319 m ²
Zoning	C6lc: Highway Commercial
Future Land Use	Regional Commercial
Growth Management	Infill

Zoning (see Appendix "A" to Bylaw No. 9359)

Current Zoning	C6lc: Highway Commercial
Proposed Zoning	C6lc: Highway Commercial; with a site-specific text amendment to add Liquor Primary Establishment, Minor as a principal use.

Surrounding Land Use Table

North	Commercial Retail (Brookwood Plaza; Costco Wholesale)
South	Vance Road; Commercial Retail (Ruckus) and Residential
East	Commercial Retail (Brookwood Plaza); Walls Ave; Restaurant (Boston Pizza); and Highway 16
West	Wiebe Road; Residential

Relevant Applications

Liquor License Application No. LL100182: The applicant has concurrently applied to the Liquor and Cannabis Regulation Branch for a liquor primary licence at the subject property. Should Council approve Rezoning Application No. RZ100772 for First and Second Reading, Liquor License Application No. LL100182 a concurrent public hearing will be held.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The Liquor and Cannabis Regulation Branch (LCRB) is the provincial authority for liquor licensing and is regulated by the *Liquor Control and Licensing Act* and the Liquor Control and Licensing Regulation. All liquor licenses are approved and issued by the LCRB. The applicant has concurrently applied to the LCRB to operate as a liquor primary establishment. Should this application be successful, the City's Liquor License Application process will be triggered for a resolution from City Council.

City of Prince George Liquor and Cannabis License Policy

The City of Prince George LCLP establishes guidelines for the operation of Liquor Primary Establishments within the City. As previously mentioned, the applicant has concurrently applied to the City for a Liquor Licence Application to facilitate a resolution from City Council. The Liquor Licence Application will be evaluated for hours of liquor service, occupant load, and location of Liquor Primary Establishments. Should Council approve Rezoning Application No. RZ100772 for First and Second Reading, a concurrent public hearing will be held for both the site-specific text amendment and Liquor License Application.

Official Community Plan

Future Land Use

The subject property is designated as Regional Commercial as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Regional Commercial designation is intended to be the focus of regional retail activity, generally with large-scale retail and vehicle-oriented shops.

Further to this, this designation supports a mix of uses providing attractive and accessible areas. The subject property is located within a mix of commercial and retail related uses within the Brookwood Plaza and Peden Hill area. Further to this, the proposed location is adjacent to a major collector road network (Vance Road and Wiebe Road), and near residential areas for amenity walkability.

As this use is complimentary to the Regional Commercial designation, Administration is supportive of this application.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. Areas within an Infill designation have been prioritized for development and utilization of vacant sites and redevelopment of existing serviced lands is encouraged (OCP Policy 8.1.11). The proposed rezoning will help to facilitate utilization of the existing vacant land.

The subject area is currently vacant and underutilized. Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Development Permit

Should this application be approved, any façade improvements to an area greater than 20% will trigger a Commercial Form and Character Development Permit. The Commercial Form and Character Development Permit is intended to foster improved design of commercial buildings; provide an opportunity for human-scale considerations; and provide an appropriate degree of landscaping with special attention to the human-scale, streetscape and adjacent non-commercial uses. Should a Commercial Form and Character Development Permit be required, Administration will have the opportunity to review the façade, parking and landscaping of the subject property.

Zoning Bylaw

The subject property is currently zoned C6lc: Highway Commercial. The intent of the C6lc zone is to provide for uses appropriate for some highway locations. The “I” allows for liquor retail and a brewery/distillery, minor to occur. The applicant is proposing to offer liquor services within the existing golf simulator business, Northern Swing Golf. As such, the applicant has proposed a site-specific text amendment to allow a Liquor Primary Establishment, Minor as a principal use within the C6lc: Highway Commercial zone on the subject property only. The applicant has provided a letter of intent, which is attached to this report, describing the proposed liquor services and hours of operation

The land use impacts that are considered with a liquor primary establishment include community impact, location of use, proximity and over proliferation, adjacent land uses, parking, and traffic.

Location of Establishment

The subject property is located with the Brookwood Plaza adjacent to commercial uses located along Vance Road and Walls Avenue (i.e., C3: Neighbourhood Commercial; C6lc: Highway Commercial, and Z3: Retail & Warehouse Sales). The proposed liquor primary use is consistent with the adjacent commercial retail uses offering a small scale of entertainment and indoor recreation to the surrounding area. Although single and multi-family residences are located west and south of the subject property, the subject property is an existing commercially developed site. The proposed liquor primary use is not anticipated to have negative impacts on the surrounding area and adjacent land uses.

Administration has also considered parking and traffic as a typical land use impact associated with a Liquor Primary Establishment. The subject property provides ample off-street parking and flexible traffic circulation throughout Brookwood Plaza and adjacent major collector roads. It is not expected that the proposed use will have any significant impacts on traffic in the area as commercial uses are already existing, and there is parking capacity available to support the existing business and proposed use.

Community Impacts

The subject property is a well-established commercial site that has existed within the community for a number of years and includes liquor retail. The proposed Liquor Primary Establishment, Minor use is well suited to the surrounding commercial and retail uses.

Proliferation of Uses

The nearest liquor primary establishment is approximately 1 km north (Westwood Pub) of the subject property. This application is to allow an existing business the ability to have liquor sales; it is not the primary function of the business; therefore, it is not anticipated to create an undesirable amount of liquor primary uses in the area.

Due to the commercial nature of this area, the utilization of an existing building and the ability for the subject property to accommodate parking and traffic, Administration is supportive of this application.

OTHER CONSIDERATIONS:

Referrals

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

Property Title

Section 219 Covenant No. BX125903: Registered to the legal title on March 31, 2005, this restrictive covenant prohibits commercial office uses, as defined in the City of Prince George Zoning Bylaw as amended from time to time, from operating on the subject property. This covenant does not impact this application.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9359, 2022 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

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 notice to adjacent property owners and tenants whose interests may be affected by these applications. In addition, notice will be published to the City's website and Facebook page as per "City of Prince George Public notice Bylaw No. 9329, 2022."

Members of the public may provide comment by written submission, telephone, or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing and prior to third reading of the proposed bylaws. Residents who wish to speak in person can do so during the Public Hearing in Council Chambers. Additional information on methods to provide comments 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. 9359, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied for site-specific text amendment to allow a Liquor Primary Establishment, Minor as a principal use within the C6c1: Highway Commercial zone on the subject property only located at 102-2626 Vance Road. Administration is supportive of the rezoning application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/11/28