

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. RZ100760 (Bylaw No. 9338)

APPLICANT: L&M Engineering Ltd. for Comet Investments Ltd., Inc. No. 69349 and
P.G. Realty & Insurance Agency Ltd., Inc. No. 63919

LOCATION: 5570 Hartway Drive & 6116 Monterey Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9338

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9338, 2022"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9338 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Impact Analysis

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 an approximately 2.6 ha portion (subject area) of 5570 Hartway Drive and 6116 Monterey Road (subject properties) from M3: Business Industrial to M2: General Industrial, as shown on Appendix "A" to Bylaw No. 9338. To allow for a retail, convenience use, the applicant has proposed a site-specific text amendment to allow retail, convenience as a principal use within the M2 zone on the subject properties only. This application is intended to provide an increased variety of business and light industrial uses within the Hartway Industrial Area.

The remaining 0.2 ha portion of 6116 Monterey Road is not included in the proposed rezoning and will remain AG: Greenbelt.

Site Characteristics

Location	5570 Hartway Drive	6116 Monterey Road
Legal Description	Lot 3, District Lot 4039, Cariboo District, Plan EPP56988	Lot 5, District Lot 4039, Cariboo District, Plan EPP56988
Current Use	Vacant Industrial Land	Vacant Industrial Land
Site Area	1.1 ha (2.7 acres)	1.7 ha (4.2 acres)
Growth Management Class	Infill	Infill
Servicing	City Services Available	City Services Available

Zoning (see Appendix "A" to Bylaw No. 9338)

Location	5570 Hartway Drive	6116 Monterey Road
Current Zoning	M3: Business Industrial (1.1 ha)	M3: Business Industrial (1.5 ha) AG: Greenbelt (0.2 ha)
Proposed Zoning	M2: General Industrial (1.1 ha)	M2: General Industrial (1.5 ha) AG: Greenbelt (0.2 ha)

Surrounding Land Use Table

North	Vacant AG: Greenbelt; Significant Slopes
South	Monterey Road; Warehousing
East	Transportation Depot
West	Hartway Drive; Self-Storage Facility

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject area is designated as Light Industrial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Light Industrial designation is intended to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines and includes the area known as the Hartway Light Industrial Area. OCP Policy encourages intensification of all light industrial lands with existing services, adjacent to arterial roads to help facilitate the movement of people and goods (OCP Policy 8.3.92 and 8.3.93). This application will encourage growth and intensification in an area with City services available.

The proposed rezoning is consistent with the Light Industrial designation. Administration supports the proposed rezoning to facilitate industrial development within the subject area.

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

Section 488 of the *Local Government Act* gives municipalities the authority to designate development permit areas for specific purposes including the establishment of objectives for the form and character of industrial developments. Once a development permit area has been designated, a development permit must be obtained prior to development. An Industrial Form and Character Development Permit Area has been designated over any

industrially zoned lands within 50 m of a major road identified on Schedule B-10: 15-year Road Network. The subject area is greater than 50 m of a major road, the subject property has not been designated within an Industrial Form and Character Development Permit Area.

Zoning Bylaw

The subject area totaling approximately 2.6 ha is currently zoned as M3: Business Industrial. The M3: Business Industrial zone is intended to provide for a mix of business and light industrial uses, generally without outdoor storage. The applicant has applied to rezone the subject area from M3 to M2: General Industrial, as shown on Appendix "A" to Bylaw No. 9338. The M2: General Industrial zone is intended to provide for a mix of business and light industrial uses. The applicant has further proposed a site-specific text amendment to allow retail, convenience as a principal use within the M2 zone. The remaining 0.2 ha portion of 6116 Monterey Road is not included in the proposed rezoning and will remain AG: Greenbelt.

The subject properties are located within the Hartway Light Industrial Area. The Hartway Light Industrial Area is predominately zoned M3 and M2. The M3 and M2 zones are virtually identical in regard to development regulations (i.e., setbacks, height and site coverage). However, each zone offers a different variety of business and light industrial uses. This application is intended to provide an increased variety of business and light industrial uses within the Hartway Industrial Area.

The existing M3 zone currently permits retail, convenience as a principal use. As such, the proposed site-specific text amendment to allow retail, convenience as a principal use within the M2 zone for the subject properties only is not anticipated to negatively impact the surrounding area.

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

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. Several Section 219 Covenants are registered to the legal titles of the subject properties which will apply at the Building Permit stage.

Traffic Impact Analysis

The proposed development will be accessed by either Hartway Drive or Monterey Road which is deemed a major collector road. A Traffic Impact Analysis which includes a trip generation, trip distributions and recommendation for any impacts on existing road networks is needed for Administration to analyze the proposal.

Administration recommends that Final Reading for Bylaw No. 9338, 2022 be withheld until a Traffic Impact Analysis 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. 9338, 2022 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. 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 wanting to provide comment on the application may submit written correspondence to Council. 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. 9338, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone an approximately 2.6 ha portion (subject area) of 5570 Hartway Drive and 6116 Monterey Road (subject properties) from M3: Business Industrial to M2: General Industrial, as shown on Appendix “A” to Bylaw No. 9338. This application also includes a site-specific text amendment to allow retail, convenience as a principal use within the M2 zone. Administration is supportive of this 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