

STAFF REPORT TO COUNCIL

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DATE: April 12, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100785 (Bylaw No. 9388)

APPLICANT: L&M Engineering Ltd. for 611 Brunswick Street Holdings Ltd., Inc. No. BC1055697

LOCATION: 611 Brunswick Street

ATTACHMENT(S): Location and Existing Zoning Map
Exhibit "A" to RZ100785

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9388, 2023"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9388, 2023 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Brief.

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 has applied to rezone 611 Brunswick Street (subject property) to facilitate a mixed-use apartment. To increase the permitted density, the applicant has proposed a site-specific text amendment to the Zoning Bylaw to allow 80 dwelling units on the subject property only, as shown on Exhibit "A" to RZ100785.

Site Characteristics

Location	611 Brunswick Street
Legal Description	Parcel A (N24555) of Lot 8, Block 173, District Lot 343, Cariboo District, Plan 1268; and Lots 9-10, Block 173, District Lot 343, Cariboo District, Plan 1268
Current Use	Vacant
Site Area	760.30 m ²
Future Land Use	Downtown
Growth Management Class	Growth Priority
Servicing	City Services Available

Zoning (see Exhibit “A” to Bylaw No. 9388)

Current Zoning	C1I: Downtown
Proposed Zoning	C1I: Downtown with a site-specific text amendment to allow a maximum density of 80 dwelling units

Surrounding Land Use Table

North	6 th Avenue; Office Uses
South	Hotel
East	Brunswick Street; Office Uses
West	Surface Parking Lot

STRATEGIC PRIORITIES:

This application is consistent with Council’s strategic priority for economic growth and development by increasing market housing and affordability to maximize quality of life.

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). This designation is intended to function as the civic and cultural centre of Prince George, containing key cultural, civic, and recreational amenities, offices, shopping, and accommodating significant housing. Buildings may be larger in scale, with a mix of towers and lower forms. The downtown designation encourages a mix of uses, including housing and a wide range of commercial, public, and private services (OCP Policy 8.3.18). This downtown designation supports a variety of building forms and densities, including mixed-use developments. Mixed-use and residential developments are encouraged to define a street wall (2-4 storey podium) with higher elements stepped back to maintain a human scale at street level (OCP Policy 8.3.29).

OCP Policy encourages infill and redevelopment of existing vacant and underused sites, with an emphasis on enhancing the pedestrian experience (OCP Policy 8.3.31). The subject property, which is bound by 6th Avenue to the north and Brunswick Street to the east, is currently vacant and underutilized. If approved, the proposed redevelopment would offer high density, mixed-use apartment housing within 200 m of a transit stop (OCP Policy 8.7.23) and within walking distance of daily needs and amenities.

The proposed application is consistent with the intent of the density provision guidance provided in the OCP. Further to this, the proposed multifamily residential development will create infill and redevelopment that increases housing supply in the downtown.

Administration supports the proposed rezoning as it is consistent with the Future Land use designation.

Growth Management

The subject area is designated as Growth Priority in Schedule B-4: Growth Management of the OCP. Growth Management designations allow the City to make decisions about how the community should grow based on existing infrastructure. Areas within the Growth Priority designation are intended to prioritize infill development and encourage utilization of underutilized sites (OCP Policy 8.1.1).

This application will create redevelopment within established neighbourhood, which will maximize the use of existing infrastructure to be consistent with the growth management policy of the OCP. The proposed mixed-use apartment is also consistent with building forms and densities located in the surrounding area.

Administration supports this application, as it is consistent with the Growth Management policy direction.

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 multi-family developments. Once a development permit area has been designated, a development permit must be obtained prior to development.

The subject property falls within the Downtown Revitalization Development Permit Areas and therefore requires a Development Permit prior to building permit issuance. The objectives for establishing the downtown development permit area are to encourage the revitalization of the downtown by emphasizing building and open space design that enhances pedestrian activity, connectivity, amenities, comfort and safety, incorporates climate-sensitive design, and contributes to the downtown's unique identity and sense of place. Through the Development Permit process, the City will review the application to ensure that the proposed development is designed to align with design guidelines, and enhance the built environment (OCP Policy 8.2.10). The City may consider the following criteria to determine proposed land use suitability: location; lot size; site access; the volume of site usage and traffic; parking; landscaping and screening; development size, massing, and quality of design (OCP Policy 8.3.7).

Should this application be approved, the applicant will be required to submit a Development Permit application for Downtown Form and Character.

Neighbourhood Plan

While the OCP provides broad guidance for development and growth, neighbourhood plans guide where new housing and businesses should be located, and what services and amenities are needed. Neighbourhood plans can be used by citizens and landowners to better understand community desires.

The subject property is identified within the Smart Growth on the Ground Prince George Concept Plan (SGoG Concept Plan) area. The SGoG Concept Plan was approved by Council in 2009, after an extensive community consultation process for the area. The SGoG Concept Plan is intended to guide the use and/or building types for certain areas in the downtown. The subject property does not fall within any of the areas specifically identified in the plan, but is within proximity of an area of downtown that the SGoG Concept Plan envisions apartment buildings with up to 370 dwellings/ha (SGoG Concept Plan Section 3.9). The proposed mixed-use apartment is consistent with the SGoG Concept Plan with respect to building form and density.

City of Prince George Housing Needs Report

The [City's Housing Needs Report](#) updated December 2022, notes a need for a variety of housing types. The proposed rezoning would provide apartment housing options for residents within the downtown core.

Zoning Bylaw

The subject property is zoned as C1I: Downtown which is intended to provide for a mix of uses for the central business area of the city and allows for a density of 280 dwelling/ha. Under the density of the C1 zone, 21 dwelling units are currently permitted.

The applicant has proposed a site-specific text amendment of the C1 zone to increase the number of dwelling units on the subject property from 21 to 80, as shown on Exhibit "A" to RZ100785.

The surrounding area is a mix of commercial offices and high-density residential uses. The C1 zoning allows for a broad range of commercial service, retail, office and residential uses. The subject property is identified within the Downtown Parking Exemption area, and as such no on-site parking is required. The proposed mixed-use

apartment is consistent with the building forms, densities and uses within the downtown and is not expected to have an impact on the surrounding area.

Administration supports the proposed rezoning as it is consistent with existing zoning, surrounding land uses and policy direction of the OCP and SGPG Concept Plan.

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.

Traffic Impact Analysis

The proposed development will be accessed by 6th Avenue and/or Brunswick Street. A Traffic Impact Analysis letter indicating trip generation and distribution has been 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. 9388 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Lot Consolidation

The subject property consists of three legal parcels. To accommodate a mixed-use development, lot consolidation will be required at the Development Permit stage.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9388 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. 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 9388, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing a site-specific text amendment to allow 80 dwelling units on the subject property only, as shown on Exhibit "A" to RZ100785. The purpose of this application is to facilitate the development of a mixed-use apartment development. Administration supports 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: 2023/05/08