

STAFF REPORT TO COUNCIL

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DATE: September 20, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Consultation for Official Community Plan Amendment Application No. CP100192 (Bylaw No. 9341, 2022)

APPLICANT: 446065 B.C. Ltd., Inc. No. 446065

LOCATION: 145 Brunswick Street

ATTACHMENT(S): Distribution Area Map (Exhibit "A" to CP100192)
Request for Comment Letter
Facebook Notice
Landscaping and Parking Plan
Traffic Impact Analysis

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated September 20, 2023, from the Director of Planning and Development, titled "Consultation for Official Community Plan Amendment Application No. CP100192 (Amendment Bylaw No. 9341, 2022)".

PURPOSE:

The purpose of this report is to provide Council with the comments received through the public consultation process for Official Community Plan (OCP) Amendment Application No. CP100192, Bylaw No. 9341, 2022. This application proposes to amend Schedule B-6: Future Land Use of the OCP to facilitate a warehousing facility within the existing building located at 145 Brunswick Street (subject property).

Background

On December 5, 2022, Council approved First and Second Reading of OCP Amendment Application No. CP100192 (Bylaw No. 9341, 2022) and Rezoning Amendment Application No. RZ100746 (Bylaw No. 9342, 2022). This application involves the re-designation of the subject property from Downtown to Light Industrial on Schedule B-6: Future Land Use of the OCP; and rezoning from C1: Downtown to M1: Light Industrial. Administration does not support the applicant's proposed OCP amendment and rezoning as the proposal does not meet the intent or policy direction of the OCP to revitalize downtown for the creation of a central business district.

On December 5, 2022, the following recommendations were carried unanimously by Council:

That Council APPROVES the following public consultation process to fulfill the requirements of Section 475 of the Local Government Act:

- a. *Request for written comment from properties identified on Exhibit "A" to CP100192.*

Carried

That Council PERMITS the Public Hearing for proposed Bylaw No. 9341 and Bylaw No. 9342 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of a Landscaping Plan and security in the amount of 120% of the cost of the landscaping works identified on the Landscaping Plan;*
- b. Receipt of a Paving and Parking Plan, and security in the amount of 120% of the cost of the paving works identified on the Paving and Parking Plan; and*
- c. Receipt of a Traffic Impact Analysis.*

Carried

That Council PERMITS that consideration of Final Reading of proposed Bylaw No. 9341 and Bylaw No. 9342 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:

- a. Receipt of confirmation that Lots 5-9, Block 19, District Lot 343, Cariboo District, Plan 1268 have been consolidated; and*
- b. Receipt of a Section 219 Restrictive Covenant that restricts land use on the subject property to “warehousing” only.*

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

Carried

Request for Written Comment and Public Notification

75 letters requesting comment were mailed on August 4, 2023, to owners and occupants of the properties identified on Exhibit “A” to CP100192. The letters requested written submissions regarding the OCP amendment application be received by the City of Prince George Development Services Division by 5:00 pm on September 1, 2023. A Request for Comment was also published on Facebook on August 4, 2023, in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”. Information pertaining to the proposed amendment, such as the Report to Council and Supporting Documents, were made available on the City of Prince George website under the “Public Notices” webpage.

During the OCP public consultation process (August 4, 2023, to September 1, 2023), Administration did not receive any written correspondence concerning this application.

Landscaping Plan

A Landscaping Plan prepared and sealed by L&M Engineering Ltd., dated June 30, 2023 (attached), has been received to Administration’s satisfaction.

Parking Plan

A Parking Plan has been included in the Traffic Impact Analysis prepared and sealed by L&M Engineering Ltd., dated June 30, 2023 (attached), and has been received to Administration’s satisfaction. The Parking Plan demonstrates that the subject property meets the parking requirements of the Zoning Bylaw for a “warehousing” use.

Traffic Impact Analysis

A Traffic Impact Analysis Letter prepared and sealed by L&M Engineering Ltd., dated June 30, 2023 (attached), has been received to Administration’s satisfaction. The Traffic Impact Analysis Letter has detailed the proposed trip generation for the proposed development.

SUMMARY AND CONCLUSION:

Administration has undertaken the public consultation process for OCP Application No. CP100192, Bylaw No. 9341, 2022 in accordance with Council's direction and the *Local Government Act*. Administration did not receive any written correspondence for this application.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/10/16