

STAFF REPORT TO COUNCIL

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DATE: February 12, 2024

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100794 (Bylaw No. 9426)

APPLICANT: Shane Saugstad for Saugstad Holdings Ltd. Inc. No. BC1040355

LOCATION: 125 Dominion Street

ATTACHMENT(S): Location and Existing Zoning Map
Exhibit "A" to Bylaw No. 9426
Supporting Documents

- Rationale Letter
- Letters of Support and Associated Map

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9426, 2023"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9426, 2023 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of confirmation that Lots 4-6, Block 21, District Lot 343, Cariboo District Plan 1268 have been consolidated.

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 proposes a site-specific text amendment to the C1: Downtown zone to allow for the expansion of a vehicle repair, minor use on the property located at 125 Dominion Street (subject property).

BACKGROUND:

The City's business license records indicate that a vehicle repair, minor use has been in place on the subject property since at least the year 2000. Therefore, it is understood that the proposed vehicle repair, minor use has been occurring as an existing non-conforming use. To bring the subject property into compliance with the Zoning Bylaw, the applicant has applied for a site-specific text amendment to include vehicle repair, minor as a permitted use on the property.

Site Characteristics

Location	125 Dominion Street
Legal Description	Lots 4-6, Block 21, District Lot 343, Cariboo District Plan 1268
Current Use	Vehicle Repair, Minor
Site Area	1,072 m ² (0.26 acres)
Future Land Use	Downtown
Growth Management Class	Growth Priority
Servicing	City Services Connected

Zoning (see Appendix “A” to Bylaw No. 9426)

Current Zoning	C1: Downtown
Proposed Zoning	C1: Downtown with site-specific amendment to allow Vehicle repair, Minor

Surrounding Land Use Table

North	Supportive Housing (BC Housing)
South	Commercial, Laneway
East	Dominion Street, Commercial (S&S Doors and More)
West	Laneway, Transitional Housing (Ketso Yoh Facility)

STRATEGIC PRIORITIES:

This application is consistent with Council’s Strategic Priority for “Economic Diversity and Growth” by providing additional opportunities for industrial and/or commercial development of an existing site.

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. 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).

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 is currently underutilized with approximately 22% of the site covered by the existing building, while the C1: Downtown zone allows 100% site coverage. If approved, the applicant would have the opportunity to better utilize the site while continuing to provide vehicle repair services within walking distance of the downtown core.

Growth Management

The subject property 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 allow further development within the downtown area, which will maximize the use of existing infrastructure. The proposed vehicle repair use is consistent with uses located in the surrounding area, such as the vehicle sales and vehicle rental uses occurring along 1st Avenue.

The proposed development will create infill that increases amenities available in the downtown. Administration supports this application as it is consistent with the OCP's Future Land Use and Growth Management policy direction of the OCP.

Development Permit

The subject property has been identified within the Downtown and Commercial Form and Character Development Permit Areas. Should this application be approved, a façade improvement to an area greater than 20% of the existing façade, or an addition to the principal building of more than 100 m² will require a Development Permit application.

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).

Zoning Bylaw

The subject property is zoned C1: Downtown which is intended to provide for a mix of uses for the central business area of the City.

To bring the subject property into compliance with the Zoning Bylaw, the applicant has applied for a site-specific text amendment to the C1 zone to allow vehicle repair, minor, as described on Exhibit "A" to RZ100794. The zoning bylaw defines vehicle repair use as:

Vehicle Repair, Minor: the servicing and incidental replacement of parts and fluids for vehicles, trailers or boats with a gross vehicle weight of 10,885 kg or less, and camper vehicles. This includes transmission, muffler, tire, upholstery, and automotive glass shops.

The surrounding area is a mix of residential, office, commercial and light industrial uses. The C1 zoning allows for a broad range of commercial service, retail, office, and residential uses as well as "vehicle repair, minor only on lots abutting 1st Avenue (not including recreational vehicles)". The existing vehicle repair use is consistent with the building forms and uses within the downtown along First Avenue. As such, these uses are not expected to have a negative 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.

OTHER CONSIDERATIONS:

Letters of Support

Four (4) letters of support have been received regarding this application. Three (3) letters from immediately adjacent property/business owners (BC Housing, Prince George Native Friendship Centre, and S&S Doors & More) and one (1) from the Prince George Downtown Business Improvement Association.

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

Property Title

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

Incorporation Number	Inc. No. BC1040355
Name of Company	Saugstad Holdings Ltd.
Director Information	Saugstad, Shane

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

Lot Consolidation

Currently, the subject property is made up of three legal parcels. To accommodate future development, the Department recommends that the lots be consolidated. Administration recommends that Final Reading of Bylaw No. 9426 be withheld until confirmation of the lot consolidation is received to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9426 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. 9423, 2023", 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. As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 9423, 2023", 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 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. 9426, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing a site-specific text amendment to allow vehicle repair, minor on the subject property only, as shown on Exhibit "A" to RZ100794. The purpose of this application is to bring the existing vehicle repair use into conformance and facilitate future development on the subject property. 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: 2024/03/25