

STAFF REPORT TO COUNCIL

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DATE: March 25, 2024

TO: MAYOR AND COUNCIL

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

SUBJECT: Temporary Use Permit Application No. TU000091

APPLICANT: Provincial Rental Housing Corporation for the City of Prince George

LOCATION: 397 3rd Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Temporary Use Permit No. TU000091
Memorandum of Understanding
Council Resolution dated January 15, 2024
Supporting Documents:

- BC Housing Preliminary Site Plan
- BC Housing Public Consultation Summary

RECOMMENDATION(S):

That Council APPROVES Temporary Use Permit No. TU000091 for the property legally described as Lot A, District Lot 343, Cariboo District, Plan EPP102681.

PURPOSE:

The applicant has applied for a Temporary Use Permit to allow “Housing, Supportive” at 397 3rd Avenue (subject property). This application is intended to facilitate the modular construction of 43 temporary supportive homes for the unhoused community.

Background

The City of Prince George and the Province signed a Memorandum of Understanding (MOU) in June 2023 to reinforce the partnership and responsibilities of both government organizations with respect to suitable housing for the unhoused community. Pursuant to the MOU, the City identified a City-owned site located at 397 3rd Avenue intended to offer temporary supportive homes (a transitional shelter facility) funded by the Province’s HEARTH program. Please find attached the MOU for Council’s consideration.

Site Characteristics

Location	397 3 rd Avenue
Current Use	Vacant
Site Area	3,342 m ² (0.83 acres)
Zoning	M1: Light Industrial
Servicing	Services available

Official Community Plan

Future Land Use	Parks & Open Space
Growth Management	Infill

Surrounding Land Use Table

North	3rd Avenue, Contractor Service, Vehicle Repair, Equipment Sales
South	4th Avenue, Lower Patricia Encampment, Greenspace, Patricia Blvd
East	Vacant City & Crown Land, Lower Patricia Blvd E,
West	London St, Mix of Commercial and Light Industrial uses

Relevant Applications

HEARTH Project: On January 15, 2024, a special meeting of Council was held to consider a request from BC Housing that the City fund and complete site preparation works for the proposed temporary supportive housing project at the subject property. As noted in the attached Council Resolution, Council approved this request subject to multiple conditions, one of which being issuance of a Temporary Use Permit to allow a “Housing, Supportive” use. Please find enclosed Council’s January 15, 2024 Resolution.

STRATEGIC PRIORITIES:

This report and its recommendations support Council’s Strategic Priority for social health and well-being by enhancing services and housing available for vulnerable persons.

POLICY / REGULATORY ANALYSIS:

A Temporary Use Permit (TUP) is a tool to allow short-term use that does not comply with the Zoning Bylaw. As per the *Local Government Act*, a TUP may be issued for a maximum of three (3) years and may only be renewed once for an additional three (3) years. Following the expiration of the proposed TUP, the applicant must apply for a Zoning Bylaw amendment, cease the use, or relocate to a property that supports the proposed uses.

Zoning Bylaw

The subject property is currently zoned M1: Light Industrial. The intent of the M1 zone is to provide for a mix of business and light industrial uses. The subject property is located within the Queensway East Light industrial area and surrounded by light industrial properties zoned M1, and greenspace zoned P1: Parks and Recreation to the South. The court-protected Lower Patricia encampment is also located adjacent to the subject property.

The proposed “Housing, Supportive” use is not permitted by the M1 zone. The “Housing, Supportive” use is only permitted within the Z21: Integrated Health and Housing Zone and on several site-specific properties operated by non-profits like BC Housing. As such, the applicant has applied for a TUP to allow the “Housing, Supportive” use on the subject property.

Administration is supportive of this application as it aligns with the terms of the MOU agreement, and will provide 43 temporary supportive homes for the unhoused community.

Official Community Plan

The subject property is designated as Parks & Open Space as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Parks & Open Space designation is intended to allow for city parks, neighbourhood parks, trails, and open space which enhance the overall livability of the community. The OCP also indicates that the City should continue to work with the community, and focus efforts to increase the supply of affordable, rental and accessible housing forms for the unhoused.

Section 9.2 of the OCP outlines the following factors to consider for Temporary Use Permits:

Temporary Nature of Use

The applicant has applied for a TUP for a three (3) year term to allow 43 units of temporary supportive housing. The development will consist of modular housing to allow for quick assembly and removal.

As BC Housing continues with permanent housing options for the unhoused community, the City has selected the subject property to be used temporarily for the “Housing Supportive” use. This use is intended to provide critical immediate indoor shelter for those presently sheltering outdoors; and to provide a hub for daily needs services for this community.

Compatibility of Adjacent Uses

The subject property is in the Queensway East Industrial area which is home to a wide variety of business uses such as warehousing, retail, industrial service, and indoor recreation. The subject property is bordered by London Street, 3rd Avenue, Lower Patricia Boulevard, and 4th Avenue. The subject property is located immediately adjacent to the existing Lower Patricia encampment. Steep slopes to the south define a border between the Queensway East Industrial area and the Miller Addition neighbourhood which consists primarily of single detached homes.

The proposed temporary supportive housing project (transitional shelter facility) will be continuously staffed 24 hours a day, and 7 days a week. This temporary supportive housing project also includes safety and security measures such as regular walk-throughs of the property, fencing, lighting, and security cameras. The proposed safety and security measures are primarily intended to increase the level of safety for occupants of the facility, and are expected to enhance security within the surrounding area.

Impact on Natural Environment

The proposed use is not anticipated to negatively impact the natural environment.

Intensity of Proposed Use

The temporary supportive housing project (transitional shelter facility) proposes to accommodate 43 sleeping units for overnight sheltering with additional amenity/storage space offered through the modular installation of ATCO trailers. BC Housing has indicated that the project includes drinking water, washroom facilities and food services.

While there is anticipated to be an increase in traffic and parking associated with the proposed “Housing, Supportive” use, this is not anticipated to be any greater than what is currently permitted under the M1: Light Industrial zone.

Inability to Conduct Proposed Use Elsewhere

Although other parcels may be available from a land use perspective, the subject property is City owned and has been identified as appropriate and feasible for the HEARTH project as outlined in the MOU.

Administration supports this application as the proposed temporary use is consistent with the policy direction of the OCP, the MOU agreement, and furthers efforts to increase the supply of housing for residents experiencing homelessness.

OTHER CONSIDERATIONS:

Statutory Notification

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 and granting of the permit 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.

Public Consultation

BC Housing hosted 2 online community information meetings on March 12 and 19, 2024. A mail out notice was sent to properties between 1st Avenue and 17th Avenue from the Fraser River to Queensway in advance of the March 12 information meeting. Following high demand, a second community information meeting was hosted on March 19. Community members were given an overview of the temporary housing project and given time to ask questions or provide comments. A summary of the meetings is attached to this report for information.

Referrals

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

Property Title

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

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Temporary Permit No. TU000091 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request for a TUP to allow a "Housing, Supportive" use to operate for up to three years at 397 3rd Avenue 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: 2024/04/22