

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: Zoning Bylaw Amendment Application No. RZ100806 (Bylaw No. 9443)

APPLICANT: McWalter Consulting Ltd. on behalf of Number 270 Holdings Ltd., Inc. No. BC0787781

LOCATION: 4330 Giscome Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9443
Exhibit "A" to Application No. RZ100806
Exhibit "B" to Application No. RZ100806
Supporting Documents

- Application Letter & Concept Drawings
- Consultation Summary

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9443, 2024";
2. PERMITS the Public Hearing for proposed Bylaw No. 9443, 2024;
3. PERMITS that consideration of Final Reading for proposed Bylaw No. 9443, 2024 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Summary.

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 a portion of 4330 Giscome Road (subject property) from AF: Agriculture & Forestry to Z16: Blackburn Commercial, as shown on Appendix "A" to Bylaw No. 9443. This application also includes a number of site-specific text amendments to the Z16 zone, and the removal of the associated map titled Schedule "G", as described on Exhibit "A" to RZ100806. This application will facilitate a self-storage and warehousing development.

BACKGROUND:

Site Characteristics

Location	4330 Giscome Road
Legal Description	Lot A, District Lot 632, Cariboo District, Plan 20590, Except Plans PGP36403 and PGP40335
Current Use	Decommissioned greenhouses
Site Area	13.9 ha (34.3 acres)
Future Land Use	Service Commercial (7.8 ha); and Rural Resource (6.1 ha)
Growth Management Class	Infill (7.8 ha); and Rural Resource (6.1 ha)
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9443)

Current Zoning	Z16: Blackburn Commercial (7.8 ha); and AF: Agriculture & Forestry (6.1 ha)
Proposed Zoning	Z16: Blackburn Commercial (13.9 ha) with site-specific text amendment

Surrounding Land Use Table

North	Residential; Undeveloped/Forested Lands; Light Industrial (Warehousing)
South	Giscome Road; Agricultural Land Reserve
East	Residential; Undeveloped/Forested Lands
West	Old Cariboo Hwy; Prince George International Airport

Relevant Applications

OCP Amendment and Rezoning Application No. CP100070 (Bylaw No. 8405) & RZ100400 (Bylaw No. 8406): On July 30, 2014, Council adopted Bylaw No. 8405 amending Schedule B-6: Future Land Use of the OCP from Rural Resource to Service Commercial, and Bylaw No. 8406 rezoning a portion of the subject property from AF: Agriculture and Forestry to Z16: Blackburn Commercial.

The Z16 zone was intended to create a comprehensive development zone that would allow a mix of commercial, industrial, and agricultural uses on the subject property. Since the creation of the Z16 zone, little to no development of the site has occurred.

STRATEGIC PRIORITIES:

This report and recommendations support Council's Strategic Priority for Economic Diversity and Growth by providing additional opportunities for industrial and/or commercial development at an underutilized site.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Service Commercial and Rural Resource in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Service Commercial designation is intended to permit uses that include tourist accommodation and ancillary uses, and retailers that are accessed primarily by vehicle, such as lumber yards, service stations, smaller warehouse-style stores, and vehicle dealerships (OCP Policy 8.3.74). The Rural Resource designation is intended to provide for agriculture, forestry, and resource extraction activities that are important in the long-term health of the regional economy. Future land use designations set the long-term direction for the subject property, since two designations overlap the subject property, the application is flexible and allows for the proposed changes of land use.

The subject property is easily accessible, flanking the intersection of Old Cariboo Highway (arterial) and Giscome Road (major collector). It is located immediately east of the Prince George Airport site, and only 800 m south of Highway 16 East. The subject property has existing City services, and the proposed development will encourage re-development of the underutilized site. This application meets the intent of the service commercial designation as the additional uses proposed in the Z16 zone.

Administration supports this application, as the proposed zoning amendment aligns with the future land use policy direction of the OCP.

Growth Management

The subject property is designated as Infill and Rural Resource 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. The intent of the infill designation is to prioritize infill development and encourage redevelopment of underutilized sites (OCP Policy 8.1.1). The Rural Resource designation advocates for agriculture, forestry, and resource extraction activities.

The proposed zoning amendment will allow the vacant and underused site to be redeveloped. 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 commercial developments. Once a development permit area has been designated, a development permit must be obtained prior to development.

All lands commercially designated in Schedule B-6: Future Land Use, as well as commercially zoned properties are designated as a Commercial Development Permit Area. As such, development of the subject property requires a Commercial Form and Character Development Permit. 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 currently split zoned Z16: Blackburn Commercial (7.8 ha) and AF: Agriculture & Forestry (6.1 ha). The Z16: Blackburn Commercial zone is intended to serve residents of the Blackburn area with retailers and service providers that are accessed primarily by vehicles, and ancillary agricultural services. The Z16 zone is separated into a primarily commercial area (Area A) and a primarily industrial area (Area B), as shown on Exhibit "B" to RZ100806. The AF: Agriculture & Forestry zone is intended to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha.

The applicant has applied to rezone the 6.1 ha portion of the subject property zoned AF to Z16, as shown on Appendix "A" to Bylaw No. 9443. The applicant has also applied for a site-specific text amendment to the Z16 zone to increase building height and remove Areas A and B while permitting the following additional uses, as described in Exhibit "A" to RZ100806.

- Contractor Service, Major;
- Contractor Service, Minor; and
- Outdoor Storage.

The proposed rezoning and site-specific text amendments are intended to facilitate the development of a self-storage and warehousing facility while allowing the property owner to operate contractor services and have outdoor storage. The AF and Z16 zoning regulations are compared to the proposed Z16 site-specific text amendments in Table 1 below.

Table 1: Zoning Comparison of AF and Z16

	Current – AF: Agriculture & Forestry (6.1 ha)	Current – Z16: Blackburn Commercial (7.8 ha)	Proposed – Z16: Blackburn Commercial (13.9 ha)
Principal Uses	<ul style="list-style-type: none"> • Agriculture, General • Aquaculture • Community Care Facility, Minor • Equestrian Center, Minor & Major • Fish Hatchery • Forestry • Greenhouse & Plant Nursery • Housing, Manufactured • Housing, Single Detached • Veterinary Service, Minor & Major 	<p>Area A</p> <ul style="list-style-type: none"> • Building & Garden Supply • Education, Commercial • Greenhouse & Plant Nursery • Health Service, Minor • Recreation, Indoor & Outdoor • Recycling Center, Minor • Restaurant • Retail, Convenience • Retail, Farmers Market • Retail, General • Retail, Liquor • Service, Business Support • Service, Financial • Service, Household Repair • Service, Massage Therapy • Service, Personal • Service, Pet Grooming & Daycare • Service Station, Minor • Vehicle Wash, Minor • Veterinary Service, Minor & Major <p>Area B</p> <ul style="list-style-type: none"> • Animal Shelter • Auction, Minor • Education, Commercial • Greenhouse & Plant Nursery • Manufacturing, Custom Indoor • Recreation, Indoor & Outdoor • Recycling Center, Minor • Self-Storage Facility • Service, Household Repair • Vehicle Repair, Minor • Vehicle Wash, Minor • Veterinary Service, Minor & Major • Warehousing 	<ul style="list-style-type: none"> • Animal shelter • Auction, Minor • Building & Garden Supply • Contractor Service, Major • Contractor Service, Minor • Education, Commercial • Greenhouse & Plant Nursery • Health Service, Minor • Manufacturing, Custom Indoor • Outdoor Storage • Recreation, Indoor & Outdoor • Recycling Center, Minor • Restaurant • Retail, Convenience • Retail, Farmers Market • Retail, General • Retail, Liquor • Self-storage Facility • Service, Business Support • Service, Financial • Service, Household Repair • Service, Massage Therapy • Service, Personal • Service, Pet Grooming & Daycare • Service Station, Minor • Vehicle Wash, Minor • Veterinary Service, Minor & Major • Vehicle Repair, Minor • Warehousing
Max. density	1 principal dwelling and 1 secondary suite	residential security/operator unit	residential security/operator unit
Max. site coverage	30% for lots smaller than 0.4 ha	50% for Area A 80% for Area B	70%
Max. height	20 m except 10.0 m for single detached housing	12.0 m	15.0 m
Min. front yard	4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height	3.0 m	3.0 m

Min. interior side yard	1.2 m	3.0 m	3.0 m
Min. rear yard	6.0 m	5.0 m	3.0 m

As identified in Table 1, the proposed site-specific text amendments to the Z16 zone will blend the commercial and industrial uses already permitted by removing Areas A and B, as shown on Exhibit “B” to RZ100806. By removing the areas, site coverage will be modified from 50% in Area A and 80% in Area B, to 70% across the subject property. The applicant has also proposed to increase building height from 12.0 m to 15.0 m to reflect self-storage and warehousing development more accurately.

The subject property was previously operated as a greenhouse facility and is bound by a mix of residential, agricultural and airport uses. The proposed Z16 site-specific amendments will allow a greater intensity of uses across the site by rezoning the AF zoned portion (6.1 ha) of the subject property. To ensure compatibility with adjacent residential uses, the applicant has reached out to adjacent property owners to discuss the land use changes and the proposed development. The applicant has offered to include additional buffering through landscaping and fencing as outlined in the applicant’s supporting documents. Through the Development Permit process, Administration will ensure that these buffering provisions are incorporated into the proposed site design.

Administration supports the proposed zoning amendment as it is consistent with policy direction of the Service Commercial OCP Designation.

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

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	BC0787781
Name of Company	Number 270 Holdings Ltd.
Director Information	O’Brien, Danny

A review of the legal title of the subject property indicates the following encumbrances or restrictions that may affect this application.

Zoning Regulation and Plan Under the *Aeronautics Act* (Canada): The property title contains a legal notation confirming that the subject property is restricted by zoning regulations under the *Aeronautics Act*. The property owner must ensure that any future development complies with the *Aeronautics Act*.

Statutory Right of Ways: The property title contains five (5) separate Statutory Right of Way documents. The property owner will need to ensure that any future development remains in compliance with the terms and conditions of these documents. The terms and conditions of the Statutory Right of Way documents will be reviewed at the time a Building Permit application is submitted.

Section 219 Covenant CA3742303: Registered to title on May 14, 2014, this covenant requires that the owner provide a calculation of the Traffic Generation Volume during the PM Peak Hour at the time of development permit application. Should the Traffic Generation Volume exceed 400 vehicles during the PM Peak Hour, the owner must construct a right turn lane to the satisfaction of the City’s Administration.

Traffic Summary

The proposed development will be accessed by Giscome Road. A Traffic Summary which includes a traffic count and recommendation for any impacts on current and future road configurations is needed for Administration to analyze the proposal.

Administration recommends that Final Reading of Bylaw No. 9443 be withheld until a Traffic Summary has been prepared by a qualified professional and submitted to Administration's satisfaction.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9443 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

Public Hearing

Although a public hearing is not required for this application, Administration recommends that a public hearing be held to consider the proposed site-specific amendments to be consistent with the creation of the Z16 comprehensive development zone approved as Bylaw No. 8406. In accordance with section 464(2) of the *Local Government Act*, a public hearing regarding this application is not required as the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011".

Statutory Notification

As set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 9423, 2023", in advance of Council's consideration of third reading of the proposed bylaw, a public hearing will be held regarding the application and the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interest in property may be affected by these applications. In addition, notice will be published on the City's website and Facebook page in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022."

Members of the public wanting to comment on the applications may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their information and consideration during deliberations on the application. Additional information on methods to provide comments to Council can be found on the [City's website](#).

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 9443, 2024, be approved.

SUMMARY AND CONCLUSION:

To facilitate a self-storage and warehousing facility, the applicant has applied to rezone a 6.1 ha portion of the subject property from AF: Agriculture and Forestry to Z16: Blackburn Commercial; and to amend the Z16 zone, as described on Exhibit "A" to RZ100806. 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 I

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/05/06