

Date: November 10, 2024

To: **Mayor and Council**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Zoning Bylaw Amendment Application No. RZ100821 (Bylaw No. 9489)

Applicant: Ben Berland of Carrier Sekani Family Services Society Inc. No. S0026553

Location: 964 and 970 4th Avenue

Attachments: Location and Existing Zoning Map
Exhibit “A” to RZ100821

Recommendations:

That Council GIVES FIRST THREE READINGS to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9489, 2024.”

Purpose:

The applicant has applied for a site-specific text amendment to the M4: Transition Industrial zone to allow a “Health Service, Minor” as a principal use at 964 and 970 4th Avenue (subject area). This applicant had been operating since 2021 under Temporary Use Permit No. TU000068. The applicant has applied for a zoning bylaw amendment to bring the existing medical clinic operated by Carrier Sekani Family Services Society (Yu-Beh-Yah) into compliance with the Zoning Bylaw.

Background:

Site Characteristics

Location	964 and 970 4 th Avenue
Legal Description	Lots 16 and 17, Block 136, District Lot 343, Cariboo District, Pan 1268
Current Use	Office building with Medical Clinic for Carrier Sekani Family Services Society
Subject Area	0.06 ha (0.16 acres)
Future Land Use	Light Industrial
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9489)

Current Zoning	M4: Transition Industrial
Proposed Zoning	M4: Transition Industrial with a site-specific text amendment to add “Health Service, Minor” as a primary use

Surrounding Land Use Table

North	Laneway; Industrial Uses
South	4 th Avenue; Industrial Uses

East	Industrial Uses
West	Industrial Uses

Relevant Applications:

Temporary Use Permit Application No. TU000068: In July 2021, Council approved a Temporary Use Permit to allow a “Health Service, Minor” use for the Carrier Sekani Family Services Society on the subject area. Temporary Use Permit No. TU000068 expired in July 2024, as such the applicant is required to apply for a Zoning Bylaw amendment, cease the use, or relocate to a property that supports the proposed use.

Strategic Priorities:

This application is consistent with Council’s strategic priority for economic diversity and growth.

Policy / Regulatory Analysis:

Official Community Plan

Future Land Use

The subject area is designated as Light Industrial within Schedule B-6: Future Land Use of the Official Community Plan (OCP). Areas designated Light Industrial are intended to accommodate light industrial uses which have low noise and air emissions based on Provincial Offsetting Guidelines. The principal uses presently permitted in Light Industrial areas span from manufacturing, processing, and vehicle-oriented repair shops to restaurants and indoor recreation. Retail food and beverage establishments and restaurants are generally encouraged on arterial streets in light industrial areas to serve the surrounding working population (OCP Policy 8.3.97), whereas commercial retail and office uses are permitted as ancillary uses and should be limited in scope (OCP Policy 8.3.97).

The subject area is located within the Queensway East Industrial Area. This area is envisioned to be more permissive of transitional industrial uses to provide for a business, mixed commercial industrial uses, and residential conversions (OCP Policy 8.3.85). Industrial growth within the urban area is further encouraged, as it promotes the intensification of light industrial lands with existing services (OCP Policy 8.3.92). A “Health Service, Minor” use is considered compatible with this area over other industrial uses due to its office-like nature and may be considered a transitional use.

The proposed application is supported by OCP Policy as this application will provide a transitional use that is consistent with other transitional mixed uses adjacent to the downtown core. Furthermore, the proposed “Health Service, Minor” use is in line with the limited small ancillary office uses permitted in Light Industrial designated areas. This application will also promote growth within existing industrial lands in the urban area. Therefore, Administration is supportive of the proposed rezoning as it is consistent with OCP policy for Future Land Use.

Growth Management

The subject area is designated as Infill 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 proposed site-specific text amendment to allow a “Health Service, Minor” will allow for continued operation of the medical clinic on the subject area, permitting greater utilization of the existing office building. Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Zoning Bylaw

The subject area is zoned as M4: Transitional Industrial. The M4 zone is intended to provide for a mix of business, office, and light industrial uses specifically in the Queensway East transition area near Downtown. The M4 zone limits some industrial uses and encourages a mix of commercial, industrial, and residential uses to provide a transition zone between downtown and the Queensway East Light Industrial Area.

The M4 zone currently allows office and education uses, however a “Health Service, Minor” uses is not currently permitted. As such, the applicant has applied for a zoning bylaw amendment to allow the existing medical clinic operated by Carrier Sekani Family Services Society (Yu-Beh-Yah) to continue operating. The proposed “Health Service, Minor” use is not seen to be of higher intensity or lower compatibility with the surrounding area than an office use. A site-specific text amendment is appropriate to allow a medical clinic on the subject area as it is seen to be compatible with and ancillary to an “Office” use. The “Health Service, Minor” use has been occurring on the subject property since July 2021 with no complaints received. The site is suitable for this use as off-site parking is available and is within close proximity to other offices and services located along Queensway (Carrier Sekani Family Services).

Administration is supportive of the proposed zoning bylaw amendment as the proposal is consistent with the intent of the M4 zone and will expand the number of transitional uses in the Queensway East transition area near Downtown.

Other Considerations:

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 area is a registered society, a BC Company Search has been conducted to provide the names of the society directors. The following is provided for Council’s information:

Incorporation Number	S0026553	
Name of Company	Carrier Sekani Family Services Society Inc. No. S0026553	
Director Information	Crowther, Travis	Leween, Corrina
	French-Downey, Ernie	Mueller, Priscilla
	George, Yvonne	Nooski, Heather
	Heathcliff, Ashley	Sam, Cecelia
	Irwin, Jade	West, Debbie
	Joseph, Miranda	

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

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9489, 2024, 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. 9489, 2024 be approved.

Summary And Conclusion:

The applicant has applied for a site-specific text amendment to the M4: Transition Industrial zone to allow a “Health Service, Minor” as a principal use at 964 and 970 4th Avenue, as shown on Exhibit “A” to RZ100821. This application will allow the existing medical clinic operated by Carrier Sekani Family Services Society (Yu-Beh-Yah) to continue operating. Administration supports this application for the reasons outlined in this report.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared By: Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting Date: 2024/12/02