

Date: February 18, 2025

To: **Mayor and Council.**

Name and title: Mandy Jones, Manager of Development Services/Acting Director of Planning and Development

Subject: Development Variance Permit Application No. VP100694

Applicant: PRD Construction Ltd for Stiff Pour Holdings Ltd., Inc.
No. BC1463258

Location: 2595 Queensway

Attachment(s): Location and Existing Zoning Map
Development Variance Permit No. VP100694
Exhibit "A" to VP100694
Letter of Rationale
Letters of Support

Recommendation(s):

That Council APPROVES Development Variance Permit No. VP100694 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lots 9-12, Block 5, District Lot 933, Cariboo District, Plan 727 as follows:

- a. Vary Section 11.4.6 3. by increasing the maximum gross leasable floor area of a "service, financial" use in one tenancy from 280 m² to 493 m², as shown on Exhibit "A" to VP100694.

Purpose:

The applicant is requesting a variance to increase the gross floor area of a "service, financial" use in one tenancy from 280 m² to 493 m² at 2595 Queensway (subject property). The applicant is proposing to redevelop the existing vacant building to facilitate an insurance office at the former Cowboy Ranch Cookhouse. The footprint of the existing building is not proposed to change. The applicant has provided a rationale letter outlining why the subject property was selected for the proposed "service financial" use.

Background:

Site Characteristics

Location	2595 Queensway
Current Use	Vacant
Proposed Use	Service, Financial
Site Area	0.15 ha (0.37 acres)
Zoning	C4I: Local Commercial

Official Community Plan

Future Land Use	Neighbourhood Corridor & Neighbourhood Residential
Growth Management	Growth Priority & Infill

Surrounding Land Use Table

North	Laneway; Commercial
South	La Salle Avenue; Commercial; Residential
East	Queensway; Commercial
West	Residential; Laneway; Institutional

Relevant Applications

Development Permit No. DP100904: The applicant has submitted a Commercial Form and Character Development Permit application for façade and landscaping improvements for the subject property. The Development Permit application is currently on hold, pending consideration of this variance application.

Building Permit No. BP043290: The applicant has submitted a building permit application for the tenant improvements for the proposed “service, financial” use. The Building Permit application is currently on hold, pending consideration of this variance application.

Policy / Regulatory Analysis:

OCP Bylaw No. 8383, 2011

The subject property is designated as Neighbourhood Corridor, with a minor portion designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Residential designation encourages infill and redevelopment while maintaining a similar scale of housing typical to the existing neighbourhood (OCP Policy 8.3.45). The Neighbourhood Corridor designation encourages retail, personal services, service-oriented office uses (insurance, banks, medical and dental offices), and restaurant establishments to serve and be developed to a similar scale and design to the surrounding neighbourhood (OCP Policy 8.3.54). Office use outside the downtown should be limited to those professional services that are regularly used by individuals, for whom nearby access is important, such as insurance, banks, medical and dental offices (OCP Policy 8.3.3).

Administration recommends approval of the proposed variance, as OCP policy supports the development of service-oriented office uses outside the downtown and encourages the revitalization of vacant sites to enhance the surrounding neighborhood. The proposed insurance company is a use

that individuals may access outside the downtown. The applicant has submitted a rationale letter for consideration, which is attached to this report.

Zoning Bylaw No. 7850, 2007

The subject property is zoned C4I: Local Commercial. The purpose of the C4I zone is to provide for local commercial areas and complementary residential uses. The “I” designation allows for a “retail, liquor” or “liquor primary establishment.” The C4 zone permits “service, financial” as a principal use subject to the other regulations identified by the C4 zone. The other regulations limit the maximum gross leasable floor area (GFA) for a single tenancy to 280 m² for a “service, financial” use. While this restriction applies to individual tenancies, there are no limits on the number of tenancies for service, financial uses on a lot. This means that the building could be divided into two service, financial tenancies.

The subject property is in an existing service-oriented corridor, at the corner of Queensway (arterial) and La Salle Avenue (local). The applicant is requesting to vary the maximum GFA for a single “service, financial” tenancy from 280 m² to 493 m², as shown in Exhibit “A” to VP100694. This request represents a 57% increase in GFA. There is a range of existing office and service-oriented buildings along Queensway ranging up to approximately 800 m² GFA. The applicant is proposing to redevelop the existing vacant building to facilitate an insurance office. The footprint of the existing building is not proposed to change and the “service, financial” use is consistent with existing surrounding office and service-oriented buildings (OCP Policy 8.3.55).

The proposed “service, financial” use will encourage revitalization of the existing underutilized building while providing a service-oriented daily need to the surrounding neighbourhood. Administration supports this application, as it is consistent with the policy direction identified by the OCP, is permitted as a principal use in the existing C4 zone, and consistent with surrounding service-oriented uses.

Other Considerations:

Referrals

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

Title

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

As the owners 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	BC1463258
Name of Company	Stiff Pour Holdings Ltd.
Director Information	Ronahan, Jesse Tyler Nicholson, Brett Matthew

Letter of support

Administration has received four letters of support, which are attached for Council's consideration. These letters come from properties along Queensway, outside the 30-meter radius of the mailout area.

Statutory Notification and Public Consultation

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.

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 Development Variance Permit No. VP100694 be approved.

Summary and Conclusion:

The applicant is proposing to redevelop the existing vacant building to facilitate an insurance office by increasing the maximum gross leasable floor area of a “service, financial” use in one tenancy from 280m² to 493m², as shown on Exhibit “A” to VP100694. Administration supports this application for the reasons outlined in this report.

Respectfully submitted:

Mandy Jones, Manager of Development Services/
Acting Director of Planning and Development

Prepared by: Melissa Pritchard, Planner I

Approved:

Walter Babicz, City Manager

Meeting date: 2025/03/24