

Date: March 3, 2025

To: **Mayor and Council.**

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

Subject: Zoning Bylaw Amendment Application No. RZ100831 (Bylaw No. 9536, 2025)

Applicant: Grasshopper Retail Inc. for 1497990 B.C. LTD., INC.NO. BC1497990

Location: 498-450 Ospika Boulevard

Attachment(s): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9536
Exhibit "A" to RZ100831
Cover Letter and Support Letters

Recommendation(s):

That Council:

1. GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9536, 2025"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9536, 2025 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of security in the amount of 120% of the cost of the landscaping and bicycle parking works identified on the landscape plan.

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 498-450 Ospika Boulevard (subject property) from C4: Local Commercial to C4c: Local Commercial, as shown on Appendix "A" to Bylaw No. 9536. The addition of the "c" to the C4 zone would allow a "Retail, Cannabis" use on the subject property.

Site Characteristics

Location	498-450 Ospika Boulevard
Legal Description	Parcel 1, District Lot 2610, Cariboo District plan BCP26493
Current Use	Retail, General; Service, Personal; and Liquor, Retail
Site Area	0.2 ha (0.5 acres)
Future Land Use	Neighbourhood Corridor
Growth Management Class	Growth Priority
Servicing	Municipal servicing available

Zoning (see Appendix “A” to Bylaw No. 9536)

Current Zoning	C4: Local Commercial
Proposed Zoning	C4c: Local Commercial

Surrounding Land Use Table

North	Two-Unit Residential
South	5 th Ave; Fire Hall No. 2; Rainbow Park
East	Ruggles St; Two-Unit Residential
West	Ospika Blvd; Religious Assembly; RCMP District Headquarters

Relevant Applications

Cannabis Licence Application No. CN000023: The applicant has concurrently applied to the Liquor and Cannabis Regulation Branch (LCRB) for a cannabis retail license at the subject property. Should council approve Rezoning Application No. RZ100831 for First and Second Reading, Cannabis Licence Application No. CN000023 will proceed for a concurrent public hearing.

Strategic Priorities:

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

Policy / Regulatory Analysis:

Liquor and Cannabis Regulation Branch

The LCRB is the provincial authority responsible for licensing non-medical cannabis private stores and monitoring the non-medical cannabis retail sector. The LCRB is regulated by the *Cannabis Control and Licensing Act* and *Cannabis Distribution Act*. All distribution licenses are approved and issued by the LCRB. Should this application be successful, the City’s Cannabis License Application process will be triggered for a resolution from City Council.

City of Prince George Liquor and Cannabis License Policy

The City of Prince George Liquor and Cannabis Licensing Policy (LCLP) establishes guidelines for the operation of licensed liquor establishments and cannabis retail stores within the City. The LCLP provides guidelines on hours of operation, occupant load, and location. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this rezoning application as noted below.

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Corridor in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Corridor designation promotes retail, personal services, service-oriented office uses, and food and beverage establishments intended to draw residents from surrounding neighbourhoods at intersections of collector and arterial streets. The subject property is located at the corner of Ospika Blvd. (arterial) and 5th Avenue (arterial), and an established local commercial site.

Administration supports this application, as it is consistent with the Future Land Use policy direction identified by the OCP.

Growth Management

The subject property is designated as Growth Priority in Schedule B-4: Growth Management of the OCP. Growth Management policies prioritize infill and redevelopment within infill and growth priority areas (OCP Policy 8.1.1 and 8.1.2). This application will facilitate a cannabis retail use, utilizing an existing commercial retail space.

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 property is zoned C4: Local Commercial. The C4 zone is intended to provide for local commercial areas and complementary residential uses. The applicant has applied to rezone the subject property from C4: Local Commercial to C4c: Local Commercial to facilitate a “Retail, Cannabis” use, as shown on Appendix “A” to Bylaw No. 9536. The addition of the “c” to the C4 zone will allow a “Retail, Cannabis” use on the subject property.

Land use impacts that are considered with a cannabis retail application include location, community impacts, proliferation of uses, and parking and traffic.

Location of Establishment

The subject property is located at the corner of 5th Avenue and Ospika Boulevard within an established local commercial site, including a convenience store, liquor store, and hair salon. Residential uses are located north and east of the subject property. Additionally, there are 3 community facilities in the immediate adjacent area in the form of two places of worship and a firehall. There is also an RCMP detachment approximately 150 m from the site and Quinson Elementary School approximately 300 m from the site.

The proposed cannabis retail use is consistent with the established commercial uses on the subject property. Residential uses to the north are separated by landscaping and an opaque fence. Administration does not foresee any negative impacts relating to the location of the proposed cannabis retail store within the existing local commercial site.

Community Impacts

The subject property is a well-established local commercial site that has existed within the community for several years. The proposed cannabis retail use is consistent with the surrounding commercial and retail uses. Bylaw Services and RCMP have not raised any concerns with the proposed use at the subject property.

The applicant has provided 188 letters of support for this application which are attached for Council's consideration.

Proliferation of Use

The subject property is approximately 600 m from the nearest cannabis retail use (BC Cannabis Store located at the Spruceland Shopping Centre) and approximately 1 km south-east of another (Prince George Cannabis located at 1st and Tabor). Due to the separation distance of these retail uses, Administration does not anticipate any negative impacts from the establishment of this use on the subject property.

Parking and Traffic

Onsite parking is available to accommodate parking and traffic circulation for the existing local commercial site. The subject property is accessed from both Ospika Boulevard and Ruggles Street thereby mitigating potential access and egress conflicts. Since a variety of retail and services uses have operated on the subject property for many years, this application is not expected to produce additional parking or traffic concerns. The applicant has agreed to install bicycle parking on the site to meet the current bicycle parking requirements.

Administration supports this application as the proposed rezoning is consistent with the Future Land Use and Growth Management policy direction identified by the OCP, and the LCLP direction.

[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

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

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	BC1497990
Name of Company	1497990 B.C. LTD.
Director Information	Clarke, Robert Andrew Shannon, Ryan Geoffrey

RCMP

The RCMP expressed no concerns with respect to this application.

Bylaw Services

Bylaw Services expressed no concerns with respect to this application.

Landscape Plan and Securities

As a Development Permit may not be triggered as part of the change in land use, landscaping improvements and security in the amount of 120% of the cost of the landscaping works identified on Exhibit "A" are required.

Administration recommends that Final Reading of Bylaw No. 9536, 2025 be withheld until landscape security in the amount of 120% of the cost of the landscaping works identified on Exhibit A has been submitted to the satisfaction of Administration.

Ministry of Transportation and Transit

As per Section 52 of the *Transportation Act*, Bylaw No. 9536, 2025 requires the Ministry of Transportation and Transit's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

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 bylaws, a public hearing will be held regarding the applications 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 applications. 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 No. 9536, 2025 be approved.

Summary and conclusion:

The applicant has applied to rezone 498-450 Ospika Boulevard from C4: Local Commercial to C4c: Local Commercial to facilitate a “Retail, Cannabis” use. 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: 2025/03/24