

Date: May 27, 2025

To: **Mayor and Council**

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

Subject: Zoning Bylaw Amendment Application No. RZ100847 (Bylaw No. 9561, 2025)

Applicant: City of Prince George

Location: 101 George Street

Attachments: Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9561

Recommendations:

That Council:

1. GIVES FIRST THREE READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9561, 2025".
2. PERMITS Final Reading for proposed Bylaw No. 9561, BE WITHHELD until the following requirement has been met to the satisfaction of Administration:
 - a. receipt of a Section 219 Covenant that restricts the use of 101 George Street to "Parking Non-Accessory" and an option to purchase in favour of the City to purchase the land back for \$1.00 if the Section 219 Covenant is breached.

In addition, any recommendations presented in the preceding item must be addressed to the satisfaction of the Director of Planning and Development.

Purpose:

Administration is proposing to rezone the City-owned property at 101 George Street from P1: Parks and Recreation to C1: Downtown to facilitate a "Parking, Non-Accessory" use on the subject property. The "Parking, Non-Accessory" use is intended to service the Regional District of Fraser Fort George office on the immediately adjacent property.

Background:

The subject property is a City-owned property known as Millenium Park. The property was a previous encampment and is currently vacant and fenced.

The City of Prince George and Regional District of Fraser Fort George have entered into a contract of purchase and sale agreement for the subject property. The conditions of the agreement include the

rezoning of the subject property and a covenant restricting the use of the subject property to “parking, non-accessory” only.

The purchase price for the subject property is \$1.00, which is less than market value, on the following conditions:

1. the land is transferred on an “as is, where is” basis with no liability to the City of Prince George for any environmental contamination and with the purchaser assuming all responsibility for remediation of the property;
2. completion of the sale is subject to the rezoning of the land to permit the proposed parking lot use;
3. the registration of a Section 219 Covenant in favour of the City restricting use of the land to a parking lot; and
4. the registration of an option to purchase in favour of the City to purchase the land back for \$1.00 if the Section 219 Covenant is breached.

Site Characteristics

| | |
|-------------------------|--|
| Location | 101 George Street |
| Legal Description | Block E, District Lot 343, Cariboo District, Plan 8816 |
| Current Use | Millenium Park |
| Subject Area | 0.08 ha (0.19 acres) |
| Future Land Use | Downtown |
| Growth Management Class | Growth Priority |
| Servicing | City Services Available |

Zoning (see Appendix “A” to Bylaw No. 9561)

| | |
|-----------------|--------------------------|
| Current Zoning | P1: Parks and Recreation |
| Proposed Zoning | C1: Downtown |

Surrounding Land Use Table

| | |
|-------|---------------------------------|
| North | Highway 16; Industrial; Railway |
| South | RDFFG Office |
| East | George Street; Service Station |
| West | Parking Lot |

Strategic Priorities:

This application is consistent with Council’s strategic priority for City Government and Infrastructure Priorities by using a collaborative approach to manage City-owned lands.

Policy / Regulatory Analysis:

Official Community Plan

Future Land Use

The subject property is designated as Downtown within Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Downtown designation is intended to function as the civic and cultural centre of Prince George, containing key cultural, civic, and recreational amenities, offices, shopping,

and accommodating significant housing. Buildings may be larger in scale, with a mix of towers and lower forms.

The proposed use of the subject is “Parking, Non-Accessory” and would provide parking to the Regional District of Fraser Fort George office building located on the adjacent property.

Growth Management

The subject area is designated as Growth Priority 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 Growth Priority designation is to prioritize public investments (OCP Policy 8.1.10) and neighbourhood planning in and around these areas (OCP Policy 8.1.11). The City also should encourage growth within areas designated Growth Priority (OCP Policy 8.1.1).

The property currently is fenced off, having previously been used as an encampment. Implementing a “Parking, Non-Accessory” use on the subject property will define the use of the subject property and would not require extension of City infrastructure.

Administration is supportive of the proposed Zoning Bylaw Amendment as it is consistent with the Future Land Use and Growth Management direction of the OCP.

Zoning Bylaw

The subject area is zoned P1: Parks and Recreation. The P1 zone is intended to provide for the preservation and enhancement of open space while supporting limited, complementary secondary uses. The P1 zone does not permit a “Parking, Non-Accessory” use. As such, a Zoning Bylaw amendment is required.

To permit a “Parking Non-Accessory” use on the subject property, the applicant is proposing to rezone the property to C1: Downtown. The purpose of the C1 zone is to provide for a mix of uses for the central business area of the city.

The surrounding area is predominantly C1, with a variety of uses including “Parking, Non-Accessory”, “Office”, and “Service Station, Minor”. An additional “Parking, Non-Accessory” use is not anticipated to create any negative impacts on the surrounding area.

Section 219 Covenant

A covenant permitted by Section 219 of the *Land Title Act* provides local governments with a tool to regulate the use of land, the use of buildings or subdivisions to fine tune the Zoning Bylaw and provide comfort to local governments that is enforceable against the covenantor and successors to the land.

As previously mentioned, the City of Prince George and Regional District of Fraser Fort George have entered into a contract of purchase and sale agreement for the subject property. The conditions of the agreement include the rezoning of the subject property and a covenant restricting the use of the subject property to “parking, non-accessory” only.

Administration is recommending that a Section 219 Covenant that restricts the use of the subject property to “Parking, Non-Accessory” only be registered on the subject property prior to Final Reading of Bylaw No. 9561, 2025.

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

A review of the legal title of the subject area indicated no encumbrances or restrictions that would affect this application. While the subject property has been used for parkland purposes in the past, it does not have a legal status as parkland as established through a subdivision plan registered with the Land Title Office.

Ministry of Transportation and Transit

As per Section 52 of the *Transportation Act*, Bylaw No. 9561, 2025, requires the Ministry of Transportation and Transit'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. 9561, 2025 be approved.

Summary And Conclusion:

The City of Prince George is proposing to rezone 101 George Street from P1: Parks and Recreation to C1: Downtown to facilitate a “Parking, Non-Accessory” use, as shown on Appendix “A” to Bylaw No. 9561, 2025. Administration is supportive of 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: 2025/06/23