

**Date:** February 26, 2026

**To:** **Mayor and Council.**

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

**Subject:** Zoning Bylaw Amendment Application No. RZ100862 (Bylaw No. 9593, 2025)

**Applicant:** City of Prince George

**Location:** 2820-2880 15<sup>th</sup> Avenue

**Attachment(s):** Location and Existing Zoning Map  
Appendix “A” to Bylaw No. 9593  
Exhibit A to RZ100862

## Recommendation(s):

That Council:

1. GIVES FIRST THREE READINGS of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9593, 2025”; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9593, 2025 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
  - a. Receipt of Section 219 Covenant on the legal title of Lot 2, District Lot 1429, Cariboo District, Plan EPP72370 that restricts building height to 6 storeys.

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

## Purpose:

Administration is proposing to rezone the City-owned subject property located at 2820-2880 15<sup>th</sup> Avenue from P3: Major Institutional to RM6: Mid-Rise Residential. This rezoning will facilitate a mixed-use development on the subject property currently being used for Studio 2880. As Studio 2880 intends to continue operating with the same scope within the proposed mixed-use development, Administration has proposed a subsequent site-specific text amendment to the RM6 zone to permit “Broadcasting Studio” and “Exhibition & Convention Facility” as secondary uses on the subject property only, as shown on Exhibit “A”.

## Background:

### Site Characteristics

Location	2820-2880 15 <sup>th</sup> Avenue
Legal Description	Lot 2, District Lot 1429, Cariboo District, Plan EPP72370
Current Use	Institutional (Studio 2880)
Site Area	0.55 ha (1.36 acres)
Future Land Use	Neighbourhood Centres and Corridors
Growth Management Class	Growth Priority
Servicing	City Services Available

### Zoning (see Appendix "A" and Exhibit "A")

Current Zoning	P3: Major Institutional
Proposed Zoning	RM6: Mid-Rise Residential with site-specific text amendment

### Surrounding Land Use

North	Residential
South	Vacant Residential Property
East	Alleyway; Commercial
West	Redwood Street; Residential

### Existing Uses

Studio 2880 currently operates out of the two existing buildings on the subject property. Studio 2880 offers a variety of services and events at this location, including artisan markets, art guilds, and art classes. The uses that currently apply to Studio 2880 are summarized in the table below:

Zoning Bylaw Use	Zoning Bylaw Definition	Studio 2880 use
Exhibition & Convention Facility	A building or site intended to provide permanent facilities for meetings, banquets, seminars, conventions, workshops, product and trade fairs and similar exhibitions. This use may include accessory food and beverage service, and spectator and patron participation entertainment.	Classes, workshops, events, and fairs. May include retail.
Club	A facility maintained by and for members of a social, athletic, recreational, fraternal, benevolent, patriotic, or veterans organization, whether incorporated under the laws of British Columbia or not, whose members pay an annual membership fee, but is not operated primarily for monetary gain, spectator entertainment, patron participation entertainment, and food and beverage service. May include an accessory building or structure (i.e. club house) that provides recreation and may include accessory food and beverage services, lockers, change rooms, meeting area, recreational equipment rental and sales facilities, and ticket sales, but shall not include overnight accommodation.	Arts guilds and councils. May include accessory retail.
Broadcasting Studio	n/a – this use is not defined but is included as a distinct use in several zones in the Zoning Bylaw	Podcast recording studio

While a “Club” use is permitted by the RM6 zone, “Exhibition & Convention Facility” and “Broadcasting Studio” uses are not permitted. As such, the applicant has applied for a site-specific text amendment in addition to a rezoning to RM6 to continue permitting these uses on the subject property.

### Strategic Priorities:

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

### Policy/Regulatory Analysis:

#### **Official Community Plan Bylaw No. 9525, 2025**

##### Future Land Use

The subject property is designated as Neighbourhood Centres and Corridors in Schedule 12: Future Land Use Plan of the Official Community Plan (OCP). This designation aims to create complete, compact, diverse, and well-connected neighborhoods that contribute to the city's growth while maintaining a high quality of life. This vision is achieved through the integration of green spaces, pedestrian-friendly streets, and easy access to public transportation. This designation promotes sustainable development by reducing reliance on private vehicles and encouraging an active urban lifestyle. It supports a variety of housing forms, including but not limited to low-rise and mid-rise apartments, townhouses, and mixed-use developments. Buildings may range from 4 to 6 storeys, with higher densities allowed in proximity to transit hubs and commercial areas that provide essential amenities and services for daily needs.

The proposed rezoning is consistent with the Future Land Use designation as it will facilitate development of a multi-use building on an existing, serviced parcel. The subject property is also located along a bus route with a bus stop located immediately in front of the property, and within walking distance to amenities including a convenience store, a gas station, restaurants, and shopping.

##### Growth Management

The subject property is designated as Growth Priority in Schedule 1: Growth Management of the OCP. This designation is characterized by the largest concentration of commercial and employment uses in the city, arts and cultural services, and offer a mix of residential densities and building forms. They offer the most walkable environments, have the best transit service and the greatest access to active transportation and daily needs amenities.

The application is consistent with the Growth Priority designation as it supports a mix of residential densities and forms in the area. This application also promotes infill development on a currently underutilized, serviced site by replacing the existing institutional buildings with a mixed-use development that will provide new residential opportunities while also providing an updated space to an existing arts and culture organization (Policies 7.1.2 b., 7.1.4 b., and 7.1.4 d.). The subject property is within walking distance to daily needs and amenities.

Administration supports this application, as it is consistent with the OCP Future Land Use and Growth Management policy direction of the OCP.

### Development Permit

Should this application be approved, the property will be designated within a Multi-Family Residential Form & Character Development Permit area. This Development Permit area is intended to create inviting and sustainable design strategies and elements that should be addressed in all new residential development in the city. Development should have a strong relationship to the street with active frontages, break up massing by providing vertical and horizontal articulation, and offer ample landscaping to mitigate environmental and visual impacts while providing useable open space for residents to enjoy. Through the Development Permit process, the City will review the application to ensure that the proposed development aligns with design guidelines.

### **City of Prince George Housing Needs Report**

The City's [Housing Needs Report](#), updated December 2022, notes a need for a variety of housing types. The proposed rezoning would provide housing options for residents.

### **Zoning Bylaw**

The subject property is zoned as P3: Major Institutional. The P3 zone is intended to provide for minor and major institutional and recreational uses.

The applicant has applied to rezone the subject property from P3 to RM6: Mid-Rise Residential to facilitate a 45-unit, 6-storey apartment building. The RM6 zone is intended to provide for mid-rise multiple housing with a maximum density of 140 dwellings/ha for areas defined by the OCP as suitable for higher density housing. As previously discussed, the OCP indicates support in this area for higher density housing. The applicant is also proposing a text amendment to the RM6 zone to permit "Broadcasting Studio" and "Exhibition & Convention Facility" as secondary uses on the subject property.

The P3 and proposed RM6 zoning regulations for the subject property are compared below in Table 1.

**Table 1: Zoning Comparison of P3 and RM6**

<b>Regulations</b>	<b>P3: Major Institutional</b>	<b>RM6: Mid-Rise Residential</b>
Principal Uses	<ul style="list-style-type: none"><li>• Club</li><li>• Community Care Facility, Major</li><li>• Community Care Facility, Minor</li><li>• Education</li><li>• Education, Commercial</li><li>• Education, Higher</li><li>• Emergency Service</li><li>• Exhibition &amp; Convention Facility</li><li>• Fish Hatchery</li><li>• Health Service, Major</li><li>• Health Service, Minor</li><li>• Library &amp; Exhibit</li><li>• Park</li><li>• Parking, Non-Accessory</li><li>• Recreation, Indoor</li></ul>	<ul style="list-style-type: none"><li>• Apartment Hotel</li><li>• Community Care Facility, Major</li><li>• Community Care Facility, Minor</li><li>• Housing, Apartment</li><li>• Housing, Congregate</li><li>• Housing, Four-Plex</li><li>• Housing, Row</li><li>• Housing, Stacked Row</li><li>• Religious Assembly</li></ul>

	<ul style="list-style-type: none"> <li>• Recreation, Outdoor</li> <li>• Recycling Centre, Intermediate</li> <li>• Recycling Centre, Major</li> <li>• Recycling Centre, Minor</li> <li>• Religious Assembly</li> <li>• Self-Storage Facility</li> <li>• Transportation Depot</li> <li>• Warehousing</li> </ul>	
Secondary Uses	<ul style="list-style-type: none"> <li>• Broadcasting Studio</li> <li>• Office</li> <li>• Restaurant</li> <li>• Residential Security/Operator Unit</li> <li>• Retail, Convenience</li> <li>• Retail, Farmers Market</li> <li>• Retail, General</li> <li>• Service, Business Support</li> <li>• Utility, Minor</li> </ul>	<ul style="list-style-type: none"> <li>• Club</li> <li>• Health Service, Minor</li> <li>• Home Business 1</li> <li>• Retail, Convenience</li> <li>• Secondary Suite</li> <li>• Service, Massage Therapy</li> <li>• Service, Personal</li> </ul> Proposed site-specific uses: <ul style="list-style-type: none"> <li>• Broadcasting Studio</li> <li>• Exhibition &amp; Convention Facility</li> </ul>
Density	n/a	140 units/ha
Site Coverage	50%	45% Additional 30% may be used for covered parking
Max. Height	10.0 m	30.0 m*
Min. Front Yard	6.0 m	4.5 m
Min. Interior Side Yard	3.0 m	3.0 m
Min. Exterior Side Yard	4.5 m	3.0 m
Min. Rear Yard	6.0 m	4.5 m

\* The property owner has volunteered a Section 219 Covenant that limits the maximum number of storeys to 6 to be consistent with the Neighborhood Centres and Corridors Future Land Use Designation.

As demonstrated above in Table 1, the P3 zone does not include a principal residential use. To permit a mixed-use development, the applicant is proposing the RM6 zone which permits a maximum of 77 units on the subject property. The proposed text amendment will add uses permitted by the P3 zone to the RM6 zone to allow Studio 2880 to continue operating once the property has been redeveloped. As there is no existing zone that supports the desired institutional uses and the desired residential uses and density, the text amendment is required to permit the proposed redevelopment of the site.

The applicant is proposing to redevelop the site with a mixed-use building consisting of institutional uses on the first storey and residential units on subsequent storeys. The proposal is consistent with the form and character of the existing neighbourhood as the surrounding properties are developed with multi-family residential developments, with row housing being located on the properties immediately adjacent to the subject property, and apartment housing located consistently along 15<sup>th</sup> Avenue. As the proposed “Broadcasting Studio” and “Exhibition & Convention Facility” uses are already existing on the subject property, they are also seen to be compatible with the surrounding area.

Administration supports the RM6 zone in this area for the reasons outlined above.

## 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 property indicated no other encumbrances or restrictions that would affect this application.

### Section 219 Covenant - Height

The applicant has volunteered to register a Section 219 Covenant to limit the number of storeys for principal development on the site to no more than six (6) storeys. This covenant is intended to ensure any future development of the lot is consistent with the Neighbourhood Centres and Corridors Future Land Use designation.

Administration recommends that Final Reading of Bylaw No. 9593, 2025, be withheld until the Section 219 Covenant has been submitted to the satisfaction of Administration and registered to the legal title for the subject property.

### Ministry of Transportation and Transit

As per Section 52 of the Transportation Act, Bylaw No. 9593, 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(3) of the *Local Government Act*, a public hearing cannot be held because the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 9525, 2025", and its purpose is to permit a development in which the residential component accounts for at least half of the gross floor area of all proposed buildings and structures.

As required under the *Local Government Act* and the "City of Prince George Development Procedures Bylaw No. 9423, 2023", prior to first three readings of the proposed bylaw, the City will mail or deliver notice to adjacent property owners and tenants whose interests may be affected. Members of the public may provide comments by submitting written correspondence to Council.

Written submissions received in response to the public notice will be provided to Council for their consideration during deliberations. Submissions received after the Council meeting agenda is published and before the deadline specified in the notice will be circulated to Council as a handout at the meeting for consideration during deliberations. 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. 9593, 2025 be approved.

### Summary and conclusion:

Administration is proposing to rezone the subject property from P3: Major Institutional to RM6: Mid-Rise Residential to facilitate a mixed-use development including space for Studio 2880 on the subject property. Administration supports this application for the reasons outlined in the report

### Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Keone Gourlay, Planner 1

### Approved:

Walter Babicz, City Manager

Meeting date: 2026/03/23