

STAFF REPORT TO COUNCIL

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DATE: July 6, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Development Variance Permit Application No. VP100569

Applicant: Regional District of Fraser-Fort George
Location: 3790 Opie Crescent

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100569
Exhibit "A" to VP100569
Supporting Document(s)

RECOMMENDATION(S):

That Council:

1. **APPROVES** Development Variance Permit No. VP100569 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 3, District Lot 2611, Cariboo District, Plan PGP42567 (024-161-900) as follows:
 - a. Vary Table 7-4 by decreasing the total required parking spaces for Emergency Service from 10 per 100 m² GFA to 1.9 per 100 m² GFA, as shown on Exhibit "A" to VP100569.

PURPOSE:

The applicant has applied to vary the parking regulations for Emergency Service to decrease the number of required parking spaces from 10 per 100 m² GFA (63 spaces) to 1.9 per 100 m² GFA (12 spaces), as shown on Exhibit "A" to VP100569. The purpose of this application is to facilitate the development of an emergency service building for the Regional District of Fraser-Fort George at 3790 Opie Crescent (hereinafter referred to as the subject property).

Background

Site Characteristics

Location	3790 Opie Crescent
Current Use	Vacant Land
Site Area	1.1 ha (2.8 acres)
Zoning	M1: Light Industrial

Official Community Plan

Future Land Use	Business District, Light Industrial
Growth Management	Infill

Surrounding Land Use Table

North	Spectra Energy; Ace Hardware; Guillevin Supplies
South	Opie Crescent
East	Ministry of Energy & Mines; Conoy Supply; Quinn Street
West	Ospika Blvd.

Relevant Applications

Development Permit Application No. DP100723: Development Services has received an Industrial Form and Character Development Permit. This application is on hold pending consideration of Development Variance Permit No. VP100569 by City Council.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned M1: Light Industrial. The purpose of the M1 zone is to provide for a mix of business and light industrial uses. The M1 zone permits Emergency Service as a principal use on the subject property.

The applicant has applied to reduce the number of parking spaces required for Emergency Service, as shown on Exhibit "A" to VP100569, from 10 per 100 m² GFA (63 spaces) to 1.9 per 100 m² GFA (12 spaces). The applicant has provided a parking rationale letter prepared by a registered professional who has identified the required number of parking spaces based on the expected occupancy of the building.

Administration supports the above noted parking variance request for the following reasons. The applicant has provided a parking rationale letter prepared by a registered professional. The rationale letter has been prepared based on the occupancy of the building and notes that the building is not open to the public and, therefore, will not require general parking. The proposed development will meet all other M1 zoning regulations including site coverage, setbacks (front, interior side and rear yard), and landscaping. The proposed parking variance will improve the overall site layout in regards to open space and will allow existing mature trees to remain where additional parking would have required land clearing.

OTHER CONSIDERATIONS:

Referrals

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

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this Development Variance Permit.

Council Procedures during COVID-19

As a result of the COVID-19 pandemic and the Ministerial Order issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for permit applications and certain bylaws where such hearings are not required.

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", 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. VP100569 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approves the applicant's request to decrease total required parking spaces for Emergency Service for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/07/27