

STAFF REPORT TO COUNCIL

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DATE: April 7, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: 2021 RZ100698 Report to Council.docx

Applicant: L&M Engineering Ltd. for North Realty Group Ltd., Inc. No. 875402
Location: 1584 8th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9192

RECOMMENDATION(S):

THAT Council:

1. GIVES FIRST and SECOND READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9192, 2021"; and
2. WAIVES the requirements for a public hearing for proposed "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9192, 2021", pursuant to Section 464(2) of the *Local Government Act*.

PURPOSE:

To facilitate future commercial development on 1584 8th Avenue (subject property), the applicant would like to rezone from RM7: High-Rise Residential to C7: Transitional Commercial. The subject property is currently being used as a parking lot.

Site Characteristics

Location	1584 8 th Avenue
Legal Description	Parcel D (Being a consolidation of Lots 21 and 22, See CA8145152), Block 181, District Lot 343, Cariboo District, Plan 1268
Current Use	Parking lot
Site Area	596 m ²
Future Land Use	Downtown
Growth Management Class	Growth Priority
Servicing	City Services available

Zoning (see Appendix "A" to Bylaw No. 9192)

Current Zoning	RM7: High-rise Residential
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Proposed Zoning	C7: Transitional Commercial
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Surrounding Land Use Table

North	Lane, Commercial uses
South	8 th Avenue, Single Residential
East	Commercial uses
West	Parking lot

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as *Downtown* in Schedule B-6: Future Land Use of the Official Community Plan. The *Downtown* designation is intended to support the downtown as the civic and cultural centre of Prince George, containing key cultural, civic, and recreation amenities, offices, shopping, and accommodating significant housing.

The *Downtown* designation supports a wide range of commercial uses (Policy 8.3.18), and Policy 8.3.30 c. identifies this area as a mixed-use transitional area between the commercial focused downtown to the east and the residential character of the Crescents neighbourhood to the West.

As the proposed C7: Transitional Commercial zone is consistent with OCP policies to support a mixed-used transitional area at this location, Administration supports this application.

Growth Management

The subject property is designated as a *Growth Priority* area in Schedule B-4: Growth Management of the Official Community Plan. *Growth Priority* areas are the preferred locations for infill, growth, and redevelopment within the City of Prince George, and should be prioritized over other areas (Policies 8.1.1 and 8.1.2).

The proposed rezoning to facilitate future commercial development is consistent with the growth management policies of the OCP to encourage infill, growth, and redevelopment of underutilized land within growth priority areas. Therefore, Administration supports this application.

Zoning Bylaw

The subject property is zoned as RM7: High-Rise Residential, which is intended to provide for high-rise multiple residential housing with a maximum density of 280 dwellings per hectare. The property owner would like to rezone the subject property to C7: Transitional Commercial in order to facilitate future commercial development. The intent of the C7 zone is to provide for vehicle-oriented service and office uses.

Permitted uses within the C7 zone include community care facilities, education, emergency services, health services, office, parking, indoor recreation, and restaurant. This is a more limited range of commercial uses than is seen in other commercial zones, which allows the C7 zone to act as a transition between the intensive commercial uses of the downtown and the residential character of the Crescents neighbourhood to the West. The C7 zone permits a maximum height of 12.0 m and a maximum site coverage of 75%.

Further, the C7 zone is well established in the surrounding neighbourhood, with multiple properties to the North, West and South of the subject property zoned C7. The proposed C7 zone is consistent with land use of the surrounding properties.

Administration supports this application for the reasons outlined above.

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.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9192 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures during COVID-19 Pandemic

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 notice to adjacent property owners and tenants whose interests may be affected by these applications. Members of the public may provide representations to Council by written submission. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time third reading of the proposed bylaw is being considered.

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. 9192, 2021 be approved.

SUMMARY AND CONCLUSION:

To facilitate future commercial development, the property owner would like to rezone the subject property from RM7: High-Rise Residential to C7: Transitional Commercial. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/04/26