

DATE: June 16, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Development Variance Permit No. VP100592
 Applicant: Jemland Construction Ltds., for Trend Equipment and Leasing Inc., Inc.
 No. BC0908948
 Location: 6920 Boundary Court

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100592
 Exhibit "A" to VP100592

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100592 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 6, District Lot 748, Cariboo District, Plan EPP46674, as follows:

- a. Vary Section 12.2.5 2. by increasing the maximum height for an industrial warehouse from 12.0 m to 12.7 m, as shown on Exhibit "A" to VP100592.

PURPOSE:

The applicant has applied to vary the M2: General Industrial development regulations to facilitate the construction of a 1,858 m² industrial warehouse on the subject property located at 6920 Boundary Court. The applicant has applied to increase the maximum height from 12.0 m to 12.7 m to facilitate construction of a parapet wall above the main entrance to the building, as shown on Exhibit "A" to VP100592.

Background

Site Characteristics

Location	6920 Boundary Court
Current Use	Vacant Land
Site Area	1.28 ha (3.17 acre)
Zoning	M2: General Industrial

Official Community Plan

Future Land Use	Business District Light Industrial
Growth Management	Phase 1

Surrounding Land Use Table

North	Greenbelt
South	Vacant Light Industrial
East	Boundary Road; Vacant Light Industrial
West	Vacant Light Industrial; Greenbelt

Relevant Applications

Development Permit No. DP100703: On November 22, 2019, a Development Permit was approved for the construction of a 1,858 m² industrial warehouse on the subject property.

Building Permit No. BPO41654: The applicant has applied for a Building Permit to construct a 1,858 m² industrial warehouse on the subject property. During the review of the application, it was determined that a development variance permit was required to allow a parapet wall above the main entrance to the building.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned M2: General Industrial. The purpose of the M2 zone is to provide for a mix of business and light industrial uses. The M2 development regulations allow the height of development to be a maximum of 12.0 m. The applicant has applied to vary the maximum height of an accessory building from 12.0 m to 12.7 m to facilitate construction of a parapet wall above the main entrance to the building, as shown on Exhibit "A" to VP100592.

Administration supports the variance request for a parapet feature for the following reasons:

- The increased height will provide visual interest to the entry of the industrial warehouse and assists in breaking up expansive walls;
- The proposed parapet provides added protection to the entrance from the accumulation of snow and debris on the roof;
- The increased height will provide some screening from rooftop mechanical equipment from Boundary Road; and
- The form and character of proposed industrial warehouse is appropriate with the character of existing development in the area.

OTHER CONSIDERATIONS:

Council Procedures during COVID-19

Orders of the Provincial Health Officer and Ministerial Order No. 192, issued under the *Emergency Program Act*, related to local government meetings and bylaw processes, have imposed specific requirements on local governments related to council meetings and bylaw process. In accordance with these orders, City Council has discontinued informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that the Ministerial Orders related to local government meetings and bylaw processes apply.

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.

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 temporary use.

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. VP100592 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to vary the maximum height of an accessory building from 12.0 m to 12.7 m to facilitate construction of a parapet wall above the main entrance of the proposed building at 6920 Boundary Court. Administration supports the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/07/12