

# STAFF REPORT TO COUNCIL

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**DATE:** September 13, 2018

**TO:** **MAYOR AND COUNCIL**

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

**SUBJECT:** Temporary Use Permit Application No. TU000039

Applicant: Alphonse & Elle Holiday Adventures Inc., Inc. No. BC0907772 on behalf of Solutions Staffing Inc.  
Location: 1224 Houston Lane

**ATTACHMENT(S):**

- Location and Existing Zoning Map
- Temporary Use Permit No. TU000039

## RECOMMENDATION(S):

1. THAT Council APPROVE Temporary Use Permit No. TU000039 for the property legally described as Parcel 1, District Lot 933, Cariboo District, Plan 28478.

## PURPOSE:

The applicant has applied for a Temporary Use Permit (TUP) to allow for an office use for one (1) year on the subject property at 1224 Houston Lane. The property is currently zoned P2: Minor Institutional which does not permit office use. Solutions Staffing Inc. offers a variety of support services for recruitment and training of health care professionals in the province. The subject property would allow them to expand their business operations and provide increased services to northern communities. As per the *Local Government Act*, Temporary Use Permits can allow a use not permitted by a zoning bylaw.

## Background

### Site Characteristics

Location	1224 Houston Lane
Current Use	Office for Solutions Staffing Inc.
Previous Use	Aboriginal Housing Society of Prince George
Site Area	0.12 ha (0.31 acres)
Zoning	P2: Minor Institutional

### Official Community Plan

Future Land Use	Neighbourhood Corridor
Growth Management	Growth Priority

### Surrounding Land Use Table

North	Queensway & Residential
South	Houston Lane & Residential
East	Kaslo Street & Residential
West	Undeveloped Residential lot

### Relevant Applications

Rezoning Application RZ100608 (Bylaw No.8984): The subject property is zoned P2: Minor Institutional. The purpose of this zone is to provide for educational and recreational uses, and religious assemblies. The applicant has applied to allow an office use on the subject property, while they are rezoning the property from P2: Minor Institutional to C7: Transitional Commercial.

### **POLICY/REGULATORY ANALYSIS:**

A Temporary Use Permit (TUP) is a tool to allow a short-term use that does not comply with the Zoning Bylaw. As per the *Local Government Act*, a TUP may be issued for a maximum of three (3) years, and may only be renewed once for an additional three (3) years. Following the expiration of the proposed Temporary Use Permit, the applicant must apply for an OCP and Zoning Bylaw Amendment, cease the use, or relocate to a property that supports their proposed use.

### **Official Community Plan**

The subject property is designated Neighbourhood Corridor as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). The City would permit local commercial nodes at intersection of collector and arterial streets. At these nodes the City should permit retail, personal services, service-orientated office uses intended to draw residents from surrounding neighbourhoods. The City may consider expansion of local commercial uses within existing neighbourhoods where the proposed use meets the surrounding use and does not contribute to intrusive vehicular traffic to local roads in the area.

The issuance of Temporary Use Permits can be considered in all Official Community Plan designations within City limits. The OCP outlines a number of considerations to avoid conflicts between different types of uses when considering the Temporary Use Permit.

### Temporary Nature of Use (Section 9.2)

The applicant would like to permanently establish their business on the property for Solutions Staffing Inc. and other future tenants on the property. If approved, the TUP would allow the applicant to immediately obtain a Business License. The applicant has applied for a Rezoning application prior to TUP approval to rezone the subject property from P2: Minor Institutional to C7: Transition commercial. This application would facilitate an office use permanently on site. Due to the concurrent Rezoning Application RZ100608 (Bylaw No. 8984) Administration believes this proposal is supportable.

### Compatibility of Adjacent Uses

OCP states that the City should allow and encourage office uses downtown, and restrict them outside the downtown (Policy 8.3.3). As indicated in this OCP Policy, the Zoning Bylaw does permit small retail/office tenancies that are restricted in gross leasable floor area. Specifically, commercial zones that are adjacent to residential uses (i.e. C4: Local Commercial and C7: Transitional Commercial) may have a gross leasable floor area that range from 280 m<sup>2</sup> for one tenancy to 1400 m<sup>2</sup> for all office uses on site.

The subject property is in close proximity to other office uses and C7: Transitional Commercial zones (approximately 150 metres) along Queensway. The proposed use complements the Queensway area, which is historically a mixed use area of residential and commercial uses (i.e. office and car sales).

### Impact on Natural Environment

The subject property is in close proximity to the Fraser River; however the existing building is outside the floodplain and Flood Hazard Development Permit Area. The proposed use will not negatively impact the natural environment.

#### Intensity of Proposed Use:

The existing building was previously used by Aboriginal Housing Society of Prince George for office use. Access to the subject property is off of Houston Lane, which is a local road that is intended to provide access to adjacent properties. Houston Lane is accessed off of Queensway which is an arterial road that is intended for the movement of large volumes of people and goods between different areas of the City. This type of use is typically located along arterial roads.

The subject property is surrounded by residential uses from the north, south, east and west, however there is a vertical separation of this use by Queensway (north), Kaslo Street (east) and Houston Lane (south). The existing building looks like a residential home and fits the form and character of the neighbourhood.

Administration is recommending approval of this application as the road network, form and character and size of the existing building (402 m<sup>2</sup>) will limit any potential significant impacts on adjacent properties.

#### Inability to Conduct Proposed Use Elsewhere

The applicant has applied to rezone the subject property from P2: Minor Institutional to C7: Transitional Commercial as the applicant intends to incorporate the office use on a permanent basis which complements the existing commercial use zones in the surrounding area along the Queensway corridor.

#### **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 provide a delivery of notice to adjacent property owners whose interests may be affected by this variance.

#### **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 Temporary Use Permit No. TU000039 be approved.

#### **SUMMARY AND CONCLUSION:**

Administration recommends that Council approve the applicant's request for a Temporary Use Permit allowing office use on the subject property for one (1) year, as shown on location mapping to TU000039.

#### **RESPECTFULLY SUBMITTED:**

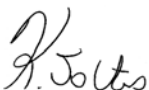


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Ian Wells, General Manager of Planning and Development

**PREPARED BY:** Melissa Nitz, Planner 1

#### **APPROVED:**



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Kathleen Soltis, City Manager  
Meeting date: October 1, 2018