

STAFF REPORT TO COUNCIL

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DATE: July 5, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: 2021 RZ100702 Report to Council.docx

APPLICANT: Jagdev Gill
LOCATION: 2709 Petersen Road

ATTACHMENT(S): Location and Existing Zoning Map
 Appendix "A" to Bylaw No. 9196

RECOMMENDATION(S):

THAT Council:

1. GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9196, 2021"; and
2. WAIVES the requirements for a Public Hearing for proposed "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9196, 2021", pursuant to Section 464 (2) of the *Local Government Act*.

PURPOSE:

The applicant has applied to rezone 2709 Petersen Road (subject property) from RS1: Suburban Residential to RS2: Single Residential as shown on Appendix "A" to Bylaw No. 9196. The purpose of the application is to facilitate a future subdivision to create one (1) additional lot. The subject property currently has one (1) existing house on the east side of the subject property.

Site Characteristics

Location	2709 Petersen Road
Legal Description	Lot 2, District Lot 753, Cariboo District, Plan 9785
Current Use	Residential
Site Area	2475.0 m ²
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill

Zoning (see Appendix "A" to Bylaw No. 9196)

Current Zoning	RS1: Suburban Residential
Proposed Zoning	RS2: Single Residential

Surrounding Land Use Table

North	Petersen Road and Residential
South	Residential and Greenbelt
East	Residential
West	Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Residential designation encourages infill and redevelopment in existing neighbourhoods in the form of single family and duplex housing with a density of less than 22 units/ha (Policy 8.3.31 and 8.3.42). The OCP supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood and has relatively minor immediate impacts on the surrounding area (Policies 8.3.45 and 8.3.48).

The applicant would like to rezone the subject property to facilitate an infill subdivision for the creation of one (1) additional lot. This application will support infill and redevelopment in an existing neighbourhood, and the proposed lot size is consistent with the neighbourhood.

Administration supports this application, as it is consistent with the policy direction of the Neighbourhood Residential designation of the OCP for housing developments that are typical to existing neighbourhoods.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. Growth Management Policies outlined by the OCP, encourage infill and redevelopment within the infill designation (Policy 8.3.45 and Policy 11.4.1). The OCP encourages incremental, small-scale redevelopment where the development will have minor impacts and is well suited to the surrounding neighbourhood (Policy 8.3.48).

The proposed rezoning will facilitate redevelopment within an established neighbourhood, utilize existing City infrastructure, and create density through infill. Administration supports this application, as it is consistent with the Future Land Use and Growth Management OCP Policy direction for infill development.

Zoning Bylaw

The subject property is currently zoned RS1: Suburban Residential, which is intended to foster a suburban lifestyle on properties larger than 845 m² and provide complementary residential uses that are compatible with the character of the area. The subject property has an existing house on the east side of the subject property.

The applicant has applied to rezone the subject property from RS1: Suburban Residential to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9196. The intent of the RS2: Single Residential zone is to foster an urban lifestyle on properties larger than 500 m², and provide complementary residential uses that are compatible with the character of the area. Please see below Table 1 for Zoning Comparison for the two zones.

Table 1: Zoning Comparison for RS1 and RS2

	RS1: Suburban Residential	RS2: Single Residential
Subdivision Regulations		
Minimum Lot Width	20.0 m	15.0 m
Minimum Lot Area	845 m ²	500 m ²
Maximum Lot Area	0.4 ha	0.2 ha
Development Regulations		
Maximum Site Coverage	30%	40%
Maximum Height	10.0 m	10.0 m
Minimum Interior Side Yard setback	1.2 m	1.2 m
Minimum Front Yard setback	4.5 m	4.5 m
Minimum Rear Yard setback	6.0 m	6.0m

As shown in Table 1, the minimum lot width and lot area of the RS2 zone is less than RS1 zone. The surrounding neighbourhood consists of lots ranging in size from 550 m² to 2,700 m² and encompasses a mix of zones (i.e. RS1: Suburban Residential, RS2: Single Residential and RT1: Two-Unit Residential). The nearest RS2 zoned property is across Petersen Road which is approximately 20.0 m to the north of the subject property (see attached location and zoning mapping).

The existing property is approximately 32.8 m wide and has a lot area of 2475.0 m². The existing lot under current RS1 zone is not able to be subdivided as the minimum lot width regulations of the RS1 zone cannot be met. Should the proposed rezoning be approved, future subdivided lots would need to meet the minimum site area and lot width of the RS2 zone. Furthermore, the existing house on the subject property would also need to meet the minimum interior side yard setback from the newly created interior lot line.

The proposed RS2 zone is consistent with the form and character of the area and aligns with OCP policy for infill development. Administration is supportive of the application for the rationale provided above.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received:

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9196 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 comment by written submission, telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing and prior to third reading of the proposed bylaws. Residents who wish to speak in person can do so during the Public Hearing in Council Chambers. The City of Prince George follows the guidelines of the Provincial Health Officer as measures have been put in place to ensure the safety of members of the public attending the Public Hearing to provide comments. 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. 9196, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to rezone the subject property located at 2709 Petersen Road from RS1: Suburban Residential to RS2: Single Residential to facilitate a proposed subdivision to create one (1) additional lot. Administration is in support of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/07/26