

STAFF REPORT TO COUNCIL

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DATE: October 15, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100710 (Bylaw No. 9230)

APPLICANT: L&M Engineering Ltd. for 168315 B.C. Ltd., Inc. No. BC1168315

LOCATION: 4798 Martin Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9230
Soil Tech Consulting Ltd. Field Review Memo dated September 29, 2021

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9230, 2021"; and
2. WAIVES the requirements for a Public Hearing for proposed "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9230, 2021", pursuant to Section 464 (2) of the *Local Government Act*.

PURPOSE:

The applicant has applied to rezone a 1.06 ha portion of 4798 Martin Road (subject property) from AG: Greenbelt (0.91 ha) and P1: Parks and Recreation (0.15 ha) to RS2m: Single Residential, as shown on Appendix "A" to Bylaw No. 9230. The remainder of the subject property is currently zoned R2m: Single Residential (15.10 ha). The proposed zoning will ensure the entire lot is consistently zoned as RS2m and will facilitate a future multi-lot subdivision (Phase 1 with 39 lots and Phase 2 with 48 lots).

Site Characteristics

Location	4798 Martin Road
Legal Description	Lot 1, District Lot 2424, Cariboo District, Plan 27163
Current Use	Undeveloped residential property
Site Area	16.16 ha
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill

Zoning (see Appendix “A” to Bylaw No. 9230, 2021)

Current Zoning	RS2m: Single Residential (15.10 ha); AG: Greenbelt (0.91 ha) and P1: Parks and Recreation (0.15 ha)
Proposed Zoning	RS2m: Single Residential (16.16 ha)

Surrounding Land Use Table

North	AF: Agricultural & Forestry zoned property
South	AG: Greenbelt zoned property
East	AR3m: Rural Residential, RM1: Multiple Residential and RS1m: Suburban Residential zoned properties
West	U1: Minor Utilities; AR1: Rural Residential and P1: Parks and Recreation

Relevant Applications

Subdivision Application No. SD100575: The applicant has applied for phase 1 of a multi lot subdivision to create 39 residential lots on the subject property. As of the date of this report, the subdivision has not been approved and registered at the Land Title Office by the Approving Officer.

Subdivision Application No. SD100722: The applicant has applied for Phase 2 of the multi-lot subdivision to create 48 residential lots on the subject property. The rezoning application is required to facilitate phase 2 of the proposed subdivision.

Tree Cutting Permit No. TC100027: The applicant applied for a Tree Cutting Permit within the AG: Greenbelt (0.91 ha) zoned portion of the property to facilitate the construction of a temporary gravel access road from Martin Road to the future phase 1 and phase 2 subdivision development. The subject property was previously cleared in 1993, and as such the applicant is proposing to remove secondary growth (i.e. Birch and Poplar) within the AG zoned portion. The Tree Cutting permit was issued on October 15, 2021 as per the Tree Protection Bylaw No. 6343, 1995. A Tree Cutting Permit is not required for the 15.10 ha portion of the property zoned RS2m: Single Residential and P1: Parks and Recreation.

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. Neighbourhoods are primarily residential in nature, with associated schools and parks. 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 (Policy 8.3.45 and Policy 8.3.48).

The applicant would like to rezone the portions of the property zoned AG: Greenbelt and P1: Parks and Recreation to RS2m: Single Residential to ensure consistency with the existing RS2m zone of the property. In addition, this rezoning would facilitate the development a multi-lot subdivision with phase 1 consisting of 39 lots, and Phase 2 consisting of 48 lots.

This application would support infill and redevelopment in existing neighbourhoods in the form of single family dwellings. Administration is supportive of the application, as it is consistent with the policy direction of the Neighbourhood Residential designation.

Growth Management

The subject property is designated as infill in Schedule B-4: Growth Management of the Official Community Plan. Growth Management Policies outlined by the OCP, encourage infill and redevelopment within the infill and growth priority designation (Policy 8.3.45 and Policy 11.4.1). The OCP also encourages incremental, small-scale redevelopment where the development will have minor impacts and is well suited to the surrounding neighbourhood (Policy 8.3.48). Growth Management designations allow the City to direct growth in ways that support community goals.

The applicant's proposal will encourage redevelopment of the site and will facilitate single residential development to allow consistency with surrounding land uses. Administration is supportive of the 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 zoned as RS2m: Single Residential (15.10 ha), AG: Greenbelt (0.91 ha) and P1: Parks and Recreation (0.15 ha). The property owner would like to rezone the subject property from RS2m: Single Residential, AG: Greenbelt and P1: Parks and Recreation to RS2m: Single Residential. As mentioned previously, this would facilitate the proposed subdivision of the subject property (Phase 1 and Phase 2).

RS2m: Single Residential

The RS2m zone is intended to foster an urban lifestyle on properties larger than 500m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas zoned as RS2m provide for manufactured housing that must conform to CSA A-277 or CSA Z240 standards. As indicated previously, the remainder of the subject property (15.11 ha) is currently zoned RS2m: Single Residential.

AG: Greenbelt

A 0.91 ha portion of the property is zoned AG: Greenbelt, the purpose of this zone is primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards.

A small portion of the AG: Greenbelt zoned area (along the most southern boundary) is designated as significant slopes in Schedule B-2: Significant Slopes, which are slopes over 20% grade. As these slopes may be subject to landslide hazards, the OCP recommends that development is located a safe distance from significant slopes based on reporting prepared by a qualified professional (policy 6.4.58).

The applicant submitted a Field Review Memo completed by SoilTech Consulting Ltd. (September 29, 2021) to review the area identified as AG: Greenbelt and significant slope. The intent of this memo was to ensure the area zoned as AG: Greenbelt was suitable for the proposed residential use. The memo also indicated that the area to be rezoned from AG to RS2m shows no signs of surficial instability or movement and provided recommendations for development at time of the residential subdivision. Please see the attached report for additional information.

P1: Parks and Recreation

The P1 zone is intended to provide for the preservation and enhancement of open space while supporting limited, complementary secondary uses. The 0.15 ha portion of the property that is zoned P1 is privately owned and is

not maintained or owned by the City. In addition, this portion of the property has not been identified for a proposed park area or location as per Schedule B-9: Parks & Trails designation of the OCP.

Administration is supportive of rezoning AG: Greenbelt (0.91 ha) and P1: Parks and Recreation (0.15 ha) portions to RS2m: Single Residential. The proposed application is consistent with the Future Land Use and Growth Management policies and designations of the OCP.

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. 9230 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

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 land use application.

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 this application. Members of the public may provide comment by written submission. Written submissions received in response to the public notice for this application will be provided to Council for their consideration prior to third reading of the proposed bylaw.

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. 9230, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to rezone a 1.06 ha portion of the subject property from AG: Greenbelt (0.91 ha) and P1: Parks and Recreation (0.15 ha) to RS2m: Single Residential to facilitate a multi-phase subdivision of the subject property. Administration is in support of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/11/08