

STAFF REPORT TO COUNCIL

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DATE: January 26, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment No. RZ100731 (Bylaw No. 9271, 2021)

APPLICANT: Andrew Igel for Colin & Matthew Holdings Ltd., Inc. No. BC0780710

LOCATION: 4054 and 4076 Weisbrod Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9271

RECOMMENDATION(S):

THAT Council:

1. GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9271, 2021"; and
2. PERMITS the Public Hearing for proposed Bylaw No. 9271, 2021 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of Servicing Brief; and
 - b. Receipt of Traffic Impact Analysis.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

PURPOSE:

The applicant would like to expand the existing 67 unit County Acres Seniors Community complex (7364 Hart Highway) by constructing 14 additional units for independent living for residents age 65 or older at 4054 and 4076 Weisbrod Road (subject property). The subject property is located adjacent to the east property line of the Country Acres Senior Community complex. In order to facilitate the development, the applicant has applied to rezone the subject property from RT1: Two- Unit Residential to RM2: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9271.

Site Characteristics

Location	4054 and 4076 Weisbrod Road
Legal Description	Lot 2, District Lot 2433, Cariboo District, Plan 16774
Current Use	Two-Unit Residential
Site Area	0.23 ha (0.57 acres)
Growth Management Class	Infill and Growth Priority

Zoning (see Appendix “A” to Bylaw No.9271)

Current Zoning	RT1: Two-Unit Residential
Proposed Zoning	RM2: Multiple Residential

Surrounding Land Use Table

North	Two- Unit Residential and Single Detached Residential uses
South	Weisbrod Road, Dagg Road, Residential (two-unit and single detached)
East	Two-unit residential and Kinchen Drive
West	Multiple Residential (Country Acres Seniors Community) and Single Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Residential Corridor and Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan. The Neighborhood designations are intended to support neighbourhoods that are primarily single residential in nature, however additional densities and uses are permitted along collector and arterial roads.

The City should support infill and redevelopment of vacant and underutilized sites in existing neighbourhoods to meet the anticipated needs of an aging population (Objective 8.3.16 and Policy 8.3.45). The City should encourage development that meets the needs of the community's aging population and desire for aging in place, that is compatible with the scale and character of the existing neighbourhood (Policy 8.3.46).

The subject property is located along Weisbrod Road and the intersection of Weisbrod Road and Dagg Road which are both classified as a major collector roads. The City should permit housing types such as stacked townhomes (50-150 units/ha), townhouse lofts (40-60 units/ha) and 3-4 Storey apartments (75-135 units/ha) on collector and arterial streets (policy 8.3.57). Multiple residential development along corridors and major collector roads are subject to access and traffic analysis considerations (Policy 8.3.50) and site design considerations such as size and scale. This ensure that new developments do not fragment neighbourhoods or lead to undue traffic within local neighbourhood streets (Policy 8.3.55).

As the applicant's proposal for a 14 unit seniors housing complex is consistent with the OCP Future Land Use designation, Administration supports this application.

Growth Management

The subject property is designated as Growth Priority and Infill in Schedule B-4: Growth Management of the Official Community Plan. Growth Management policies outlined in the OCP encourage infill and redevelopment within the infill and growth priority designation (Policy 8.3.45 and Policy 11.4.1).

The applicant's proposal will redevelop and add infill to an underutilized site in an existing neighbourhood. Administration supports this application, as it is consistent with the OCP's growth management policies

Administration supports this application, as it is consistent with the OCP's Future Land Use and Growth Management policies as well as providing independent living for the community's aging population.

Multiple Residential Development Permit Area

The OCP designated all lands on which the zoning allows for multiple residential, comprehensive two-unit dwelling areas or comprehensive residential strata developments to be a Multiple Residential Form and Character Development Permit area. As a result, a Multiple Residential Form and Character Development Permit will be required prior to the construction of the proposed seniors housing complex, which will allow administration to ensure that the future development will complement the form and character of the neighbourhood and appropriate levels of landscaping to reduce impacts to the adjacent properties.

Zoning Bylaw

The subject property is zoned as RT1: Two- Unit Residential, which has an intent to provide for housing, primarily in buildings with two dwellings. The property owner would like to rezone the subject property to RM2: Multiple Residential to permit the development of the seniors housing complex. The intent of the RM2 zone is to provide for primarily row housing and apartments with not more than six units in a building, and a maximum residential density of 60 dwellings per hectare.

The surrounding neighbourhood has a mixture of multiple residential development, single detached dwellings and two-unit housing the area. The proposed development will be accessing off Weisbrod Road (major collector road), that has the capacity and is intended for the movement of people and goods between local roads and the arterial road network. Therefore, the proposed zone would complement the existing form and character of the neighbourhood as it is an expansion of an existing use, and is a road network that is capable of handling more capacity.

Administration has provided below a table that outlines the development regulations between the RT1: Two-Unit Residential and RM2: Multiple Residential zones for Councils consideration:

Table 1.1: Zoning Comparison Table for RT1: Two-Unit Residential and RM2: Multiple Residential

	RT1: Two- Unit Residential	RM2: Multiple Residential
Maximum Residential Density	One (1) dwelling per 325 m ² or two dwellings per lot	60 dwellings/ha
Maximum number of dwellings in on building	2	6
Maximum site coverage	40%	55%
Maximum height	10.0m	12.0 m
Maximum number of storeys	2.5	3.0
Minimum front yard	4.5 m	6.0 m
Minimum interior side yard	1.2 m	3.0 m
Minimum Exterior side yard	3.0 m	3.0 m
Minimum rear yard	6.0 m	6.0 m
Minimum setback between buildings	N/A	4.5 m

The RM2 zone does permit an increase in height from 10.0 m to 12.0 m and the number of storeys from 2.5 to 3. In order to mitigate potential impacts the Zoning Bylaw provides landscaping requirements to provide additional buffering of the proposed use to adjacent properties.

In addition to the landscaping, the impacts of the proposed development would be mitigated through the increased setbacks of the RM2 zone for the interior side yard (3.0 m) and front yard (6.0 m) to the property boundaries. As the application is consistent with future land use and growth management designation, Administration is supportive of the proposal.

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.

Title

A review of the legal title of the subject properties indicated no encumbrances or restrictions that would affect this application.

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that 3rd and Public Reading of Bylaw No. 9271 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Analysis

The proposed development will be accessed by Weisbrod Road which is deemed a major collector road. A Traffic Impact Analysis which includes a traffic count and recommendation for any impacts on current and future road configurations is needed for Administration to analyze the proposal to ensure the proposal does not negatively impact the road network.

Administration recommends that 3rd and Public Reading for Bylaw No. be withheld until a Traffic Impact Analysis has been prepared and submitted to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9271 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures and Statutory Notification

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. 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. 9271, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone 4056 and 4076 Weisbrod Road from RT1: Two-Unit Residential and RM2: Multiple Residential in order to facilitate the development of a 14 unit seniors housing complex. This application will facilitate expansion of the Country Acres Seniors Community complex located at 7364 Hart Highway. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/02/28