

# STAFF REPORT TO COUNCIL

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**DATE:** July 19, 2019

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

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

**SUBJECT:** Rezoning Amendment Application No. RZ100633 (Bylaw No. 9053, 2019)

Applicant: Manmohan Toor and Sukiran Toor  
Location: 932 Douglas Street

**ATTACHMENT(S):** - Location and Existing Zoning Map  
- Appendix "A" to Bylaw No. 9053

## RECOMMENDATION(S):

THAT Council:

1. GIVE first two readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9053, 2019"; and
2. PERMIT that consideration of Final Reading of proposed Bylaw No. 9053 BE WITHHELD until the following requirement has been met to the satisfaction of Administration:
  - a. Registration of a Section 219 Covenant on the legal title of Lots 15 and 16, Block 6, District Lot 1429, Cariboo District, Plan 646 that restricts symmetrical façades for two-unit housing.
  - b. Registration of a Section 219 Covenant on the legal title of Lots 15 and 16, Block 6, District Lot 1429, Cariboo District, Plan 646 that restricts the maximum residential density to one (1) dwelling per 250 m<sup>2</sup>, and restricts secondary suites within two-unit housing.

## PURPOSE:

The applicant has proposed to rezone the subject area from RS4: Urban Residential to RT2: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9053. This subject area is made up of two (2) properties (Lots 15 and 16). The purpose of this application is to facilitate the development of one (1) two-unit house (duplex) on the subject area located at 932 Douglas Street. One (1) half of the duplex is proposed on each lot, with the centre common wall being located on the shared interior lot line.

## Background

### Site Characteristics

Location	932 Douglas Street
Legal Description	Lots 15 and 16, Block 6, District Lot 1429, Cariboo District, Plan 646
Area Size (Lots 15 and 16)	553 m <sup>2</sup>
Official Community Plan	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City services available

### Zoning

Current Use	Vacant Land
Current Zoning	RS4: Urban Residential
Proposed Zoning	RT2: Two-Unit Residential

### Surrounding Land Use

North	Residential
South	Residential
East	Laneway; Residential
West	Douglas Street; Residential

## POLICY/REGULATORY ANALYSIS:

### Official Community Plan (OCP)

#### Future Land Use

The subject area 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 (Policy 8.3.45 and 8.3.59). The OCP supports duplex housing in a dispersed manner where asymmetrically designed (Policy 8.3.60).

The applicant has applied to rezone the subject property to facilitate the development of a two-unit house (duplex). Administration notes there are three (3) duplexes within a 100 m radius of the subject area. A large portion of the neighbourhood block remains RS4 and is developed with single family housing. To date, no complaints regarding the surrounding duplex housing has been received in this neighbourhood. The applicant has also volunteered to register a Section 219 Covenant to ensure the construction of the proposed duplex is asymmetrical and complements the form and character of the surrounding neighbourhood.

#### Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. Growth Management policy encourages infill and redevelopment in existing neighbourhoods within the Infill designation (Policy 8.3.45 and Policy 11.4.1). The proposed infill development of a duplex is suitable for the surrounding neighbourhood and is consistent with the recommended housing forms outlined in the OCP (Policy 8.3.60).

Administration supports this application as it is consistent with the Future Land Use and Growth Management OCP policy direction.

### Zoning Bylaw

The subject property is zoned RS4: Urban Residential which is intended to accommodate single detached housing on lots with lane access and provide complementary residential related uses that are compatible with the area.

The applicant has applied to rezone the subject property from RS4: Urban Residential to RT2: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9053. The intent of the RT2 zone is to provide for housing, primarily in buildings with two dwellings. The RS4 and RT2 zones are compared below in Table 1.

**Table 1: Zoning Comparison of RS4 and RT2**

Regulations	RS4: Urban Residential	RT2: Two-Unit Residential
Principal Uses	<ul style="list-style-type: none"><li>• Community Care Facility, Minor</li><li>• Housing, Single Detached</li></ul>	<ul style="list-style-type: none"><li>• Community Care Facility, Minor</li><li>• Housing, Single Detached</li><li>• Housing, Two-Unit</li></ul>
Secondary Uses	<ul style="list-style-type: none"><li>• Home Business 1 and 2</li><li>• Secondary Suite</li><li>• Secondary Dwelling</li></ul>	<ul style="list-style-type: none"><li>• Bed &amp; Breakfast</li><li>• Home Business 1 and 2</li><li>• Secondary Suite, only in Single Detached Housing</li></ul>
Site Coverage	50%	45%
Max. Height	9.0 m	10.0 m
Min. Front Yard Setback	4.5 m	4.5 m
Min. Interior Side Yard Setback	1.2 m	1.2 m
Min. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1, the RS4 zone permits either a secondary suite within a single detached house, or a detached secondary dwelling whereas the proposed RT2 zone allows for either a single detached house with one secondary suite, or duplex. The proposed duplex would provide the least density. The RS4 and RT2 zones have the same setback restrictions.

Administration supports this application as it is consistent with the policy direction provided in the OCP, and the height, setback and density of the surrounding residential zones.

**STRATEGIC PRIORITIES:**

The proposed rezoning amendment is consistent with Council’s strategic priority to prioritize infill development and advance housing within targeted growth areas.

**OTHER CONSIDERATIONS:**

**Land Use Impacts**

The subject property is surrounded by residential land uses. Should the proposed rezoning be approved, the RT2 zone will allow for either a single detached house, potentially with a secondary suite; or a duplex. Each dwelling is required to have two (2) on-site parking spaces per dwelling.

Douglas Street is considered a local road which is intended to provide access to residential neighbourhoods. The applicant is proposing to construct one (1) duplex on the subject area. Administration does not anticipate any significant impacts from parking or traffic within the neighbourhood as a result of the addition of one (1) duplex on Douglas Street.

**Referrals**

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

**Section 219 Covenant**

The applicant has indicated that they will register a Section 219 Covenant on title of the subject property prior to Final Reading of Bylaw No. 9053. This covenant would ensure the construction of the duplex is asymmetrical and looks like two distinct dwellings (*i.e., varying roof lines and using multiple materials for the exterior finish*).

Additionally, the applicant has indicated that they will register a second Section 219 Covenant on title of the subject property prior to Final Reading of Bylaw No. 9053, that restricts the maximum residential density to one (1) dwelling per 250 m<sup>2</sup>, and restricts secondary suites within a duplex.

Administration recommends that Final Reading of Bylaw No. 9053 be withheld until a Section 219 Covenant that restricts symmetrical facades and residential density is submitted to Administration's satisfaction and is registered on the title of the subject area.

Ministry of Transportation and Infrastructure

As identified under Section 52 of the *Transportation Act*, any properties that are within 800 m of a controlled access highway triggers bylaw approval from the Ministry of Transportation and Infrastructure. The subject property is within 800 m of a controlled access highway (i.e. Highway 97 North), which requires the Ministry's approval prior to Final Reading.

**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. 9053 be approved.

**SUMMARY AND CONCLUSION:**

The applicant is proposing to rezone the subject area from RS4: Urban Residential to RT2: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9053. The purpose of this application is to facilitate the development of one (1) duplex on the subject area.

**RESPECTFULLY SUBMITTED:**



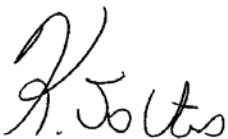
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Ian Wells, General Manager of Planning and Development

**PREPARED BY:**

Kali Holahan, Planner

**APPROVED:**



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Kathleen Soltis, City Manager  
Meeting date: July 29, 2019