

STAFF REPORT TO COUNCIL

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DATE: March 28, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100737 (Bylaw No. 9278)

APPLICANT: Kidd Real Estate Holding Ltd., Inc. No. BC821509

LOCATION: 7025 Kennedy Crescent

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9278

RECOMMENDATION(S):

THAT Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9278, 2021".

PURPOSE:

The applicant has applied to rezone 7025 Kennedy Crescent (subject property) from RS1m: Suburban Residential to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9278. The purpose of this application is to facilitate a subdivision creating two lots approximately 510 m² in size. The applicant intends to demolish the existing residence (manufactured home) and construct two (2) single-family residences on the future 2-lot subdivision.

Site Characteristics

Location	7025 Kennedy Crescent
Legal Description	Lot 1, District Lot 4047, Cariboo District, Plan 18570
Current Use	Residential
Site Area	1020.2 m ² (0.25 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix "A" to Bylaw No. 9278)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS2: Single Residential

Surrounding Land Use Table

North	Residential
South	Eden Drive and Residential
East	Kennedy Crescent and Residential
West	Residential and Taft Drive

Relevant Applications:

Demolition Permit No. DD001183: The applicant applied for a demolition permit to remove the existing manufactured home from the subject property.

Building Permit No. BP041969: The applicant has applied to construct a single detached house on the subject property. Any development on the subject property would be required to meet the development regulations for setbacks from the property boundaries and proposed subdivision boundary.

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). Neighbourhood Residential areas are primarily residential in nature, dominated by single family and similar sized buildings. 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). Further to this, the OCP indicates infill and redevelopment within existing neighbourhoods should be 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 has applied to rezone the subject property to facilitate an infill subdivision by creating one (1) additional lot. The applicant is proposing to construct two (2) single-family dwellings, that meets the density of the Neighbourhood designation, is incremental and consistent with the scale of housing. The surrounding neighbourhood is currently a mix of RS1m and RS2m zoning in the neighbourhood with varying lot sizes. The neighbourhood is developed as a mix of single detached housing and manufactured housing.

Administration is supportive of this application, as the proposal will support infill and redevelopment in an existing neighbourhood that is consistent with the policy direction of the future land use designation.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. The Growth Management designation encourages infill and redevelopment within the infill designation (Policy 8.3.45 and Policy 11.4.1). The OCP supports incremental, small-scale redevelopment where the development will have minor impacts to the surrounding neighbourhood and is consistent with the form and character of the neighbourhood (Policy 8.3.48). As indicated above, the applicant will be creating density through infill development.

Administration is supportive of this application, as the proposed rezoning will facilitate redevelopment within an established neighbourhood and is consistent with the Future Land Use Designation and Growth Management OCP Policy direction.

Zoning Bylaw

The subject property is zoned as RS1m: Suburban Residential, which is intended to foster a suburban lifestyle and provide complementary residential uses that are compatible with the character of the area. The 'm' allows for manufactured housing on the subject property.

The applicant has applied to rezone the subject property from RS1m to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9278. The intent of the RS2 zone is to foster an urban lifestyle on properties larger than 500.0 m², and provide complementary residential uses that are compatible with the character of the area. Table 1 below provides a comparison between the RS1m and RS2 zones.

Table 1: Zoning Comparison of RS1m and RS2

	RS1m: 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
Principal Development Regulations		
Maximum Site Coverage	30%	40%
Maximum Height	10.0 m	10.0 m
Minimum Front Yard	4.5 m	4.5 m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Exterior Side Yard	3.0 m	3.0 m
Minimum Rear Yard	6.0 m	6.0 m

The proposed rezoning is intended to facilitate infill development by permitting subdivision of the subject property into two lots approximately 510 m² in size. The proposed subdivision will meet the RS2 regulations for minimum lot width 15.0 m (proposed approximately 19.0 m for each lot), and minimum lot area 500 m² (proposed approximately 510 m² for each lot). Both zones permit the same development regulations in regards to building height and setback restrictions.

Adjacent properties consist of lot sizes ranging from 1,100 m² to 1,200 m² in the Glenview Estates neighbourhood. The proposed subdivision lots are smaller in size than the adjacent surrounding neighbourhood, however the lot widths range from 18.0 m to 30.0 m which is consistent with the lot widths of the proposed subdivision.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP, and is consistent with the form and character of the surrounding neighbourhood. Administration does not anticipate any concerns as a result of the proposed rezoning.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

Title

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

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9278 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the Local Government Act, a public hearing regarding this application will not be held as the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011."

As per the requirements set out in the Local Government Act and "City of Prince George Development Procedures Bylaw No. 7635, 2005", in advance of first and second reading of the proposed bylaw, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests in property may be affected by this application.

Members of the public wanting to provide comment on the application, may submit written correspondence to Council. 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 public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

ALTERNATIVES:

1. Approve the bylaw;
2. Approve the bylaw as amended;
3. Refuse the bylaw; or
4. Defer or otherwise deal with the bylaw.

Administration recommends that Bylaw No. 9278, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject property from RS1m to RS2 as shown on Appendix "A" to Bylaw No. 9278. The purpose of this application is to facilitate a two-lot subdivision of the subject property. Administration recommends that Council approve the proposed rezoning for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Adam Davey, Acting City Manager

Meeting Date: 2022/04/25