

STAFF REPORT TO COUNCIL

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DATE: March 30, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100725 (Bylaw No. 9261)

APPLICANT: L&M Engineering Ltd. for North Realty Group Ltd., Inc. No. BC0875402
LOCATION: 3961 Austin Road W

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9261

RECOMMENDATION(S):

THAT Council:

1. GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9261, 2021";
2. PERMITS that consideration of Third Reading for proposed Bylaw No. 9261 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Impact Analysis; and
3. PERMITS that consideration of Final Reading of proposed Bylaw No. 9261 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Brief.

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 is proposing to rezone 3961 Austin Road W (subject property) to facilitate a mixed-use apartment. In order to facilitate the proposed development, the applicant has applied to rezone from C7: Transitional Commercial and RS2m: Single Residential to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9261. Should this application be approved, the existing single detached house will be demolished to facilitate the proposed mixed-use development.

Site Characteristics

Location	3961 Austin Road W
Legal Description	Parcel F (Being A Consolidation of Lots 9 and 10, See CA9647815), District Lot 4047, Cariboo District, Plan 9543
Current Use	Residential and Vacant Lands
Site Area	8,107 m ² (2.0 acres)
Growth Management Class	Growth Priority
Servicing	City services available

Zoning (see Appendix “A” to Bylaw No. 9261)

Location	3961 Austin Road W
Current Zoning	RS2m: Single Residential and C7: Transitional Commercial
Proposed Zoning	RM5: Multiple Residential

Surrounding Land Use Table

North	Austin Road W; Residential
South	Residential
East	Regional Commercial Node (Save-On-Foods; Hart Shopping Centre)
West	Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Centre Corridor in Schedule B-6: Future Land Use of the Official Community Plan. This designation is intended to provide local shops, services and similar amenities with new housing in a mixed-use context. The Neighbourhood Centre Corridor designation encourages a wide range of multifamily housing types and densities including apartments along collector and arterial streets (OCP Policy 8.3.37). Mixed-use developments are encouraged, incorporating retail and service commercial uses at grade with residential above (OCP Policy 8.3.34).

The subject property is adjacent to the regional commercial node near the intersection of Austin Road and Highway 97 N and single family development. OCP Policy supports mixed-use development and intensification at regional commercial nodes (OCP Policy 8.3.70). The proposed mixed-use development will provide a transition between the existing regional commercial node and single family uses west of the subject property.

The proposed rezoning is consistent with the Future Land Use designation. Administration supports the proposed rezoning to facilitate a mixed-use development on the subject property.

Growth Management

The subject property is designated as Growth Priority in Schedule B-4: Growth Management of the Official Community Plan. This designation is intended to encourage infill and redevelopment within existing neighbourhoods. The proposed mixed-use development will provide infill and densification of an underutilized site in an existing neighbourhood (OCP Policy 8.3.31).

Administration supports this application, as it is consistent with the OCP's Future Land Use and Growth Management policies for mixed-use development.

Development Permit

Development of the subject property will trigger a Multiple Residential Form and Character Development Permit. The City may consider the following criteria to determine proposed land use suitability: location; lot size; site access; volume of site usage and traffic; parking; landscaping and screening; development size, massing and quality of design (Policy 8.3.7).

The Multiple Residential Form and Character Development Permit area is intended to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complementary to adjacent uses; considers the human-scale; and, provides the City with the ability to tailor new multiple residential area sites to local site conditions and area character. Through the development permit process, the City will review that the proposed development is designed to reflect local identity, align with design guidelines, and enhance the built environment (Policy 8.2.10).

Zoning Bylaw

The subject property is currently zoned RS2m: Single Residential and C7: Transitional Commercial. The RS2m zone is intended to foster an urban lifestyle while providing complementary residential related uses that are compatible with the residential character of the area. The C7 zone is intended to provide for vehicle-oriented service and office uses.

The applicant has applied to rezone the subject property from RS2m and C7 to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9261. The intent of the RM5 zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing. The proposed RM5 zone allows for a mixed-use development incorporating retail and service commercial uses. The RM5 development regulations require that all retail and service commercial use occur within a building containing a residential use.

The subject property is adjacent to a regional commercial node (Save-On-Foods; Hart Shopping Centre) and existing multiple residential forms (apartment at 3858 Austin Road). The proposed development is within an active transit catchment area and within walking distance of transit stops and daily needs amenities. The proposed development will be approximately 20 m from Save-On-Foods; approximately 250 m from the Hart Shopping Centre; and approximately 250 m from the Shoppers Drug Mart.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP, and will offer a transition between the adjacent commercial node and single residential neighbourhood.

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.

Property Title

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

Traffic Impact Analysis

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.

Administration recommends that Third Reading for Bylaw No. 9261 be withheld until a Traffic Impact Analysis has been prepared and submitted to the satisfaction of Administration.

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 Final Reading of Bylaw No. 9261 be withheld until a Servicing Brief 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. 9261 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
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9261, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject property from RS2m and C7 to RM5 to facilitate a mixed-use development. The proposed development is consistent with the policy direction provided in the OCP, and will offer a transition between the adjacent commercial node to the east and single residential neighbourhood uses to the west. Administration is supportive of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Acting Supervisor of Planning

APPROVED:

Adam Davey, Acting City Manager

Meeting Date: 2022/04/25