

STAFF REPORT TO COUNCIL

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DATE: April 11, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100714 (Bylaw No. 9249)

APPLICANT: Paramjit Jhander for Rickjit Jhander, Lakhwinder Jhander and Paramjit Jhander

LOCATION: 5576 Leland Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9249, 2021
Exhibit "A" to RZ100714
Letters of Support
Supporting Documents

RECOMMENDATION(S):

THAT Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9249, 2021".

PURPOSE:

The applicant has applied to rezone 5576 Leland Road (subject property) to facilitate a 3-lot subdivision. The applicant would like to rezone the subject property from RS1: Suburban Residential to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9249.

The applicant is proposing to retain the existing single detached house and accessory structures that are located on the subject property. Should this application be approved, the deck of the existing single detached house would need to be removed, as shown on the attached sketch plan (Supporting Documents), in order to meet the setback regulations of the Zoning Bylaw.

Site Characteristics

Location	5576 Leland Road
Legal Description	Lot B, District Lot 1599, Cariboo District, Plan 20711
Current Use	Residential
Site Area	0.4 ha (1.0 acres)
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix "A" to Bylaw No. 9249, 2021)

Current Zoning	RS1: Suburban Residential
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Proposed Zoning	RS2: Single Residential
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Surrounding Land Use Table

North	Undeveloped Residential Lots
South	Leland Road; Rural Residential
East	Undeveloped Residential Lots
West	Residential

Relevant Applications

Rezoning Application No. RZ100610 (Bylaw No. 8991): On April 29, 2019, Council approved rezoning the property from AR3: Rural Residential to RS1: Suburban Residential to facilitate a 2-lot subdivision on the subject property.

Subdivision Application No. SD100605: In 2019, the applicant submitted a subdivision application to facilitate a 2-lot subdivision of the subject property. The applicant withdrew their application to pursue a subsequent rezoning to create the proposed 3-lot subdivision.

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). This designation encourages development that is consistent with the form and character of the existing neighbourhood (Policy 8.3.58 and 8.3.62) and permits housing forms with a density of less than 22 units/ha (Policy 8.3.59). 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 8.3.48).

The applicant's proposal will encourage a 3-lot residential subdivision that is consistent with the density provisions of the OCP. Further to this, the proposed residential development will create infill and redevelopment that respects the character of the existing neighbourhood.

Administration is supportive of the proposed rezoning application to create infill and redevelopment that is consistent with the form and character of the existing neighbourhood.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. The intent of this designation is to prioritize infill development and encourage utilization of vacant sites (Policy 8.1.1.).

As indicated previously, the applicant's proposal will encourage infill development that has the available servicing (water and sanitary sewer) available along Bunce and Leland Roads. An extension or upgrade of City services is not required to facilitate the proposed 3-lot subdivision.

Therefore, Administration supports the proposed development as it aligns with the policy direction of the OCP for future land use and growth management.

Zoning Bylaw

The subject property is zoned as RS1: Suburban Residential, which is intended to foster a suburban lifestyle on properties larger than 845.0 m², and provide for complementary residential related uses that are compatible with the residential character of the area.

In order to facilitate a proposed 3-lot subdivision, the applicant has applied to rezone the subject property from RS1 to RS2: Single Residential. The RS2 zone is intended 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. The RS1 and RS2 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS1 and RS2

Regulations	RS1: Suburban Residential	RS2: Single Residential
Principal Uses	<ul style="list-style-type: none"> Community Care Facility, Minor Housing, Single Detached 	<ul style="list-style-type: none"> Community Care Facility, Minor Housing, Single Detached
Secondary Uses	<ul style="list-style-type: none"> Bed & Breakfast Home Business 1 & 2 Secondary Dwelling Secondary Suite 	<ul style="list-style-type: none"> Bed & Breakfast Home Business 1 & 2 Secondary Dwelling Secondary Suite
Min. Lot Width	20.0 m	15.0 m
Min. Lot Area	845 m ²	500 m ²
Max. Lot Area	0.4 ha	0.2 ha
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

As identified in Table 1 above, the RS1 and RS2 zones have consistent principal uses and development regulations (i.e., setbacks, height and site coverage). The only significant difference between the zones is the subdivision regulations (minimum lot width and lot area). The surrounding area is a mix of AR2, AR3, RS1 and RS2 zones with varying lot sizes. The proposed 3-lot subdivision will create narrow parcels, consistent with the lot area in the surrounding area and the future development will be consistent with surrounding residential uses (i.e. setbacks, building height and site coverage).

The applicant is proposing to retain the existing single detached house and accessory structures that are currently located on the subject property. Should this application be approved, the deck of the existing single detached house would need to be removed to meet the proposed interior side yard setbacks. (Please see Supporting Documents).

The proposed 3-lot subdivision is not anticipated to generate potential land use impacts or have negative impacts on the surrounding neighbourhood. As the application is consistent with the policy direction of the OCP and existing surrounding land uses, Administration supports this application.

OTHER CONSIDERATIONS:

Letters of Support

The applicant has provided 12 letters of support for the proposed rezoning from properties located along Leland Road, as shown on Exhibit A to RZ100714.

Referrals

This application was referred to internal 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.

Lot Grading and Drainage

At the time of subdivision, a lot grading and drainage plan prepared and sealed by a Professional Engineer registered in the Province of British Columbia will be required to mitigate runoff to the adjacent properties.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9249 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. 9249, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant has proposed to rezone the subject property from RS1: Suburban Residential to RS2: Single Residential to facilitate a 3-lot subdivision. Administration is supportive of this application as per the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, A/Supervisor of Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/05/09