

STAFF REPORT TO COUNCIL

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DATE: August 30, 2019

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Rezoning Application No. RZ100635 (Bylaw No. 9059).

Applicant: Peter Crosby
Location: 1733 Upland Street

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 9059

RECOMMENDATION(S):

THAT Council:

GIVE First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9059, 2019".

PURPOSE:

The applicant would like to rezone the subject property located at 1733 Upland Street from RM4: Multiple Residential to RS2: Single Residential as shown on Appendix "A" to Bylaw No. 9059. The rezoning of the property will facilitate the construction of future accessory buildings and/or addition(s) on the subject property. This application will also bring the property into compliance with current zoning regulations as the only development occurring on the site is a single detached house.

Site Characteristics

Location	1733 Upland Street
Legal Description	Parcel A (PN292), Block 274, District Lot 343, Cariboo District, Plan 1268
Property Size	1152.5 m ² (0.28 acres)
OCP Designation	Neighbourhood Centre, Residential
Growth Management Class	Growth Priority

Zoning (see Appendix "A" to Bylaw No. 9059)

Current Use	Residential
Current Zoning	RM4: Multiple Residential
Proposed Zoning	RS2: Single Residential

Surrounding Land Use Table

North	Vacant Lot and 17 th Avenue
South	Multiple Residential Apartment Building
East	Upland Street and Single Detached housing
West	Laneway and Aboriginal Housing Society

POLICY/REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as 'Neighbourhood Centre, Residential' on Schedule B-6: Future Land Use of the Official Community Plan. The 'Neighbourhood Centre, Residential' designation is intended to encourage infill and redevelopment of existing vacant and underused sites (Policy 8.3.31). The 'Neighbourhood Centre, Residential' is supportive of a range of residential housing forms such as single detached, duplex, triplexes and fourplex housing that permits a range of densities from 8 to 22 units/ha (Policy 8.3.42). Further to this, 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 (Policies 8.3.45, 8.3.48, 8.3.58).

Administration believes the applicant's proposal is consistent with the Future Land Use policy directions provided in the OCP as the principal use of the site is a single family dwelling.

Growth Management

Growth Management designations allow the City to direct growth in ways that support community goals. The Official Community Plan designates the subject property as 'Growth Priority'. This designation should be a priority for upgrades and extensions to network and services (e.g. sewer, water and sanitary upgrades, sidewalks, road infrastructure etc.). Further to this, these areas are intended to facilitate redevelopment and infill, create land-use patterns which are supportive of walking, cycling and transit, strengthen neighbourhoods, minimize replacement and maintenance of infrastructure, and remove barriers to growth.

Administration supports this application as it is consistent with the policy direction for the 'Neighbourhood Centre, Residential' designation and 'Growth Priority' growth management of the OCP.

Zoning Bylaw

The subject property is currently zoned as RM4: Multiple Residential, the purpose of this zone is to provide for multiple housing with a maximum density of 90 dwellings/ha. The RM4 zone permits the following building forms of apartment, congregate, four-plex, row housing and stacked row housing, and does not permit single family detached housing and accessory buildings such as sheds and garages.

The applicant would like to rezone the subject property from RM4: Multiple Residential to RS2: Single Residential to facilitate an addition to the existing house and to construct a detached garage. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area, having a form of single detached housing.

Currently, there is a 185.4 m² single detached house on the subject property that was constructed in 1953 that does not conform to the current RM4 zoning regulations. As per Section 531 of the *Local Government Act* a structural alteration or addition must not be made in or to a building or other structure while a non-conforming use is continued in all or any part of it. Therefore, the City would be unable to approve any future accessory structures or additions on the subject property as the use is non-conforming under the current RM4 zone.

Administration is supportive of the rezoning of the subject property as it would bring a current non-conforming use into compliance with the current zoning regulations and respects the scale and character of the existing neighbourhood of single detached housing across the road on Upland Street.

Land Use Impacts

The subject property is adjacent to an existing apartment complex to the south of the subject property. The application will decrease the potential impacts associated with the construction of a multiple residential use on the subject property such as traffic, noise and increased density to the area. The application is intended to down zone the subject property from multiple residential to single residential; no adverse impacts are expected for nearby residences.

Referrals

This application was referred to internal City divisions for comment and there were no concerns.

Ministry of Transportation and Infrastructure

The subject property is within 800 metres of a controlled access highway and will require Ministry of Transportation and Infrastructure approval under Section 52 of the *Transportation Act*.

ALTERNATIVES:

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

SUMMARY AND CONCLUSION:

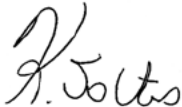
Administration recommends that Bylaw No. 9059, 2019 be approved.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY:

Melissa Nitz, Planner 1

APPROVED:

Kathleen Soltis, City Manager
Meeting date: September 9, 2019