

STAFF REPORT TO COUNCIL

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DATE: June 15, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100756 (Bylaw No. 9321)

APPLICANT: Gurpreet Kaila
LOCATION: 2783 Vance Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9321

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9321, 2022"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9321, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of administration:
 - a. Registration of a Section 219 Covenant on the legal title of Lot 5, District Lot 753, Cariboo District, Plan 8870 that restricts symmetrical facades and secondary suites within two-unit housing.

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 has applied to rezone 2783 Vance Road (subject property) from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9321. The purpose of this application is to facilitate the development of a two-unit house (duplex) on the subject property. There is currently a single detached house on the subject property that will be demolished to facilitate the proposed two-unit house.

Site Characteristics

Location	2783 Vance Road
Legal Description	Lot 5, District Lot 753, Cariboo District, Plan 8870
Current Use	Single Detached House
Site Area	695 m ² (0.17 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9321)

Current Zoning	RS2: Single Residential
Proposed Zoning	RT1: Two-Unit Residential

Surrounding Land Use

North	Vance Road; Residential
South	Laneway; Residential
East	Residential
West	Westwood Drive; Residential

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 is intended to maintain a similar scale of housing to that typical to existing neighborhoods. The Neighbourhood Residential designation supports two-unit housing where the number of buildings is limited and in a dispersed manner (OCP Policy 8.3.60).

The applicant is proposing to develop a two-unit house (duplex) within an existing residential area. There is an existing single detached house on the subject property that will be demolished to facilitate the proposed duplex. Administration supports this application, as the proposed two-unit house is consistent with the Neighbourhood Residential designation and OCP Policy.

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 (OCP Policy 8.1.1). OCP Policy supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood and has minor impacts on the surrounding area (OCP Policy 8.3.45 and 8.3.48).

The applicant’s proposal will encourage redevelopment of the subject property and is consistent with the Infill designation. Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Zoning Bylaw

The subject property is currently zoned RS2: Single Residential which is intended to foster a suburban lifestyle and provide complementary residential related uses that are compatible with the residential character of the area.

The applicant has applied to rezone the subject property from RS2 to RT1: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9321. The intent of the RT1 zone is to provide for housing, primarily in buildings with two dwellings. The RS2 and RT1 zones are compared below in Table 1.

Table 1: Zoning Comparison of RS2 and RT1

Regulations	RS2: Single Residential	RT1: Two-Unit 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• Housing, Two-Unit
Secondary Uses	<ul style="list-style-type: none">• Bed & Breakfast• Home Business 1 & 2• Secondary Suite, only in Single Detached Housing• Secondary Dwelling	<ul style="list-style-type: none">• Bed & Breakfast• Home Business 1 & 2• Secondary Suite, only in Single Detached Housing
Site Coverage	40%	40%
Max. Height	10.0 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 RS2 zone permits either a single detached house with a secondary suite or a single detached house with a detached secondary dwelling (totaling two dwellings). Alternatively, the proposed RT1 zone allows for either a single detached house with a secondary suite, or a two-unit house. The density in both zones would allow for a maximum of two dwellings on the subject property.

Should the proposed rezoning be approved, the RT1 zone will allow for either a single detached house with a secondary suite, or a two-unit house (no secondary suites). As identified in Table 1, both zones will permit the same building height, setbacks and site coverage for any proposed development, single detached or two-unit housing. The proposed two-unit house is also consistent with the form and character of the surrounding residential uses being primarily single detached housing with two-unit housing dispersed throughout. There are six parcels within 100 m zoned for two-unit housing, however two of these parcels have been developed as single detached houses.

As the proposed RT1 zone allows for a residential density of two units, and is consistent with policy direction of the OCP, Administration does not anticipate any concerns with this application.

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.

Title

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

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. 9321. This covenant would ensure the construction of the proposed two-unit house is asymmetrical and looks like two distinct dwellings (i.e., varying roof lines and using multiple materials for the exterior finish). Additionally, the covenant will restrict secondary suites from two-unit housing.

Administration recommends that Final Reading of Bylaw No. 9321 be withheld until the Section 219 Covenant(s) that restrict symmetrical facades and secondary suites from two-unit housing is submitted to Administration's satisfaction and registered on the title of the subject property.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9321 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. 9321, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone 2783 Vance Road from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9321. The purpose of this application is to facilitate the development of a two-unit house on the subject property. Administration is supportive of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager
Meeting Date: 2022/07/11