

# STAFF REPORT TO COUNCIL

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**DATE:** August 3, 2022

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Rezoning Amendment Application No. RZ100728 (Bylaw No. 9270)

**APPLICANT:** Camille Cote  
**LOCATION:** 1950 McLaren Road W

**ATTACHMENT(S):** Location and Existing Zoning Map  
 Appendix "A" to Bylaw No. 9270

## RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9270, 2021".

## PURPOSE:

The applicant has applied to rezone 1950 McLaren Road West (subject property) to facilitate a 2-lot subdivision. The applicant would like to rezone the subject property from RS1m: Suburban Residential to RS2m: Single Residential, as shown on Appendix "A" to Bylaw No. 9270.

## Site Characteristics

Location	1950 McLaren Road W
Legal Description	Lot 8, District Lot 635, Cariboo District, Plan 8291
Current Use	Vacant Residential Land
Site Area	2,445 m <sup>2</sup> (0.6 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

## Zoning (see Appendix "A" to Bylaw No. 9270, 2021)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS2m: Single Residential

## Surrounding Land Use

North	Bittner Creek Tributary; Residential
South	Residential
East	Residential; McLaren Rd E
West	McLaren Rd W; Greenbelt; Bittner Creek Tributary

### Relevant Applications

**Development Permit Application No. DP100806:** On July 26, 2022, a Riparian Protection Development Permit was issued for the subject property to facilitate the proposing 2-lot subdivision. The Permit includes a Riparian Assessment prepared by DWB Consulting Ltd, dated July 6, 2022, confirming the subject property is suitable for subdivision.

**Subdivision Application No. SD100727:** The applicant has concurrently submitted a Subdivision Application to facilitate the proposed 2-lot subdivision. The subdivision application has been placed on hold pending consideration of the proposed rezoning.

### **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 2-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. This designation is intended to encourage utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). City water and sanitary sewer services are available on McLaren Road W.

Administration supports this application, as it is consistent with the OCP Future Land Use and Growth Management policy direction of the OCP.

#### **Zoning Bylaw**

The subject property is zoned as RS1m: Suburban Residential. The RS1m zone is intended to foster a suburban lifestyle on properties larger than 845 m<sup>2</sup> and permits residential related uses that are compatible with the residential character of the area. The "m" designation allows for manufactured housing.

The applicant has applied to rezone the subject property from RS1m to RS2m: Single Residential to permit a future 2-lot subdivision. The RS2m zone is intended to foster an urban lifestyle on properties larger than 500 m<sup>2</sup> and permits residential related uses that are compatible with the residential character of the area. The "m" designation allows for manufactured housing. The RS1m and RS2m zoning regulations are compared below in Table 1.

**Table 1: Zoning Comparison of RS1m and RS2m**

Regulations	RS1m: Suburban Residential	RS2m: Single Residential
Principal Uses	<ul style="list-style-type: none"><li>• Community Care Facility, Minor</li><li>• Housing, Single Detached</li><li>• Housing, Manufactured</li></ul>	<ul style="list-style-type: none"><li>• Community Care Facility, Minor</li><li>• Housing, Single Detached</li><li>• Housing, Manufactured</li></ul>
Secondary Uses	<ul style="list-style-type: none"><li>• Bed &amp; Breakfast</li><li>• Home Business 1 &amp; 2</li><li>• Secondary Dwelling</li><li>• Secondary Suite</li></ul>	<ul style="list-style-type: none"><li>• Bed &amp; Breakfast</li><li>• Home Business 1 &amp; 2</li><li>• Secondary Dwelling</li><li>• Secondary Suite</li></ul>
Min. Lot Width	20.0 m	15.0 m
Min. Lot Area	845.0 m <sup>2</sup>	500.0 m <sup>2</sup>
Site Coverage	30%	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. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1 above, the RS1m and RS2m zones are virtually identical regarding principal uses and development regulations (i.e., setbacks, height, 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 RS1m, RS2m and AR3m zones with varying lot sizes. The proposed 2-lot subdivision is consistent with the lot width and area in the surrounding area and the future development will be consistent with surrounding residential uses concerning setbacks, building height and site coverage.

The proposed 2-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:**

##### **Referrals**

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

##### Property Title

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

##### **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. 9270, 2021 be approved.

#### **SUMMARY AND CONCLUSION:**

The applicant is proposing to rezone 1950 McLaren Road W from RS1m: Suburban Residential to RS2m: Single Residential, as shown on Appendix “A” to Bylaw No. 9270. The purpose of this application is to facilitate a 2-lot subdivision. Administration is supportive of this application for the reasons outlines in this report.

#### **RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

**PREPARED BY:** Bryce Deveau, Planner 1

#### **APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2022/08/29