

STAFF REPORT TO COUNCIL

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DATE: October 26, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100764 (Bylaw No. 9349)

APPLICANT: L&M Engineering Ltd. for 0961279 B.C. Ltd., Inc. No. BC0961279

LOCATION: 1050 and 1082 20th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9349

RECOMMENDATION(S):

THAT Council:

1. GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9349, 2022."; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9349 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of confirmation that Lots 12-14, Block 343, District Lot 343, Cariboo District, Plan 1268 have been consolidated;
 - b. Receipt of a Servicing Brief; and
 - c. Receipt of a Traffic Impact Analysis.

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 1050 and 1082 20th Avenue (subject properties) to facilitate development of a mixed-use apartment. To facilitate the proposed development, the applicant has applied to rezone the subject properties from RS4: Urban Residential to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9349.

Site Characteristics

Location	1050 and 1082 20 th Avenue
Legal Description	Lots 12-14, Block 343, District Lot 343, Cariboo District, Plan 1268
Current Use	Vacant Land

Site Area	831 m ² (0.2 acres)
Growth Management Class	Growth Priority
Future Land Use Designation	Neighbourhood Centre Corridor
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9349)

Current Zoning	RS4: Urban Residential
Proposed Zoning	RM5: Multiple Residential

Surrounding Land Use Table

North	Laneway; Residential
South	20 th Avenue; Commercial (Office)
East	Commercial (Service Station); Queensway
West	Juniper Street; Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject properties are designated as Neighbourhood Centre Corridor in Schedule B-6: Future Land Use of the Official Community Plan (OCP). Neighbourhood Centres are intended to provide walkable amenities (local shops, services and similar), with new housing in a mixed-use context (OCP Objective 8.3.10 and 8.3.11). The Neighbourhood Centre Corridor designation encourages a diverse range of medium to high density, mixed-use developments incorporating retail and service commercial uses at grade with residential above (OCP Policy 8.3.34 and 8.3.37).

The applicant is proposing to develop a mixed-use apartment across the subject properties. OCP Policy encourages redevelopment of existing vacant and underused sites (OCP Policy 8.3.31). Administration supports the proposed rezoning as it is consistent with the Future Land Use designation.

Growth Management

The subject properties are designated as Growth Priority in Schedule B-4: Growth Management of the OCP. Growth Management designations allow the City to make decisions about how the community should grow based on existing infrastructure. Areas within the Growth Priority designation are intended to prioritize infill development and encourage utilization of underutilized sites (OCP Policy 8.1.1). Redevelopment within established neighbourhoods maximizes the use of existing infrastructure and is preferred over the extension of services and roads into suburban and rural areas (OCP Objective 8.1.5).

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

Development Permit

Section 488 of the *Local Government Act* gives municipalities the authority to designate development permit areas for specific purposes including the establishment of objectives for the form and character of industrial developments. Once a development permit area has been designated, a development permit must be obtained prior to development.

A Multiple Residential Form and Character Development Permit Area has been designated on all lands where zoning allows multiple residential, comprehensive two-unit or strata developments. The proposed mixed-use apartment will trigger a Multiple Residential Form and Character Development Permit.

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 the application to ensure that the proposed development is designed to reflect local identity, align with design guidelines, and enhance the built environment (OCP Policy 8.2.10). 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 (OCP Policy 8.3.7).

City of Prince George Housing Needs Report

The City's [Housing Needs Report dated December 2021](#), notes a need for a variety of housing types. The proposed rezoning would provide apartment housing options for residents.

Zoning Bylaw

The subject properties are zoned RS4: Urban Residential. The RS4 zone is intended to accommodate single detached housing on lots with lane access and permits residential related uses that are compatible with the residential character of the area. The applicant has applied to rezone the subject properties from RS4 to RM5: Multiple Residential to facilitate development of a mixed-use apartment. The RM5 zone is intended to provide for multiple housing with a maximum density of 125 dwellings/ha. The subject properties total an area of 831 m² (0.2 acres), which would permit up to 10 dwelling units.

The subject properties are bound by 20th Avenue (major collector road) to the south, laneway to the north, and Juniper Street (local road) to the west. The surrounding area is a mix of RT2, RS4, RM6 and C6 zones with varying densities and land uses. The proposed mixed-use apartment is intended to offer a new housing form consistent with OCP policy direction. The subject properties are located within proximity to transit infrastructure, with access to four bus stops within 250 m that offer full access to the Downtown Exchange, the Nicholson Exchange, and the Pine Centre Exchange (OCP Policy 8.7.23).

The proposed mixed-use apartment is consistent with building forms and densities located in the surrounding area. As the application is consistent with the policy direction of the OCP, Administration supports 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.

Property Title

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

Lot Consolidation

Currently, the subject properties are comprised of three legal parcels. To accommodate the proposed mixed-use apartment, Administration recommends that the three parcels be consolidated.

Administration recommends that Final Reading of Bylaw No. 9349 be withheld until confirmation of the lot consolidation is received 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. 9349 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Analysis

A Traffic Impact Analysis prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required to address technical issues related to traffic for the proposed development. This includes details such as proposed trip generation, distribution, and recommendations to reduce potential impacts associated with traffic.

Administration recommends that the Public Hearing for Bylaw No. 9349 be withheld until a Traffic Impact Analysis 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. 9349 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. 9349, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone 1050 and 1082 20th Avenue from RS4: Urban Residential to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9349. The purpose of this application is to facilitate the development of a mixed-use apartment. Administration supports 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: 2022/11/28