

STAFF REPORT TO COUNCIL

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DATE: November 23, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100767 (Bylaw No. 9353, 2022)

APPLICANT: Darcy & Melanie Switzer

LOCATION: 7062 Hart Highway

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9353

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9353, 2022"; and
2. PERMITS that consideration of Final Reading for proposed Bylaw No. 9353 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Registration of Section 219 Covenant on the legal title of Lot B, District lot 4047, Cariboo District, Plan 20579, Except Plan 29887 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 7062 Hart Highway (subject property) from RS1: Suburban Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9353. 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	7062 Hart Highway
Legal Description	Lot B, District Lot 4047, Cariboo District, Plan 20579, Except Plan 29887
Current Use	Vacant Single Residential
Site Area	1,792 m ² (0.44 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill

Servicing	City Services Available
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Zoning (see Appendix “A” to Bylaw No. 9353)

Current Zoning	RS1: Suburban Residential
Proposed Zoning	RT1: Two Unit Residential

Surrounding Land Use Table

North	Residential; Manufactured Home Park
South	Undeveloped Land; Hart Pioneer Centre; Multi-family Housing
East	Residential; Dagg Road
West	Hart Highway Frontage Road; Highway 97 N

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 infill and redevelopment while maintaining a similar scale of housing typical to the existing neighborhood (OCP Policy 8.3.45). The Neighbourhood Residential designation supports two-unit housing where the number of buildings is limited and in a dispersed manner having a density of less than 22 units/ha (OCP Policy 8.3.59 and 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 would be demolished to facilitate the proposed duplex. Administration supports this application, as the proposed two-unit house is consistent with the OCP Neighbourhood Residential designation policy direction.

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 zoned RS1: Suburban Residential. The RS1 zone is intended to foster a suburban lifestyle on properties larger than 845 m² and provides for complementary residential related uses that are compatible with the residential character of the area.

The applicant has applied to rezone the subject property from RS1 to RT1: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9353. The intent of the RT1 zone is provide for housing primarily in buildings with two dwellings. The RS1 and RT1 zones are compared in Table 1 below.

Table 1: Zoning Comparison of RS1 and RT1

Regulations	RS1: Suburban 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	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. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1, the RS1 zone permits a single detached house, which may include either a secondary suite or detached secondary dwelling (i.e., cottage or carriage house) totaling two dwellings. The proposed RT1 zone allows for either a single detached house with a secondary suite, or a two-unit house (no secondary suites). The density in both zones would allow for a maximum of two dwellings on the subject property. As identified in Table 1, both zones will permit the same density, building height, and setbacks for any proposed development, single detached or two-unit housing. Since the density will remain the same, no adverse impacts are anticipated for nearby residences in terms of density, parking, and traffic.

The proposed two-unit house is also consistent with the form and character of the surrounding residential uses being a mix of single detached housing and multi-family housing with two-unit housing dispersed throughout. Currently there is only one parcel on the Hart Highway Frontage Road that is zoned for two-unit housing.

As the proposed RT1 zone allows for a residential density of two units, and is consistent with policy direction of the OCP, Administration supports the proposed rezoning.

OTHER CONSIDERATIONS:

Referrals

Property Title

A review of the legal title of the subject property 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. 9353. 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) and further prohibits secondary suites from two-unit housing.

Administration recommends that Final Reading of Bylaw No. 9353 be withheld until a Section 219 Covenant that restricts symmetrical facades and secondary suites for two-unit housing is submitted to Administration's satisfaction and is registered on the title of the subject property.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9353 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."

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", in advance of First and Second Reading of the proposed bylaw, 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. 9353, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property from RS1: Suburban Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9353. The purpose of this application is to facilitate the construction of a two-unit house at 7062 Hart Highway. 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: 2022/12/19