

STAFF REPORT TO COUNCIL

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DATE: December 21, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100739 (Bylaw No. 9279)

APPLICANT: Scouten Engineering for Kidd Real Estate Holdings Ltd., Inc. No. BC0821509

LOCATION: 2026 McAndrew Crescent

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9279
Supporting Document(s)

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9279, 2022"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9279, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of Servicing Brief.

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 2026 McAndrew Crescent (subject property) to facilitate a 5-lot subdivision. The applicant would like to rezone the subject property from AG: Greenbelt to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9279.

Site Characteristics

Location	2026 McAndrew Crescent
Legal Description	Lot 26, District Lot 4377, Cariboo District, Plan 8233
Current Use	Vacant Land
Site Area	3,040 m ² (0.75 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9279, 2022)

Current Zoning	AG: Greenbelt
Proposed Zoning	RS2: Single Residential

Surrounding Land Use

North	Residential
South	Residential
East	Vacant Lands with Significant Slopes (>20% grade)
West	McAndrew Crescent; Residential

Relevant Applications

Building Permit No. BP041917: The applicant has concurrently submitted a Building Permit Application to construct a single detached house on the subject property adjacent to the southernmost property line. No additional single detached houses are to be permitted on the subject property until the proposed rezoning, and 5-lot subdivision have been completed.

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 (OCP Policy 8.3.58 and 8.3.62) and permits housing forms with a density of less than 22 units/ha (OCP 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 (OCP Policy 8.3.45 and 8.3.48).

The applicant's proposal will support a 5-lot residential subdivision that is consistent with the density provisions of the OCP. Administration is supportive of the proposed rezoning as it will create infill and redevelopment that is consistent with the lot sizes and housing form 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 McAndrew Crescent.

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

Significant Slopes

The subject property has been identified as having significant slopes in Schedule B-2: Hazardous Conditions Areas and Schedule B-3: Significant Slopes of the OCP. Significant slopes are slopes greater than 20% grade and may be subject to landslide hazards (OCP Policy 6.4.57) and erosion and sedimentation hazards (OCP Policy 6.5.54). Development should be located a safe distance from significant slopes to avoid areas prone to erosion based on geotechnical analysis prepared by a qualified professional (OCP Policy 6.4.55).

The applicant has provided a Geotechnical Report prepared by CSR Consultants Ltd., dated December 19, 2022, for the subject property. The report included a slope stability analysis for the future proposed 5-lot subdivision

and recommendations for slope protection for development of the subject property. The Geotechnical Report has been received to the satisfaction of Administration and is attached to this report as a supporting document.

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 AG: Greenbelt. The AG zone is intended to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas. As previously mentioned, the applicant has provided a Geotechnical Report, which is attached to this report, for the proposed rezoning and future 5-lot subdivision.

The applicant has applied to rezone the subject property from AG to RS2: Single Residential to permit a future 5-lot subdivision. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m² and permits residential related uses that are compatible with the residential character of the area. The AG and RS2 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of AG and RS2

Regulations	AG: Greenbelt	RS2: Single Residential
Principal Uses	<ul style="list-style-type: none">• Community Care Facility, Minor• Housing, Single Detached• Housing, Manufactured	<ul style="list-style-type: none">• Community Care Facility, Minor• Housing, Single Detached
Min. Lot Width	100.0 m	15.0 m
Min. Lot Area	15.0 ha	500.0 m ²
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 above, the AG and RS2 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 RS1 and RS2 with varying lot sizes. The proposed 5-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 5-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

Section 220 Covenant No. 13001K (52752M): Registered on title February 14, 1958, a statutory building scheme was registered to impose restrictions consistent with a general scheme of development for Lots 26 and 27, District Lot 4277, Cariboo District, Plan 8233. The City of Prince George is not named on the statutory building scheme noted on title. At the time of development, it is the property owner's responsibility to comply with building restrictions identified within the building scheme. This covenant does not impact the proposed rezoning or future subdivision.

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. 9279, 2022 be withheld until a Servicing Brief 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. 9279, 2022 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures and Statutory Notification

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. In addition, notice will be published to the City's website and Facebook page as per "City of Prince George Public Notice Bylaw No. 9329, 2022".

Members of the public wanting to provide comment on the application may submit written correspondence to Council. 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. 9279, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone 2026 McAndrew Crescent from AG: Greenbelt to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9279. The purpose of this application is to facilitate a 5-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: Kali Holahan, Planner II

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/01/16