

DATE: December 21, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100768 (Bylaw No. 9354)

APPLICANT: McWalter Consulting Ltd., for 1205192 BC Ltd., Inc. No. BC1205192

LOCATION: 1710 6th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9354

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9354, 2022";
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9354, 2022 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of confirmation that Amended Lots 13 and 14, Block 159, District Lot 343, Cariboo District, Plan 1268 have been consolidated; and
 - b. 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 is proposing to rezone 1710 6th Avenue (subject property) to facilitate a multifamily apartment. To facilitate the proposed development, the applicant has applied to rezone the subject property from RS4: Urban Residential to RM4: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9354. Should this application be approved, the existing single-family dwelling will be demolished to facilitate the proposed development.

Site Characteristics

Location	1710 6 th Avenue
Legal Description	Amended Lots 13 & 14, Block 159, District Lot 343, Cariboo District, Plan 1268
Current Use	Residential
Site Area	941.7 m ² (0.23 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No.9354, 2022)

Current Zoning	RS4: Urban Residential
Proposed Zoning	RM4: Multiple Residential

Surrounding Land Use

North	Laneway; Single Residential
South	6 th Avenue; Apartment (zoned RM6: Mid-Rise Residential)
East	Single Residential
West	Single 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) which provides Administration and Council with policy direction when considering land use changes. The Neighbourhood Residential 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). Multifamily development is encouraged to be asymmetrical, with varied and interesting facades, rooflines, entry points, balconies and porches (OCP Policy 8.3.61).

The subject property is bound by 6th Avenue (local road) to the south, a laneway to the north, and single-family dwellings to the east and west. The target transit coverage for future medium and high-density residential development is 250 m (OCP Policy 8.7.23). The subject property is located within an active transit catchment area, with access to active bus routes and bus stops within 250 m and aligns with OCP Policy.

While the OCP provides broad guidance for development and growth, neighbourhood plans provide a more detailed level of objectives and policy direction for land use (OCP Policy 10.1.1). The subject property has been identified within the Crescents Neighbourhood Plan area which is considered below.

Administration is supportive of the proposed rezoning as it is consistent with the future land use direction of the OCP.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. The Infill designation encourages neighbourhood planning to establish clear community preferences and increase certainty for redevelopment and infill projects (OCP Policy 8.1.11). Growth management policy further encourages redevelopment and infill by removing barriers to growth while advocating for an appropriate type and scale of uses (OCP Objective 8.1.6).

Administration supports this application as it is consistent with the OCP's 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 multiple family 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. Should this application be approved, the proposed development 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).

Should this application be approved, the applicant will be required to submit a Development Permit application for Multiple Residential Form and Character.

Crescents Neighbourhood Plan

While the OCP provides broad guidance for development and growth, neighbourhood plans guide where new housing and businesses should be located, and what services and amenities are needed. Neighbourhood plans can be used by citizens and landowners to better understand community desires.

The subject property is identified within the Crescents Neighbourhood Plan area. The Crescents Neighbourhood Plan was adopted by Council in December 2003, after an extensive community consultation process for the area. The Crescents Neighbourhood Plan is intended to be the guiding document for rezoning and redevelopment and provide more specific land use policy direction.

The Crescent's area is located close to the downtown and in close proximity to residential neighbourhood areas, and institutional uses. The plan recognizes the existing urban nature of the area that is developed and serviced, while identifying areas that can be considered for redevelopment due to its proximity to the City Centre. The plan explicitly identifies the area between Winnipeg and Vancouver Streets, and 4th and 8th Avenue, where redevelopment may incorporate to higher density housing up to 90 dwellings/ha (Section 5.1, Policy 2b).

The subject property is located on the north side of 6th Avenue which is classified as a local road. There are seven narrow lot parcels to the east currently developed as four single family dwellings and ten narrow lot parcels to the west currently developed as four single family dwellings and one duplex. The proposed multifamily apartment meets the density targets of the plan while not inhibiting the opportunity for redevelopment of adjacent parcels (Section 5.1, Policy 3).

Administration supports this application, as it is consistent with the OCP future land use policy and the Crescents Neighbourhood Plan.

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 housing options for residents.

Zoning Bylaw

The subject property is zoned RS4: Urban Residential. The RS4 zone is intended to accommodate single detached housing on lots with lane access while permitting residential related uses that are compatible with the residential character of the area. The applicant has applied to rezone the subject property from RS4 to RM4: Multiple Residential to facilitate an apartment on the subject property. The RM4 zone is intended to provide for multifamily housing with a maximum density of 90 dwellings/ha. The RS4 and RM4 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS4 and RM4

Regulations	RS4: Urban Residential	RM4: Multiple 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, Major Community Care Facility, Minor Housing, Apartment Housing, Congregate Housing, Four-Plex Housing, Row Housing, Stacked Row
Secondary Uses	<ul style="list-style-type: none"> Home Business 1 and 2 Secondary Suite or Dwelling 	<ul style="list-style-type: none"> Home Business 1
Maximum Density	One principal dwelling & one secondary suite or dwelling per site	90 dwellings/ha
Maximum Site Coverage	40-50%	55%
Maximum Height	9.0-10.0 m	12.0 m
Minimum Front Yard	4.5 m	6.0 m
Minimum Interior Side Yard	1.2 m	3.0 m
Minimum Rear Yard	6.0 m	6.0 m

As identified in Table 1 above, the RM4 development regulations require larger front and interior side yard setbacks compared to the RS4 zone. The significant difference between the zones is the principal uses and density. The RS4 zone is intended to offer single detached housing whereas the proposed RM4 zone offers a range of multifamily housing forms and permits for a density up to 90 dwellings/ha. The maximum residential density permitted within the RS4 zone totals two dwellings (one principal dwelling and one secondary suite or dwelling) whereas the proposed RM4 zone will permit a maximum of 8 dwelling units on the subject property.

The surrounding area is a mix of RS4, RM1, RM6, and RT zones with varying lot sizes and forms including single residential, duplex and apartment housing. The applicant is proposing to demolish the existing single-family dwelling on the subject property and develop a multifamily apartment. Through the Development Permit process, the City will review the proposed development for quality of design to ensure it is designed to reflect local identity, align with design guidelines, and enhance the built environment (OCP Policy 8.2.10).

Administration is supportive of the proposed rezoning application as the proposal is consistent with the policy direction of the OCP and existing surrounding land uses.

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 property consists of two legal parcels. To accommodate the proposed rezoning and proposed multifamily development, Administration recommends that the parcels are consolidated.

Administration recommends that Final Reading of Bylaw No. 9354, 2022 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. There is currently no storm drainage system in the area. The Servicing Brief will be required to provide an alternate method of on-site storm drainage.

Administration recommends that Final Reading of Bylaw No. 9354, 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. 9354, 2022 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. 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. 9354, 2022 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property from RS4: Urban Residential to RM4: Multiple Residential to facilitate a multifamily development on the subject property. Administration supports this application, as the proposal is consistent with the OCP Future Land Use and Crescents Neighbourhood Plan.

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