

STAFF REPORT TO COUNCIL

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DATE: February 1, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100780 (Bylaw No. 9373)

APPLICANT: Hayer R. Construction Firm Inc., Inc. No. BC0905719

LOCATION: 2718 Sanderson Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9373

RECOMMENDATION(S):

That Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9373, 2023"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9373 BE WITHHELD until the following requirements have been met to the satisfaction of administration:
 - a. Registration of a Section 219 Covenant on the legal title of Lot 31, Block B, District Lot 8182, Cariboo District, Plan 9266 that restricts symmetrical facades on 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 2718 Sanderson Road (subject property) from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9373. The purpose of this application is to facilitate the development of a two-unit house (duplex) on the subject property.

Site Characteristics

Location	2718 Sanderson Road
Legal Description	Lot 31, Block B, District Lot 8182, Cariboo District, Plan 9266
Current Use	Vacant Land
Site Area	755 m ² (0.18 ac)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9373)

Current Zoning	RS2: Single Residential
Proposed Zoning	RT1: Two-Unit Residential

Surrounding Land Use

North	Residential, Merritt Road
South	Sanderson Road, Residential
East	Residential
West	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). 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 subject property is currently vacant, the applicant is proposing to develop a two-unit house (duplex). This application will facilitate infill development within an existing residential area. Administration supports this application, as the proposed two-unit housing is consistent with the Neighbourhood Residential designation and OCP Policy.

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 infill development on a vacant and underutilized site. 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 currently zoned RS2: Single Residential. The RS2 zone is intended to foster a suburban lifestyle and provide complementary residential related uses that are compatible with the residential character of the area.

The applicant has applied to rezone the subject property from RS2 to RT1: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9373. The intent of the RT1 zone is to provide for housing, primarily in buildings with two dwellings. The RS2 and RT1 zones are compared below in Table 1.

Table 1: Zoning Comparison of RS2 and RT1

Regulations	RS2: Single 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	40%	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 RS2 zone permits either a single detached house, which may include either a secondary suite or a 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, or traffic.

The proposed two-unit house is also consistent with the form and character of the surrounding residential uses being primarily single detached housing with two-unit housing dispersed throughout. There are currently three parcels on Sanderson Road within 100 m zoned RT1, including two immediately adjacent to the subject property. The two immediately adjacent parcels are currently developed as single detached housing. The applicant has volunteered to register a Section 219 Covenant to ensure the construction of the proposed two-unit housing is asymmetrical and complements the form and character of the surrounding neighbourhood.

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

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 titles of the subject properties 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. 9373. This covenant would ensure the construction of the proposed two-unit house is asymmetrically designed and looks like two distinct dwellings (i.e., varying roof lines and using multiple materials for the exterior finish).

Administration recommends that Final Reading of Bylaw No. 9373 be withheld until the Section 219 Covenant restricting symmetrical facades on two-unit housing is submitted to the satisfaction of Administration and registered on the title of the subject property.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9373 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading.

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. 9373, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject property from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9373. The purpose of this application is to facilitate development of a two-unit house at 2718 Sanderson Road. 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:

Adam Davey, Acting City Manager

Meeting Date: 2023/02/27