

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: February 16, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Applicant No. RZ100763 (Bylaw No. 9348)

APPLICANT: L&M Engineering Ltd., for 1357316 BC Ltd., Inc. No. BC1357316
LOCATION: Dawson Road (PID: 015-258-360)

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9348

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9348, 2022"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9348 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Impact Study;
 - b. Receipt of a Servicing Brief; and
 - c. Registration of a Section 219 Covenant on the legal title of South West $\frac{1}{4}$ of District Lot 4028, Cariboo District, Except Plans H226 26531 PGP37520 PGP40312 PGP41662 29887 and EPP42339 that:
 - i. prohibits apartment housing;
 - ii. limits density to 30 dwellings/ha; and
 - iii. prohibits symmetrical façades for 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 is proposing to rezone the subject property (Dawson Road, PID 015-258-360) to facilitate a multi-phase residential subdivision. As such, the applicant has applied to rezone a 3.1 ha portion (Subject Area 1) of the subject property from RS2: Single Residential and RT3: Residential Cluster to RM2: Multiple Residential and adjust the existing RS2: Single Residential and AG: Greenbelt zone boundary over a 0.1 ha portion (Subject Area 2), as shown on Appendix "A" to Bylaw No. 9348.

Site Characteristics

Location	Dawson Road (PID: 015-258-360)
Legal Description	South West ¼ of District Lot 4028, Cariboo District, Except Plans H226 26531 PGP37520 PGP40312 PGP41662 29887 and EPP42339
Current Use	Vacant, undeveloped land
Site Area	55.0 ha (135.0 acres)
Growth Management Class	Phase 1 & Phase 2
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9348)

Current Zoning	RT3: Residential Cluster, RS2: Single Residential, and AG: Greenbelt
Proposed Zoning	RM2: Multiple Residential, RS2: Single Residential, and AG: Greenbelt

Surrounding Land Use Table

North	Rural Residential, Austin Road E
South	Hartway Industrial Area
East	Olympia Place, Vacant Land
West	Single Residential, Dawson Rd

Relevant Applications

Subdivision Application No. SD100766: The applicant has concurrently submitted a Subdivision Application which aligns with the proposed zoning boundary for Subject Area 2, as shown on Appendix “A” to Bylaw No. 9348. This application will facilitate a 29-lot single-family residential subdivision. This application is on hold pending the proposed rezoning.

STRATEGIC PRIORITIES:

This application is consistent with Council's strategic priority for economic growth and development by increasing market housing and affordability to maximize quality of life.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property has a range of designations 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. These designations are described below.

Neighbourhood Residential

Approximately 34% of the subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the OCP. This designation is intended to provide for neighbourhoods that are primarily residential in nature and dominated by single-detached housing and similarly sized buildings. The Neighbourhood Residential designation is intended to maintain a similar scale of housing to that typical to existing neighbourhoods, by limiting the size of new buildings, encouraging ground oriented multiple residential forms, and a density of less than 22 dwellings/ha (OCP Policy 8.3.45 and 8.3.60).

Parks & Open Space

Approximately 6% of the subject property is designated as Parks & Open Space in Schedule B-6 of the OCP. This designation encompasses a broad range of areas that may include public land held for a special use, protected environmental areas and buffer strips (OCP Policy 8.6.12). Proposed land uses within this designation include a greenbelt buffer between the existing residential zoned areas to effectively protect a significantly sloped area. The proposed use is consistent with the Parks & Open Space designation.

Rural Resource

Approximately 60% of the subject property is designated as Rural Resource in Schedule B-6 of the OCP. This designation includes areas used for agriculture, forestry, and resource extraction activities that are important in the long-term health of the regional economy. It also encompasses natural open spaces, environmentally sensitive areas, and natural hazard areas in which development is restricted or prohibited. The area on the subject property designated as Rural Resource is intended to remain as undeveloped greenspace. As per Schedule B-3, this area contains significant slopes, which are identified in the OCP as slopes with over a 20% grade. As these slopes may be subject to landslide hazards, the OCP recommends that development be located a safe distance from significant slopes, based on a Geotechnical Report prepared by a qualified professional (OCP Policy 6.4.58).

The subject property is bound by the Hartway Industrial Area to the south, Austin Road E (arterial) to the north, and single-family dwellings to the east and west. The OCP identifies target transit coverage for future medium and high-density residential development as within 250 m and within 400 m walking distance of 90% of residences (OCP Policy 8.7.23). The subject property has been identified in an active Transit System Catchment Area on Schedule B-11: Transit Routes.

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 Phase 1 and Phase 2 in Schedule B-4: Growth Management of the OCP. The Phase 1 and Phase 2 designations are intended to phase and guide growth based on required servicing and with preference to locations adjacent to existing urban areas and close to identified Neighbourhood Centres (OCP Policy 8.1.13). The subject property is immediately adjacent to the Neighbourhood Centre surrounding the intersection of Highway 97 N and Austin Road.

Administration supports this application as it is consistent with the OCP Policy direction for Future Land Use and Growth Management.

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.

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 currently split zoned RS2: Single Residential, RT3: Residential Cluster, P1: Parks & Recreation, and AG: Greenbelt. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500m². The RT3 zone is intended to provide for comprehensively planned clusters of single detached and semi-detached housing in a bare land strata format. The P1 zone is intended to provide for the preservation and enhancement of open space while supporting limited, complementary secondary uses. The AG zone is intended to preserve sensitive lands in a natural state.

This application proposes to rezone subject area 1 from RT3 and RS2 to RM2: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9348. The proposed RM2 zone is intended to provide a diverse range of single detached and multi-family housing with a maximum density of 60 dwellings/ha. This application also includes a boundary adjustment over a 0.1 ha portion of the subject property between the existing RS2 and AG zone boundary (subject area 2), as shown on Appendix "A" to Bylaw No. 9348.

The RT3, RS2, and RM2 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RT3, RS2 and RM2

Regulations	RT3: Residential Cluster	RS2: Single Residential	RM2: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached • Housing, Two-Unit 	<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, Four-Plex • Housing, Row • Housing, Single Detached • Housing, Two-Unit
Maximum Density	25 dwellings/ha	One principle dwelling and one secondary suite per lot	60 dwellings/ha
Maximum Site Coverage	45%	40%	55%
Maximum Height	10.0 m	10.0m	10.0 - 12.0 m
Minimum Front Yard	6.0 m	4.5 m	6.0 m
Minimum Interior Side Yard	6.0 m	1.2 m	1.2 - 3.0 m
Minimum Rear Yard	6.0 m	6.0 m	6.0 m

As identified in Table 1 above, the RM2 development regulations require larger front and interior side yard setbacks compared to the RS2 zone and smaller interior side yard setbacks compared to the RT3 zone. The significant difference between the zones is the principal uses and density. The proposed RM2 zone offers a range of multi-family housing forms and permits a density up to 60 dwellings/ha. The maximum residential density permitted within the RT3 zone is 25 units/ha and two dwellings (one principal dwelling and one secondary suite or dwelling) in the RS2 zone. As such, the applicant has offered to register a Section 219 Covenant to prohibit apartment housing and limit density to 30 dwellings/ha to maintain the character of the existing surrounding neighbourhood.

The surrounding area is a mix of RS2, RM3, AR3, and AG zones with varying lot sizes and forms including single residential and apartment housing. 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.

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. 9348 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Study

The Traffic Impact Study must be prepared and sealed by a Professional Engineer registered in the Province of British Columbia and is required to address technical issues related to traffic for the proposed development (e.g., access to and from the subject property and adjacent intersections, trip generation information, and recommendations to reduce the impacts associated with traffic).

Administration recommends that Final Reading of Bylaw No. 9348 be withheld until a Traffic Impact Study has been prepared and submitted to the satisfaction of Administration.

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. 9348. This covenant would prohibit apartment housing in accordance with OCP Policy 8.3.62 and limit density to 30 dwellings/ha to maintain the character of the surrounding neighbourhood.

Administration recommends that Final Reading of Bylaw No. 9348 be withheld until a Section 219 Covenant that prohibits apartment housing and limits density to 30 dwellings/ha is submitted to Administration's satisfaction and is registered on the title of the subject property.

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. 9348. This covenant would ensure the construction of two-unit housing 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. 9348 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. 9348 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. 9348, 2022 be approved.

SUMMARY AND CONCLUSION:

In order facilitate a phased residential subdivision with a mix of housing forms including single detached and two-unit on the subject property, the applicant has applied to rezone a 3.1 ha portion (subject area 1) of the subject property from RS2: Single Residential and RT3: Residential Cluster to RM2: Multiple Residential and adjust the existing RS2: Single Residential and AG: Greenbelt zone boundary over a 0.1 ha portion (subject area

2), as shown on Appendix "A" to Bylaw No. 9348. Administration is supportive of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Léah Labarrere, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/03/13