

STAFF REPORT TO COUNCIL

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DATE: February 15, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100766 (Bylaw No. 9352)

APPLICANT: Koehler Land Surveying Inc. on behalf of Rajpreet Kaur Brar
LOCATION: 7379 Aldeen Road

ATTACHMENT(S): Location and Existing Zoning Map
 Appendix "A" to Bylaw No. 9352
 Exhibit "A" to RZ100766

RECOMMENDATION(S):

That Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9352, 2023".

PURPOSE:

The applicant has applied to rezone 7379 Aldeen Road (subject property) to facilitate a 2-lot subdivision. The applicant would like to rezone the subject property from RS1m: Suburban Residential to RS3: Single Residential, as shown on Appendix "A" to Bylaw No. 9347. There is currently a single detached house and accessory building on the subject property. The single detached house will remain on the subject property and the accessory building will be demolished to facilitate the proposed subdivision.

Site Characteristics

Location	7379 Aldeen Road
Legal Description	Lot 95, District Lot 1599, Cariboo District, Plan 13589
Current Use	Residential
Site Area	1,393 m ² (0.3 acre)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix "A" to Bylaw No. 9352)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS3: Single Residential

Surrounding Land Use Table

North	Residential; Helene Road
South	Residential; Henrey Road
East	Aldeen Road; Residential
West	Residential; Eugene Road

Relevant Applications

Subdivision Application No. SD100767: The applicant has concurrently submitted a Subdivision Application to facilitate the proposed 2-lot subdivision. The subdivision application has been placed on hold pending consideration of 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.

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 encourage a 2-lot residential subdivision that is consistent with the density provisions of the OCP. Further to this, the proposed residential development will create infill and redevelopment that respects the character of the existing neighbourhood. The subject property is also identified within an active Transit System Catchment Area in Schedule B-11: Transit Routes.

Administration is supportive of the proposed rezoning application to create infill and redevelopment that is consistent with the form and character 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 Aldeen Road.

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 RS1m: Suburban Residential. The RS1m zone is intended to foster a suburban lifestyle on properties larger than 845 m² and permits residential related uses that are compatible with the residential character of the area. The "m" designation allows for manufactured housing.

The applicant has applied to rezone the subject property from RS1m to RS3: Single Residential to permit a future 2-lot subdivision. The RS3 zone is intended to foster an urban lifestyle on properties larger than 400 m², primarily with lanes, for innovative, cluster housing, and compact housing. The zone also provides for residential related

uses that are compatible with the residential character of the area. The RS1m and RS3 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS1m and RS3

Regulations	RS1m: Suburban Residential	RS3: 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
Secondary Uses	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Dwelling • Secondary Suite 	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Dwelling • Secondary Suite
Min. Lot Width	20.0 m	12.0 m
Min. Lot Area	845.0 m ²	400.0 m ²
Site Coverage	30%	45%
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. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1 above, the RS1m and RS3 zones are very similar regarding principal uses and development regulations (i.e., setbacks and height). The only significant difference between the zones is the subdivision regulations (minimum lot width and lot area) and site coverage. The surrounding area is a mix of RS1m, RS2m and RM9 zones with varying lot sizes and widths. Due to the placement of the existing single detached house which is intended to be retained on the subject property, the proposed RS3 zoning is required to meet the minimum lot width provisions. The proposed subdivision will far exceed the minimum lot area requirements of the RS3 zone, as shown on Exhibit “A” to RZ100766. The proposed rezoning and 2-lot subdivision is not anticipated to generate negative land use 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

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

Ministry of Transportation and Infrastructure

As per Section 52 of the Transportation Act, Bylaw No. 9352 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 9352, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone 7379 Aldeen Road from RS1m: Suburban Residential to RS3: Single Residential, as shown on Appendix “A” to Bylaw No. 9352. The purpose of this application is to facilitate a 2-lot subdivision. Administration is supportive of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/03/13