

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: 2022_RZ100773_Report_to_Council.docx

APPLICANT: MacDougall Developments Ltd., Inc. No. BC0441994
LOCATION: 6285 Monterey Road

ATTACHMENT(S): Location and Existing Zoning Map
 Appendix "A" to Bylaw No. 9362
 Exhibit "A" to RZ100773
 Supporting Document

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9362, 2022".

PURPOSE:

The purpose of this application is to rezone an approximately 2.6 ha portion (subject area) of the subject property from Z18: Monterey Road Residential, RS2m: Single Residential, and RT3: Residential Cluster to RM1: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9362. The remaining 4.2 ha of the subject property will remain AG: Greenbelt.

This application also includes a text amendment to the RM1: Multiple Residential principal development regulations to add a minimum setback between single-family and two-unit housing of 2.4 m, as shown on Exhibit "A" to Bylaw No. 9362. The existing 4.5 m setback between principal buildings will be amended to apply to all other multi-family housing forms permitted in the RM1 zone.

Site Characteristics

Location	6285 Monterey Road
Legal Description	Lot A, District Lot 4039, Cariboo District, Plan EPP100061
Current Use	Phase 1 Monterey Meadows Subdivision, vacant land
Subject Property Size	6.8 ha
Subject Area Size	2.6 ha
Growth Management Class	Infill
Servicing	City services available

Zoning (see Appendix “A” to Bylaw No. 9362)

Current Zoning	Z18: Monterey Road Residential, RS2m: Single Residential, RT3: Residential Cluster, and AG: Greenbelt
Proposed Zoning	RM1: Multiple Residential and AG: Greenbelt

Surrounding Land Use Table

North	Monterey Road, Residential, Greenbelt
South	Undeveloped RM9: Manufactured Home Park
East	Manufactured Home Park; Highway 97 N
West	Undeveloped AF: Agriculture and Forestry, and AG: Greenbelt

Relevant Applications

Rezoning Application No. RZ100457: On August 25, 2014, Council adopted Amendment Bylaw No. 8578, 2014, rezoning the subject property from RS2: Single Residential to Z18: Monterey Road Residential and RT3: Residential Cluster. Through this application, the site-specific Z18: Monterey Road Residential zone was created to allow for a mix of single-family and two-unit housing. The Z18 zone has proven unsuccessful for strata development as density restrictions of the Z18 zone prohibit construction of more than one principal dwelling prior to subdivision. As such, the applicant has applied to rezone an approximately 2.6 ha portion (subject area) of the subject property from Z18: Monterey Road Residential, RS2m: Single Residential, and RT3: Residential Cluster to RM1: Multiple Residential.

Development Permit No. DP100712: On May 6, 2022, the Manager of Development Services, by delegated authority, approved a Multiple Residential Form and Character Development Permit for Phase 1 of development. Phase 1 includes 12 single detached houses and 2 two-unit houses. Phase 1 construction is now complete.

Subdivision Application No. SD100747: On January 11, 2023, the Approving Officer approved a three phased strata plan declaration for the subject property. The development includes a mix of single-family and two-unit housing. The proposed rezoning will not interfere with the approved strata plan.

Development Permit No. DP100759: On February 6, 2023, the Manager of Development Services, by delegated authority, approved a Multiple Residential Form and Character Development Permit for Phase 2 of development. Phase 2 includes 5 single detached houses and 2 two-unit houses. Phase 2 construction is on hold pending consideration of the rezoning application.

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 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 also identified in an active Transit System Catchment Area in Schedule B-11: Transit Routes. The nearest bus stops are approximately 500 m east providing access North and Southbound to Hart Highlands, Spruceland, Nicholson, Pine Centre, and Westgate Exchanges.

The applicant is proposing to develop a single-family and two-unit housing strata development within an existing residential area. Administration supports this application, as the proposed development is consistent with the current proposed development and Future Land Use policy direction.

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 Monterey Road.

Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by 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 multi-family developments. Once a development permit area has been designated, a development permit must be obtained prior to development.

The subject property is identified within a Multiple Residential Form and Character Development Permit Area. 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 developments to local site conditions (OCP Policy 8.2.10). Through the development permit process, the City will evaluate that the proposed development by 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). As previously mentioned, Multiple Residential Form and Character Development Permits have been reviewed and approved for Phases 1 and 2 of the proposed development.

Zoning Bylaw

The subject property is currently zoned Z18: Monterey Road Residential (2.0 ha), RT3: Residential Cluster (0.6 ha), RS2m: Single Residential (0.02 ha) and AG: Greenbelt (4.2 ha). The Z18 zone is intended to provide site specific regulations for a mix of single and two-unit dwellings. 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 RS2m zone is to foster an urban lifestyle on properties larger than 500m². The AG zone is intended to preserve sensitive lands in a natural state.

The applicant has applied to rezone an approximately 2.6 ha portion (subject area) of the subject property from Z18: Monterey Road Residential, RS2m: Single Residential, and RT3: Residential Cluster to RM1: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9362. The remaining 4.2 ha of the subject property will remain AG: Greenbelt. The purpose of this application is to eliminate the Z18 and RT3 zones on the subject property, simplify zoning boundaries, reduce barriers to construction, and allow for secondary suites within single-family dwellings. The proposed RM1 zone is intended to provide primarily for a mix of multi-family housing forms to a maximum density of 30 dwellings/ha. The proposed rezoning will not interfere with the above noted three phased strata plan approved by Subdivision Application No. SD100747. The Z18, RT3 and RM1 zones are compared in Table 1 below.

This application also includes a text amendment to the RM1 principal development regulations to add a minimum setback between single-family and two-unit housing of 2.4 m, as shown on Exhibit "A" to Bylaw No. 9362.

Table 1: Zoning Comparison of Z18, RT3 and RM1

Regulations	Current – Z18: Monterey Road Residential	Current – RT3: Residential Cluster	Proposed – RM1: 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 Housing, Two-unit 	<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
Max. Density	One dwelling per 250 m ² or two dwellings per lot, whichever is less. The maximum number of principal buildings on one lot is 1.	25 dwellings/ha	30 dwellings/ha
Site Coverage	45%	45%	45%
Max. Height	10.5 m	10.0 m	10.0 m
Min. Front Yard Setback	4.5	6.0	4.5 m
Min. Interior Side Yard Setback	1.5 m	6.0	1.2 m
Min. Rear Yard Setback	6.0	6.0	6.0 m
Min. Setback between principal buildings	N/A	2.4 m	4.5 m

As identified in Table 1 above, the Z18, RT3 and RM1 zones are very similar regarding development regulations (i.e., setbacks, site coverage and height). The only significant differences between these zones are the additional multi-family housing forms permitted in the RM1 zone. That said, Development Permits and a three phased strata plan declaration have been approved by Administration for single-family and two-unit housing development. As such, the proposed rezoning is not anticipated to generate negative land use impacts on the surrounding neighbourhood as the proposed development is permitted by the current zoning. This application will eliminate the Z18 and RT3 zones on the subject property, simplifying zoning boundaries and reducing barriers to strata development by removing the restriction of a maximum of one principal building on the subject area.

As previously mentioned, this application also includes a text amendment to the RM1 principal development regulations to add a minimum setback between single-family and two-unit housing of 2.4 m, as shown on Exhibit “A” to Bylaw No. 9362. The proposed 2.4 m setback between single-family and two-unit housing aligns with the existing RT3 zone, other single-family and two-unit housing zones, and BC Building Code requirements. The existing 4.5 m setback between principal buildings will be amended to apply to all other multi-family housing forms permitted in the RM1 zone.

As the application is consistent with the policy direction of the OCP 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. 9362 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone an approximately 2.6 ha portion of 6285 Monterey Road from Z18: Monterey Road Residential, RS2m: Single Residential, and RT3: Residential Cluster to RM1: Multiple Residential to facilitate a single-family and two-unit housing development. This application also includes a text amendment to the RM1 principal development regulations to add a minimum setback between single-family and two-unit housing of 2.4 m. This application will eliminate split zoning on the subject area. Administration recommends approval 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:

Walter Babicz, City Manager

Meeting Date: 2023/03/13