

STAFF REPORT TO COUNCIL

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DATE: March 1, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100778 (Bylaw No. 9370)

APPLICANT: L&M Engineering Ltd., for Westcan Property Ltd., Inc. No. BC1036637

LOCATION: 9153 Twinberry Drive

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9370

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9370, 2023"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9370, 2023 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Brief;
 - b. Receipt of a Traffic Impact Study; and
 - c. Registration of Section 218 Statutory Right of Way on the legal title of the South East $\frac{1}{4}$ of District Lot 2432, Cariboo District, Except Plans 20571, PGP39486, PGP40491 and BCP28538 that grants a right of way to provide the City with access to existing infrastructure on the subject property.

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 an approximately 11.5 ha portion (subject area) of 9153 Twinberry Drive (subject property) to facilitate the development of a manufactured home park. As such, the applicant has applied to rezone an approximately 11.0 ha portion of the subject area from RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential, AG: Greenbelt and AF: Agriculture and Forestry to RM9: Manufactured Home Park, as shown on Appendix "A" to Bylaw No. 9370. This application also proposes to adjust the existing AG: Greenbelt zone boundary to incorporate additional land containing significant slopes by rezoning an

approximately 0.5 ha portion of the subject area from RM1: Multiple Residential and RM3: Multiple Residential to AG: Greenbelt, as shown on Appendix “A” to Bylaw No. 9370.

The remaining 40.9 ha of the subject property is not included in the proposed rezoning and will remain split zoned W: Water, AF: Agriculture and Forestry, RS2: Single Residential and AG: Greenbelt.

Site Characteristics

Location	9153 Twinberry Drive
Legal Description	The South East ¼ of District Lot 2432, Cariboo District, Except Plans 20571, PGP39486, PGP40491 and BCP28538
Current Use	Vacant
Subject Property Size	52.4 ha (129.5 acres)
Subject Area	11.5 ha (28.4 acres)
Growth Management Class	Phase 1, Phase 2, Rural Resource
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9370)

Current Zoning	RS2: Single Residential (13.7 ha), RM1: Multiple Residential (0.1 ha), RM3: Multiple Residential (1.9 ha), W: Water (0.8 ha), AG: Greenbelt (10.3 ha), AF: Agriculture and Forestry (25.6 ha)
Proposed Zoning	RS2: Single Residential (4.6 ha); AG: Greenbelt (10.4 ha); W: Water (0.8 ha); RM9: Manufactured Home Park (11.0 ha); AF: Agriculture and Forestry (25.6 ha)

Surrounding Land Use Table

North	Undeveloped AF: Agriculture and Forestry
South	Rural Residential
East	Undeveloped AF: Agriculture and Forestry
West	Residential; Highway 97 N

STRATEGIC PRIORITIES:

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

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject area is designated 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 neighbourhood (OCP Policy 8.3.45). The Neighbourhood Residential designation supports a wide range of housing forms having densities of less than 22 units/ha (OCP Policy 8.3.59).

The subject property can be accessed via Meadow Rim Way, Twinberry Drive or Fisher Road and is bound by undeveloped AF: Agriculture and Forestry land to the north and east, residential to the west, and rural residential to the south. The subject property is not located within a Transit System Catchment Area and is approximately 1 km from the nearest bus stop (Kelly Road).

The subject property is currently vacant, the applicant is proposing to develop a Manufactured Home Park in the subject area. This application will facilitate infill development within an existing residential area. Administration supports this application, as the proposed Manufactured Home Park is consistent with the Neighbourhood Residential designation and OCP Policy.

Growth Management

The subject area is designated as Phase 1 in Schedule B-4: Growth Management of the OCP. This designation intends to guide gradual expansion adjacent to existing urban areas and close to identified Neighbourhood Centres (OCP Policy 8.1.13). OCP Policy supports infill and redevelopment in existing neighbourhoods (OCP Policy 8.3.45).

The subject area is adjacent to Meadow Rim Way and the Northside Park neighbourhood and is consistent with the Phase 1 designation. 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 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 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; the 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 affordable manufactured housing options for residents.

Zoning Bylaw

The subject area (11.5 ha) is currently zoned RS2: Single Residential (9.1 ha), RM1: Multiple Residential (0.1 ha), RM3: Multiple Residential (2.0 ha), AG: Greenbelt (0.2 ha), and AF: Agriculture and Forestry (0.1 ha). The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m². The RM1 and RM3 zones are intended to provide primarily for multi-family housing forms. The AG zone is intended to preserve sensitive lands in a natural state such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas. The AF zone is intended to conserve and manage agricultural and forestry

land that maintains lot sizes of at least 15.0 ha. The remaining 40.9 ha of the subject property is not included in the proposed rezoning and will remain split zoned W: Water, AF: Agriculture and Forestry, RS2: Single Residential and AG: Greenbelt.

The applicant has applied to rezone an approximately 11.0 ha portion of the subject area from RS2, RM1, RM3, AG and AF to RM9: Manufactured Home Park, as shown on Appendix "A" to Bylaw No. 9370. The RM9 zone is intended to regulate manufactured home park uses in a rental or bare land strata format to a maximum residential density of 22 units/ha. This application also proposes to adjust the existing AG: Greenbelt zone boundary to incorporate additional land containing significant slopes by rezoning an approximately 0.5 ha portion of the subject area from RM1 and RM3 to AG, as shown on Appendix "A" to Bylaw No. 9370.

The surrounding area is a mix of AF, RS2, RS2m and AR3 zones with varying lot sizes and forms including single residential and manufactured housing. The applicant is proposing to facilitate the development of a manufactured home park in the approximately 11.0 ha portion of the subject area proposed as RM9. Through the Development Permit process, the City will review the proposed Manufactured Home Park 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).

As the proposed RM9 zone allows for a comprehensive multi-family development utilizing manufactured housing consistent with the surrounding area and policy direction of the OCP, Administration supports the proposed rezoning.

OTHER CONSIDERATIONS:

Referrals

Property Title

A review of the legal titles of the subject properties 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. 9370 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Study

A Traffic Impact Study prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required by the Ministry of Transportation and Infrastructure. The Traffic Impact Study will address trip generation and distribution to the intersection of Highway 97 and Meadow Gate and will consider the future connection of Twinberry Drive and Wapiti Road.

Administration recommends that Final Reading of Bylaw No. 9370 be withheld until a Traffic Impact Study has been prepared and submitted to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation*, Bylaw No. 9370 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Right of Way

A stormwater pond on the subject property currently receives stormwater from the existing Meadow Rim Way neighbourhood. A Section 218 Statutory Right of Way is required to grant the City access to the existing 450mm stormwater pipe and stormwater pond on the subject property for operation and maintenance.

Administration recommends that Final Reading of Bylaw No. 9370 be withheld until a Section 218 Statutory Right of Way is submitted to the satisfaction of Administration and registered on the legal title of the subject property.

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. 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. 9370, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone an approximately 11.5 ha portion (subject area) of 9153 Twinberry Drive from RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential, AG: Greenbelt and AF: Agriculture and Forestry to RM9: Manufactured Home Park and AG: Greenbelt, as shown on Appendix “A” to Bylaw No. 9370. The purpose of this application is to facilitate the development of a manufactured home park and to adjust the existing AG: Greenbelt zone boundary to incorporate additional land containing significant slopes. 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:

Walter Babicz, City Manager
Meeting Date: 2023/03/27