

STAFF REPORT TO COUNCIL

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DATE: April 12, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Application No. RZ100787 (Bylaw No. 9393)

APPLICANT: Koehler Land Surveying Inc. for Sukhwinder Kaur and Jaswant Singh

LOCATION: 7168 Elk Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9393
Exhibit "A" to RZ100787

RECOMMENDATION(S):

That Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9393, 2023".

PURPOSE:

The applicant has applied to rezone 7168 Elk 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. 9393. There is currently a manufactured home and accessory building on the subject property. The manufactured home will remain on the subject property and the accessory building will be demolished to facilitate the proposed subdivision. The proposed subdivision application is identified on Exhibit "A" to RZ100787.

Site Characteristics

Location	7168 Elk Road
Legal Description	Lot 75, District Lot 1599, Cariboo District, Plan 14373
Current Use	Residential
Site Area	1,400 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. 9393)

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

Surrounding Land Use Table

North	Residential
South	Residential
East	Residential
West	Elk Road; Residential

Relevant Applications

Subdivision Application No. SD100783: 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 allow for a 2-lot residential subdivision that is consistent with the density provisions of the OCP. Further to this, the proposed residential development will create incremental infill and redevelopment that respects the character of the existing neighbourhood.

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 the utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). City water and sanitary sewer services are available on Elk 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 similar with regard to 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 width of the subject property is such that rezoning to RS2: Single Residential is not possible, as the minimum lot width of the RS2 zone is 15.0 metres. The proposed subdivision meets the minimum lot width and area requirements of the RS3 zone, as shown on Exhibit “A” to RZ100787.

The surrounding area is predominantly RS1m zoning with single detached or manufactured homes. As indicated previously, the applicant will leave the existing manufactured home, and create a new lot for a new single family home. These building forms are existing and complementary to the Elk Road area. Should the existing manufactured home be removed from the property, the property owner will have to construct a single family house to be consistent with the RS3 zone.

The proposed change in zoning from RS1m to RS3 has been supported by Council (RZ100766) within the surrounding area. Smaller lot sizes are supportable in this area due to the proximity and availability of city services (water and sanitary sewer) for residential uses. Larger lot sizes are not needed for on-site well and septic field systems. Additionally, the housing form and density proposed for this application is not expected to generate negative land use impacts within the neighbourhood.

As the application is consistent with the policy direction of the OCP for infill residential development, and is consistent with the 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. 9393 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. 9393, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone 7168 Elk Road from RS1m: Suburban Residential to RS3: Single Residential, as shown on Appendix "A" to Bylaw No. 9393. 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: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/05/08