

STAFF REPORT TO COUNCIL

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DATE: May 18, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100706 (Bylaw No. 9408)

APPLICANT: Bic Hayer Rental Properties Corp., Inc. No. BC1172923

LOCATION: 6700 Southridge Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9408
College Heights Comprehensive Development Study

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9408, 2023".

PURPOSE:

The applicant has applied to rezone 6700 Southridge Avenue (the subject property) to facilitate a multi-family development. To facilitate the proposed development, the applicant has applied to rezone the subject property from P2: Minor Institutional to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9408.

BACKGROUND:

Site Characteristics

Location	6700 Southridge Avenue
Legal Description	Lot A, District Lot 2003, Cariboo District, Plan EPP86923
Current Use	Undeveloped
Site Area	2.85 ha (7.0 acres)
Growth Management Class	Growth Priority and Infill
Servicing	City Services Available (<u>u</u> psizing required during development)

Zoning (see Appendix "A" to Bylaw No. 9408)

Current Zoning	P2: Minor Institutional
Proposed Zoning	RM5: Multiple Residential

Surrounding Land Use Table

North	Roman Catholic Diocese of Prince George
South	Unconstructed Road; Residential
East	O'Grady Road; Residential
West	Southridge Avenue; Residential

Relevant Applications

College Heights Comprehensive Development Study: The College Heights Comprehensive Development Study for 6700 Southridge Avenue, 6100 O'Grady Road, 5958 Stringer Crescent, and 5743 Nicholas Avenue has assessed the impacts of change on neighbourhood transportation, amenities, and other matters of concern to the community. The College Heights Comprehensive Development Study is attached to this report for Council's consideration.

Zoning Bylaw Amendment Application No. RZ100707 (Bylaw No. 9409): This application proposes to rezone a 6.95 ha portion of 6100 O'Grady Road from U2: Major Utilities, C2: Commercial, and RM9: Manufactured Home Park to RM6: Mid-Rise Residential, and a 0.67 ha portion 5958 Stringer Crescent from C2: Commercial to RM6: Mid-Rise Residential to facilitate a multi-family residential development and concurrent subdivision application to facilitate a boundary adjustment.

Official Community Plan Amendment Application No. CP100200 (Bylaw No. 9410) and Zoning Bylaw Amendment Application No. RZ100712 (Bylaw No. 9411): This application proposes to rezone a 0.57 ha portion of 5958 Stringer Crescent from C2: Regional Commercial to RM6: Mid-Rise Residential to facilitate a multi-family residential development and concurrent subdivision application to facilitate a boundary adjustment.

Subdivision Application No. SD100757: The applicant has applied for a subdivision to adjust the existing lot lines between 6100 O'Grady Road, 5958 Stringer Crescent, and 5743 Nicholas Avenue and to create 1 new lot at 6100 O'Grady Road.

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 property is designated as Neighbourhood Corridor and Regional Commercial in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Corridor designation encourages medium to high-density multiple residential developments up to 135 units/ha, with a maximum height of four stories along collector arterial streets (OCP Policy 8.3.55). Development within Neighbourhood Corridors should respect the scale of existing neighbourhoods by providing effective buffering of residents from traffic noise, mitigating visual impacts to adjacent low-density uses through building and site design, and considering access and traffic impacts (OCP Policy 8.3.35 and 8.3.57). Development should offer a transition in scale and use to adjacent areas (OCP Policy 8.3.33). The Regional Commercial designation is intended to provide large scale retail and vehicle-oriented shopping. Mixed-use development and intensification at Regional Commercial nodes are encouraged (OCP Policy 8.3.70).

OCP Policy encourages infill and redevelopment of existing vacant and underused sites, with an emphasis on enhancing the pedestrian experience (OCP Policy 8.3.45). The subject property is bound by the Roman Catholic Diocese to the north, O'Grady Road (minor collector) to the east, undeveloped road dedication to the south, and

Southridge Avenue (minor collector) to the west. The subject property is currently vacant and underutilized. If approved, the proposed redevelopment would offer medium to high-density, multi-family housing within an active transit area, approximately 250 m of a transit stop (OCP Policy 8.7.23), and within walking distance of daily needs and amenities.

Administration supports this application as it is consistent with the OCP's Future Land Use policy direction and will create infill and redevelopment of an underutilized site.

Growth Management

The subject property is designated as Growth Priority and Infill in Schedule B-4: Growth Management of the OCP. Growth Management designations allow the City to make decisions about how the community should grow based on existing infrastructure. Areas within the Growth Priority and Infill designations are intended to prioritize infill development and encourage utilization of underutilized sites (OCP Policy 8.1.1). Redevelopment within established neighbourhoods maximizes the use of existing infrastructure and is preferred over the extension of services and roads into suburban and rural areas (OCP Objective 8.1.5). The applicant's proposal for a multi-family development on the subject property will fulfil the intentions of the Growth Priority and Infill designations by creating infill and redevelopment of underutilized sites.

Administration supports this application as it is consistent with the OCP's Future Land Use and Growth Management policy direction of 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.

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. Through the Development Permit process, the City will review the application to ensure that the proposed development is designed to reflect and align with design guidelines and enhance the built environment (OCP Policy 8.2.10).

City of Prince George Housing Needs Report

The [City's Housing Needs Report](#), updated December 2022, notes a need for a variety of housing types. The proposed rezoning would provide medium to high-density housing options for residents.

Zoning Bylaw

The subject property is currently zoned as P2: Minor Institutional. The P2 zone is intended to provide for educational and recreational uses, and religious assemblies. The applicant has applied to rezone the subject property from P2 to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9408.

The proposed RM5 zone is intended to provide multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for high-density housing. Based on the maximum allowable density, the subject property may permit up to 350 dwelling units. The P2 and RM5 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of P2 and RM5

Regulations	Current – P2: Minor Institutional	Proposed – RM5: Multiple Residential
Principal Uses	<ul style="list-style-type: none">• Club• Community Care Facility, Major• Community Care Facility, Minor• Education• Education, Commercial• Library & Exhibit• Park• Recreation, Indoor• Recreation, Outdoor• Recycling Centre, Minor• Religious Assembly• Service, Funeral	<ul style="list-style-type: none">• Community Care Facility, Major• Community Care Facility, Minor• Housing, Apartment• Housing, Congregate• Housing, Four-plex• Housing, Row• Housing, Stacked Row• Religious Assembly only on sites less than 1.0 ha.
Max. Density	N/A	125 dwellings/ha
Site Coverage	40%	55%
Max. Height	12.0 m	15.0 m / 4 storeys
Min. Front Yard Setback	6.0 m	4.5 m
Min. Interior Side Yard Setback	3.0 m	3.0 m, except it is not required for a common wall for attached housing
Min. Rear Yard Setback	6.0m	6.0 m

As identified in Table 1 above, the existing P2 zone offers a variety of community services and amenity uses, excluding housing. Whereas the proposed RM5 zone predominately offers multi-family housing forms. Zoning regulations between the two zones differ regarding density, site coverage, setbacks, and building height compared to the existing P2 zone.

As previously mentioned, the subject property is bound by the Roman Catholic Diocese to the north, O'Grady Road (minor collector) to the east, undeveloped road dedication to the south, and Southridge Avenue (minor collector) to the west. The surrounding area is a mix of Z8: Regional Shopping, P2: Minor Institutional, RS2: Single Residential RM5: Multiple Residential and RM9: Manufactured Home Park. Multi-family development exists immediately across both Southridge Avenue (RM5) and O'Grady Road (RM9).

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP and 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

The applicant has provided a Servicing Brief prepared and sealed by L&M Engineering Ltd., dated June 29, 2022, as part of the College Heights Comprehensive Development Study. The Servicing Brief has addressed technical issues related to water supply, sanitary sewer collection, and storm drainage system design requirements of the proposed development.

The Servicing Brief has been received to Administration's satisfaction and is included in the College Heights Comprehensive Development Study attached to this report for Council's consideration.

Traffic Impact Study

The applicant has provided a Traffic Impact Study prepared by L&M Engineering Ltd., dated February 15, 2023, and a Supplementary Traffic Letter prepared by L&M Engineering Ltd., dated February 17, 2023, as part of the College Heights Comprehensive Development Study. The Traffic Impact Study addresses technical issues related to traffic for the proposed development, such as trip generation, distribution, and assignment, as well as site access and recommendations for future road configurations.

The Traffic Impact Study and Supplementary Letter have been received to Administration's satisfaction and are included in the Comprehensive Study attached to this report for Council's consideration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9408 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. 9408, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone 6700 Southridge Avenue from P2: Minor Institutional to RM5: Multiple Residential to facilitate a future multi-family development, as shown on Appendix "A" to Bylaw No. 9408. 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: 2023/06/12