

STAFF REPORT TO COUNCIL

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DATE: June 2, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100707 (Bylaw No. 9409)

APPLICANT: Troika Developments Inc. for The Roman Catholic Episcopal Corporation of Prince Rupert

LOCATION: 6100 O'Grady Road and 5958 Stringer Crescent

ATTACHMENT(S): Location and Existing Zoning Map
Exhibit "A" to RZ100707
Appendix "A" to Bylaw No. 9409
College Heights Comprehensive Development Study
Supporting Document

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9409, 2023"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9409 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Registration of a Section 219 Covenant on the legal title of the North 1/2 of the North West 1/4 of District Lot 754, Cariboo District, Except: Plans 20248, 22835, 22932, 26624, PGP39017, PGP42509, and BCP7518 (Subject Area 1) that restricts development of the RM6 zone to a maximum of 6-stories and limits density to 80 dwellings/ha (556 dwelling units).
 - b. Registration of a Section 219 Covenant on the legal title of Lot A, District Lot 753, Cariboo District, Plan 24027, Except Plans 26624, 29151, 30349, 30915 and BCP41482 (Subject Area 2) that restricts the development to a maximum of 6-stories.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

PURPOSE:

This application involves two (2) parcels that are located at 6100 O'Grady Road and 5958 Stringer Crescent. Exhibit "A" to RZ100707 illustrates the portions of the parcels that are related to the proposed rezoning, and are shown as Subject Area 1 and Subject Area 2. The purpose of the proposed rezoning is to facilitate multi-family residential development on the site.

The applicant has applied to rezone a 6.95 ha portion of 6100 O'Grady Road and a 0.1 ha portion of 5958 Stringer Crescent (Subject Area 1) from U2: Major Utilities, C2: Regional Commercial, and RM9: Manufactured Home Park to RM6: Mid-Rise Residential.

The applicant also proposes to rezone a 0.67 ha portion of 5958 Stringer Crescent (Subject Area 2) from C2: Regional Commercial to RM6: Mid-Rise Residential, as shown on Appendix "A" to Bylaw No. 9409.

The remaining 14.7 ha portion of 6100 O'Grady and 0.46 ha portion of 5958 Stringer Crescent are not included in this application.

BACKGROUND:

Site Characteristics

	Subject Area 1	Subject Area 2
Location	6100 O'Grady Road	5958 Stringer Crescent
Legal Description	The North 1/2 of the North West 1/4 of District Lot 754, Cariboo District, Except Plans 20248, 22835, 22932, 26624, PGP39017, PGP42509, and BCP7518	Lot A, District Lot 753, Cariboo District, Plan 24027, Except Plans 26624, 29151, 30349, 30915 and BCP41482
Current Use	Undeveloped, Manufactured Home Park	Undeveloped
Subject Area Size	6.95 ha (17.2 acres) 0.1 ha (0.25 acres) - 5958 Stringer Crescent	0.67 ha (1.7 acres)
Property Size	21.67 ha (53.5 acres)	1.24 ha (3.1 acres)
Growth Management Class	Neighbourhood Centre Corridor	Neighbourhood Centre Corridor
Servicing	City Services Available (<u>upsizing</u> required during development)	City Services Available (<u>upsizing</u> required during development)

Zoning (see Appendix "A" to Bylaw No. 9409)

	Subject Area 1	Subject Area 2
Current Zoning	U2: Major Utilities, C2: Regional Commercial, and RM9: Manufactured Home Park	C2: Regional Commercial
Proposed Zoning	RM6: Mid-Rise Residential	RM6: Mid-Rise Residential

Surrounding Land Use Table

	Subject Area 1	Subject Area 2
North	Stringer Crescent; Multi-Family	Commercial Shopping Center
South	Manufactured Home Park	Manufactured Home Park
East	Manufactured Home Park	Vacant Land
West	O'Grady Road; Commercial Shopping Center	Multi-Family; Stringer Crescent

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. RZ100706 (Bylaw No. 9408): This application proposes to rezone 6700 Southridge Avenue from P2: Minor Institutional to RM5: Multiple Residential to facilitate a multi-family residential development.

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

Subject Area 1 is designated as Neighbourhood Centre Corridor, Neighbourhood Corridor and Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). Subject Area 2 is designated as Neighbourhood Centre Corridor.

Neighbourhood Centre's are intended to increase the mix of uses (i.e., residential and daily needs amenities) within easy walking distance of one another (OCP Section 8.3 C). The Neighbourhood Centre Corridor designation is intended to provide mixed-use developments incorporating local shops, services, and similar amenities at grade with residential above, and is typically along a major arterial or collector road (OCP Policy 8.3.34). Neighbourhood Centre Corridors primarily consist of multi-family building forms up to four (4) storeys in height, except along Queensway and at the intersection of O'Grady and Stringer Crescent where six (6) storeys are appropriate (OCP Policy 8.3.33 and 8.3.37).

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). The Neighbourhood Residential 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).

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). Subject Area 1 is bound by Stringer Crescent (local road) to the north, a manufactured home park to the south and east, and O'Grady Road (minor collector) to the west.

Subject Area 2 is bound by a commercial shopping centre to the north, vacant lands to the east, a manufactured home park to the south, and Stringer Crescent (local road) and apartment housing to the west. Both Subject Area 1 and Subject Area 2 are currently vacant and underutilized. If approved, the proposed redevelopment would offer medium to high-density, multi-family housing within an active transit area, a transit stop (approximately 150m) (OCP Policy 8.7.23), and 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

Subject Area 1 and Subject Area 2 are designated as Growth Priority 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 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 Subject Area 1 and Subject Area 2 will fulfil the intentions of the Growth Priority 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

Subject Area 1 is zoned as C2: Regional Commercial, U2: Major Utilities, and RM9: Manufactured Home Park. Subject Area 2 is zoned C2: Regional Commercial. The C2 zone is intended to provide for major shopping centres and complementary residential uses. The U2 zone is intended to provide for private and public utilities that may

have a major impact on adjacent uses. The RM9 zone is intended to regulate manufactured home park uses in a rental or bare land strata format.

The applicant has applied to rezone Subject Area 1 from C2: Regional Commercial, U2: Major Utilities, and RM9: Manufactured Home Park to RM6: Mid-Rise Residential, and Subject Area 2 from C2: Regional Commercial to RM6: Mid-Rise Residential, as shown on Appendix "A" to Bylaw No. 9409. The remaining 14.7 ha portion of 6100 O'Grady and 0.46 ha portion of 5958 Stringer Crescent are not included in this application. The proposed RM6 zone is intended to provide mid-rise housing with a maximum density of 140 dwellings/ha for areas defined by the OCP as suitable for higher-density housing.

As previously mentioned, Subject Area 1 and Subject Area 2 are predominately surrounded by multi-family developments (apartment housing and manufactured home park) and commercial shopping centres. The surrounding area is a mix of RM6, RM9, Z8, C4, and P2 zones with varying lot sizes and building forms. In consideration of the human scale and neighbouring buildings, the applicant has offered to register a Section 219 Covenant limiting building height to six (6) storeys on Subject Area 1 and Subject Area 2. Furthermore, the applicant has offered to register a Section 219 Covenant limiting the density of Subject Area 1 from 140 dwellings/ha (973 dwelling units) to 80 dwellings/ha (556 dwelling units).

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.

Section 219 Covenant

In consideration of the human scale and neighbouring buildings, the applicant has volunteered to limit building height to six (6) storeys on the legal title of Subject Area 1 and Subject Area 2. Furthermore, the applicant has offered to limit the density of Subject Area 1 from 140 dwellings/ha (973 dwelling units) to 80 dwellings/ha (556 dwellings units).

Administration recommends that Final Reading of Bylaw No. 9409 be withheld until the Section 219 Covenant has been submitted to the satisfaction of Administration and registered to the legal titles of Subject Area 1 and Subject Area 2.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9409 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

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. 9409, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone Subject Area 1 and Subject Area 2 (see Exhibit "A" to RZ100707) to facilitate a multi-family residential development, as shown on Appendix "A" to Bylaw No. 9409. 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