

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: June 1, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100789 (Bylaw No. 9398)

APPLICANT: L&M Engineering Ltd. for 0920418 B.C. Ltd., Inc. No. BC1233971
LOCATION: 4393 Handlen Road

ATTACHMENT(S): Location and Existing Zoning Map
 Appendix "A" to Bylaw No. 9398
 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. 9398, 2023"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9398 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Brief; and
 - b. Receipt of a Traffic Impact Analysis.

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 the subject property located at 4393 Handlen Road to facilitate a multi-family residential development. To facilitate the proposed development, the applicant has applied to rezone the subject property from C6: Highway Commercial to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9398.

Site Characteristics

Location	4393 Handlen Road
Legal Description	Lot 1, District Lot 4047, Cariboo District, Plan 31724, Except Plan 31959
Current Use	Vacant
Site Area	0.3 ha (0.8 acres)
Growth Management Class	Growth Priority

Servicing	City services available
-----------	-------------------------

Zoning (see Appendix “A” to Bylaw No. 9398)

Current Zoning	C6: Highway Commercial
Proposed Zoning	RM5: Multiple Residential

Surrounding Land Use Table

North	Handlen Road
South	Vacant Land
East	Service Station; Convenience Store (Day & Night Foods); Highway 97 N
West	Kelly Road S; Single and Multiple Residential

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 Service 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).

The Service Commercial designation is intended to offer commercial uses in highly accessible locations, including tourist-oriented uses and retailers that are accessed primarily by vehicle. The OCP encourages Service Commercial developments to consider serviced land and amenities such as transit access and road networks for future development (OCP Objective 8.3.22).

The subject property is bound by Handlen Road to the north, a convenience store and gas station to the east, a vacant commercial property to the south, Kelly Road, and a single-family neighbourhood to the west. The subject property has City services available, is within an active transit catchment area, and is within walking distance of transit stops (OCP Policy 8.7.23), schools, and daily needs amenities. The subject property is centered between a predominantly single-family neighbourhood and highway commercial uses. The proposed multi-family development will provide a transition between the existing single-family uses to the west and commercial uses to the east of the subject property.

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 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 designation 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 Policy 8.1.5). The applicant’s proposal for a multi-family development on the subject property meets the intent of the Growth Priority designations by creating infill and redevelopment of an underutilized site.

Administration supports this application, as it is consistent with the OCP 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. 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 C6: Highway Commercial. The C6 zone is intended to provide for uses appropriate for some highway locations. Typical C6 uses include retail and convenience stores, service stations, and vehicle-oriented uses such as vehicle wash, sale, and rental. The applicant has applied to rezone the subject property from C6 to RM5: Multiple Residential, as shown on Appendix ‘A’ to Bylaw No. 9398. The RM5 zone is intended to provide for multiple housing types with a maximum density of 125 dwellings/ha in areas defined by the OCP as suitable for higher-density housing. The C6 and RM5 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of C6 and RM5

Regulations	Current – C6: Highway Commercial	Proposed – RM5: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> • Auction, Minor • Building & Garden Supply • Education, Commercial • Greenhouse & Plant Nursery • Health Service, Minor • Office • Parking, Non-Accessory • Recreation, Indoor • Recycling Centre, Minor • Restaurant • Retail, Adult-Oriented • Retail, Convenience • Retail, Farmers Market • Retail, General 	<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

	<ul style="list-style-type: none"> • Service, Business Support • Service, Financial • Service, Household Repair • Service, Massage Therapy • Service, Personal • Service, Pet Grooming & Day Care • Service Station, Major • Service Station, Minor • Vehicle Rental, Minor • Vehicle Repair, Minor • Vehicle Sale, Minor • Vehicle Wash, Major • Vehicle Wash, Minor • Veterinary Service, Minor 	
Secondary Uses	<ul style="list-style-type: none"> • Residential Security/Operator Unit 	<ul style="list-style-type: none"> • Club • Health Service, Minor • Home Business 1 • Service, Massage Therapy • Service, Personal
Max. Density	N/A	125 dwellings/ha
Site Coverage	50%	55%
Max. Height	12.0 m	15.0 m (max. 4 storeys)
Min. Front Yard Setback	0.0 m	4.5 m
Min. Interior Side Yard Setback	0.0 m	3.0 m
Min. Rear Yard Setback	0.0 m	6.0 m

As identified in Table 1 above, the existing C6 zone offers a variety of services and uses that are best-suited for highway-adjacent properties. Whereas the proposed RM5 zone predominately offers multi-family housing forms. If approved, the RM5 zone would increase the maximum allowable height from 12.0 m to 15.0 m and the density permitted on the subject property. Based on the maximum allowable density, the subject property may permit up to 40 dwelling units. The proposed RM5 zone requires significantly greater setbacks that will allow the proposed development to reflect and align with multi-family design guidelines.

As previously mentioned, the subject property is centered between a predominantly single-family neighbourhood to the west and highway commercial uses to the east. The subject property has City services available, is within an active transit catchment area, and is within walking distance of transit stops (OCP Policy 8.7.23), schools, and daily needs amenities. The proposed multi-family development will provide a transition between the existing single-family uses to the west and commercial uses to the east of the subject property and is not expected to have a great impact on the surrounding area.

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

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. 9398 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Impact Analysis

The proposed development may be accessed by either Kelly Road South or Handlen Road. A Traffic Impact Analysis prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required to identify traffic counts and recommendations to reduce potential impacts associated with traffic.

Administration recommends that Final Reading for Bylaw No. 9398 be withheld until a Traffic Analysis Letter has been prepared and submitted to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9398 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. 9398 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property located at 4393 Handlen Road from C6: Highway Commercial to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9398. The purpose of this application is to facilitate a multi-family development offering up to 40 dwelling units. 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

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/06/26