

STAFF REPORT TO COUNCIL

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DATE: May 31, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100772 (Bylaw No. 9361)

APPLICANT: L&M Engineering Ltd. for T.R. Projects Ltd., Inc. No. BC0729296

LOCATION: 2599 North Nechako Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix “A” to Bylaw No. 9361
Conceptual Subdivision Layout

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9361, 2022”.

PURPOSE:

The applicant has applied to rezone a 1.37 ha portion (subject area) of 2599 North Nechako Road (subject property) to facilitate the development of two-unit housing within a proposed single-family subdivision. To facilitate the proposed two-unit housing, the applicant has applied to rezone the subject area from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9361. This application does not include the remaining 51.0 ha portion of the subject property.

Site Characteristics

Location	2599 North Nechako Road
Legal Description	District Lot 4051, Cariboo District Except Plans B3724, 22731, BCP4770, BCP4772, BCP20972 and EPP125307
Current Use	Vacant Land
Subject Property Size	52.4 ha (129.5 acres)
Subject Area	1.37 ha (3.4 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City services available

Zoning (see Appendix “A” to Bylaw No. 9361)

Current Zoning	RS2: Single Residential
Proposed Zoning	RT1: Two-Unit Residential

Surrounding Land Use Table

North	Nechako Park; North Nechako Road; Single Residential
South	Nechako River
East	Dever Road; Craig Drive; Edgewood Elementary School; Single Residential
West	Foothills Boulevard; Nechako Riverside Park

Relevant Applications

Zoning Bylaw Amendment Application No. RZ100659 (Bylaw No. 9222): On September 20, 2021, Council adopted Bylaw No. 9222, rezoning the subject property to facilitate a residential neighbourhood offering a mix of housing forms, greenbelt, and parks areas.

Subdivision Application No. SD100663: In May 2023, Phase 1 of the Banks Subdivision was finalized creating a new 66-lot subdivision registered as Plan EPP125307.

Subdivision Application No. SD100775: The applicant has applied for Phase 2 of the Banks Subdivision, proposing to develop a 45-lot subdivision.

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 as Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). Neighbourhoods are primarily residential in nature, with associated schools and parks within them. The Neighbourhood Residential designation is intended to maintain a similar scale of housing to that typical to existing neighbourhoods, by limiting the size of new buildings, encouraging ground-oriented multiple residential forms, and a density of less than 22 units/ha (OCP Policy 8.3.58 and 8.3.59). OCP Policy supports two-unit housing where the number of buildings are limited and dispersed (OCP Policy 8.3.60). Development should maintain the character typical of existing neighbourhoods by encouraging two-unit and multi-family housing to be asymmetrical, with varied and interesting facades, rooflines, entry points, balconies, and porches (OCP Policy 8.3.62).

The subject area is currently vacant, the applicant is proposing to incorporate two-unit housing within a predominantly single-family development. The subject area has City services available, is in an active transit catchment area, and within walking distance of transit stops (OCP Policy 8.7.23), schools, and daily needs amenities. Administration supports this application, as the proposed two-unit housing is consistent with the Neighbourhood Residential designation and OCP Policy.

Growth Management

The subject area is designated as Infill in Schedule B-4: Growth Management of the OCP. The intent of this designation is to prioritize infill development and encourage the utilization of vacant sites (OCP Policy 8.1.1). OCP Policy supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood and has minor impacts on the surrounding area (OCP Policy 8.3.45).

and 8.3.48). The applicant’s proposal will encourage infill development and densification within the predominantly single-family subdivision.

Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

North Nechako Neighbourhood Plan

While the OCP provides broad guidance for development and growth, neighbourhood plans guide where new housing and businesses should be located, and what services and amenities are needed. Neighbourhood plans can be used by citizens and landowners to better understand community desires.

The subject property is identified within the North Nechako Neighbourhood Plan area. The North Nechako Neighbourhood Plan was received by Council on October 23, 2019, after an extensive community consultation process for the area. The North Nechako Neighbourhood Plan is intended to be a guiding document to provide more specific land use policy direction for rezoning and redevelopment.

The North Nechako Neighbourhood Plan encourages that two-unit housing should be placed in a way to avoid large clusters of two-unit housing (Section 4.3.2). The Plan recognizes that two-unit housing may be best suited on corner lots and should be designed to front both streets (Section 4.3.4). The proposed two-unit housing will be dispersed by single-family zoning and is predominately proposed on corner lots. A Section 219 Covenant registered to the legal title of the subject property also ensures the construction of two-unit housing is asymmetrical.

Administration supports this application, as it is consistent with OCP policy and the North Nechako Neighbourhood Plan.

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 the potential for additional two-unit housing options for residents.

Zoning Bylaw

The subject area is currently zoned RS2: Single Residential. The RS2 zone is intended to foster a suburban lifestyle and provide complementary residential related uses that are compatible with the residential character of the area. The applicant has applied to rezone a 1.37 ha portion (subject area) of 2599 North Nechako Road (subject property) to facilitate the development of two-unit housing within a proposed single-family subdivision. To facilitate the proposed two-unit housing, the applicant has applied to rezone the subject area from RS2 to RT1: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9361. The RT1 zone is intended to provide for housing, primarily in buildings with two dwellings. This application does not include the remaining 51.0 ha portion of the subject property. The RS2 and RT1 zones are compared below in Table 1.

Table 1: Zoning Comparison of RS2 and RT1

Regulations	RS2: Single Residential	RT1: Two-Unit Residential
Principal Uses	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached 	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached • Housing, Two-Unit
Secondary Uses	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Suite, only in Single Detached Housing • Secondary Dwelling 	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Suite, only in Single Detached Housing

Site Coverage	40%	40%
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. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1, the RS2 zone permits either a single detached house, which may include either a secondary suite or a detached secondary dwelling (i.e., cottage or carriage house) totalling two dwellings. The proposed RT1 zone allows for either a single detached house with a secondary suite or a two-unit house (no secondary suites). The density in both zones would allow for a maximum of two dwellings on the subject property. As identified in Table 1, both zones will permit the same density, building height, and setbacks for any proposed development, single detached or two-unit housing. Since the density will remain the same, no adverse impacts are anticipated for nearby residences in terms of density, parking, or traffic.

This application will facilitate an additional nine two-unit houses dispersed throughout the predominantly single-family development. Of the nine two-unit houses, seven are proposed on corner lots. The conceptual subdivision layout is attached to this report to illustrate the location of the future two-unit lots.

A Section 219 Covenant registered to the legal title of the subject property will ensure the development of two-unit housing is asymmetrical and complements the form and character of the surrounding neighbourhood.

As the proposed RT1 zone allows for a residential density of two units and is consistent with the policy direction of the OCP and North Nechako Neighbourhood Plan, Administration supports the proposed rezoning.

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 Section 219 Covenant No. CA9280452 was registered to title on August 17th, 2021. This covenant ensures the construction of any two-unit housing is asymmetrical and looks like two distinct dwellings (i.e. varying roof lines and using multiple materials for the exterior finish).

Section 219 Covenant No. CA9280452: Registered to title on August 17, 2021, this Covenant prohibits apartment housing, and requires that two-unit housing is asymmetrically designed (i.e., varying roof lines and disparate elements including a variety of materials, forms, setbacks, style, and size).

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 9361 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone a 1.37 ha portion of 2599 North Nechako Road from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9361. The purpose of this application is to facilitate the development of two-unit housing within a proposed single-family subdivision. This application does not include the remaining 51.0 ha portion of the subject property. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/06/26