

STAFF REPORT TO COUNCIL

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DATE: November 20, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100799 (Bylaw No. 9432, 2023)

APPLICANT: L&M Engineering Ltd. for Bruce and Kathryn Kidd

LOCATION: 3819 Balsum Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9432

RECOMMENDATION(S):

That Council:

1. GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9432, 2023"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9432 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of Servicing Brief
 - b. Receipt of a Geotechnical Report

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 has applied to rezone the subject property located at 3819 Balsum Road to facilitate a multi-family housing development, as shown on Appendix "A" to Bylaw No. 9432.

Site Characteristics

Location	3819 Balsum Road
Legal Description	Lot 14, District Lot 4047, Cariboo District, Plan 17497
Current Use	Single Residential
Site Area	0.2 ha (0.5 ac)
Growth Management Class	Growth Priority and Infill
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9432)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RM1: Multiple Residential

Surrounding Land Use Table

North	Balsum Road; Single Residential
South	Vacant land
East	Single Residential
West	Single 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 quality of life.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Centre Residential and Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP).

Neighbourhood Centre Residential

The Neighbourhood Centre Residential designation is intended to encourage infill and mixed-use development within walking distance of the commercial development surrounding the intersection of Austin Road and Highway 97 N. The Neighbourhood Centre Residential designation supports infill and redevelopment of underused sites with an emphasis on enhancing the pedestrian experience (OCP Policy 8.3.31).

Development proposed on the edge of Neighbourhood Centres, are encouraged to transition in scale and use to adjacent areas (OCP Policy 8.3.33). The OCP permits a variety of low to medium density housing types up to a maximum of 60 dwellings/ha in Neighbourhood Centre Residential areas (OCP Policy 8.8.37).

Neighbourhood Residential

The Neighbourhood Residential designation is intended to facilitate development within neighbourhoods that are primarily residential in nature and dominated by single-detached housing and similarly sized buildings. OCP policy encourages ground oriented multi-family forms, a wide range of housing forms having a density of less than 22 dwelling/ha and supports two-unit housing in a limited and dispersed manner (OCP Policy 8.3.58, 8.3.59 and 8.3.60).

The subject property is located at the fringe of the Neighbourhood Centre Residential designation. The subject property is located within an active transit catchment area, and less than 400 m walking distance to an active bus route and daily needs amenities (OCP Policy 8.7.23). The proposed infill development will facilitate a low to medium density offering up to 6 dwelling units offering a transition between the Neighbourhood Centre Residential and Neighbourhood Residential designations.

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 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 Objective 8.1.5). The applicant's proposal to develop apartment housing 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 multi-family, comprehensive two-unit, or strata developments. Should this application be approved, the proposed development will require a Multiple Residential Form and Character Development Permit. The Multiple Residential Form and Character Development Permit Area is intended to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complementary to adjacent uses; considers the human-scale; and provides the City with the ability to tailor new multiple residential area sites to local site conditions and area character.

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 diversify the range of housing options available for residents in the Hart area.

Zoning Bylaw

The subject property is currently 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 RM1: Multiple Residential to permit a wider array of housing types with a density of up to 30 dwellings/ha. The RM1 zone is intended to provide primarily multi-family housing forms with not more than six (6) dwellings in a building. The RS1m and RM1 zoning regulations are compared in Table 1 below.

Table 1: Zoning Comparison of RS1m and RM1

Development Regulations	Current RS1m: Suburban Residential	Proposed RM1: Multiple 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, Major • Community Care Facility, Minor • Housing, Apartment • Housing, Four-plex • Housing, Row • Housing, Single Detached • Housing, Two-unit
Maximum Residential Density	One principal dwelling and one secondary suite per lot	30 dwellings/ha Maximum number of dwellings in one building is six (6)
Site Coverage	30%	45%
Maximum Height	10.0 m	10.0 m
Maximum Number of Storeys	2.5	2.5
Minimum Front Yard	4.5 m	4.5 m
Minimum Interior Side Yard	1.2 m	1.2 m

Minimum Exterior Side Yard	3.0 m	3.0 m
Minimum Rear Yard	6.0 m	6.0 m
Minimum Setback between Principal Buildings	N/A	4.5 m 2.4 m between single-family and two-unit dwellings

As identified in Table 1 above, the RS1m and RM1 zones share similarities in setback distances and height. The significant differences between the zones are the permitted principal uses, density, and lot coverage. The subject property can support a maximum of two (2) dwelling units under current RS1m zoning compared to a maximum of six (6) dwelling units within the proposed RM1 zone. Though the density of the RM1 zone is greater than the RS1m zone, the RM1 development regulations are consistent with the existing RS1m development regulations regarding building height and setbacks.

The subject property is bound by Balsum Road to the north, single-family residential properties to the east and west, and vacant, undeveloped land to the south. The surrounding area consists primarily of RS1 and RS1m single-family dwellings, however higher density multi-family and commercial development exists approximately 150 m north of the subject property along Austin Road. The subject property is located within an active transit catchment area, and within walking distance to daily needs amenities. The subject property is large (0.2 ha) and treed to encourage screening and buffering for adjacent neighbours.

As the application is consistent with the policy direction of the OCP and 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.

Geotechnical Report

The subject property contains significant slopes, which are identified in the OCP as slopes with over a 20% grade. As these slopes may be subject to landslide hazards, the OCP recommends that development be located a safe distance from significant slopes, based on a Geotechnical Report prepared by a qualified professional (OCP Policy 6.4.58).

Administration recommends that Final Reading of Bylaw No. 9432 be withheld until a Geotechnical Report prepared and sealed by a Geotechnical Engineer registered in the Province of British Columbia has been prepared and submitted to the satisfaction of Administration.

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. 9432 be withheld until a Servicing Brief 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. 9432 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. 9423, 2023", 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. 9423, 2023", 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. 9432, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone 3819 Balsum Road from RS1m: Suburban Residential to RM1: Multiple Residential to facilitate a multi-family housing development. Administration supports 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: 2023/12/18