

STAFF REPORT TO COUNCIL

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DATE: January 26, 2024

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100802 (Bylaw No. 9436)

APPLICANT: L&M Engineering Ltd. for Macdougall Investments Ltd., Inc. No. BC0967482

LOCATION: 3854 Glendale Drive

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9436

RECOMMENDATION(S):

That Council GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9436, 2023".

PURPOSE:

The applicant has applied to rezone 3854 Glendale Drive (subject property) from RS1m: Suburban Residential to RT2: Two-Unit Residential to facilitate future development, as shown on Appendix "A" to Bylaw No. 9436.

BACKGROUND:

Site Characteristics

Location	3854 Glendale Drive
Legal Description	Lot 8, District Lot 2433, Cariboo District, Plan 16589
Current Use	Vacant land
Site Area	0.1 ha (0.25 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9436)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RT2: Two-Unit Residential

Surrounding Land Use Table

North	Residential
South	Glendale Drive; Residential
East	Residential
West	Residential

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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 Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation encourages infill and redevelopment while maintaining a similar scale of housing typical to the existing neighborhood (OCP Policy 8.3.45). The Neighbourhood Residential designation supports two-unit housing where the number of buildings is limited and in a dispersed manner having density of less than 22 units/ha (OCP Policy 8.3.59 and 8.3.60)

Council has previously approved a duplex zone immediately south of the subject property (3865 Glendale Road) and three along Knight Crescent which are between approximately 50 m – 150 m west of the subject property. The distribution of duplexes within the Glendale Drive – Knight Crescent neighbourhood is dispersed and thus consistent with OCP Policies 8.3.59 and 8.3.60.

Administration supports this application, as the proposed future development is consistent with the Neighbourhood Residential designation and OCP Policy for incremental infill and redevelopment of existing neighbourhoods.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. This designation is intended to prioritize infill development and encourage 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 encourages incremental infill on an underutilized site. Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Zoning Bylaw

The subject property is zoned as RS1m: Suburban Residential which is intended to foster a suburban lifestyle on properties larger than 845 m². The RS1m zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas with the "m" designation allow for manufactured housing.

The applicant has applied to rezone the subject property from RS1m to RT2: Two Unit Residential, as shown on Appendix "A" to Bylaw No. 9436. The RT2 zone is intended to provide housing, primarily in buildings with two dwellings. This application is intended to facilitate future development of a duplex. The RS1m and RT2 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS1m and RT2

Regulations	RS1m: Suburban Residential	RT2: Two-Unit 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, Minor • Housing, Single Detached • Housing, Two-Unit
Secondary Uses	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Dwelling • Secondary Suite only in single detached housing 	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Suite only in single detached housing
Min. Lot Width	20.0 m	15.0 m
Min. Lot Area	845.0 m ²	500.0 m ²
Site Coverage	30%	45%
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 proposed RT2 zone allows for either a single detached house with a secondary suite, or a two-unit house (no secondary suites). The density in both the proposed and existing zones would allow for a maximum of two dwellings on the subject property. As identified in Table 1, both zones permit the same density, building height, and setbacks for any proposed development, single detached or two-unit housing. The proposed density is consistent with the surrounding form and character of the neighbourhood and as such no adverse impacts are anticipated for nearby residences in terms of parking, or traffic.

The surrounding area is predominantly RS1m zoning, developed as single family, duplex and manufactured housing. The proposed two-unit building form is existing and complementary to the surrounding area.

As the proposed RT2 zone allows for a residential density of up to two units, is consistent with policy direction of the OCP and the neighbourhood's existing form and character, 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 review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9436 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 Document Number: 699384

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. 9436, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone 3854 Glendale Drive from RS1m: Suburban Residential to RT2: Two Unit Residential, as shown on Appendix “A” to Bylaw No. 9436. The purpose of this application is to facilitate future development of a duplex. Administration is supportive of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Keone Gourlay, Planner I

APPROVED:

Andy Beesley, Acting City Manager

Meeting Date: 2024/02/26