

STAFF REPORT TO COUNCIL

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DATE: May 22, 2024

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100817 (Bylaw No. 9474)

APPLICANT: Jasdeep Singh Sran and Pamela Virk
LOCATION: 7435 Eugene Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9474

RECOMMENDATION(S):

That Council GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9474, 2024".

PURPOSE:

The applicant has applied to rezone 7435 Eugene Road (subject property) to facilitate a 2-lot subdivision. The applicant would like to rezone the subject property from RS1m: Suburban Residential to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9474.

Site Characteristics

Location	7435 Eugene Road
Legal Description	Lot 68, District Lot 1599, Cariboo District, Plan 13589
Current Use	Residential
Site Area	1,405 m ² (0.35 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS2: Single Residential

Surrounding Land Use Table

North	Residential
South	Residential; Henrey Road
East	Eugene Road; Residential
West	Residential

Relevant Applications

Subdivision Application No. SD100809: The applicant has concurrently submitted a Subdivision Application to facilitate the proposed 2-lot subdivision. The subdivision application has been placed on hold pending consideration of the proposed rezoning.

Rezoning Application No. RZ100642: On April 6, 2020, Council adopted Bylaw No. 9079, 2019, rezoning the immediately adjacent property to the south at 7481 Eugene Road from RS1m to RS2.

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.

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 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). The OCP supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood and has relatively minor immediate impacts on the surrounding area (OCP Policy 8.3.45 and 8.3.48).

The applicant's proposal will allow for a 2-lot residential subdivision that is consistent with the density provisions of the OCP. Further to this, the proposed residential development will create incremental infill and redevelopment that respects the character of the existing neighbourhood.

Administration is supportive of the proposed rezoning application to create infill and redevelopment that is consistent with the form and character of the existing neighbourhood.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. This designation is intended to encourage the utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). The proposed application will facilitate densification of an underutilized site. This property is serviced with City water and sanitary sewer services along Eugene Road.

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

Zoning Bylaw

The subject property is 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 RS2: Single Residential to permit a future 2-lot residential subdivision. The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m² while permitting complementary residential related uses that are compatible with the character of the area.

The removal of the attached deck from the existing house and existing outbuilding from the subject property will allow the proposed subdivision to meet required setbacks of the RS2 zone. The remaining house will meet all setbacks and coverage requirements of the RS2 zone. The RS1m and RS2 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS1m and RS2

Regulations	RS1m: Suburban Residential	RS2: Single 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
Secondary Uses	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Home Business 3 only in Home Business Overlay • Secondary Dwelling • Secondary Suite 	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Home Business 3 only in Home Business Overlay • Secondary Dwelling • Secondary Suite
Min. Lot Width	20.0 m	15.0 m
Min. Lot Area	845.0 m ²	500.0 m ²
Site Coverage	30%	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. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1 above, the RS1m and RS2 zones have similar principal uses and development regulations (i.e., setbacks and height). The only significant difference between the zones is the subdivision regulations (minimum lot width and lot area) and site coverage.

The proposed change in zoning from RS1m to RS2 has been supported by Council (Bylaw No. 9079, 2019) within the surrounding area, on the parcel immediately south of the subject property. Smaller lot sizes are supportable in this area due to the proximity and availability of city services (water and sanitary sewer) for residential uses. Larger lot sizes are not needed for on-site well and septic field systems. Additionally, the housing form and density proposed for this application is not expected to generate negative land use impacts within the neighbourhood.

As the application is consistent with the policy direction of the OCP for infill residential development, and is consistent with the 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.

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. 9474, 2024 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone 7435 Eugene Road from RS1m: Suburban Residential to RS2: Single Residential, as shown on Appendix “A” to Bylaw No. 9474. The purpose of this application is to facilitate a future 2-lot residential subdivision. 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 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/06/24