

Date: July 23, 2024

To: **Mayor and Council.**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Official Community Plan Bylaw Amendment No. CP100208 (Bylaw No. 9490) and Zoning Bylaw Amendment Application No. RZ100822 (Bylaw No. 9491)
Applicant: Chernoff Thompson Architects North for Mayross Ventures Incorporated, Inc. No. BC1295460
Location: 1115 La Salle Avenue

Attachment(s): Location and Existing Zoning Map
Appendix “A” to Bylaw No. 9490
Appendix “A” to Bylaw No. 9491
Conceptual Site Layout
Notification Map

Recommendation(s):

That Council:

1. GIVES FIRST READING of “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9490, 2024.”
2. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9490, 2024”, in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9490, 2024”, in conjunction with the current Regional District Solid Waste Management Plan; and confirm there are no issues.
4. CONSIDERS “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9490, 2024”, in conjunction with the City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVES SECOND READING of “City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9490, 2024”.
6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
 - a. Request for written comment from properties identified on Exhibit “A” to CP100208; and

- b. Publish notification of public consultation in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022”.
- 7. GIVES FIRST AND SECOND READING of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9491, 2024”; and
- 8. PERMITS that consideration of Final Reading of proposed Bylaws No. 9490 and 9491 BE WITHHELD until the following requirement has been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Brief.

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 construct a 9-unit townhouse development at 1115 La Salle Avenue (subject property). To facilitate this development, the applicant has applied to amend Schedule B-6: Future Land Use of the Official Community Plan from Neighbourhood Residential to Neighbourhood Centre Residential and rezone the subject property from RS2: Single Residential to RM3: Multiple Residential.

Background

Site Characteristics

Location	1115 La Salle Avenue
Legal Description	Parcel B (Being A Consolidation Of Lots 5 To 8, See CB1119619) Block 12 District Lot 933 Cariboo District Plan 727
Current Use	Single Family Residential
Site Area	0.15 ha (0.37 acres)
Growth Management Class	Infill
Servicing	City services available

Official Community Plan (see Appendix “A” to Bylaw No. 9490, 2024)

Current Future Land Use	Neighbourhood Residential
Proposed Future Land Use	Neighbourhood Centre Residential

Zoning (see Appendix “A” to Bylaw No. 9491, 2024)

Current Zoning	RS2: Single Residential
Proposed Zoning	RM3: Multiple Residential

Surrounding Land Use Table

North	Institutional; Single Family Residential
South	Single Family Residential
East	Single Family Residential; Commercial
West	Single Family Residential

Strategic Priorities:

This application is consistent with Council's strategic priority for economic growth and development by increasing market housing within targeted growth areas.

Policy / Regulatory Analysis:

Intent of the Official Community Plan

As identified in Section 1.2 of the Official Community Plan (OCP): The *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the OCP must be consistent. An OCP, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the OCP. This designation is intended to maintain a similar scale of housing 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 per hectare (OCP Policy 8.3.59).

To facilitate a 9-unit townhome development, the applicant would like to amend the designation from Neighbourhood Residential to Neighbourhood Centre Residential, as shown on Appendix "A" to Bylaw No. 9490. Neighbourhood Centres are focal points throughout the city, where a mix of uses is permitted. The Neighbourhood Centre Residential designation encourages low to medium density housing types up to 60 units/ha in areas identified for infill development (OCP Policy 8.3.42). Neighbourhood Centre Residential areas are anticipated to densify at an accelerated rate in comparison to surrounding neighbourhoods (OCP Policy 8.3.42).

The subject property is 0.15 ha (0.37 acres) and is currently developed as a single-detached house. Allowing a higher density development would not only diversify the housing types in the area, but it would maximize the available buildable space. This is consistent with the OCP designation, providing a variety of housing types on local streets and commercial uses occurring along Queensway.

La Salle Avenue is identified within an Active Transit System Catchment Area in Schedule B-11: Transit Routes of the OCP and located on a local road with direct access to Queensway (arterial road). Thus, the subject property is located within an area well-situated to accommodate increased density and growth, as it offers residents the opportunity to walk, bike, and bus to nearby daily needs amenities and services (OCP Policy 8.3.10 and 8.3.14). Administration supports re-designating the subject property as it is consistent with the overall vision of the Neighbourhood Centre Residential land use designations.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. The intent of this designation is to prioritize infill development, promote density and encourage the utilization of vacant sites (OCP Policy 8.1.1 and 8.3.44). 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 proposed development will facilitate density through infill of an underutilized site and encourage redevelopment of established neighbourhoods and maximize the use of existing infrastructure.

Administration supports the proposed amendment as it is consistent with the 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. Should this application be approved, a Multiple Residential Form and Character Development Permit will be required to facilitate future development.

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 development would increase the diversity and availability of housing stock by providing more multi-unit housing options in a predominantly single-family neighbourhood.

Zoning Bylaw

The subject property is zoned as RS2: Single Residential which is intended to foster an urban lifestyle on properties larger than 500 m². The RS2 zone also provides for complementary residential related uses that are compatible with the residential character of the area. The applicant has applied to rezone the subject property from RS2 to RM3: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9491. The RM3 zone is intended to provide for multiple housing with a maximum density of 60 dwellings/ha.

With a total area of 0.15 ha (0.37 acres), the subject property could support up to 9 dwelling units with a maximum height of 3 storeys. As the subject property is located one block from Queensway, the

change in height and site coverage would be incremental. A mix of RS2, RT1 and RM3 zones are dispersed along La Salle Avenue and within close proximity to the subject property. As shown in the comparison table below, the proposed RM3 zone is comparable to the RS2 zone. Further to this, the RM3 zone requires greater setbacks from property lines, and permits increased height, density and site coverage.

Regulations	RS2: Single Residential	RM3: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit 	<ul style="list-style-type: none"> • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, staked row • housing, single detached • housing, two-unit
Secondary Uses	<ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite 	<ul style="list-style-type: none"> • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite
Max. Density	4 dwelling units	60 dwellings/ha
Site Coverage	40%	55%
Max. Height	10 m	12.0 m
Max. Number of Storeys	2.5 storeys	3 storeys
Min. Front Yard Setback	4.5 m	6.0 m
Min. Interior Side Yard Setback	1.2 m	3.0 m
Min. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

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

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

Incorporation Number	BC1295460
Name of Company	Mayross Ventures Incorporated
Director Information	Matthew and Heather McClaskey

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 has received a Geotechnical Assessment prepared and sealed by Thurber Engineering Ltd., dated March 15, 2024. This assessment has been received to Administration’s satisfaction, and any recommendations will be addressed through the Building Permit stage.

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 Bylaws No. 9490 and 9491 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Statutory Notification and Public Consultation

As set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of Council’s consideration of third reading of the proposed bylaws, a public hearing will be held regarding the applications and the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interest in property may be affected by these applications. In addition, notice will be published on the City’s website and Facebook page in accordance with the “City of Prince George Public Notice Bylaw No. 9329, 2022.”

Members of the public wanting to comment on the applications may submit written correspondence or speak to Council during the public hearing either via telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their information and consideration during deliberations on the applications. Additional information on methods to provide comments to Council can be found on the [City’s website](#).

Sequence of Adoption for the Official Community Plan

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 8383, 2011 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these

plans.

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City's own procedures:

1. After a bylaw has been given first reading the following must occur:
 - a) Consideration of the plan in conjunction with the current [Financial Plan](#);
 - b) Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
 - c) Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
 - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (*not applicable to these applications*);
 - e) Second Reading;
 - f) Public notice of the Public Hearing; and
 - g) Public Hearing.
2. Third Reading of the bylaw
3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

Statutory Consultation of Proposed OCP Amendments

The Department recommends that Council approve the consultation method outlined in the recommendation section of this staff report to provide:

- a. Request for written comment from properties identified on Exhibit "A" to CP100208; and
- b. Publish notification of public consultation in accordance with the "City of Prince George Public Notice Bylaw No. 9329, 2022".

This consultation would occur after First and Second Reading to Bylaw No. No. 9490 and prior to the Public Hearing.

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 Nos. 9490 and 9491, 2024 be approved.

Summary and Conclusion:

The applicant has applied to amend Schedule B-6: Future Land Use of the OCP from Neighbourhood Residential to Neighbourhood Centre Residential and rezone the subject property located at 1115 La Salle Avenue from RS2: Single Residential to RM3: Multiple Residential to facilitate a 9-unit townhouse development. Administration supports this application for the reasons outlined in this report.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared By: Melissa Pritchard, Planner 1

Approved:

Walter Babicz, City Manager

Meeting Date: 2024/08/19