

# STAFF REPORT TO COUNCIL

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**DATE:** November 8, 2019

**TO:** **MAYOR AND COUNCIL**

**NAME AND TITLE:** Ian Wells, General Manager of Planning and Development

**SUBJECT:** Rezoning Amendment Application No. RZ100613 (Bylaw No. 9001, 2019)

Applicant: Sarbjit Gill for Ryandeep Gill  
Location: 2866 Hopkins Road

**ATTACHMENT(S):**

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 9001

## RECOMMENDATION(S):

THAT Council:

1. GIVE first two readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9001, 2019"; and
2. PERMIT that consideration of Final Reading of proposed Bylaw No. 9001, 2019 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
  - a. Registration of a Section 219 Covenant on the legal title of Lot 1, District Lot 1433, Cariboo District, Plan BCP1357 that restricts symmetrical façades for two-unit housing.
  - b. Registration of a Section 219 Covenant on the legal title of Lot 1, District Lot 1433, Cariboo District, Plan BCP1357 that restricts the secondary suites within two-unit housing.

## PURPOSE:

The applicant has proposed to rezone the subject property located at 2866 Hopkins Road from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9001. The purpose of this application is to facilitate the development of one (1) two-unit house (duplex) on the subject property.

## Background

### Site Characteristics

Location	2866 Hopkins Road
Legal Description	Lot 1, District Lot 1433, Cariboo District, Plan BCP1357
Property Size	1350 m <sup>2</sup>
Official Community Plan	Neighbourhood Centre Residential
Growth Management Class	Growth Priority
Servicing	City services available

### Zoning

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

### Surrounding Land Use

North	Multiple Residential
South	Hopkins Road; Single Residential
East	Single Residential; Single Residential Strata
West	Multiple Residential; Single Residential

## **POLICY/REGULATORY ANALYSIS:**

### **Official Community Plan (OCP)**

#### Future Land Use

The subject property is designated as Neighbourhood Centre Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Centre Residential designation encourages infill and redevelopment in existing neighbourhoods in the form of single family and two-unit housing with a density of less than 22 units/ha (Policy 8.3.31 and 8.3.42). The OCP supports two-unit housing in a dispersed manner where asymmetrically designed (Policy 8.3.60).

The applicant has applied to rezone the subject property to facilitate the development of a two-unit house. There are currently two (2) properties on Hopkins Road zoned RT1, located approximately 130 m west of the subject property. These nearby properties have recently been developed as single detached houses as per Building Permit records. The applicant has volunteered to register a Section 219 Covenant to ensure the construction of the proposed two-unit housing is asymmetrical and complements the form and character of the surrounding neighbourhood.

Administration supports this application, as it is consistent with the Neighbourhood Centre Residential designation of the OCP.

#### Growth Management

The subject property is designated as Growth Priority in Schedule B-4: Growth Management of the OCP. The intent of this designation is to prioritize infill development and encourage utilization of vacant sites (Policy 8.1.1). The proposed two-unit housing is considered infill development.

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 currently zoned RS2: Single Residential which is intended to foster an urban lifestyle and provide complementary uses that are compatible with the residential character of the area.

The applicant has applied to rezone the subject property from RS2 to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9001. The intent of the RT1 zone is to provide for housing, primarily in buildings with two (2) dwellings. 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"><li>• Community Care Facility, Minor</li><li>• Housing, Manufactured only in RS2m</li><li>• Housing, Single Detached</li></ul>	<ul style="list-style-type: none"><li>• Community Care Facility, Minor</li><li>• Housing, Single Detached</li><li>• Housing, Two-Unit</li></ul>
Secondary Uses	<ul style="list-style-type: none"><li>• Bed &amp; Breakfast</li><li>• Home Business 1 &amp; 2</li><li>• Secondary Dwelling</li><li>• Secondary Suite, only in Single Detached Housing</li></ul>	<ul style="list-style-type: none"><li>• Bed &amp; Breakfast</li><li>• Home Business 1 &amp; 2</li><li>• Secondary Suite, only in Single Detached Housing</li></ul>
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 with a secondary suite or a single detached house with a detached secondary dwelling (totaling two (2) dwellings). Alternatively, the proposed RT1 zone allows for either a single detached house with a secondary suite, or a two-unit house. The density in both zones would allow for a maximum of two (2) dwellings on the subject property. Additionally, both zones also permit the same height, setbacks and site coverage for any proposed principal uses, single detached or two-unit housing.

Should the proposed rezoning be approved, the RT1 zone will allow for either a single detached house with a secondary suite, or a two-unit house (no secondary suites). As identified in Table 1, both zones will permit the same building height, setbacks and site coverage for any proposed development regardless of single detached or two-unit housing.

Administration supports this application, as it is consistent with the policy direction provided in the OCP, and the height, setbacks and density of the surrounding residential zones.

#### **STRATEGIC PRIORITIES:**

The proposed rezoning amendment is consistent with Council's strategic priority to prioritize infill development and advance housing within targeted growth areas.

#### **OTHER CONSIDERATIONS:**

##### **Land Use Impacts**

The subject property is surrounded by residential land uses. Since both the RS2 and RT1 zones allows for a maximum of two (2) dwellings on the subject property, no concerns have been identified regarding noise, parking or traffic. Each dwelling is required to have two (2) on-site parking spaces.

Hopkins Road is considered a local road intended to provide access to residential neighbourhoods. The applicant is proposing to construct one (1) two-unit house on the subject property. Administration does not anticipate any significant impacts from parking or traffic within the neighbourhood as a result of one (1) two-unit house on Hopkins Road.

**Referrals**

This application was referred to internal City divisions and external agencies for review and comment. The following comments were received through the referral process.

**Section 219 Covenant**

The applicant has indicated that they will register a Section 219 Covenant on title of the subject property prior to Final Reading of Bylaw No. 9001. This covenant would ensure the construction of two-unit housing is asymmetrical and looks like two (2) distinct dwellings (*i.e.*, varying roof lines and using multiple materials for the exterior finish).

Additionally, the applicant has indicated that they will register a Section 219 Covenant on title of the subject property prior to Final Reading of Bylaw No. 9001 that restricts secondary suites within two-unit housing.

Administration recommends that Final Reading of Bylaw No. 9001 be withheld until the Section 219 Covenant(s) that restrict symmetrical facades and secondary suites in two-unit housing is submitted to Administration's satisfaction and registered on the title of the subject property.

**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. 9001 be approved.

**SUMMARY AND CONCLUSION:**

The applicant is proposing to rezone the subject property from RS2: Single Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9001. The purpose of this application is to facilitate the development of one (1) two-unit house on the subject property. Administration is supportive of this application for the reasons outlined in this report.

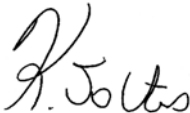
**RESPECTFULLY SUBMITTED:**

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Ian Wells, General Manager of Planning and Development

**PREPARED BY:**

Kali Holahan, Planner

**APPROVED:**

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Kathleen Soltis, City Manager

Meeting date: November 18, 2019