

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. RZ100803 (Bylaw No. 9435)

APPLICANT: Andy Igel for Colin & Matthew Holdings Ltd., Inc. No. BC0780710

LOCATION: 4054 and 4076 Weisbrod Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9435
Supporting Document

RECOMMENDATION(S):

That Council:

1. RESCINDS FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9271, 2022";
2. GIVES FIRST AND SECOND READING of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9435, 2023"; and
3. PERMITS that consideration of Final Reading of proposed Bylaw No. 9435 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of Traffic Summary.

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 4054 and 4076 Weisbrod Road to facilitate a 14-unit, multi-family housing development, as shown on Appendix "A" to Bylaw No. 9435. This application is intended as an expansion of the Country Acres Senior Community located at 7364 Hart Highway.

BACKGROUND:

At their regular meeting on February 28, 2022, Council granted First and Second Reading of Bylaw No. 9271, 2021, which proposed to rezone the subject property from RT1: Two-Unit Residential to RM2: Multiple Residential to facilitate a multi-family housing development. A Servicing Brief and Traffic Impact Analysis were required to the satisfaction of the Director of Planning and Development prior to statutory notification. The bylaw expired following one year of inactivity, necessitating the resubmittal of this application.

The applicant has since submitted a new application. This report to Council is intended to rescind Bylaw No. 9271, 2021, and introduce Bylaw No. 9435, 2023 to facilitate the proposed rezoning from RT1: Two- Unit Residential to RM2: Multiple Residential to facilitate a multi-family housing development, as shown on Appendix “A” to Bylaw No. 9435.

Site Characteristics

Location	4054 and 4076 Weisbrod Road
Legal Description	Lot 2, District Lot 2433, Cariboo District, Plan 16774
Current Use	Two-Unit Residential
Site Area	0.23 ha (0.57 acres)
Growth Management Class	Infill and Growth Priority
Servicing	City services available

Zoning (see Appendix “A” to Bylaw No. 9435)

Current Zoning	RT1: Two-Unit Residential
Proposed Zoning	RM2: Multiple Residential

Surrounding Land Use Table

North	Two-Unit Residential and Single Detached Residential uses
South	Weisbrod Road, Dagg Road, Residential (Two-Unit and Single Detached Residential)
East	Two-Unit Residential and Kinchen Drive
West	Multi-family (Country Acres Seniors Community) and Single Detached Residential

Relevant Applications:

Rezoning Application No. RZ100731: As previously noted on February 28, 2022, Council approved First and Second Reading of Bylaw No. 9271, 2021, to rezone the subject property from RT1: Two- Unit Residential to RM2: Multiple Residential. Bylaw No. 9271 expired following one year of inactivity, necessitating the resubmittal of this application.

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 Corridor and Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood designations are intended to support neighbourhoods that are primarily single residential in nature, however additional densities and uses are permitted along collector and arterial roads. The subject property is located along Weisbrod Road and the intersection of Weisbrod Road and Dagg Road (major collector roads) and has the capacity to accommodate the proposed multi-family housing development.

OCP Policy encourages housing types such as stacked townhomes (50-150 units/ha), townhouse lofts (40-60 units/ha), and 3-4 storey apartments (75-135 units/ha) on collector and arterial streets (OCP Policy 8.3.57). Housing typologies are encouraged to meet the needs of the community’s aging population, the ability to age-in-

place, and is compatible with the scale and character of existing neighbourhoods (OCP Policy 8.3.46). The proposed multi-family housing development is intended as an expansion of the adjacent Country Acres Senior Community and meets the intent of the Neighbourhood Residential Corridor designation for housing types that are compatible with the scale and character of existing neighbourhoods while offering offer the ability to age-in-place. The applicant has provided a letter of intent, attached to this report as a supporting document.

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 multi-family housing on the subject property will fulfil the intentions of the Growth Priority and Infill designations by creating infill and redevelopment of underutilized sites to maximize the use of existing infrastructure services.

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. As such, 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, including 300 seniors supported housing units and purpose-built rental units. The proposed rezoning would provide rental options for residents who wish to age in place.

Zoning Bylaw

The subject property is zoned RT1: Two- Unit Residential. The RT1 zone is intended to provide housing, primarily in buildings with two dwellings. The applicant has applied to rezone the subject property from RT1 to RM2: Multiple Residential to facilitate a 14-unit, multi-family housing development intended for seniors. The purpose of the RM2 zone is to provide primarily row housing and apartments with not more than six (6) units in a building, and a maximum residential density of 60 dwellings per hectare (i.e. 14 units).

Administration has provided below a table comparing the development regulations between the RT1: Two- Unit Residential and RM2: Multiple Residential zones for Council's consideration:

Table 1: Zoning Comparison Table for RT1: Two-Unit Residential and RM2: Multiple Residential

Development Regulations	Current RT1: Two- Unit Residential	Proposed RM2: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached • Housing, Two-Unit 	<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 (1) dwelling per 325 m ² or Two (2) dwellings per lot	60 dwellings/ha
Maximum Number of Dwellings in One Building	2	6
Maximum Site Coverage	40%	55%
Maximum Height	10.0 m	12.0 m
Maximum Number of Storeys	2.5	3.0
Minimum Front Yard	4.5 m	6.0 m
Minimum Interior Side Yard	1.2 m	3.0 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

As identified in Table 1, the proposed RM2 zone will permit an increased density on the subject property in a number of different housing forms up to with not more than six (6) dwelling units in a building. The RM2 zone permits a slight increase in height from 10.0 m to 12.0 m and the number of storeys from 2.5 to 3. The RM2 zone increases site coverage from 40% to 55%, front yard setbacks from 4.5 m to 6.0 m, and interior side yard setbacks from 1.2 m to 3.0 m offering an increased buffer from adjacent uses. Additionally, landscaping requirements outlined within Section 7 of the Zoning Bylaw will provide screening of the proposed use to adjacent properties.

The surrounding neighbourhood has a mixture of multi-family development, single detached dwellings and two-unit housing. The proposed development is intended as an expansion of the adjacent Country Acres Seniors Community Complex located at 7364 Hart Highway. The proposed development will be accessed via Weisbrod Road, a major collector road intended for the movement of people and goods between local roads and the arterial road network. The proposed RM2 zone complements the existing neighborhood's form and character.

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. The following comments were received during the referral process.

Title

A review of the legal title of the subject properties indicated no encumbrances or restrictions that would affect this application.

Servicing Brief

A Servicing Brief prepared by L&M Engineering Ltd., dated October 2022 has been received to Administration's satisfaction. The Servicing Brief had addressed technical issues to the satisfaction of administration related to water supply, sanitary sewer collection, and storm drainage system designs.

Traffic Summary

The proposed development will be accessed by Weisbrod Road which is deemed a major collector road. A Traffic Summary detailing trip generation anticipated from the proposed development is required for Administration to confirm the proposal is not projected to negatively impact the surrounding road network.

Administration recommends that Final Reading for Bylaw No. 9435 be withheld until a Traffic Summary 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. 9435 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. 9435, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone 4054 and 4076 Weisbrod from RT1: Two-Unit Residential to RM2: Multiple Residential to facilitate a 14-unit, multi-family development intended for seniors. 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