

STAFF REPORT TO COUNCIL

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DATE: November 6, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Zoning Bylaw Amendment Application No. RZ100797 (Bylaw No. 9433)

APPLICANT: Sukhwinder Kaur and Jaswant Singh
LOCATION: 7168 Elk Road

ATTACHMENT(S): Location and Existing Zoning Map
 Appendix "A" to Bylaw No. 9433

RECOMMENDATION(S):

That Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9433, 2023".
2. PERMITS that consideration of Final Reading for proposed Bylaw No. 9433 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Registration of Section 219 Covenant on the legal title of Lot 75, District lot 1599, Cariboo District, Plan 14373 that restricts symmetrical facades for two-unit housing.

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 a 834.6 m² (0.21 acre) portion (subject area) of 7168 Elk Road (subject property) to facilitate the construction of a two-unit house and a 2-lot subdivision, as shown on Appendix "A" to Bylaw No. 9433.

BACKGROUND:

Site Characteristics

| | |
|-----------------------|---|
| Location | 7168 Elk Road |
| Legal Description | Lot 75, District Lot 1599, Cariboo District, Plan 14373 |
| Current Use | Residential |
| Subject Property Size | 1,402.8 m ² (0.35 acre) |
| Subject Area | 834.6 m ² (0.21 acre) |

| | |
|-------------------------|---------------------------|
| Future Land Use | Neighbourhood Residential |
| Growth Management Class | Infill |
| Servicing | City Services Available |

Zoning (see Appendix “A” to Bylaw No. 9433)

| | |
|-----------------|---------------------------|
| Current Zoning | RS3: Single Residential |
| Proposed Zoning | RT2: Two-Unit Residential |

Surrounding Land Use Table

| | |
|-------|-----------------------|
| North | Residential |
| South | Residential |
| East | Residential |
| West | Elk Road; Residential |

Relevant Applications

Rezoning Application No. RZ100787: On July 10, 2023, Council granted Final Reading to City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9393, 2023, which rezoned the subject property from RS1m to RS3 to facilitate a 2-lot subdivision.

Subdivision Application No. SD100783: The applicant has concurrently submitted a Subdivision Application to facilitate a 2-lot subdivision. The subdivision application has been placed on hold pending consideration of the proposed rezoning.

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 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 a density of less than 22 units/ha (OCP Policy 8.3.59 and 8.3.60).

There is currently a manufactured home and accessory building on the subject property. The manufactured home will remain on the subject property and the accessory building will be demolished to facilitate the proposed two-unit house and 2-lot subdivision. The proposed subdivision boundary has been identified on Exhibit “A” to RZ100797.

Administration supports this application, as the proposed two-unit housing and future 2-lot subdivision 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 RS3: Single Residential. The RS3 zone is intended to foster an urban lifestyle on properties larger than 400 m², primarily with lanes, for innovative, cluster housing, and compact housing. The zone also provides for residential related uses that are compatible with the residential character of the area.

The applicant has applied to rezone a 834.6 m² (0.21 acre) portion of the subject property from RS3: Single Residential to RT2: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9433. The RT2 zone is intended to provide housing, primarily in buildings with two dwellings in subdivisions with lanes for innovative, cluster housing, and compact housing. This application will facilitate the construction of a two-unit house and a 2-lot subdivision. The RS3 and RT2 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS3 and RT2

| Regulations | RS3: Single Residential | RT2: Two-Unit Residential |
|---------------------------------|---|---|
| Principal Uses | <ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached | <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 | <ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Suite only in single detached housing |
| Min. Lot Width | 12.0 m | 15.0 m |
| Min. Lot Area | 400.0 m ² | 500.0 m ² |
| Site Coverage | 45% | 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. 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, the RS3 zone permits either a single detached house, which may include either a secondary suite or a detached secondary dwelling (i.e., cottage or carriage house) totaling two dwellings. 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 zones would allow for a maximum of two dwellings on the subject property. As identified in Table 1, both zones will permit the same density, building height, and setbacks for any proposed development, single detached or two-unit housing on the subject area. Since the density will remain the same, no adverse impacts are anticipated for nearby residences in terms of density, parking, or traffic.

The surrounding area is predominantly RS1m zoning with single detached or manufactured homes. As indicated previously, the applicant will leave the existing manufactured home, and create a new lot for a new two-unit (duplex) home. These building forms are existing and complementary to the Elk Road area. Should the existing manufactured home be removed from the property, the property owner will have to construct a single-family house to be consistent with the RS3 zone.

Council has previously approved a duplex zone along Irene Road, which is approximately 350 m east (7454 Irene Road) of the subject property.

As the proposed RT1 zone allows for a residential density of two units, and is consistent with policy direction of the OCP, 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.

Section 219 Covenant

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 recommends that Final Reading of Bylaw No. 9433 be withheld until a Section 219 Covenant that restricts symmetrical facades for two-unit housing is submitted to Administration's satisfaction and is registered on the title of the subject property.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9433 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. 9433, 2023 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone a portion of 7168 Elk Road from RS3: Single Residential to RT2: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9433. The purpose of this application is to facilitate a 2-lot 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, Planning Technician

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/12/04