

Date: November 13, 2024

To: **Mayor and Council**

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

Subject: Zoning Bylaw Amendment Application No. RZ100791 (Bylaw No. 9515, 2024)

Applicant: McElhanney Associates Land Surveying Ltd. for 0751823 B.C. Ltd., Inc. No. 751832

Location: 7277 Bear Road

Attachment(s): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9515
Conceptual Site Layout
Rationale Letter

Recommendation(s):

That Council:

1. GIVES FIRST THREE READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9515, 2024"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9515, 2024 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Summary;
 - b. Receipt of a Servicing Brief;
 - c. Registration of a Section 219 Covenant on the legal title of the property described at the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of District Lot 1599, Cariboo District, Except Plans H705, 22760, PGP35931 and EPP64091 that Restricts development or alteration of the portion of land zoned as AG: Greenbelt located east of Highway 16 W, as shown on Appendix "A" to Bylaw No. 9515, 2024.

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 would like to facilitate a multi-family development at 7277 Bear Road (subject property) intended for seniors housing. Housing forms would consist of row housing (2 storey & 1 storey) and two-unit housing. To facilitate the proposed multi-family development, the applicant has applied to rezone the eastern 7.6 ha portion (subject area) of the subject property from AG: Greenbelt to RM1: Multiple Residential while leaving a 20 m wide strip of AG: Greenbelt zoning along Highway 16 West to provide a buffer from the Highway, as shown on Appendix “A” to Bylaw No. 9515. There are no zoning changes proposed to the 5.2 ha portion of the property to the west of Highway 16.

Site Characteristics

Location	7277 Bear Road
Legal Description	The South West 1/4 of the North West 1/4 of District Lot 1599 Cariboo District Except Plans H705, 22760, PGP35931 and EPP64091
Current Use	Vacant (Forested Land)
Site Area	13.3 ha (32.9 acres)
Subject Area	7.6 ha (Portion East of Highway 16)
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9515, 2024)

Current Zoning	AG: Greenbelt (13.3 ha)
Proposed Zoning	AG: Greenbelt (5.7 ha) RM1: Multiple Residential (7.6 ha)

Surrounding Land Use Table

North	Highway Commercial (Future U-Haul site); Highway 16 West
South	Henrey Road; Vanway Elementary school; Retail & Service personal uses
East	Bear Road; Single Family Residential
West	Highway 16; Rural Residential

Relevant Applications

Subdivision Application No. SD100791: The applicant has concurrently applied for a subdivision application on the subject property to facilitate a 2-lot subdivision divided by Highway 16 West.

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:

Official Community Plan

Future Land Use

The subject area is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation is intended to maintain a similar scale of housing typical to existing neighbourhoods, by limiting the size of new buildings, and encouraging ground oriented multiple residential forms (OCP Policy 8.3.59).

This designation encourages any multi-unit development to be asymmetrical, with varied and interesting facades, rooflines, entry points, balconies and porches. OCP Policy further encourages infill and redevelopment of existing vacant and underused sites, with an emphasis on enhancing the pedestrian experience (OCP Policy 8.3.45). The subject area is identified within an active Transit System Catchment Area in Schedule B-11: Transit Routes of the OCP.

OCP Policy 8.3.63 states that the City should not support large concentrations of townhouses in any single location; integration with the overall neighbourhood is preferred. The proposed RM1 zone restricts the number of dwellings in one building to 6 and the height to 10.0 m. These restrictions ensure that the development density is dispersed into smaller sections to limit the size and encourage ground oriented multiple residential forms. This application will create infill and development of an existing underused site. A pedestrian walkway along the subject property to improve pedestrian connectivity in the area will be reviewed at the subdivision and building permit stages.

The applicant's proposal will encourage a row housing multi-family residential development that is consistent with OCP Policy and the density of the surrounding neighbourhood. As such, administration supports the proposed OCP amendment.

Growth Management

The subject area is designated as Infill in Schedule B-4: Growth Management of the Official Community Plan. 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).

The applicant's proposal will encourage infill development of a vacant site immediately adjacent to an established neighbourhood, an elementary school, and a commercial area.

Administration supports the proposed amendment as it is consistent with the 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. Through the Development Permit process parking, landscaping, a site plan and building forms will be reviewed.

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 rezoning would provide opportunities for multifamily development.

Zoning Bylaw

The subject property is currently zoned as AG: Greenbelt which has an intent to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.

The applicant has applied to rezone an approximately 7.6 ha portion of the subject property to RM1: Multiple Residential as shown on Appendix "A" to Bylaw No. 9515 to permit a multifamily development as described in the applicant's rationale letter enclosed with this report. The RM1 zone is intended to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha. The applicant has also provided a conceptual site layout with this application to provide administration and council with their vision for the site.

The existing AG zone allows a maximum density of one principal dwelling and one secondary suite per parcel. The proposed RM1 zone allows a maximum density of 30 dwellings per hectare, which on the subject area would permit approximately 228 dwelling units in the form of single detached housing, duplex housing, row housing, fourplex housing, and/or apartment housing. These housing forms are capped at a height of 10 m and 2.5 storeys and a maximum of 6 dwelling units in a building.

In consideration of the adjacent highway and noise attenuation, the applicant has offered to register a Section 219 Covenant restricting development and land alteration on the subject property within 20 m from Highway 16 West. The applicant will also leave this 20 m buffer area under the current AG: Greenbelt zone to further protect the vegetative buffer along the highway. Given the proposed increase in density, administration has requested a Servicing Brief and Traffic Summary be supplied to administration's satisfaction prior to Final Reading of proposed Bylaw No. 9515. As the subject property contains significant slopes administration has also requested and received a Geotechnical Report for the subject property. The Geotechnical Report indicates the land can be developed for the use intended. The report also details the need for adequate erosion and sediment control measures and further geotechnical site investigations which will be considered through the site design stages (i.e. subdivision and building permit stages).

The subject area is bound by the U-Haul facility to the north, Bear Road and single-family development to the east, Henrey Road, Vanway Elementary School and a small commercial multi-tenant area to the south. To the west of Highway 16 W there is a mix of undeveloped areas as well as larger rural residential properties. As the RS1m: Suburban Residential parcels to the east now permit fourplex housing with the recent Small Scale Multi-Unit Housing (SSMUH) zoning changes, the proposed row housing development does not provide a significant increase to the densities permitted within the existing adjacent neighbourhood. For example, the permitted density in the adjacent neighbourhoods to the east is approximately 28 dwellings per hectare based on the average parcel sizes. Both Bear Road and Henrey Road are identified as requiring a pedestrian network, this will be reviewed in further

detail at the subdivision and building permit stages. The proposed RM1 zone proposes to offer a lower-density form of multi-family development consistent with the existing neighbourhood.

Administration is supportive of this application, as it is consistent with the policy direction provided in the OCP and surrounding land uses.

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	0751823 B.C. Ltd.
Director Information	Aulakh, Kuldeep Singh Bhullar, Kulwant Singh Parmar, Devinder Singh Randawa, Pal Singh

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

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 Bylaw No. 9515, 2024 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Summary

The proposed development will be accessed by Bear Road or Henrey Road. A Traffic Summary which includes a traffic count and recommendation for any impacts on current and future road configurations is needed for Administration to analyze the proposal.

Administration recommends that Final Reading for Bylaw No. 9515, 2024 be withheld until a Traffic Summary has been prepared and submitted to the satisfaction of Administration.

Section 219 Covenant

In order to maintain a sufficient buffer between the proposed residential development and Highway 16 West, 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. 9515, 2024.

Administration recommends that Final Reading of Bylaw No. 9515, 2024 be withheld until a Section 219 Covenant has been registered on title of the subject property that restricts development or alteration of the portion of land zoned as AG: Greenbelt located east of Highway 16 W, as shown on Appendix “A” to Bylaw No. 9515, 2024.

Ministry of Transportation and Infrastructure

As per Section 52 of the Transportation Act, Bylaw No. 9515, 2024 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 Three Readings 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. 9515, 2024 be approved.

Summary and conclusion:

To facilitate a seniors multi-family development, the applicant has applied to rezone the eastern 7.6 ha portion of the subject property from AG: Greenbelt to RM1: Multiple Residential while leaving a 20 m wide strip of AG: Greenbelt zoning along Highway 16 West to provide a buffer from the Highway, as shown on Appendix “A” to Bylaw No. 9515, 2024. Administration supports this application for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Bryce Deveau, Planner I

Approved:

Walter Babicz, City Manager

Meeting date: 2024/12/02