

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: December 20, 2019

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100642 (Bylaw No. 9079)

APPLICANT: Darshan Virk for Pamela Virk and Jasdeep Sran
LOCATION: 7481 Eugene Road

ATTACHMENT(S): Location and Existing Zoning Map
 Appendix "A" to Bylaw No. 9079

RECOMMENDATION(S):

THAT Council:

GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9079, 2019".

PURPOSE:

The applicant would like to rezone the subject property located at 7481 Eugene Road from RS1m: Suburban Residential to RS2m: Single Residential to facilitate a future subdivision to create three lots.

Site Characteristics

Location	7481 Eugene Road
Legal Description	Lot 67, District Lot 1599, Cariboo District, Plan 13589
Current Use	Residential
Site Area	1753 m ²
Growth Management Class	Infill
Servicing	Water and Sanitary Connections

Zoning (see Appendix "A" to Bylaw No. 9079)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS2m: Single Residential

POLICY / REGULATORY ANALYSIS:

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. This designation encourages development that is consistent with form and character of existing neighbourhoods (Policies 8.3.58 and 8.3.62) and permits housing forms with a density of less than 22 units/ha (Policy 8.3.59) The OCP supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood and has relatively minor immediate impacts on the surrounding area (Policies 8.3.45, 8.3.48). As identified above, the applicant has proposed to rezone the subject property to facilitate a future subdivision of the subject property to create three additional lots. The permitted uses and density in the proposed RS2m: Single Residential zone is consistent with the above mentioned OCP policy.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the Official Community Plan. Properties with this designation are intended to be a priority for redevelopment and infill projects.

Growth Management designations allow the City to direct growth in ways that support community goals. The Official Community Plan indicates that areas designated as Infill should be a priority for upgrades and extensions to networks and services (e.g. pipes, sidewalks, roads etc.). Further, these areas are intended to facilitate redevelopment and infill, create land-use patterns which are supportive of walking, cycling and transit, promote walkable communities, strengthen neighbourhoods, minimize replacement and maintenance of infrastructure, and remove barriers to growth.

The proposed rezoning will facilitate redevelopment within an established neighbourhood, and will utilize existing City infrastructure. The redevelopment of existing properties within an existing neighbourhood is consistent with the Growth Management Infill designation.

Zoning Bylaw

The subject property is zoned RS1m: Suburban Residential and has an existing manufactured house on the northern portion of the property. The purpose of the RS1m zone is to foster a suburban lifestyle on properties larger than 845 m². This district also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing.

The property owner would like to rezone the subject property from RS1m: Suburban Residential to RS2m: Single Residential. The RS2m zone is intended to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m also permit manufactured housing.

The table below compares the subdivision and development regulations for the RS1m and RS2m zones.

Table 1. Zoning Comparison

	RS1m: Suburban Residential	RS2m: Single Residential
Subdivision Regulations		
Minimum Lot Width	20.0 m	15.0 m
Minimum Lot Area	845 m ²	500 m ²
Maximum Lot Area	0.4 ha	0.2 ha
Development Regulations		
Maximum Site Coverage	30%	40%
Maximum Height	10.0 m	10.0 m
Minimum Setbacks	Interior Side Yard: 1.2m Front Yard: 4.5m Rear Yard: 6.0m	Interior Side Yard: 1.2m Front Yard: 4.5m Rear Yard: 6.0m

The property is situated on the corner of Eugene and Henrey Road. The current lot frontages are approximately 38 m wide along Henrey Road, 45 m wide along Eugene Road, and the lot area is 1753 m². Subject to rezoning the property to RS2m, the lot widths and lot area will allow the applicant to configure the proposed subdivision with access off either Eugene and/or Henrey Road.

In order to facilitate the subdivision of the subject property, the proposed lots must meet the Subdivision Regulations of the zone. As shown above in Table 1., the minimum lot width and lot area of the RS2m zone is less than the RS1m zone and therefore facilitates the proposed subdivision. Through the subdivision process, the proposed lots would need to meet the minimum site area and lot width of the RS2m zone. Furthermore, the existing manufactured house would also need to meet the minimum setbacks from the newly created lot lines.

The subject property is surrounded by properties that range in size from 1830 m² to 710 m², with primarily RS1m to north, east and west, and RS2m to the south. The proposed RS2m zone is consistent with the surrounding area and the density supported in the OCP, therefore, Administration supports this application.

Referrals

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

Ministry of Transportation and Infrastructure

As identified under Section 52 of the *Transportation Act*, any properties that are within 800 m of a controlled access highway trigger bylaw approval from the Ministry of Transportation and Infrastructure. The subject property is within 800 m of a controlled access highway, which requires the Ministry's approval prior to Final Reading.

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. 9079, 2019 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to rezone the subject property located at 7481 Eugene Road from RS1m: Suburban Residential to RS2m: Single Residential to facilitate a future subdivision to create three lots on the subject property. Administration is in support of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/01/20

Report Approval Details

Document Title:	2019 RZ100642 Report to Council.docx
Attachments:	- 2019_RZ100642_Location_Map.PDF - 2019_RZ100642_Appendix_A.PDF
Final Approval Date:	Jan 3, 2019

This report and all of its attachments were approved and signed as outlined below:

Mandy Stanker - Jan 3, 2019 - 11:12 AM



Deanna Wasnik - Jan 3, 2019 - 2:25 PM

No Signature - Task assigned to Ian Wells was completed by delegate Deanna Wasnik

Ian Wells - Jan 3, 2019 - 3:08 PM



Kathleen Soltis - Jan 3, 2019 - 4:45 PM