

Date: April 28, 2025

To: **Mayor and Council.**

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

Subject: Zoning Bylaw Amendment Application No. RZ100836 (Bylaw No. 9528)

Applicant: Garry Gatzke for Janet Ann Gatzke

Location: 4225 Turner Road

Attachment(s): Location and Existing Zoning Map  
Appendix "A" to Bylaw No. 9528  
Servicing Brief  
Rationale Letter

## Recommendation(s):

That Council:

1. GIVES FIRST THREE READINGS of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9528, 2025"; and
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9528, 2025 BE WITHHELD until the following requirement has been met to the satisfaction of Administration:
  - a. Registration of a Section 219 Covenant on the legal title of Lot 23, District Lot 4047, Cariboo District, Plan 11060 that restricts the density to a maximum of 5 dwelling units.

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 4225 Turner Road (subject property) from RS2m: Single Residential to RM1: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9528. The property owner currently has 3 dwellings in the form of three single detached houses and a detached garage on site. The proposed rezoning is intended to facilitate 2 additional dwelling units on the subject property.

### Site Characteristics

Location	4225 Turner Road
Legal Description	Lot 23, District Lot 4047, Cariboo District, Plan 11060
Current Use	3 Single detached homes
Site Area	1.0 ha (2.5 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City services available – currently utilizing an onsite sewage system

### Zoning (see Appendix “A” to Bylaw No. 9528, 2025)

Current Zoning	RS2m: Single Residential
Proposed Zoning	RM1: Multiple Residential

### Surrounding Land Use Table

North	Vacant Lot (multi-family and commercial zoning); Highway 97 N
South	Residential; Richet Street
East	Vacant Lot (multi-family and commercial zoning); Highway 97 N
West	Residential; Kelly Road

### Strategic Priorities:

This application is consistent with Council’s strategic priority for increasing housing development opportunities within an infill area.

### Police / 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 (OCP). This designation encourages infill and redevelopment while maintaining a similar scale of housing typical to the existing neighbourhood by limiting the size of new buildings and encouraging ground-oriented housing forms (OCP Policy 8.3.45). The Neighbourhood Residential designation supports a wide range of housing forms at low densities (OCP Policy 8.3.59).

The subject property is also identified within an active Transit System Catchment Area in Schedule B-11: Transit Routes of the OCP. This application will encourage infill on an underutilized site in a way that maintains a similar scale of housing existing in the surrounding neighbourhood.

##### Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. 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). 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 proposed development will facilitate density through the infill of an underutilized site and encourage redevelopment within an established neighbourhood while maximizing the use of existing infrastructure. Administration supports the proposed rezoning application as it is consistent with the Future Land Use and Growth Management policy direction of the OCP.

#### Development Permit

Should this application be approved, the applicant will be designated within a Multiple Residential Form and Character Development Permit area. This 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. Through the Development Permit process, the City will review the application to ensure that the proposed development aligns with design guidelines and enhances the built environment (OCP Policy 8.2.10).

#### **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 will facilitate additional housing stock in support of the City's established housing needs.

#### **Zoning Bylaw**

The subject property is zoned as RS2m: Single Residential which is intended to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The RS2m zone also provides complementary residential related uses that are compatible with the residential character of the area. The "m" designation allows a manufactured home on the subject property.

On June 12, 2024, at their regular meeting of Council, Council adopted a zoning bylaw amendment to enact the small-scale multi-unit housing (SSMUH) legislation which required municipalities across the province to permit up to 4 dwelling units within single-family and two-unit (duplex) residential zones. Since the subject property is greater than 0.4 ha in size, it is exempted from the SSMUH legislation and densities. As such, the applicant has applied to rezone the subject property from RS2m to RM1: Multiple Residential to construct an additional single detached house with a secondary suite on the subject property, as shown on Appendix "A" to Bylaw No. 9528. The proposed rezoning is intended to facilitate 2 additional dwelling units on the subject property.

The RM1 zone is intended to provide multi-family housing with not more than six units in a building, to a maximum density of 30 dwellings/ha. With a total area of 1.0 ha (2.5 acres), the subject property could support up to 30 dwelling units. In keeping a similar scale of housing typical to the existing neighbourhood, the applicant has offered to register a Section 219 Covenant to restrict the density on the subject property to a maximum of 5 dwelling units.

As shown in the comparison table below, the proposed RM1 zone is comparable to the RS2m zone. The main differences are that the RM1 zone allows for increased site coverage and density, and the opportunity for a Community Care Facility, Major use.

**Table 1: Zoning Comparison – RS2m and RM1**

Regulations	RS2m: Single Residential	RM1: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> <li>• community care facility, minor</li> <li>• housing, apartment</li> <li>• housing, four-plex</li> <li>• housing, row</li> <li>• housing, single detached</li> <li>• housing, stacked row</li> <li>• housing, two-unit</li> </ul>	<ul style="list-style-type: none"> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• housing, apartment</li> <li>• housing, four-plex</li> <li>• housing, row</li> <li>• housing, staked row</li> <li>• housing, single detached</li> <li>• housing, two-unit</li> </ul>
Max. Density	2 dwelling units	30 dwellings/ha
Site Coverage	40%	45%
Max. Height	10.0 m	10.0 m
Max. Number of Storeys	2.5 storeys	2.5 storeys
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

The subject property is immediately adjacent to large vacant lot zoned for a mixed-use and high-density residential development. The proposed RM1 zone will provide a suitable transition of scale between the low intensity, residential uses occurring along Turner Road (west) and the higher intensity uses expected to the north and east.

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

#### 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

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 was required to facilitate this application. The Servicing Brief attached to this report addresses technical aspects related to water supply, sanitary sewer collection, and storm drainage system designs. The Servicing Brief confirms that the existing municipal infrastructure has the capacity to accommodate the proposed development.

#### Section 219 Covenant

The applicant has offered to register a Section 219 Covenant to the legal title of the subject property restricting density to a maximum of 5 dwelling units.

Administration recommends that Final Reading of Bylaw No. 9528, 2025 be withheld until the Section 219 Covenant is submitted to Administration's satisfaction and is registered on the legal title of the subject property.

#### **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. 9528, 2025 be approved.

#### Summary and conclusion:

To facilitate 2 additional dwelling units on the subject property, the applicant has applied to rezone the subject property from RS2m: Single Residential to RM1: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9528, 2025. 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 1

Approved:

Walter Babicz, City Manager

Meeting date: 2025/05/26