

STAFF REPORT TO COUNCIL

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DATE: November 22, 2019

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Rezoning Amendment Application No. RZ100644 (Bylaw No. 9084)

Applicant: Bruce and Kathryn Kidd on behalf of Kidd Real Estate Holdings Ltd.
 Location: 6934 Langer Crescent

ATTACHMENT(S): - Location and Existing Zoning Map
 - Appendix "A" to Bylaw No. 9084

RECOMMENDATION(S):

THAT Council:

1. GIVE FIRST and SECOND Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9084, 2019."
2. PERMIT that consideration of Final Reading of proposed Bylaw No. 9084, 2019 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Registration of a Section 219 Covenant on the legal title of Lot 19, District Lot 4047, Cariboo District, Plan 19550 that restricts symmetrical facades for two-unit housing.
 - b. Registration of a Section 219 Covenant on the legal title of Lot 19, District Lot 4047, Cariboo District, Plan 19550 that restricts secondary suites within two-unit housing.

PURPOSE:

The applicant has applied to rezone 6934 Langer Crescent (subject property) from RS1m: Suburban Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9084. The purpose of the application is to facilitate the development of a two-unit house (duplex) on the subject property.

Site Characteristics

Location	6934 Langer Crescent
Legal Description	Lot 19, District Lot 4047, Cariboo District, Plan 19550
Site Area	992.7 m ² (0.24 acres)
Official Community Plan	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9084)

Current Use	Residential
Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RT1: Two-unit Residential

Surrounding Land Use Table

North	Residential
South	Residential
East	Residential; Dawson Road
West	Langer Crescent; Residential

POLICY/REGULATORY ANALYSIS:

Official Community Plan (OCP)

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 single family and two-unit housing forms having a density of less than 22 units/ha (Policy 8.3.59). The OCP supports infill and redevelopment in existing neighbourhoods (Policy 8.3.45), and allows two-unit housing in a dispersed manner where asymmetrically designed (Policy 8.3.60).

Currently, no properties are zoned for two-unit housing on Langer Crescent or within the surrounding neighbourhood. The applicant has offered to register a Section 219 Covenant to ensure the construction of the proposed two-unit housing is non-mirror image.

Administration supports this application, as it is consistent with the ‘Neighbourhood Residential’ designation of the OCP.

Growth Management

The subject property is designated as ‘Infill’ in Schedule B-4: Growth Management of the OCP. Growth Management policies encourage infill and redevelopment within the infill designation (Policy 8.3.45 and Policy 11.4.1). The applicant’s proposal is considered infill development and provides redevelopment of an existing neighbourhood that is consistent with the recommended housing forms and density outlined in the OCP (Policy 8.3.60).

Administration supports this application, as it is consistent with the Future Land Use and Growth Management OCP policy direction.

Zoning Bylaw

The subject property is zoned RS1m: Suburban Residential, which is intended to foster a suburban lifestyle on properties larger than 845 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated as RS1m also allow for manufactured housing.

The applicant has applied to rezone the subject property from RS1m: Suburban Residential to RT1: Two-Unit Residential, as shown on Appendix “A” to Bylaw No. 9084. The intent of the RT1 zone is to provide for housing, primarily in buildings with two dwellings. The RS1m and RT1 zones are compared below in Table 1.

Table 1: Zoning Comparison of RS1m and RT1

Zoning Regulations	RS1m: Suburban Residential	RT1: Two-Unit Residential
Principal Uses	<ul style="list-style-type: none"> Community Care Facility, Minor Housing, Manufactured only in RS1m Housing, Single Detached 	<ul style="list-style-type: none"> Community Care Facility, Minor Housing, Single Detached Housing, Two-Unit
Relevant Secondary Uses	<ul style="list-style-type: none"> Bed & Breakfast Home Business 1 & 2 Secondary Dwelling Secondary Suite, only in Single Detached Housing 	<ul style="list-style-type: none"> Bed & Breakfast Home Business 1 & 2 Secondary Suite, only in Single Detached Housing
Site Coverage	30%	40%
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. Rear Yard Setback	6.0 m	6.0 m

As identified in Table 1, the RS1m zone permits a single detached house which may include either a secondary suite, or a detached secondary dwelling (i.e. cottage or carriage house). The proposed RT1 zone allows for either a single detached house (with one secondary suite or detached secondary dwelling), or a two-unit house. Therefore, the density of both zones is a maximum of two dwellings on the subject property. Additionally, both zones also permit the same height and setback restrictions for any proposed principal uses, single detached or two-unit housing.

Administration supports this application, as it is consistent with the policy direction provided in the OCP, and the height, setback and density of the surrounding residential zones.

STRATEGIC PRIORITIES:

The proposed rezoning amendment is consistent with Council’s strategic priority to prioritize infill development and advance housing within targeted growth areas.

OTHER CONSIDERATIONS:

Land Use Impacts

Parking and Traffic

The subject property is surrounded by single detached and manufactured home residential uses along Langer Crescent. As identified above, the RS1m and RT1 zone allows for a maximum of two dwellings on the subject property, and as such, no concerns have been identified regarding noise, parking or traffic.

Further to this, Langer Crescent is considered a local road, and as such, is intended to provide access to a residential neighbourhood and has capacity for the proposed two-unit development. The applicant is proposing to construct one (1) two-unit residence on Langer Cres. Therefore, Administration does not anticipate any significant impacts from parking or traffic within the neighbourhood as a result of the addition of a two-unit residence on Langer Crescent. Each dwelling is required to provide a minimum of two on-site parking spaces.

Referrals

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

Section 219 Covenant

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. 9084, 2019. This covenant would ensure the construction of the two-unit residence is asymmetrical and looks like two distinct dwellings (i.e. varying roof lines and using multiple materials for the exterior finish).

Additionally, the applicant has indicated that they will register a second Section 219 Covenant on title of the subject property prior to Final Reading of Bylaw No. 9084, 2019 that restricts secondary suites within a duplex.

Administration recommends that Final Reading of Bylaw No. 9084, 2019 be withheld until the above mentioned Section 219 Covenants are submitted to Administration's satisfaction and are registered on the legal title of the subject property.

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 triggers bylaw approval from the Ministry of Transportation and Infrastructure. The subject property is within 800 m of a controlled access highway (i.e. Highway 97 North), 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. 9084, 2019 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property from RS1m: Suburban Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9084, 2019. The purpose of this application is to facilitate the development of two-unit residence (duplex) at 6934 Langer Crescent. Administration is supportive of this application for the reasons outlined in this report.

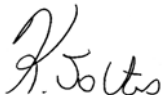
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:



Kathleen Soltis, City Manager

Meeting date: December 4, 2019