

STAFF REPORT TO COUNCIL

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DATE: February 11, 2020

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Rezoning Amendment Application No. RZ100650 (Bylaw No. 9106, 2020)

Applicant: Jas Raju for NRH Investments Ltd., Inc. No. BC1214368
Location: 7454 Irene Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 9106

RECOMMENDATION(S):

THAT Council:

1. GIVE First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9106, 2020"; and
2. PERMIT that consideration of Final Reading of proposed Bylaw No. 9106, 2020 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 21, District Lot 1599, Cariboo District, Plan 11601 that restricts symmetrical facades for two-unit Housing;
 - b. Registration of a Section 219 Covenant on the legal title of Lot 21, District Lot 1599, Cariboo District, Plan 11601 that restricts secondary suites within two-unit housing; and
 - c. Registration of a Section 219 Covenant on the legal title of Lot 21, District Lot 1599, Cariboo District, Plan 11601 that restricts the construction of a basement.

PURPOSE:

The applicant has applied to rezone 7454 Irene Road (subject property) from RS1m: Suburban Residential to RT1: Two-Unit Residential, as shown on Appendix "A" to Bylaw No. 9106. The purpose of the application is to facilitate the development of a two-unit house (duplex) on the subject property.

Site Characteristics

Location	7454 Irene Road
Legal Description	Lot 21, District Lot 1599, Cariboo District, Plan 11601
Current Use	Residential
Site Area	1160.5 m ² (0.28 acres)
Future Land Use	Neighbourhood Residential

Growth Management Class	Infill
Servicing	<ul style="list-style-type: none"> • Water and Sanitary Service connections available • Storm connection not available

Zoning (see Appendix “A” to Bylaw No. 9106, 2020)

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

Surrounding Land Use Table

North	Residential
South	Residential
East	Residential
West	Irene Road

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).

This application meets the intent of the OCP as it supports infill and redevelopment of the lot in an existing neighbourhood. Further to this, the proposed two-unit housing will be dispersed, as the nearest two-unit housing is 540 m north of the subject property. The applicant has also offered to register a Section 219 Covenant to ensure the construction of the proposed two-unit housing is non-mirror image to be consistent with the OCP Policy.

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

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 property that is consistent with the 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 to encourage infill and redevelopment within the infill designation.

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. 9106. 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, Single Detached • Housing, Manufactured only in RS1m 	<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. To ensure the housing forms permitted under the RT1 zone are maintained, the applicant has offered to register a covenant on title that restricts a secondary suite in a two-unit house.

Parking and Traffic

The subject property is surrounded by single detached and manufactured home residential uses along Irene Road. 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, Irene Road 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 Irene Road. The lot size and width of the property is able to accommodate two (2) driveways for the proposed two-unit development. 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 Irene Road. Each dwelling is required to provide a minimum of two on-site parking spaces.

Administration supports this application, as it is consistent with the policy direction provided in the OCP, and is consistent with the form and character of the surrounding neighbourhood. Administration does not anticipate any negative land use impacts to occur as a result of the proposed RT1 zone.

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:

City Services:

The subject property is within an area that does not have a storm main for service connection to provide for perimeter drainage on the property. In the absence of a storm connection, the applicant was provided the option to provide a letter prepared by geotechnical engineer providing recommendation for perimeter foundation drainage or the registration of a Section 219 Covenant that restricts the construction of a basement on the subject property to ensure the property has adequate drainage without affecting the adjacent properties. The applicant has offered to register a Section 219 Covenant to restrict a basement on the subject property.

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. 9106, 2020. 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).

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. 9106, 2020 that restricts secondary suites within a duplex.

Additionally, the applicant is required to register a third Section 219 Covenant on title for the subject property prior to Final Reading of Bylaw No. 9106, 2020 that restricts the residential development from having a below ground basement as a storm main is not available to provide a service connection for the building perimeter foundation drain.

Administration recommends that Final Reading of Bylaw No. 9106, 2020 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 trigger bylaw approval from the Ministry of Transportation and Infrastructure. The subject property is within 800 m of a controlled access highway (i.e. Highway 16 W), 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. 9106, 2020 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. 9106, 2020. The purpose of this application is to facilitate

the development of two-unit residence (duplex) at 7454 Irene Road. 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 1

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/03/09