CITY OF PRINCE GEORGE

# STAFF REPORT TO COUNCIL

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**DATE:** June 1, 2020

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Rezoning Amendment Application No. RZ100660 (Bylaw No. 9124)

Applicant: Kidd Real Estate Holdings Ltd., Inc. No. BC821509
Location: 7008 Taft Drive

**ATTACHMENT(S):** Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9124

**RECOMMENDATION(S):**

That Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9124, 2020"; and

2. WAIVES the requirements for a public hearing for proposed "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9124, 2020", pursuant to Section 464(2) of the *Local Government Act*.

**PURPOSE:**

The applicant has applied to rezone 7008 Taft Drive (subject property) from RS1m: Suburban Residential to RS2: Single Residential, as shown on Appendix "A" to Bylaw No. 9124. The purpose of this application is to facilitate a subdivision creating two lots approximately 554 $m^2$ in size. The applicant intends to construct single-family residences as per the proposed RS2 regulations.

Site Characteristics

| | |
|---|---|
| Location | 7008 Taft Drive |
| Legal Description | Lot 2, District Lot 4047, Cariboo District, Plan 18801 |
| Site Area | 1,108 $m^2$ (0.27 acres) |
| Future Land Use | Neighbourhood Residential |
| Growth Management Class | Infill |
| Servicing | City Services Available |

Zoning (see Appendix "A" to Bylaw No. 9124)

| | |
|---|---|
| Current Use | Residential (Housing, Manufactured) |
| Current Zoning | RS1m: Suburban Residential |
| Proposed Zoning | RS2: Single Residential |

Surrounding Land Use Table

| | |
|---|---|
| North | Residential |
| South | Residential; Eden Drive |
| East | Residential; Kennedy Crescent |
| West | Taft Drive; 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 (OCP). The Neighbourhood Residential designation encourages infill and redevelopment in existing neighbourhoods in the form of single family and duplex housing with a density of less than 22 units/ha (Policy 8.3.31 and 8.3.42). Neighbourhood Residential areas are primarily residential in nature, dominated by single family and similar sized buildings. Moreover, the OCP supports infill and housing developments that are typical to existing neighbourhoods (Policy 8.3.58).

The applicant would like to rezone the subject property to facilitate an infill subdivision. The proposed subdivision will divide the subject property into two parcels, creating two lots approximately 554 $m^2$ in size. In keeping with the surrounding Glenview Estates neighbourhood, the applicant is proposing to construct two single-family residences as per the proposed RS2 regulations. There is currently a mix of RS1m and RS2m (Greenforest Crescent) zoning in the neighbourhood with varying lot sizes.

Administration supports this application as it is consistent with the policy direction for the Neighbourhood Residential designation of the OCP for housing developments that are typical to existing neighbourhoods.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. Growth Management policies, outlined by the OCP, encourage infill and redevelopment within the Infill designation (Policy 8.3.45 and Policy 11.4.1). The OCP encourages incremental, small-scale redevelopment where the development will have minor impacts and is well suited to the surrounding neighbourhood (Policy. 8.3.48). As indicated above, the applicant will be creating density through infill development.

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

### Zoning Bylaw

The subject property is currently zoned RS1m which is intended to foster a suburban lifestyle and provide complementary residential uses that are compatible with the character of the area.

The applicant has applied to rezone the subject property from RS1m to RS2, as shown on Appendix "A" to Bylaw No. 9124. The intent of the RS2 zone is to foster an urban lifestyle on properties larger than 500 $m^2$, and provide complementary residential uses that are compatible with the character of the area.

The proposed rezoning is intended to facilitate infill development by permitting subdivision of the subject property into two lots approximately 554 $m^2$ in size. The proposed subdivision will meet the RS2 regulations for minimum lot width 15.0 m (proposed 19.0 m for each lot) and minimum lot area 500 $m^2$ (proposed 554 $m^2$ for each lot).

Adjacent properties consist of lots ranging in size from 930 $m^2$ to 1,150 $m^2$. The proposed two lots, intended for a future subdivision, are smaller in size than the immediately surrounding neighbourhood; the lot width will be similar to adjacent properties which range from 18.0 m to 30.0 m. Furthermore, the proposed use (*i.e.*, single-family residence) of the future subdivision will also be consistent with the surrounding neighbourhood. Administration does not expect any negative land use impacts to result from the proposed rezoning or future subdivision.

As the proposed zoning is consistent with the policy direction of the OCP, Administration supports this application.

## 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:

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9124 requires Ministry of Transportation and Infrastructure's approval prior to Final Reading.

### Council Procedures during COVID-19

As a result of the COVID-19 pandemic and Ministerial Order No. M083 issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for rezoning applications as described below. This decision is effective for the period that Ministerial Order No. M083 applies.

Legislation specifies that a local government may waive the holding of a public hearing on a proposed zoning bylaw if an OCP is in effect for the area that is subject to the zoning bylaw and the bylaw is consistent with the OCP. Further, Council resolved that in addition to the legislative requirements above, in order for Administration to recommend that Council waive a public hearing, the following criteria must also be met:

a. approval of the rezoning application is supported by Staff; and
b. a determination that the public hearing on the application is not expected to generate significant public input.

Notice of City Council's decision to waive the public hearing and the opportunity to provide written comments, will be published in accordance with legislative requirements. Written submissions received in response to the public notice for this application will be provided to Council for consideration at the time third reading of the bylaw is proposed to be considered. Submissions received after the Council meeting agenda has been published will be provided as a handout on the day of the Council meeting for Council's consideration during deliberations on the application.

Subject to Council's approval of first and second reading of Bylaw No. 9124, 2020, third reading and adoption of the proposed bylaw may be considered at the next regularly scheduled Council meeting.

## Public Hearings

Pursuant to Section 464(2) of the *Local Government Act*, Administration recommends that Council waive the requirement for a public hearing in relation to proposed Bylaw No. 9124, 2020, as the application is consistent with the City's OCP, approval of the rezoning application is supported by Staff; and a public hearing on the application is not expected to generate significant public input.

### 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. 9124, 2020 be approved.

### SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property from RS1m to RS2, as shown on Appendix "A" to Bylaw No. 9124. The purpose of this application is to facilitate a two lot subdivision of the subject property as per the RS2 subdivision regulations.

Administration recommends that Council approve the proposed rezoning for the reasons outlined in this report.

### RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

**PREPARED BY:** Kali Holahan, Planner

### APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/06/15