

STAFF REPORT TO COUNCIL

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DATE: December 2, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Rezoning Amendment Application No. RZ100680 (Bylaw No. 9159)

Applicant: Ryan Gill for Devinder Gill
Location: 2139 Redwood Street

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9159

RECOMMENDATIONS:

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9159, 2020";
2. WAIVES the requirements for a public hearing for proposed "Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9159, 2020", pursuant to Section 464(2) of the *Local Government Act*; and
3. PERMITS that consideration of Final Reading of proposed Bylaw No. 9159, 2020 BE WITHHELD until the following requirement has been met to the satisfaction of the Acting Deputy City Manager:
 - a. Receipt of Servicing Brief.

PURPOSE:

The applicant would like to rezone the subject property located at 2139 Redwood Street from RT1: Two-Unit Residential to RM3: Multiple Residential to facilitate the construction of a six (6) dwelling unit building.

Site Characteristics

Location	2139 Redwood Street
Legal Description	Lot 6, Block J, District Lot 777, Cariboo District, Plan 5566
Current Use	Residential
Site Area	1057 m ²
Future Land Use	Neighbourhood Centre, Residential
Growth Management Class	Growth Priority
Servicing	Serviced

Zoning (see Appendix "A" to Bylaw No. 9159)

Current Zoning	RT1: Two-unit Residential
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Proposed Zoning	RM3: Multiple Residential
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Surrounding Land Use Table

North	Lane; Undeveloped Two-unit Residential
South	Two-Unit Residential
East	Redwood Street; RT1: Two-Unit Residential
West	RT1: Two-Unit Residential; Spruce Street

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Centre, Residential on Schedule B-6: Future Land use of the OCP. The intent of the Neighbourhood Centre Residential designation is to provide a variety of housing types, and supports non-residential uses on arterial and collector streets. The Neighbourhood Centre, Residential designation permits a variety of housing types with a maximum density of 60 dwellings/ha.

The density permitted under the proposed RM3: Multiple Residential zone (i.e. 60 units per hectare) is consistent with the policy direction provided in the OCP to create a higher density of housing in Neighborhood Centres. In addition, the intended six (6) unit building will add to the variety of housing types supported by the Neighbourhood Centre, Residential designation.

Growth Management

The subject property is designated as Growth Priority on 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 Growth Priority 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 infill development within an established neighbourhood and utilize existing City infrastructure. The close proximity of the proposed development to existing sidewalks, bike lanes and transit stops will support an active pedestrian network. The OCP indicates that target transit coverage should be within 250 m of all future medium and high-density developments (Policy 8.7.23). The proposed multiple residential development is located approximately 150 metres from the nearest transit stop and the current level of transit service is sufficient to support the proposed increase in density.

Administration supports this application as it is consistent with the policy direction within the OCP for Neighbourhood Centre, Residential and Growth Priority designations.

Zoning Bylaw

The subject property is zoned RT1: Two-Unit Residential. The purpose of the RT1 zone is to provide for housing, primarily in buildings with two dwellings.

The applicant has applied to rezone the subject property to RM3: Multiple Residential. The purpose of this zone is to provide for multiple housing types with a maximum density of 60 dwellings/ha.

The RM3: Multiple Residential zone stipulates maximum density of 60 units/hectare. The subject property has an area of 1057 m², which would permit up to six (6) dwelling units.

The subject property is surrounded by a mix of single family, two-unit, and row housing. As this area is already host to a variety of housing forms, the proposal for a building that would accommodate up to six (6) units is complementary to the mixed residential uses of the surrounding area.

Prior to development of the site, a Multiple Residential Form and Character Development Permit will be triggered. This development permit process will examine the form and character of the proposed development in relation to the development permit guidelines, the RM3 zone regulations, and the character of the existing neighbourhood. This permit will also address the parking and landscaping requirements of the proposed development.

As this application is consistent with the OCP and is compatible with the mix of residential uses in the area, Administration is supportive of this rezoning application.

OTHER CONSIDERATIONS:

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

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that Final Reading of Bylaw No. 9159 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9159 requires the 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 the Ministerial Order that is currently in place 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 the Ministerial Order 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 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 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. 9159, 2020, third reading 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. 9159, 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. 9159, 2020 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to rezone the subject property located at 2139 Redwood Street from RT1: Two-Unit Residential to RM3: Multiple Residential to facilitate the construction of up to six (6) dwelling units. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: [2020/12/21]