

STAFF REPORT TO COUNCIL

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DATE: January 14, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Rezoning Amendment Application No. RZ100682 (Bylaw No. 9163, 2020)

Applicant: Bernard Lurz
Location: 4555 Greenwood Street

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9163

RECOMMENDATION(S):

That Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9163, 2020"; and
2. WAIVES the requirements for a public hearing for proposed "Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9163, 2020", pursuant to Section 464(2) of the *Local Government Act*.

PURPOSE:

The applicant would like to subdivide 4555 Greenwood Street (subject property) into two separate lots. The subject property is zoned AR3m: Rural Residential, and currently does not meet the minimum subdivision regulations of the AR3m zone. To facilitate the subdivision, the applicant has requested to rezone the subject property from AR3m: Rural Residential to RS1m: Suburban Residential.

Site Characteristics

Location	4555 Greenwood Street
Legal Description	Lot 4, District Lot 2425, Cariboo District, Plan 11026
Current Use	Rural Residential
Site Area	2913 m ²
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix "A" to Bylaw No. 9163, 2020)

Current Zoning	AR3m: Rural Residential
Proposed Zoning	RS1m: Suburban Residential

Surrounding Land Use Table

North	Greenwood Street, Rural Residential
South	Killy Road, Peter Road, Rural Residential
East	Rural Residential, Suburban Residential
West	Rural Residential

Relevant Applications

Subdivision Application No. SD100664: The applicant has applied for a Subdivision Application to create one additional lot. This application is under review by the Approving Officer and is contingent on Council's approval of Bylaw 9163, 2020.

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. This designation is intended for neighbourhoods that are primarily residential in nature, and typically comprised of small-scale, single family dwellings and similarly sized buildings. The OCP supports incremental infill development within existing neighbourhoods (Policies 8.3.45 and 8.3.48), and encourages a wide range of housing forms with a density less than 22 units per hectare (Policy 8.3.59).

The proposed rezoning and subdivision of the subject property will allow for single residential infill development of a scale consistent with the Future Land Use policies in the OCP. As such, Administration supports this application.

Growth Management

The subject property is designated as *Infill* in Schedule B-4: Growth Management of the Official Community Plan. This designation encourages infill development and the redevelopment of underutilized lots with access to existing servicing and infrastructure (Policy 8.1.11).

Administration supports this application, as it is consistent with the Growth Management policies of the OCP to allow for infill development within an established and serviced neighbourhood.

Zoning Bylaw

The subject property is zoned as AR3m: Rural Residential, which is intended to foster a suburban lifestyle on properties larger than 0.4 ha, and provide for complementary residential related uses that are compatible with the rural character of the area. The AR3m designation also allows for manufactured housing. The property owner would like to rezone the subject property to RS1m: Suburban Residential in order to facilitate subdivision. The RS1m zone is intended to foster a suburban lifestyle on properties larger than 845 m², and provide for complementary residential related uses compatible with the residential character of the area. The RS1m designation also allows for manufactured housing.

The RS1m zone allows for development of a similar scale to the existing AR3m zone in terms of site coverage, massing, and setbacks. As shown in **Table 1**, the RS1m zone allows for a smaller minimum lot area and lot width (845 m² and 20 m) than the AR3m zone (0.4 ha and 35 m). At an area of 0.29 ha, the subject property is already under the minimum subdivision regulations of the AR3m zone. Therefore, the size of the subject property makes it more consistent with the RS1m zoning regulations.

Table 1: Regulations for Subdivision and Principal Development Comparison

Zone	Minimum Lot Width	Minimum Lot Area	Maximum Building Height	Minimum Front Yard	Minimum Rear Yard	Minimum Interior Side Yard	Maximum Site Coverage
AR3m	35.0 m	0.4 ha	10.0 m	4.5 m	6.0 m	1.2 m	30%
RS1m	20.0 m	845 m ²	10.0 m	4.5 m	6.0 m	1.2 m	30%

The proposed RS1m zoning will allow for the creation of an additional lot, which is consistent with both the *Neighbourhood Residential* and *Infill* OCP designations of the subject property. In addition, RS1 and RS1m zoned properties have already been established in the subject area. Administration supports the application, as the proposal is consistent with the OCP and the form and character of the surrounding area.

Land Use Impacts

A mix of rural and suburban residential development, with a mix of lot sizes and residential zones, surrounds the subject property. The applicant's proposal is consistent with the form and character of the surrounding neighbourhood. In addition, the subject property is on a double fronting lot, with frontages on both Greenwood Street and Killy Road. This will allow the current lot width to be maintained during subdivision, as each lot will have its own frontage, further maintaining consistency with the surrounding neighbourhood. Administration does not expect any negative land use impacts as a result of the proposed rezoning.

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. 9163, 2020 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Council Procedures during COVID-19 Pandemic

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by these applications. Members of the public may provide representations to Council by written submission. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration at the time the application is being considered.

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. 9163, 2020 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate a two-lot subdivision of the subject property, the applicant is requesting to rezone from AR3m: Rural Residential to RS1m: Suburban Residential. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2021/02/08