

STAFF REPORT TO COUNCIL

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DATE: December 4, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Rezoning Amendment Application No. RZ100664 (Bylaw No. 9134)

Applicant: M'akola Development Services for Aboriginal Housing Society of Prince George, Inc. No. 19321
Location: 1919 17th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Supporting Document – Application Cover Letter

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9134, 2020”; and
2. WAIVES the requirements for a public hearing for proposed “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9134, 2020”, pursuant to Section 464(2) of the *Local Government Act*.

PURPOSE:

The applicant has applied to rezone the subject property (on a site specific basis) to facilitate a supportive housing development at 1919 17th Avenue (subject property). The proposed site specific text amendment will add “Housing, Supportive” as a principal use on the subject property within the RM5: Multiple Residential zone. The “Housing, Supportive” use will allow the Aboriginal Housing Society of Prince George to provide increased support to seniors within a mixed-use development.

Site Characteristics

Location	1919 17 th Avenue
Legal Description	Lot 6, District Lot 343, Cariboo District, Plan 18815
Current Use	Existing Building (0.6 ha) and Vacant Land (2.2 ha)
Site Area	2.8 ha
Growth Management Class	Infill and Growth Priority
Servicing	City services available

Zoning (Amendment Bylaw No. 9134)

Current Zoning	RM5: Multiple Residential and C3: Neighbourhood Commercial
Proposed Zoning	Add "Housing, Supportive" as a principal use within the RM5: Multiple Residential zone only on Lot 6, District Lot 343, Cariboo District, Plan 18815

Surrounding Land Use Table

North	17 th Avenue; Multiple Residential
South	Bowser Avenue; Residential; Vehicle Sales
East	Laneway; Residential
West	Laneway; Multiple Residential; Yew Street; Winnipeg Street

Relevant Applications

Official Community Plan (OCP) Amendment Application No. CP100156 and Rezoning Application No. RZ100638: On September 14, 2020, Council adopted amendment Bylaws No. 9082 and 9083 which amended the OCP to Neighbourhood Centre Corridor and Neighbourhood Centre Residential; and rezoned the subject property to RM5: Multiple Residential and C3: Neighbourhood Commercial.

Development Variance Permit Application No. VP100562: On October 5, 2020, Council approved decreasing the total required parking for Apartment Housing, Row Housing and Stacked Row Housing to 0.6 parking spaces per dwelling, and decreasing the minimum setback between principal buildings from 6.0 m to 2.5 m.

Multiple Residential Development Permit Application No. DP100725: On October 5, 2020, Council approved Multiple Residential Development Permit No. DP100725 for Phase 1 of the proposed mixed-use housing development, which is comprised of six two-storey row houses.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Centre Corridor and Neighbourhood Centre Residential in Schedule B-6: Future Land Use of the OCP. The intent of the Neighbourhood Centre Corridor designation is to increase the mix of uses; support mixed-income and accessible housing opportunities; and support public transportation and walkable communities. The Neighbourhood Centre Corridor designation encourages infill and redevelopment of vacant and underutilized sites (Policy 8.3.45). The intent of the Neighbourhood Centre Residential designation is to provide a variety of housing types, and does not permit non-residential uses beyond arterial and collector streets.

The proposed mixed-use development will complement the surrounding commercial, recreational and institutional uses in the area. This mix of land uses will intensify the vacant and underutilized site while providing residential uses adjacent to walkable amenities, such as public transit and shopping (Policy 8.3.31). The OCP encourages development of a full range of housing types and tenures so that people of all ages, income levels and abilities have housing choices throughout the community (Policy 7.5.9 and 7.5.14). OCP Policy encourages the use of setbacks, landscaping, and/or terracing where higher density housing forms are adjacent to lower density uses (Policy 8.3.38). Should this application be approved, future development will require a Multiple Residential Form and Character Development Permit.

Administration supports this application, as the proposed supportive housing use is consistent with the uses of the surrounding area and aligns with the future land use policy direction of the OCP.

Growth Management

The subject property is identified as Growth Priority and Infill, as per Schedule B-4: Growth Management Class of the OCP. The intent of these designations are to prioritize infill development and encourage utilization of vacant sites (Policy 8.1.1). OCP policy encourages mixed-use development within Neighbourhood Centres and along major streets (Policy 8.1.3). OCP objectives encourage strengthening neighbourhoods within an established area with access to daily amenities, pedestrian connections and transit services.

Administration supports this application, as it is consistent with OCP policy direction for Growth Management to encourage infill of existing vacant and underused sites.

Zoning Bylaw

The subject property is split zoned RM5: Multiple Residential and C3: Neighbourhood Commercial to facilitate a mixed-use housing. The RM5 zone is intended to provide multifamily housing with a maximum density of 125 dwellings/ha for areas. The C3 zone is intended to provide for neighbourhood commercial and complementary residential uses.

The applicant has applied for a site specific text amendment to add “Housing, Supportive” as a principal use to the RM5 zone on the subject property. The addition of the “Housing, Supportive” use to the RM5 zone will facilitate a future supportive housing development for seniors on the subject property. (See Supporting Document).

Administration does not anticipate any negative land use impacts as a result from the proposed “Housing, Supportive” use on the subject property, as the use will be integrated with a variety of other housing forms permitted in the RM5 zone. Administration supports this application, as the proposed zoning is consistent with the policy direction of the OCP.

OTHER CONSIDERATIONS:

Referrals

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

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9134 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 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. 9134, 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. 9134, 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. 9134, 2020 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property on a site specific basis to allow "Housing, Supportive" on the subject property. The addition of the "Housing, Supportive" use to the RM5 zone will facilitate a future supportive housing project for seniors on the subject property.

Administration recommends that Council approve the proposed site specific text amendment for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY:

Kali Holahan, Planner
and
Tristin Deveau, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: December 21, 2020