

# STAFF REPORT TO COUNCIL

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**DATE:** December 20, 2017

**TO:** **MAYOR AND COUNCIL**

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

**SUBJECT:** Rezoning Application No. RZ100568 (Bylaw No. 8885).

Applicant: L&M Engineering Ltd. for 406286 British Columbia Ltd., Inc. No. 406286  
 Location: Southeast corner of the North Nechako Road and Foothills Boulevard intersection

**ATTACHMENT(S):**

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 8885
- Appendix "B" to Bylaw No. 8885
- Conceptual Site Layout
- Community Meeting Summary Report

## RECOMMENDATION(S):

That Council GIVE first two readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 8885, 2017".

## PURPOSE:

The applicant is proposing a 64 lot residential subdivision, with a landscaped buffer and trail along North Nechako Road. To facilitate the proposed development, the applicant has requested that a 11.4 ha portion of the subject property be rezoned from AF: Agriculture & Forestry to RS2: Single Residential and AG: Greenbelt. The 15.6 ha remainder will remain AF: Agriculture & Forestry and U1: Minor Utilities.

Furthermore, the subject property is currently within the Home Business Overlay (HBO) in Schedule "B" to Zoning Bylaw No. 7850, 2007. This application will also facilitate the removal of the subject property from the HBO.

## Background

### Site Characteristics

Location	Southeast corner of North Nechako Road and Foothills Boulevard intersection
Legal Description	Lot 1, District Lot 4050, Cariboo District, Plan 25854
Current Use	Gravel extraction pit
Site Area	27 ha
Future Land Use	Neighbourhood Residential
Growth Management Class	Future Urban
Servicing	City Servicing Available

### Zoning (see Appendix “A” to Bylaw No. 8885)

Current Zoning	AF: Agriculture and Forestry (25.8 ha) U1: Minor Utilities (1.2 ha)
Proposed Zoning	AF: Agriculture and Forestry (14.4 ha) AG: Greenbelt (2.3 ha) RS2: Single Residential (9.1 ha) U1: Minor Utilities (1.2 ha)

### Surrounding Land Use Table

North	North Nechako Road, Single family residential, Greenbelt
South	Gravel extraction pit, Nechako Park, Nechako River
East	North Nechako Road, Single family residential
West	Foothills Boulevard, Gravel extraction pit

### Relevant Applications

Subdivision Application No. SD100549: Pending the approval of Bylaw 8885, 2017 to rezone the subject property, this subdivision application will facilitate the subdivision of a portion of the subject property into 64 residential lots, a landscaped buffer and trail along North Nechako 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. This designation encourages small scale residential development with a density no greater than 22 units per hectare (Policy 8.3.59) that is primarily composed of single family dwellings. This designation also encourages the retention of greenspace to provide residents with recreational opportunities (Policy 8.3.51).

The proposed 64 lot subdivision on approximately 9.1 ha of the subject property will consist of single family dwellings with a residential density of 7 units per hectare. In the event that every unit constructed also develops a secondary suite, the total density would be 14 units per hectare, which is consistent with the OCP future land use designation.

##### Growth Management

The subject property is designated as Future Urban in Schedule B-4: Growth Management of the Official Community Plan. This designation is intended to provide for the gradual expansion of urban areas, with a preference to areas that are adjacent to existing urban areas. The proposal is consistent with the Growth Management designation as the subject property is in close proximity to other residential subdivisions along North Nechako Road.

#### Zoning Bylaw

The subject property is zoned as U1: Minor Utilities and AF: Agriculture & Forestry. The purpose of the U1 zone is to provide for utilities that may only have a minor impact on adjacent uses. This portion of the property is being used as a BC Hydro right of way, and will not be changing as a result of this application.

The intent of the AF zone is to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The property owner would like to rezone a portion of the subject property to RS2: Single Residential (9.1 ha) and AG: Greenbelt (2.3 ha) in order to permit a residential subdivision.

The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The zone also provides for complementary residential related uses that are compatible with the residential character of the area. The proposed RS2 zone will facilitate a future subdivision (SD100549) of a portion of the subject property into a 64 lot residential neighbourhood. This small scale residential development is compatible with the surrounding neighbourhoods and consistent with OCP Policy 8.3.58 that housing should maintain a consistent scale with existing neighbourhoods.

The AG zone is intended to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic views, significant vegetation, and wildlife habitat. The AG zoned portion of the subject property will act as a buffer from North Nechako Road for future residents. This buffer is proposed to contain a multiuse trail, which will improve pedestrian connectivity in the area and support active transportation as per OCP Policies 8.7.2 and 8.7.38.

#### Home Business Overlay (HBO)

The City of Prince George Zoning Bylaw No. 7850, 2007 has three classes of home based businesses: Home Business 1, Home Business 2, and Home Business 3. Only properties within the HBO are permitted a Home Business 3, the least restrictive Home Business class. Home Business 3 permits a greater number of employees, traffic and storage, and is intended for large rural lots. The subject property is currently within the HBO.

As the subject property is proposed to be rezoned to permit smaller lots sizes, Administration recommends that the subject property be removed from the HBO as part of this application to mitigate any negative impacts associated with the Home Business 3 in a residential neighbourhood.

#### **STRATEGIC PRIORITIES:**

This application is consistent with Council's priority to encourage infill development in targeted growth areas.

#### **OTHER CONSIDERATIONS:**

##### **Public Meetings**

On August 22, 2017, the applicant hosted a community meeting for the neighbourhoods surrounding the subject property. Approximately 42 members of the public were in attendance. Major themes in the comments from residents were:

- Concerns about increased traffic on North Nechako Road;
- Concerns about preserving wildlife corridors; and,
- Capacity of neighbourhood schools to accommodate additional families.

A summary of the comments collected are attached. See "Supporting Document – Community Meeting Summary Report" for details.

##### **Land Use Impacts**

The subject property is located adjacent to the North Meadow's subdivision, which is similar to the proposal, being zoned as RS2: Single Residential and the provision of a Greenbelt strip that acts as a buffer from North Nechako Road. The lot sizes of the North Meadow subdivision are comparable to what is being proposed on the subject property. As such, this development will be complimentary to the existing residential in the area.

The remainder of the subject property will continue to operate as a gravel extraction pit and there are gravel pits to the south and west (i.e. across Foothills Boulevard) of the proposed development. The gravel extraction pits will be required to maintain a 100 m buffer between the aggregate removal operations and the proposed developments, and to utilize dust control measures.

As part of this application, a Traffic Impact Study was provided by the applicant. Any improvements to North Nechako Road required to facilitate this proposal will be determined during the detailed design at the Subdivision stage.

##### **Referrals**

This application was referred to internal City divisions and external agencies for comments. To address concerns expressed by the City during the referral process, the applicant provided the following reports:

- A Servicing Study
- A Traffic Impact Study
- A Wildlife Utilization Assessment

These reports have been reviewed by Administration during the referral stage. There are no outstanding concerns regarding the Rezoning Application.

**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. 8885, 2017 approved.

**SUMMARY AND CONCLUSION:**

To facilitate a 64 lot subdivision (SD100549), the applicant has requested to rezone a portion of the subject property from AF: Agriculture and Forestry to RS2: Single Residential and AG: Greenbelt. The AG zone will act as a buffer between the proposed residential development and North Nechako Road, and will include a multi-use trail. Administration supports this application for the reasons outlined in this report.

**RESPECTFULLY SUBMITTED:**



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Ian Wells, General Manager of Planning and Development

**PREPARED BY:** Tristin Deveau, Planner

**APPROVED:**



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Rob Whitwham, Acting City Manager/  
General Manager of Community Services

Meeting date: January 8, 2018