

DATE: August 27, 2018

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: IAN WELLS, GENERAL MANAGER OF PLANNING AND DEVELOPMENT

SUBJECT: Rezoning Amendment Application No. RZ100592 (Bylaw No. 8962).

Applicant: Keystone Architecture & Planning Ltd. for Kelson Investments Ltd., Inc.
No. BC0754748

Location: 4441, 4427 and 4413 Glen Shee Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 8962
- Conceptual Site Layout

RECOMMENDATION(S):

THAT Council:

1. GIVE first two readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 8962, 2018"; and
2. PERMIT that consideration of Final Reading of proposed Bylaw No. 8962 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of Servicing Study
 - b. Lot Consolidation

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the General Manager of Planning and Development.

PURPOSE:

The applicant would like to rezone the subject properties (4441, 4427 and 4413 Glen Shee Road) from C4: Local Commercial and RM4: Multiple Residential to RM5: Multiple Residential to facilitate the construction of a four (4) storey, 50-unit apartment building at 4413 Glen Shee Road.

Site Characteristics

Location	4441, 4427, and 4413 Glen Shee Road
Legal Description	<ul style="list-style-type: none">• Lot A, District Lot 2508, Cariboo District, Plan 20433;• Lot B, District Lot 2508, Cariboo District, Plan 20433; and• Lot A, District Lot 2508, Cariboo District, Plan EPP72193
Property Size	1.5 ha
Official Community Plan	Neighbourhood Centre, Residential; Neighbourhood Centre, Corridor
Growth Management Class	Growth Priority
Servicing	City Services Available

Zoning

Current Use	Vacant Land, Apartment Buildings
Current Zoning	C4: Local Commercial; RM4: Multiple Residential
Proposed Zoning	RM5: Multiple Residential

Surrounding Land Use Table

North	Glen Shee Road, Apartment Buildings
South	Vacant Land
East	Foothills Boulevard; Vacant Land
West	Vacant Land

POLICY/REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject properties are designated as Neighbourhood Centre, Residential and Neighbourhood Centre, Corridors on Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Centre designations support redevelopment and infill housing in existing neighbourhoods with higher density housing forms along arterial and collector streets.

The site proposed for the four (4) storey apartment building is designated Neighbourhood Centre, Corridors. The Neighbourhood Centre, Corridors designation supports 3 to 4 storey apartments and other housing forms having densities ranging from 40 to 135 dwellings per hectare on collector and arterial streets (Policy 8.3.37). The proposal is consistent with the Neighbourhood Corridors designation, as the RM5 zone permits a maximum of four (4) storeys and a maximum density of 125 dwellings/ha. Furthermore, the subject property intended for development is located along Foothills Boulevard, which is considered an arterial street.

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 apartment 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. Additionally, there are sidewalks and bike lanes along Foothills Boulevards, University Way and 15th Avenue.

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

Zoning Bylaw

The subject properties are zoned RM4: Multiple Residential and C4: Local Commercial. The RM4 zone is intended to provide for multiple housing with a maximum density of 90 dwellings/ha. The purpose of the C4: Local Commercial zone is to provide for local commercial areas and complementary residential uses. The applicant has applied to rezone 4441, 4427 and 4413 Glen Shee Road to RM5: Multiple Residential, as shown on Appendix "A" to Bylaw No. 8962. The RM5 zone is intended to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing.

As shown on the Conceptual Site Plan attached, this application will facilitate the construction of a 50-unit, four (4) storey apartment building on 4413 Glen Shee Road. Currently there are two (2), three (3) storey, 36-unit apartment buildings at 4441 and 4427 Glen Shee Road. While the RM4 zone permits the proposed density (124 units), the proposed four (4) storeys exceeds the maximum allowable height of three (3) storeys in the RM4 zone. Therefore the applicant has applied to rezone the subject properties to RM5: Multiple residential to allow for a four (4) storey apartment building.

The proposed form and density of the RM5 zone is supported by the Neighbourhood Corridors and Growth Priority designations of the Official Community Plan (OCP), and is consistent with existing apartment buildings on Glen Shee Road. Therefore, Administration supports the proposed rezoning as per the rationale above.

STRATEGIC PRIORITIES:

The proposed Zoning Bylaw amendment is consistent with Council's strategic priority to enhance access to all types of housing, create an inclusive community and prioritize active modes of transportation.

OTHER CONSIDERATIONS:

Land Use Impacts

The subject properties are located on Glen Shee Road, near the intersection of two arterial streets (University Way and Foothills Boulevard). The site of the proposed apartment building (4413 Glen Shee) is currently undeveloped, and lies immediately east of two (2) existing apartments (Forest Glen Apartments) and south of two (2) additional apartments (Carriage House Apartments). The proposed apartment is consistent with the surrounding land uses.

The City of Prince George Transit Future Plan suggests that medium and higher density development can better support transit because a greater number of potential transit users are located within walking distance of a transit stop or station, thus maximizing the potential transit customer base and leading to increased ridership. As noted above, this proposed development is within close proximity to transit stops, therefore supporting Council's priority to support active modes of transportation.

The applicant has provided a traffic summary report that considered existing traffic volumes at the Glen Shee Road and Foothills Boulevard intersection, an estimate of development traffic volumes, and an identification of any potential impacts caused by the proposed development. The report concluded that additional traffic generated from the proposed development would be accommodated with the current intersection configuration and traffic control.

Should the proposed rezoning be supported, a Multiple Residential Form and Character Development Permit would be triggered prior to development of the subject property. The objective of this development permit area is to diversify housing stock options that provide for an appropriate level of design and site layout compatibility with and complementary to adjacent uses, consider human-scale and provide the City with the ability to tailor new multiple residential area sites to local site conditions and area character. At the time of Development Permit, Administration works with the applicant to ensure that the proposal meets the intent of the Multiple Residential Development Permit Area guidelines, and the requirements of the Parking and Landscaping Sections of the Zoning Bylaw.

As the proposal is consistent with the surrounding land uses and supports an active transportation network, Administration supports this application.

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during 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. 8962 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Lot Consolidation

Currently, the subject properties are three legal parcels. In order to accommodate proposed rezoning, the Department recommends that the lots be consolidated.

Administration recommends that Final Reading of Bylaw No. 8962 be withheld until confirmation of the lot consolidation is received to the satisfaction of Administration.

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. 8962 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject properties from C4: Local Commercial and RM4: Multiple Residential to RM5: Multiple Residential to facilitate the construction of a four (4) storey, 50-unit apartment building at 4413 Glen Shee Road. Administration supports this application for the reasons outlined in this report.

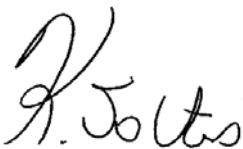
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: September 17, 2018