

STAFF REPORT TO COUNCIL

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DATE: November 8, 2018

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Rezoning Amendment Application No. RZ100606 (Bylaw No. 8987)

Applicant: Scott Atherton
Location: 4585 Martin Road

ATTACHMENT(S): - Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 8987

RECOMMENDATION(S):

THAT Council GIVE first two readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 8987, 2018".

PURPOSE:

The applicant would like to rezone the subject property located at 4585 Martin Road from RS1m: Suburban Residential to RS2m: Single Residential to facilitate a proposed subdivision to create one (1) additional lot.

Site Characteristics

Location	4585 Martin Road
Legal Description	Lot 7, District Lot 2424, Cariboo District, Plan 9705
Current Use	Residential
Site Area	1580 m ²
OCP Designation	Neighbourhood, Residential
Growth Management Class	Infill
Servicing	Water and Sanitary connections

Zoning (see Appendix "A" to Bylaw No. 8987)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RS2m: Single Residential

Surrounding Land Use Table

North	Martin Road; Suburban Residential; Rural Residential
South	Suburban Residential
East	Suburban Residential
West	Suburban Residential

Relevant Applications

Subdivision Application No. SD100584: The applicant has applied to create one (1) additional lot at 4585 Martin Road.

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 encourages development that is consistent with form and character of existing neighbourhoods (Policies 8.3.58 and 8.3.62) and permits housing forms with a density of less than 22 units/ha (Policy 8.3.59) The OCP supports infill and redevelopment in existing neighbourhoods that is incremental, respects the scale and character of the existing neighbourhood and has relatively minor immediate impacts on the surrounding area (Policies 8.3.45, 8.3.48). As identified above, the applicant has proposed to rezone the subject property to facilitate a proposed subdivision of the subject property to create one (1) additional lot.

The permitted uses and density in the proposed RS2m: Single Residential zone is consistent with the above mentioned OCP policy.

Growth Management

The subject property is designated as Infill in 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 Infill 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 redevelopment within an established neighbourhood, and will utilize existing City infrastructure. The redevelopment of existing properties within an existing neighbourhood is consistent with the Growth Management Infill designation.

Zoning Bylaw

The subject property is zoned RS1m: Suburban Residential and has a house on the east portion of the property. The RS1m zone is intended to foster a suburban lifestyle on properties larger than 845 m² and provide for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing.

The property owner would like to rezone the subject property from RS1m: Suburban Residential to RS2m: Single Residential in order to facilitate the future subdivision of the parcel to create one (1) new lot. The RS2m zone is intended to foster an urban lifestyle on properties larger than 500 m² and provide for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m also allow for manufactured housing.

Table 1. Zoning Comparison

	RS1m: Suburban Residential	RS2m: Single Residential
Subdivision Regulations		
Minimum Lot Width	20.0 m	15.0 m
Minimum Lot Area	845 m ²	500 m ²
Maximum Lot Area	0.4 ha	
Development Regulations		
Maximum Site Coverage	30%	40%
Maximum Height	10.0 m	10.0 m
Minimum Setbacks	Interior Side Yard: 1.2m Front Yard: 4.5m Rear Yard: 6.0m	Interior Side Yard: 1.2m Front Yard: 4.5m Rear Yard: 6.0m

The existing property is approximately 39.0 m wide and has a lot area of 1580 m². As shown above in Table 1., the minimum lot width and lot area of the RS2m zone is less than the RS1m zone and therefore facilitates the proposed subdivision. Through the subdivision process, the proposed lots would need to meet the minimum site area and lot width of the RS2m zone. Furthermore, the existing house would also need to meet the minimum interior side yard setback from the newly created interior lot line.

The parcel is surrounded by properties that range in size from 788.9 m² to 10611.8 m² and a mix of zones (i.e. AR3m, RS1m and RS2m), with the nearest RS2m zone within 40 meters of the subject property. The proposed RS2m zone is consistent with the form and character of the area and the density supported in the OCP, therefore, Administration supports this application.

Referrals

This application was referred to internal City divisions and external agencies for comment and there were no concerns.

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. 8987, 2018 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to rezone the subject property located at 4585 Martin Road from RS1m: Suburban Residential to RS2m: Single Residential to facilitate a proposed subdivision to create one (1) additional lot. Administration is in support of this application for the reasons outlined in this report.

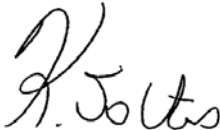
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:



Kathleen Soltis, City Manager

Meeting date: November 26, 2018