

STAFF REPORT TO COUNCIL

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DATE: May 16, 2019

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Rezoning Amendment Application No. RZ100601 (Bylaw No. 8978).

Applicant: Sukhvinder Singh Khatra for Harbans Kaur Khatra and Kuljit Kaur Khatra
Location: 7930 Bunce Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" to Bylaw No. 8978
- Exhibit "A" to RZ100601

RECOMMENDATION(S):

THAT Council:

GIVE first two readings to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 8978, 2019."

PURPOSE:

The applicant has applied to rezone the subject property from AR3: Rural Residential to RS1: Suburban Residential as shown on Appendix "A" to Bylaw No. 8978. The purpose of this application is to facilitate a two (2) lot subdivision, as shown on Exhibit "A" to RZ100601.

Site Characteristics

Location	7930 Bunce Road
Legal Description	Lot 3, District Lot 1599, Cariboo District, Plan BCP32185
Property Size	0.4 ha
Official Community Plan	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix "A" to Bylaw No. 8978)

Current Use	Residential
Current Zoning	AR3: Rural Residential
Proposed Zoning	RS1: Suburban Residential

Surrounding Land Use

North	Rural Residential
South	Rural Residential
East	Suburban Residential
West	Bunce Road; outdoor recreation commercial (golf course)

Concurrent Applications:

Variance Permit No. VP100538: The applicant would like to subdivide the subject property into two (2) residential lots. In order to facilitate a future subdivision application, the applicant has applied to vary the minimum lot width requirement for proposed Lot B from 20.0 m to 16.4 m. The proposed subdivision layout is identified on Exhibit "A" to RZ100601. Should Council approve Rezoning Application No. RZ100601, Administration will move forward with VP100538 for Council's consideration.

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 OCP. The Neighbourhood Residential designation encourages development that is consistent with form and character of the existing neighbourhood (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 (Policy 8.3.45).

Administration supports this application as it is consistent with the policy direction for the Neighbourhood Residential designation of the OCP.

Growth Management

The subject property is also designated as Infill in Schedule B-4: Growth Management of the OCP, which encourages infill and redevelopment within this designation (Policy 8.3.45 and Policy 11.4.1). The Infill designation also encourages incremental, small-scale redevelopment where the development will have minor impacts and is well suited to the surrounding neighbourhood (Policy 8.3.48).

The proposed rezoning will facilitate redevelopment within an established neighbourhood, and will utilize existing City Infrastructure. Therefore, Administration supports this application as it is consistent with the Future Land Use and Growth Management OCP policy direction.

Zoning Bylaw

The subject property is zoned AR3: Rural Residential. The purpose of the AR3 zone is to foster a suburban lifestyle primarily on properties larger than 0.4 ha and provide complementary residential related uses that are compatible with the rural character of the area.

As indicated above, the applicant has applied to rezone the subject property from AR3: Rural Residential to RS1: Suburban Residential, as shown on Appendix "A" to Bylaw No. 8978. The intent of the RS1 zone is to foster a suburban lifestyle on properties larger than 845 m². This zone also provides for complementary residential related uses that are compatible with the residential character of the area.

For Council's consideration, Administration has provided a zoning regulation comparison between the existing AR3: Rural Residential, and the proposed RS1: Suburban Residential zone.

Table 1: Zoning Comparison

	AR3: Rural Residential	RS1: Suburban Residential
Subdivision Regulations		
Minimum Lot Width	35.0 m	20.0 m
Minimum Lot Area	0.4 ha	845 m ²
Maximum Lot Area	N/A	0.4 ha
Development Regulations		
Maximum Site Coverage	30%	30%
Maximum Height	10.0 m	10.0 m
Minimum Setbacks	Interior Side Yard: 1.2m Exterior Side Yard: 3.0 m Front Yard: 4.5m Rear Yard: 6.0m	Interior Side Yard: 1.2m Exterior Side Yard: 3.0 m Front Yard: 4.5m Rear Yard: 6.0m

As identified in Table 1 above, the application will have the same site coverage, setbacks and height for any new principal and accessory development on the subject property. The residential neighbourhood to the east is zoned as RS1, and has similar lot sizes to the proposed subdivision of the subject property. In addition to consistency with the RS1 development regulations, the subject property is also surrounded by a mix of residential zones (i.e. AR3m, AR3 and RS1). Furthermore, servicing (i.e. water and sanitary) is available along Bunce Road to facilitate a smaller lot size.

Therefore, Administration is supportive of this application as the proposed rezoning is consistent with policy direction of the OCP.

Referrals

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

Ministry of Transportation and Infrastructure:

The subject property is within 800 m of a controlled access highway and will require Ministry of Transportation and Infrastructure approval under Section 52 of the *Transportation Act*.

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. 8978, 2019 be approved.

SUMMARY AND CONCLUSION:

The application would like to rezone the subject property from AR3: Rural Residential to RS1: Suburban Residential. The application would facilitate a future two (2) lot subdivision on the subject property. Administration is in support of this application for the reasons outlined in this report.

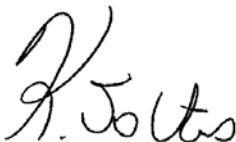
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: May 27, 2019