

STAFF REPORT TO COUNCIL

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DATE: October 26, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Rezoning Amendment Application No. RZ100735 (Bylaw No. 9283)

APPLICANT: Scouten Engineering for Kidd Real Estate Holdings Ltd., Inc. No. BC0821509

LOCATION: 4922 Chief Lake Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9283

RECOMMENDATION(S):

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9283, 2021".
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9283, 2021 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Traffic Impact Analysis;
 - b. Receipt of a Servicing Brief;
 - c. Receipt of a Geotechnical Report; and
 - d. Registration of a Section 219 Covenant that:
 - i. Restricts the maximum density to 22 dwelling units per hectare;
 - ii. Prohibits apartment housing;
 - iii. Limits four-unit housing and row housing to no more than 20% of the total dwelling units;
 - iv. Limits two-unit housing to no more than 20% of the total dwelling units;
 - v. Prohibits secondary suites within two-unit housing, four-unit housing and row housing;
 - vi. Restricts two-unit housing being located adjacent to two-unit housing; and
 - vii. Restricts two-unit housing with symmetrical facades.

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

PURPOSE:

The applicant is proposing to rezone 4922 Chief Lake Road (subject property) to facilitate a bareland strata development offering a mix of housing forms including single detached, two-unit, four-unit, and row housing. To facilitate the proposed development, the applicant has applied to rezone the subject property from RS1m: Suburban Residential to RM1: Multiple Residential, as shown on Appendix “A” to Bylaw No. 9283.

Site Characteristics

Location	4922 Chief Lake Road
Legal Description	Lot 2, District Lot 2424, Cariboo District, Plan 33278
Current Use	Vacant Land
Site Area	3.8 ha (9.5 acres)
Future Land Use	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9283, 2021)

Current Zoning	RS1m: Suburban Residential
Proposed Zoning	RM1: Multiple Residential

Surrounding Land Use

North	Residential
South	Residential; Chief Lake Road
East	Residential; Peter Road
West	Vacant Land; Sparwood Road

Relevant Applications

Official Community Plan Amendment Application No. CP100172 (Bylaw No. 9197) and Rezoning Amendment Application No. RZ100701 (Bylaw No. 9198): On July 26, 2021, Council considered an Official Community Plan Amendment and Rezoning Application for First and Second Reading. The application was intended to facilitate development of three, three-storey apartment buildings totaling 120 units on the subject property and adjacent property located at 8700 Sparwood Road. Council concurred with Administration to deny the application as the proposed density and building form did not suit the form and character of the surrounding neighbourhood, and did not align with policy direction provided by the Official Community Plan.

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 (OCP). This designation encourages development that is consistent with the form and character of the existing neighbourhood (Policy 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 (Policy 8.3.45 and 8.3.48).

The applicant is proposing to develop a bareland strata offering a mix of housing forms including single detached, two-unit, four-unit, and row housing. The applicant has offered to register a Section 219 Covenant on the legal title of the subject property to limit density to 22 units/ha, and to prohibit apartment housing. This is consistent with the Neighbourhood Residential designation and density provisions identified by the OCP. The applicant has additionally offered to register a Section 219 Covenant to limit four-unit housing and row housing to no more

than 20% of the total dwelling units (i.e., up to 17 dwelling units), limit two-unit housing to no more than 20% of the total dwelling units (i.e., up to 8 two-unit houses, totaling up to 16 dwelling units), and prohibit secondary suites from within two-unit housing, four-unit housing and row housing. OCP Policy encourages comprehensive design through the Development Permit process (OCP Policy 8.3.61) and integration of row housing with the overall neighbourhood (OCP Policy 8.3.63). The remainder of the subject property will consist of approximately 50 single detached houses. The proposed residential development will create infill and redevelopment of an underutilized site that respects the character of the existing neighbourhood.

The proposed rezoning is consistent with the Future Land Use designation. Administration supports the proposed rezoning to facilitate a mix of housing forms on the subject property.

Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. This designation is intended to encourage utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). City water and sanitary sewer services are available from Chief Lake Road.

Administration supports this application, as it is consistent with the OCP Future Land Use and Growth Management policy direction of the OCP.

Development Permit

OCP Policy 8.3.61 states that where two-unit housing is clustered together (6 units or more) as a single project, the comprehensive design and plan shall be subject to the Development Permit process. OCP Policy also encourages row housing to be integrated with the overall neighbourhood and does not support large concentrations of townhouses (OCP Policy 8.3.63). Development of the proposed RM1: Multiple Residential zone will trigger a Multiple Residential Form and Character Development Permit.

The Multiple Residential Form and Character Development Permit area is intended to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complementary to adjacent uses; considers the human-scale; and provides the City with the ability to tailor new multiple residential area sites to local site conditions and area character. Through the Development Permit process, the City will review that the proposed development is designed to reflect local identity, align with design guidelines, and enhance the built environment (OCP Policy 8.2.10).

The City may consider the following criteria to determine proposed land use suitability: location; lot size; site access; volume of site usage and traffic; parking; landscaping and screening; development size, massing, and quality of design (OCP Policy 8.3.7). Through the Development Permit process, the proposed development will be comprehensively designed to integrate the proposed multifamily buildings throughout the proposed development.

City of Prince George Housing Needs Report

The City's [Housing Needs Report dated December 2021](#), notes a need for a variety of housing types. The proposed rezoning would provide housing options for residents.

Zoning Bylaw

The subject property is zoned as RS1m: Suburban Residential. The RS1m zone is intended to foster a suburban lifestyle on properties larger than 845 m² and permits residential related uses that are compatible with the residential character of the area. The "m" designation allows for manufactured housing.

The applicant has applied to rezone the subject property from RS1m to RM1: Multiple Residential to facilitate a bareland strata development offering a mix of housing forms including single detached, two-unit, four-unit, and row housing. The RM1 zone is intended to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha. As previously mentioned, the applicant has offered to register a Section 219 Covenant to limit density to 22 units/ha and to prohibit apartment housing.

The RS1m and RM1 zoning regulations are compared below in Table 1.

Table 1: Zoning Comparison of RS1m and RM1

Regulations	RS1m: Suburban Residential	RM1: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Single Detached • Housing, Manufactured 	<ul style="list-style-type: none"> • Community Care Facility, Major • Community Care Facility, Minor • Housing, Apartment* • Housing, Four-Unit • Housing, Row • Housing, Single Detached • Housing, Two-Unit
Secondary Uses	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Secondary Dwelling • Secondary Suite 	<ul style="list-style-type: none"> • Bed & Breakfast only in single detached and two-unit housing • Home Business 1 • Home Business 2 only in single detached and two-unit housing • Secondary Suite only in single detached
Site Coverage	30%	45%
Max. Height	10.0 m	10.0 m
Min. Front Yard Setback	4.5 m	4.5 m
Min. Interior Side Yard Setback	1.2 m	1.2 m
Min. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

*The applicant has volunteered to restrict this use through registration of a Section 219 Covenant.

As identified in Table 1 above, the RM1 zone permits additional housing forms. The development regulations are virtually identical except for site coverage. The RM1 zone allows a larger percent of a site to be covered with buildings and structures.

The surrounding area is a mix of RS1m, RS2m and AR3m zones with varying lot sizes. The proposed bareland strata development is intended to offer a mix of housing forms with consistent development regulations (i.e., setbacks, height) to the surrounding residential uses. As previously mentioned, the proposed development will be predominantly developed as single detached housing. The applicant has offered to register a Section 219 Covenant to limit four-unit housing and row housing to no more than 20% of the total dwelling units (i.e., up to 17 dwelling units), and limit two-unit housing to no more than 20% of the total dwelling units (i.e., up to eight two-unit houses, totaling up to 16 dwelling units).

As the application is consistent with the policy direction of the OCP, Administration supports this application.

OTHER CONSIDERATIONS:

Referrals

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

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

Traffic Impact Analysis

A Traffic Impact Analysis prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required to address technical issues related to traffic for the proposed development. This includes details such as proposed trip generation, distribution, and turning movements, including a potential connection to Sparwood Road, and recommendations to reduce the impacts associated with traffic.

Administration recommends that the Public Hearing for Bylaw No. 9283, 2021 be withheld until a Traffic Impact Analysis has been prepared and submitted to the satisfaction of Administration.

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. 9283, 2021 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Geotechnical Report

A Geotechnical Report prepared and sealed by a Geotechnical Engineer registered in the Province of British Columbia is required. Portions of the subject property comprise of significant slopes as identified on Schedule B-3: Significant Slopes of OCP Bylaw No. 8383, 2011. Due to the topography of the subject property a geotechnical overview that addresses slope stability, soil permeability, and soil conditions respecting fill material is required.

Administration recommends that Final Reading of Bylaw No. 9283, 2021 be withheld until a Geotechnical Overview has been prepared and submitted to the satisfaction of Administration.

Section 219 Covenant

In order to ensure the proposed density and housing forms align with the OCP Future Land Use, the applicant has volunteered to limit density to 22 units/ha and to restrict apartment housing. The covenant will additionally limit four-unit housing and row housing to no more than 20% of the total dwelling units, limit two-unit housing to no more than 20% of the total dwelling units and prohibit secondary suites from within two-unit housing, four-unit housing and row housing.

The applicant has further indicated that the Section 219 Covenant will ensure the construction of two-unit housing is asymmetrical and looks like two distinct dwellings (i.e., varying roof lines and using multiple materials for the exterior finish). The covenant will also ensure that two-unit housing is limited and dispersed throughout the RM1 zone (i.e., not adjacent).

Administration recommends that Final Reading of Bylaw No. 9283, 2021 be withheld until the Section 219 Covenant has been submitted to the satisfaction of Administration and registered to the legal title of the subject property.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9283, 2021 requires the Ministry of Transportation and Infrastructure's approval prior to Final Reading and adoption.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the Local Government Act, a public hearing regarding this application will not be held as the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011."

As per the requirements set out in the Local Government Act and "City of Prince George Development Procedures Bylaw No. 7635, 2005", in advance of First and Second Reading of the proposed bylaw, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests in property may be affected by this application. In addition, notice will be published to the City's website and Facebook page as per "City of Prince George Public Notice Bylaw No. 9329, 2022".

Members of the public wanting to provide comment on the application may submit written correspondence to Council. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the 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. 9283, 2021 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone 4922 Chief Lake Road from RS1m: Suburban Residential to RM1: Multiple Residential, as shown on Appendix "A" to Bylaw No. 9283. The purpose of this application is to facilitate a bareland strata development offering a mix of housing forms. Administration is supportive of this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Planner II

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/11/28