

STAFF REPORT TO COUNCIL

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DATE: September 13, 2021

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Development Variance Permit Application No. VP100598

Applicant: Station One Architects for Kelson Investments Ltd., Inc. No. BC0754748
 Location: 1755 Foothills Boulevard

ATTACHMENT(S):

- Location and Existing Zoning Map
- Development Variance Permit No. VP100598
- Exhibit "A" to VP100598
- Exhibit "B" to VP100598

RECOMMENDATION(S):

1. THAT Council APPROVE Development Variance Permit No. VP100598 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 1, District Lot 2508, Cariboo District, Plan EPP72103 as follows:
 - a. Vary Section 10.13.5 3. by increasing the maximum height of Building A from 15.0 m to 16.3 m, as shown on Exhibit "A" and "B" to VP100598.

PURPOSE:

The applicant has applied to vary the development regulations of the RM5: Multiple Residential zone to facilitate the development of one (1) apartment building (Building A) at 1755 Foothills Boulevard (subject property). The applicant has applied for a variance to increase the maximum height from 15.0 m to 16.3 m for a portion of Building A (approximately 25%), as shown on Exhibit "A" to VP100598. The location of Building A is identified on the attached Exhibit "B" to VP100598.

The applicant plans to construct two (2) apartment buildings (Building A and Building B) on the subject property. Building A is scheduled for construction this year while Building B is tentatively scheduled to start construction next year. Any variances required for Building B will be submitted for Council Consideration at a future council meeting.

Background

Site Characteristics

Location	1755 Foothills Boulevard
Current Use	Undeveloped Multiple Residential land
Site Area	2.5 ha (6.17 acres)
Zoning	RM5: Multiple Residential and AG: Greenbelt

Official Community Plan

Future Land Use	Neighbourhood Centre, Corridor; Neighbourhood Centre, Residential and Rural Resource
Growth Management	Infill, Growth Priority and Rural Resource

Surrounding Land Use Table

North	Multiple Residential Development (i.e Forest Glen and Carriage House Apartments)
South	BC Hydro Station and Ginters Recreational Trail
East	18 th Avenue and Foothills Boulevard
West	AG: Greenbelt and Tyner Boulevard

Relevant Applications

Official Community Plan Amendment No. CP100149 (Bylaw No. 8994, 2019) and Rezoning Application No. RZ100612 (Bylaw No. 8995, 2019): The subject property was rezoned from RM3: Multiple Residential, AR2: Rural Residential and AG:Greenbelt to AG: Greenbelt and RM5: Multiple Residential. The Bylaw No. 8994 and 8995 was approved by Council on July 29, 2019.

Multiple Residential Development Permit No. DP100792: The applicant has applied for a Multiple Residential Development Permit to facilitate the development and construction of Building A on the subject property. The issuance of the Development Permit is pending Council Consideration of the Development Variance Permit No. VP100598. A future Multiple Residential Development Permit will be required prior to Construction of Building B.

Building Permit No. BP041728: The applicant has applied for a Foundation Only Building Permit for the construction of Building A. The Foundation Only Building Permit was issued based on the height of the building meeting the 15.0 m height requirement under the RM5 zone. The applicant will revise the building height pending Council's approval of this Variance Permit.

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RM5: Multiple Residential and AG: Greenbelt. The purpose of the AG: Greenbelt zone is to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards.

The purpose of the RM5: Multiple Residential zone is to provide for multi-family housing with a maximum density of 125 dwellings/ha for areas defined by the Official Community Plan (OCP) as suitable for higher density housing. The maximum permitted height is 15.0 m and maximum number of storeys permitted is four (4) storeys. In addition, the subject property is partially designated as Neighbourhood Centre, Corridor that only permits four (4) storey apartment buildings outside of the Downtown and Queensway.

The applicant has applied to vary the height of Building A by increasing the maximum permitted height from 15.0 m to 16.3 m, as shown on Exhibit "A" to VP100598.

Administration is supportive of the increase in height from 15.0 m to 16.3 m as shown on Exhibit "A" to VP100598 for the following reasons:

- The increase in height will provide roof articulation and visual interest on the main entrance and corner units as shown on Exhibit "A" to VP100598;
- The difference between the permitted height and proposed height is 1.3 m, which is minor in nature and not anticipated to negatively impact adjacent parcels;
- The remainder of the building (approximately 75%) has a height of 12.7 m which is below the permitted 15.0 m height; and
- Building A will be four (4) storeys in height, which meets the zoning regulations of the RM5 zone and the Neighbourhood Corridor designation of the OCP.

OTHER CONSIDERATIONS:

Notification to Property Owners

During the COVID-19 pandemic, City Council authorized by resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. Members of the public wanting to provide comment on the application, may submit written correspondence.

As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 7635, 2005”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. 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 and granting of the permit 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.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that the Development Variance Permit No. VP100598 be approved.

SUMMARY AND CONCLUSION:

The applicant will be constructing two (2) apartment buildings (Building A and Building B) on the subject property. To facilitate the construction of Building A, the applicant has applied to vary the maximum permitted height from 15.0 m to 16.3 m as shown on Exhibit “A” to VP100598. Administration supports the application for the rationale outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

Prepared By: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager

Meeting date: October 4, 2021