

# STAFF REPORT TO COUNCIL

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**DATE:** October 29, 2021

**TO:** **MAYOR AND COUNCIL**

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

**SUBJECT:** Development Variance Permit Application No. VP100605

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. VP100605
- Exhibit "A" to VP100605
- Exhibit "B" to VP100605
- Letter of Intent

## RECOMMENDATION(S):

1. THAT Council APPROVE Development Variance Permit No. VP100605 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for Lot 1, District Lot 2508, Cariboo District, Plan EPP72103, as follows:
  - a. Vary Section 10.13.5 3. to increase the maximum height from 15.0 m to 18.72 m for Building B, as shown on Exhibit "A" to VP100605; and
  - b. Vary Section 10.13.5 4. to increase the maximum number of storeys from four (4) to five (5) for Building B, as shown on Exhibit "A" to VP100605.

## PURPOSE:

The applicant has applied to vary the development regulations to the RM5: Multiple Residential zone to facilitate the development of one (1) 95 unit apartment building (Building B) at 1755 Foothills Boulevard (subject property). The applicant has applied for a variance to increase the maximum height from 15.0 m to 18.72 m and increase the number of storey's from four (4) to five (5) as shown on Exhibit "A" to VP100605. The location of Building B is identified on the attached Exhibit "B" to VP100605.

The applicant is constructing 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.

## Background

### Site Characteristics

Location	1755 Foothills Boulevard
Current Use	Multiple Residential zoned land
Site Area	2.5 ha (6.17 acres)
Zoning	RM5: Multiple Residential (1.88 ha) and AG: Greenbelt (0.62 ha)

### Official Community Plan

Future Land Use	Neighbourhood Centre, Corridor
Growth Management	Infill

### 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 <sup>th</sup> 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 construction of two (2) apartment buildings on the subject property. The issuance of the Development Permit is pending Council Consideration of the Development Variance Permit No. VP100605.

**Development Variance Permit No. VP100598:** The applicant applied for a Development Variance Permit to increase the maximum height for Building A from 15.0 m to 16.3 m. The Development Variance Permit was reviewed and approved by Council on the October 4, 2021 Council Meeting.

**Building Permit No. BP041728:** The applicant has applied for a Building Permit for the construction of Building A. The Variance Permit and Development Permits are required for Building A, prior to issuance of the Building 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 primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards. The AG: Greenbelt zoned portion is consistent with the significant slope designation of the site adjacent to University Way.

The purpose of the RM5 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 for the RM5: Multiple Residential zone. In addition, the subject property is designated as Neighbourhood Centre, Corridor which only permits four (4) storey apartment buildings outside of the Downtown and Queensway area.

The applicant has applied to increase the maximum permitted height from 15.0 m to 18.72 m and increase the maximum number of storeys from four (4) to five (5) storeys for a portion (approximately 75%) of the proposed 95 unit apartment building as shown on Exhibit "A" to VP100605. In reviewing a Development Variance Permit application, administration takes into consideration, site characteristics, building design and other buffering mechanisms to mitigate impacts to adjacent uses. The applicant supplied a letter of intent for rationale for the increase in height and the number of storey's that is attached to this report for Councils consideration.

### Site Characteristics

The subject property has a significant slope near the rear of the property with an elevation change of 14 m (625m - 611 m) from the rear property line. The applicant is proposing to construct Building B near the rear property line to reduce the impact of the increased massing to the adjacent apartment buildings, Foothills Boulevard and 18<sup>th</sup> Avenue. In addition, Building B is being constructed adjacent to the AG: Greenbelt zoned portion of the property, the AG: Greenbelt portion is not able to be further developed due to the topography of the site and must remain vegetated and undisturbed. The applicant has provided a cross section of the slope in relation to Building B in the attached Letter of Intent.

The increase in height and number of storeys is not anticipated to negatively impact adjacent uses as building will be located away from adjacent multiple residential uses to the north, Foothills Boulevard and 18<sup>th</sup> Avenue to the east. In addition, the area located to the south of Building B is designed as an outdoor amenity space with a playground and gathering area for residents with no further development for this portion of the property. A future phase of development will be located near the front of the property line as shown on Exhibit "B" to VP100605.

### Site and Building Design

As indicated previously, a portion (approximately 75%) of Building B is proposed to have the increased height to 18.72 m and increase in the number of storeys from four (4) to five (5), as shown on Exhibit "A" to VP100605. The applicant is reducing the massing impacts by stepping down the building to four (4) storeys as the building transitions to the adjacent apartment building (Building A) to the north that is also four storeys, with the outdoor amenity to the south as shown on Exhibit "B" to VP100605.

The increase in height on Building B also accommodates architectural design features for the building and roof articulation that provides a contemporary design and form that will provide visual interest to the building. In addition, the roof articulation will allow for vaulted ceilings in the corner units and that will allow for larger windows and increased natural light to the building and entry ways.

The applicant has designed the building and site to mitigate the impacts from the increase in the height and number of storeys for Building B to adjacent uses, by locating Building B as close to the rear property line and AG: Greenbelt zoned portion of the property. In addition to stepping down the building from five (5) to four (4) storeys at the corners of the building to match Building A to the north. The increase in height will allow for architectural features for entry ways and roof articulation that will provide a contemporary design and form to the area.

Administration is supportive of the proposed variance as per the rationale provided in this report.

### **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 variance for increase in height from 15.0 m to 18.72 m and increase in the number of storeys from four (4) to five (5) for Building B as shown on Exhibit "A" and "B" to VP100605 be approved.

**SUMMARY AND CONCLUSION:**

The applicant will be constructing two (2) apartment buildings (Building A and Building B) on the subject property. In order to facilitate the construction of Building B, the applicant has applied to vary the maximum permitted height from 15.0 m to 18.72 m, as shown on Exhibit "A" to VP100605. Administration recommends that Council approve the variance request for Building B as shown on Exhibit "A" and "B" to VP100605 as per the rationale provided above.

**RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

**Prepared By:** Melissa Nitz, Planner

**APPROVED:**

Walter Babicz, City Manager  
Meeting date: November 22, 2021