

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: November 17, 2021

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100597

Applicant: Station One Architects for Pacific Peace Properties Inc., Inc. No. BC1190275
Location: 1330-1380 Foothills Boulevard

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100597
Exhibit "A" to VP100597
Letter of Intent from applicant

RECOMMENDATION(S):

That Council:

1. **APPROVES** Development Variance Permit No. VP100597 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 95, District Lot 2507, Cariboo District, Plan 20259 as follows:
 - a. Vary Table 7-4 by reducing the total required parking stalls from 170 to 154 as shown on Exhibit "A" to VP100597.

PURPOSE:

The applicant has applied to reduce the required number of parking stalls from 170 to 154 for 1330-1380 Foothills Boulevard (subject property) as shown on Exhibit "A" to VP100597. The subject property currently contains two (2) existing apartment buildings with 93 existing stalls. In order to facilitate the development of one (1) new 60 unit apartment building ("Building C") the applicant has applied to reduce the total required parking stalls from 170 to 154, which would permit a 16 parking stall reduction on the overall site.

The applicant does not have immediate plans for construction of Building A and Building B as shown on Exhibit "A" to VP100597 as they are proposing a 15 year build out of the remaining apartments. Any variances required for any future buildings will be submitted for Council Consideration at a future council meeting.

Background

Site Characteristics

Location	1330-1380 Foothills Boulevard
Current Use	Lot 95, District Lot 2507, Cariboo District, Plan 20259
Site Area	1.93 ha (4.76 acres)
Zoning	RM5: Multiple Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Centre Corridor
Growth Management	Growth Priority

Surrounding Land Use Table

North	Antler Park, Residential and Mica Avenue
South	Undeveloped Commercial Property; Religious Assembly and 15 th Avenue
East	Antler Park; Residential and Antler Avenue
West	Foothills Boulevard; Residential and Multiple Residential

Relevant Applications

Official Community Plan Amendment No. CP100175 (Bylaw No. 9204, 2021) and Rezoning Application No. RZ100699 (Bylaw No. 9205, 2021): Council approved the OCP amendment from Neighbourhood Centre Residential to Neighbourhood Centre Corridor (Bylaw No. 9204) and rezoning from RM3: Multiple Residential to RM5: Multiple Residential (Bylaw No. 9205) on November 8, 2021. The application will facilitate the construction of three (3) new apartment buildings on the subject property over the next 15 year build out of the site.

Multiple Residential Development Permit No. DP100796 : The applicant has applied for a Multiple Residential Development Permit to facilitate the construction of one (1) 60 unit apartment (Building “C”). The issuance of the Development Permit is pending Council Consideration of the Development Variance Permit No. VP100597.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RM5: Multiple Residential. 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 applicant has applied to reduce the total required parking stalls from 170 to 154, as shown on Exhibit “A” to VP100597. The parking and loading requirements are identified in Table 7-4: Parking Requirements of the Zoning Bylaw No. 7850, 2007 for apartment, housing. The required parking is as follows:

- 1 per studio dwelling, plus 1 per 1 bedroom dwelling, plus 1.5 per 2 bedroom dwelling, plus 1 per 7 dwellings as designated visitor parking.

As indicated previously, the subject property has two (2) existing apartment buildings having a combined total of 72 units (2 studio dwellings, 48 units of 1 bedroom, 22 units of 2 bedroom). The proposed apartment building will provide an additional 60 units (44 units of 1 bedroom and 16 units of 2 bedroom) on the subject

property. Please see Table 1 below that indicates the required and proposed parking requirements for the subject property.

Table 1: Required and Proposed Parking Requirements for 1330-1380 Foothills Boulevard

	Required Parking	Provided Parking
Existing Apartments (72 Units)	93 stalls	108 stalls
Proposed Apartment (60 units)	77 Stalls	46 stalls
Total Parking	170	154

Table 1 indicates that the applicant has provided more parking stalls for the existing two (2) buildings than required. The addition of one more building will provide a shortage of 16 stalls on the overall site.

Further to this, the development is located approximately 150 m from the nearest transit hub having capacity and service levels to support the proposed increase in density. The development is within close proximity to commercial areas, existing sidewalks, walking trails, and bike lanes that will continue to support an active pedestrian network in the area. The applicant has also indicated that the existing parking area has a significant amount of empty stalls on site, as indicated in the letter of intent attached to this application.

In addition, the proposed development will meet all other RM5 zoning regulations including site coverage, setbacks (front, interior side and rear yard) and landscaping requirements for a Multiple Residential Development.

Administration is supportive of the reduction to the total required parking stalls from 170 to 154 on the subject property as per the rationale above.

OTHER CONSIDERATIONS:

Council Procedures during COVID-19 & Statutory Notification

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 to Council.

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 Development Variance Permit No. VP100597 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to reduce the total required parking stalls from 170 stalls to 154 stalls on the subject property. Administration recommends that Council approve the applicant's request to reduce the required parking stalls from 170 to 154, as shown on Exhibit "A" to VP10059, for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/12/06