

STAFF REPORT TO COUNCIL

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

DATE: November 1, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100626

APPLICANT: Kelson Investments Ltd., Inc. No. BC0754748
LOCATION: 1755 Foothills Boulevard

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100626
 Exhibit "A" to VP100626
 Exhibit "B" to VP100626

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100626 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 C from 15.0 m to 16.0 m, as shown on Exhibits "A" and "B" to VP100626.

PURPOSE:

The applicant is proposing to construct three (3) apartment buildings (Building A, Building B, and Building C) at 1755 Foothills Boulevard (subject property). The subject property is zoned RM5: Multiple Residential, which restricts the maximum height of development to 15.0 m. As such, the applicant has applied to vary the maximum height from 15.0 m to 16.0 m for a portion of Building C, as shown on Exhibit "A" to VP100626. The location of the proposed apartment, Building C, is shown on Exhibit "B" to VP100626.

The applicant has previously received Council approval for similar height variances for Buildings A and B.

Background

Site Characteristics

| | |
|-------------|---|
| Location | 1755 Foothills Boulevard |
| Current Use | Multiple Residential |
| Site Area | 2.5 ha (6.17 acres) |
| Zoning | RM5: Multiple Residential and AG: Greenbelt |
| Servicing | City Services Available |

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 | Apartment Housing (i.e., Forest Glen and Carriage House) |
| South | BC Hydro Station and Multiuse Recreational Trail |
| East | Foothills Boulevard; 18 th Avenue |
| West | AG: Greenbelt; University Way |

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.

Development Permit No. DP100792: The applicant has applied for a Multiple Residential Development Permit to facilitate the development and construction of Building C on the subject property. The issuance of the Development Permit is pending Council consideration of the Development Variance Permit No. VP100626.

Development Variance Permits No. VP100598 & VP100605: A Development Variance Permit was previously approved to increase the maximum height of development for Building A from 15.0 m to 16.3 m on October 4, 2021 and Building B from 15.0 m to 18.72 m and to increase the number of storeys from four to five on Nov 22, 2021.

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AG: Greenbelt and RM5: Multiple Residential. The AG: Greenbelt zone is intended to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards. The portion of the subject property zoned AG: Greenbelt is not proposed for development.

The RM5: Multiple Residential zone is intended to provide for multi-family housing with a maximum density of 125 dwellings/ha. The RM5 development regulations permit a maximum height of 15.0 m, to a maximum of four storeys. The applicant has applied to vary the maximum height for proposed Building C from 15.0 m to 16.0 m, as shown on Exhibit "A" to VP100626.

Administration supports the variance request for the following reasons:

- The increase in height will provide roof articulation and visual interest above the main entrance and corner dwelling units, as shown on Exhibit "A" to VP100626;
- The form and character of proposed apartment is appropriate with the character of the existing development in the area;
- Only a small portion of the building (less than 25%) will exceed the permitted 15.0 m height;
- The proposed 1.0 m variance is considered minor in nature and is not anticipated to negatively impact adjacent parcels;
- Apartments on the subject property have received approval for greater height variances; and

- The proposal will meet all other RM5 development regulations for number of storeys, setbacks, and site coverage.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

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 the Development Variance Permit No. VP100626 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of apartment Building C, the applicant has applied to increase the maximum height of development from 15.0 m to 16.0 m, as shown on Exhibit “A” to VP100626. Administration supports the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development Services

PREPARED BY: Bryce Deveau, Planner

APPROVED:

Walter Babicz, City Manager

Meeting date: 2022/11/28