

STAFF REPORT TO COUNCIL

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

DATE: October 4, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100659

APPLICANT: Ed Rebelo for Fortwood Homes & Sons Ltd. Inc. No. BC0134738

LOCATION: 7000 Husband Drive

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100659
Exhibit "A" to VP100659
Exhibit "B" to VP100659

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100659 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot A, District Lot 2014, Cariboo District, Plan EPP125565, Except Phase 1 Strata Plan EPS9262, as follows:

- a. Vary Section 10.11.5 3. by increasing the maximum height for two-unit housing from 10.0 m to 11.8 m, as shown on Exhibit "A" to VP100659.
- b. Vary Section 10.11.5 4. by increasing the maximum number of storeys for two-unit housing from 2.5 to 3, as shown on Exhibit "A" to VP100659.

PURPOSE:

The applicant is proposing to vary the maximum height and maximum number of storeys to construct a two-unit house within the proposed multifamily housing development at 7000 Husband Drive (subject property).

BACKGROUND:

Site Characteristics

Location	7000 Husband Drive
Current Use	Residential
Site Area	1.2 hectares (3.0 acres)
Zoning	RM3: Multiple Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood, Residential
Growth Management	Infill
Neighbourhood Plan	Fraser River Bench Lands Neighbourhood Plan

Surrounding Land Use Table

North	Vacant land
South	City owned land
East	Fraser River
West	Husband Drive; Greenbelt

Relevant Applications

Multiple Residential Form and Character Development Permit Application No. DP100722: In October 2020, the applicant was issued a Multiple Residential Form & Character Development Permit for the construction of a 55-unit multifamily housing development. Through the Development Permit process, Administration notified the applicant that a variance would be required prior to the Building Permit stage to facilitate the proposed height and storeys for two-unit housing.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RM3: Multiple Residential. The purpose of the RM3 zone is to provide multiple housing with a maximum density of 60 dwellings/ha. The RM3 zone also provides complimentary residential related used that are compatible with the residential character of the area. The RM3 zone development regulations restrict two-unit housing to a maximum height of 10.0 m and a maximum of 2.5 storeys. As such, the applicant has applied to increase the maximum height for two-unit housing from 10.0 m to 11.8 m and increase the maximum number of storeys from 2.5 to 3 storeys, as shown on Exhibit “A” to VP100659.

The applicant has proposed to construct a two-unit house within a 55-unit multifamily housing development at the location shown on Exhibit “B” to VP100659. The proposed height variance is consistent with the development regulations for other multifamily housing forms in the RM3 zone.

Administration supports this variance request for the following reasons:

- The proposed 3 storey, 11.8 m height proposed for two-unit house is consistent with the 3 storey, 12.0 m height permitted for other multifamily housing forms in the RM3 zone and proposed within the development proposed on the subject property;
- The proposed development meets and exceeds all other development regulations of the RM3 zone, including building setbacks, and site coverage; and
- The proposed variance is considered minor as no negative impacts are anticipated within the proposed multifamily development.

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. 9423, 2023”, 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.

Property Title

Section 219 Restrictive Covenant No. CA5862698: A Section 219 Restrictive Covenant registered to the legal title of the subject property restricts the RM3 zoned properties to a maximum density of 40 units/ha and requires that any multifamily development be designed asymmetrically. The proposed two-unit housing development is in keeping with the Section 219 Restrictive Covenant.

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. VP100659 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of a two-unit house at 7000 Husband Drive, the applicant has applied to vary the maximum height from 10.0 m to 11.8 m and the number of storeys from 2.5 to 3 as shown on Exhibit "A", at the location shown on Exhibit "B" to VP100659. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/10/30