

STAFF REPORT TO COUNCIL

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DATE: November 1, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100663

APPLICANT: DIALOG for Northern Health Authority
LOCATION: 1475 Edmonton Street

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100663
 Exhibit "A" to VP100663
 Exhibit "B" to VP100663
 Supporting Documents

- Rationale Letter
- Shadow Study

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100663 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot A, District Lot 343, Cariboo District, Plan EPP61360, Except Plan EPP61362, as follows:

- a. Vary Section 13.3.5 1. by increasing the maximum height from 15.0 m to 32.0 m, as shown on Exhibit "A" to VP100663.
- b. Vary Section 13.3.5 3. by decreasing the minimum front yard setback from 6.0 m to 5.7 m, as shown on Exhibit "A" to VP100663.

PURPOSE:

The applicant is proposing to vary the maximum height and the front yard setback to construct an 8-level parkade at 1475 Edmonton Street (subject property).

BACKGROUND:

Site Characteristics

Location	1475 Edmonton Street
Current Use	Health Care, Major
Site Area	9.1 hectares (22.5 acres)
Zoning	P3: Major Institutional
Servicing	City Services Available

Official Community Plan

Future Land Use	Community Facility
Growth Management	Growth Priority and Infill
Neighbourhood Plan	Crescents Neighbourhood Plan

Surrounding Land Use Table

North	Simon Fraser Lodge
South	15 th Avenue
East	Lethbridge Street; Residential
West	Alward Street; Residential

Relevant Applications

Development Variance Permit No. VP100012: On March 26, 2001, Council approved a variance to increase the maximum height from 15.0 m to 27.0 m to facilitate an addition to the hospital fronting an internal road (formerly Edmonton Street).

POLICY / REGULATORY ANALYSIS:

Crescents Neighbourhood Plan

While the Official Community Plan provides broad guidance for development and growth, neighbourhood plans guide where new housing and businesses should be located, and what services and amenities are needed. Neighbourhood plans can be used by citizens and landowners to better understand community desires.

The subject property is identified within the Crescents Neighbourhood Plan area. The Crescents Neighbourhood Plan was adopted by Council in December 2003, after an extensive community consultation process for the area. The Crescents Neighbourhood Plan is intended to be the guiding document for rezoning and redevelopment and provide more specific land use policy direction. The Crescents Neighbourhood Plan maintains a residential focus on the Crescents area functioning as a desirable area close to the downtown, balanced with institutional uses such as the University Hospital of Northern BC.

Administration supports this application, as it is consistent with the Crescents Neighbourhood Plan for a regional health care centre.

Zoning Bylaw No. 7850, 2007

The subject property is zoned P3: Major Institutional. The purpose of the P3 zone is to provide for minor and major institutional and recreational uses. The P3 zoning regulations restrict development to a maximum height of 15.0 m and require a minimum front yard setback of 6.0 m. As such, the applicant has applied to increase the maximum height for the proposed 8-level parkade from 15.0 m to 32.0 m and decrease the minimum front yard setback from 6.0 m to 5.7 m, as shown on Exhibits "A" and "B" to VP100663.

Administration supports this variance request for the following reasons:

- The proposed 8-level parkade (32.0 m) will offer approximately 471 additional parking spaces which may alleviate patron, visitor and employee parking along Lethbridge Street (minor collector), Alward Street (local) and adjacent residential streets (local);
- Although the proposed 32.0 m height (17.0 m increase) is considered significant, it is consistent with the institutional character of the University Hospital of Northern BC, having a previous height variance of 27.0 m. As such, no negative impacts are anticipated for the proposed development;
- The proposed development meets and exceeds all other development regulations of the P3 zone, such as site coverage; and

- Although the massing of the proposed parkade will cast shadows, the shadow study attached as a supporting document demonstrates that impacts will be limited to predominantly winter months.

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

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

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. VP100654 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of an 8-level parkade at 1475 Edmonton Street, the applicant has applied to vary the maximum height from 15.0 m to 32.0 m and the minimum front yard setback from 6.0 m to 5.7 m, as shown on Exhibits “A” and “B” to VP100632. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Supervisor, Land Use Planning

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/11/20