

STAFF REPORT TO COUNCIL

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DATE: November 29, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Deanna Wasnik, Acting General Manager of Planning and Development

SUBJECT: Variance Permit Application No. VP100556

Applicant: NRH Investments Ltd., Inc. No. BC1214368
Location: 2505 Oak Street

ATTACHMENT(S):

- Location and Existing Zoning Map
- Variance Permit No. VP100556
- Exhibit "A" to VP100556

RECOMMENDATION(S):

1. THAT Council APPROVES Variance Permit No. VP100556 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 1, District Lot 934, Cariboo District, Plan 20937 as follows:
 - a. Vary Section 10.10.5 8. by decreasing the minimum exterior side yard setback from 3.0 m to 1.2 m, as shown on Exhibit "A" to VP100556.

PURPOSE:

The applicant is proposing to construct a five-unit row house along the north property line of 2505 Oak Street (subject property). Due to the subject property's configuration, the applicant has proposed to construct the housing development 1.2 m from the north property line to accommodate access, parking and site maneuverability. The applicant has applied to vary the RM2: Multiple Residential principal development regulations to decrease the minimum exterior side yard setback from 3.0 m to 1.2 m.

Background

Site Characteristics

Location	2505 Oak Street
Current Use	Vacant Land
Site Area	875 m ²
Zoning	RM2: Multiple Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Hudson's Bay Wetland Trail
South	Multiple Residential
East	Oak Street; Two-Unit and Multiple Residential
West	Vacant Land; Pine Street

Relevant Applications

Development Permit Application No. DP100709: The applicant has submitted a Multiple Residential Form and Character Development Permit Application for the proposed five-unit row housing development. Should this variance be approved, Administration will complete the review of the Development Permit Application.

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw

The subject property is zoned RM2: Multiple Residential. The purpose of the RM2 zone is to provide row housing and apartments with not more than six units in a building, and a maximum density of 60 dwellings per hectare. This application will facilitate the development of a five-unit row house along the north property line. The applicant has applied to decrease the minimum exterior side yard setback from 3.0 m to 1.2 m, as shown on Exhibit "A" to VP100556.

Administration supports this variance request for the following reasons:

- The proposed reduction to the exterior side yard involves the north property line of the subject property. The exterior side yard is adjacent to the Hudson's Bay Wetland Trail, which will act as a buffer from residential properties to the north (approximately 42 m).
- The proposed variance will improve the overall site layout in relation to access, parking and site maneuverability.
- The proposed variance will increase the building setback from adjacent residential developments to the south.
- Provides residents of the housing development easy access to the Hudson's Bay Wetland Trail.
- The proposed variance allows the site to overlook the adjacent Hudson's Bay Wetland while still considering the privacy of residents on the subject property and residential properties to the north.
- The proposed five-unit row house will meet all other RM2 zoning regulations including site coverage, setbacks (front, interior side and rear yard), landscaping, and parking.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail notice to adjacent property owners whose interests may be affected by this variance.

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 Variance Permit No. VP100556 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to decrease the minimum exterior side yard setback for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:



Deanna Wasnik, Acting General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: December 16, 2019