

Date: January 29, 2025

To: **Mayor and Council.**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Development Variance Permit Application No. VP100693

Applicant: Chernoff Thompson Architects North for
0961279 B.C. Ltd., Inc. No. 961279

Location: 1082-1050 20th Avenue

Attachment(s): Location and Existing Zoning Map
Development Variance Permit No. VP100693
Exhibit "A" to VP100693
Supporting Documents:

- Elevation Drawings

Recommendation(s):

That Council APPROVES Development Variance Permit No. VP100693 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Parcel E (Being A Consolidation of Lots 12, 13 And 14, See CB358677) Block 343, District Lot 343, Cariboo District, Plan 1268 (PID 031-855-679) as follows:

- a. Vary Section 7.1.17 by decreasing the minimum distance from any parking area to any window of any habitable room in apartment housing from 5.2 m to 1.6 m, as shown on Exhibit "A" to VP100693.

Purpose:

The applicant is proposing to decrease the distance from parking areas to windows of habitable space for the proposed construction of a 2-storey, 10-unit apartment building at 1085-1050 20th Avenue (subject property).

Background:

Site Characteristics

Location	1082-1050 20 th Avenue
Current Use	Vacant

Site Area	0.083 ha (0.21 acres)
Zoning	RM5: Multiple Residential

Official Community Plan

Future Land Use	Neighbourhood Centre Corridors
Growth Management	Growth Priority

Surrounding Land Use Table

North	Laneway; Residential
South	20 th Avenue; Commercial
East	Commercial (gas station); Queensway
West	Juniper Street; Residential

Relevant Applications

Development Permit Application No. DP100889: On August 15, 2024, the applicant applied for a Multiple Residential Form and Character Development Permit to facilitate construction of a 2-storey, 10-unit apartment building on the subject property. During review of the development permit application, Staff identified that a variance for distance from parking areas to windows of habitable space was required. The development permit is currently being held pending consideration of this development variance permit application.

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 OCP as suitable for higher density.

Parking Setback

The applicant is proposing to decrease the minimum setback from parking areas to windows of habitable space from 5.2 m to 1.6 m. The 5.2 m setback from parking areas to windows of habitable space is intended to reduce the amount of exhaust and light pollution from vehicles. The applicant has offered to place a wood slat screens between the parking areas and nearest windows to help mitigate the effects of having parking within the required setback, as shown on Exhibit “A” to VP100693, and the design drawings attached as a supporting document. This variance also ensures that the proposed 12 resident parking spaces are maintained on the subject property.

Administration supports the requested setback variance for the following reasons:

- The applicant has incorporated wood slat screens between the parking areas and nearest windows to help block light from entering residential windows.
- The applicant has proposed to elevate windows along the parking area to limit light from shining directly into apartment units and provide extra privacy from both foot and vehicle traffic on the property. This can be seen in the design drawings attached to this report as a supporting document.

- Implementation of the full setback on the site would limit the number of off-street parking spaces provided for the proposed “Housing, Apartment” use on the subject property which may adversely impact residents with person vehicles.
- All other zoning regulations including height, landscaping, site coverage, and property line setbacks have been met.

Administration supports this application for the reasons outlined in this report.

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

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council’s information:

Incorporation Number	BC0961279
Name of Company	0961279 B.C. Ltd.
Director Information	Athwal, Ajmer Singh Janjua, Jagtar Singh Nijjer, Inderjit Saroya, Pardeep Singh

A review of the legal title of the subject area 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. VP100693 be approved.

Summary and conclusion:

Administration recommends that Council approve the applicant's request to decrease the number of required visitor parking spaces and the distance between parking areas to windows of habitable space, as shown on Exhibit "A" to VP100693, for the reasons outlined in this report.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Keone Gourlay, Planner 1

Approved:

Andy Beesley, Acting City Manager/Director of Civic Facilities and Events

Meeting date: 2025/02/24