

STAFF REPORT TO COUNCIL

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DATE: March 6, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Development Variance Application No. VP100558

APPLICANT: Steven R. Bartok for Kelson Investments Ltd., Inc. No. BC0754748
 LOCATION: 4413 Glen Shee Road

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100558
 Exhibit "A" to VP100558

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100558 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 EPP85450 as follows:

- a. Vary Section 7.1.17 by reducing the distance of any parking area from any window of any habitable room in apartment housing from 5.2 m to 2.75 m, as shown on Exhibit "A" to VP100558; and
- b. Vary Section 10.13.5 6. by decreasing the minimum interior side yard setback from 3.0 m to 1.0 m, as shown on Exhibit "A" to VP100558.

PURPOSE:

The applicant has applied to vary the minimum interior side yard setback from 3.0 m to 1.0 m to facilitate parking and a parkade staircase. In addition, the applicant has applied to reduce the minimum distance of any parking area from any window of any habitable room in apartment housing from 5.2 m to 2.75 m. The purpose of this application is to facilitate the construction of a four storey, 51-unit apartment building (Proposed Building C) at 4413 Glen Shee Road (subject property), as shown on Exhibit "A" to VP100558.

Background

Site Characteristics

Location	4413 Glen Shee Road
Current Use	Apartment Buildings
Site Area	1.5 ha
Zoning	RM5: Multiple Residential

Official Community Plan

Future Land Use	Neighbourhood Centre, Residential; Neighbourhood Centre, Corridor
Growth Management	Growth Priority

Surrounding Land Use Table

North	Glen Shee Road; Apartment Buildings
South	RM5: Multiple Residential (undeveloped)
East	Foothills Boulevard; C4: Local Commercial (undeveloped)
West	P1: Parks and Recreation; University Way

Relevant Applications

Rezoning Application No. RZ100592 (Bylaw No. 8962): On November 26, 2018, Council approved Final Reading and Adoption of Bylaw No. 8962 to rezone the subject property from C4: Local Commercial and RM4: Multiple Residential to RM5: Multiple Residential. This Bylaw facilitated the construction of an additional apartment building on the subject property fronting Foothills Boulevard (Proposed Building C).

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RM5: Multiple Residential. The purpose of the zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing.

The RM5 zone requires a minimum interior side yard setback of 3.0 m. The applicant is proposing a 1.0 m. setback, as shown on Exhibit "A" to VP100558. The purpose of this variance is to allow required parking and parkade exit stairs to be located within 1.0 m of the southern interior lot line, as shown on Exhibit "A" to VP100558.

Administration supports this request to vary the interior side yard setback for the following reasons:

- The applicant has provided a landscape plan that identifies tall conifer planting along the southern interior lot line. The landscaping will act as a buffer between the proposed parking stalls, parkade exit stairs, and the adjacent lot; and
- The proposed parkade exit stairs is a small structure, and therefore, Administration does not anticipate a negative impact on adjacent properties.

Section 7.1.17 of the Zoning Bylaw requires that "No part of any parking area shall be located within 5.2 m of any window of any habitable room in apartment housing." The applicant has applied to reduce the distance of any parking area from any window of any habitable room in apartment housing from 5.2 m to 2.75 m, as shown on Exhibit "A" to VP100558.

Administration supports this variance request to reduce the distance of any parking area from any window of any habitable room in apartment housing for the following reasons:

- The windows in the apartment housing and the parking spaces are separated by landscaping and a concrete walkway (2.75 m). The walkway and landscaping provide both a visual buffer between the apartment housing and the parking space, but also act as a buffer for noise and emissions associated with parking areas;

- The reduced distance between the parking area and the habitable rooms in the apartment housing only apply to approximately 10 parking spaces on the west side of the building, therefore, the cumulative impact will be minor; and
- The applicant will be displaying non-idling signs on the exterior of the building in order to restrict emissions close to the apartment.

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 or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this temporary use.

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. VP100558 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to vary the minimum interior side yard setback from 3.0 m to 1.0 m and reduce the minimum distance of any parking area from any window of any habitable room in apartment housing from 5.2 m to 2.75 m to facilitate the construction of a 51-unit apartment building at 4413 Glen Shee Road (subject property). Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/03/23