

STAFF REPORT TO COUNCIL

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DATE: March 11, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100565

Applicant: Boni-Maddison Architects for the City of Prince George
Location: 2855 14th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100565
Exhibit "A" to VP100565
Exhibit "B" to VP100565
Exhibit "C" to VP100565
Supporting Document(s)

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100565 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 1, District Lot 1429, Cariboo District, Plan EPP72370 as follows:
 - a. Vary Section 10.11.5 3. by increasing the maximum height of an apartment from 12.0 m to 13.2 m, as shown on Exhibit "A" to VP100565.
 - b. Vary Section 10.11.5 7. by decreasing the minimum exterior side yard setback from 3.0 m to 1.0 m, as shown on Exhibit "B" to VP100565; and
 - c. Vary Table 7-4 by decreasing the total required parking spaces from 61 to 45, as shown on Exhibit "C" to VP100565.

PURPOSE:

The applicant has applied to vary the RM3: Multiple Residential regulations to increase the maximum height for the proposed apartment from 12.0 m to 13.2 m, as shown on Exhibit "A" to VP100565. In addition, the applicant has also applied to decrease the exterior side yard setback from 3.0 m to 1.0 m, and the required number of parking spaces from 61 to 45, as shown on Exhibits "B" and "C" to VP100565, respectively. The purpose of this application is to facilitate the development of one (1) apartment and three (3) buildings of row houses at 2855 14th Avenue (hereinafter referred to as the subject property).

Background

Site Characteristics

Location	2855 14th Avenue
Current Use	Vacant Land
Site Area	0.65 ha
Zoning	RM3: Multiple Residential

Official Community Plan

Future Land Use	Neighbourhood Corridor
Growth Management	Growth Priority and Infill

Surrounding Land Use Table

North	14 th Avenue; Freeman Park
South	15 th Avenue; Residential
East	Laneway; Residential; Freeman Street
West	Residential

Relevant Applications

Rezoning Application No. RZ100581: Council approved Zoning Bylaw Amendment Bylaw No. 8932 on April 16, 2018. This Zoning Bylaw Amendment was a site-specific text amendment to allow Housing, Supportive on the subject property.

Development Permit Application No. DP100674: Development Services has received a Multiple Residential Form and Character Development Permit. This application is on hold pending consideration of Development Variance Permit No. VP100565 by City Council.

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 for multiple housing with a maximum density of 60 dwellings/ha. The RM3 zone permits apartment housing and row housing as principal uses on the subject property.

The applicant has applied for three separate variances to the RM3 zone, which will accommodate the proposed development on the subject property.

Height

The applicant has applied to increase the height of the proposed apartment building from 12.0 m to 13.2 m, as shown on Exhibit "A" to VP100565. The increase in height of 1.2 m would allow the proposed apartment to have a varied roofline and create added visual interest.

The proposed 1.2 m increase will permit a varied roofline to break up the apartment's massing and create visual interest. Yet, the building is proposed to be three storeys tall, which is permitted within the RM3 zone. The proposed building design suits the adjacent multiple residential developments form and character, which has varied rooflines and is also up to three storeys in height. Administration supports the height variance request for the reasons outlined above.

Setback

The applicant is providing an internal trail system and landscaping features between the proposed parking area and the housing building located on the northeast corner of the subject property. In order to accommodate this trail and internal landscaping buffer, this building is proposed to be constructed 1.0 m from the east property

line, as shown on Exhibit “B” to VP100565. Therefore, the applicant is requesting the exterior side yard setback be reduced from 3.0 m to 1.0 m. The two buildings located south of this building will maintain the required 3.0 m exterior side yard setback.

Administration supports the setback variance request, as the proposed building will be constructed greater than 6.0 m from the rear property line of the residential houses located to the east of the proposed building. Furthermore, an existing laneway provides a physical buffer between the subject property and adjacent residential properties.

Parking

The applicant has applied to reduce the number of parking spaces, as shown on Exhibit “C” to VP100565, from 61 to 45 parking spaces. The Elizabeth Fry Society has numerous other facilities that do not need the full Zoning Bylaw parking requirements, as outlined in the applicant’s rationale letter attached as a supporting document. The proposed parking will accommodate residents with vehicles, and staff and visitors of the facility. It is also typical that the residents living in Elizabeth Fry Society housing complexes do not own a personal vehicle. The subject property is also within close proximity to public transit. The applicant has also met the Zoning Bylaw requirements for bicycle parking.

Administration supports the above noted parking variance request for the following reasons. The applicant has provided a parking rationale letter prepared by a registered professional. This rationale letter was based on statistical information from existing Elizabeth Fry Society projects and notes that staff and visitors primarily utilize parking versus their patrons. The proposed development will meet all other RM3 zoning regulations including site coverage, setbacks (front, interior side and rear yard), landscaping and bicycle parking. The proposed parking variance will improve the overall site layout in regards to open space requirements.

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 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 Development Variance Permit No. VP100565 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approves the applicant’s request to increase the maximum height for the proposed apartment building, decrease the exterior side yard setback along the laneway, and decrease the total required on-site parking for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:

Kathleen Soltis, City Manager
Meeting Date: 2020/04/06