

# STAFF REPORT TO COUNCIL

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**DATE:** April 20, 2020

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Development Variance Permit Application No. VP100561

Applicant: Braemar Development Ltd. for 0948523 B.C. Ltd.  
Inc. No. BC0948523

Location: 3030 Recplace Drive

**ATTACHMENT(S):** Location and Existing Zoning Map  
Development Variance Permit No. VP100561  
Exhibit "A" to DP100561  
Supporting Document(s)

## RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100561 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 1, District Lot 8180, Cariboo District, Plan EPP95708 as follows:

- a. Vary Section 15.8.5 3. by increasing the maximum height for a hotel from 16.0 m to 24.0 m, as shown on Exhibit "A" to VP100561.

## PURPOSE:

The applicant has applied to vary the Z8: Regional Shopping regulations to increase the maximum height for a hotel from 16.0 m to 24.0 m, as shown on Exhibit "A" to VP100561. The purpose of this application is to facilitate the development of a hotel at 3030 Recplace Drive (hereinafter referred to as the subject property).

## Background

### Site Characteristics

|             |                       |
|-------------|-----------------------|
| Location    | 3030 Recplace Drive   |
| Current Use | Vacant Land           |
| Site Area   | 0.68 ha               |
| Zoning      | Z8: Regional Shopping |

### Official Community Plan

|                   |                     |
|-------------------|---------------------|
| Future Land Use   | Regional Commercial |
| Growth Management | Infill              |

#### Surrounding Land Use Table

|       |   |
|-------|---|
| North | Sandman Hotel; Recreation Avenue          |
| South | River Point Landing; Ferry Avenue         |
| East  | River Point Landing; Highway 16           |
| West  | Recplace Drive; Prince George Golf Course |

#### Relevant Applications

Subdivision Application No. SD100619: On March 24, 2020, a subdivision to create an additional 0.68 ha lot on the River Point Landing shopping centre site was approved. This created the subject property (Lot 1) to facilitate the proposed hotel development.

#### **POLICY / REGULATORY ANALYSIS:**

##### **Zoning Bylaw No. 7850, 2007**

The subject property is zoned Z8: Regional Shopping. The purpose of the Z8 zone is to provide site-specific regulations for regional shopping areas, primarily for retail uses that require large, low profile buildings or large tenancies within buildings.

The applicant has applied to increase the maximum height of the proposed hotel from 16.0 m to 24.0 m, as shown on Exhibit "A" to VP100561. The proposed height increase of 8.0 m will facilitate an additional two storeys to the proposed hotel and incorporate architectural features in a varied roofline.

Administration supports the variance request for the following reasons:

- The proposed variance will facilitate an additional two storeys while maintaining the required floor area ratio of the Z8 zone.
- The proposed variance will allow for a varied roofline designed to provide visual interest.
- The proposed development will meet all other Z8 zoning regulations including site coverage, front and side yard setbacks, floor area ratio and parking.
- The proposed development is planned to be situated in the centre of the subject property providing ample setbacks from adjacent developments.
- The applicant has received a letter of support from the property owner to the south and east. To the west, the Prince George Golf Course is not anticipated to be impacted by the proposed variance and is buffered by Recplace Drive.
- The applicant has provided a rationale letter to provide their motivation for the proposed variance, attached to this report in Supporting Documents.

#### **OTHER CONSIDERATIONS:**

##### **Referrals**

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

##### **Development Permit**

The subject property is identified within the Commercial Form and Character Development Permit Area as per Schedule B-6: Future Land Use of the Official Community Plan. Should this application be approved, the applicant will be required to apply for a Commercial and Character Development Permit. Through the development permit process, the City will evaluate the proposed development by location; lot size; site access; volume of site usage and traffic; parking; landscaping and screening; development size, massing and quality of design.

##### **Letter(s) of Support**

The applicant has provided a letter of support from Platform Properties Ltd., the owner and operator of River Point Landing located to the south and east of the subject property, attached to this report in Supporting Documents.

**Public Hearing**

As a result of the COVID-19 pandemic and Ministerial Order No. M083 issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that Ministerial Order No. M083 applies.

**Notification to Adjacent Property Owners**

As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 7635, 2005”, 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. 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 will be 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 of the 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. VP100561 be approved.

**SUMMARY AND CONCLUSION:**

Administration recommends that Council approve the applicant’s request to increase the maximum height of the proposed hotel from 16.0 m to 24.0 m for the reasons outlined in this report.

**RESPECTFULLY SUBMITTED:**

Ian Wells, General Manager of Planning and Development

**APPROVED:**

Kathleen Soltis, City Manager

Meeting Date: 2020/05/11