

STAFF REPORT TO COUNCIL

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DATE: May 4, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100563

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

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100563
 Exhibit "A" to VP100563
 Supporting Documents

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100563 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 1, District Lot 934, Cariboo District, Plan 20937 as follows:

- a. Vary Section 10.10.5 9. by decreasing the minimum rear yard setback from 6.0 m to 3.0 m, as shown on Exhibit "A" to VP100563.

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 skewed configuration along the Hudson's Bay Wetland Trail, the applicant would like to construct the housing development 3.0 m from the west 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 rear yard setback from 6.0 m to 3.0 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 Variance Permit Application No. VP100556: On December 16, 2019, Council approved VP100556 to decrease the minimum exterior side yard setback from 3.0 m to 1.2 m. This variance was intended to facilitate construction of a multiple residential housing development 1.2 m from the north property line in order to accommodate access, parking and site maneuverability.

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 require an amendment to the Development Permit.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

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 west property line. The applicant has applied to decrease the minimum rear yard setback from 6.0 m to 3.0 m, as shown on Exhibit "A" to VP100563.

Administration supports the variance request for the following reasons:

- The proposed variance will improve the overall site layout in relation to access, parking and site maneuverability.
- The proposed variance will facilitate an increased building setback from the adjacent multiple residential development to the south.
- The proposed reduction to the rear yard setback is adjacent to a vacant RS2: Single Residential parcel.
- The proposed five-unit row house will meet all other RM2 zoning regulations including site coverage, setbacks (front and interior side yard), landscaping, and parking.

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 Multiple Residential 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 Multiple Residential Form and Character Development Permit. Through the development permit process, the City will evaluate that 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.

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 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 as a handout on the day of the Council meeting for Council’s consideration during deliberations on 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. VP100563 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant’s request to decrease the minimum rear yard setback 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: 2020/05/25