

DATE: September 14, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100562 and Multiple Residential Form & Character Development Permit Application No. DP100725

Applicant: M'akola Development Services for Aboriginal Housing Society of Prince George, Inc. No. 19321

Location: 1919 17th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100562
Exhibit "A" to VP100562
Exhibit "B" to VP100562
Development Permit No. DP100725
Exhibit "A" to DP100725
Supporting Document

- AHSPG Design Rationale Phase 1 prepared by dys architecture
- Parking Variance Letter prepared by L&M Engineering Ltd.
- Building Code Compliance Report prepared by Jensen Hughes

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100562 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 6, District Lot 343, Cariboo District, Plan 18815 as follows:
 - a. Vary Table 7- 4 by decreasing the total required parking spaces for Apartment Housing, Row Housing and Stacked Row Housing from 1 per studio dwelling, plus 1 per 1 bedroom dwelling, plus 1.5 per 2 bedroom dwelling, plus 1.75 per 3+ bedroom dwelling, and plus 1 per 7 dwellings as designated visitor parking to 0.6 parking spaces per dwelling, as shown on Exhibit "A" to VP100562; and
 - b. Vary Section 10.13.5 9. by decreasing the minimum setback between principal buildings from 6.0 m to 2.5 m, as shown on Exhibit "B" to VP100562.
2. APPROVES Multiple Residential Development Permit No. DP100725 for Lot 6, District Lot 343, Cariboo District, Plan 18815, for the development of six (6) two-storey buildings of row housing, as shown on Exhibit "A" to DP100725.

PURPOSE:

The Aboriginal Housing Society of Prince George (applicant) would like to construct Phase 1 of a mixed-use commercial and residential development at 1919 17th Avenue (subject property). Phase 1 consists of six (6) row houses, as shown on Exhibit “A” to DP100725, which will provide approximately 50 dwellings.

To facilitate the construction of this proposed development, the applicant has applied for a Multiple Residential Development Permit (DP100725) and a Development Variance Permit (VP100562). The applicant would like to vary the minimum parking regulations, and the minimum setback between certain principal buildings, as shown on Exhibit “A” and “B” to VP100562.

Background

Site Characteristics

Location	1919 17 th Avenue
Current Use	Existing Building (Office, Exhibition and Convention Facility, and Restaurant); and Vacant Land
Site Area	2.79 ha (6.9 acres)
Zoning	RM5: Multiple Residential; and C3: Neighbourhood Commercial

Official Community Plan

Future Land Use	Neighbourhood Corridor and Neighbourhood Residential Corridor
Growth Management	Infill

Surrounding Land Use Table

North	17 th Avenue; Multiple Residential
South	Bowser Avenue; Residential; Vehicle Sales
East	Laneway; Residential
West	Laneway; Multiple Residential; Yew Street; Winnipeg Street

Relevant Applications

Official Community Plan (OCP) Amendment Application No. CP100156 and Rezoning Application No. RZ100638: On September 14, 2020, Council adopted Amendment Bylaw Nos. 9082 and 9083, which amended the OCP and rezoned the subject property to facilitate a mixed-use housing development.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Section 488 of the *Local Government Act* allows municipalities to designate development permit areas. Once a development permit area has been designated, a development permit must be obtained prior to development. The Official Community Plan requires that all land on which zoning allow multiple residential or comprehensive strata developments must be consistent with the Multiple Residential Form and Character Development Permit Guidelines.

The primary objectives of the Multiple Residential Form and Character Development Permit Area are to:

- to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complimentary to adjacent uses; and
- to consider the human-scale; and provide the city with the ability to tailor new multiple residential area sites to local site conditions and area character.

The proposed Phase 1 development will provide multi-family housing stock options for residents. Further to this, the applicant will be landscaping the subject property, which has considered the human-scale by creating a natural buffer for existing residential uses, and the creation of common areas for cultural activities.

Zoning Bylaw

The subject property is zoned RM5: Multiple Residential and C3: Neighbourhood Commercial. The purpose of the RM5 zone is to provide multiple residential housing with a maximum density of 125 dwellings per hectare. The purpose of the C3 zone is to provide neighbourhood commercial areas and complementary residential uses.

Development Permit No. DP100725

The proposed façade of the phase 1 will consist of grey fiber cement siding, grey metal accents, black trim, and a wooden privacy screen along the front entrance of each unit. In addition to the black and grey color theme, the applicant proposes accent glass along the frontage of the second storey, and a mural along the side of the proposed row housing development.

To reflect OCP objectives, specific Multiple Residential Form and Character Development Permit Guidelines are specified in Section 8.8 of Zoning Bylaw No. 7850, 2007. The applicant has provided design rationale for the proposed multifamily buildings, which is attached for Council's consideration (Supporting Document titled AHSPG Design Rationale Phase 1).

Administration has worked closely with the applicant to have the design of proposed Phase 1 better reflect the Multiple Residential Form and Character Development Permit Guidelines. Administration appreciates some of the design features being presented; however, believes key development permit guidelines could be better implemented into the design.

Facade

Building materials and colours for multi-family buildings typically have a high quality design and detailing (Zoning Bylaw Section 8.8.6). Administration recommends the applicant consider the use of natural elements (such as stone and timber features), earth tones to accent natural elements, and variation between each of the proposed buildings. As indicated previously, the applicant has proposed fiber-cement siding, metal paneling and wood screening, for all six (6) buildings.

The guidelines indicate that buildings should not have a continuous façade of more than four dwelling units, unless there are setbacks to the facades of at least 0.75 m (Zoning Bylaw Section 8.8.3). Inclusion of larger windows was also suggested. Administration recommends that the individual building units not be continuous, and be articulated to create architectural interest and unit individuality. The proposed development consists of six (6), two-storey row houses that range from five to ten dwellings per building, with little, to no variation in façade setback.

Administration struggles with the proposed Multiple Residential Form and Character Development Permit as the proposed design does not meet key development permit guidelines. Most notably the lack of colour and varying materials, window-building ratio, and otherwise flat façade on buildings that are expansive (i.e. range of 5-10 units per building block).

Although Administration notes the above items, some innovative design features have been included including a varying roofline, and wooden privacy screens. The proposed landscaping meets the requirement of the Zoning Bylaw.

Development Variance Permit No. VP100562

The applicant has submitted a Development Variance Application to reduce the number of parking spaces on-site, and the minimum building setback between Buildings 1 and 2, and Buildings 3A and 3B. The proposed variances are identified on Exhibits "A" and "B" to VP100562.

Parking

The applicant has applied to reduce the number of parking spaces required for Apartment Housing, Row Housing and Stacked Row Housing within the RM5 zone. As per Table 7-4 of the Zoning Bylaw, Apartment Housing, Row Housing and Stacked Row Housing requires 1 parking space per studio dwelling, plus 1 per 1 bedroom dwelling, plus 1.5 per 2 bedroom dwelling, plus 1.75 per 3+ bedroom dwelling, plus 1 per 7 dwellings as designated visitor parking. The applicant has proposed to decrease the required parking to 0.6 parking spaces per dwelling, as

shown on Exhibit “A” to VP100562. This proposed variance would apply to the entire site (i.e. Phase 1 and future phases of development).

The applicant has provided a parking rationale letter, prepared by a registered professional that identifies the requested parking space reduction is consistent with other multifamily developments by the applicant. The letter also indicates the vehicle demands are lower due to proximity to commercial goods and public transportation near the subject property (i.e. several transit routes, Parkwood Mall, Hospital, several schools and Masich Place Stadium). Further to this, the applicant would like to overall reduce the number of parking areas to allow more open space for landscaping and common amenity spaces.

Administration is supportive of the proposed variance due to the rationale identified above.

Setback between Principal Buildings

The applicant has applied to reduce the minimum setback required between principal buildings from 6.0 m to 2.5 m, as shown on Exhibit “B” to VP100562. This reduced setback would apply to the distance between proposed Buildings 1 and 2, and Buildings 3A and 3B.

The applicant has provided a British Columbia Building Code Compliance report, prepared by a registered professional that identifies the construction requirements. The letter indicates that the spatial separation is satisfactory for all buildings on-site. Further to this, the proposed development will meet all other RM5 zoning regulations including site coverage, setbacks (front, interior side and rear yard), and landscaping.

Administration is supportive of the proposed variance due to the rationale identified above.

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 Development Variance Permit.

Council Procedures during COVID-19

As a result of the COVID-19 pandemic and the Ministerial Order issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for permit applications and certain bylaws where such hearings are not required.

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 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.

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. VP100562 and Multiple Residential Development Permit No. DP100725 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approves the applicant's Multiple Residential Development Permit and Development Variance Permit for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2020/10/05