

STAFF REPORT TO COUNCIL

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DATE: October 29, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Development Variance Application No. VP100576
 Applicant: Chernoff Thompson Architects North for Chestfield Development (Hopkins) Ltd., Inc. No. BC1242585
 Location: 2918 Hopkins Road

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100576
 Exhibit "A" to VP100576

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100576 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Parcel 1, District Lot 1433, Cariboo District, Plan BCP17316 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 2.1 m, as shown on Exhibit "A" to VP100576.

PURPOSE:

The applicant has applied to reduce the minimum distance of a parking area from any window of a habitable room in apartment housing from 5.2 m to 2.1 m to facilitate the construction of a four storey, 55-unit apartment building at 2918 Hopkins Road (subject property), as shown on Exhibit "A" to VP100576 .

Background

Site Characteristics

Location	2918 Hopkins Road
Current Use	Undeveloped
Site Area	4429 m ²
Zoning	RM5: Multiple Residential

Official Community Plan

Future Land Use	Neighbourhood Corridor; Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Single Residential
South	Hopkins Road; Two-Unit Residential
East	Multiple Residential
West	Ospika Boulevard; Single Residential

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.

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 2.1 m, as shown on Exhibit “A” to VP100576.

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 (2.1 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 17 parking spaces on the south 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:

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.

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. VP100576 be approved.

SUMMARY AND CONCLUSION:

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 2.1 to facilitate the construction of a four storey, 55-unit apartment building at 2918 Hopkins Road (subject property). Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development/
Acting Deputy City Manager

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: [2020/12/07]