
Subject: Variance Permit Application No VP100594; 4087 Brink Place
Attachments: September 14, 2021.pdf; Subject lots.pdf; Subject development.pdf

From: Redacted
Sent: Wednesday, September 15, 2021 2:10 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Variance Permit Application No VP100594; 4087 Brink Place

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Hi,

Please see attached my submission for Mayor and Council's review.

Thank you,
Elaine Kienzle
4174 Stevens Dr
Prince George, BC
V2K 1E3

Elaine Kienzle

Redacted

September 14, 2021

To City Council

Re: Development Variance Permit Application No. VP100594 - to decrease BOTH side and rear setbacks from 6.0 m to 3.0 m on 12 of 33 lots

The area generally is more of a suburban setting with larger lot sizes. The majority of lots in this strata development front onto RS1, AG and AF zones:

- RS1 – to foster a suburban lifestyle on properties larger than 845 square meters
- AG – to preserve sensitive lands in a natural state; min 845 square meters where a split-zoning
- AF – to conserve and manage agricultural and forestry land; min 15 ha

Regarding Administration's reasons for support:

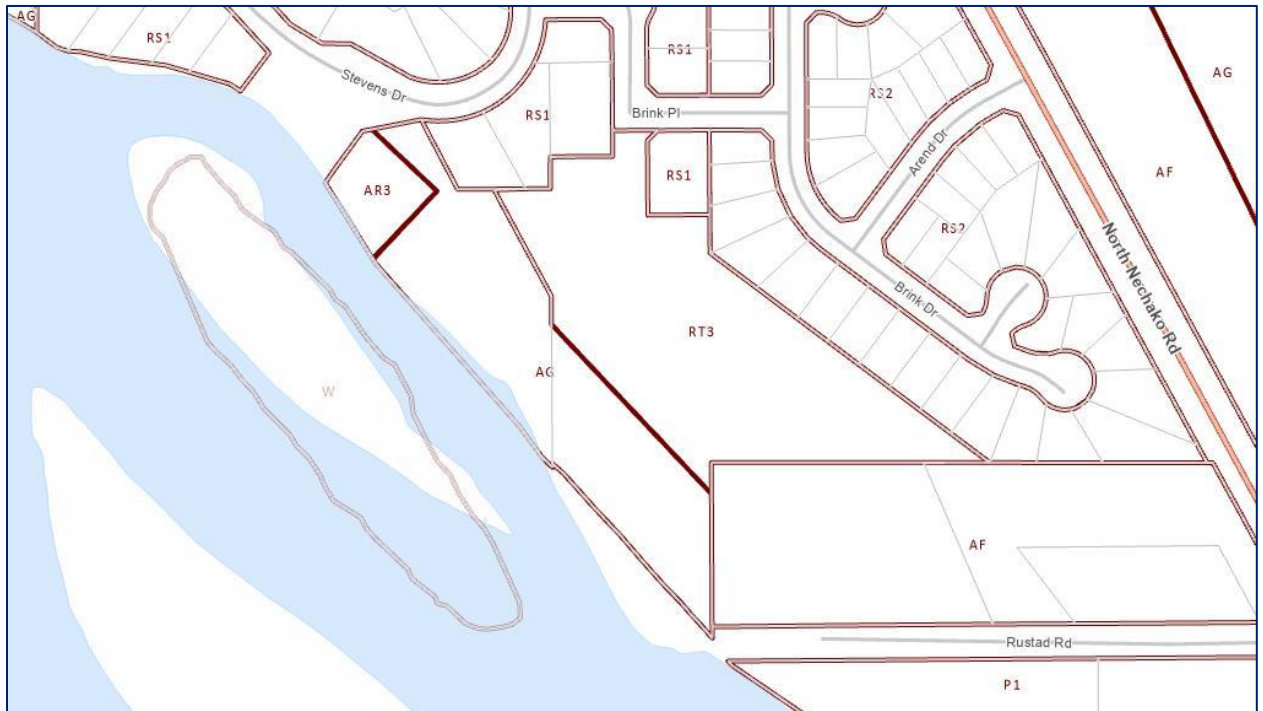
1. The nearby subdivision with RS2 zoning has a side yard setback of 1.2 meters or 3.94 feet, however they have a reasonable backyard with a minimum of 6 meters or 19.69 feet. The variance application asks for BOTH side and rear yards to have a 3 meter or 9.84 foot setback. The subject lots are actually adjacent to the RS1, AG and AF zonings listed above and are not next to the RS2 used in comparison.
2. "The proposed strata development is consistent with the form and character of surrounding RS2 (height, scale and form)." Again, RS2 does not surround the proposed development; and further there is no information provided to us regarding the height, scale and form of the proposed development to know that it is consistent.
3. "The proposed variance to Strata Lots 8-13 is from the internal AG zone boundary and does not impact adjacent parcels." It does impact the sensitive nature of the steep bank where a great number of the established trees were removed. The AG zoning is in place to protect the environment. A map showing the riparian setback in relation to the property lines and proposed dwellings would be helpful.
- 4 "Stata Lots 3 and 8-13 are adjacent to southern portion of the subject property, near the bank adjacent to the river thereby not adjacent to residential parcels." Lots 2 and 3 are adjoining and directly impact these neighbours by the proposed reduced setbacks of BOTH the side and back. They are already negatively affected by the higher street elevation created by the developer. Lot 3 is located at the highest elevation above the retaining wall and access going down to the river level. The top of the bank has been vulnerable to considerable erosion in recent years. Also, there are some established trees at the top of the bank that may be affected.

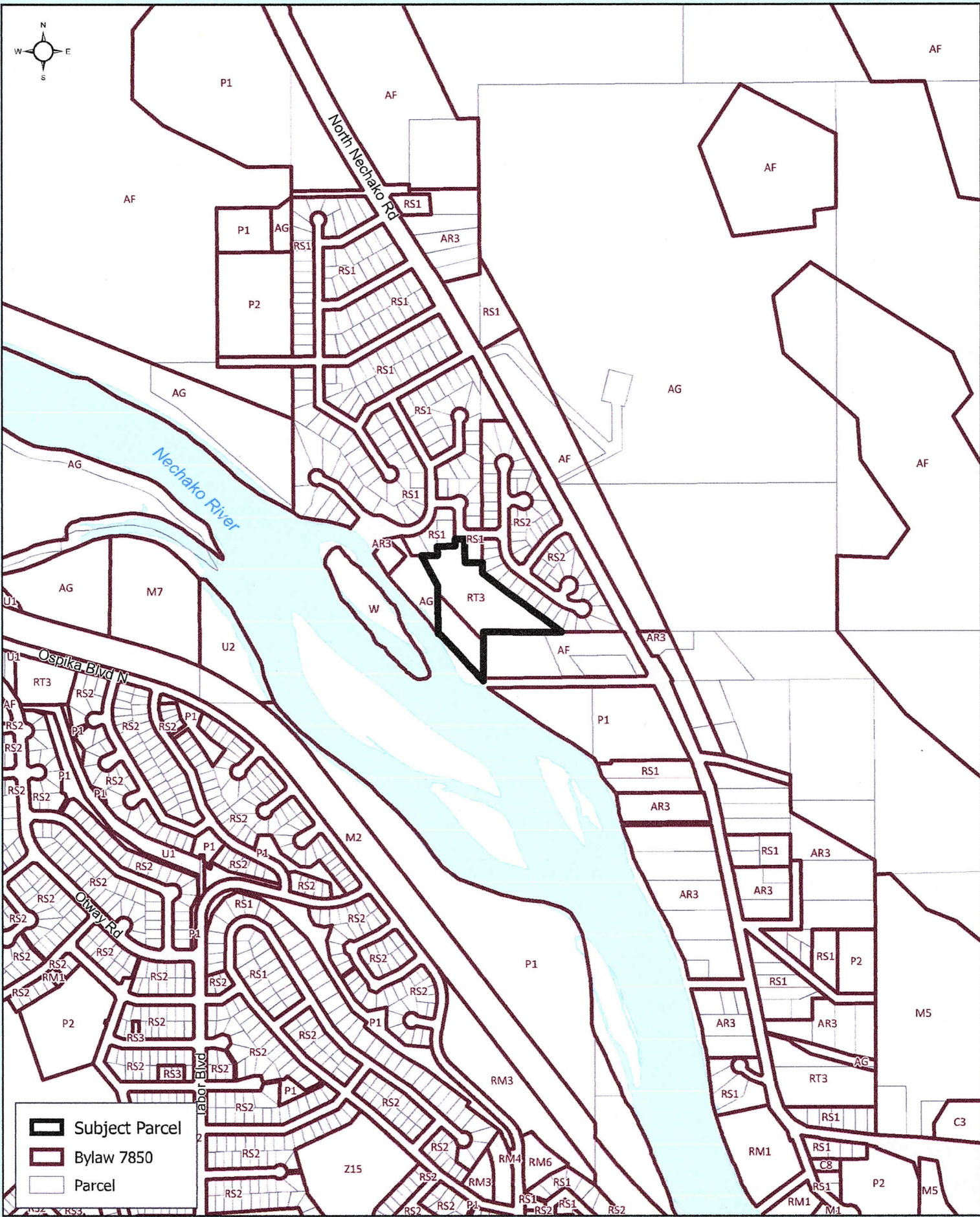
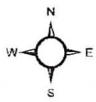
The developer applying for the setback variance created the subdivision, and therefore should have designed the lot layout in keeping with their vision of the proposed development. The proposed RT3 zoned development is out of character to the neighbourhood to start with. Therefore, in conclusion it is unfair and unreasonable to inflict the further reduction of setbacks, both side and back, to the environment and to those adjoining the subject lots who have invested with an expectation of living in a suburban setting.

I am asking for you to carefully review this application, and with all due respect, not support it.

Thanks kindly,

Elaine Kienzle





- Subject Parcel
- Bylaw 7850
- Parcel

0 50 100 150 Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

Location and Zoning Map

1:10,000





Vary Section 10.8.5 5. of City of Prince George Zoning Bylaw No. 7850, 2007 as follows:
 a) Decrease the minimum side and rear setback from 6.0 m to 3.0 m.



Legend

- Subject Parcel
- 3m Setback Variance
- Bylaw 7850
- Parcel

0 10 20 30 Meters
 Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
 1:1,500

Exhibit "A" to VP100594
 Strata Lot 1-3, 8-13, and 31-33, DL 4221, CD, Strata Lot Plan EPS6462,
 Together with an Interest in the Common Property in Proportion to the
 Unit Entitlement of the Strata Lot as Shown on Form V

