

STAFF REPORT TO COUNCIL

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DATE: March 3, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Development Variance Permit Application No. VP100596
Applicant: Daryl Leiski for Cindy Zurowski
Location: 1510 Taylor Drive

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100596
Exhibit "A" to VP100596

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100596 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot A, District Lot 343, Cariboo District, Plan 8944 as follows:
 - a. Vary Section 10.2.5 5. by decreasing the minimum front yard setback from 4.5 m to 3.0 m, as shown on Exhibit "A" to VP100596.

PURPOSE:

The applicant has applied to decrease the minimum front yard setback from 4.5 m to 3.0 m to facilitate the construction of a porch and attached garage at 1510 Taylor Drive (subject property). The applicant is proposing to demolish an existing carport to facilitate the construction of an 80.8 m² garage and a 3.7 m² porch. The garage and porch will be located on the front of the existing single-family house, as shown on Exhibit "A" to VP100596.

Background

Site Characteristics

Location	1510 Taylor Drive
Current Use	Residential
Site Area	854.3 m ²
Zoning	RS2: Single Residential

Surrounding Land Use Table

North	Unconstructed road right of way
South	Residential
East	Fraser River
West	Taylor Drive and Residential

Relevant Applications

Riparian Protection Development Permit No. DP100795: The subject property is entirely located within a Riparian Protection Development Permit Area. A Riparian Protection Development Permit was issued in compliance with the Riparian Protection Development Permit Area Guidelines identified by Zoning Bylaw No. 7850, 2007. This Development Permit includes a professional assessment including construction and post-construction recommendations for the proposed development. The assessment concluded that construction would not have any adverse impacts to the riparian area. Administration was satisfied with the recommendations identified in the Riparian Assessment.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2: Single Residential. The purpose of the RS2 zone is to foster an urban lifestyle on properties larger than 500 m² that allows for complementary uses that are compatible with the residential character of the area. The RS2 principal development regulations require a minimum front yard setback of 4.5 m.

The subject property has an existing single-family house and the applicant is proposing to demolish an existing carport to construct an 80.8 m² attached garage and 3.7 m² porch within the required front yard setback. As such, the applicant has applied to decrease the minimum front yard setback from 4.5 m to 3.0 m in order to facilitate the garage and porch, as shown on Exhibit "A" to VP100596.

Administration is supportive of the variance required for the following reasons:

- The proposed porch will improve the existing residences relationship to the street and is clearly visible from Taylor Drive providing a greater sense of community.
- The proposed variance is minor in nature being a 1.5 m encroachment into the front yard setback.
- The development meets all other development regulations of the RS2 zone, including building height and site coverage.
- The proposed development is not anticipated to affect sight lines for drivers, snow storage or access to utilities.
- The proposal is consistent with the form and character of the neighbourhood.

Administration does not expect any negative land use impacts to result from the proposed variance.

OTHER CONSIDERATIONS:

Council Procedures during COVID-19 & Statutory Notification

During the COVID-19 pandemic, City Council authorized by 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. Members of the public wanting to provide comment on the application, may submit written correspondence to Council.

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.

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. VP100596 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request to decrease the minimum front yard setback from 4.5 m to 3.0 m to facilitate the construction of a porch and garage on the subject property, as shown on Exhibit "A" to VP100596 for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/03/28