

STAFF REPORT TO COUNCIL

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DATE: August 16, 2019

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Development Variance Permit Application No. VP100540

Applicant: Carlene Berner and Maureen Berner
Location: 2144 8th Avenue

ATTACHMENT(S):

- Location and Existing Zoning Map
- Development Variance Permit No. VP100540
- Exhibit "A" to VP100540

RECOMMENDATION(S):

1. THAT Council APPROVE Development Variance Permit No. VP100540 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 9, Block 77, District Lot 343, Cariboo District, Plan 1268 as follows:
 - a. Vary Section 10.4.6 6. to reduce the minimum exterior side yard of the principal development from 3.0 m to 2.1 m, as shown on Exhibit "A" to VP100540.

PURPOSE:

The applicant is requesting to vary the minimum exterior side yard setback from 3.0 m to 2.1 m to facilitate the construction of 11.0 m² addition to the existing single detached house at 2144 8th Avenue (subject property) as shown on Exhibit "A" to VP100540.

Background

Site Characteristics

Location	2144 8 th Avenue
Current Use	Residential
Site Area	657.7 m ²
Zoning	RS4: Urban Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Laneway and Park
South	8 th Avenue and Residential
East	Laneway and Residential
West	Residential and Laneway

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS4: Urban Residential. The purpose of the zone is to accommodate single detached housing on lots with lane access. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

The principal development regulations in the RS4: Urban Residential zone, as per Zoning Bylaw No. 7850, 2007, requires the minimum exterior side yard setback be 3.0m. The applicant has applied to vary the minimum exterior side yard setback from 3.0 m to 2.1 m to facilitate the construction of a 11.0 m² addition to the existing house, as shown on Exhibit “A” to VP100540.

Administration supports the variance request for the following reasons:

- The exterior side yard is adjacent to a lane; therefore, the reduced setback will not directly affect a neighbouring residential property.
- The proposed 11.0 m² addition will be setback 12.9 m from the front property line. Due to the location of the existing house and the proposed addition, the variance will not impede site lines from the laneway onto 8th Avenue.
- There is existing landscaping and fencing on the exterior side yard that provides a buffer and screening to the adjacent laneway and neighbouring residential parcels. It is anticipated that the proposed variance will have no negative impacts on adjacent land uses.
- The variance for the proposed addition is considered minor in nature as the applicant proposes to reduce the exterior side yard 0.9 m from the minimum exterior side yard setback requirement.
- The proposed 11.0 m² addition will meet all other zoning regulations for all other setbacks, height and site coverage.

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 notice to adjacent property owners whose interests may be affected by this variance.

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. VP100540 be approved.

SUMMARY AND CONCLUSION:

Administration recommend that Council approve the applicant's request to vary the minimum exterior side yard setback from 3.0 m to 2.1 m for the rationale outlined in this report.

RESPECTFULLY SUBMITTED:

A handwritten signature in black ink, appearing to read 'Ian Wells', written in a cursive style.

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

PREPARED BY: Melissa Nitz, Planner 1

Meeting date: September 9, 2019