

# STAFF REPORT TO COUNCIL

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**DATE:** May 4, 2022

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Development Variance Permit Application No. VP100618

**APPLICANT:** McElhanney Ltd. for the City of Prince George

**LOCATION:** 6776 Dagg Road

**ATTACHMENT(S):** Location and Existing Zoning Map  
Development Variance Permit No. VP100618  
Exhibit "A" to VP100618

## RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100618 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot 45, District lot 4047, Cariboo District, Plan 11088 as follows:

- a. Vary Section 13.3.5 4. by decreasing the minimum interior side yard setback from 3.0 m to 0.8 m, as shown on Exhibit "A" to VP100618; and
- b. Vary Section 13.3.5 5. by decreasing the minimum rear yard setback from 6.0 m to 4.0 m, as shown on Exhibit "A" to VP100618.

## PURPOSE:

The applicant is proposing to construct a Community Care Facility, Major use (daycare) at 6776 Dagg Road (subject property). The proposed daycare will be constructed using modular units on a structural foundation. The subject property is zoned P3: Major Institutional, which limits the rear and interior side yard setbacks of principal development to 6.0 m (rear yard) and 3.0 m (interior side yard) respectively. The applicant has applied to decrease the minimum interior side yard setback from 3.0 m to 0.8 m, and decrease the minimum rear yard setback from 6.0 m to 4.0 m. This would facilitate the construction of covered landings at the rear and side entrances of the proposed daycare.

## Background

### Site Characteristics

Location	6776 Dagg Road
Current Use	Vacant/Parking lot
Site Area	1832 m <sup>2</sup>
Zoning	P3: Major Institutional

#### Official Community Plan

Future Land Use	Neighbourhood Centre, Corridor and Parks & Open Space
Growth Management	Growth Priority and Infill

#### Surrounding Land Use Table

North	Cpl Darren Fitzpatrick Bravery Park
South	C2: Regional Commercial (Hart Home Hardware) and single residential
East	P2: Minor Institutional (Eagles Hall)
West	Single Residential

#### Relevant Applications

On July 12, 2021, Council approved the addition of the Prince George Native Friendship Centre Daycare project (with 60 childcare spaces) to the 2021-2025 Financial Plan with a budget of \$2,381,493 to be funded by the Province's ChildCareBC New Spaces Fund.

#### **POLICY / REGULATORY ANALYSIS:**

##### **Zoning Bylaw No. 7850, 2007**

The subject property is zoned P3: Major Institutional which is intended to provide for minor and major institutional and recreational uses. The applicant has applied to decrease the minimum interior side yard setback from 3.0 m to 0.8 m and decrease the minimum rear yard setback from 6.0 m to 4.0 m in order to construct covered landings at the rear (east) and side (north) entrances of the proposed daycare, as shown on Exhibit "A" to VP100618.

Administration supports this variance request for the following reasons:

- The proposed development will encourage infill and redevelopment of an existing vacant and underused parcel;
- A decreased rear yard and interior side yard setback will not alter the proposed 22% (approx.) site coverage, scale or form of the proposed development;
- The proposed side and rear yards border Cpl. Darren Fitzpatrick Bravery Park (north) and Eagles Hall (east). The proposed variance will not impact the adjacent residential parcel (west);
- A mature treed buffer exists to the west effectively buffering the adjacent residential parcel from potential traffic noise and visual impacts; and
- The development meets all other development regulations of the P3 zone, including building height, front yard setbacks and site coverage.

#### **OTHER CONSIDERATIONS:**

##### **Statutory Notification and Public Consultation**

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. VP100618 be approved.

**SUMMARY AND CONCLUSION:**

In order to facilitate the construction of a daycare on the subject property, the applicant has applied to decrease the minimum interior side yard setback from 3.0 m to 0.8 m, and decrease the minimum rear yard setback from 6.0 m to 4.0 m. This application would facilitate the construction of covered landings at the rear (north) and side (east) entrances of the proposed daycare. Administration supports this application for the reasons outlined in this report.

**RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

**PREPARED BY:** Imogene Broberg-Hull, Planner 1

**APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2022/05/30