

STAFF REPORT TO COUNCIL

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DATE: June 27, 2022

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Development Variance Permit Application No. VP100621

APPLICANT: Kal Panaich on behalf of Gaganpreet Singh
LOCATION: 5393 Cook Crescent

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100621
 Exhibit "A" to VP100621

RECOMMENDATION(S):

THAT Council APPROVE Development Variance Permit No. VP100621 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 13, District Lot 4046, Cariboo District, Plan 13460, Except Plan PGP40779 as follows:

- a. Vary Section 10.1.4 1. by decreasing the minimum lot width from 20.0 m to 18.3 m, as shown on Exhibit "A" to VP100621; and
- b. Vary Section 10.1.4 2. by decreasing the minimum lot area from 845 m² to 832 m², as shown on Exhibit "A" to VP100621.

PURPOSE:

The applicant has proposed a 3-lot subdivision at 5393 Cook Crescent (subject property). The subject property is zoned RS1m: Suburban Residential, which restricts the minimum lot area to 845 m² and minimum lot width to 20.0 m. As such, the applicant has applied to vary the minimum lot area from 845 m² to 832 m², and the minimum lot width from 20.0 m to 18.3 m, as shown on Exhibit "A" to VP100621.

Background

Site Characteristics

Location	5393 Cook Crescent
Current Use	Residential
Site Area	2,712 m ² (0.67 acres)
Zoning	RS1m: Suburban Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Cook Crescent; Residential
South	Residential; Erickson Street
East	Residential; Lehman Street
West	Residential; Gravel Pit

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS1m: Suburban Residential. The purpose of the RS1m zone is to foster a suburban lifestyle on lots larger than 845 m² and provide for complementary residential related uses that are compatible with the residential character of the area. The RS1m zone permits subdivision development to occur so long as the lots being created have a minimum lot width of 20.0 m, and lot area between 845 m² and 0.4 ha.

The proposed 3-lot subdivision will create narrow parcels, consistent with the lot area in the surrounding neighbourhood. The applicant is proposing to retain the existing single detached house and accessory structures that are currently located on the western third of the subject property. To facilitate the proposed 3-lot subdivision, the applicant has applied to decrease the minimum lot width from 20.0 m to 18.3 m and the minimum lot area from 845 m² to 832 m², as shown on Exhibit "A" to VP100621.

Administration supports this variance request for the following reasons:

- The surrounding neighbourhood is a mix of RS1 and RS2 zoned properties resulting in a range of property sizes from approximately 700 m² to 1.0 ha;
- The proposed development will maintain a similar scale of housing to that typical to the surrounding neighbourhood (*i.e.*, the Lot A to the west);
- The proposed development offers infill and redevelop of a vacant, and underutilized site;
- The proposed 3-lot subdivision is not anticipated to generate potential land use impacts or have negative impacts on the surrounding neighbourhood; and
- Future development will be consistent with surrounding residential uses (*i.e.*, setbacks, building height 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 Variance Permit No. VP100621 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the proposed 3-lot subdivision, the applicant has applied to vary the minimum lot area and lot width subdivision regulations of the RS1m zone. 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: 2022/07/25