

STAFF REPORT TO COUNCIL

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DATE: July 20, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100622

APPLICANT: Michael Karpes and Karen Roberts
LOCATION: 2942 Queensway

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100622
Exhibit "A" to VP100622
Exhibit "B" to VP100622

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100622 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 1, Block 25, District lot 933, Cariboo District, Plan BCP17055, as follows:

- a. Vary Section 10.2.6 2. by increasing the maximum height of an accessory building from 5.0 m to 7.0 m, as shown on Exhibit "A" to VP100622, at the location shown on Exhibit "B" to VP100622.

PURPOSE:

The applicant is proposing to construct an 81 m² detached garage (accessory building) at 2942 Queensway (subject property). The subject property is zoned RS2: Single Residential, which restricts the maximum height of an accessory development to 5.0 m. As such, the applicant has applied to vary the maximum height of an accessory building from 5.0 m to 7.0 m, as shown on Exhibit "A" to VP100622. The location of the proposed detached garage is shown on Exhibit "B" to VP100622.

Background

Site Characteristics

Location	2942 Queensway
Current Use	Residential
Site Area	2067.8 m ²
Zoning	RS2: Single Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential Corridor
Growth Management	Growth Priority

Surrounding Land Use Table

North	Significant Slope; Single Residential
South	Queensway; Commercial Office
East	Residential; Kaslo Street
West	Undeveloped laneway (Significant slope approximately 65% grade)

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. This zone also provides for complementary residential related uses that are compatible with the residential character of the area. The RS2 zone permits accessory structures with a maximum height of 5.0 m and carriage houses with a maximum height of 7.0 m. In order to facilitate the construction of the proposed detached garage, the applicant has requested to increase the maximum height of accessory development from 5.0 m to 7.0 m, as shown on Exhibit "A" of VP100622, at the location shown on Exhibit "B" to VP100622.

While the proposed accessory building surpasses the height regulations of the RS2 zone, the proposed building meets all other zoning regulations including maximum area and minimum setbacks.

Administration is in support of this application for the following reasons:

- The detached garage is proposed in the rear of the subject property and will replace several unpermitted accessory buildings (shipping container and car canopy);
- The proposed development is consistent with the form and character of surrounding development regarding building size and massing;
- The proposed development is consistent with all other accessory development regulations of the RS2 zone, including setbacks and site coverage;
- The rear and side yard are adequately screened with mature trees and an existing fence; and
- Views of adjacent properties at the top of the slope will not be impeded by the height of the proposed detached garage.

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. VP100622 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of a 81 m² detached garage, the applicant has requested to increase the maximum height of accessory development from 5.0 m to 7.0 m. 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: 2022/08/15