

DATE: July 10, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100645

APPLICANT: Manmohan Singh Toor & Sukiran Kaur Toor
LOCATION: 604 Burden Street

ATTACHMENT(S): Location and Zoning Map
 Development Variance Permit No. VP100645
 Exhibit "A" to VP100645

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100645 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 20, Block 73, District Lot 343, Cariboo District, Plan 1268, as follows:

- a. Vary Section 10.4.6 6. by decreasing the minimum exterior side yard setback from 3.0 m to 2.4 m, as shown on Exhibit "A" to VP100645.

PURPOSE:

The applicant is proposing to construct a single-family dwelling at 604 Burden Street (subject property). The subject property is zoned RS4, which requires a 3.0 m minimum exterior side yard setback for principal development. The applicant has applied to decrease the minimum exterior side yard setback for principal development from 3.0 m to 2.4 m, as shown on Exhibit "A" to VP100645.

Background

Site Characteristics

Location	604 Burden Street
Current Use	Urban Residential (recently demolished)
Site Area	307.11 m ²
Zoning	RS4: Urban Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management Class	Infill

Surrounding Land Use Table

North	6 th Avenue; Residential
South	Residential
East	Laneway; Residential
West	Burden Street; Residential

Relevant Applications

Development Permit No. DP100849: The applicant has concurrently applied for an Intensive Residential Form and Character Development Permit to develop a 1.5-storey single-family dwelling on the subject property. Should this application be approved, the Development Permit will proceed.

STRATEGIC PRIORITIES:

This application is consistent with Council's strategic priority for economic growth and development by increasing market housing and affordability to maximize quality of life.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS4: Urban Residential. The RS4 zone is intended to accommodate single detached housing on lots with lane access. The RS4 zone also provides for complementary residential related uses that are compatible with the residential character of the area. The RS4 zoning regulations require that principal development maintains a minimum exterior side yard setback of 3.0 m. To facilitate the proposed single-family dwelling on the subject property, the applicant has applied to vary the minimum exterior side yard setback for the principal development from 3.0 m to 2.4 m, as shown on Exhibit "A" to VP100645.

Administration supports this variance request for the following reasons:

- The proposed 2.4 m setback is not anticipated to impact the sightlines for vehicles or pedestrians at the intersection of 6th Avenue and Burden Street;
- The requested 0.6 m decrease (3.0 m to 2.4 m) to the exterior side yard setback is considered minor as no negative impacts are anticipated to surrounding residences or future development;
- The proposed single-family dwelling is consistent with the form and character of surrounding residences regarding height, scale and form; and
- The proposed development meets all other development regulations of the RS4 zone, including front, rear and interior side yard 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.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

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. VP100645 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of a single-family dwelling at 604 Burden Street, the applicant has applied to vary the principal development regulations for minimum exterior side yard setback from 3.0 m to 2.4 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Eliakim Longaquit, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/07/10