

STAFF REPORT TO COUNCIL

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DATE: August 11, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100651

APPLICANTS: Michael Gervais
LOCATION: 10365 Western Road

ATTACHMENT(S): Location and Zoning Map
Development Variance Permit No. VP100651
Exhibit "A" to VP100651
Exhibit "B" to VP100651
Supporting Documents

- Rationale Letter
- Letters of Support and Associated Map

RECOMMENDATION(S):

That Council DENY Development Variance Permit No. VP100651 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for Lot 20, District Lot 625, Cariboo District, Plan 13646, as follows:

- Vary Section 10.1.6 1. to increase the maximum total combined gross floor area of accessory buildings and structures on a site from 90.0 m² to 136.0 m², as shown on Exhibit "A" to VP100651; and
- Vary Section 10.1.6 2. to increase the maximum height of accessory buildings from 5.0 m to 7.0 m, as shown on Exhibit "B" to VP100651.

PURPOSE:

The applicant has applied to vary the RS1: Suburban Residential accessory development regulations to facilitate the construction of a 136.0 m² accessory building (detached garage) at 10365 Western Road (subject property), as shown on Exhibits "A" and "B" to VP100651. Administration does not support the applicant's request to vary the maximum total combined gross floor area and height for the proposed detached garage.

BACKGROUND:

Site Characteristics

Location	10365 Western Road
Current Use	Single Residential
Site Area	0.19 ha (0.46 acres)
Zoning	RS1: Suburban Residential

Official Community Plan

Future Land Use	Rural C
Growth Management	Rural Areas

Surrounding Land Use Table

North	Residential; Corral Road
South	Vacant land; Highway 16 W Frontage Road
East	Western Road; Vacant commercial land
West	Residential

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS1: Suburban Residential as per Zoning Bylaw No. 7850, 2007. The purpose of the RS1 zone is to foster a suburban lifestyle on properties larger than 845 m². The RS1 zone also provides for complementary residential related uses that are compatible with the residential character of the area. The RS1 accessory development regulations restrict the maximum total combined gross floor area of accessory buildings on a site to 90.0 m² and the maximum height of accessory development to 5.0 m, except carriage houses which permit a maximum height of 7.0 m.

To facilitate the construction of a 136.0 m² accessory building (detached garage), the applicant has applied to vary the maximum total combined gross floor area of accessory buildings and structures on site from 90.0 m² to 136.0 m², as shown on Exhibit "A" to VP100651. The applicant has further applied to increase the maximum height of accessory development from 5.0 m to 7.0 m, as shown on Exhibit "B" to VP100651.

The Zoning Bylaw defines an "accessory building" as a building or structure detached from a principal building (i.e., single detached housing), which is naturally, normally, and customarily incidental, subordinate, exclusively devoted to, and on the same site as the principal building in use. To ensure that accessory development is considered ancillary to the principal building, the RS1 accessory development regulations restrict the maximum total combined gross floor area of accessory buildings on a site.

The subject property is located within the Western Acres neighbourhood encompassing Western Road, Corral Road, and Cattle Drive. The neighbourhood is predominately developed as 1-1.5 storey, single detached housing including manufactured homes that conform to the CSA A-277 standard. Administration has conducted a review of recent Development Variance Permit records and has confirmed no similar applications have been considered in the RS1 zone in this neighbourhood.

Administration is not in support of this variance request as the proposed variance from 90.0 m² to 136.0 m² (an additional 46.0 m²) is significant (51% increase) and is not considered incidental to the existing single detached house, and does not suit the form and character of the surrounding neighbourhood.

OTHER CONSIDERATIONS:

Letters of Support

Four (4) letters of support have been received from property owners in the surrounding neighbourhood. No letters of support have been provided from the properties directly adjacent (i.e. north and south) to the subject property. These letters are attached to this report, along with a map showing the locations that provided letters of support.

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. VP100651 be denied. Should Council support this application, Development Variance Permit No. VP100651 has been attached to this report.

SUMMARY AND CONCLUSION:

Administration recommends that Council deny the applicant's request to increase the maximum total combined gross floor area and the maximum height of accessory development, as shown on Exhibits “A” and “B” to VP100651, for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Keone Gourlay, Planning Technician

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/09/11