

STAFF REPORT TO COUNCIL

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DATE: November 6, 2023

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100655

APPLICANTS: Copper Falls Custom Homes Ltd. for Arthur and Donna Lamothe
LOCATION: 4004 Stevens Drive

ATTACHMENT(S): Location and Zoning Map
 Development Variance Permit No. VP100655
 Exhibit "A" to VP100655
 Exhibit "B" to VP100655
 Letters of Support and Associated Map

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100655 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for Lot 16, District Lot 7634, Cariboo District, Plan 16573, as follows:

- a. Vary Section 10.1.6 2. to increase the maximum height of accessory development from 5.0 m to 6.1 m, as shown on Exhibit "A" to VP100655.

PURPOSE:

The applicant is proposing to vary the maximum height of accessory development to facilitate construction of a 6.1 m tall, detached garage at 4004 Stevens Drive (subject property).

BACKGROUND:

Site Characteristics

Location	4004 Stevens Drive
Current Use	Residential
Site Area	0.10 ha (0.26 acres)
Zoning	RS1: Suburban Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Churchill Road; Residential
South	Residential
East	Residential
West	Stevens Drive; Residential

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS1: Suburban Residential. 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 subject property is located within the Edgewood Terrace neighbourhood. The neighbourhood is predominately zoned RS1 and developed as 1-1.5 storey, single-detached housing, and accessory buildings and structures.

The RS1 accessory development regulations restrict the maximum height of accessory buildings and structures to 5.0 m, except carriage houses which permit a maximum height of 7.0 m. To facilitate the construction of the proposed detached garage, the applicant has applied to vary the maximum height for accessory development on the subject property from 5.0 m to 6.1 m, as shown on Exhibit "A" to VP100655, at the location shown on Exhibit "B" to VP100655.

Administration supports this variance request for the following reasons:

- The proposed 6.1 m height is below the maximum height permitted for carriage housing (7.0 m), which is currently permitted on the subject property;
- The proposed development is not foreseen to have any impact on neighboring properties, as the proposed garage will be located adjacent to an exterior lot line along Churchill Road, as shown on Exhibit "B" to VP100655;
- The proposal is consistent with all other development regulations of the RS1 zone, including setbacks and site coverage; and
- Letters of support have been received from the directly adjacent property owners which are attached to this report as supporting documents.

OTHER CONSIDERATIONS:

Letters of Support

Six (6) letters of support have been received from property owners in the surrounding neighbourhood. These letters are attached to this report, along with a map showing the properties 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. 9423, 2023", 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. VP100655 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of a detached shop at 4004 Stevens Drive, the applicant has applied to vary the maximum height of accessory development from 5.0 m to 6.1 m, as shown on Exhibit "A" to VP100655. Administration supports this application 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: 2023/12/04