

STAFF REPORT TO COUNCIL

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DATE: January 29, 2024

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit No. VP100665

APPLICANT: Eliza Rogers and Ryan Young
LOCATION: 109 King Drive

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100665
Exhibit "A" to Application No. VP100665
Exhibit "B" to Application No. VP100665
Rationale Letter
Letters of Support and Associated Map

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100665 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for Lot 20, District Lot 1427, Cariboo District, Plan 16288, as follows:

- a. Vary Section 10.2.5 7. to reduce the minimum rear yard setback from 6.0 m to 2.8 m, as shown on Exhibit "A" to VP100665.

PURPOSE:

The applicant is proposing to vary the minimum rear yard setback of the principal development regulations to facilitate a 91m² addition to the existing house located at 109 King Drive (subject property).

BACKGROUND:

Site Characteristics

Location	109 King Drive
Current Use	Residential
Site Area	701 m ² (0.17 acres)
Zoning	RS2: Single Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	King Drive; Single Residential
South	Single Residential
East	Single Residential
West	Single Residential

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 a suburban lifestyle on properties larger than 500 m². The RS2 zone also provides for complementary residential related uses that are compatible with the residential character of the area. The subject property is located at the end of a cul de sac in the Highland Park neighbourhood that was developed in the 1960's and 1970's as 1-1.5 storey, single-detached housing. The surrounding area is predominantly zoned RS2.

The RS2 principal development regulations restrict the minimum rear yard setback of buildings and structures to 6.0 m. To facilitate an addition to the existing house, the applicant has applied to vary the minimum rear yard setback of the principal development regulations from 6.0 m to 2.8 m, as shown on Exhibit "A" to VP100665.

Administration supports this variance request for the following reasons:

- The proposed addition has been designed to suit the form and character of the existing home and surrounding neighbourhood, featuring a west coast style roofline characteristic of mid-century modern architecture, as shown in Exhibit "B" to VP100665;
- The proposed addition will replace an aging carport and deck, currently attached to the house;
- The applicant has installed a new 2.0 m wooden fence around the perimeter of the backyard to provide privacy to adjacent properties;
- As described within the applicant's rationale letter, the addition requires a 2.8 m rear yard setback for approximately 25% of the building face, widening to 3.23 m for the remainder of the addition;
- The proposed addition will increase the site coverage by only 4%. This would increase the overall site coverage from 23% to 27%;
- The proposal is consistent with all other development regulations of the RS2 zone, including setbacks and site coverage; and
- Letters of support have been received from the four (4) directly affected property owners which are attached to this report as supporting documents.

OTHER CONSIDERATIONS:

Letters of Support

Four (4) signatures have been received in support of the proposed application from the directly affected property owners. A petition letter in support of the application is attached to this report, along with a map showing the properties in 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.

Restrictive Covenant No. E3240: A restrictive covenant was registered to the legal title of the subject property in 1970 by the original developer of the subdivision. The covenant establishes a building scheme for the neighbourhood. It is the property owner's responsibility to examine the title to determine whether any private restrictions are in existence.

ALTERNATIVES:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Variance Permit No. VP100665 be approved.

SUMMARY AND CONCLUSION:

To facilitate the construction of the proposed house addition, the applicant has applied to vary the minimum rear yard setback as shown on Exhibit "A" to VP100665. 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 I

APPROVED:

Andy Beesley, Acting City Manager

Meeting Date: 2024/02/26