

STAFF REPORT TO COUNCIL

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DATE: March 25, 2024

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Development Variance Permit Application No. VP100667

APPLICANT: Blake Buckham and Alicia Kirkby
LOCATION: 1735 11th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100667
Exhibit "A" to VP100667

RECOMMENDATION(S):

That Council APPROVE Development Variance Permit No. VP100667 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for Lot 7, Block 207, District Lot 343, Cariboo District, Plan 1268 as follows:

- a. Vary Section 10.4.4 1. by decreasing the minimum lot width from 7.5 m to 7.1 m, as shown on Exhibit "A" to VP100667.

PURPOSE:

The subject property (1735 11th Avenue) is comprised of two parcels (Lots 7 and 8, Block 207, District Lot 343, Cariboo District, Plan 1268). There is an existing single detached house on Lot 8 that has encroached into Lot 7. As such, the applicant is proposing to vary the minimum lot width of the subject area to facilitate a lot line adjustment to rectify the encroachment.

Background

Site Characteristics

Location	1735 11 th Avenue
Current Use	Residential
Site Area	Lot 7 – 307 m ² (0.08 acres) Lot 8 – 293 m ² (0.07 acres)
Zoning	RS4: Urban Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Growth Priority

Surrounding Land Use Table

North	11 th Avenue; Residential
South	Alleyway; Parkwood Place
East	Residential
West	Residential

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS4: Urban Residential. The purpose of the RS4 zone is to accommodate single detached housing on lots with lane access. The RS4 subdivision regulations require a minimum lot width of 7.5 m and a minimum lot area of 225 m². The subject area is in the Crescents neighbourhood which is predominantly zoned RS4 and consists of narrow lots and infill parcels.

The subject property is currently 18.3 m in width and 614 m² (0.15 acres) in size. To accommodate the existing single detached house on Lot 8 and to allow future development of Lot 7, a lot line adjustment is required. To ensure the existing single detached house meets the 1.2 m side yard setback required by the RS4 zone, the applicant has proposed to reduce the width of Lot 7 to 7.1 m, as shown on Exhibit "A" to VP100667.

Administration supports this variance request for the following reasons:

- The decreased lot width of the subject area from 7.5 m to 7.1 m is considered minor in scale.
- This variance request will rectify the encroachment of the single detached house (Lot 8), to allow future development and infill of the subject area (Lot 7).
- The subject area will exceed the minimum lot area requirement of the RS4 zone.
- The proposal is consistent with all other development regulations of the RS4 zone, including lot area and setbacks.

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 Variance Permit No. VP100667 be approved.

SUMMARY AND CONCLUSION:

To facilitate the proposed lot line adjustment, the applicant has applied to vary the minimum lot width regulations of the RS4 zone, as shown on Exhibit "A" to VP100667. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Keone Gourlay, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/04/22