

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: May 14, 2024

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100669

Applicant: Peter De Fauw & Henny De Fauw-Bloemendal
Location: 4205 Austin Road W

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100669
 Exhibit "A" to VP100669
 Supporting Documents

- Rationale Letter
- Letters of Support and Associated Map

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100669 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot 19, District Lot 4047, Cariboo District, Plan 9543, Except Plan PGP36687 as follows:

- a. Vary Section 10.2.4 1. by decreasing the minimum lot width from 15.0 m to 10.0 m, as shown on Exhibit "A" to VP100669; and
- b. Vary Section 10.2.4 3. by increasing the maximum lot area from 0.2 ha to 0.3 ha, as shown on Exhibit "A" to VP100669.

PURPOSE:

The applicant is proposing to vary the minimum lot width and the maximum lot area to facilitate a 2-lot subdivision at 4205 Austin Road W (subject property), as shown on Exhibit "A" to VP100669.

Background

Site Characteristics

| | |
|-------------|--------------------------|
| Location | 4205 Austin Road W |
| Current Use | Residential |
| Site Area | 0.4 ha (1.0 acre) |
| Zoning | RS2m: Single Residential |
| Servicing | City Services Available |

Official Community Plan

| | |
|-------------------|---|
| Future Land Use | Neighbourhood Residential (0.3 ha); and Neighborhood Corridor (0.1 ha) |
| Growth Management | Infill (0.3 ha); and Growth Priority (0.1 ha) |

Surrounding Land Use Table

| | |
|-------|--------------------------|
| North | Austin Rd W; Residential |
| South | Residential |
| East | Residential |
| West | Residential |

Relevant Applications

Subdivision Application No. SD100777: The applicant has concurrently applied for a subdivision application to facilitate the creation of one additional lot. Through the Subdivision process, administration notified the applicant that a variance would be required to facilitate the proposed lot width and lot area.

STRATEGIC PRIORITIES:

This application is consistent with Council's strategic priority for economic growth and development by increasing infill housing within targeted growth areas.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2m: Single Residential. The purpose of the RS2m zone is to foster an urban lifestyle on properties larger than 500 m² and provides for complementary residential related uses that are compatible with the residential character of the area. The RS2m zone permits subdivision development to occur so long as the lots being created have a minimum lot width of 15.0 m and a maximum lot area of 0.2 ha.

The proposed 2-lot subdivision will create a panhandle lot (proposed Lot B), due to the narrow and long nature of the existing parcel. The applicant is proposing to retain the existing manufactured house that is currently located on the eastern half of the subject property (proposed Lot A). To facilitate the proposed 2-lot subdivision, the applicant has applied to decrease the minimum lot width from 15.0 m to 10.0 m and increase the maximum lot area from 0.2 ha to 0.3 ha for proposed Lot B, as shown on Exhibit "A" to VP100669. Proposed Lot A is not part of this variance application, as it meets the lot width and lot area requirements of the RS2m zone.

Administration supports the variance request for the following reasons:

- The surrounding neighbourhood is a mix of RS1 and RS2m zoned properties resulting in a range of property sizes from approximately 0.06 ha to 0.4 ha. Proposed Lot B (0.3 ha) is within the range of existing property sizes in the surrounding neighbourhood;
- The decreased lot width from 15.0 m to 10.0 m allows for adequate access to proposed Lot B;
- The proposed development offers infill and redevelop of an underutilized site;
- The proposed 2-lot subdivision is not anticipated to generate potential land use impacts or have negative impacts on the surrounding neighbourhood; and
- Future development will be consistent with surrounding residential uses (i.e., setbacks, building height and site coverage).
- Letters of support have been received from potentially impacts properties which are attached to this report.

OTHER CONSIDERATIONS:

Letters of Support

Six (6) letters of support have been received for the proposed development variance application. One (1) from the tenant of the subject property, one (1) from the directly adjacent property owner and four (4) from the properties immediately north across Austin Rd W. These letters and a map indicating proximity to the subject property have been attached to this report as supporting documents.

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. VP100669 be approved.

SUMMARY AND CONCLUSION:

To facilitate the proposed 2-lot subdivision, the applicant has applied to vary the minimum lot width and maximum lot area regulations of the RS2m zone, as shown on Exhibit “A” to VP100669. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/06/12