

STAFF REPORT TO COUNCIL

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DATE: February 28, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Variance Permit No. VP100552

Applicant: Jaswant Singh and Sukhwinder Kaur
Location: 2869 Hopkins Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Development Variance Permit No. VP100552
- Exhibit "A" to VP100552
- Exhibit "B" to VP100552
- Supporting Document to Variance Permit
- Letters of Support Received

RECOMMENDATION(S):

That Council **DENIES** Development Variance Permit No. VP100552 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 1, District Lot 1433, Cariboo District, Plan 11794 as follows:

- a. Vary Section 10.2.4 2. by reducing the minimum lot area from 500 m² to 425 m² for Proposed Lot 1 and 500 m² to 480 m² for Proposed Lot 2 as shown on Exhibit "A" to VP100552.

PURPOSE:

The applicant has applied to vary the RS2: Single Residential subdivision development regulations to facilitate the subdivision of a 905 m² property located at 2869 Hopkins Road (subject property). The RS2 subdivision regulations require a minimum lot area of 500 m² and minimum lot width of 15.0 m. The applicant has applied to vary the minimum lot area regulations from 500 m² to 425 m² (Proposed Lot 1) and 480 m² (Proposed Lot 2) to facilitate a two lot subdivision, as shown on Exhibit "A" to VP100552.

Background

Site Characteristics

Location	2869 Hopkins Road
Current Use	Residential
Site Area	905 m ²
Zoning	RS2: Single Residential
Servicing	City Services Available

Future Land Use	Neighbourhood Centre Residential
Growth Management	Growth Priority

Surrounding Land Use Table

North	Hopkins Road, Single Residential
South	Single Residential
East	Underhill Road and Single Residential
West	Single Residential

Relevant Applications

Subdivision Application No. SD100621: The applicant has applied to subdivide the subject property into two lots (proposed Lot 1 and 2). The proposed variance would facilitate the subdivision of the subject property.

POLICY / REGULATORY ANALYSIS:

Official Community Plan (OCP)

The subject property is designated as Neighbourhood Centre, Residential as per Schedule B-6: Future Land Use of the Official Community Plan No. 8383, 2011. The Neighbourhood Centre, Residential states that the City should require buildings to be of a size and scale that is compatible with nearby (e.g. on the same block) buildings and neighbourhoods.

Administration believes that proposed Lot 1 and Lot 2 are not consistent in size and scale to the neighbourhood as shown on the supporting document to VP100552. Therefore, Administration is not in support of this application.

Zoning Bylaw

The subject property is zoned RS2: Single Residential. The purpose of the RS2 zone is to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Subdivision regulations in the RS2 zone requires a minimum lot area of 500 m² and minimum lot width of 15.0 m.

The subject property is currently 905 m² in size with an existing residence accessed off of Hopkins Road and two (2) accessory developments on site as shown on Exhibit "B" to VP100552. The property cannot meet the minimum area requirements for the subdivision regulations of the RS2 zone because the lot is only 905 m² and due to the location of the house, the subject property cannot be subdivided into equal halves. The applicant therefore has applied to vary the areas proposed for each of the two (2) lots. The applicant proposes Lot 1 to be 425 m² and Lot 2 to be 480 m² in size.

The Hopkins and Underhill Road neighbourhoods consist of a mixture of RM5: Multiple Residential, RT3: Residential Cluster, RT1: Two Unit Residential and RS2: Single Residential zoned parcels. The RS2 zoned properties range in lot areas from 1560 m² to 620 m² in size as shown on the attached supporting document. Administration struggles with supporting this application as the proposed lot sizes for Lot 1 (425 m²) and Lot 2 (480 m²) are significantly smaller than the lot sizes of the Hopkins and Underhill neighbourhood and are not supportable under the OCP. Due to the significant reduction in lot size for Lot 1 (425 m²), Administration does not support this application.

In addition to this, proposed Lot 1 will have two (2) accessory buildings (garage and shed) that will need to be removed (see Exhibit "B" to VP100552). The accessory structures are not permitted on a parcel without a principal use (i.e. single detached house) on the same parcel. Should Council support this application, Administration would recommend a condition on the variance permit that prior to issuing the variance permit, the accessory buildings are to be removed from proposed Lot 1.

Lastly, the proposed lot sizes for the variance are consistent with zoning regulations for the RS3: Single Residential zone. The purpose of the RS3: Single Residential zone is to foster an urban lifestyle on properties larger than 400 m², primarily with lanes, for innovative, cluster housing and compact housing.

Administration has provided the applicant with alternatives to the variance permit that would help densify the site, such as the construction of a secondary dwelling (i.e. carriage or cottage house) and rezoning to a two-unit residential zone for the development of a duplex.

Administration is not supportive of the variance as the proposed lot sizes are not minor in nature as the size is 225 m² less than the smallest lot in the area, and are not keeping with the character of the Hopkins and Underhill Road neighbourhoods as shown on the attached supporting document.

OTHER CONSIDERATIONS:

Letter of Support

The applicant supplied 16 letters of support from the neighbourhood for the proposed variance. Administration notes that the most affected neighbours directly north and west of the subject property did not provide letters of support for the application. For Council's consideration, please see the attached map of letters of support.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by this variance.

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. VP100552 be denied.

SUMMARY AND CONCLUSION:

Administration recommends that Council deny the applicant's request to reduce the minimum lot area for proposed Lot 1 from 500 m² to 425 m² and for proposed Lot 2 from 500 m² to 480 m², as shown on Exhibit "A" to VP100552 for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/03/23