

STAFF REPORT TO COUNCIL

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DATE: March 5, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Variance Permit No. VP100557

Applicant: Ranjit Chatta and Balvinder Chatta
Location: 4056 Davis Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Development Variance Permit No. VP100557
- Exhibit "A" to VP100557
- Exhibit "B" to VP100557
- Supporting Document to Variance Permit
- Rationale Letter from the Applicant
- Letters of Support to VP100557

RECOMMENDATION(S):

That Council DENIES Development Variance Permit No. VP100557 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot B, District Lot 9261, Cariboo District, Plan EPP42878 as follows:

- a. Vary Section 10.1.5 2. by increasing the maximum site coverage from 30% to 35%, as shown on Exhibit "A" and Exhibit "B" to VP100557

PURPOSE:

The applicant has applied to vary the RS1: Suburban Residential regulations to increase the site coverage permitted to facilitate the construction of a 355.0 m² ranch style single-family dwelling and covered deck on 4056 Davis Road (subject property). The RS1: Suburban Residential regulation allows a maximum site coverage of 30%. In order to facilitate the proposed single family dwelling, the applicant is requesting to vary the maximum site coverage from 30% to 35% as shown on Exhibit "A" to VP100557.

Background

Site Characteristics

Location	4056 Davis Road
Current Use	vacant
Site Area	1018.5 m ²
Zoning	RS1: Suburban Residential
Servicing	City Servicing available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Single Residential and Charella Drive
South	Single Residential
East	Single Residential
West	Davis Road and Single Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan (OCP)

The subject property is designated as Neighbourhood Residential as per Schedule B-6: Future Land Use of the Official Community Plan No. 8383, 2011. The Neighbourhood Residential states that the City should maintain a similar scale of housing to that typical to the existing neighbourhood, by limiting the size of new buildings (Policy 8.3.58).

Administration believes that the proposed 355.0 m² ranch style single family dwelling is not consistent in size and scale to the neighbourhood as shown on Exhibit "B" to VP100557. The proposed dwelling appears to be quite large in comparison with other dwellings in the Davis Road and Charella Drive Neighbourhoods. Therefore, Administration is not in support of this application.

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS1: Suburban Residential. The purpose of this zone is to foster a suburban lifestyle on properties larger than 845 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

The principal development regulations in the RS1 zone, as per Zoning Bylaw No. 7850, 2007, restricts the maximum site coverage for all structures on a site to 30%. The applicant has applied to vary the maximum site coverage from 30% to 35% to facilitate the construction of a 355.0 m² single family dwelling on the subject property as shown on Exhibit "A" and Exhibit "B" to VP100557.

Administration is not in support of this variance request as the size and scale of the building proposed is not minor in nature and exceeds previous variance requests proposed in the past for RS1 zoned properties. The site coverage proposed is 5% over the permitted 30% indicated in the RS1 zone. The increase in site coverage will accommodate a 50.2 m² outdoor covered patio at the rear. Previous variance applications to the RS1 zone that increased the site coverage for a principal dwelling are summarized in Table 1 below with the year that Council considered the variances in brackets.

Table 1: Site Coverage Variance Permits in RS1 zoned properties

	Civic Address	Site Coverage Variance	Lot Size
VP100420 (2015)	4157 Barnes Drive	34%	847 m ²
VP100487 (2017)	4535 Heather Road	34.5 %	1332 m ²
VP100557 (2020)	4056 Davis Road	35%	1018 m ²

As identified in Table 1 above, the largest site coverage for the RS1 zone approved by Council was 34.5% (VP100487). This variance permitted a dwelling located on a property that was 1332.0 m² in area. In comparison to the proposed variance, the applicant would like to construct a 355.0 m² dwelling on a parcel that is 1018.0 m², which is 314.0 m² smaller in lot size than the previous variance (VP100487). The applicant is proposing a larger footprint and increased site coverage on a smaller lot when compared to VP100487.

The principal dwellings in the Davis Road and Charella Drive neighbourhood range in size from 130.0 m² to 274.0 m² as shown on supporting document to variance permit. The proposed dwelling footprint of 355 m² will be 81.0 m² larger than the largest building footprint in the neighbourhood (274.0 m²). The proposed dwelling surpasses the existing scale and form of the Davis Road and Charella Drive neighbourhood.

In addition, the applicant would not be able to construct future additions or accessory developments (i.e. garden sheds, detached garages) on the subject property without the application of a variance permit. Administration would have difficulty supporting future variance permit applications for increased site coverage for the subject property.

Administration has provided the applicant with opportunities to reduce the footprint of the building to meet the RS1 zone regulations for site coverage by removing the covered deck or a reduction in the livable space of the principal dwelling.

Administration is not support of the variance application as the size of the proposed dwelling far exceeds the scale and form of the surrounding neighbourhood and is not keeping with the character of the Davis Road and Charella Drive neighbourhoods as shown on Exhibit "B" to VP100557.

OTHER CONSIDERATIONS:

Letters of Support:

The applicant has provided five (5) lets of support from the neighbourhood for the proposed variance as attached as letters of support to VP100557. Administration notes that the most affected neighbour directly north of the subject property did not provide a letter 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 temporary use.

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. VP100557 be denied.

SUMMARY AND CONCLUSION:

Administration recommends that Council deny the applicant's request to increase the site coverage from 30% to 35% to facilitate the construction of a 355.0 m² ranch style single family dwelling, as shown on Exhibit "A" to VP100557 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]