

STAFF REPORT TO COUNCIL

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DATE: July 27, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100573

Applicant: Dianna Higginson
Location: 2501 Grant Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100573
Exhibit "A" to VP100573
Supporting Document(s)

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100573 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot B, District Lot 4039, Cariboo District, Plan PGP38886 (019-209-932) as follows:

- a. Vary Section 10.2.5 5. by decreasing the minimum front yard setback from 4.5 m to 1.5 m, as shown on Exhibit "A" to VP100573.

PURPOSE:

The applicant has applied to decrease the minimum front yard setback from 4.5 m to 1.5 m, as shown on Exhibit "A" to VP100573. The purpose of this application is to facilitate an addition of a 30 m² covered deck at the front entrance to the existing residence at 2501 Grant Road (hereinafter referred to as the subject property).

Background

Site Characteristics

Location	2501 Grant Road
Current Use	Residential
Site Area	2,122 m ²
Zoning	RS2m: Single Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Residential; Grant Road
South	Residential
East	Grant Road; Residential
West	Residential; Minotti Drive

Relevant Applications

Building Permit Application No. BP041071: Development Services has received a residential Building Permit for the construction of a deck. Through the referral process, it was noted the front yard setback had been exceeded triggering consideration of Development Variance Permit application.

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 that allows for complementary uses that are compatible with the residential character of the area.

The RS2m principal development regulations require a minimum front yard setback of 4.5 m. The applicant has provided a site plan showing the existing residence is currently set back approximately 4.9 m. The applicant would like to construct a 30 m² covered deck along the entire front of the existing residence. As such, the applicant has applied to decrease the minimum front yard setback from 4.5 m to 1.5 m, as shown on Exhibit "A" to VP100573.

Administration supports the above noted variance request for the following reasons. Adjacent properties along Grant Road are zoned RS1m and RS2m, developed as single-family residences set at the forefront of each property. The immediately adjacent property to the south is screened by an existing fence. The proposed development will suit the form of the surrounding neighbourhood while meeting all other RS2m zoning regulations including site coverage and interior side yard setbacks. The proposed variance will improve the existing residences relationship to the street by enhancing street activity and safety.

Administration does not expect any negative land use impacts to result from the proposed variance.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Letters of Support

The applicant has provided a letter with support from three adjacent land owners, including the owner of the property that shares the property line along which the variance is being requested.

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 Development Variance Permit.

Council Procedures during COVID-19

As a result of the COVID-19 pandemic and the Ministerial Order issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for permit applications and certain bylaws where such hearings are not required.

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 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.

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. VP100573 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approves the applicant’s request to decrease the front yard setback for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 08/17/2020