

STAFF REPORT TO COUNCIL

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DATE: August 5, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit No. VP100566
 Applicant: Glen Blair and Jenia Yanick
 Location: 886 Alward Street

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100566
 Exhibit "A" to VP100566
 Letters of Support Map
 Letters of Support

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100566 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot A, District Lot 343, Cariboo District, Plan EPP103388 as follows:

- a. Vary Section 10.4.7 6. by reducing the minimum interior side yard setback of an accessory building from 1.2 m to 0.6 m, as shown on Exhibit "A" to VP100566.

PURPOSE:

The applicant has applied for a variance permit reducing the minimum interior side yard setback from 1.2 m to 0.6 m to facilitate the development of 31.2 m² detached garage at 886 Alward Street (subject property) as shown on Exhibit "A" to VP100566. The applicant is demolishing the existing garage and placing a new detached garage in the same building footprint on the subject property.

Background

Site Characteristics

Location	886 Alward Street
Current Use	Residential
Site Area	458.65 m ²
Zoning	RS4: Urban Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Residential
South	Residential and 9 th Avenue
East	Laneway and Residential
West	Alward Street and Residential

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS4: Urban Residential. The purpose of the zone is to accommodate single detached housing on lots with lane access. 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 RS4: Urban Residential zone, as per Zoning Bylaw No. 7850, 2007, require the minimum interior side yard setback of 1.2 m. The applicant has applied to vary the minimum interior side yard setback from 1.2 m to 0.6 m to facilitate the construction of a new 31.2 m² detached garage, as shown on Exhibit "A" to VP100566. As indicated previously, the applicant is demolishing the existing detached garage prior to constructing the proposed 31.2 m² garage in the same building footprint.

BC Building Code

The BC Building Code (Section 9.10) indicates the proposed 0.6 m setback is supportable if the building is constructed with non-combustible materials and roof soffits do not project into the 0.45 m setback between the structure and property line. The applicant is aware of this restriction and will construct the proposed detached garage in accordance with the BC Building Code at the time of building permit submission.

Administration supports the variance request for the following reasons:

- The existing garage has been in place since the 1930's with no complaints received. There is existing vegetation on the property that will act as a buffer to adjacent properties for the proposed garage.
- The proposed garage will be located in the same location as the existing garage with a minor widening by two feet to accommodate the applicant's car and additional storage in the proposed garage.
- The proposed 0.6 m interior side yard setback is supported by the BC Building Code with limitations to roof soffits and building materials for the proposed detached garage.
- The proposed garage will meet all other accessory development regulations for the front and rear yard setbacks, site coverage and height for the detached garage.
- The applicant has provided four (4) letters of support from the residents adjacent to the subject property (north, south, east and west).

OTHER CONSIDERATIONS:

Referrals

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

Letters of Support

As indicated previously, the applicant has provided four (4) letters of support from the adjacent property owners. The letters, along with a map identifying the properties of the residents that provided the letters of support, are attached to this report.

Public Hearing

As a result of the COVID-19 pandemic and Ministerial Order No. M083 issued under the *Emergency Program Act*, City Council, at its meeting held April 6, 2020, passed a resolution to discontinue informal hearings for Development Variance Permit applications, Temporary Use Permit applications and other applications where such hearings are not legally required to be held. This decision is effective for the period that Ministerial Order No. M083 applies.

Notification to Adjacent Property Owners

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 notice to adjacent property owners and tenants whose interests may be affected by this development variance permit. Written submissions received in response to the public notice for this application will be provided to Council for 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.

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. VP100566 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant’s request to reduce the interior side yard setback along the south property line from 1.2 m to 0.6 m to facilitate the construction of a detached garage in the same location as the existing garage on the subject property, as per the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/08/31