

STAFF REPORT TO COUNCIL

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DATE: August 24, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit No. VP100570

Applicant: Jason and Niki Korolek
Location: 4703 Stauble Road

ATTACHMENTS: Location and Existing Zoning Map
Development Variance Permit No. VP100570
Exhibit "A" to VP100570
Exhibit "B" to VP100570
Supporting Document to VP100570

RECOMMENDATION(S):

That Council DENIES Development Variance Permit No. VP100570 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot B, District Lot 4048, Cariboo District, Plan EPP50760 as follows:

- a. Vary Section 10.2.5 2. by increasing the maximum site coverage from 40% to 45%, as shown on Exhibit "A" to VP100570; and
- b. Vary Section 10.2.5 6. by reducing the minimum interior side yard setback from 1.2 m to 0.6 m, as shown on Exhibit "B" to VP100570.

PURPOSE:

The applicant is applying to vary the RS2: Single Residential zoning regulations by increasing the maximum site coverage from 40% to 45% and reducing the interior side yard setback from 1.2 m to 0.6 m, as shown on Exhibit "A" and "B" to VP100570. The variances would facilitate the construction of a 30 m² house addition and 37 m² deck (67 m² total) at 4703 Stauble Road (subject property).

Background

Site Characteristics

Location	4703 Stauble Road
Current Use	Single Residential
Site Area	742.6 m ²
Zoning	RS2: Single Residential
Servicing	City Servicing Available

Official Community Plan

Future Land Use	Neighbourhood, Residential
Growth Management	Infill

Surrounding Land Use Table

North	Two-Unit Residential
South	Utility Corridor
East	Stauble Road; Single Residential
West	Single Residential

Relevant Applications

Building Permit Application No. BP029141: In 2001, the applicant was issued a building permit to facilitate the construction of a 68 m² detached garage.

Subdivision Application No. SD100480: In 2015 the applicant completed a subdivision to move the interior lot line between the subject property (4703 Stauble Road) and the neighbouring property at 4715 Stauble Road to facilitate the construction of a 48 m² attached garage.

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 OCP 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 67 m² addition would increase the size of the building footprint on the subject property to an extent that it is no longer consistent in size and scale of housing in the existing neighbourhood, as shown on Supporting Document to VP100570. Therefore, Administration is not in support of this application.

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS2: Single Residential. The purpose of the 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.

The principal development regulations of the RS2 zone indicate the maximum site coverage for all development on the subject property is 40% and the minimum interior side yard setback is 1.2 m. The applicant has applied to vary the maximum site coverage from 40% to 45% and reduce the minimum interior side yard setback from 1.2 m to 0.6 m. These variances would facilitate a 67 m² addition, as shown on Exhibit "A" and Exhibit "B" to VP100570.

Site Coverage

Administration is not in support of the variance request to increase the maximum site coverage from 40% to 45%, as there has already been substantial development on the subject property including a 68 m² detached garage constructed in 2001, and a 48 m² attached garage constructed in 2015. The additional 67 m² addition would increase the site coverage on the subject property from 36% to 45%, an increase of almost 9%. Furthermore, the proposed size and scale of the development on the subject property is not consistent with the existing neighbourhood. The estimated site coverage of adjacent properties ranges from 22% to 36%, as shown on the Supporting Document to VP100570. The proposed 45% site coverage represents an increase of 9% from the next highest site coverage in the surrounding area (36%).

The proposed increase in maximum site coverage to 45% is more appropriate in higher intensity residential zones such as the RS4: Urban Residential zone. The RS4: Urban Residential zone permits a maximum site coverage of 45%, and is intended for narrow lot infill development within designated areas close to downtown. Whereas, the subject property is located within a neighbourhood that is predominately zoned RS2: Single Residential.

For the reasons outlined above, Administration is not in support of the variance to increase the maximum site coverage from 40% to 45%.

Setback

The applicant has applied to vary the minimum interior side yard setback of the RS2 zone from 1.2 m to 0.6 m, as shown on Exhibit "B" to VP100570, to facilitate the construction of a 37 m² deck. The proposed 0.6 m setback represents a decrease in the required setback by 50%.

Administration does not support this variance request, as it has the potential to result in negative impacts. The proposed deck is directly adjacent to a major utility corridor that contains a storm sewer pipe in very close proximity to the property line. Administration is concerned that the proposed development could interfere with works related to the future replacement of the storm sewer pipe. In addition, there are concerns that the proposed deck will reduce the area needed to sufficiently grade the lot and prevent runoff from negatively impacting the proposed structure, and/or adjacent properties.

For the reasons outlined above, Administration is not in support of the variance to reduce the side yard setback from 1.2 m to 0.6 m.

OTHER CONSIDERATIONS:

Referrals

Infrastructure and Engineering Divisions have concerns with the proposed variance to reduce the interior side yard setback, as mentioned above.

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. VP100570 be denied.

SUMMARY AND CONCLUSION:

Administration recommends that Council deny the applicant's request to increase the site coverage from 40% to 45% to and reduce the interior side yard setback from 1.2 m to 0.6 m to facilitate the construction of a 30 m² house addition and 37 m² deck for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/09/14