

STAFF REPORT TO COUNCIL

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DATE: September 29, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Development Variance Permit No. VP100575

Applicant: Jason and Niki Korolek
Location: 4703 Stauble Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100575
Exhibit "A" to VP100575
Supporting Document to VP100575

RECOMMENDATION(S):

That Council DENIES Development Variance Permit No. VP100575 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. To vary Section 10.2.5 2. by increasing the maximum site coverage from 40% to 44%, as shown on Exhibit "A" to VP100575.

PURPOSE:

The applicant is applying to vary the RS2: Single Residential zoning regulations by increasing the maximum site coverage from 40% to 44% to facilitate the construction of a 32 m² deck and 30 m² house addition (62 m² total) on the subject property located at 4703 Stauble Road.

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.

Development Variance Permit No. VP100570: At the September 14, 2020 Council Meeting, Council supported Administration's recommendation to 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.

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 62 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 VP100575. 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%. The subject property is currently built to 36% site coverage. The applicant has applied to vary the maximum site coverage from 40% to 44%, as shown on Exhibit "A" to VP100575 to facilitate the construction of a 32 m² deck and 30 m² house addition.

Site Coverage

Administration is not in support of the variance request to increase the maximum site coverage from 40% to 44%. The subject property is already built close to its maximum site coverage as a result of substantial development on the subject property that includes the principal house, a 68 m² detached garage constructed in 2001, and a 48 m² attached garage constructed in 2015. The proposed 62 m² addition would increase the site coverage on the subject property from 36% to 44%, an increase of almost 8%. 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 VP100575. The proposed 44% site coverage represents an increase of 8% from the next highest site coverage in the surrounding area (36%).

The proposed increase in maximum site coverage to 44% 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 44%.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal division and external agencies and there were no concerns.

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. VP100575 be denied.

SUMMARY AND CONCLUSION:

Administration recommends that Council deny the applicant's request to increase the site coverage from 40% to 44% to facilitate the construction of a 32 m² deck and 30 m² house and addition for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2020/10/19