

STAFF REPORT TO COUNCIL

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DATE: February 3, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Development Variance Permit Application No. VP100579
Applicant: Ram and Gurmanpreet Sandhu
Location: 2939 Hopkins Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100579
Exhibit "A" to VP100579
Letters of Support

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100579 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 1, District lot 1433, Cariboo District, Plan EPP105126 as follows:

- a. Vary Section 10.2.6 2. by increasing the maximum height of accessory development from 5.0 m to 6.5, as shown on Exhibit "A" to VP100579.

PURPOSE:

The applicant has applied to vary section 10.2.6 2. of City of Prince George Zoning Bylaw No. 7850, 2007 by increasing the maximum height of an accessory development from 5.0 m to 6.5 m to facilitate the construction of a 55 m² detached garage at 2939 Hopkins Road, as shown on Exhibit "A" to VP100579.

Site Characteristics

Location	2939 Hopkins Road
Current Use	Residential
Site Area	1530.3 m ²
Zoning	RT1: Two-Unit Residential; RS2: Single Residential
Future Land Use	Neighbourhood, Residential; Neighbourhood Corridor

Surrounding Land Use Table

North	Hopkins Road; Multiple Residential
South	Single Residential
East	Single Residential; Ospika Boulevard
West	Two-Unit Residential

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RT1: Two-Unit Residential and RS2: Single Residential. The purpose of the RT1: Two-Unit Residential zone is to provide for housing, primarily in buildings with two dwellings. The purpose of the RS2: Single Residential zone is to foster an urban lifestyle on properties larger than 500 m² and provide for complementary residential related uses that are compatible with the residential character of the area.

Both the RT1: Two-Unit Residential and RS2: Single Residential zone's permit a maximum height of 5.0 m for accessory developments with a maximum total combined gross floor area of 90 m² for all accessory buildings and structures.

There are currently three sheds on the subject property that total 29 m² (310 square feet). The applicant would like to build a 55 m² (592 square feet) detached garage. The total combined gross floor area of all accessory buildings, including the proposed garage, on the subject property is 84 m², which complies with zoning regulations.

The applicant is requesting to increase the height of an accessory development from 5.0 m to 6.5 m to facilitate the construction of a 55 m² detached garage on the southeast corner of the subject property.

The proposed increase in the maximum height of the proposed garage from 5.0 m to 6.5 m (approximately 5 feet) is significant. However, the grade of the property where the garage is proposed to be built is approximately 1.9 m (6 feet) lower than the elevation of Ospika Boulevard. The difference in grade reduces the visual impact of the increased garage height from Hopkins Road, Ospika Boulevard, and neighbouring properties and is therefore unlikely to have negative impacts on adjacent lots.

The proposed siting of the garage is more than 90 m from the front property line and is bordered on the west by Ospika Boulevard, and a small scale single family dwelling on the east. The proposed garage will act as a buffer between Ospika Boulevard and neighbouring properties to the east.

The subject property, buildings, and structures meet all other zoning regulations, including setbacks and site coverage.

Due to the rationale identified above, Administration supports the request to increase the maximum height of accessory development from 5.0 m to 6.5 m to facilitate the construction of a 55 m² detached garage on the subject property.

OTHER CONSIDERATIONS:

Referrals

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

Letters of Support

The applicant has received support from the properties directly adjacent to the subject property and neighbouring properties along Hopkins and Andres Road (see supporting documents).

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. VP100579 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to increase the maximum height of an accessory development from 5.0 m to 6.5 m to facilitate the construction of a 55 m² detached garage at 2939 Hopkins Road. Administration supports this application 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: 2021/02/22