

STAFF REPORT TO COUNCIL

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DATE: January 26, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Development Variance Permit Application No. VP100580
Applicant: DBA Cantilever Construction for Christian Sdoutz and Gerald Sdoutz
Location: 7664 Moncton Crescent

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100580
Exhibit "A" to VP100580
Supporting Documents

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100580 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described Lot 13, District Lot 754, Cariboo District, Plan 22200 as follows:

- a. Vary Section 10.2.5 6. by decreasing the minimum interior side yard for principal development from 1.2 m to 0.6 m, as shown on Exhibit "A" to VP100580.

PURPOSE:

The applicant would like to construct a carport addition onto the existing dwelling located at 7664 Moncton Crescent (subject property). In order to facilitate the development, the applicant has requested to vary the required 1.2 m interior side yard to 0.6 m.

The subject property is adjacent to a City right of way that contains a pedestrian trail to Gladstone Park. As the right of way is not intended for vehicle traffic, the side yard is considered an interior side yard.

Background

Site Characteristics

Location	7664 Moncton Crescent
Current Use	Single Residential
Site Area	670 m ²
Zoning	RS2: Single Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Gladstone Park
South	Moncton Crescent, Single Residential
East	Gladstone Trail, Single Residential
West	Single Residential

POLICY / REGULATORY ANALYSIS:

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 RS2 zone requires a 1.2 m interior side yard for principal development.

The applicant proposes to construct an addition (carport) to the existing dwelling in order to cover the existing parking area. To facilitate the construction, the applicant has applied to reduce the minimum interior side yard to 0.6 m.

Administration supports the variance request for the following reasons:

- The property is adjacent to a public walkway, with the nearest structure approximately 9 m away from the proposed carport. As such, this setback reduction will be consistent with BC Building Code for minimum fire separation;
- Eaves on the carport will be minimized (approximately 0.05 m) to reduce the projection into the side yard and ensure storm water is directed away from Gladstone Trail;
- The development will meet all other regulations, including site coverage and maximum height;
- The form is consistent with the character of the surrounding neighbourhood; and,
- Administration believes there will be minimal impact on the adjacent land uses and that the variance is minor in nature.

OTHER CONSIDERATIONS:

Council Procedures during COVID-19

Orders of the Provincial Health Officer and Ministerial Order No. 192, issued under the Emergency Program Act, related to local government meetings and bylaw processes, have imposed specific requirements on local governments related to council meetings and bylaw process. In accordance with these orders, City Council has discontinued 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 the Ministerial Orders related to local government meetings and bylaw processes apply.

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 application. Members of the public may provide

representations to Council by written submission. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered.

Referrals

This application was referred to internal City Divisions for comment. There are no outstanding comments or concerns with the proposed variance.

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. VP100580 be approved.

SUMMARY AND CONCLUSION:

To facilitate the addition of a carport onto the existing dwelling on the subject property, the applicant would like to vary the minimum required side yard from 1.2 m to 0.6 m. Administration supports the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development/
Acting Deputy City Manager

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: March 8, 2021