

DATE: August 31, 2018

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Development Variance Permit Application No. VP100518
 Applicant: Koehler Land Surveying Inc. for Northernview Custom Homes Ltd. Inc.
 No. BC0769931
 Location: 705 Carney Street

ATTACHMENT(S):

- Location and Existing Zoning Map
- Development Variance Permit No. VP100518
- Exhibit "A" to VP100518

RECOMMENDATION(S):

1. THAT Council APPROVE Development Variance Permit No. VP100518 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the properties legally described as Lot 11, Block 1, District Lot 937, Cariboo District Plan 752; Lot 12, Block 1, District Lot 937, Cariboo District Plan 752 and Parcel B (K25343) Block 1, District Lot 937, Cariboo District Plan 752 as follows:
 - a. Vary Section 10.4.4.2 by increasing the maximum lot width from 12.0 m to 13.32 m, as shown on Exhibit "A" to VP100518.

PURPOSE:

The applicant has applied to create two (2) lots from the existing three (3) subject properties (Lot 11, Lot 12 and Parcel B) located at 705 Carney Street. Lots 11 and 12 are each 7.6 m in width and Parcel B is 10.1 m in width. The applicant has applied to vary the maximum lot width of Proposed Lot 1 from 12.0 m to 13.32 m to facilitate the creation of 2 lots, as shown on Exhibit "A" to VP100518.

Background

Site Characteristics

Location	705 Carney Street
Current Use	Residential
Subject Properties	920.0 m ²
Subject Area	485.4 m ² (Proposed Lot 1)
Zoning	RS4: Urban Residential
Servicing	City Servicing Available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Growth

Surrounding Land Use Table

North	Residential
South	Residential
East	Carney Street/Residential
West	Laneway/Residential

Relevant Applications

Subdivision Application No. SD100583: The applicant has applied to create two (2) lots from the three (3) subject properties. Proposed Lot 1 will have a lot area of 485.4 m² and lot width of 13.32 m and Proposed Lot 2 will have an area of 433 m² and lot width of 11.96 m. This is consistent with the subdivision regulations of the RS4 zone.

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject properties are zoned RS4: Urban Residential. The purpose of this 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.

As mentioned previously, the applicant would like to create 2 lots from the existing 3 lots. The subdivision regulations of RS4: Urban Residential zone indicate each lot shall have a maximum lot width of 12.0 m and a maximum lot area of 600 m². In order to facilitate the creation of the 2 lots a variance is required for the maximum lot width of Proposed Lot 1. Proposed Lot 2 will meet the subdivision regulations of the RS4 zone.

Administration supports the variance request for the following reasons:

Proposed Lot 1:

- The proposed increase will ensure the existing residence and yard will remain within Proposed Lot 1. In addition to this, this variance will also provide the necessary width to facilitate the interior side yard setbacks from the proposed lot line for the existing residence.
- The proposed variance is a slight increase to the maximum permitted lot size (13.32 m) of the RS4 zone. Administration does not anticipate any impacts from allowing an existing residential use to have a slightly larger lot width.
- The Carney Street area has lot widths that range in size from 7.5 m to 18.0 m. The proposed 13.32 m width for Proposed Lot 1 is consistent with the existing lot sizes of the Carney Street subdivision.
- The properties once subdivided will meet all other zoning regulations for RS4 zoning including required yard setbacks, maximum site coverage and lot area.

Proposed Lot 2:

- The proposed width of 11.96 m is consistent with the RS4 zone subdivision regulations.
- No variance is required for Proposed Lot 2 as the property once subdivided will be consistent with all other zoning regulations for RS4 zone.

OTHER CONSIDERATIONS:

Referrals

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

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will provide a delivery of notice to adjacent property owners whose interests may be affected by this variance.

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. VP100518 be approved.

SUMMARY AND CONCLUSION:

The applicant has applied to vary the maximum lot width of the RS4: Urban Residential for Proposed Lot 1 from 12.0 m to 13.32 m in order to facilitate a two (2) lot subdivision (Subdivision Application No. SD100583). Administration supports the variance for the reasons outlined above.

RESPECTFULLY SUBMITTED:



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

PREPARED BY: Melissa Nitz, Planner