



# STAFF REPORT TO COUNCIL PLANNING AND DEVELOPMENT

1100 Patricia Boulevard, Prince George, B.C., V2L 3V9

**DATE:** October 1 2010

**TO:** MAYOR AND COUNCIL

**FROM:** PAM HEXT, SUPERVISOR, CURRENT PLANNING

**SUBJECT:** Development Variance Permit No. VP100224 to vary the City of Prince George Zoning Bylaw No. 7850, 2007 to allow a reduction in the minimum rear yard setback for a detached garage.

**Applicant:** Child Development Centre of Prince George and District Association  
**Location:** 1687 Strathcona Avenue

**ATTACHMENT(S):** Development Variance Permit No. VP100224, Exhibit "A", Location and Zoning Map, Development Variance Application and Letter from Applicant

## RECOMMENDATION(S):

1. THAT the Staff Report be received.
2. THAT Council approve Development Variance Permit No. VP100224 for Lot A, District Lot 777, Cariboo District, Plan 21321 as follows:
  - a) Vary Section 13.2.5 5. of the City of Prince George Zoning Bylaw No. 7850, 2007 to reduce the minimum rear yard setback from 6.0 metres to 1.54 metres as shown on Exhibit "A"; and
  - b) The variance applies only to the rear yard setback for the detached 53.5 square metre garage as shown on the plan attached as Exhibit "A".

## PURPOSE:

The applicant is proposing to vary the rear yard setback requirement of the P2: Minor Institutional zone to facilitate the construction of a 53.5 m<sup>2</sup> garage.

## Background

Current Use: Child Development Centre, Institutional  
Site Area: .38 ha  
Zoning: P2: Minor Institutional  
OCP Designation: Urban  
Servicing: Full City Services

#### Surrounding Land Uses:

North:	PG Grocery Express, 1 <sup>st</sup> Litre Pub and Retail Liquor store and single residential
South:	Strathcona Park, portion occupied by CDC for playground
East:	Single residential
West:	Parking area for Child Development Centre and Strathcona Park

#### **POLICY / REGULATORY ANALYSIS:**

This development variance permit would allow the Child Development Centre (CDC) to construct a 53.5 m<sup>2</sup> garage at the west entrance of the CDC building with a minimum rear yard setback of 1.54 m. Under the P2: Minor Institutional zone, all buildings must have a minimum rear and front yard of 6.0 m and a minimum side yard setback of 3 meters from the property line. There is no differentiation made between principal buildings and accessory buildings.

The structure is proposed to be sited 3 m from the Child Development Centre building in the parking lot and will be used to house their vehicle and various equipment used in therapy at the centre. Storage on-site is limited and by adding this small structure, options for more equipment become available. Although two parking spaces will be utilized to construct the garage, one vehicle will be parked in the garage and there is still ample parking provided. The proposed development will meet all other zoning regulations including the maximum site coverage and requirements for front and side yard setbacks.

The property is surrounded on 2 sides by city park. The CDC has a license to occupy with the City for a portion of the park land to the west and south of the property and is using this area for parking and playground. The proposed building is to be located 1.54 m from the south property line which adjoins the license of occupation area. Therefore, the proposal will not negatively impact neighbouring properties.

#### **OTHER CONSIDERATIONS:**

##### Letter Regarding this Application

The applicant has provided a letter providing rationale for requiring this variance (see attached.).

##### Land Use Impact

The Department does not anticipate that any negative land use impacts will result from this proposal.

#### **ALTERNATIVES:**

1. Approve the permit
2. Refuse the permit
3. Approve the permit as amended
4. Defer or otherwise deal with the application

The Department recommends that this development variance permit be approved as it will not negatively impact the surrounding neighborhood.

#### **SUMMARY AND CONCLUSION:**

The applicant would like to reduce the required rear yard setback from 6.0 metres to 1.54 metres. This would facilitate the construction of a 53.5 m<sup>2</sup> detached garage on the subject property.

The Department recommends that Council approve this application to reduce the minimum rear yard setback at the Child Development Centre.

**Respectfully submitted:**

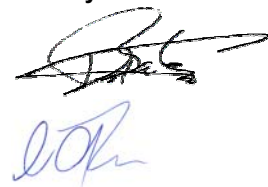


---

Pam Hext,  
Supervisor, Current Planning

*Report prepared by G. Rathwell, Planning Technician*

**To: Mayor and Council**





12

12

2

A

TAMARACKST

STRATHCONA AVE

4

1

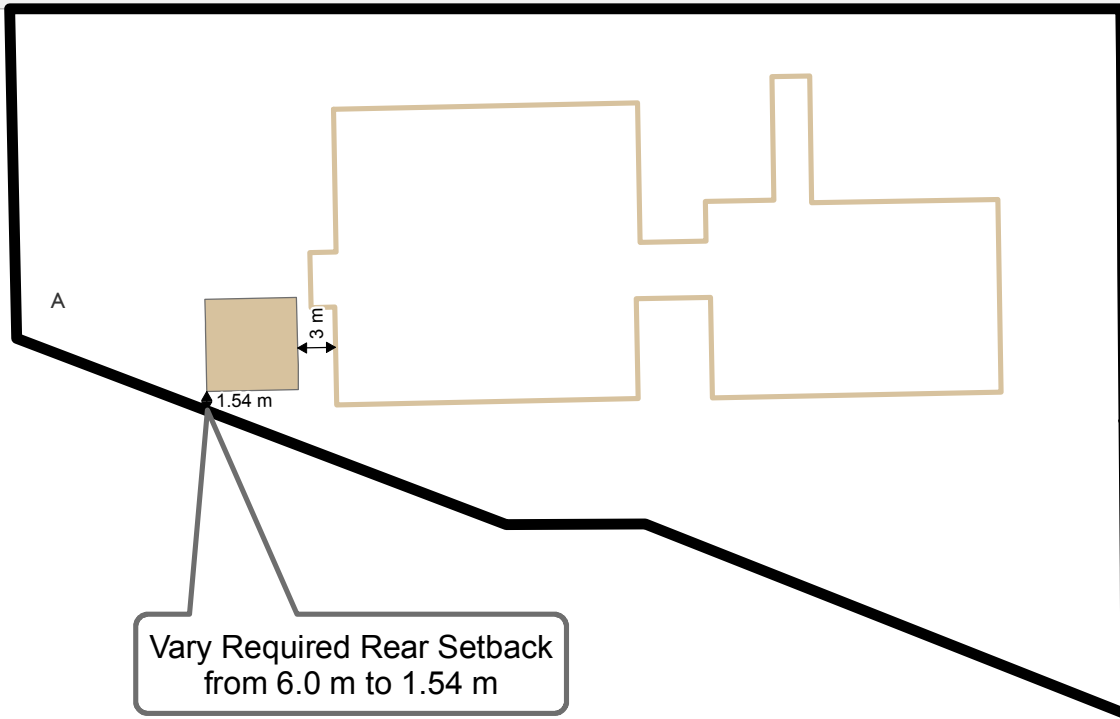
2

A





B

1

2



Vary Required Rear Setback  
from 6.0 m to 1.54 m

-  Subject Property
-  Parcel Boundary
-  Existing Dwelling
-  Proposed Garage

1:600

### Exhibit "A" to VP100224

Lot A, D.L. 777, CD, Plan 21321

# DEVELOPMENT VARIANCE APPLICATION



Current Planning &  
Development Division

Date of Application: Sept 22/10  
Date Complete Application Received: \_\_\_\_\_

File Number: VP100224  
Fee Collected: \$850<sup>00</sup>

## Application Fee (available payment options: cash, cheque, debit, MasterCard or Visa)

Zoning Bylaw: one variance to AF, AR, RS, RT regulations.

\$200 +  \$300 Notification

Zoning Bylaw: 2 or more variances to AF, AR, RS, RT regulations  
or for a variance to other zones

\$500 +  \$300 Notification

Subdivision and Development Servicing Bylaw No. 7652  
or Manufactured Home Park Bylaw No. 6091 variance

\$500 +  \$300 Notification

Sign Bylaw No. 7202 variance

\$300 +  \$300 Notification

## Applicant Information (Owner or Agent as applicable)

Applicant's Name: Darrell Roze, Executive Director  
Corporation (if applicable): Child Development Centre of Prince George and District Association  
Address: 1687 Strathcona Avenue, Prince George Postal Code: V2L 4E7  
Telephone: Business: 250 563 7168 ext 207 Home: \_\_\_\_\_  
Fax: 250 563 ~~7168~~ 8039 Email: darrellr@cdepg.org

## Property Information

Civic Address: 1687 Strathcona Ave.  
Legal Description(s): Lot A, Pl. 21321, DL 777  
Parcel Identifier(s): 012-936-260  
Existing Zoning: P2  
This application is to vary:

- a) Section(s) 13.2.5 3. of Bylaw No. 7850  
b) Section(s) \_\_\_\_\_ of Bylaw No. \_\_\_\_\_

Description of Proposed Variance (attach maps, plans and documents in support of application where applicable): Vary rear property line setback from

6.0m to 1.5m for detached & vehicle garage

Current Title Search:

Site Profile:

Supporting Letters: N/A.

Survey Certificate (if applicable): \_\_\_\_\_

Appointment of Agent (if applicable): \_\_\_\_\_

DECLARATION

TO: CITY OF PRINCE GEORGE


I/WE, DARRELL ROZE  
(Applicant)

DO HEREBY declare that I/we have read the attached documents, information and drawings and that they are true and correct to the best of my knowledge and belief. Further, I/we do hereby agree to submit further documents, information and drawings to assist in the consideration of the application, as determined by the City of Prince George. Further, this statement is made with the knowledge that misrepresentation or failure to disclose, or failure to submit the appropriate application fee, may be deemed sufficient cause for the rejection by the City of Prince George of any application. Further, I am aware that later discovery of an omission or misrepresentation made in the attached statements, documents, information and drawings may be grounds for a determination of ineligibility or revocation of any future license, permit or approval that may be granted;

AND I/WE HEREBY acknowledge that if the City of Prince George grants a license, permit or approval, it will be granted only to the person(s) named in the application, or to the private corporation containing the principal shareholders and executive officers named in the application, or to the public corporation or society containing the executive officers named in the application;

AND I/WE HEREBY acknowledge that all documents, information, and drawings submitted with the application become part of the City's records, and are subject to the *Freedom of Information and Protection of Privacy Act*, and will be used for the purpose of considering the application, and may be published in Council's public agenda. All personal information is collected under the authority of the City of Prince George Development Procedures Bylaw No. 7635, 2005. Questions should be directed to: City of Prince George, Freedom of Information and Protection of Privacy Coordinator, 1100 Patricia Boulevard, Prince George, B.C., V2L 3V9. (250) 561-7600;

Further, I/we do hereby voluntarily submitting this declaration with full knowledge.

  
Applicant Signature

22 September, 2010  
Date Signed



# CHILD DEVELOPMENT CENTRE

of Prince George and District

1687 Strathcona Avenue, Prince George, BC V2L 4E7

Ph: (250) 563-7168

Fx: (250) 563-8039

Email: [darrellr@cdcp.org](mailto:darrellr@cdcp.org)

Website: [www.cdcp.org](http://www.cdcp.org)

September 22, 2010

City of Prince George  
1100 Patricia Boulevard  
Prince George, BC  
V2L 3V9

To Whom It May Concern:

Re: Development Variance Application

The Child Development Centre of Prince George and District Association is a non-profit charity that has been helping the region's children for over 40 years.

We are seeking a variance to allow us to build a garage on the east side of our building. The proposed location is the only viable option for this building. It will be situated five feet (1.524 metres) from our property line. The property line adjoins municipal property that the Child Development Centre leases from the City.

The garage would greatly assist us in our service provision. Not only with the garage house our vehicle, it will provide an important increase in the area we have available to store our therapy equipment. Current limitations in our storage area are limiting the types of equipment we can utilize, thereby reducing the breadth of assistance that we are able to provide.

If you have any questions or concerns, please call me at 563-7168 ext 207, by cell at 613-6136, or email at [darrellr@cdcp.org](mailto:darrellr@cdcp.org)

Sincerely,

Darrell Roze,  
Executive Director



**DEVELOPMENT VARIANCE PERMIT NO. VP100224**

---

1) This Development Variance Permit is issued to:

Name: **Child Development Centre of Prince George and District Association**

Address: **1687 Strathcona Avenue  
Prince George, BC  
V2L 4E7**

2) This Development Variance Permit applies to:

Address: **1687 Strathcona Avenue**

Legal description: **Lot A, District Lot 777, Cariboo District Plan 21321**

3) This permit is issued subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except as specifically varied by this permit.

4) This permit varies **Section 13.2.5 5.** of City of Prince George Zoning Bylaw No. 7850, 2007 as follows:

**a) Reduce the minimum rear yard setback of from 6.0 metres to 1.54 metres as shown on Exhibit "A"; and**

**b) The variance applies only to the rear yard setback for the detached 53.5 square metre garage as shown on the plan attached as Exhibit "A".**

5) As a condition of the issuance of this permit, the City has required that the applicant for the permit provide security in the amount of: \$   N/A   in the form of   N/A  , to guarantee the performance of the terms of the permit.

6) If a Building Permit for the development permitted by this permit has not been issued and construction substantially commenced within two years after the date of this permit's issuance, this permit shall lapse.

7) **This Development Variance Permit is not a Building Permit.**

Authorizing resolution passed by Mayor and Council on \_\_\_\_ day of \_\_\_\_\_, 2010

Issuance date: \_\_\_\_\_ Authorizing Signature: \_\_\_\_\_