

DATE: September 15, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Variance Permit Application No. VP100600
Applicant: Kevin Plouffe and Crystal Plouffe
Location: 2190 McBride Crescent

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100600
Exhibit "A" to VP100600
Exhibit "B" to VP100600

RECOMMENDATION(S):

That Council:

1. APPROVES Development Variance Permit No. VP100600 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the properties legally described Lots 18 -19, Block 121, District Lot 343, Cariboo District, Plan 1268 as follows:
 - a. Vary Section 10.4.4 2. by increasing the maximum lot width from 12.0 m to 14.9 m, as shown on Exhibit "A" to VP100600.
2. APPROVES Development Variance Permit No. VP100600 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the properties legally described Lots 16 -18, Block 121, District Lot 343, Cariboo District, Plan 1268 as follows:
 - a. Vary Section 10.4.4 2. by increasing the maximum lot width from 12.0 m to 22.1 m, as shown on Exhibit "A" to VP100600.
 - b. Vary Section 10.4.4 4. by increasing the maximum lot area from 600 m² to 784 m², as shown on Exhibit "B" to VP100600.

PURPOSE:

The applicant would like to alter interior lots lines and consolidate the lots (Lots 16, 17, 18, and 19) of 2190 McBride Crescent (subject property) in order to create two (2) separate lots (Lots A and B). The existing dwelling, which currently straddles two property lines, will be located on Lot B. Lot A will be a vacant corner lot.

The subdivision regulations of the RS4 zone has a maximum lot width of 12.0 m and a maximum lot area of 600m². Lot A is comprised of a portion of Lot 18 and Lot 19 in its entirety, and will have a width of 14.9 m.

Lot B consists of Lot 16, Lot 17, and a portion of Lot 18 and will have a lot width of 22.1 m, and a lot area of 784 m². As proposed Lots A and B do not meet the subdivision regulations of the RS4 zone, a variance permit is required.

Background

Site Characteristics

Location	2190 McBride Crescent
Current Use	Single residential
Site Area	1348 m ²
Zoning	RS4: Urban Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Single Residential
South	7 th Avenue, Single residential
East	McBride Crescent, Single residential
West	Lane, Single residential

Relevant Applications

Subdivision Application No. SD100675: The applicant has applied for a lot line adjustment and consolidation to subdivide the subject property into two (2) lots. Administration is reviewing the application, pending approval of Variance Permit Application No. VP100600.

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS4: Urban Residential, which is intended to accommodate single detached housing on lots with lane access. The RS4 zone has a maximum lot width of 12.0 m and a maximum lot area of 600 m². In order to facilitate the subdivision, the applicant has applied to vary the maximum lot width for proposed Lot A from 12.0 m to 14.9 m. The application also includes a variance for proposed Lot B to vary the maximum lot width to 21.1 m, and the maximum lot area to 783 m².

Administration supports the variance request for the following reasons:

- The existing dwelling sits across multiple property lines. The proposed consolidation will ensure that the dwelling is located entirely on one legal lot;
- Proposed Lot B will meet all other regulations for the RS4 Zone, including site coverage and setbacks for the existing dwelling;

- The surrounding properties have a range of lot areas from 259 m² to 1048 m², and many properties are comprised of multiple lots. Proposed Lots A and B are consistent with the character of the surrounding neighbourhood; and,
- The surrounding properties have a range of lot widths from 7.0 m to 33.4 m. Proposed Lots A and B are consistent with the lot widths of the surrounding area.

OTHER CONSIDERATIONS:

Notification to Property Owners

During the COVID-19 pandemic, City Council authorized by 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. Members of the public wanting to provide comment on the application, may submit written correspondence.

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 public notice to property owners and tenants whose interests may be affected by this application. 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. 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.

Referrals

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

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. VP100600 be approved.

SUMMARY AND CONCLUSION:

The applicant has submitted a subdivision application for 2190 McBride Crescent. This application includes a lot line adjustment and a lot consolidation. To facilitate this application, the applicant has applied to vary the maximum lot width and the maximum lot area of the RS4 zone. Administration supports this request for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Tristin Deveau, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/10/04