

# STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | [www.princegeorge.ca](http://www.princegeorge.ca)

**DATE:** March 30, 2022

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** Development Variance Permit Application No. VP100610

Applicant: Shannon and Evangeline Studney  
Location: 2710 Ewert Crescent

**ATTACHMENT(S):** Location and Existing Zoning Map  
Development Variance Permit No. VP100610  
Exhibit "A" to VP100610  
Exhibit "B" to VP100610  
Exhibit "C" to VP100610  
Supporting Documents  
- Rationale Letter  
- Letters of Support

## RECOMMENDATION(S):

That Council DENIES Development Variance Permit No. VP100610 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot 6, Block C, District Lot 936, Cariboo District Plan 10005, as follows:

- a. Vary Section 10.2.6 1. by increasing the maximum total combined gross floor area of accessory buildings and structures on site from 90.0 m<sup>2</sup> to 136.3 m<sup>2</sup> as shown on Exhibit "A" to VP100610; and
- b. Vary Section 10.2.6 2. by increasing the maximum height of an accessory building from 5.0 m to 5.6 m as shown on Exhibit "B" to VP100610.

## PURPOSE:

The applicant has applied to vary the RS2: Single Residential accessory development regulations to facilitate the construction of a detached shop at 2710 Ewert Crescent (subject property). The RS2 accessory development regulations restrict the maximum total combined gross floor area of all accessory buildings on a site to 90 m<sup>2</sup> and the maximum height to 5.0 m.

The applicant has applied to increase the maximum total gross floor area of accessory buildings on site from 90 m<sup>2</sup> to 136.3 m<sup>2</sup>, as shown on Exhibit "A" to VP100610. In addition to this, the applicant has also applied to increase the maximum height from 5.0 m to 5.6 m, as shown on Exhibit "B" to VP100610. This increase to the

maximum total gross floor area will facilitate a new 81.3 m<sup>2</sup> accessory building and allow four existing accessory buildings totaling 55.0 m<sup>2</sup> to remain on the subject property.

Administration does not support the applicant's proposed variances, as the number and size of the accessory development (existing and proposed buildings) is not consistent with the form and character of accessory development in the neighbourhood, and is not considered incidental to the existing single detached house.

## Background

### Site Characteristics

|             |                                    |
|-------------|------------------------------------|
| Location    | 2710 Ewert Crescent                |
| Current Use | Residential                        |
| Site Area   | 1389.0 m <sup>2</sup> (0.34 acres) |
| Zoning      | RS2: Single Residential            |

### Official Community Plan

|                   |                           |
|-------------------|---------------------------|
| Future Land Use   | Neighbourhood Residential |
| Growth Management | Infill                    |

### Surrounding Land Use Table

|       |  |
|-------|--|
| North | Laneway, residential and 15 <sup>th</sup> Avenue |
| South | Residential                                      |
| East  | Ewert Crescent and Residential                   |
| West  | Laneway, Residential and Gillet Street           |

## POLICY / REGULATORY ANALYSIS:

### **Zoning Bylaw No. 7850, 2007**

The subject property is zoned RS2: Single Residential. The purpose of the RS2 zone is to foster an urban lifestyle and provide for complementary residential related uses that are compatible with the rural character of the area.

Accessory development regulation in the RS2 zone, restrict the maximum total combined gross floor area of accessory developments on a site to 90.0 m<sup>2</sup>. The applicant has applied to vary the maximum total combined gross floor of accessory developments on site from 90.0 m<sup>2</sup> to 136.3 m<sup>2</sup> (increase of 46.3 m<sup>2</sup>). This would facilitate the construction of an 81.3 m<sup>2</sup> detached shop on the subject property, in addition to four existing accessory buildings which total 55.0 m<sup>2</sup>. The applicant indicates they will remove an existing 10 m<sup>2</sup> accessory building, as shown on Exhibit "A" to VP100610.

In addition to this variance, the applicant has applied to vary the height regulations of the RS2 zone. The RS2 zone restricts the maximum height of accessory buildings and structures to 5.0 m. The applicant has applied to vary the maximum height from 5.0 m to 5.6 m, as shown on Exhibit "B" to VP100610.

The Zoning Bylaw defines an accessory building as a building or structure detached from a principal building (i.e., single detached housing), which is naturally, normally and customarily incidental, subordinate, exclusively devoted to, and on the same site as the principal building in use. To ensure that accessory development is ancillary to the principal building, the RS2 accessory development regulations restrict the maximum total combined gross floor area of accessory buildings on a site and the maximum height. A review of Development Variance Permits and Building Permit records for RS2 zoned properties in the surrounding area found no similar applications for accessory buildings.

Since the proposed accessory building does not maintain a similar scale, or form and character of the surrounding neighbourhood, Administration is not in support of this variance request for the following reasons:

- The proposed increase in size from 90.0 m<sup>2</sup> to 136.3 m<sup>2</sup> (an additional 46.3 m<sup>2</sup>) is significant in scale, in comparison to the surrounding neighbourhood.
- The 136.3 m<sup>2</sup> combined gross floor area of all accessory buildings does not meet the intent of ancillary uses and is not considered incidental to the existing single detached house which is 198.2 m<sup>2</sup> in size.
- The proposed increase in height from 5.0 m to 5.6 m (an additional 0.6 m) is significant in a predominately single-storey neighbourhood and may have negative impacts such as massing or shadowing on adjacent lots.
- Although zoning allows 7.0 m to accommodate carriage housing (i.e., secondary dwelling constructed above a detached garage), the proposed accessory building does not include a secondary dwelling and therefore the proposed height does meet the intent of the zoning bylaw.

As the application is inconsistent with the existing form and character of the neighbourhood, and the proposed accessory building is not considered incidental to the existing single detached house, Administration does not support this application.

#### **OTHER CONSIDERATIONS:**

##### **Letters of Support**

The applicant has provided eight (8) letters of support for the application from neighboring properties as shown on Exhibit “C” to VP100610. Letters of support, as well as a rationale letter prepared by the applicant is attached to this report as supporting documents.

##### **Statutory Notification and Public Consultation**

Members of the public wanting to provide comment on the application, may submit written correspondence to Council. 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. VP100610 be denied.

**SUMMARY AND CONCLUSION:**

Administration recommends that Council deny the applicant's request to increase the maximum total combined gross floor area of all accessory development and the maximum height, as shown on Exhibits "A" and "B" to VP100610, for the reasons outlined in this report.

**RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

**PREPARED BY:** Melissa Nitz, Planner

**APPROVED:**

Adam Davey, Acting City Manager

Meeting Date: 2022/04/25