

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: July 29, 2022

TO: MAYOR AND COUNCIL

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

SUBJECT: Development Variance Permit Application No. VP100625

APPLICANT: Holly and Chris Plato
LOCATION: 7770 Queens Crescent

ATTACHMENT(S): Location and Existing Zoning Map
 Development Variance Permit No. VP100625
 Exhibit "A" to VP100625
 Letters of Support

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100625 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot 4, District Lot 754, Cariboo District, Plan 22076, as follows:

- a. Vary Section 10.2.6 1 by increasing the maximum total combined gross floor area of accessory buildings and structures from 90 m² to 136 m², as shown on Exhibit "A" to VP100625.

PURPOSE:

The applicant is proposing to construct a 47.5 m² in-ground pool at 7770 Queens Crescent (subject property). The subject property is zoned RS2: Single Residential, which restricts the maximum total combined gross floor area of accessory buildings and structure on a site to 90 m². The applicant has applied to increase the maximum total gross floor area of accessory buildings and structures from 90 m² to 136 m², as shown on Exhibit "A" to VP100625.

Background

Site Characteristics

Location	7770 Queens Crescent
Current Use	Residential
Site Area	723 m ² (0.18 acres)
Zoning	RS2: Single Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential
-----------------	---------------------------

Growth Management	Infill
-------------------	--------

Surrounding Land Use Table

North	Single Residential
South	Single Residential; Gladstone Drive
East	Gladstone Park; Single Residential
West	Queens Cres; Single Residential

Relevant Applications

Building Permit No. BP042039: In April 2022, the applicant applied for a Building Permit to construct a 47.5 m² in-ground pool. During the review of the Building Permit Application, it was determined that a Development Variance Permit was required to facilitate the in-ground pool in addition to the existing accessory buildings and structures on the subject property.

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 on properties larger than 500 m². This zone also provides for complementary residential related uses that are compatible with the residential character of the area.

The RS2 zone permits the accessory development of buildings and structures to a maximum total combined gross floor area of 90 m² on a site. The Zoning Bylaw's definition of accessory buildings and structures includes swimming pools. As such, the applicant has requested to increase the maximum total combined gross floor area of accessory buildings and structures from 90 m² to 136 m², as shown on Exhibit "A" to VP100625.

Administration supports the variance request for the following reasons:

- The proposed in-ground pool is not anticipated to impact the form and character of the neighbourhood;
- Views of adjacent properties will not be impeded by the proposed in-ground pool;
- The subject property is fully fenced and secure from adjacent properties;
- The proposed development is consistent with all other accessory development regulations of the RS2 zone, including setbacks; and
- Letters of support have been received from the neighbouring properties to the North and South.

OTHER CONSIDERATIONS:

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. VP100625 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of an in-ground pool on the subject property, the applicant has applied to increase the maximum total combined gross floor area of accessory buildings and structures permitted on a site from 90 m² to 136 m². Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/08/29