

STAFF REPORT TO COUNCIL

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DATE: May 22, 2019

TO: MAYOR AND COUNCIL

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

SUBJECT: Variance Permit Application No. VP100535

Applicant: Garry Larson
Location: 2860 Gogolin Road

ATTACHMENT(S):

- Location and Existing Zoning Map
- Variance Permit No. VP100535
- Exhibit "A" to VP100535
- Exhibit "B" to VP100535
- Informational Document to VP100535: Road Closure Plan EPP87840

RECOMMENDATION(S):

1. THAT Council DENY Variance Permit No. VP100535 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for the property legally described as Lot 15, District Lot 1433, Cariboo District Plan 30304, 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 m² to 153.8 m², as shown on Exhibit "A" to VP100535; and
 - b. Vary Section 10.2.6 2. by increasing the maximum height of an accessory building from 5.0 m to 6.6 m, as shown on Exhibit "B" to VP100535.

PURPOSE:

The applicant has applied to vary the RS2: Single Residential accessory development regulations to facilitate the construction of a detached shop at 2860 Gogolin Road (subject property). The RS2 accessory development regulations restrict accessory buildings to having a maximum total combined gross floor area on a property to 90.0 m² and a maximum height of 5.0 m. The applicant would like to construct a 153.8 m² detached shop with a height of 6.6 m for the purpose of storage of equipment and vehicles.

Background

Site Characteristics

Location	2860 Gogolin Road
Current Use	Residential
Site Area	0.16 ha (0.41 acre)
Zoning	RS2: Single Residential

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Infill

Surrounding Land Use Table

North	Residential
South	Gogolin Road; Residential
East	Residential
West	Significant slope; Ospika Blvd.

Road Closure Bylaw No. 8983, 2018

Council approved the Road Closure Bylaw on January 21, 2019, to close a 112.6 m² portion of road right-of-way, as shown on Road Closure Plan EPP87840 (attached to this report), to facilitate access to the proposed shop. As of the date of this report, the Road Closure has not been finalized.

Variance Permit No. VP100506

On April 8th, 2019, Council denied a resolution to increase the maximum gross floor area of an accessory building on the subject property from 90.0 m² to 153.8 m² and increase the maximum height of an accessory building from 5.0 m to 6.6 m to facilitate the construction of a detached shop.

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw

The subject property is zoned RS2: Single Residential; the purpose of this 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.

Accessory development regulations in the RS2 zone, as per Zoning Bylaw No. 7850, 2007, restrict the maximum total combined gross floor area of accessory buildings on a site to 90.0 m². The applicant has applied to vary the maximum total combined gross floor area of accessory buildings and structures on site from 90.0 m² to 153.8 m². This will facilitate the construction of the proposed 153.8 m² detached shop on the subject property, as shown on Exhibit "A" to VP100535.

The RS2 zone also restricts the maximum height of accessory buildings to 5.0 m. The applicant has applied to vary the maximum height from 5.0 m to 6.6 m in order to facilitate the construction of the proposed 153.8 m² detached shop on the subject property, as shown on Exhibit "B" to VP100535.

Administration is not in support of this variance request as the size and scale of the building proposed is not minor in nature and far exceeds variance requests proposed in the past for RS2 zoned properties.

Previous variance applications to the RS2 zone that increased the gross floor area of accessory development(s) are summarized in Table 1 below with the year that Council approved the variances in brackets.

Table 1: Variance Permits for Gross Floor Area in RS2 zone

	RS2 Variances	Net Increase
VP100305 (2012)	137.0 m ²	47.0 m ²
VP100322 (2013)	137.0 m ²	47.0 m ²
VP100440 (2016)	97.1 m ²	7.1 m ²
VP100443 (2016)	129.4 m ²	39.4 m ²

The applicant is proposing a detached shop with a gross floor area net increase of 63.8 m² (153.8 m² - 90.0 m²). This net increase far exceeds other variances previously supported for the RS2 zone.

Previous variance applications to the RS2 zone that increased the height of accessory development(s) are summarized in Table 2 below.

Table 2: Variance Permits for Height in the RS2 zone

	RS2 Variances	Net Increase
VP100322 (2013)	5.9 m	0.9 m
VP100339 (2013)	7.62 m	2.62 m
VP100440 (2016)	5.87 m	0.87 m
VP100475 (2017)	5.8 m	0.8 m
VP100480 (2017)	6.0 m	1.0 m

The applicant is proposing a detached shop with a height increase of 1.6 m (6.6 m - 5.0m). This is higher than other variances supported for the RS2 zone in the past.

The largest height variance approved by Council was 7.62 m. This structure was located on a larger property that was 0.4 ha (0.98 acres) in area. In comparison, the proposed variance would allow a 6.6 m structure on a property that is 0.16 ha (0.41 acres) in area.

The proposed accessory building surpasses the existing scale, form and character of the neighbourhood, and is not considered incidental to the principal use (i.e. single detached housing). The principal dwelling is only 30.0 m² larger than the proposed detached shop.

The increased height from 5.0 m to 6.6 m may have negative impacts such as shadowing on adjacent parcels to the north and the east of the subject property and the accessory building would exceed the height of the single detached house on the subject property.

Administration does not support this application as the scale and size of the proposed shop is excessive and is not keeping with the form and character of the surrounding neighbourhood.

OTHER CONSIDERATIONS:

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:

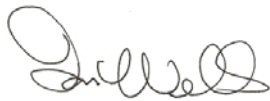
1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Variance Permit No. VP100535 be denied.

SUMMARY AND CONCLUSION:

Administration recommends that Council deny the applicant's request to increase the maximum total combined gross floor area of accessory buildings and structures on a property from 90.0 m² to 153.8 m², as well as the request to increase the maximum height of an accessory building from 5.0 m to 6.6 m, as shown on Exhibits "A" and "B" to VP100535, for the reasons outlined in this report.

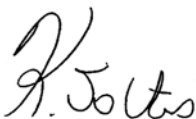
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Melissa Nitz, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: June 10, 2019