

To: CAO for the Electoral Area Services Committee

Date: 2019-07-09

From: Andrea Antifaeff, Planner I

File No: 3090-20-2019-19

Subject: Application for Development Variance Permit 2019-19 to reduce the number of required on-site parking spaces at 19 Lakeshore Drive, Cultus Lake Park – Area H

RECOMMENDATION

THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2019-19 for the property located at 19 Lakeshore Drive, Electoral Area H – Cultus Lake Park to vary the required off-street residential parking requirements

AND THAT the Fraser Valley Regional District Board consider directing staff to conduct a parking study of waterfront lots in Cultus Lake Park to develop a consistent approach for off-street residential parking, in conjunction with the 2020 workplan priorities for all Electoral Areas.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The applicants, who have a contract to purchase the property, intend to demolish the existing residence and construct a new residence. The applicants have applied for a Development Variance Permit (DVP) in order to reduce the number of required on-site parking spaces as outlined in *Cultus Lake Park Zoning Bylaw No. 1375, 2016*. The bylaw requires two (2) off-street parking spaces to support a residential use. The applicants propose zero (0) fully off-street parking spaces and instead provide two (2) spaces partly on-site and partly within the road right-of-way.

PROPERTY DETAILS			
Electoral Area	H – Cultus Lake Park		
Address	19 Lakeshore Drive		
PID	n/a		
Folio	733.07000.019		
Lot Size	1,750 sq. feet		
Owner	Robert Mitchell	Agent	Roger Burrows

Current Zoning	Waterfront Residential (R-3)	Proposed Zoning	No change
Current OCP	Plan Cultus - Residential	Proposed OCP	No change
Current Use	Residential (Single Family Dwelling)	Proposed Use	No change
Development Permit Areas	N/A		
Agricultural Land Reserve	No		

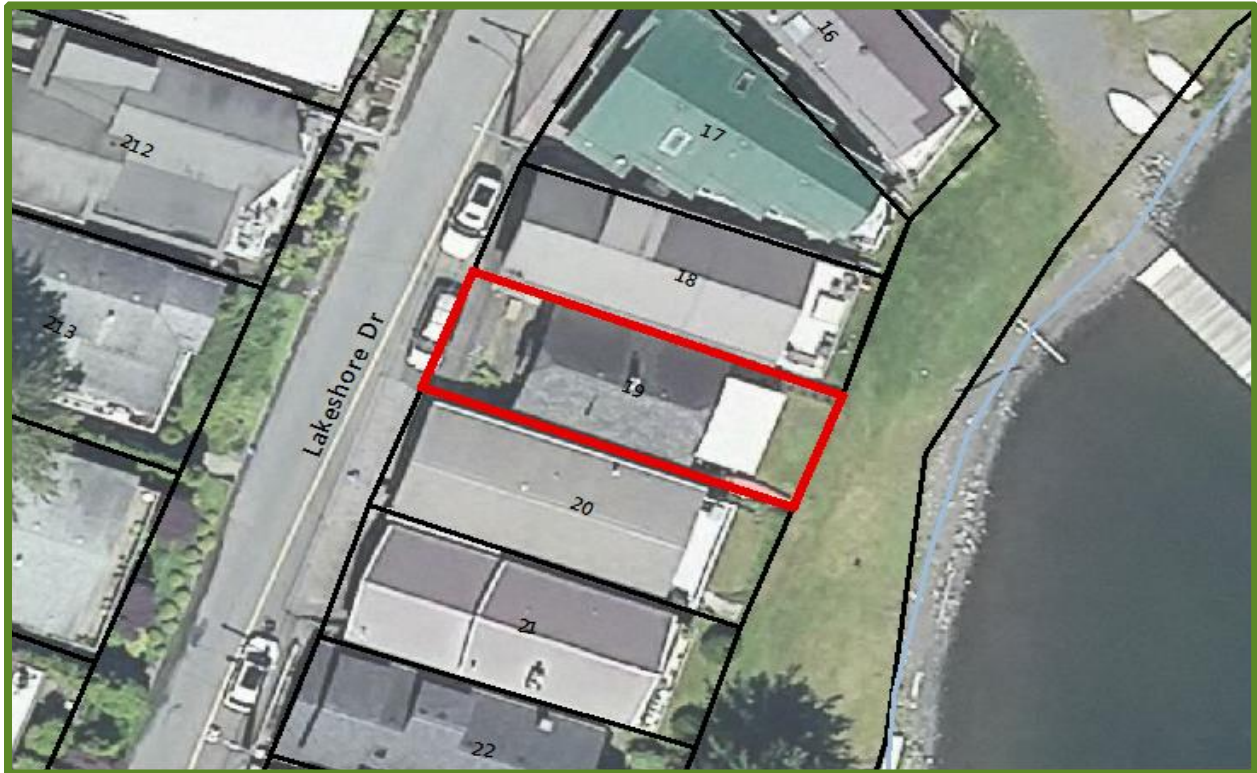
ADJACENT ZONING & LAND USES

North	^	Waterfront Residential (R-3); Residential
East	>	Cultus Lake
West	<	Hillside Residential (R-4); Residential
South	v	Waterfront Residential (R-3); Residential

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Cultus Lake Park regulates on-street parking and traffic; administers parking permits; maintains roads and performs a number of related functions. The Cultus Lake Park Board has identified that there are pressures on the number of parking spaces available within the Park and have undertaken a review of parking, solicited community feedback on parking issues, and formed the Park Task Force to provide recommendations to the Park Board to address parking issues.

The amount of on-street parking is limited in Cultus Lake Park and there is currently not enough on-street parking to accommodate all residential lease holders and their guests. During the establishment of the new Cultus Lake Park Zoning Bylaw, it was regulated that each residential lease lot must provide two (2) off-street parking spaces (a parallel parking space may use a portion of the road right-of-way). During re-development of the existing residential lease lots the opportunity arises to improve off-street parking in Cultus Lake Park.

Variance Requested DVP 2019-19

Application Rationale

The applicants advise that the reasons in support of the variance are:

- Both residents are in their 70's and the new home will be designed for aging in place and property values will be reduced if a garage is required;
- A garage consumes desirable living space on the main floor, which is a huge concern on a small 25 foot (7.62 metre) wide lot;
- The lot is only 25 feet (7.62 metres) wide and has vehicle access from only Lakeshore Drive;
- Parking one vehicle parallel inside the yellow line will "trap" a second vehicle in the garage (or carport), or possibly parallel against the house. Vehicles will have to be moved frequently to other parking spaces, or to the roadway, to access trapped vehicles. This will disrupt traffic flow. Parking at 90° within the yellow line solves these problems and also provides for future EV charging of both vehicles;
- Most 25 foot (7.62 metre) homes with garages are used for storage, not for vehicles. This results in an actual loss of parking spaces, rather than the desired increase in parking availability. Other homes built before these bylaw changes are able to properly accommodate two vehicles parked at 90° to the street and within the yellow line;
- We understand that the bylaw will not be revised until next year at the earliest. Graham Williams (Northface Construction) has been booked for the construction, starting with the demolition of the existing cottage in September 2019;
- It is recognized that the travelled portion of the road is narrow, but this has been unchanged for decades, and is unlikely to change in the future;
- The travelled portion of the road between the yellow lines is and has been acceptable for the passage of emergency vehicles, garbage trucks, etc.;
- The existing travelled portion is compromised much more by retaining walls for the uphill homes which encroach on park property, than by downhill homes;
- The 90° parking arrangement requested is within the area defined by the bylaw, ie. inside the yellow line;
- The subject lot is only two houses away from a much wider roadway surface; and,
- The utility pole next door at Lot #18 is only approximately two feet from the yellow line and would prevent widening of the travelled portion of the road.

On-Site Parking Variance

The applicants are seeking a reduction to the number of on-site parking spaces required, reducing the on-site parking requirement from two (2) parking spaces to zero (0) parking spaces. All parking would be provided in a configuration where the parking spaces are located partially on the property and partially on the Cultus Lake Park road right-of-way.

Cultus Lake Advisory Planning Committee (APC)

The Cultus Lake APC met on June 19, 2019 and the motion to support approval of Development Variance Permit 2019-19 was defeated. The Cultus Lake APC meeting minutes are attached as Appendix B.

The following comments were raised:

At the previous Cultus Lake APC meeting on May 15, 2019 the APC members recommended that a report be prepared by FVRD Planning Staff showing mapping of the residential lots affected by the zoning bylaw requirements for two off-street parking spaces per lot and that the report outline options on how to best address the challenges with the residential parking spaces.

Cultus Lake Parking Review – March 2017

In 2017, the Cultus Lake Park Board initiated its own parking review which created a parking inventory. The parking review identified that there were 41 lots located on Lakeshore Drive and that 66% of those lots provided 2 or more on-site parking spaces. The parking review included parking spaces that were using a portion of the road right-of-way as on-site parking; this is inconsistent with the Zoning Bylaw adopted in February 2018.

The Zoning Bylaw does have a policy that allows for vehicles using parallel parking spaces to use a portion of the road width, however, the vehicle must be able to park entirely outside the travel lane delineated by the yellow lines. This may create a difference in the number of on-site parking spaces that was identified in the Cultus Lake Parking Review when measured to the Zoning Bylaw standards.

The parking review also stated that Munroe Avenue and Lakeshore Drive areas have incorporated creative use of space for parking. Since the width of the road appears to barely meet fire code widths, on-street parking is limited and should be restricted to the specifically allocated locations and strictly enforced. Any new construction in the area should only be considered if a minimum of two vehicles spaces are provided on-site.

New Construction

Parking on-site is entirely possible and new dwelling construction provides the opportunity for off-street parking spaces to be created. There is recent new construction on Lakeshore Drive that accommodate two off-street parking spaces.

In the case of the application for 19 Lakeshore Drive, we have calculated that approximately 140 square feet of dwelling space would need to be removed from the main floor to accommodate two off-street 90° parking spaces. If the proposed house is 3,000 square feet (based on the floor plan provided times 3 stories) this would be approximately 4.7% of the floor area that would be lost to accommodate the required parking.

Key Considerations

There are a number of items to be considered when addressing parking on Lakeshore Drive:

- Road safety (variety of users);
 - Pedestrians, cyclists and mobility scooter users are likely uncomfortable when passing between a moving car and the retaining wall/parked cars on the sides of the road.
- Suitable travel width for road;

- The current road is narrow and in many places with retaining walls located on one side with a small shoulder and often the bumpers of cars or sides of cars parked up to the travelled portion of the road on the other side.
- Lakeshore Drive can only accommodate one-way vehicle traffic and generally when vehicles moving in opposite directions cross paths, one is forced to pull into a driveway or one of the very limited parking stalls.
- The Ministry of Transportation and Infrastructure (MOTI) road standard is:
 - 23 foot (7 metre) travelled portion and 1.6 foot (0.5 metre) shoulder on each side.
- Service vehicle access (garbage, snow removal, contractors, emergency vehicles); and,
 - Often garbage/recycling totes are located on the travelled portion of the road.
 - The snow plow blade only clears by approximately 25cm on either side. When snow is accumulated for more than a day or two, available space for snow storage is extremely limited and travelling along the road is further complicated.
- Cumulative effect of parking on lakefront lots.

However, staff do recognize that parking at Cultus Lake can be quite challenging and that:

- Lots on Lakeshore Drive are narrow;
- There are a variety of parking types (parallel, 90°, angled, garages, carports, etc.);
- There is inconsistency in the painting of road lines; and,
- Lease holders are struggling to make sense of the parking requirements of the Zoning Bylaw.



Image 2: MOTI Road Standard

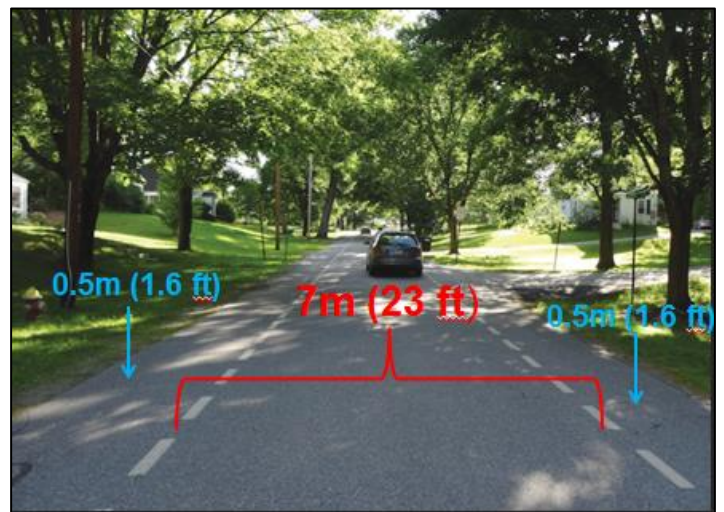


Image 1: Lakeshore Drive (Road Width)

New Parking Study

Staff have recommended that the FVRD Board consider conducting a parking study to offer a consistent approach to residential parking on waterfront residential lots in Cultus Lake. A new parking study could look at:

- a variety of parking alternatives;
- road safety;
- parking dimensions; and,
- availability and demand.

Neighbourhood Notification and Input

All property lease holders within 30 metres of the property were notified by the FVRD of the development variance permit application and were given the opportunity to provide written comments or attend the Cultus Lake Park Advisory Planning Commission (APC) meeting to state their comments. FVRD staff encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. The FVRD received five (5) letters of support and one (1) letter of opposition prior to the Cultus Lake Park APC meeting. These submissions are included as a part of the Cultus Lake Park APC meeting minutes and are attached as Appendix B.

COST

The application fee of \$350.00 has been paid by the applicant.

CONCLUSION

The applicants have applied for a DVP to reduce the number of required on-site parking spaces. Staff recommend that the FVRD Board support the Cultus Lake Park APC recommendation and refuse the DVP application.

OPTIONS

Option 1 – Refuse (Staff Recommendation)

Staff recommend that the Fraser Valley Regional District Board refuse Development Variance Permit for the property located at 19 Lakeshore Drive, Electoral Area H – Cultus Lake Park to vary the required off-street residential parking requirements

AND THAT the Fraser Valley Regional District Board consider directing staff to conduct a parking study of waterfront lots in Cultus Lake Park to develop a consistent approach for off-street residential parking, in conjunction with the 2020 workplan priorities for all Electoral Areas.

Option 2 – Issue

If the Board wishes to issue Development Variance Permit 2019-19, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-19 for the property located at 19 Lakeshore Drive, Electoral Area H – Cultus Lake Park to reduce the number of required on-site parking spaces from two (2) to zero (0).

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported.

Margaret Thornton, Director of Planning & Development: Reviewed and supported.

The lot can accommodate the two (2) off-street parking spaces that are required under the new Zoning Bylaw for Cultus Lake Park.

The parking study requested by the Cultus Lake Park APC will take FVRD Planning Staff resources. The timing of this study is to be reviewed by EASC in conjunction with all other planning requirements for the Electoral Areas.

Mike Veenbaas, Director of Financial Services

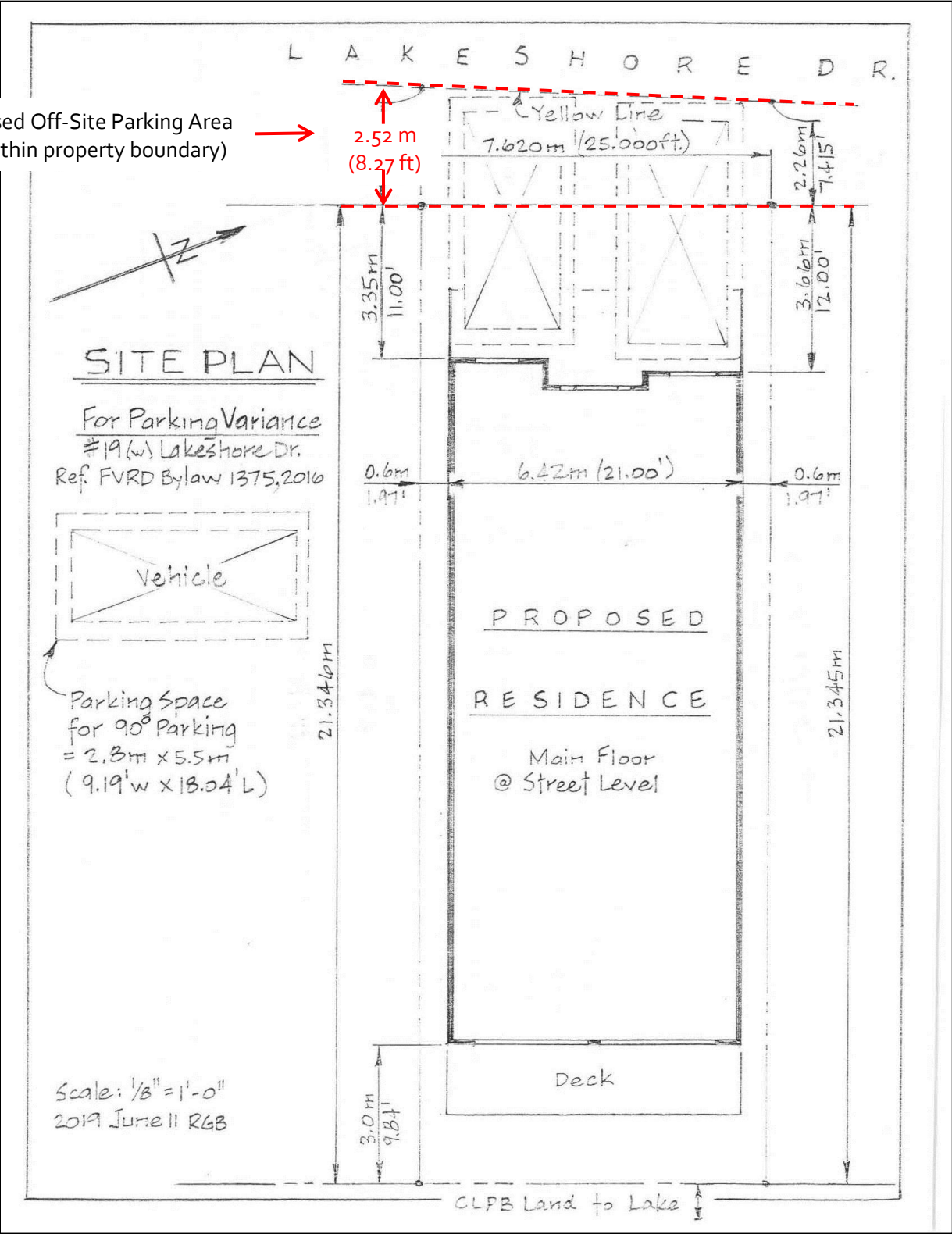
Not available for comment.

Jennifer Kinneman, Acting Chief Administrative Officer

Reviewed and supported.

Appendix A
Site Plan

Proposed Off-Site Parking Area
(not within property boundary)



Appendix B Cultus Lake APC Agenda & Minutes

CULTUS LAKE ADVISORY PLANNING COMMISSION



OPEN MEETING AGENDA

Wednesday, June 19, 2019
12:00 pm
Meeting Room 224, 2nd Floor, FVRD
45950 Cheam Avenue, Chilliwack, BC

	Pages
1. CALL TO ORDER	
2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS	
<u>MOTION FOR CONSIDERATION</u> THAT the Agenda, Addenda and Late Items for the Cultus Lake Advisory Planning Commission Meeting of June 19, 2019 be approved; AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.	
3. MINUTES/MATTERS ARISING	
3.1 <u>Cultus Lake Advisory Planning Commission - May 15, 2019</u>	2
<u>MOTION FOR CONSIDERATION</u> THAT the Minutes of the Cultus Lake Advisory Planning Commission of May 15, 2019 be adopted.	
4. NEW BUSINESS	
4.1 <u>Development Variance Permit - 19 Lakeshore Drive -Off-Street Parking</u>	7
• Application	
5. ADJOURNMENT	
<u>MOTION FOR CONSIDERATION</u> THAT the Cultus Lake Advisory Planning Commission Meeting of June 19, 2019 be adjourned.	



CULTUS LAKE ADVISORY PLANNING COMMISSION OPEN MEETING MINUTES

Wednesday, May 15, 2019
12:00 pm
Meeting Room 224, 2nd Floor, FVRD
45950 Cheam Avenue, Chilliwack, BC

Members Present:

Darcy Bauer, Chair
Larry Payeur
Joe Lamb
Taryn Dixon, Director, Electoral Area H
David Renwick (*arrived at 12:04 pm*)

Regrets:

Casey Smit

Staff Present:

Graham Daneluz, Deputy Director of Planning and Development
Jaime Reilly, Manager of Corporate Administration
Kristin Webb, Planning Assistant
Tracey Heron, Planning Assistant

Also Present:

Bonny Bryant, Director of Parks Operations, Cultus Lake Park Board
Kurt Houlden with respect to Item 6.3.
Four members of the public.

1. CALL TO ORDER by Staff

Ms. Reilly called the meeting to order at 12:02 p.m.

2. **ELECTION OF CULTUS LAKE ADVISORY PLANNING COMMISSION CHAIR by Staff**

Ms. Reilly called for nominations for the position of Advisory Planning Commission Chair.

Mr. Lamb nominated Mr. Bauer.

Mr. Bauer accepted the nomination.

Ms. Reilly called for nominations for the position of Advisory Planning Commission Chair a second and third time.

There being no further nominations, Ms. Reilly declared Mr. Bauer acclaimed as the APC Chair.

3. **ELECTION OF CULTUS LAKE ADVISORY PLANNING COMMISSION VICE CHAIR by Staff**

Ms. Reilly called for nominations for the position of Advisory Planning Commission Vice Chair.

Mr. Lamb nominated Mr. Payeur.

Mr. Payeur accepted the nomination.

Ms. Reilly called for nominations for the position of Advisory Planning Commission Vice Chair a second and third time.

There being no further nominations, Ms. Reilly declared Mr. Payeur acclaimed as the APC Vice Chair.

4. **APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Noted that the order of the Agenda would be varied so that Item 6.3 was discussed prior to 6.1 to accommodate Mr. Holden's schedule.

PAYEUR/LAMB

THAT the Agenda, Addenda and Late Items for the Cultus Lake Advisory Planning Commission Meeting of May 15, 2019 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

Carried

5. **MINUTES/MATTERS ARISING**

5.1 **Cultus Lake Advisory Planning Commission - September 19, 2018**

PAYEUR/LAMB

THAT the Minutes of the Cultus Lake Advisory Planning Commission of September 19, 2018 be adopted.

Carried

6. **NEW BUSINESS**

Item 6.3 was heard at this time.

6.3 **Update of Cultus Lake South Policies: Area E/H OCP**

Director Dixon introduced Kurt Houlden, Principal at KDH Management Consultants, who is currently working on the Official Community Plan for Area "H."

Mr. Houlden then gave an update on the draft OCP, noting that the edits to the document were minor and included: the removal of multi-family dwellings from the South Cultus area and the desired re-designation of the commercial lot. It was noted that a community open house is scheduled for June 8, 2019, and that the projected completion date was estimated for the end of September 2019.

6.1 **Residential Parking Policy**

Discussion ensued surrounding the requirements for two parking spaces per lease lot. Concerns were raised around waterfront lots and lots which do not have access on both sides of the property.

It was noted that two upcoming development variance permit applications are recommended to proceed while issues around residential parking are addressed.

RENWICK/PAYEUR

THAT staff be requested to prepare a report outlining mapping of residential lots affected by the zoning bylaw requirements for two parking spaces per lease lot;

AND THAT the report outline options on how to best address the challenges with the residential parking spaces.

Carried

6.2 Issues Arising from Imperial to Metric Conversion

Discussion ensued regarding the rounding of decimals from three places to two and the impacts to square footage on small lots. Presentation by Mr. Daneluz compared the existing zoning bylaw with the new draft bylaw highlighting the differences in requirements for setbacks and height.

PAYEUR/RENWICK

THAT staff be requested to prepare a report outlining options on how to best address rounding issues arising from imperial to metric conversion issues.

Carried

7. OTHER MATTERS

Discussion ensued regarding the possibility of using electronic signatures to sign APC Minutes in the future in order for Minutes to be published in a timely manner.

A question was raised by a member of the public regarding evacuation routes and traffic issues in Area "H". Director Dixon highlighted work currently being undertaken by the FVRD with respect to emergency routes. It was also noted by staff that there is a traffic study to better understand traffic congestion in the Cultus Lake area over the summer period.

Comments were offered regarding the importance of community fire awareness.

A question was raised about Plan Cultus, approval of minutes and imposed fees.

8. ADJOURNMENT

RENWICK/LAMB

THAT the Cultus Lake Advisory Planning Commission Meeting of May 15, 2019 be adjourned.

Carried

The Cultus Lake Advisory Planning Commission Open Meeting adjourned at 1:11pm

MINUTES CERTIFIED CORRECT:

.....

Darcy Bauer, Chair



45950 Cheam Avenue
Chilliwack, BC V2P 1N6
604-702-5000 | 1-800-528-0061

Receipt

Date June 11, 2019

Received from Rosemary Burrows

Description of Payment and GL Code _____

Development Variance Permit,

19 Lakeshore Drive,

Cultus Lake.

GST #89221 4750 RT0001

For Office Use Only
Do not write in the space below

Fraser Valley Regional District

Receipt: 8875/3 Jun 11, 2019
Dated: Jun 11, 2019 03:06:15 PM
Station: EA SERVICE/CASH2

1 PLANNING DVP - 19 LAKESHORE DR 350.00

Total 350.00

VISA ROSEMARY BURROWS -350.00

White - Cashier | Yellow - Customer



SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 350 as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic
Address 19 Lakeshore Drive PID _____

Legal
Description Lot 19W Block _____ Section _____ Township _____ Range _____ Plan _____
Land District 36 Lease Cultus Lake Park

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

See Box
application

Name of Owner (print)	Signature of Owner	Date
Name of Owner (print)	Signature of Owner	Date

Owner's
Contact
Information

Address		City
Email		Postal Code
Phone	Cell	Fax

Office Use Only	Date	File No.
	Received By	Folio No.
	Receipt No.	
	Fees Paid: \$	

Agent

I hereby give permission to _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent ROGER G. BURROWS		Company	
Address 226 FIRST AVENUE		City CULTUS LAKE	
Email [REDACTED]		Postal Code V2R 4Y4	
Cell [REDACTED]		Fax —	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent [Signature]	Date 2019 JUNE 11
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Development Details

Property Size _____ Present Zoning _____

Existing Use _____

Proposed Development _____

Proposed Variation / Supplement _____

(use separate sheet if necessary)

Reasons in Support of Application _____

Page 2 of 4

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes no
☐ ☐

30 metres of the high water mark of any water body

yes no
☐ ☐

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes no
☐ ☐

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes no I don't know
☐ ☐ ☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan At a scale of: 1: _____			Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvrld.ca.

Roger and Rosemary Burrows, 226 First Avenue, Cultus Lake, B.C. V2R 4Y4

To: Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, B.C. V2P 1N6

Date: 2019 June 11

Dear Sirs:

Re: Application for Parking Variance for 19 Lakeshore Drive, Cultus Lake

Please accept the attached "Application to Board of Variance" and related documents for consideration by the Cultus Lake Park Advisory Planning Commission (APC) at their June 19 meeting.

Proposed Variance:

To provide two parking spaces within the lot lines and the existing yellow line, as shown on the attached drawings and similar to the attached photos. These parking spaces would be at 90 degrees, rather than parallel as indicated in the by-law. All other aspects of the proposed residence would be in accordance with the by-law.

Reasons in Support of Application:

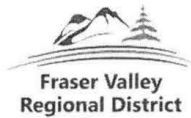
The current by-law requires parking for two vehicles. The by-law also calls for a parallel parking space of 7.3 metres (23.95 ft), while the lot is only 7.620 m (25.00 feet) wide. This would "trap" one vehicle, requiring the other to be moved before any use.

Indenting the dwelling and parking the vehicles at 90 degrees (rather than parallel to the street) permits both vehicles to be accessed without moving the other, as seen in the photos. Additionally, both vehicles, if electric, can be easily plugged-in for charging. No additional space is required beyond that for parallel parking.

In support of the variance are the following attached documents, as advised by Graham Daneluz:

- 1 Schedule A - Application to Board of Variance
- 2 FVRD Letter of Authorization
- 3 Tunbridge survey drawing G852EL FBC371/65-66, including location of existing buildings
- 4 Site Plan showing location of proposed residence and vehicle parking
- 5 Front Elevation of proposed residence showing vehicle parking
- 6 Photographs showing existing dwellings with similar 90 degree parking as proposed, on the same street (Lakeshore Dr) at Cultus Lake.

Thank-you



Fraser Valley Regional District

45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Tel: (604)702-5000 or 1-800-528-0061

Fax: (604) 792-9684

SCHEDULE A

Application to Board of Variance

I / We hereby apply to the Fraser Valley Regional District Board of Variance for:

- ☐ A minor variance from bylaw requirements due to hardship [LGA s. 901(1)(a)]*
- ☐ Structural alteration or addition to non-conforming structure [LGA s. 901(1)(c) and 911(5)]*
- ☒ Other (describe) PARKING VARIANCE LGA* s. FVRD
BY-LAW 1325, 2016

* LGA means Local Government Act

An Application Fee in the amount of \$ _____ as stipulated in FVRD Board of Variance Establishment Bylaw No. 0903, 2008 must be paid upon submission of this application.

Address of Subject
Property

19 LAKESHORE DRIVE

Legal
Description

Lot 19W Block _____ Section _____ Township _____ Range _____ Plan _____

LAND DISTRICT 36 LEASE CULTUS LAKE PARK PID 700-010-542

The property described above is the subject of this application and is referred to herein as the 'subject property'

This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

Name of Owner (print) <u>ROBERT MITCHELL</u>	Signature of Owner <u>X</u>	Date <u>X</u>
Name of Owner (print)	Signature of Owner	Date

Owner
Contact
Information

Please print clearly.

Address <u>610 226 FIRST AVE</u>	City <u>CULTUS LAKE</u>
<u>VAR 4 4</u>	

Office Use
Only

	Date	File No.
Received	Received By	Folio No.
Complete Application		
Required Documents	Receipt No.	Fees
		\$

Fraser Valley Regional District

45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Agent

I hereby give permission to ROGER BURROWS to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner <u>X</u>	Date <u>X</u>
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent <u>ROGER BURROWS</u>		Company	
Address <u>226 FIRST AVE</u>		City <u>CULTUS LAKE</u>	
Email		Postal Code <u>V2R 4Y4</u>	
Cell		Fax	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent <u>RGBurrows</u> <u>ROGER G. BURROWS</u>	Date <u>2019 June 11</u>
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Variance Details

Property Size 162.738 (m² or ha) Present Zoning R-3

Existing Use RESIDENTIAL

Proposed Development RESIDENTIAL

Proposed Variance

TO PROVIDE TWO PARKING SPACES WITHIN THE LOT LINES AND THE EXISTING YELLOW LINE, AS SHOWN ON THE ATTACHED SKETCH AND SIMILAR TO THE ATTACHED PHOTOS, THESE PARKING SPACES WOULD BE AT 90 DEGREES, RATHER THAN PARALLEL AS INDICATED IN THE BYLAW. ALL OTHER ASPECTS OF THE PROPOSED DWELLING WOULD BE IN ACCORDANCE WITH THE BY-LAW
(use separate sheet if necessary)

Reasons in
Support of
Application

THE CURRENT BY-LAW REQUIRES PARKING FOR TWO VEHICLES. THE BY-LAW ALSO CALLS FOR A PARALLEL PARKING SPACE OF 7.3 METRES (23.95 FT), WHILE THE LOT IS ONLY 7.620M (25.00 FT) WIDE. THIS WOULD "TRAP" ONE VEHICLE, REQUIRING THE OTHER TO BE MOVED BEFORE ANY USE.

PARKING THE VEHICLES AT 90 DEGREES (RATHER THAN PARALLEL TO THE STREET) PERMITS BOTH VEHICLES TO BE ACCESSED WITHOUT MOVING THE OTHER. ADDITIONALLY, BOTH VEHICLES, IF ELECTRIC, CAN BE EASILY PLUGGED-IN FOR CHARGING. NO ADDITIONAL SPACE IS REQUIRED BEYOND PARALLEL PARKING.

(use separate sheet if necessary)

Supporting Information
(check applicable boxes)

- ☐ Location map
- ☒ Site plan showing dimensions of property, easements and location of existing buildings
- ☒ Location of proposed buildings, alterations or additions, including any proposed variances
- ☐ Location of any watercourses, streams, or ponds
- ☐ Location of existing or proposed water supplies, septic systems or other services
- ☐ Letters of support if applicable
- ☒ Other supporting information or reports (describe) _____

SURVEY
FRONT ELEVATION

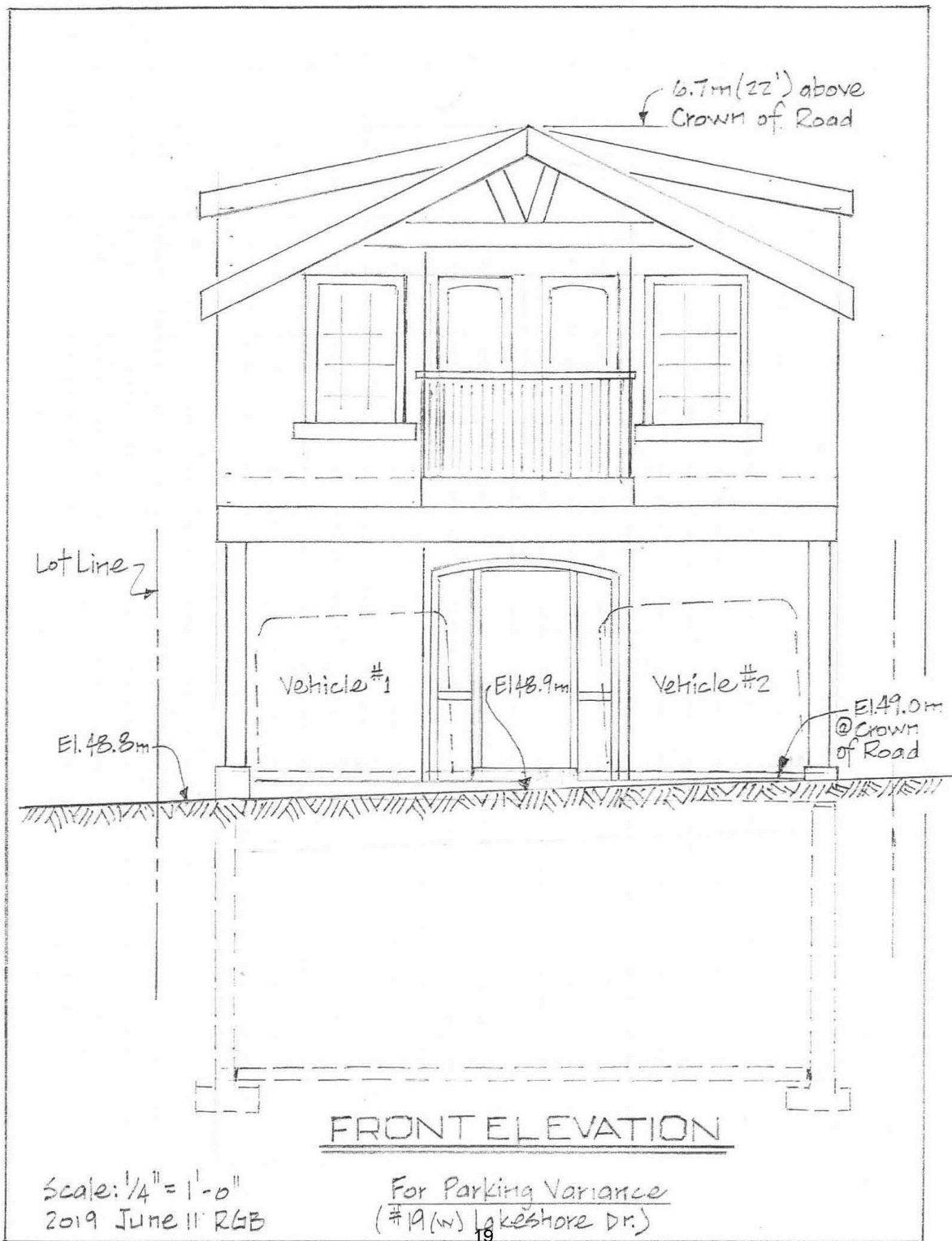
In accordance with the *Freedom of Information and Protection of Privacy Act*, the personal information on this form is being collected under the authority of Part 26 of the *Local Government Act* and will be collected, used or disclosed only in a manner consistent with the administration of the Management of Development of the Fraser Valley Regional District. If you have any questions about the collection, use or disclosure of this information, please contact the Information Officer of the Fraser Valley Regional District at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel 604.702.5000 or 1.800.528.0061.

example parking

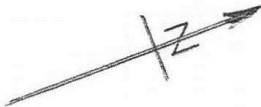


example parking



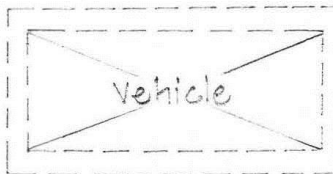


L A K E S H O R E D R.



SITE PLAN

For Parking Variance
#19(w) Lakeshore Dr.
Ref. FVRD Bylaw 1375, 2016



Parking Space
for 90° Parking
= 2.3m x 5.5m
(9.19'w x 18.04'L)

Scale: 1/8" = 1'-0"
2019 June 11 RGB



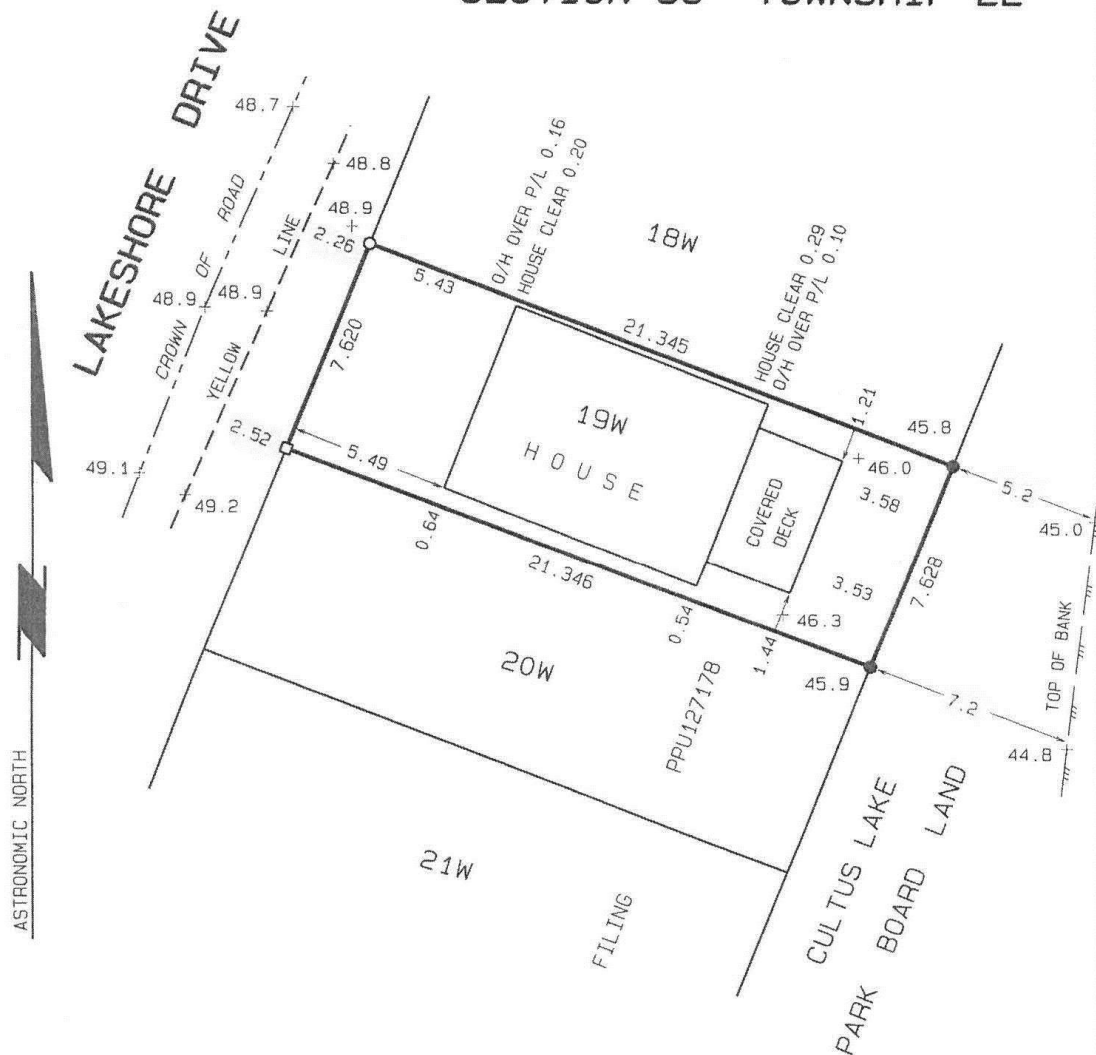
20
CLPB Land to Lake

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION

LEASED LOT 19W LAKESHORE DRIVE
CULTUS LAKE BC

SCALE 1: 200 (METRIC)

SECTION 36 TOWNSHIP 22



- DENOTES OLD IRON POST FOUND
- DENOTES IRON POST PLACED
- LEAD PLUG PLACED

ALL RIGHTS RESERVED. NO PERSON MAY COPY,
REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE
OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.
LOT DIMENSIONS FROM FIELD SURVEY

21 ELEVATIONS ARE IN METRES, GEODETIC

OFFSETS TO YELLOW LINE AND TOB
ADDED MAY 28/18 AWT

ALLAN WILLIAM
LAND SURVEYOR
MAY 25 2018

From:
To: [Planning Info](#)
Subject: Variance for lot 19 lakeshore dr cultus lake
Date: June-18-19 8:20:49 AM

Thank you for your letter informing me of the variance request fir my neighbor.
I have no problem with this variance and support it.
Sincerely
Trish Williams
17 Lakeshore dr

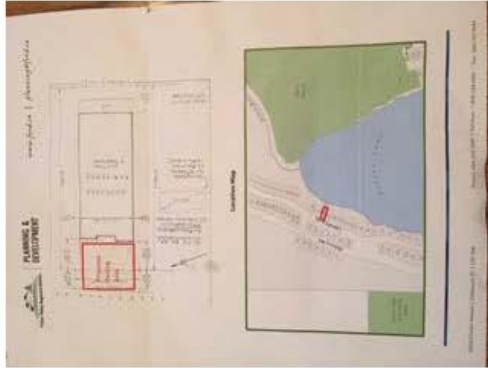
Sent from my iPhone

From:
To: [Planning Info](#)
Subject: File 3090-20-2019-19
Date: June-18-19 8:53:52 AM

>> Attn: Planning and Development
>> FVRD
>> We support the application for a parking area variance for 19 Lakeshore Drive.
>>
>> Dave and Andrea Clyne
>>
>> 2 Lakeshore Drive
>

From:
To: [Planning Info](#)
Subject: IMG_1250.JPG
Date: June-18-19 9:38:22 AM

I support the variance for 19 Lakeshore drive.
My name is Natalie Chew of 211 Lakeshore drive.
Please contact me for any concerns.
Best regards Natalie



Sent from my iPhone

From:
To: [Planning Info](#)
Subject: Fwd: parking variance lakeshore drive
Date: June-18-19 12:12:53 PM

Please note the lot # should read #19

----- Forwarded Message -----

Subject: parking variance lakeshore drive
Date: Tue, 18 Jun 2019 09:51:26 -0700

As I understand the Cultus Lake Parks Board is in support of a change to the current Parking Bylaws to allow this application but timing is an issue regards Lot # 25 and potentially others.

Therefore I support this application for a variance.

Brian Sims

226 Lakeshore Drive

604-858-9320



Virus-free. www.avast.com

From: .
To: [Planning Info](#)
Subject: Re: Variance Permit DVP2019-19
Date: June-18-19 2:42:09 PM

On Jun 18, 2019, at 2:39 PM, Nan Vye wrote:

Attention: Tracey Heron

Regarding the parking situation for lot 19W, and Lakeshore Drive parking in general, the parking areas behind the houses are not adequate. We live at 22 Lakeshore Drive, and have noted that the behind house parking situation has become a problem. Vehicles park over the yellow line and park any way to fit. It should not have to look like this.

The area behind 19W is a cement wall and often a vehicle is parked over the yellow line making it impossible for an emergency vehicle to pass. We feel an attempt should be made to make more parking area within the lot boundaries with access over park property, and not to allow so much private parking on park property.

Sincerely

Nanette Vye
Fred Granzow

22 Lakeshore Drive
Cultus Lake BC
V2R 4Z9

From:

[Info](#)

Subject: DVP 2019-19

Date: June-18-19 7:35:53 PM

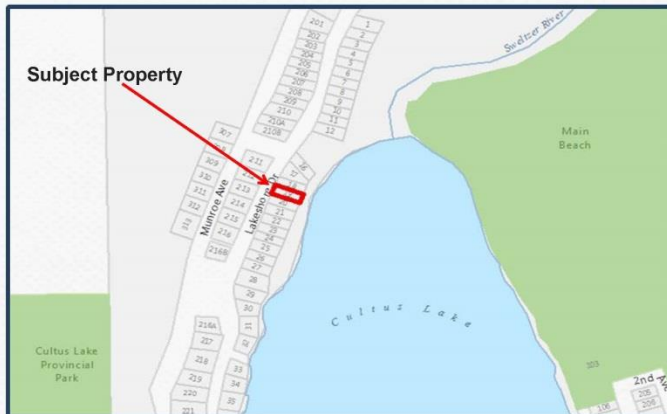
As neighbors of #19 Lakeshore Drive, we fully approve this variance. Helen and Ernie Pauls #18
Lakeshore Drive



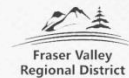
CULTUS LAKE PARK DEVELOPMENT VARIANCE PERMIT 2019-19

June 19, 2019

DVP FOR 19 LAKESHORE DRIVE

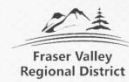


Address	19 Lakeshore Drive
Registered Lease Holder	Robert Mitchell
Applicant	Roger Burrows
Lot Area	162 sq. m. (1,743 sq. ft.)
Zoning	Waterfront Residential (R-3)



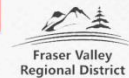
DVP 2019-19 APPLICATION

- 19 Lakeshore Drive
 - Demolish existing single family dwelling and construct a new single family dwelling.
 - To provide two 90° parking spaces using the property and the space within the road right-of-way (yellow line).



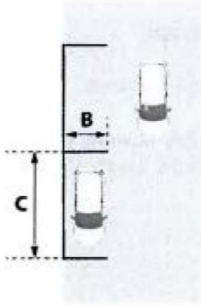
PARKING REQUIREMENTS

COLUMN I	COLUMN II
5.3.3.1 <i>Density per Lot</i>	One (1) Single-Detached Dwelling Unit
5.3.3.2 <i>Maximum Lot Coverage for all Buildings/Structure for lots with a lot width greater than 7.6 m or a length greater than 19.8 m.</i>	60%
<i>Maximum Building /Structure Height</i>	
5.3.3.3 <i>Principal Building/Structure</i>	6.7m (22ft) Maximum two (2) Stories plus Basement or Crawlspace and roof.
5.3.3.4 <i>Accessory Building/Structure (less than 10m2)</i>	3m (10ft)
5.3.3.5 <i>Accessory Building/Structure (greater than 10m2)</i>	4m (13ft)
5.3.3.6 <i>Parking spaces</i>	2

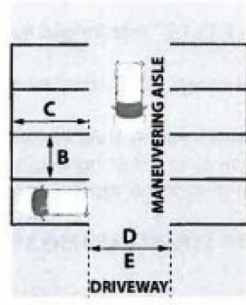


PARKING REQUIREMENTS

PARALLEL PARKING (0°)



90° PARKING

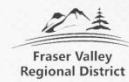


Parking Angle	Space Width	Space Length
0° (Parallel)	2.1 m (6.9 ft)	7.3 m (24 ft)
90°	2.8 m (9.2 ft)	5.5 m (18 ft)

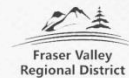
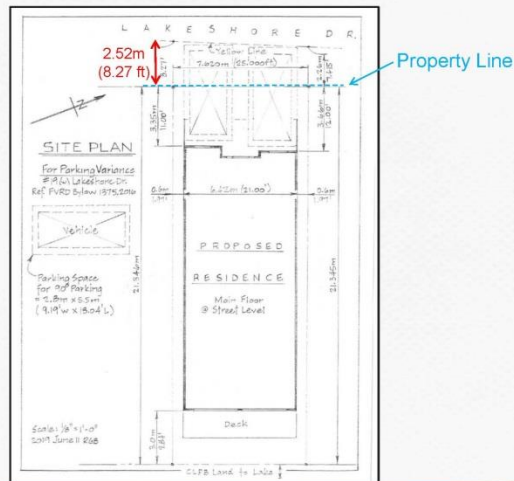
LETTERS OF SUPPORT/OPPOSITION

- To date we have received 5 letters of support and 1 letter of opposition from surrounding property owners.

PROPOSED FRONT ELEVATION DRAWING



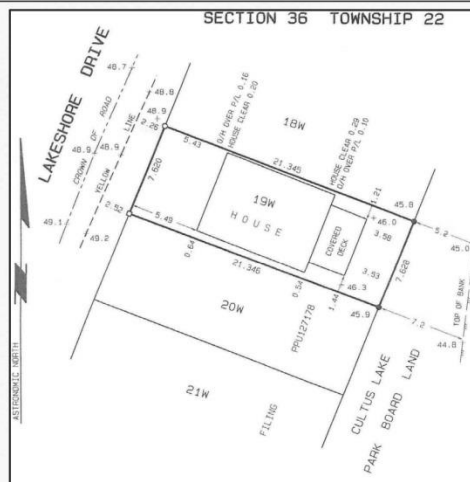
PROPOSED SITE PLAN



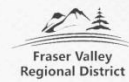
EXAMPLE OF PARKING PLAN



CURRENT SITE PLAN



STREETSCAPE – CURRENT SFD



STREETSCAPE – NEIGHBOURING SFD



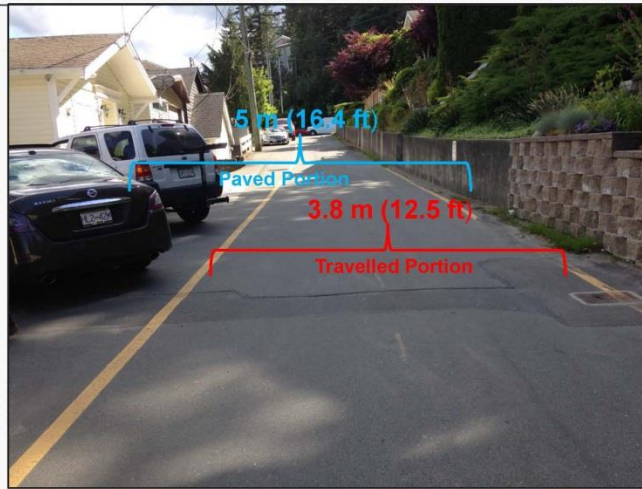
STREETSCAPE – NEIGHBOURING SFD



STREETSCAPE – NEIGHBOURING SFD

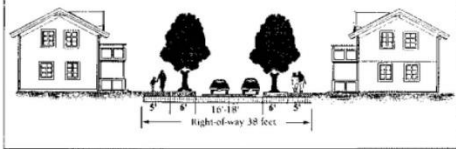


ROAD WIDTH AT 19 LAKESHORE DRIVE



ROAD STANDARD EXAMPLES

Street Design Guidelines for Healthy Neighbourhoods



Lane

Purpose: Provides access to single-family homes

Street Features

- Street width 16-18 ft. with curb, gutter and informal parking
- Planting strips 6 ft.
- Sidewalks 5 ft. on each side
- Average speed 15 mph
- Requires a 38-foot ROW
- Utility location — underground or alley
- Drainage — Curb and gutter
- Two to six blocks long

Buildings and Land Use

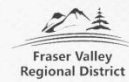
- Residential — primarily single family
- Buildings brought close to sidewalk
- Consistent building line recommended

MOTI Road Standard



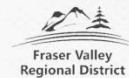
AVERAGE VEHICLE SIZES

- Average car width 6ft -6.5ft (1.8m-2m)
 - Small Car 5.9 ft(1.79m)
 - Large Pickup 6.8 ft (2m)
- Average car length 15 ft (4.5m)
 - Small Car 13.8 ft (4.2m)
 - Large Pickup 18.4 ft (5.6m)



FURTHER CONSIDERATIONS

- Road safety (variety of users)
- Service vehicle access (garbage & snow removal, contractors, emergency vehicles)
- Cumulative effect of parking on lakefront lots





CULTUS LAKE ADVISORY PLANNING COMMISSION OPEN MEETING MINUTES

Wednesday, June 19, 2019
12:00 pm
Meeting Room 224, 2nd Floor, FVRD
45950 Cheam Avenue, Chilliwack, BC

Members Present:

Darcy Bauer, Chair
Larry Payeur, Vice Chair
Casey Smit
Joe Lamb

Regrets:

David Renwick

Staff and Representatives Present:

Taryn Dixon, Director, Electoral Area H
Graham Daneluz, Deputy Director of Planning and Development
Jaime Reilly, Manager of Corporate Administration
Andrea Antifaeff, Planner 1
Tracey Heron, Planning Assistant

Also Present:

Bonny Bryant, Chief Administrative Officer, Cultus Lake Park
Two applicants with respect to item 4.1.

1. CALL TO ORDER by Staff

Chair Bauer called the meeting to order at 12:04 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

LAMB/SMIT

THAT the Agenda, Addenda and Late Items for the Cultus Lake Advisory Planning Commission Meeting of June 19, 2019 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. MINUTES/MATTERS ARISING

3.1 Cultus Lake Advisory Planning Commission – May 15, 2019

LAMB/PAYEUR

THAT the Minutes of the Cultus Lake Advisory Planning Commission of May 15, 2019 be adopted.

CARRIED

4. NEW BUSINESS

4.1 Development Variance Permit – 19 Lakeshore Drive – Off-Street Parking

Andrea Antifaeff, Planner 1 provided a PowerPoint presentation highlighting the zoning bylaw parking requirements for the subject lot, and images that showed the paved portion and travelled portion of Lakeshore Drive were less than Ministry of Transportation and Infrastructure road standards.

Discussion ensued regarding safety for pedestrians and bicyclists, and limited access for garbage trucks and emergency vehicles on Lakeshore Drive.

A question was raised by the applicant regarding the current bylaw which requires parking for two vehicles. The applicant expressed concerns regarding parallel parking, and noted that parking the vehicles at 90 degrees allows both vehicles to be easily accessed.

Comments were offered regarding the need to address road width issues and for an updated bylaw to provide a more comprehensive approach to parking.

LAMB/PAYEUR

THAT Development Variance Permit application 2019-19 to allow for two parking stalls at 90 degree to Lakeshore Drive is recommended to be approved.

DEFEATED

Bauer and Smit Opposed

6. ADJOURNMENT

PAYEUR/LAMB

THAT the Cultus Lake Planning Advisory Commission Open Meeting of June 19, 2019
be adjourned.

CARRIED

The Cultus Lake Planning Advisory Commission Open Meeting adjourned at 12:36 p.m.

MINUTES CERTIFIED CORRECT:

.....
Darcy Bauer, Chair