

To: CAO for the Electoral Area Services Committee

Date: 2019-09-10

From: Julie Mundy, Planning Technician

File No: 3090-20 2019-23

Subject: Application for Development Variance Permit 2019-23 to vary the definition of height to allow for a three storey single family home at 47020 Snowmist Drive, Electoral Area C

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2019-23 to vary the number of permitted storeys from two to three for a single family residence at 47020 Snowmist Drive, subject to consideration of any comments or concerns raised by the public

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

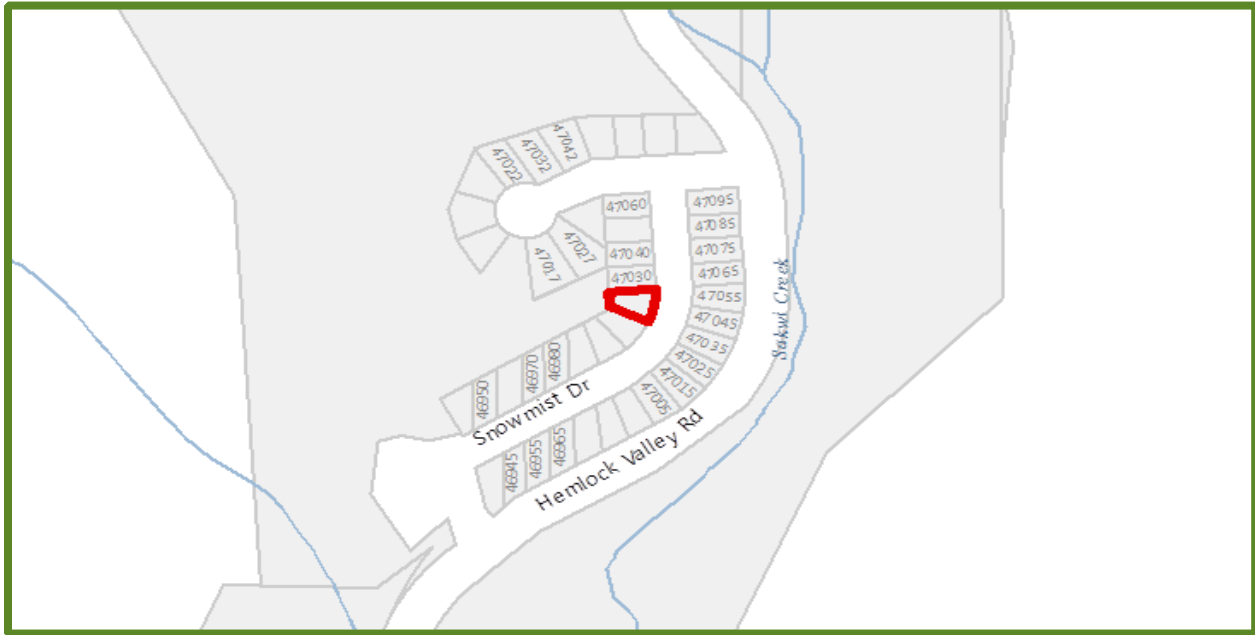
The property owner has applied for a Development Variance Permit (DVP) to vary the number of permitted storeys for a single family residence. The proposed building has three storeys, instead of the two permitted in the in the *Fraser Valley Regional District Zoning Bylaw 100, Morris Valley-Harrison Mills, portion Area "C"*. The maximum allowable height set out in the zoning bylaw will be not varied.

| PROPERTY DETAILS | | | |
|----------------------------------|------------------------------|------------------------|-----------|
| Electoral Area | C | | |
| Address | 47020 Snowmist Drive | | |
| PID | 005-654-734 | | |
| Folio | 776.01444.032 | | |
| Lot Size | 0.14 acres | | |
| Owner | Tyler Helder | Agent | --- |
| Current Zoning | Resort Residential 3 (RST-3) | Proposed Zoning | No change |
| Current OCP | Cottage Residential (CR) | Proposed OCP | No change |
| Current Use | Residential | Proposed Use | No change |
| Development Permit Areas | 5-HV (Riparian Areas) | | |
| Hazards | Flood proofing requirements | | |
| Agricultural Land Reserve | --- | | |

ADJACENT ZONING & LAND USES

| | | |
|-------|---|-------------------------------------------------------------------------|
| North | ^ | Resort Residential 3 (RST-3); Single-family Residential |
| East | > | Resort Residential 2 (RST-2); Snowmist Drive, Single-family Residential |
| West | < | Limited Use (L-1); Forest (Crown land) |
| South | v | Resort Residential 3 (RST-3); Single-family Residential |

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The property owner is proposing to construct a new single family dwelling at 47020 Snowmist Drive. The lot is currently bare land and is located at the base of Sasquatch Mountain Resort. There is Crown land the west of the property, an undeveloped residential lot to the north, and an existing residence to the south.

Variance Request – DVP 2019-09

The property owner has applied for a Development Variance Permit to increase the number of storeys permitted under Zoning Bylaw 100.

Height Definition Variance

The Zoning Bylaw states “the maximum height of buildings and structures shall not exceed 12.0 metres (39.37 feet), or two storeys, whichever is lesser”. The property owner wishes to construct a building of 11.53 metres (37.83 feet) which has three storeys. This proposal adheres to the maximum building height, but adds an additional storey.

| Height Requirement | |
|---------------------------|------------------------------------------|
| Permitted (zoning) | 12.0 metres (39.37 feet), or two storeys |
| Proposed | 11.53 metres (37.83 feet), three storeys |
| Requested Variance | 0 metres, <u>1 storey</u> |

Explanation of a Storey and a Basement

The applicant has submitted plans in which the entry floor is as at grade, and not sunk into the ground. This means the entry floor qualifies as a storey, and not as a basement. Refer to Appendix A diagrams.

Zoning Bylaw 100 defines a storey as the space between the ceiling and the floor where the floor level is not more than 0.6m (2 feet) below the ground elevation. Basements are not counted as a 'storey' if the basement floor level is between 0.6m (2 feet) and 1.2m (4 feet) below the finished ground level. This distinction enables property owners to construct a full size house on lots that may have an uneven grade.

Application rationale

The applicant provides the following rationale to support the application: 1) the building will be the same height whether it is two or three storeys, 2) the third storey is a small loft space (approx. 390 square feet), 3) the house design provides ample on-site parking to accommodate the additional bedroom, 4) multiple neighbours have been granted a variance for a third storey.

History of Related Variances in Hemlock

In the last twenty years, there have been two variance requests for building height in the Hemlock Area. Both variances were approved in 2018, and are higher up the mountain than the subject property. There have not been any DVP requests for height in the immediate vicinity of the subject property.

| DVP for Residential Building Height – Sasquatch Mountain | | | |
|-----------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------|---------------|
| Address | Permit | Conditions of Permit | Status |
| 20934 Snowflake Cres | DVP 2018-17 | Increase the height from 12m to 13.5, and Increase the number of storeys from 2 to 3 | Approved |
| 20917 Snowflake Cres | DVP 2018-14 | Increase the height from 12m to 14m | Approved |

If the variance is not approved the property owner would have to alter the house design to remove one storey. This could be achieved by 1) not constructing the loft space, or 2) by sinking the entry level floor 0.6m (2 feet) into the ground so that it qualifies as a basement.

Snow Shedding Impacts

Buildings in Hemlock are prone to accumulating large amounts of snow which results in snow shedding from roofs. The height variance is not anticipated to increase snow shedding impacts.

Building Permits

A building permit application was submitted on June 13, 2019 and is currently under review. The proposed structure will meet all other siting and zoning bylaw requirements.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by FVRD of the Development Variance Permit application and will be given the opportunity to provide written comments, or to state their comments at the Board meeting. FVRD staff have encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date, no letters of support or opposition have been received.

COST

The application fee of \$350 has been paid by the applicant.

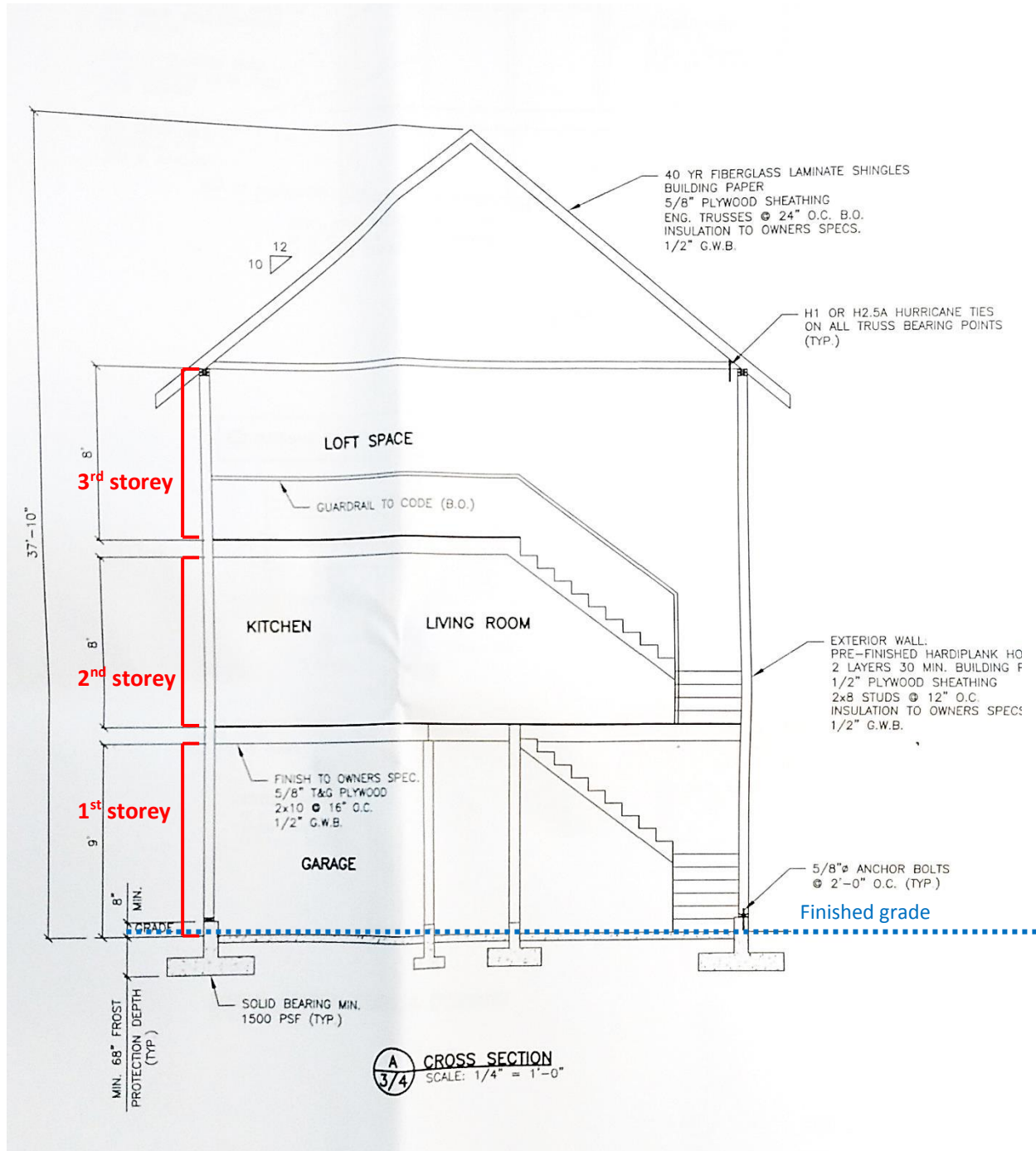
CONCLUSION

Staff recommend the FVRD Board issue Development Variance Permit 2019-23 to vary height requirements for the construction of a residence at 47020 Snowmist Drive. The maximum allowable height of a structure will not change with the variance, and no adverse health and safety impacts are anticipated.

COMMENTS BY:

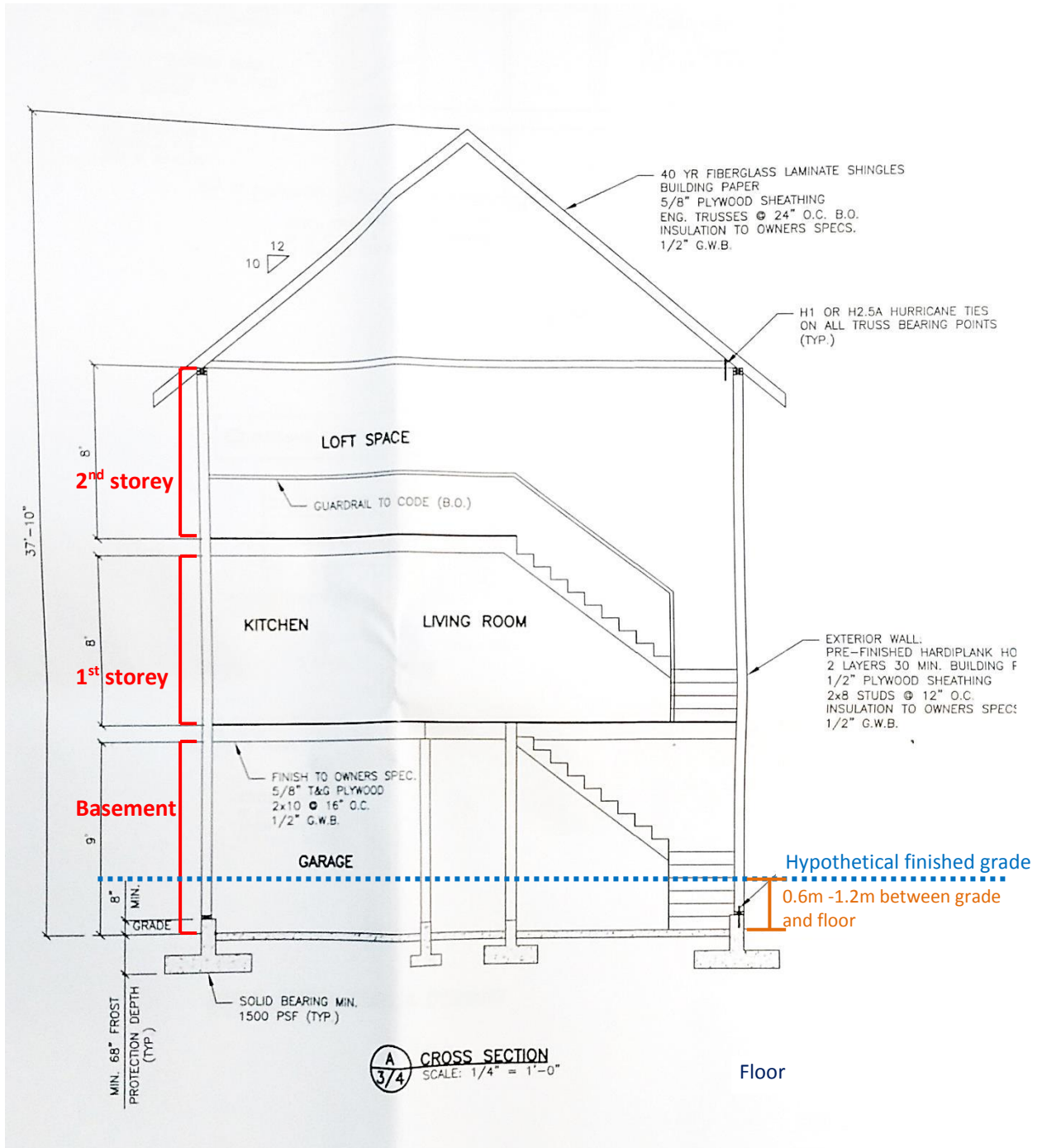
| | |
|-----------------------------------------------------------------------|------------------------------|
| Graham Daneluz, Deputy Director of Planning & Development: | Reviewed & supported |
| Margaret Thornton, Director of Planning & Development: | Reviewed & supported |
| Mike Veenbaas, Director of Financial Services: | No further financial comment |
| Jennifer Kinneman, Acting Chief Administrative Officer: | Reviewed and supported. |

Appendix A Building Cross Section (as submitted)



The submitted plans show the garage and habitable space to be at grade. The entry level is classified as the 1st storey with the 2nd and 3rd storeys above. A Development Variance Permit is needed to allow the third storey.

Labelling of floor levels, if the entry floor is sunk 0.6m – 1.2m below the finished grade



If the floor of the level with the garage were sunk into the ground 0.6m – 1.2m (2-4 feet), the entry level would be classified as a basement, with the 1st and 2nd storeys above. In this case, the house would meet the zoning regulations and a Development Variance Permit would not be required.