

To: Electoral Area Services Committee

Date: 2020-09-09

From: Julie Mundy, Planner 1

File No: 3090-20 2020-13

Subject: Development Variance Permit application to vary the definition of height to allow for a three storey single family home at 47040 Snowmist Drive, Electoral Area C

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2020-13 to vary the number of permitted storeys from two, to three, for a single family residence at 47040 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

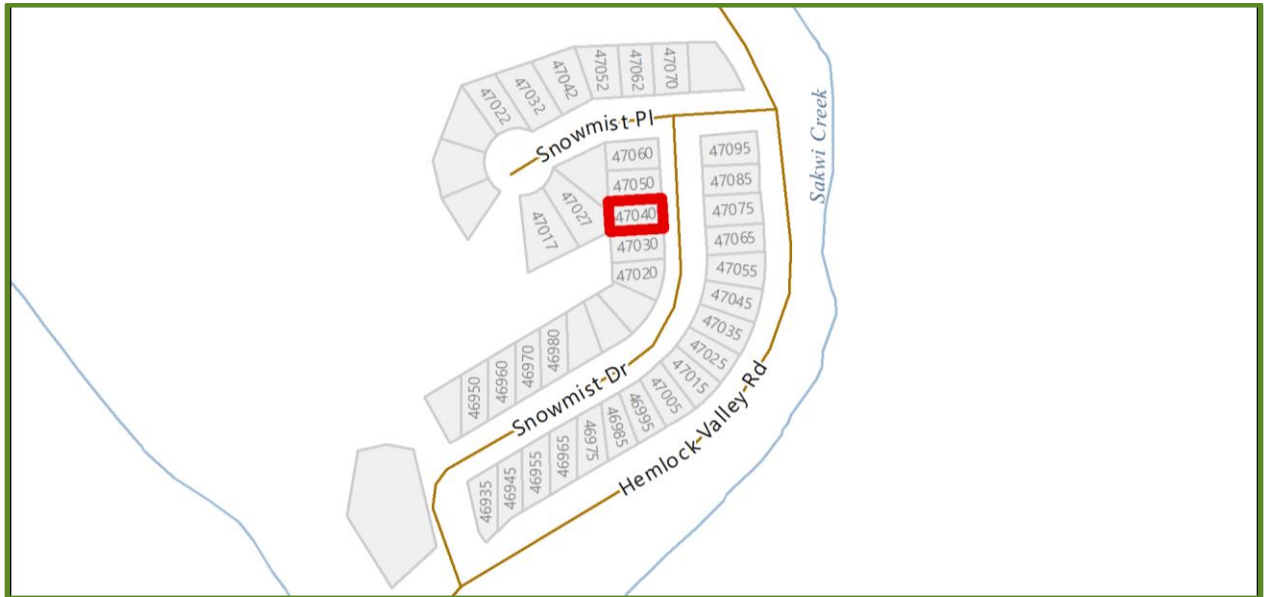
The property owners have applied for a Development Variance Permit (DVP) to vary the number of permitted storeys for a single family residence. The proposed building has three storeys, instead of the two permitted under *Fraser Valley Regional District Zoning Bylaw 100, Morris Valley-Harrison Mills,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

PROPERTY DETAILS			
Electoral Area	E		
Address	47040 Snowmist Dr		
PID	005-654-751		
Folio	776.01444.034		
Lot Size	0.14 Acres		
Owner	Aaron and Sarah Minicola	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 subject property is relatively flat, is located at the base of Sasquatch Mountain Resort, and is surrounded by residential lots. A building permit has been issued, and construction of a new single family dwelling has started on the property.

Variance Request – DVP 2019-09

Height Variance

Zoning Bylaw 100 states “the maximum height of buildings and structures shall not exceed 12.0 metres (39.37 feet), or two storeys, whichever is lesser”. The building under construction will be 9.75 metres, with two stories and a loft, for a total of three stories. The proposal adheres to the maximum building height, but varies the internal configuration of space.

Height Requirement	
Permitted (zoning)	12.0 metres (39.37 feet), or two storeys
Proposed	9.75 metres (32 feet), three storeys
Requested Variance	0 metres, <u>1 storey</u>

Explanation of a Storey and a Basement

The applicant has submitted building plans where the lot elevation would be raised with fill so that the entry level floor is ultimately sunk into the ground. This would allow the entry floor to qualify as a basement, rather than a storey, and would not require a variance. Refer to Appendix A diagrams.

The applicant now wishes to forego raising the grade of the lot. This means the entry level floor will be classified as a storey, which results in a total of three stories, and the need for a Development Variance Permit.

Zoning Bylaw 100 defines a storey as the space between the ceiling and the floor where the floor level is not more than 0.6 metres (2 feet) below the ground elevation. Basements are not counted as a 'storey' if the basement floor level is between 0.6 metres (2 feet) and 1.2 metres (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 rational to support the application:

- 1) The building will have the same external height whether it is two or three storeys;
- 2) The third storey is a small loft space of approximately 370 square feet;
- 3) Filling the lot to raise the grade will hinder snow removal in the winter;

- 4) Filling the lot to raise the grade will add an additional cost of approximately \$20,000, without providing any structural or drainage benefits.

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) Removing the already constructed loft space, or
- 2) Raising the grade of the lot so that the entry level floor is buried 0.6 metres (2 feet) into the ground and qualifies as a basement.

History of Related Variances in Hemlock

In the last twenty years, there have been five variance requests (all approved) for building height in the Hemlock Area.

DVP for Residential Building Height – Sasquatch Mountain			
Address	Permit	Conditions of Permit	Status
20942 Snowflake Cres	DVP 2020-02	Increase height from 12m to 13.8m and, Increase number of stories from 2 to 3	Approved
47020 Snowmist Drive	DVP 2019-23	Increase number of stories from 2 to 3	Approved
20934 Snowflake Cres	DVP 2018-17	Increase height from 12m to 13.5, and Increase number of storeys from 2 to 3	Approved
20917 Snowflake Cres	DVP 2018-14	Increase the height from 12m to 14m (Additional height variance from issued DVP)	Approved
20917 Snowflake Cres	DVP 2017-14	Increase number of storeys from 2 to 3	Approved

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 for the construction was issued on March 11, 2020. The building complies with 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 \$1,300 has been paid by the applicant.

CONCLUSION

Staff recommend the FVRD Board issue Development Variance Permit 2020-13 to vary height requirements for the construction of a residence at 47040 Snowmist Drive. The maximum allowable height of a structure will not change with the variance, and no adverse health and safety impacts are anticipated.

Option 1 – Issue (Staff Recommendation)

MOTION: THAT the FVRD Board issue Development Variance Permit 2020-13 to vary the number of permitted storeys from two, to three, for a single family residence at 47040 Snowmist Drive, subject to consideration of any comments or concerns raised by the public.

Option 2 – Refuse

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2020-13 for 47040 Snowmist Drive Road, Electoral Area C.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development:

Reviewed and supported

Kelly Lownsborough, Chief Financial Officer/ Director of Financial Services:

Reviewed and supported

Jennifer Kinneman, Chief Administrative Officer:
Reviewed and supported.

Architectural section drawing of a three-story house with a gabled roof. The drawing shows the 1st, 2nd, and 3rd storeys. The 1st storey includes a Garage and Kitchen. The 2nd storey includes a Deck and Kitchen. The 3rd storey includes a Bath and Loft. The roof is gabled with a 12/12 pitch. The drawing includes various dimensions and annotations for structural elements like trusses, stairs, and walls. A blue dashed line indicates the 'Existing Finished grade'.

3rd storey

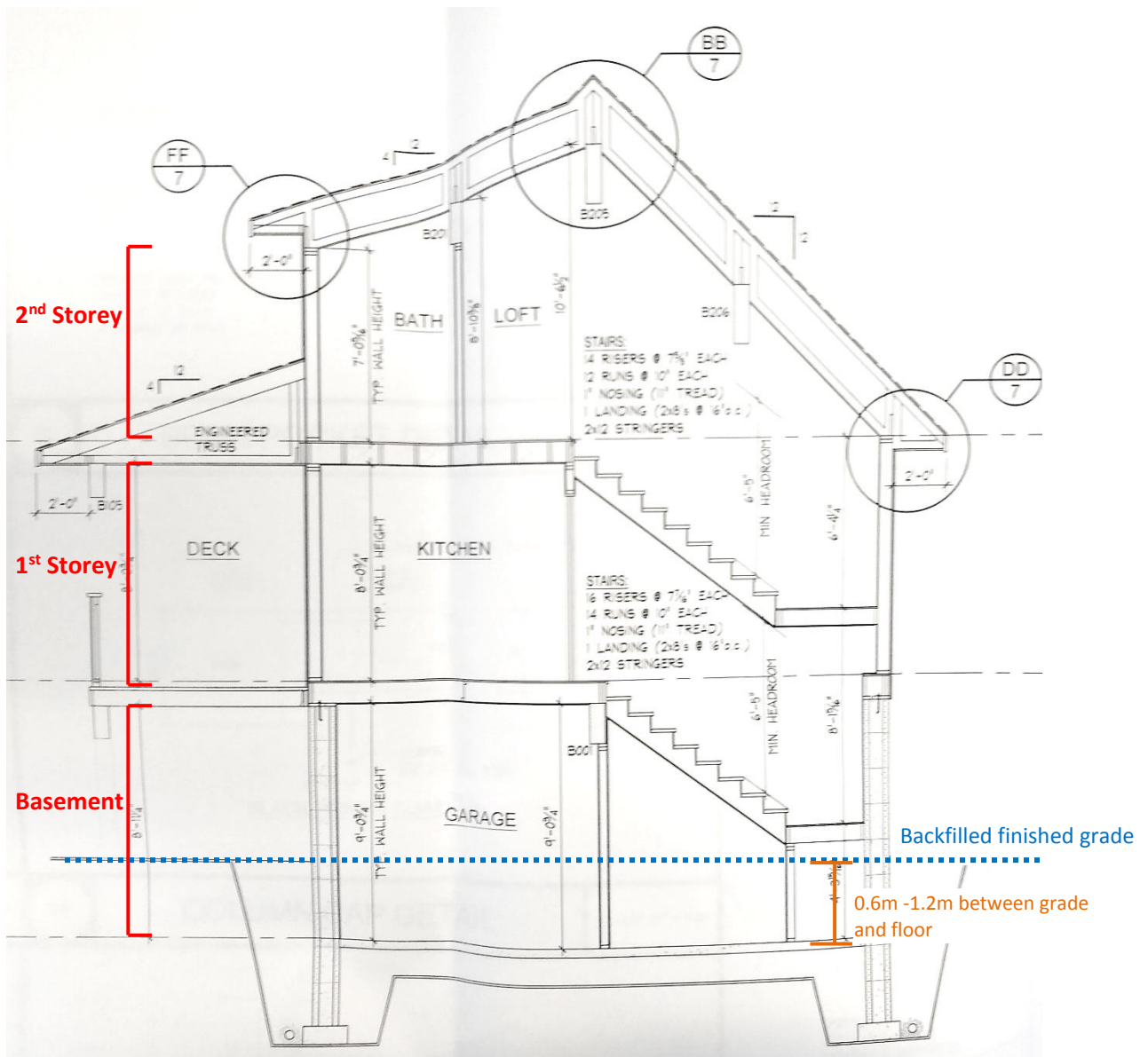
2nd storey

1st storey

Existing Finished grade

This is the option requested by the property owners.

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.