

To: Electoral Area Services Committee  
From: Julie Mundy, Planning Technician

Date: 2020-01-14  
File No: 3090-20 2019-34

**Subject: Application for Development Variance Permit 2019-34 to vary the maximum height for a single family residence at 10071 Parkwood Drive, Electoral Area D**

## RECOMMENDATION

**THAT** the Fraser Valley Regional District issue Development Variance Permit 2019-34 to increase the maximum permitted height of a single family residence from 10.0 metres to 11.6 metres, subject to approval from BC Hydro Power Authority, and subject to consideration of any comment or concerns raised by the public.

## STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

## BACKGROUND

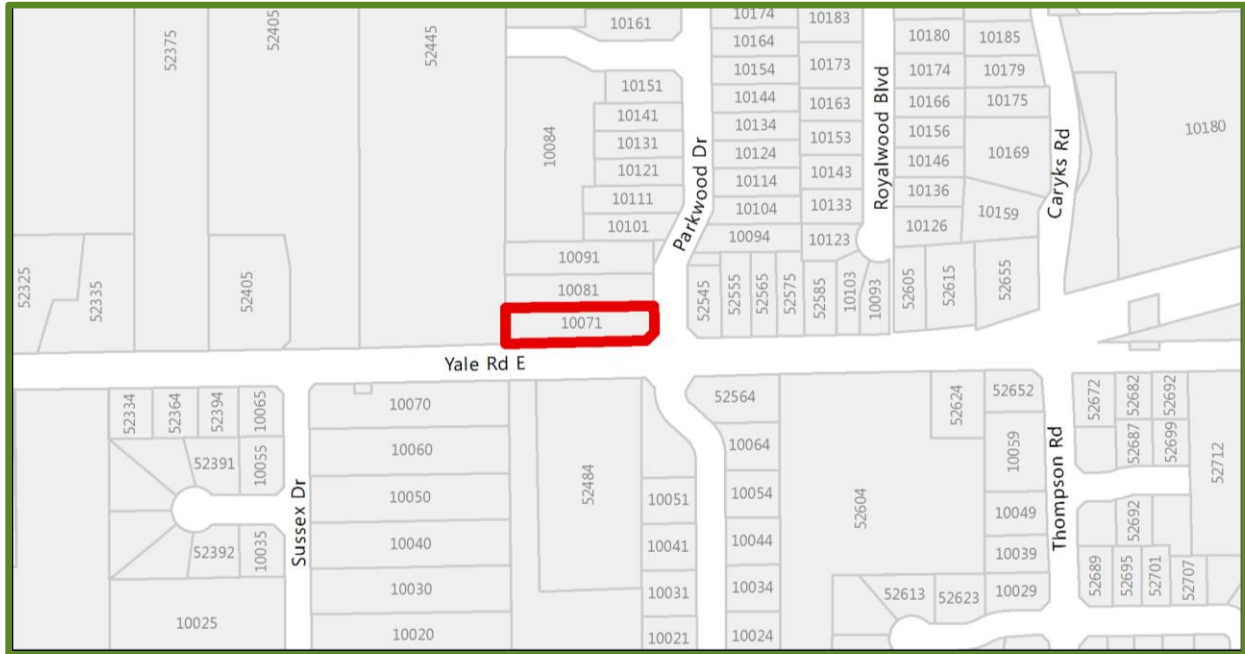
The property owners have made an application for a Development Variance Permit (DVP) to increase the maximum permitted height of a building as outlined in *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	D		
Address	10071 Parkwood Drive		
PID	030-560-896		
Folio	733.06642.097		
Lot Size	0.58 acres		
Owner	Michael Murphy & Micah Butler	Agent	Chloe Butler
Current Zoning	Suburban Residential 2 (SBR-2)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	Residential
Development Permit Areas	DPA 6-D		
Hazards	-		
Agricultural Land Reserve	No		

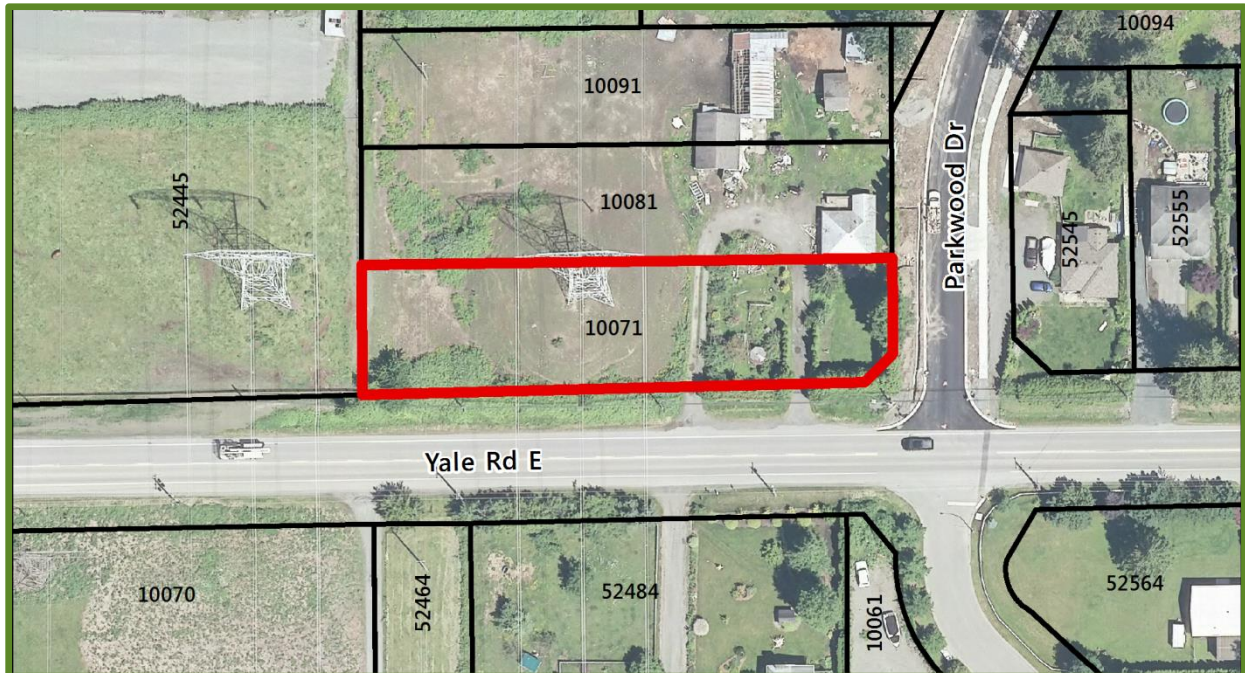
## ADJACENT ZONING & LAND USES

<b>North</b>	^	Suburban Residential 2 (SBR-2), Single Family Residence
<b>East</b>	>	Suburban Residential 2 (SBR-2), Single Family Residence
<b>West</b>	<	Country Residential (CR); Bare land, Resource Extraction
<b>South</b>	v	Country Residential (CR); Single Family Residence

### NEIGHBOURHOOD MAP



### PROPERTY MAP



### DISCUSSION

The applicant is planning to construct a single family residence which exceeds the maximum permitted height for a residence under *Zoning Bylaw for Electoral Area "D", 1976 of Regional District of the Fraser Cheam*. The lot was subdivided in 2018, and has a large BC Hydro right-of-way and transmission tower on the western portion of the property. There are no other structures on the lot.

The applicants are proposing to construct a house with a foot print of approximately 1500 square feet that contains a basement, and two additional stories.

#### FVRD Elevation Requirements

There is a covenant on property title requiring habitable floor area to be raised 0.45m above the elevation of the curb on the road. The covenant allows for habitable space at a lower elevation if a qualified engineer submits a report outlining percolations and drainage pit test results, designed floor elevations, and any other special drainage requirements.

#### Applicant Rational & Variance Request

The property owners obtained construction plans that include a below grade basement. After engaging an engineer to determine an appropriate elevation for habitable space, a perched water table was identified on the property. This means groundwater accumulates above the water table. The engineer determined the bottom of the basement footing must be 1.0 meters above the perched water table. The property owners have proposed raising the entire house as designed to accommodate the elevation requirement.

The applicant advises that the height variance will enable the construction of a basement with the existing construction plans. It is common for newly built homes in this area to have an engineer certify the safety of a below grade basement.

#### Height Variance

The proposed dwelling will be a maximum of 11.6 metres (38 feet) in height. The applicant is seeking a height variance of 1.6 metres (5.2 feet), or a 16% height increase.

Height of Buildings	
Permitted (zoning)	10.0 metres (32.8 feet)
Proposed	11.6 metres (38 feet)
<b>Requested Variance</b>	<b>1.6 metres (5.2 feet)</b>

#### *Relevant Elevations*

- Bottom of footings on existing plans: 25.89m
- Estimate of perched water table: 26.22m
- Elevation requirement, 1m above perched water table:  $(26.22\text{m} + 1\text{m}) = 27.22\text{m}$
- Raise bottom of footings by:  $(27.22\text{m} - 25.89\text{m}) = 1.33\text{m}$

A variance of 1.33m is required based on the estimated elevation of the perched water table. The applicant has requested an extra 0.27m (10.5 inches) of height to provide a buffer in case of unexpected findings during engineering review and construction.

The existing plans show the house to have a height of 9.99 meters, which is at the upper limit of the permitted height for a residence. If the variance is not granted, the applicant has options to revise construction plans by adjusting the roof pitch, removing the basement, or re-grading part of the lot. The magnitude of variance could be lessened by reducing the pitch of the proposed 9:12 roof, or by lowering the height of the first storey ceiling to 8 feet (from 9 feet) without loss of floor area.

#### BC Hydro Requirements

There is a covenant on the property title (CA6041082) which states in part, that no construction is to occur without approval from BC Hydro. BC Hydro has indicated approval in principle for the proposed building height, but has not yet provided official approval. Issuance of the variance is subject to approval from BC Hydro.

#### **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 attend the Board meeting to state their comments. FVRD staff encourage 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 objection have been submitted.

#### **COST**

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

#### **CONCLUSION**

The property owners are requesting a height variance to accommodate unexpected flood elevation requirements. Staff recommend Development Variance Permit 2019-34 be issued by the Fraser Valley Regional District Board.

#### **Option 1 – Issue (Staff Recommendation)**

Staff recommend that the Fraser Valley Regional District Board issue Development Variance Permit 2019-34 to increase the maximum building height for a single family residence from 10.0 metres to 11.6 meters at 10071 Parkwood Drive, Electoral Area D, subject to approval from BC Hydro, and subject to consideration of any comment or concerns raised by the public.

### **Option 2 – Refuse**

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2019-34 for the property at 10071 Parkwood Drive, Electoral Area D.

### **Option 3 – Refer to Staff**

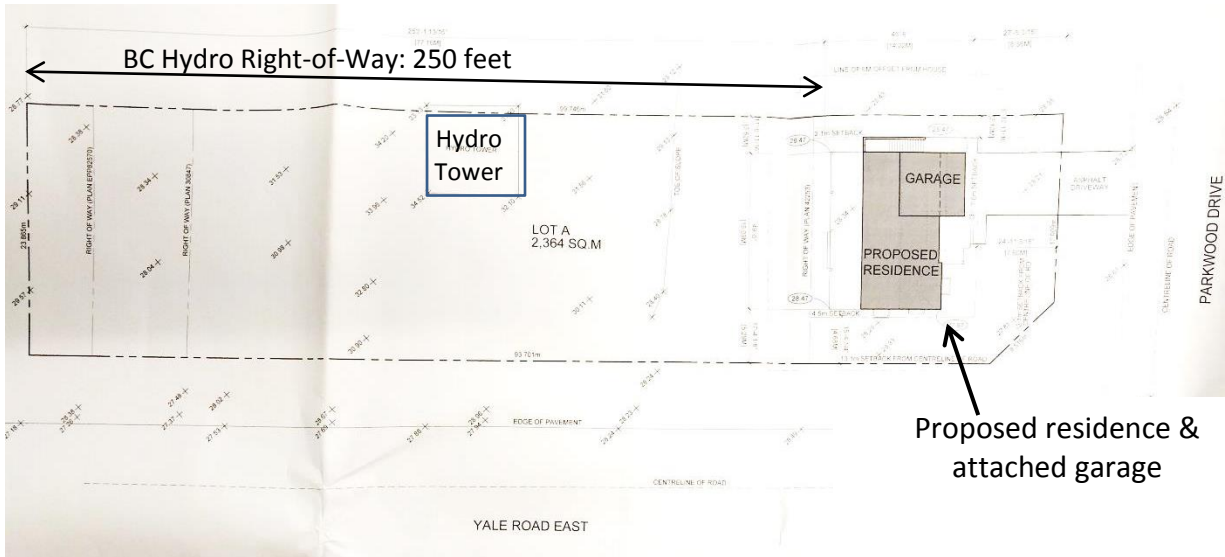
If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2019-34 for the property at 10071 Parkwood Drive, Electoral Area D to FVRD Staff.

### **COMMENTS BY:**

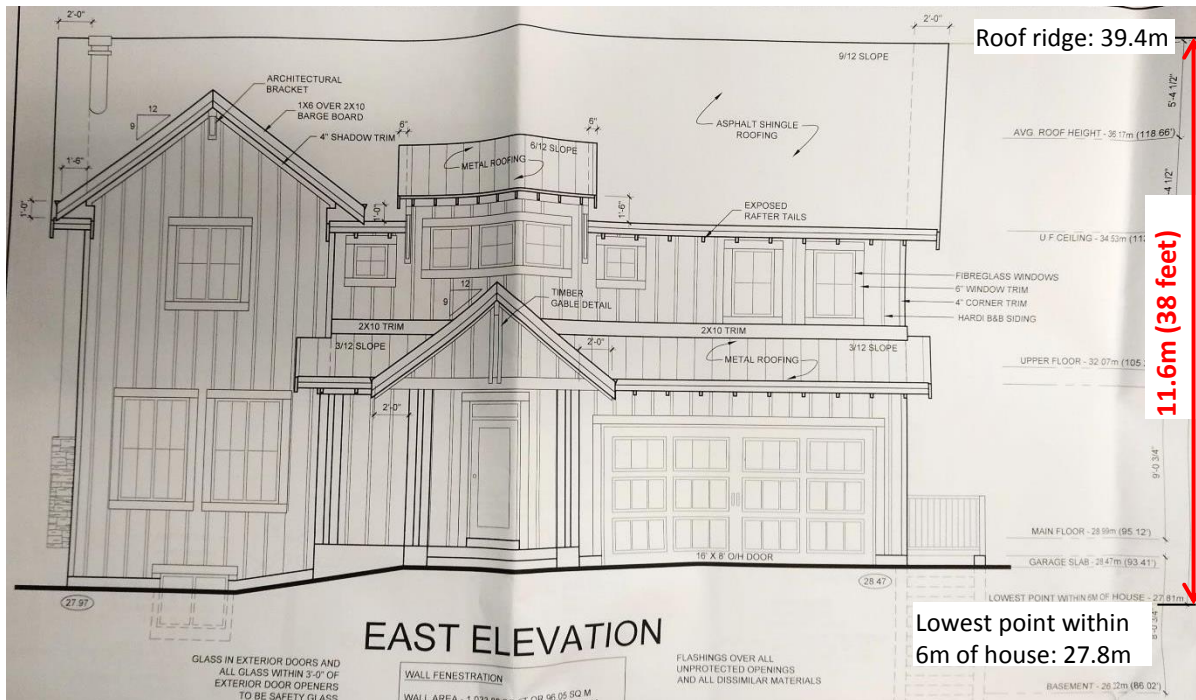
<b>Graham Daneluz, Director of Planning &amp; Development:</b>	reviewed and supported
<b>Mike Veenbaas, Director of Financial Services:</b>	no further financial comment
<b>Jennifer Kinneman, Acting Chief Administrative Officer:</b>	Reviewed and supported.

## Appendix A – Site Plan

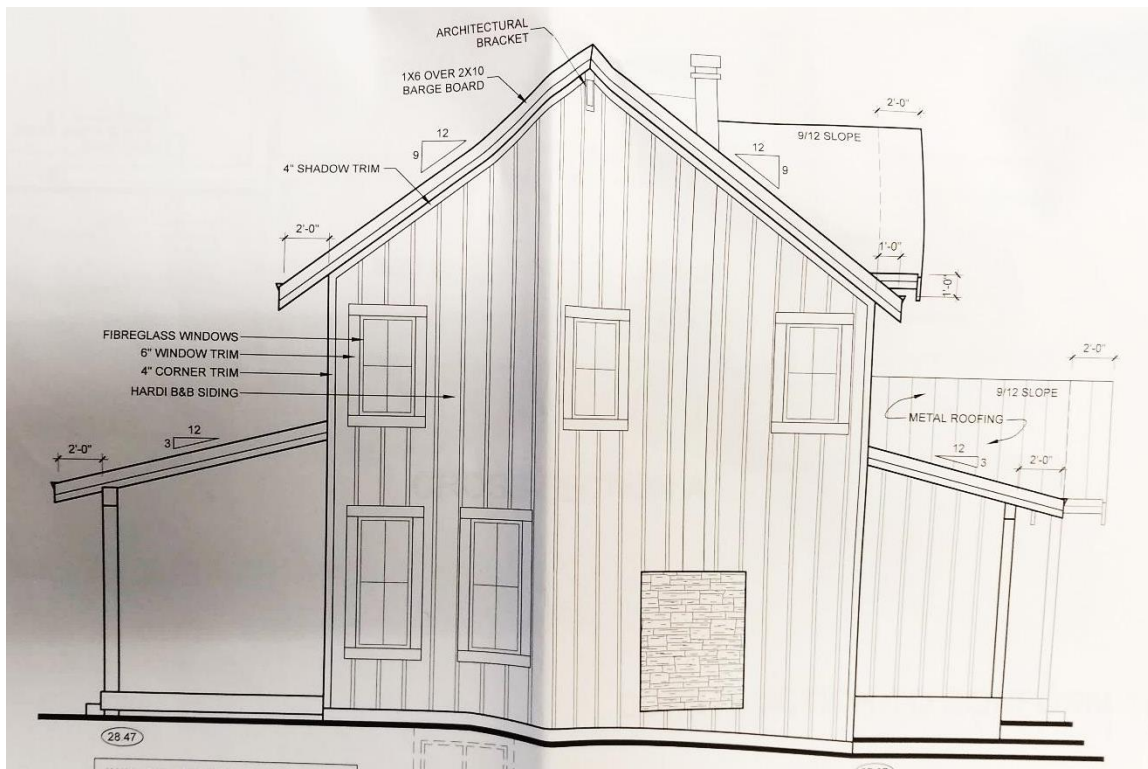




## Appendix B – Proposed Elevation Drawings & Cross Section



**East Elevation (Parkwood Drive) Drawing**



**South Elevation (Yale Road) Drawing**

