

November 28, 2019

Letter of Support - Neighbourhood Circulation

Introduction

My name is Gwyllyn Goddard and I am your neighbour living at 155 1st Avenue, Cultus Lake. I moved to the lake in 2010 after opening a family medical practice in Chilliwack. Cultus Lake offered me the peaceful, sheltered, natural space I craved after moving from Downtown Vancouver. As a kid, I grew up in a tiny, safe Saskatchewan community with friendly prairie neighbours. The Cultus Lake community seemed to resonate with the values I grew up with and it has helped me feel connected to my roots. Soon after moving into the neighbourhood, I met a local social worker, the woman who is now my wife (Erin). Together we have come to enjoy friendships in this amazing community. Erin and I decided to make Cultus Lake our home and, with a little luck, we will raise our future children here as well.

Our Distressed Cabin

Our house is a small cabin built in the 1930's on a narrow lot that was hastily built on a wood foundation. This cabin rests partially on wet soil with a large portion of one side making use of a massive cedar tree stump for stability. Unfortunately, age is catching up with this little cabin and we are no longer able to give it everything it needs to prevent wood-rot and disintegration. The foundation, along with the tree stump have decomposed to the extent that it requires complete replacement. Carpenter ants are gradually destroying the infrastructure. The winter months are also very hard because the uninsulated cabin loses heat faster than my fireplace can supply it. The cabin must be replaced with a home that will serve my family. A few years ago I began thinking of ways to transform my house and, in so doing, give back to this community by designing a home that will honour the origins of this cabin and pay tribute to the spirit of this vibrant community.

The Vision

Please see attached: *Addendum - Goddard Home Diagrams & Images.*

Last year we finished designing a 3-bedroom home that we feel is perfect for our small family. It is a modest 847 sq ft. per level (2,541 sq ft total) including a walkout basement facing the lake. Close attention has been paid to the building materials and the quality of the craftsmanship. The new foundation is to be excavated to accommodate a little more living space with basement. During the redesign process, we improved the parking situation that, in its current form, does not have enough room to park even one vehicle on the property. Should our proposal be accepted, my wife and I will no longer have to park one car lengthwise on 1st Avenue. Our design wisely allows three cars to park perpendicular to 1st Avenue using a 40/60 split, with 40 percent of the vehicle parking on private property and 60 percent overlying the Cultus Lake Park road right-of-way. This parking design is sensible, especially considering that the area facing 1st Avenue will only ever be used for vehicles or a driveway.

Variance Requests

Please see attached: *Addendum - Goddard Home Diagrams & Images*.

1. *Flood Construction Level Reduction*

The recently updated Zoning Bylaw requires all new houses be built no lower than 45.5 metres based on the Geodetic Survey of Canada.

My proposed basement requires a relaxation to be slightly lower than the permitted flood level for a house along the lakefront. The flood construction levels for Cultus Lake are set by the Province requiring the Fraser Valley Regional District (FVRD) Board to consider the effect on public safety and liability prior to making a decision regarding a proposed reduction to the flood construction level.

Proposal:

We request a variance to build at a depth of 44.55 metres (0.95 metre or 2.95 ft deeper than allowed). This extra depth will allow me to build a proper basement increasing the living space and adding storage instead of building a crawl space. A Geo-Hazard Assurance Assessment was performed on August 22, 2019 by Madrone Environmental Services Ltd. and concluded that an appropriately engineered basement will not create a natural hazard risk to this, or any other surrounding properties. This report was required by the Fraser Valley Regional District prior to variance approval. Up until very recently, these extensive reports were not required, but are now standard.

2. *Walkout Basement Relaxation*

Due to a recent zoning bylaw amendment, a walkout basement requires a relaxation prior to receiving building permit approval.

Proposed Remedy:

I will have a qualified engineer design a walkout basement that is suitable for a house alongside Cultus Lake. Most new houses along the lake enjoy walkout basements.

3. *Parking Relaxation*

Due to the new building bylaw requirements legislated by the FVRD, my proposed house requires two off-street parking spaces. The site plan

demonstrate what my proposed house will look like if a double attached garage, as required by the FVRD, is constructed.

Proposal:

It is not my intention to build a new house, only to have a double-car garage consume over half the main floor living space. The new parking bylaw does not make sense for lake front properties. The majority of the lakefront front homes built before 2018 incorporate a sensible parking standard. As such, I am requesting a parking relaxation to build three side-by-side external parking spaces located in the front yard, with a total depth of 18 feet from the road right-of-way. This will allow three cars to park perpendicular to 1st Avenue using a 40/60 split, with 40 percent of a vehicle parked on private property and 60 percent overlying the Cultus Lake Park road right-of-way. The result will be three vehicles parked completely off 1st Avenue. The majority of R-3 Waterfront properties exhibit identical parking examples, with external parking located in the front yard.

Conclusion:

Cultus Lake residents may be surprised to learn that new FVRD bylaws require anyone building a house with front-yard parking must first seek approval from three separate levels of government. The variance application process is complex, long and expensive. In the fall of 2018, the CLPB instructed the FVRD to amend the waterfront bylaw due to our unusually narrow lots, the long, wide and straight street already used for parking, and an absence of alley access.

Amending the parking bylaw might not occur for years because it requires that the FVRD fund a parking assessment. Recommendations from this study must pass three separate levels of government prior to becoming law. As yet, there are no plans for the FVRD to address the Cultus Lake waterfront parking problem. Meanwhile, anyone living on 1st Avenue is unable to redesign, renovate, or build a home unless they turn their main floor into a garage, or attempt to get a variance approved.

As part of my variance application process, I am asking you to review, discuss, and also ask questions about our new house proposal. The Cultus Lake Advisory Planning Commission (APC) and the FVRD would like to see support from our neighbours. The Planning Commission is scheduled for **December 18, 2019**. Our family values your signature of support. Thank you for your help!

Sincerely,

Gwyllyn & Erin Goddard
155 1st Avenue

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Architectural floor plan of a residential building. The plan includes a large garage area (COV. PARKING) with two car spaces, a kitchen, an entry, and various rooms. Dimensions are provided for all major areas and setbacks. Annotations include 'HOT TUB', 'KITCHEN', 'ENTRY', 'CLERESTORY WINDOW', 'RANGE VENTED HORIZ', 'GLASS BLOCKS', 'ENTRY SLAB', 'HIGH PWR EXHAUST FAN', 'LINE OF FLR ABOVE', '42" GUARD RAILS PER S.C.D.C.', and 'PORCH AND ROOF ALLOWED FROM PROPERTY LINE'. The plan is oriented with North at the top.

Key dimensions and features:

- Overall width: 24'-10 1/2"
- Overall depth: 65'-0"
- Garage (COV. PARKING): 10'-0" x 36'-0"
- Kitchen: 15'-10" x 10'-0"
- Entry: 8'-0" x 4'-0"
- Hot Tub: 5' HOT TUB, 10'-0" x 10'-0"
- Stairs: DN (Down)
- Windows: CLERESTORY WINDOW, RANGE VENTED HORIZ
- Doors: D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100

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