

To: Electoral Area Services Committee
 From: Katelyn Hipwell, Planner 1

Date: 2018-02-15
 File No: 3090-20-2018-04

Subject: Application for Development Variance Permit to Vary the Height of an Addition to an Existing Single Family Dwelling at 10298 Wildrose Drive, Electoral Area D

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2018-04 to vary the permitted height of an addition to an existing single family dwelling at 10298 Wildrose Drive from 10.0 metres to 11.28 metres, 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 variance to *Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam* in order to increase the maximum height of the dwelling.

Property Details

Property Address: 10298 Wildrose Drive	
Owners	Donald & Jennifer Driedger, Emily Lewis
Agent	n/a
EA	D - Popkum
Zoning	Suburban Residential-2 (SBR-2)
OCP	Suburban Residential
DPA	Not Applicable
ALR	No

Neighbouring Lands

West: Single Family Residential (SBR-2)	<p>North : Single Family Residential (SBR-2)</p>  <p>South: Single Family Residential (SBR-2)</p>	<p>East : Single Family Residential (PREED-1)</p> <p>Potential Impacts:</p> <ul style="list-style-type: none"> •
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DISCUSSION

The applicants are proposing to construct an addition to the existing single family dwelling that exceeds the maximum allowable height for a principle structure per *Zoning Bylaw for Electoral Area "D", 1976 of the Regional District of Fraser-Cheam*. The proposed addition reaches 11.28 metres in height as measured from the average ground elevation, which exceeds the maximum height of 10.0 metres by 1.28 metres (**Appendix "B"**).

Height of Principle Structure	
Required	10.0 m (32.8 feet)
Proposed	11.28 m (37.0 feet)
Variance	1.28 m (4.2 feet)

Construction of the existing dwelling was completed in April 2008 under Building Permit number BP11551. The property owners have made a building permit application (BP014187) for the purposes of adding additional living space within the dwelling.



The variance is proposed by the property owners in order to allow the construction of an addition to the dwelling that continues the existing roofline on a lot which slopes towards the east, down and away from the frontage along Wildrose Drive. The addition is located at the rear (east) elevation of the dwelling and will be minimally visible from the street frontage. The dwelling will continue to appear as a two storey dwelling from the street, consistent with the character of the neighbourhood.

The proposed addition is comprised of a footprint of 49 m² (528 ft²) and includes three storeys of construction to match the existing rear elevation of the dwelling. The proposed addition meets other aspects of the zoning bylaw in terms of lot coverage and setback requirements. However, the preliminary drawings that have been submitted by the applicant do not indicate the precise location of the septic field or rock pit on the property. Confirmation that the proposed addition does not interfere with these on-site services and that the services can accommodate the increased capacity will be required as part of the Building Permit application.

The applicant has indicated in their Development Variance Permit application that the existing house is over height, in addition to numerous other dwellings in the neighbourhood due to the sloping topography in Rose Garden Estates. The applicants note that in the professional opinion of their builder and drafter, there will not be a significant change to the sight lines of neighbouring properties and the properties along the rear lot line should not be negatively impacted as they are located on a ridge above the subject lot. The proposed addition design aims to work with the existing topography of the lot, similar to neighbouring lots with slopes into the rear yard.

Previous Nearby Development Variance Permits

10398 Wildrose Drive

The FVRD Board issued DVP 2017-04 for 10398 Wildrose Drive in March 2017 to permit the construction of a single family dwelling in keeping with the neighbourhood character. The variance increased the maximum permitted height from 10.0 metres to 11.524 metres.

Phase 2 – Rose Garden Estates

The FVRD Board issued DVP 2007-01 for all lots within Phase 2 of Rose Garden Estates to modify the definition of height in the zoning bylaw. The amendment to the definition was in order to better accommodate the rolling topography of Rose Garden lots and allow for height of structures to be measured from an average ground elevation as opposed to the lowest ground elevation.

Statutory Building Scheme

The subject property has a statutory building scheme registered on the property title (CA2582840) which requires a minimum roof pitch of 8/12 for all single family home designs.

The applicants will be required to provide proof that they have attained the developer's approval for the building design as part of their building permit application.

Zoning Bylaw Review

A comprehensive review of all zoning bylaws in the Electoral Areas is currently underway. This review will include analysis of recent development variance permits to determine if revised zoning bylaw provisions, including maximum height restrictions, are warranted.

Neighbour Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and 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 opposition have been submitted.

COST

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

CONCLUSION

Staff recommend that Development Variance Permit 2018-04 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development:

Reviewed and supported.

Margaret Thornton, Director of Planning & Development:

Reviewed and supported.

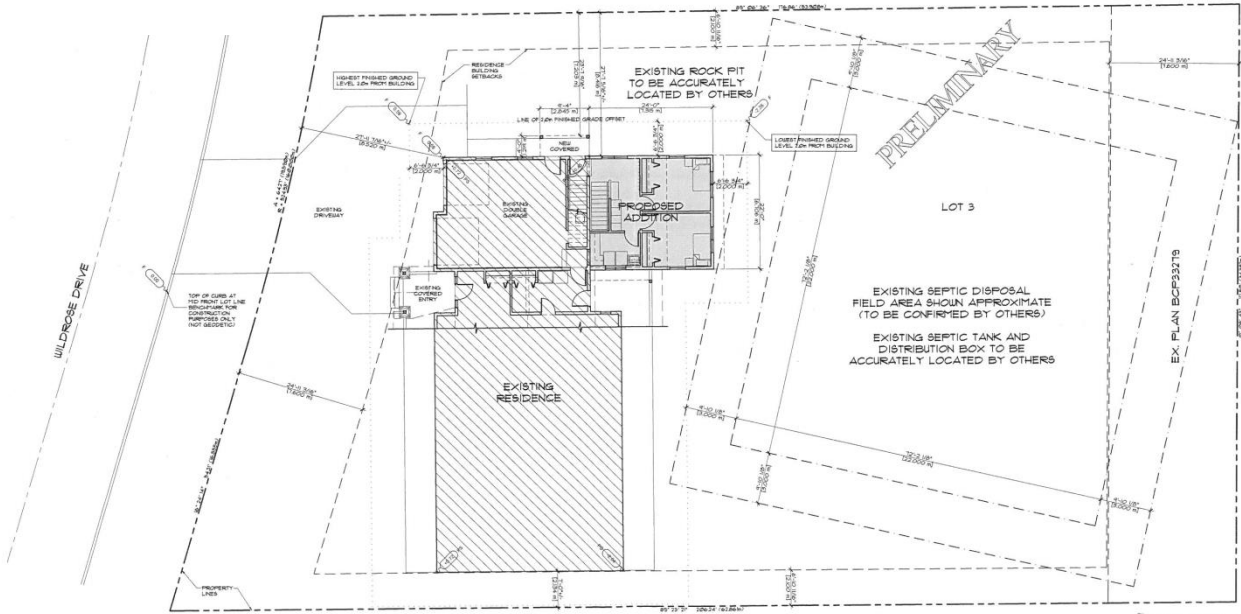
Mike Veenbaas, Director of Financial Services:

No further comment.

Paul Gipps, Chief Administrative Officer:

Reviewed and supported

Appendix "A" Site Plan



SITE PLAN
SCALE: 1/8" = 1'-0"

LOT 2

F.V.R.D. BLDG. DEPT
DEC 19 2017

Appendix "B" Elevation Drawing

