

To: Electoral Area Services Committee

Date: 2018-10-11

From: Andrea Antifaeff, Planner I

File No: 3090-20-2018-30

Subject: Application for Development Variance Permit 2018-30 to vary the height regulation in the Hillside Residential (R-4) zone at 309 Munroe Avenue, Area H – Cultus Lake Park

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park, to vary the height regulation from maximum two (2) stories plus basement or crawlspace and roof to maximum two (2) stories plus basement, parking level garage and roof, to facilitate the construction of a single family dwelling, subject to consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The lease holders of the property intend to demolish the existing residence and construct a new residence. In anticipation of preparing construction drawings the lease holders have made an application for a Development Variance Permit (DVP) in order to vary the height regulation in the Hillside Residential (R-4) zone as outlined in *Cultus Lake Park Zoning Bylaw No. 1375, 2016*.

PROPERTY DETAILS			
Electoral Area	H – Cultus Lake Park Board		
Address	309 Munroe Avenue		
PID	n/a		
Folio	733.07000.309		
Lot Size	2,400 ft ²		
Owner	Scott & Donna Macey	Agent	Jesse Rayner (JCR Design)
Current Zoning	Hillside Residential (R-4)	Proposed Zoning	No Change
Current OCP	Plan Cultus - Residential	Proposed OCP	No Change

Current Use	Residential (Single Family Dwelling)	Proposed Use	No Change
Development Permit Areas	N/A		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Hillside Residential (R-4) / Residential
East	>	Hillside Residential (R-4) / Residential
West	<	Conservation Area (P-2) / Cultus Lake Park Board Land
South	v	Hillside Residential (R-4) / Residential

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The Cultus Lake Park Advisory Planning Commission (APC) met on September 19, 2018 and recommended that the Fraser Valley Regional District Board issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park.

The Cultus Lake Park APC was in support the issuance of the DVP for the following reasons:

- The parking level garage provides for three (3) on-site parking spaces which is more than the two (2) on-site parking spaces required in the Zoning Bylaw;
- The conceptual drawings shows the height of the house being less than the required 8.5 metres; and,
- The conceptual drawings show a house design similar to the new single family dwellings in the area.

The FVRD anticipates a review of the Zoning Bylaw after one year in practice to review any amendments that may be required to the Bylaw. At the time of the review an amendment to the Hillside Residential zone (R-4) on Munroe Avenue and Lakeshore Drive could be made to allow for the stories regulation to include a parking level garage (similar to this Development Variance Permit).

Variance Requested DVP 2018-30

Application Rationale

The applicant advises that the reasons for the variance are: 1. the severity of the property's terrain; and, 2. a garage is requested to give the engineer more flexibility with the concrete foundation to stabilize the terrain.

Height Regulation Variance

The owners are seeking a variance to the height regulation in the Hillside Residential (R-4) zone. The variance is to vary the height regulation from two (2) stories plus basement or crawlspace and roof to two (2) stories plus basement, parking level garage and roof.

Neighbourhood Notification and Input

All property lease holders within 30 metres of the property were notified by the FVRD of the development variance permit application and were given the opportunity to provide written comments or attend the Cultus Lake Advisory Planning Commission meeting to state their comments. FVRD staff encouraged the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. The FVRD received one (1) letter of opposition prior to the Cultus Lake Park Advisory Planning Commission meeting. This submission is included as part of the Cultus Lake Park APC meeting minutes, please see Appendix B.

COST

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

CONCLUSION

The property owners have applied for a DVP to vary the height regulation in the Hillside Residential (R-4) zone. Staff recommend that the FVRD Board issue the permit. The variance is not anticipated to negatively affect the surrounding properties, and meets the maximum height requirement of the Zoning Bylaw, and is consistent with other new construction.

Option 1 – Issue (Cultus Lake APC and Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park to vary the height regulation from maximum two (2) stories plus basement or crawlspace and roof to maximum two (2) stories plus basement and parking level garage and roof, to facilitate the construction of a single family dwelling, subject to consideration of any comments 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 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park.

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 2018-30 for the property located at 309 Munroe Avenue, Electoral Area H – Cultus Lake Park to FVRD staff.

COMMENTS BY:

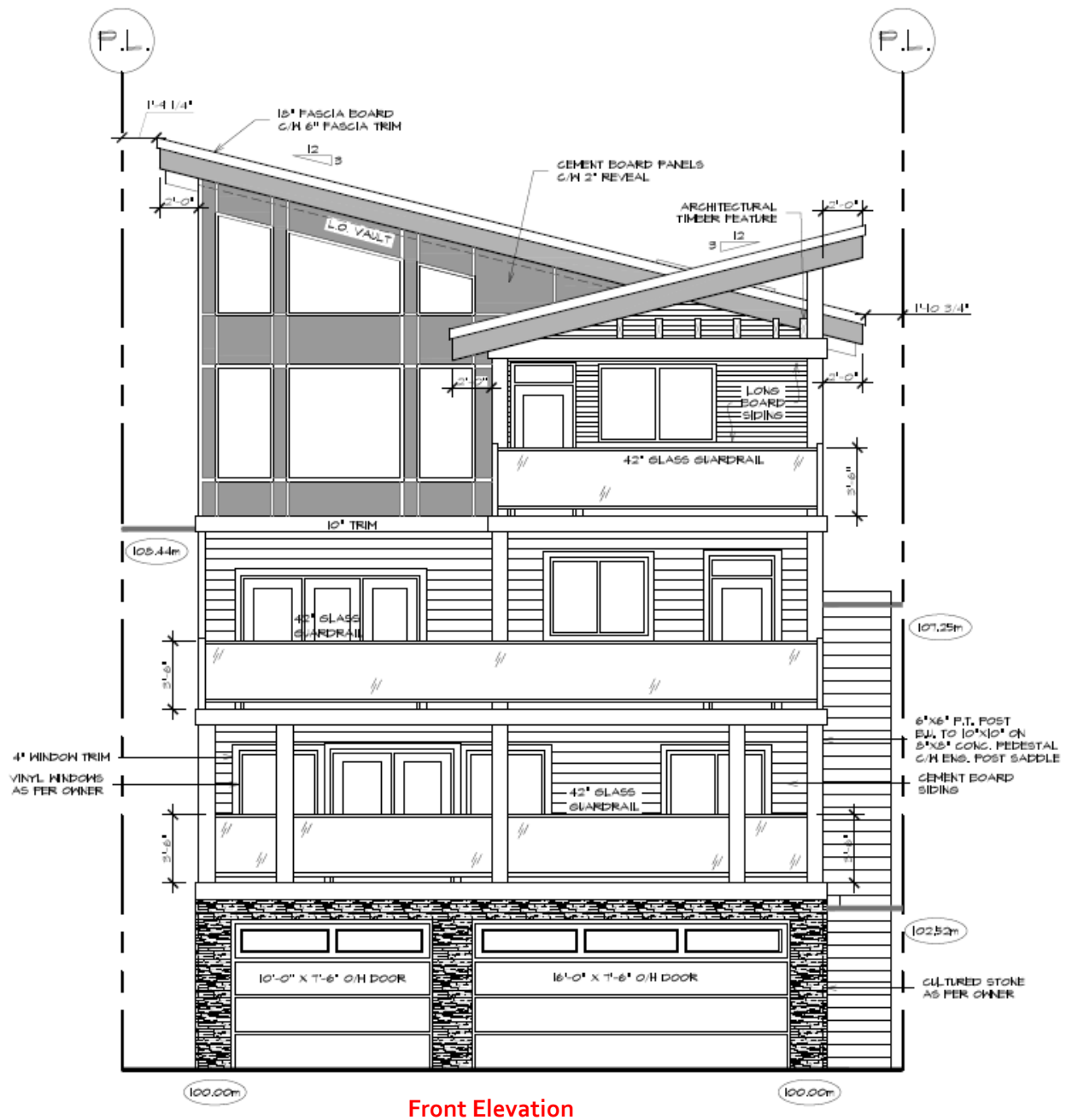
Graham Daneluz, Deputy Director of Planning & Development	Reviewed and supported.
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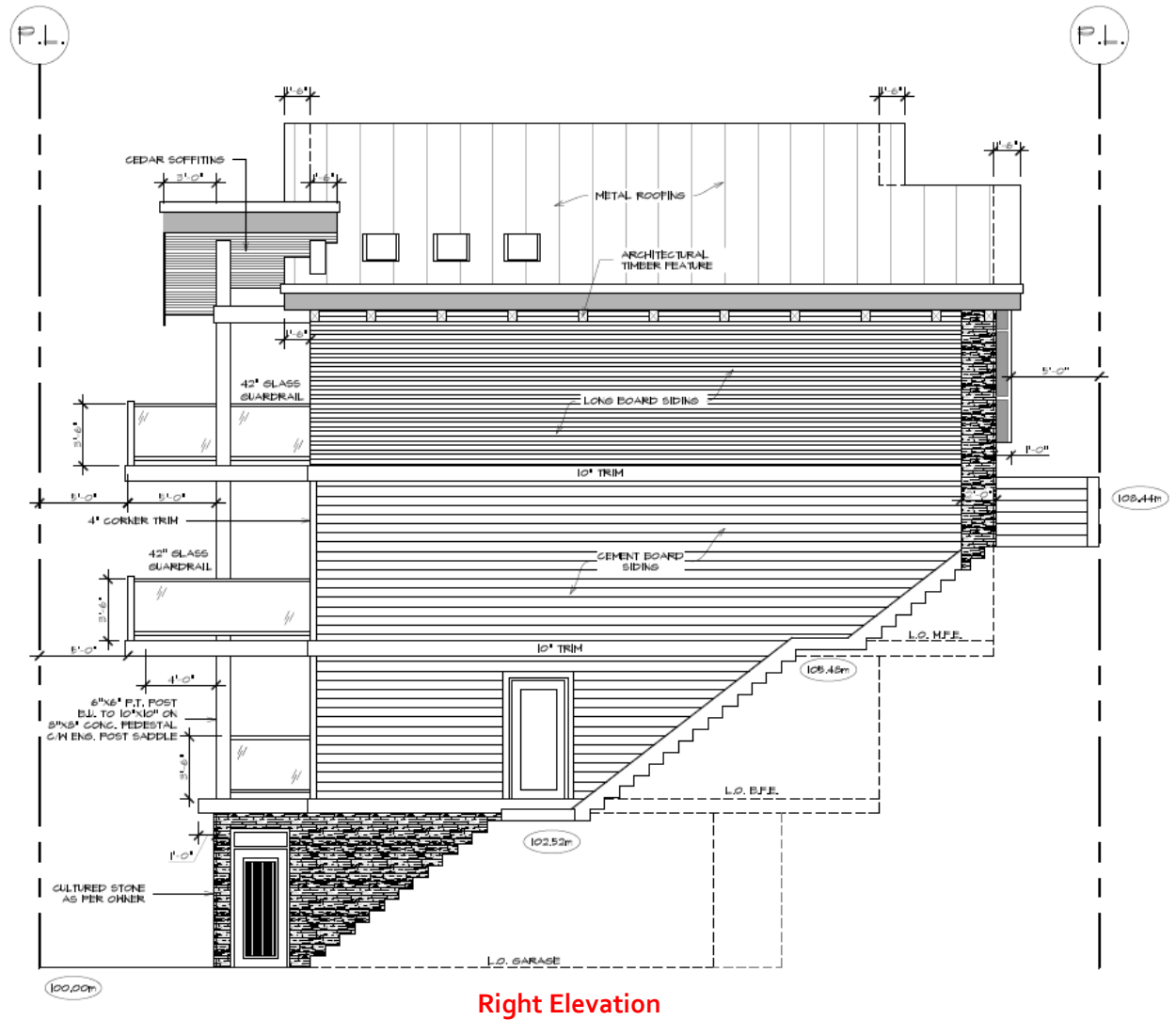
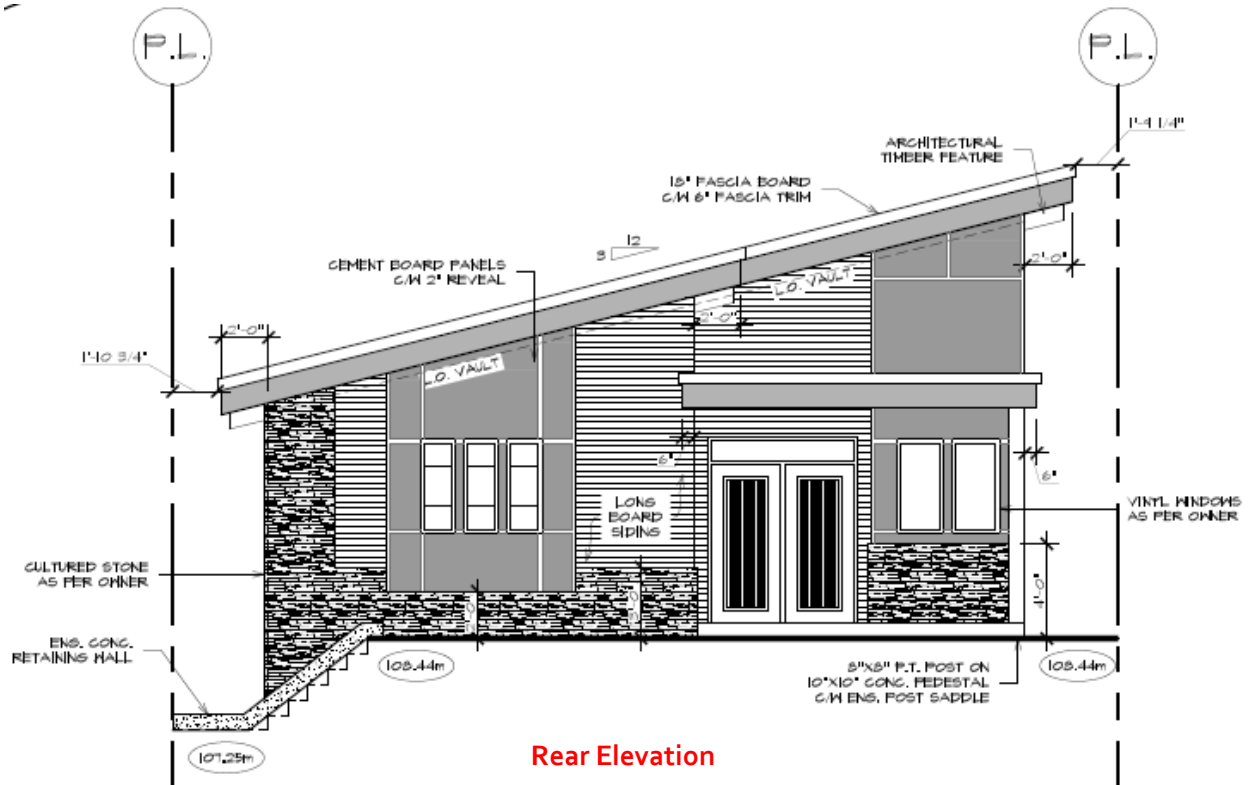
Margaret Thornton, Director of Planning & Development	Reviewed and supported.
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Mike Veenbaas, Director of Financial Services	No further financial comment.
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Paul Gipps, Chief Administrative Officer	Reviewed and supported.
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Conceptual Elevation Drawings





Appendix B



CULTUS LAKE ADVISORY PLANNING COMMISSION OPEN MEETING MINUTES

Wednesday, September 19, 2018

12 noon

FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Present:

Vice Chair Darcy Bauer
Commissioner Larry Payeur
Commissioner Rose Turcasso
Bonny Bryant, Director of Parks Operations

Regrets:

Chair David Renwick
Commissioner Joe Lamb

Staff Present:

Margaret Thornton, Director of Planning and Development
Andrea Antifaeff, Planner I
Kristin Webb, Planning Assistant

Also Present:

Jesse Rayner (JCR Design), with respect to Item 4.1

1. CALL TO ORDER by Vice Chair Bauer

Vice Chair Bauer called the meeting to order at 11:59 p.m.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

TURCASSO/PAYEUR

THAT the Agenda, Addenda and Late Items for the Cultus Lake Planning Advisory Commission Open Meeting of September 19, 2018 be approved;

AND THAT all delegations, reports, correspondence and other information set to the Agenda be received for information.

CARRIED

3. MINUTES/MATTERS ARISING

TURCASSO/PAYEUR

THAT the Minutes of the Cultus Lake Planning Advisory Commission Open Meeting of August 15, 2018 be adopted.

CARRIED

4. NEW BUSINESS

4.1 Application for Development Variance Permit 2018-30 to vary the definition of height - 309 Munroe Avenue, Cultus Lake

Discussion ensued surrounding the height of the proposed dwelling compared to neighbouring lots, as well as clarification that it was only the definition of height that was to be varied and not the maximum allowable height of 8.5 metres from the zoning bylaw.

PAYEUR/TURCASSO

THAT Development Variance Permit application 2018-30 to vary the definition of height with respect to 309 Munroe Avenue, Cultus Lake, BC be approved.

CARRIED

5. OTHER MATTERS

None

6. ADJOURNMENT

PAYEUR/TURCASSO

THAT the Cultus Lake Planning Advisory Commission Open Meeting of September 19, 2018 be adjourned.

CARRIED

The Cultus Lake Planning Advisory Commission Open Meeting adjourned at 12:05 p.m.

MINUTES CERTIFIED CORRECT:

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Darcy Bauer, Vice Chair

From: [Planning Info](#)
To: [Andrea Antifaeff](#)
Subject: FW: DVP 2018-30
Date: September-18-18 11:14:38 AM

From: Caroline Brandson
Sent: Monday, September 17, 2018 8:00 PM
To: Planning Info
Subject: DVP 2018-30

Hi

We own a home directly beside 309 Munroe at Cultus Lake, and would like to remain anonymous if possible.

We would prefer the new home that is being developed on 309 Munroe conform to the current height and size of neighbourhood and that it not be allowed to exceed the height currently being applied for in the variance application.

We would like to see a home developed next door that fits the neighbourhood in terms of size, street appeal and for the betterment of the community. We also hope it doesn't interfere with views.

Thanks for your considerations.

We can be contacted at this email or at the below phone number, if required.

Caroline & Todd Richardson
308 Munroe, Cultus Lake BC.