

To: CAO for the Electoral Area Services Committee

Date: 2019-01-09

From: Julie Mundy, Planning Technician

File No: 3090-20 2018-34

Subject: Application for Development Variance Permit 2018-34 to vary the maximum height requirement for a single family residence at 3900 Columbia Valley Road, Electoral Area H

RECOMMENDATION

THAT the Fraser Valley Regional District issue Development Variance Permit 2018-34 to increase the maximum permitted height of a building from 7.75 metres to 9.0 metres, subject to consideration of any comment or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

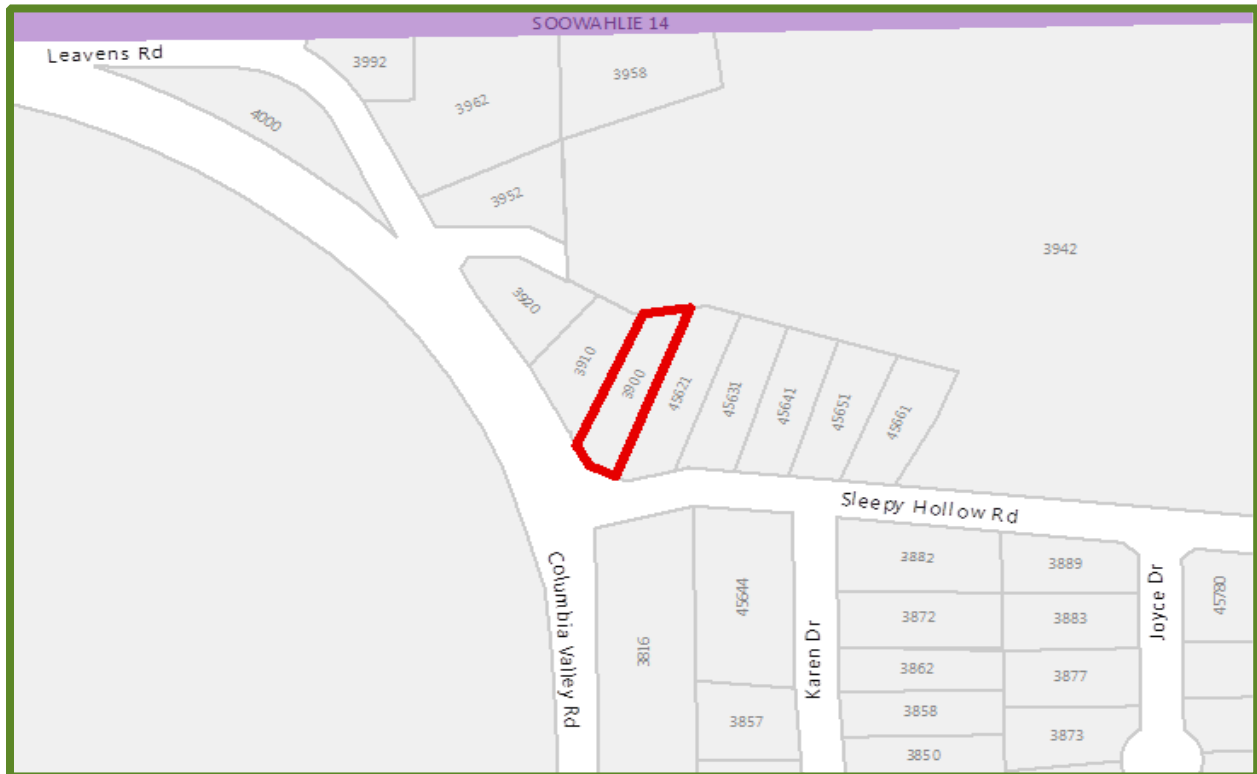
The property owners have made an application for a Development Variance Permit (DVP) to increase the maximum permitted height of a building (single family residence) as outlined in *Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of the Fraser Cheam*.

PROPERTY DETAILS			
Electoral Area	H		
Address	3900 Columbia Valley Road		
PID	001-900-889		
Folio	773.03820.142		
Lot Size	0.463 acres		
Owner	Lyon, David & Tara	Agent	n/a
Current Zoning	Urban Residential (RS-1)	Proposed Zoning	No change
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change
Development Permit Areas	DPA 5-E Riparian Areas		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Mobile Home Park (MHP), Mobile Home Park
East	>	Urban Residential (RS-1), Single Family Home
West	<	Urban Residential (RS-1), Single Family Home
South	v	Highway Commercial, (C2), Vacant Lot

NEIGHBIURHOD MAP



PROPERTY MAP



DISCUSSION

The owners of the subject property are proposing to add a second floor addition to their existing house. The house is modestly sized with a main floor footprint of approximately 1030 square feet (96 m²), and an existing second floor area of approximately 647 square feet (60 m²). The proposed addition will add habitable space above the garage and enlarge an existing bay window. Appendix A shows the proposed building plans. The rooms above the garage will have a steep roof pitch that exceeds the current zoning bylaw height restrictions. Roof pitch is largely a design consideration, and it may be possible for the applicant to utilize a different roofline that adheres to the height regulation.

The applicant advises the reasons for the variance are 1) to provide a pleasing building design that modernizes the house and brings the residence up to current architectural design standards, and 2) to provide additional living space for the family.

The owners are seeking a variance of 1.25 metres (4.1 feet) to allow the dwelling to have a total height of 9.0 metres (29.5 feet).

Height of Principle Structure	
Permitted (zoning)	7.75 metres (25.4 feet)
Proposed	9.0 metres (29.5 feet)
Requested Variance	1.25 metres (4.1 feet)

A building permit application was submitted and is currently under review. The proposed building height will not have adverse building implications, provided the plans are certified by a structural engineer. All other required property setbacks are being met.

Zoning Bylaw Review

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

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

Staff recommend Development Variance Permit 2018-34 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2018-34 for the property located at 3900 Columbia Valley Road, Electoral Area H to increase the maximum building height from 7.75 metres to 9.0 metres, 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 2018-34 for the property located at 3900 Columbia Valley Road, Electoral Area H.

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 2018-34 for the property located at 3900 Columbia Valley Road, Electoral Area H to FVRD Staff.

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 financial comments
Paul Gipps, Chief Administrative Officer:	Reviewed and supported