Board of Variance Meeting to be held on January 15, 2020 at 2:00 p.m. in the Rivers Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

A G E N D A

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF AGENDA

   THAT the agenda for the January 15, 2020 meeting be approved.

4. ADOPTION OF MINUTES

   THAT the Minutes of the Board of Variance meeting held on July 11, 2019 be adopted. (Page 1)

5. NEW BUSINESS

   (1) Appointing of Committee Chair & Vice Chair

       Annual nomination and selection of Chair and Vice-Chair for the Board of Variance.

   (2) Permit for addition at 11956 Bonson Road (Page 13)

       Application to the Board of Variance for consideration of the following variance from the requirements of Zoning Bylaw 2505, 2011, to construct a single storey addition to a single family dwelling.
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<th>Agenda for the Board of Variance Meeting – January 15, 2020</th>
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<td><strong>ROUND TABLE</strong></td>
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<td>7</td>
<td><strong>ADJOURNMENT</strong></td>
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DM 160775
Minutes of the Pitt Meadows Board of Variance meeting held on July 11, 2019 at 2:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:
Committee Members: Maureen Robertson (Chair)
                 Lee Lukiw
Staff: Stefanie Ekeli, Development Services Technician
       Alex Wallace, Manager of Community Services
Guest: David Gallacher (Applicant)
REGRETS: Stacey Loyer
SECRETARY: Tanya Barr

1. **CALL TO ORDER**
   The meeting was called to order at 2:08 p.m.

2. **LATE ITEMS**
   None.

3. **APPROVAL OF AGENDA**
   It was MOVED and SECONDED, THAT the agenda for the July 11, 2019 Board of Variance meeting be approved.

   CARRIED.

4. **ADOPTION OF MINUTES**
   It was MOVED and SECONDED, THAT the Minutes of the Board of Variance meeting held on April 26, 2019, be adopted.

   CARRIED.
5. **DELEGATIONS / PRESENTATIONS**

None.

6. **REPORTS**

6.1 **19691 116A Avenue Application 0360-20-2019-02**

S. Ekeli provided history of the property and presented the application.

The application is proposing to demolish the existing garage, rebuild and to include a secondary suite above the new structure within the same footprint. Current zoning bylaw stipulates that the second storey setback is a minimum 1.2m from both front and one side wall. The variance on this application is requested to have a setback of 0m. The building depth of the principle building would have a variance of 1.3m.

Staff recognizes that the increase of height may cause privacy issues to the property directly to the north; however, there is only one small window along the northern second storey wall that does not look into living space.

As the proposal meets the height and gross floor area requirements and as the variance is relatively minor, Staff do not object to the variances pending the removal of the accessory roofed structure. The PowerPoint is included as Attachment 1 and forms part of the original minutes.

The discussion continued with the following concerns being raised:

- Concerns of neighbour consent; Staff advised the Board of Variance that the affected neighbours were provided Notice of the application and received no comments in opposition of the project;
- Setback requirements; Staff explained the purpose of setbacks and their requirement as part of the zoning bylaw;
- Parking concerns (RV parking as well as suite parking); Applicant identified that there is room for 6 vehicles within the existing driveway (approx. 16m of parking); Staff assured the Committee that the current parking allotment conforms with the City’s current zoning bylaw;
- Shed removal; the applicant will demolish shed to comply with regulations;
- Concerns of shade of neighbouring properties; Staff advised that if the variance wasn’t granted, the applicant was within their rights to technically demolish the entire dwelling and replace with a larger two storey structure, but the applicant would rather move forward as presented to maintain neighbour relations and aesthetics in the neighbourhood;

- The applicant provided a drawing from the architect to highlight the difference with and without variance; the applicant also confirmed he has spoken with the neighbours and they have voiced no concerns. The drawing provided from Heffelfinger Designs Ltd. is included as Attachment 2 and forms part of the original minutes.

It was MOVED and SECONDED, THAT the Board of Variance approve the following variances from the requirements of Zoning Bylaw 2505, 2011, Sections 10.2.3 (e) and 10.2.5 (b) for the construction of a new attached garage and a secondary suite above the garage at 19691 116A Street as follows:

1. Vary the minimum second storey setback of the first storey from 1.2 metres to 0 metres; and

2. Vary the maximum building depth from 18.3 metres to 19.6 metres.

With the condition that the roofed accessory structure be removed.

CARRIED.

7. **ADJOURNMENT**

It was MOVED and SECONDED, THAT this meeting be adjourned at 2:46 p.m.

CARRIED.
19691 116A Avenue

Board of Variance

Background

• Existing residential dwelling
  – Built in 1979
  – Was in compliance with the zoning bylaw at that time.
• Building depth of the current residential dwelling is 19.6 metres (64.3 feet):
  – Exceeds permitted 18.3 metres (60 feet) in Zoning Bylaw 2505, 2011.
  – Building depth is legal non-conforming.
Background

- Alterations or additions to non-conforming structures are permitted under Section 529 of the Local Government Act; however,
  - An addition to a structure that intrudes further, horizontally or vertically, requires authorization from the Board of Variance or Council.
- Application is proposing to increase height and remove 2nd storey setback requirement
  - Requires a variance for both building depth and second storey setback.

Board of Variance Application

- The application is to:
  - Demolish existing attached garage
  - Rebuild it to include a secondary suite above garage
- Applicant is seeking the following variances:

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Required</th>
<th>Proposed</th>
<th>Variance Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Bylaw R-1—10.2.3 e) second storey setback min. 1.2 m from both the front and at least one side wall of the first storey over a minimum 60% of the entire length of the building wall of the first storey</td>
<td>1.2 metres</td>
<td>0 metres</td>
<td>1.2 metres</td>
</tr>
<tr>
<td>R-1—10.2.5 b) The depth of a principal building shall not exceed 18.3 metres</td>
<td>18.3 metres</td>
<td>19.6 metres</td>
<td>1.3 metres</td>
</tr>
</tbody>
</table>
Analysis

- Zoned R-1 (Large Lot Residential)
  - Zone permits secondary suites.
- The secondary suite is proposed to be 77.78 square metres (837.27 square feet)
  - Size complies with the max. 90 sq m permitted in the zoning bylaw.
- Addition complies with:
  - Permitted height (max. 9 m)
  - Permitted floor space ratio (0.48)
  - Lot coverage (max 40%)

Analysis

- Roofed accessory structure over a portion of the deck at the rear that does not conform to the zoning bylaw.
  - To be removed if application is approved.
Analysis

- The increase of height may cause privacy issues to the property to the north.
- The variance is relatively minor
  - Staff do no object to the variances–accessory roofed structure shall be removed.

Possible Motions

A. THAT the following variances be GRANTED from the requirements of the Zoning Bylaw 2505, 2011, Sections 10.2.3 (e) and 10.2.5 (b) for the construction of a new attached garage and a secondary suite above the garage at 19691 116A Street:
   - Vary the minimum second storey setback of the first storey from 1.2 metres to 0 metres; and
   - Vary the maximum building depth from 18.3 metres to 19.6 metres.

With the condition that the roofed accessory structure is removed.
Possible Motions

B. THAT the following variances be DENIED from the requirements of the Zoning Bylaw 2505, 2011, Sections 10.2.3 (e) and 10.2.5 (b) for the construction of a new attached garage and a secondary suite above the garage at 19691 116A Street:
   • Vary the minimum second storey setback of the first storey from 1.2 metres to 0 metres; and
   • Vary the maximum building depth from 18.3 metres to 19.6 metres.

C. Other.
The City has received an application to the Board of Variance to permit an addition to a single family dwelling at 11956 Bonson Rd.

**Application Background**

Applicant/Owner: William Longmuir

Civic Address: 11956 Bonson Rd

Property Size: 3,162 m²/0.78 ac

OCP Designation: Low Density Residential

Zoning: R-1 (Medium Lot Residential)

The existing house at 11956 Bonson Rd was built in 1968, prior to City records. It is a modest rancher, with 1365 ft² of living space, plus a 712 ft² garage/workshop. The house sits well back from the road on a very large, well-landscaped property. The current owner bought the house in 2006 and was renting it out for the past thirteen years. Now, the owner and his wife have moved into the home and would like to construct an addition at the back of the house to create a new master suite. The proposed addition is 680 ft² at ground level.

**Discussion**

The property is approximately 3,162 m²/0.78 ac, which is among the very largest single family lots in the urban area. Like the surrounding parcels, and the majority of single family lots in the urban area, it is zoned R-1 (Medium Lot Residential). The minimum lot size for R-1 parcels is 409 m²/0.1 ac, making this parcel much larger than the minimum. Typically, other large single family lots in the urban area are zoned RS (Large Lot Residential), such as properties along 188 St and 195B Ave. According to City records, this parcel and the one directly have always been zoned R-1, although it is unclear as to why they were zoned R-1 instead of RS.
Under the R-1 zoning, there is a maximum building depth of 18.3 m (60 ft). This was put into place in 2013 when infill development was beginning to result in longer, narrower lots. The intent of a maximum building depth regulation was to avoid overly long and narrow houses on these types of lots such as shown below:

![Figure 1: illustration of possible building envelope with no building depth regulation](image)

With a maximum building depth, development on infill lots can better fit into the character of existing neighbourhoods, as shown below:

![Figure 2: illustration of building envelope with building depth regulation](image)

The maximum building depth regulation only applies to properties zoned as R-1 or R-2. In this case, if the property were zoned RS instead of R-1, there would be no maximum building depth regulation. This type of regulation was not aimed at such a large lot as the subject parcel.

**Proposed Variance**

The applicant is proposing to vary the maximum building depth from 18.3 m to 22.02 m in order to construct a 63.2 m²/680 ft² extension off the back of the existing house to add a new master bedroom, closet and bathroom. The addition makes sense in its proposed location given the
layout of the existing house. No other variances are requested and the proposed addition appears to meet all other regulations of the R-1 zoning.

Analysis

Under section 542 (1)(c) of the Local Government Act, the Board of Variance may order a minor variance be permitted, if the Board of Variance is of the opinion that the variance does not do any of the following:

- Result in inappropriate development of the site;
- Adversely affect the natural environment;
- Substantially affect the use and enjoyment of adjacent land;
- Vary permitted uses and densities;
- Defeat the intent of the bylaw;
- Vary the application of an applicable bylaw in relation to residential rental tenure.

In this case, the proposed development is a fairly modest addition to a relatively small house, especially by today's standards. If a new house were to be constructed on the lot under the existing R-1 regulations, it could have a 616 m²/6630 ft² footprint and 1022 m²/11,005 ft² of living space on two floors, plus a full basement. With the addition, the house will have 190 m²/2045 ft² of living space on one level, plus 66.1 m²/712 ft² of garage/workshop.

No trees are proposed to be removed for construction and the location of the proposed addition is such that the closest dwelling is approximately 26 m/85 ft away.

Possible Motions

A. The Board of Variance grants the application to vary Section 10.2.5(b) of Zoning Bylaw No. 2505, 2011 by increasing the maximum building depth from 18.3 m to 22.02 m to construct an addition at 11956 Bonson Rd, as shown on the building plans by L.G. Burton Design dated November 2019; OR
B. The Board of Variance denies the application to vary Section 10.2.5(b) of Zoning Bylaw No. 2505, 2011 by increasing the maximum building depth from 18.3 m to 22.02 m to construct an addition at 11956 Bonson Rd, as shown on the building plans by L.G. Burton Design dated November 2019.

Attachments:

A. Neighbourhood Zoning Map
B. Neighbourhood OCP Map
C. Aerial Photo Map
D. Letter of Intent
E. Proposed Building Plans
ATTACHMENT A: Neighbourhood Zoning Map

11956 Bonson Rd - Neighbourhood Zoning

Map Created: 2019/11/29
ATTACHMENT B: Official Community Plan Map

11956 Bonson Rd - Neighbourhood OCP
November 21, 2019

Re: 11956 Bonson Road, Pitt Meadows

Dear Board Members,

We are asking for a relaxation of the maximum principal building depth from 18.3m to 22.02m, as outlined in section 10.2.5(B) R1 zone.

Given the size of the property in question and the low impact one level residence, we believe the requested relaxation would not be invasive to the surrounding neighbors. The existing residence with the proposed addition is far below the maximum gross floor area allowed for this property.

Regards,

Lionel Burton
L.G. Burton Design