

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 foot print. 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.

Attachment 1

# 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 2<sup>nd</sup> 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:

Regulation	Required	Proposed	Variance Amount
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	1.2 metres	0 metres	1.2 metres
R-1—10.2.5 b) The depth of a principal building shall not exceed 18.3 metres	18.3 metres	19.6 metres	1.3 metres





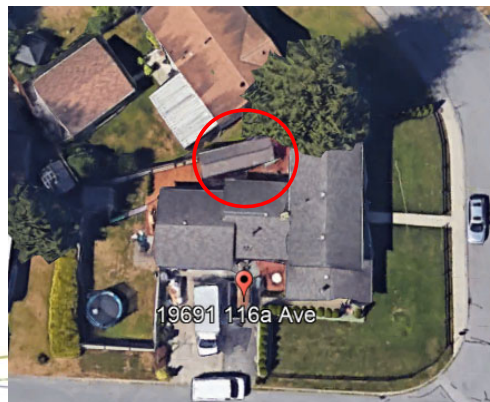
## Analysis

- 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 not 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.





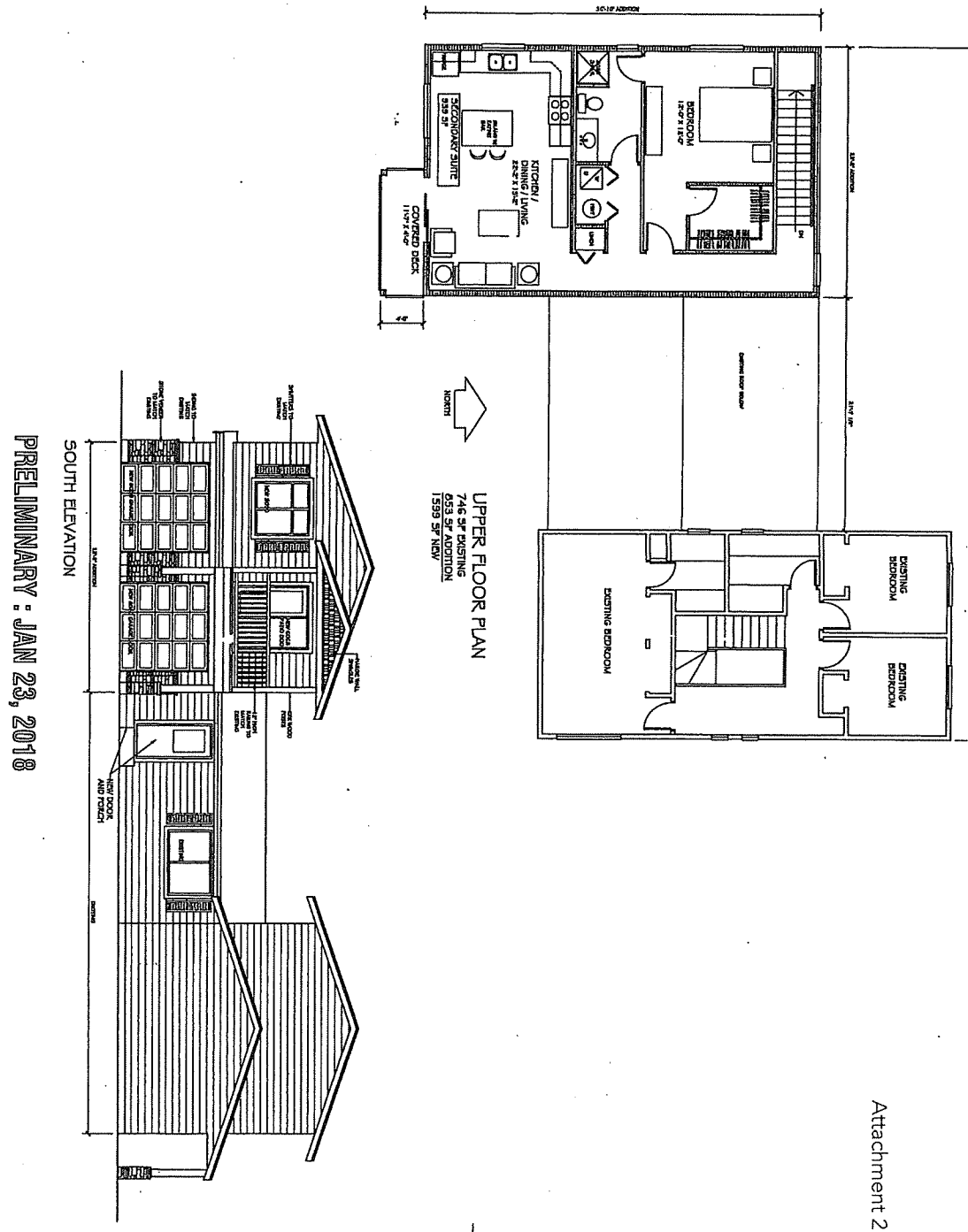
## Possible Motions

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.





Attachment 2

PROPOSED SECONDARY SUITE ADDITION 1959-1116 A AVE PITT MEADOWS, B.C.	
DATE: JAN 23, 2018	SCALE: 1/8" = 1'-0"
A2	

**HEFFELFINGER DESIGNS LTD.**  
 #200B 1180 Kingsway Avenue  
 Port Coquitlam, B.C. V3C 6N7 604-944-2188

NOT TO SCALE FOR INFORMATION ONLY THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF HEFFELFINGER DESIGNS LTD.	
DATE: JAN 23, 2018	SCALE: 1/8" = 1'-0"
A2	



