



BOARD OF VARIANCE PLANNING COMMENTS

BV #	6412	Address	8316 Government Road
X-Reference	BOV #20-00020	Hearing	2020 October 01

Project	A new single family dwelling with attached garage and secondary suite.
Zoning	R1 Residential District
Neighbourhood	Single family neighbourhood

Appeal(s) to vary:	<p>1) Section 101.6(1)(a) – “Height of Principal Building” from 9.00 m (29.50 ft.) to 9.86 m (32.36 ft.), as measured from the rear average grade, to allow construction of a new single family dwelling with a sloping roof.</p> <p>2) Section 101.6(1)(a) – “Height of Principal Building” from 9.00 m (29.50 ft.) to 9.83 m (32.24 ft.), as measured from the front average grade, to allow construction of a new single family dwelling with a sloping roof.</p>
Zoning Bylaw intent:	Height maximums help to mitigate the massing impacts of new buildings and structures on neighbouring properties and preserve surrounding views.
Variance Description:	<p>Both variances are co-related and will be reviewed together.</p> <p>The height encroachment area starts at approximately the mid-point of the main roof. The main roof is proposed to slope on four sides with a pitch of 4 in 12, which is a minimum pitch for roofs to be considered sloping roofs.</p>
Subject Site Considerations	
<ul style="list-style-type: none"> ○ The property is a mid-block rectangular lot, approximately 45.73 x 21.35 m (150.04 x 70.04 ft.), on south side of Government Road. ○ The property has a north-south slope of approximately 4.88 m (16.00 ft.) from the front to the rear property line. The drop in the slope is primarily within the front yard setback (9.0 m (29.5 ft.)) of the property. There is an approximately 2.44 – 3.05 m (8.00 - 10.00 ft.) grade difference between the street curb and front of the building. In both cases the building height is measured from the existing grades which are generally lower than the proposed grades. The higher grades proposed at the front of the dwelling help accommodate a flatter driveway access off Government Road. ○ There is an approximately 3.0 m (9.84 ft.) wide Storm Sewer Legal Easement along the west property line that does not affect the requested height variance. 	

Neighbourhood Context Considerations

- Neighbouring dwellings to the north, across Government Road, are located above street level. The difference in grade level between the front façade of the dwelling on the subject property and the dwellings to the north is approximately 5.5 m (18.05 ft.). Therefore, the proposed height increase has little or no effect on the views from the properties to the north.
- A mature row of trees on the abutting industrial property to the south separate the subject property from an industrial building, and therefore, there is no massing impact on the neighbour to the south.
- Both neighbouring residential lots to the east and west will be affected to a degree by the height increase. A central portion of the roof, approximately 3.2 m (10.5 ft.) away from the roof edge, is over the permitted height limit. However, if the proposed grades (higher than existing grades) are considered, only small portion of the roof would appear over height when viewed from the sides.

Specific Project Considerations

- The floor to ceiling heights on all levels: Cellar (Secondary Suite) 2.74 m (9.00 ft.), Main Floor (Living Level) 3.05 m (10.00 ft.) and Upper Floor (Bedrooms) 2.74 m (9.00 ft.), contribute to the height encroachment.
- A different roof design could be proposed to mitigate the height encroachment; up to 20% of the overall roof area in the middle (highest point) could be proposed as a flat area without affecting the height limit for a sloping roof.


E.W. Kozak, Director
PLANNING AND BUILDING

MRW:ll



BV 6412

8316 GOVERNMENT ROAD

2020 OCT 01

September 16, 2020



