

Memo

File: 3090-20/DV 2C 21

DATE: October 21, 2021

TO: Advisory Planning Commission
Puntledge – Black Creek (Electoral Area C)

FROM: Planning and Development Services

RE: **Development Variance Permit – 716 Glacier View Close (Touhey)
Strata Lot 2, Block 1450, Comox District, Strata Plan 799 (Phase 1), Together
with an Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form 1, PID 000-760-978**

The attached development proposal is for commission members' review and comment.

Application Summary

An application has been received to consider a Development Variance Permit to increase the maximum height of a dwelling to be constructed on the property at 716 Glacier View Close. The subject property is zoned Mount Washington Comprehensive Development (MTW-CD), is within that zone's Resort Accommodation One (RA-1) sub-district, and is designated as being within a Settlement Node (Figures 1 and 2). The property is 0.04 hectares in size and is circular, just large enough to site the dwelling.

The dwelling is the only proposed development within the lot, and its' proposed height is listed at 12.0 metres (the dwelling will be on a slight slope so this is measured from the average natural grade) (Figures 3 to 6). As such, the variance request is to increase the height of the dwelling from the 10.0 metre maximum outlined in the Zoning Bylaw to 12.0 metres. The dwelling is being constructed on top of a rock protrusion from the mountain which requires the main floor to be elevated, and a steeper roof is required than off the mountain to handle the snow load. The applicants have begun consulting with neighbouring property owners as well.

Official Community Plan and Regional Growth Strategy Analysis

Bylaw Nos. 337 and 120, being the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014" and the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010" respectively, designate the subject property as being within a Settlement Node. This land use designation is used to identify areas where higher-density residential and commercial development should be concentrated. This application does not conflict with the residential goals, policies, and objectives outlined in either Bylaw No. 120 or Bylaw No. 337.

Zoning Bylaw Analysis

Per Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019," the subject property is zoned Mount Washington Comprehensive Development (MTW-CD), and is within that

zone's RA-1 sub-district. The RA-1 district allows for residential use, and is the only sub-district that imposes a maximum height, which is set at 10.0 metres. The applicants are proposing a 2.0 metre increase, building to a height of 12.0 metres as measured from the average natural grade. The subject property is exempt from any lot line setback requirements per Section 1101(5)(ii) (Appendix A) of the Zoning Bylaw. All adjacent properties within a 50.0 metre radius of the subject property will receive a notification of the variance request via mail and will have an opportunity to comment on the application and indicate their support or opposition.

Sincerely,

T. Trieu

Ton Trieu, RPP, MCIP
Manager of Planning Services
Planning and Development Services

/dt

Appendix A: Section 1101 of Bylaw No. 520 (Zoning Bylaw)

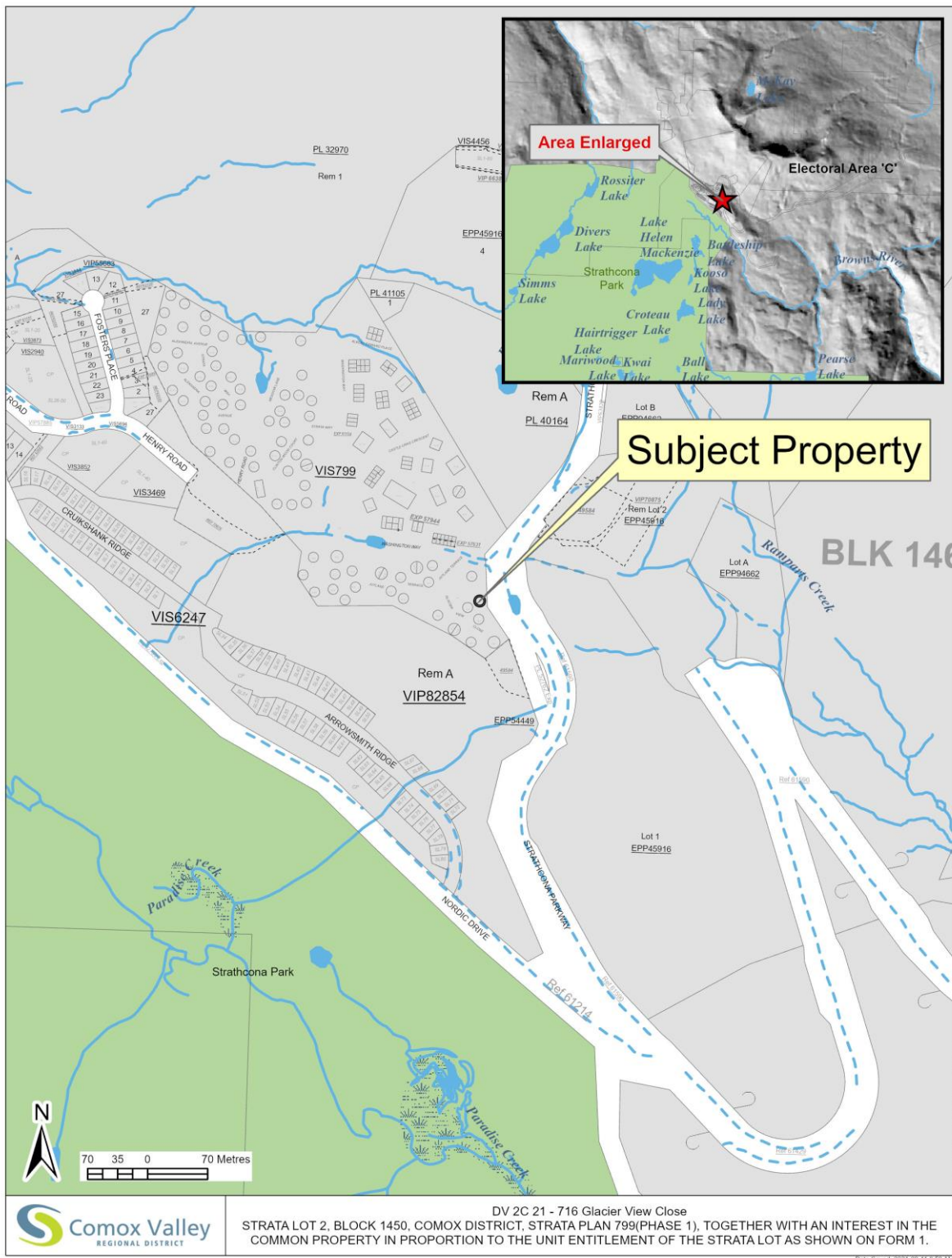


Figure 1: Subject Property Map



Figure 2: Air Photo

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON STRATA LOT 2, BLOCK 1450, COMOX DISTRICT, STRATA PLAN 799.

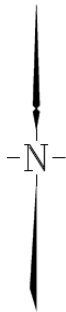
Parcel Identifier: 000-760-978

SCALE 1:250

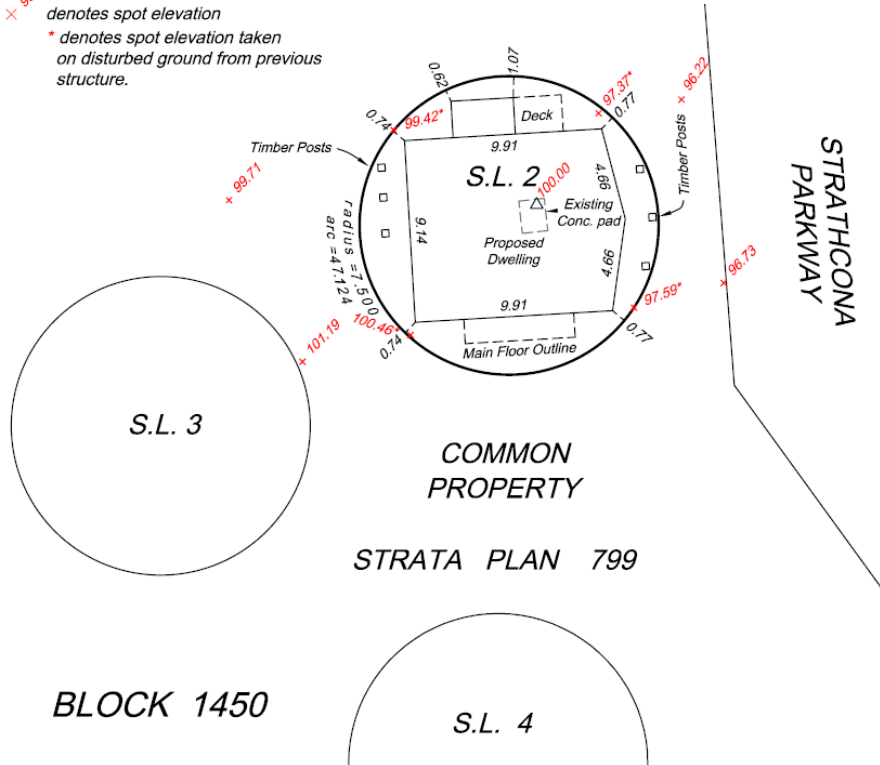


All dimensions are in metres and decimals thereof.

Civic Address
715 Glacier View Close
Mt. Washington, BC



- + 99.50 denotes spot elevation
- * denotes spot elevation taken on disturbed ground from previous structure.



Elevations are assumed based on cut-cross at centre of concrete pad on S.L. 2 = 100.00m

Average Natural Grade based on undisturbed original ground:	98.46m
Maximum Building Height from Comox Valley Regional District Bylaw:	+ 10.00m
Maximum elevation of highest point of roof:	108.46m

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98WZ51
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Figure 3: Site Plan

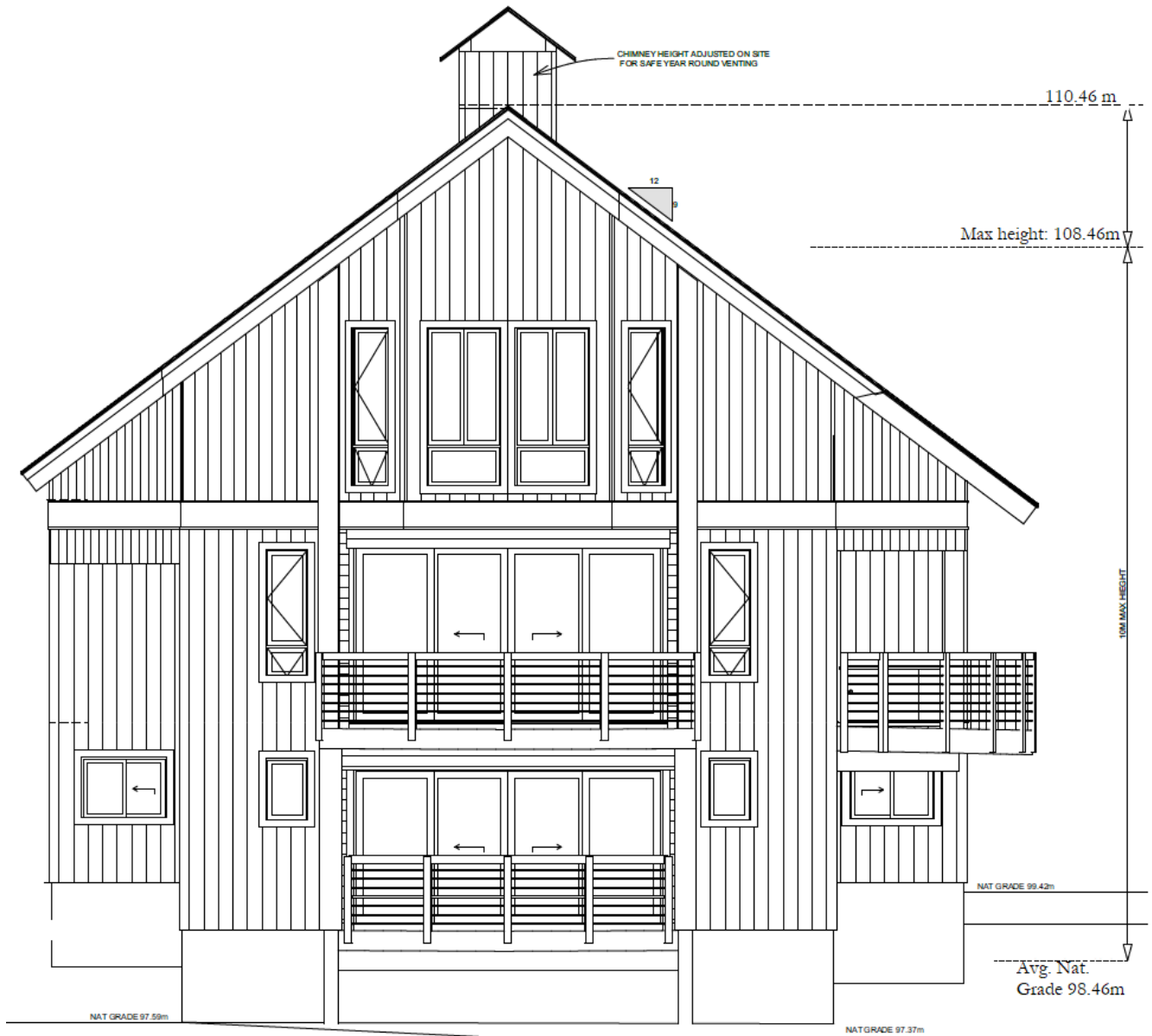


Figure 4: East Elevation Drawing Showing Heights



Figure 5: Front Elevation – 3D Rendering



Figure 6: Rear Elevation – 3D Rendering

1101**Mt. Washington Comprehensive
Development Zone (MTW-CD)**

Note 1) *Within the Mt. Washington Comprehensive Development Zone the permitted uses are different for different locations within the zone.*

Note 2) *The Mt. Washington Comprehensive Development Zone is divided into the following districts: Resort Recreation (RR), Resort Accommodation (RA), Resort Facilities (RF), Resort Facilities West (RFW), Resort Industrial (RI), and Resort Emergency Services (RES).*

1. Principal Use

The following uses are permitted in the following districts:

- i) **In District RR (Resort Recreation)**
 - a) Resort recreation
 - b) Research and teaching facility
 - c) Ski lifts, towers, and support equipment related to activities of sport or leisure such as skiing, snowboarding, biathlon, luge, cycling, and climbing
- ii) **In District RA (Resort Accommodation)**
 - a) Residential use
- iii) **In District RF (Resort Facilities)**
 - a) Hostel
 - b) Tourist accommodation
 - c) Lodge
 - d) Liquor licensed establishment
 - e) Craft beverage processing
 - f) Office
 - g) Performing arts facility
 - h) Resort recreation facility
 - i) Residential use
 - j) Resort condominium
 - k) Restaurant
 - l) Retail
 - m) Service establishment
 - n) Trade, convention and conference facilities
- iv) **In District RFW (Resort Facilities West)**
 - a) Resort recreation
 - b) Resort recreation facility
 - c) Performing arts facility

- d) Trade, convention and conference facility
- e) Service establishment
- f) Office
- g) Restaurant
- h) Liquor Licensed establishment
- i) Retail
- j) Tourist accommodation
- k) Emergency Services, including accommodation for emergency services personnel
- v) **In District RI (Resort Industrial)**
 - a) Propane distribution centre
 - b) Emergency Services
- vi) **In District RES (Resort Emergency Services)**
 - a) Emergency Services

2. Accessory Uses

The following accessory uses are permitted within the Mt. Washington Comprehensive Development Zone:

- i) **On any lot:**
 - a) Storage and works yards
 - b) Parking
- ii) **In District RA (Resort Accommodation)**
 - a) Bed and Breakfast
 - b) Secondary suite
- iii) **In District RES (Resort Emergency Services)**
 - a) Accommodation for emergency service personnel

3. Density

The following densities are permitted in the following zones.

- i) **In District RA (Resort Accommodation)**
 - a) Sub-District RA-1
10 units per hectare average, to a maximum of 150 units.
 - b) Sub-District RA-2
20 units per hectare maximum.
 - c) Sub-District RA-3
25 units per hectare average, to a maximum of 164 units.
 - d) Sub-District RA-4
40 units per hectare average, to a maximum of 424 units.
 - e) Sub-District RA-5

55 units per hectare average, to a maximum of 938 units.

- ii) **In District RF (Resort Facilities)**
- a) Floor Area Ratio (F.A.R.) is defined as (see Part 200, Interpretation): “The gross floor area of all buildings on a lot divided by the gross area of subject lot.”
- Permitted Floor Area Ratio shall not exceed 2.2.
- b) The lot coverage of all buildings and structures may not exceed 55 per cent.

4. **Accommodation Units**

- i) To calculate unit density and to ensure Comfortable Carrying Capacity on Mt. Washington the following table shall be used for the conversion of beds to units.

Type of Accommodation Unit	No. of Beds Equivalent to 1 Unit
Hotel Room, Lodge Room, or Hostel Room	2
Condominium	4
Resort Condominium	4
Single Detached Dwelling (floor area <232m ²)	6
Single Detached Dwelling (floor area > 232m ²)	10
Secondary Suite	2
Recreational Vehicle	2

5. **Siting and Heights of Buildings and Structures**

- i) Except where otherwise specified in this Bylaw, no building or structure shall be located within:
- a) 3.0 metres of a front lot line
- b) 1.75 metres of a rear lot line
- c) 1.75 metres of a side lot line
- ii) Strata Lots 1 through 181 of Phase 1, 799SP, Blk. 1450, Comox Land District are exempt from the setback requirements identified above in 5) (i) (a) through (c).
- iii) The height of all principal buildings and structures within Sub-District RA-1 shall not exceed 10.0 metres.
- iv) The height of all accessory buildings and structures within Sub-District RA-1 shall not exceed 6.0 metres.”

End • MTW-CD