



Staff Report

PLANNING AND DEVELOPMENT DEPARTMENT

To: Council

From: Colin MacPhee, Planning and Dev. Technician
Subject: Development Variance Permit – Hoke 2024

File: 3090-20 - Hoke 2024
Date: February 6th, 2024

RECOMMENDATION

THAT based on the February 6th, 2024 Staff Report *Development Variance Permit – Hoke 2024* submitted by the Planning and Development Technician, Council DIRECT staff to proceed with the public notice process for DVP 2024-01 as per the *Local Government Act* for the property described as Lot 18, Block 20, Section 12, Township 27, Range 22, West of the 5th Meridian, Kootenay District Plan 9503 (PID 016-352-572/ 616 8th ST S).

CAO COMMENTS

I support the recommendation.

BACKGROUND

The owners of 616 8th ST S are proposing to construct a Detached Secondary Residential Dwelling (DSRD). The property is zoned R2 - Twin Residential and this is an accessory use in this zone. The built form of the DSRD is that of a one car garage on the first storey, and a one bedroom suite on the second storey. This is referred to as a “carriage house.” One variance to the Town of Golden Zoning Bylaw 1294, 2011 is being sought.



Existing House / Front Yard

Variances can solely be granted by Council and the first step is to authorize notification for this to occur.

When Council considers a development variance permit, it has been traditional practice to allow in-person representations similar to a public hearing; technically however, when Council considers granting a variance there is a requirement for notification, but there is no requirement to invite written or in person representations.

DISCUSSION

The owners of 616 8th ST S have submitted plans for a DSRD which is an accessory use under the Zoning Bylaw. The owner is proposing one variance in order to obtain and ensure compliance with the Zoning Bylaw requirements.

The purpose of the R2 - Twin Residential Zone is to provide for the; *“residential development of Single Detached Dwellings, Duplexes, and Secondary Residential Dwellings and provides opportunities for residential infill.”* The proposed DSRD is in alignment with the stated purpose of the zone.

The surrounding properties are conforming single detached dwellings and duplexes.

When an additional dwelling unit is under consideration on a lot where a structure is already present, the resultant increase in parking demand must be examined. Two parking stalls are required for the existing residence and one additional stall for the proposed DSRD.



Two parking stalls for the existing residence are provided for on the front portion of the lot and one stall is provided for within the proposed DSRD.

There is additional space for two stalls adjacent to the proposed DSRD. The proposal meets and exceeds the parking requirement of three stalls by two stalls.

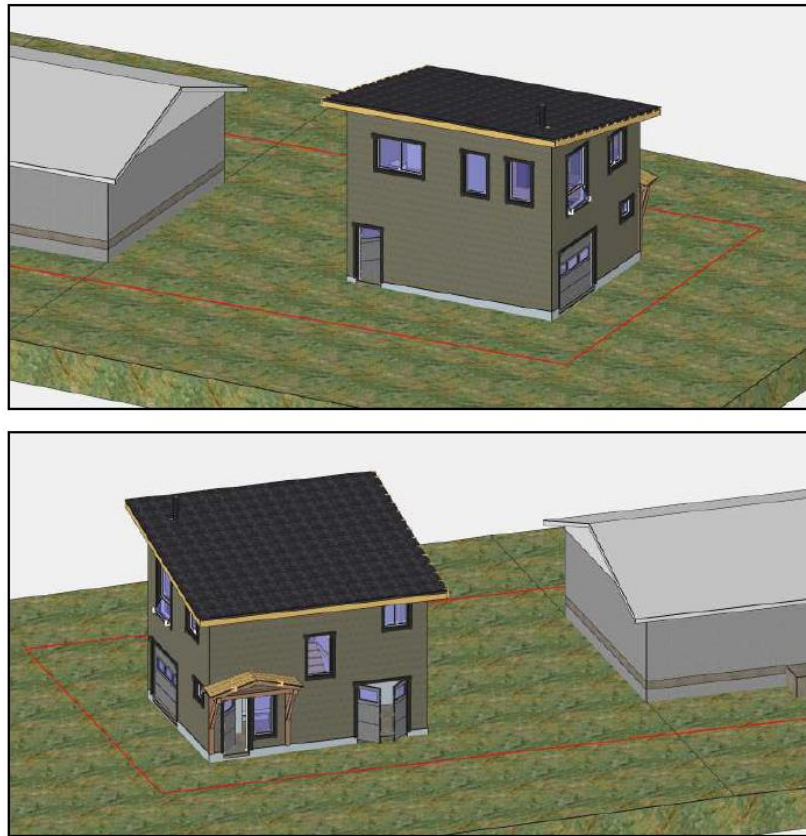
The proposed variance is as follows:

Section 6.2.2(b) – Accessory Buildings and Structures requires:

...that a DSRD not exceed the building height of the principle building;

The proposal would permit the DSRD to exceed the height of the principal building and allow for an overall height of 7.18 m. (~2.0m higher than the principle building.)

The proposed DSRD is otherwise in full compliance with the zoning bylaw.



Renderings of the proposed DSRD

For the full site plan, context and structural design please refer to the enclosed draft development variance permit 2024-01 and the drawings.

Analysis, site context and variance

A proposed increase in overall height of ~2.0m, when examined in the context of the existing dwelling and the configuration of the proposed DSRD on the lot, indicates that adverse visual impacts will be minimised.

Given that the structure is otherwise designed in full accordance with the zoning bylaw, the proposed DSRD is setback 3.0m from the rear and both of the interior (side) property lines. As such, perceptions of any excessive massing or obtrusiveness will be softened when viewed from the laneway or the street. Also, an “accessory” sense of scale will be maintained.

The proposed “shed roof” design will accentuate interior spaciousness and livability. When viewed from the exterior in conjunction with the timber frame entryway design it is expressive of mountain architecture aesthetics.

Community and historical context

The addition of the DSRD into existing housing stock has been largely positive. This is perhaps best summarized as per the Town of Golden Affordable Housing Strategy (2021) / Strategies and Actions – Section 6;

“6. Refine and promote the detached secondary residential dwelling housing form;

The Town of Golden introduced “Detached Secondary Residential Dwellings” (DSRDs) for the first time in 2012 upon the adoption of the new Zoning Bylaw. DSRDs include carriage homes or garden suites, allowing for slightly larger ground-oriented building forms that can be appropriate for young families with children. DSRDs work well on lots that have access to a rear lane; however, some new builds have created shadowing and privacy issues to adjacent properties.

The Town and the broader community have had an opportunity to review and reflect on the gradual introduction of approximately 10 DSRDs with respect to form and fit into existing residential neighbourhoods. Some lessons learned include that nearly every DSRD has require a variance (e.g., height, setback, floor area, lot size). Exploring refinement to the Zoning Bylaw is warranted in order to avoid numerous variance applications, saving the time of both staff and the applicants. It may also be worth exploring design guidelines (such as a development permit area) to provide direction to builders on ways to ensure sensitive design features that work well with adjacent properties towards complementing and enhancing the existing neighbourhood character.”

Since the publication date of the Affordable Housing Strategy, three additional DSRDs have been considered for variances, including the one referenced in this report.

Prior to the publication of the Affordable Housing Strategy policy guidance to staff was set forth in the Town of Golden Official Community Plan Bylaw No. 1222, 2008 (OCP). This direction is referenced below in the “Strategic Lens” section of this report.

While a review and refinement of the existing zoning bylaw regulations may be warranted and is under review, the measured pace of DSRD proposals does suggest that a site-specific approach may represent the best use of staff resources. While broader policy viewpoints may vary, the current practice does ensure that stakeholders may have input while Council maintains oversight with regards to the decision making process.

In sum, staff are recommending that Council authorize staff to proceed with public notification for DVP2024-01. This is based on the proposal being in overall alignment with the Zoning Bylaw, Affordable Housing Strategy and Official Community Plan.

DECISION FACTORS

Council Context

Strategic Lens

-Official Community Plan Bylaw No. 1222, 2008.

- ✓ OCP Housing Section Goal - *to ensure the provision of a range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying needs, income levels and age groups.*
- ✓ *Golden provides a **variety of housing options** and densities for a diverse population.*
- ✓ *To provide affordable and attainable housing opportunities.*
- ✓ *To encourage growth and development as **infill** in existing developed areas.*

-Affordable Housing Strategy promotes secondary suites. Full document available at www.golden.ca/housing

Climate Change (Mitigation/Adaptation Relevance)

-Allowing secondary suites implements smart growth principles.

Communication (Scope and Tactical Outputs)

-A notification sign has been posted on the property and should Council approve notification, letters will be mailed and hand delivered to a 100m radius from the property.

Financial (All Term Budget Impacts/Asset Management Impacts/Practicality)

-Application fees have been paid.

Administration Context

Administrative (Policy/Procedure Relevancy, Work Plan Impact)

-Part of the Director's work plan to process development and variance applications.

OPTIONS

- 1) **AUTHORIZE** public notification on the draft permit.
- 2) **PROPOSE** changes to the draft permit.
- 3) **REFUSE** to authorize public notification.

Respectfully Submitted,



Colin MacPhee
Planning and Development Technician

Enclosure

- Draft DVP 2024-01 Hoke, which includes the drawings.



Development Variance Permit No. 2024-01

1. This Development Variance Permit is issued to:

Mr. Jonas Hoke
PO Box 524
Golden, B.C.
V0A 1H0

2. This Development Variance Permit applies to:

Civic Addresses: 616 8 ST S
Parcel Identifier: PID 016-352-572
Legal Description: Lot 18, Block 12, Section 12, Township 27, Range 22, West of the 5th Meridian, Kootenay District Plan 9503

- 3.** This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Town of Golden applicable thereto, except as specifically varied by this permit.
- 4.** This Development Variance Permit varies the Town of Golden Zoning Bylaw 1294, 2011 as described below and depicted on Schedule A.

Section 6.2.2(b) – Accessory Buildings and Structures:

To permit the detached secondary residential dwelling to exceed the height of the principal building and allow for an overall height of 7.18 m.

- 5.** If the proposed development authorized by this Permit has not been completed within two years after the date of the Council resolution authorizing this Permit, this Permit shall lapse.
- 6.** This variance permit only applies to the proposed development.
- 7. This Development Variance Permit is not a Building Permit.**

Authorizing resolution passed by Mayor and Council on this _____ day of _____, 2024.

Issued on this _____ day of _____, 2024.

Corporate Officer

DRAFT

Hoke Carriage House - 616 8th Street S, Golden BC

Project Description

PROJECT NAME: Hoke Carriage House
WHS REF NUMBER: 202318
ADDRESS: 616 8th St South
TOWN/CITY: Golden
PROVINCE: BC

General Contractor

Owner Built (Jonas Hoke)

Sheet Index

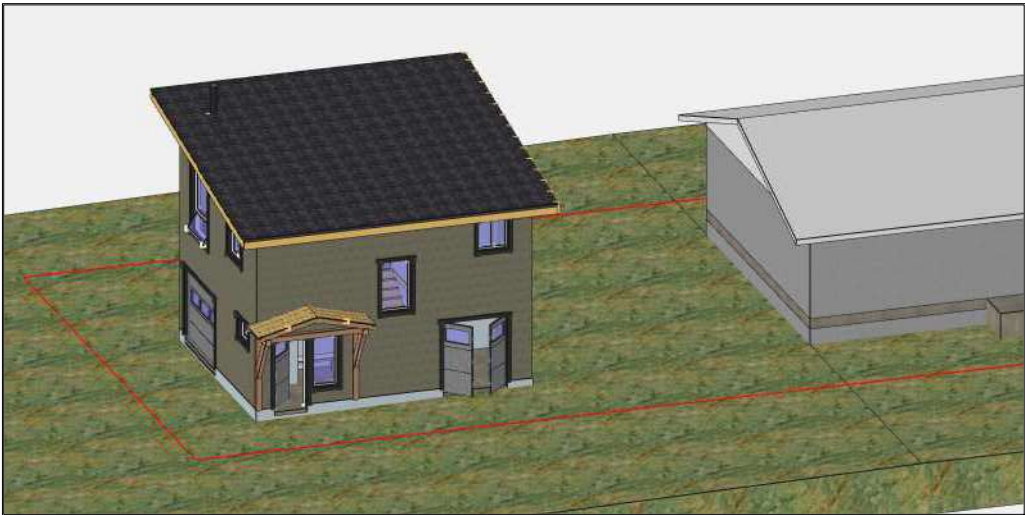
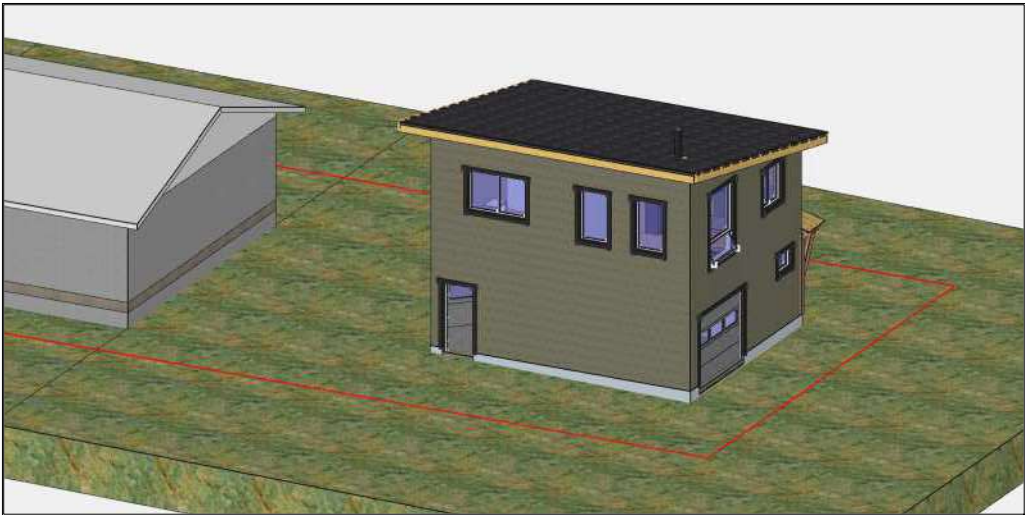
- 0.1 • Project Information Sheet
- 0.2 • Lot Plan
- 1.0 • Axo Views
- 2.0 • Elevation Views
- 3.0x3.1 • Floor Plans
- 4.0 • Roof Framing
- 5.0 • Foundation Plan
- 6.0 • Building Section



Do NOT SCALE FROM THE DRAWING!
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWING AND ANY OTHER DOCUMENTS, THE DRAWING SHALL TAKE PRECEDENCE OVER THE OTHER DOCUMENTS.
ALL FINAL CONSTRUCTION DETAILS AND BUILDING CODES SHALL BE THE RESPONSIBILITY OF THE PROJECT OWNER & THEIR CONTRACTORS.

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND/OR IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS AND THE FINAL CONTRACTED DOCUMENTS.
- THE CONTRACTOR(S) / BUILDER(S) SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE, INCLUDING LOT SET-BACKS & BUILDING HEIGHTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING THE CONTRACTED WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY TO DISCUSS HOW TO PROCEED.
- SHOULD A CONFLICT OCCUR IN OR BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS PROVIDED, THE SPECIFICATIONS SHALL TAKE PRECEDENCE.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER. ALL PORTIONS OF WORK STEMMING FROM THIS SUBMISSION SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
- ALL DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER ANY INTERPRETATION OF SCALE.
ALL DIMENSIONS ARE MEASURED TO THE FACE OF STUDS OR FACE OF ICF FORMS. UNO.
- CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER FRAMING ITEMS AS REQUIRED.
- WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS ETC.
- ALL PRE-ENGINEERED TRUSSES & FLOOR JOISTS ARE TO BE APPROVED BY CONTRACTOR PRIOR TO ORDERING OF PRODUCT. SUPPLIER TO PROVIDE SEALED SHOP DRAWINGS.
- THE CONTRACTOR MUST KEEP ALL OPERATIONS THAT PERTAIN TO THE CONSTRUCTION OF THE PROJECT CONFINED TO THE AREAS PERMITTED BY THE OWNER.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. ALL DEBRIS & LITTER SHALL BE CLEANED DAILY TO ACHIEVE THIS. EACH CONTRACTOR AND SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE CONTRACTED WORK SHALL REMOVE ALL TRASH AND DEBRIS STEMMING FROM HIS/HER OPERATIONS.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE OR DETERIORATION. IF THESE MEASURES ARE NOT ADHERED TO, REJECTION OF USE OF SAID PRODUCTS OR MATERIALS MAY BE APPLIED.
- ALL CHOSEN MATERIALS TO BE USED & INSTALLED PER MANUFACTURERS SPECIFICATIONS. MANUFACTURERS SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAIL CONTAINED WITHIN THIS DRAWING SET. IN THE EVENT THE MANUFACTURERS SPECIFICATIONS ARE NOT FOLLOWED THE BUILDER OR THEIR SUB-TRADE TAKES RESPONSIBILITY FOR THE WARRANTY & GUARANTEE OF THEIR PERFORMANCE.
- SHOULD ERRORS AND OMISSIONS BE NOTICED ON THIS DRAWING SET, THEY ARE TO BE REPORTED TO THE CONTACT AT WHITETOOTH PROJECT SOLUTIONS WITHIN 24 HOURS FOR FURTHER INSTRUCTION. FAILURE TO REPORT DISCREPANCIES WITHIN 24 HOURS RELIEVES WHITETOOTH PROJECT SOLUTIONS OF THE CONSEQUENCES THAT MAY OR MAY NOT OCCUR.
- THIS DRAWING SET IS THE PROPERTY OF WHITETOOTH PROJECT SOLUTIONS AND CANNOT BE REPRODUCED OR COPIED WITHOUT OUR EXPLICIT WRITTEN CONSENT.
- IT IS THE RESPONSIBILITY OF THE CLIENT AND EACH CONTRACTOR TO READ AND UNDERSTAND ALL PUBLISHED NOTES THAT ARE BOUND TO THIS DOCUMENT. ALL INFORMATION IS IMPORTANT AND IS IMPERATIVE TO A SUCCESSFUL PROJECT.
- THESE DRAWINGS ARE TO BE SUBMITTED TO OBTAIN POSSESSION OF A PERMIT TO BUILD THIS PROJECT. IT IS TO BE UNDERSTOOD THAT THESE DOCUMENTS, EVEN IF ENGINEERED ARE NOT DEEMED TO BE CONSTRUCTION DOCUMENTS UNTIL APPROVAL FROM THE LOCAL BUILDING DEPARTMENT IS RECEIVED. IF OR WHEN APPROVAL IS GIVEN BY THE LOCAL BUILDING DEPARTMENT, THESE DRAWINGS SHALL BE DEEMED ISSUED FOR CONSTRUCTION.
- THESE DOCUMENTS ARE DESIGNED TO THE MOST RECENT EDITION OF THE INTERNATIONAL BUILDING CODE BUT IN ORDER TO OBTAIN POSSESSION OF A PERMIT TO BUILD, THESE DOCUMENTS SHALL CONFORM TO ALL APPLICABLE NATIONAL, PROVINCIAL AND/OR LOCAL BUILDING CODES. THE BUILDING CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIRED APPROVALS. IF ANY PORTION OF THESE DRAWINGS ARE TO BE CHANGED IN ORDER TO OBTAIN POSSESSION OF A PERMIT TO BUILD, IT IS THE CONTRACTOR'S/CLIENT'S RESPONSIBILITY TO NOTIFY THE DESIGNER BEFORE COMMENCING WITH THE WORK.
- THE STRUCTURAL ELEMENTS OF THIS DOCUMENT SET NOT COVERED BY PART 9 OF THE CURRENT BUILDING CODE TO BE REVIEWED AND STAMPED BY A PROFESSIONAL ENGINEER AND THEREFORE THE PROFESSIONAL ENGINEER HAS TAKEN ALL RESPONSIBILITY. IF WORK REGARDING THIS PROJECT STARTS PRIOR TO RECEIVING THE STAMPED ENGINEERED SET OF CONSTRUCTION DOCUMENTS, ANY DEVIATION FROM THE SPECIFIED DRAWINGS AND DETAILS SUPPLIED BY THE PROFESSIONAL ENGINEER BECOMES THE RESPONSIBILITY OF THE CONTRACTOR/CLIENT AND NOT THE PROFESSIONAL ENGINEER.



Hoke Carriage House

616 8th St S, Golden BC

TITLE

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Permit Design	01-23-2024 / NB
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Info Sheet

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ALL DIMENSIONS ARE TO BE USED.
IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWING
AND ANY OTHER DOCUMENTS OF RECORD, THE DRAWING
TAKES PRECEDENCE OVER THE OTHERS.
ALL FINAL CONSTRUCTION DETAILS AND MATERIALS
SHALL BE APPROVED BY THE ENGINEER AND THE RESPONSIBILITY
FOR THE PROJECT COVERED BY THE CONTRACT DOCUMENTS.

Hoke Carriage House

616 8th St S, Golden BC

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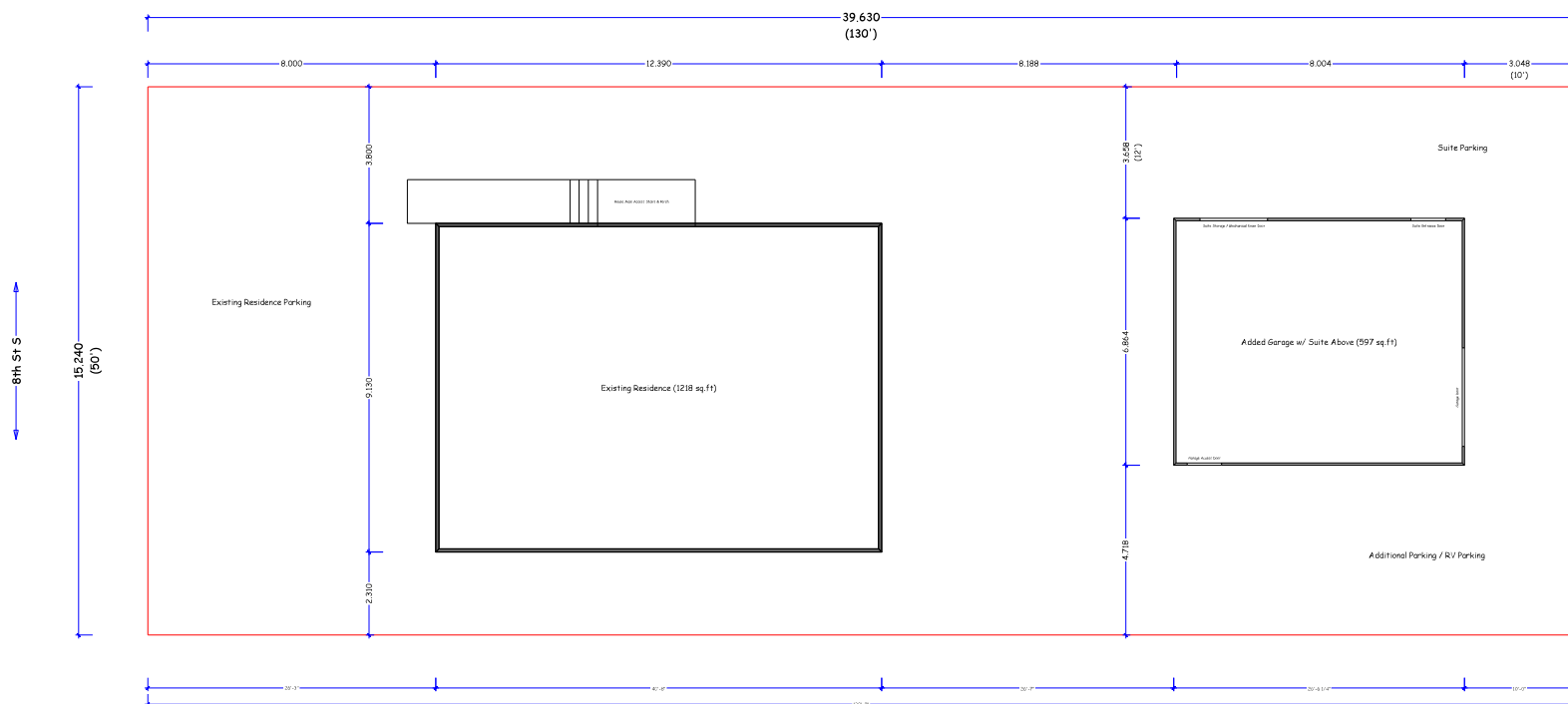
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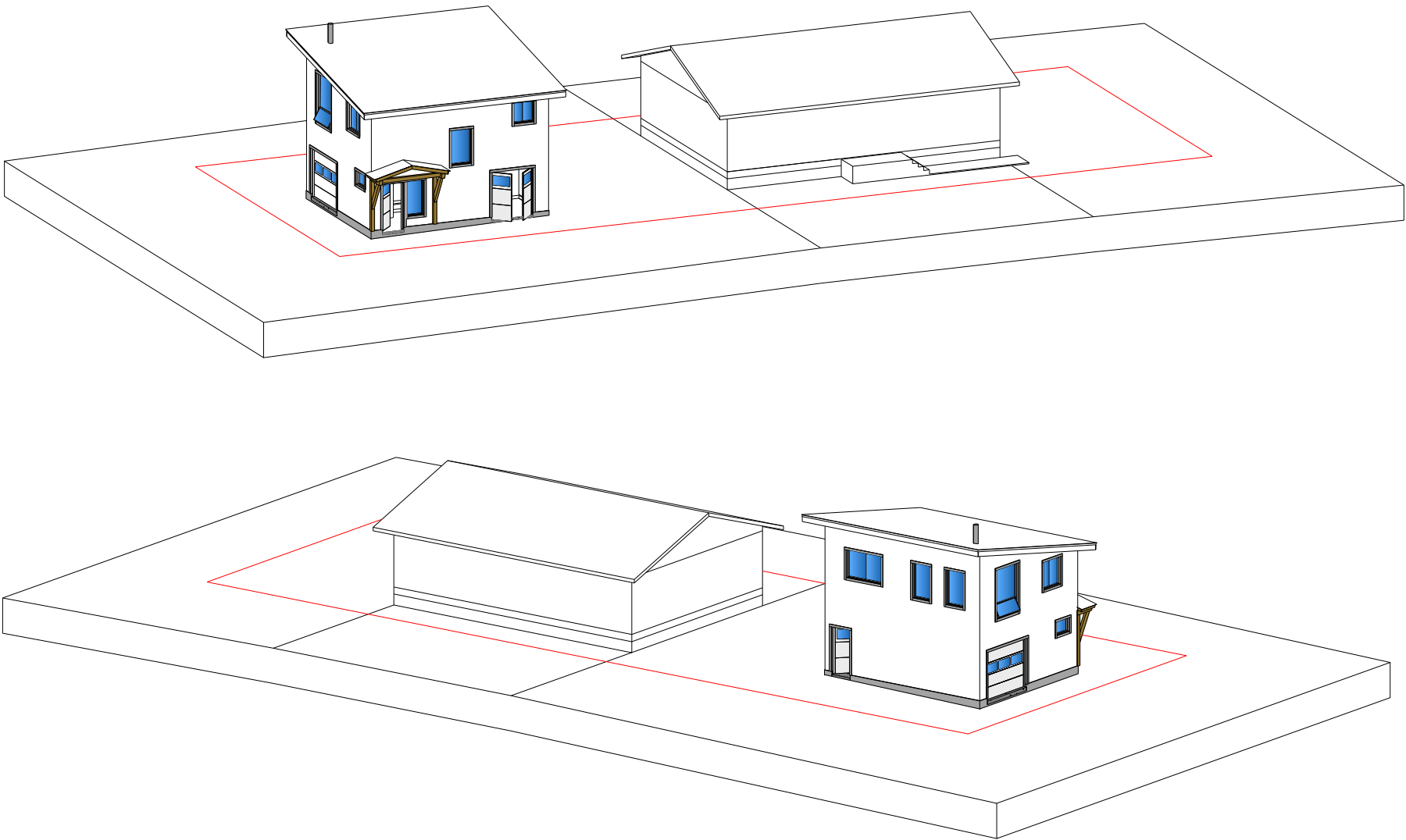
DETAIL SHOWN :

Lot Plan

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This drawing not issued for construction until approved by building official

DO NOT SCALE FROM THIS DRAWING
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IF THERE IS A DISCREPANCY BETWEEN THE DRAWING
AND ANY OTHER DOCUMENTS OR SPECIFICATIONS
THE DIMENSIONS SHOWN IN THE DRAWING
SHALL TAKE PRECEDENCE OVER THE OTHERS
ALL FINAL CONSTRUCTION DETAILS AND BUILDING
CONSTRUCTION SHALL BE THE RESPONSIBILITY OF
THE PROJECT OWNER & THEIR CONTRACTORS

Hoke Carriage House

616 8th St S, Golden BC

TITLE :

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Hoke Carriage House
616 8th St S, Golden BC

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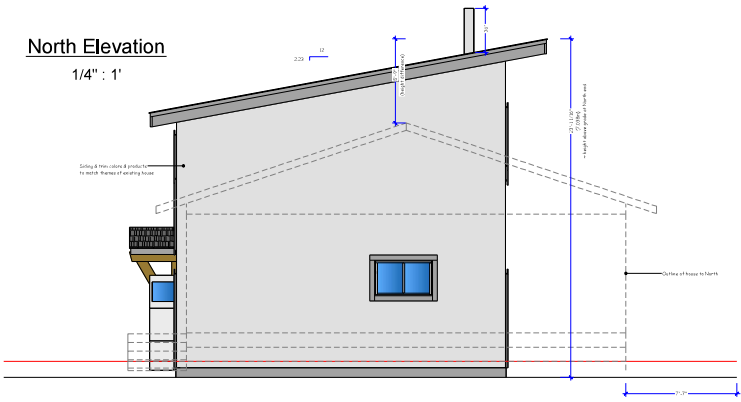
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Elevation Views

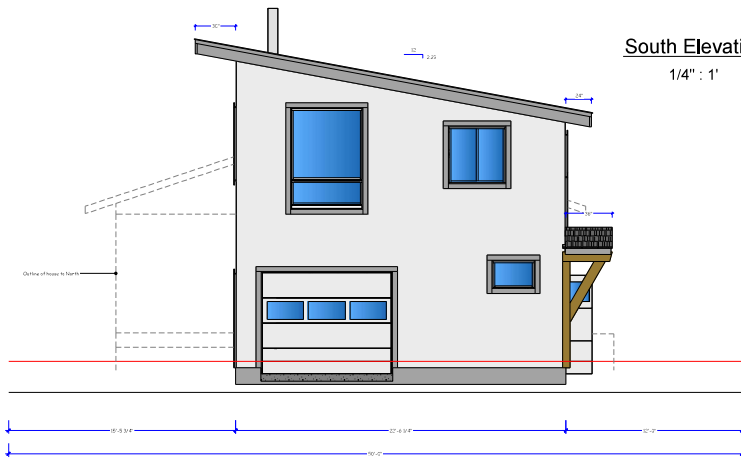
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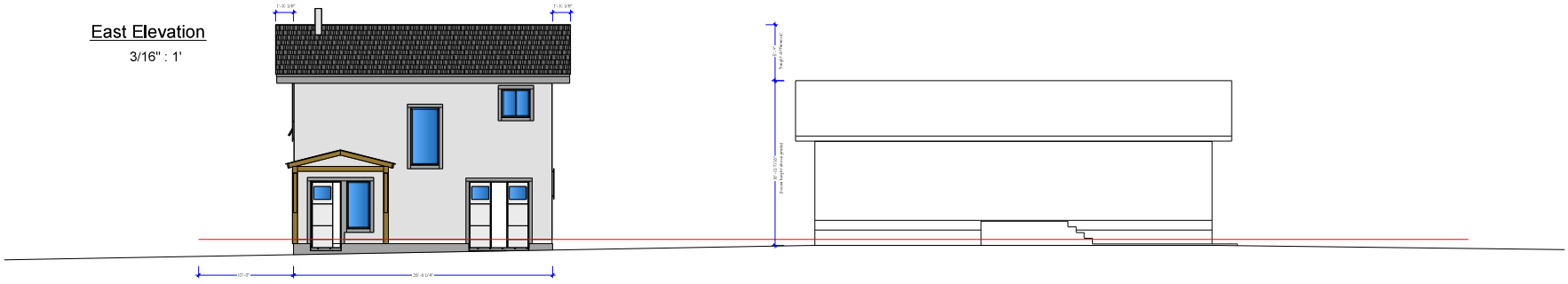
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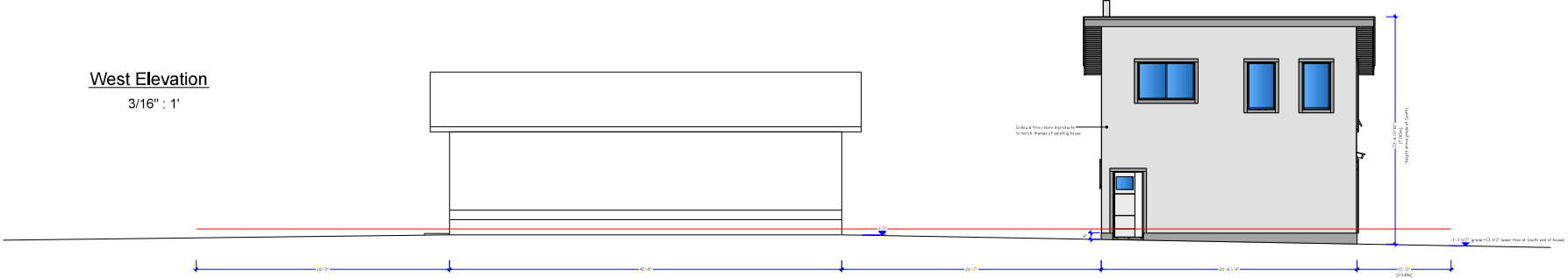
South Elevation
1/4" : 1'



East Elevation
3/16" : 1'



West Elevation
3/16" : 1'





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ALL DIMENSIONS ARE TO BE USED
WHERE DISCREPANCY OCCURS BETWEEN THE DRAWING
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THE INFORMATION AND REQUIREMENTS SHALL
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ALL FINAL CONSTRUCTION DETAILS AND BUILDING
COORDINATED SPECIFICATIONS SHALL BE THE RESPONSIBILITY
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Hoke Carriage House

616 8th St S, Golden BC

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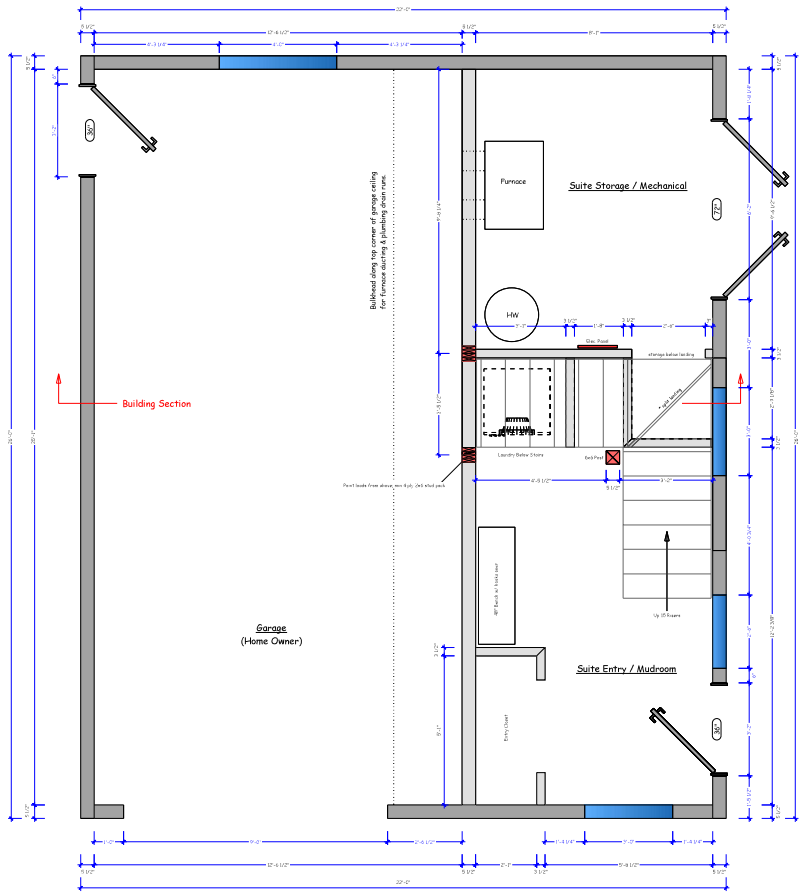
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Main Floor Plan

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OTHER SPECIFICATIONS OCCUR BETWEEN THE DRAWING
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Hoke Carriage House

616 8th St S, Golden BC

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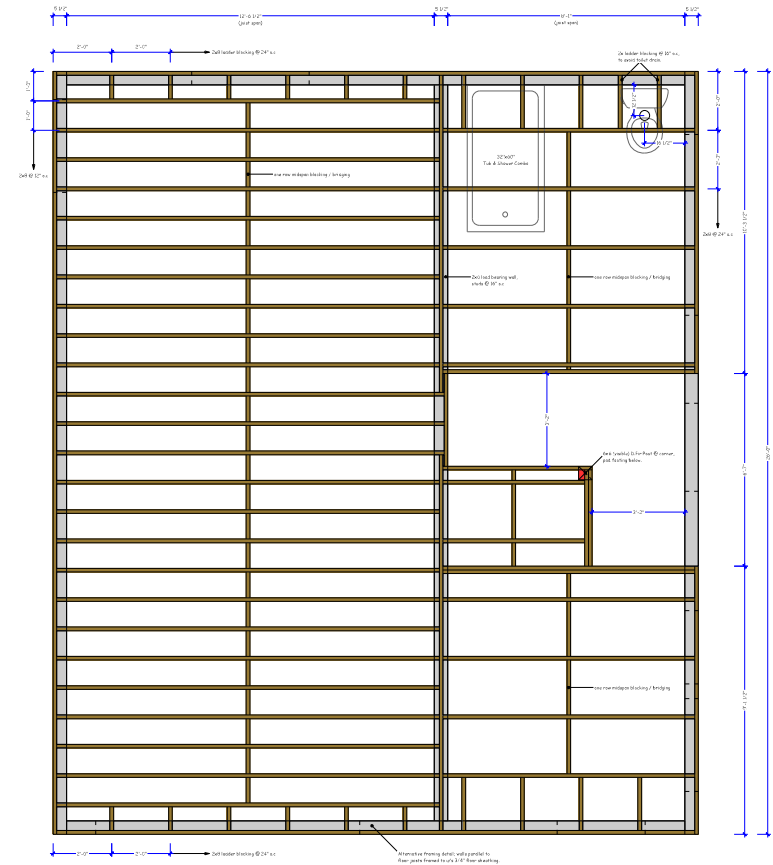
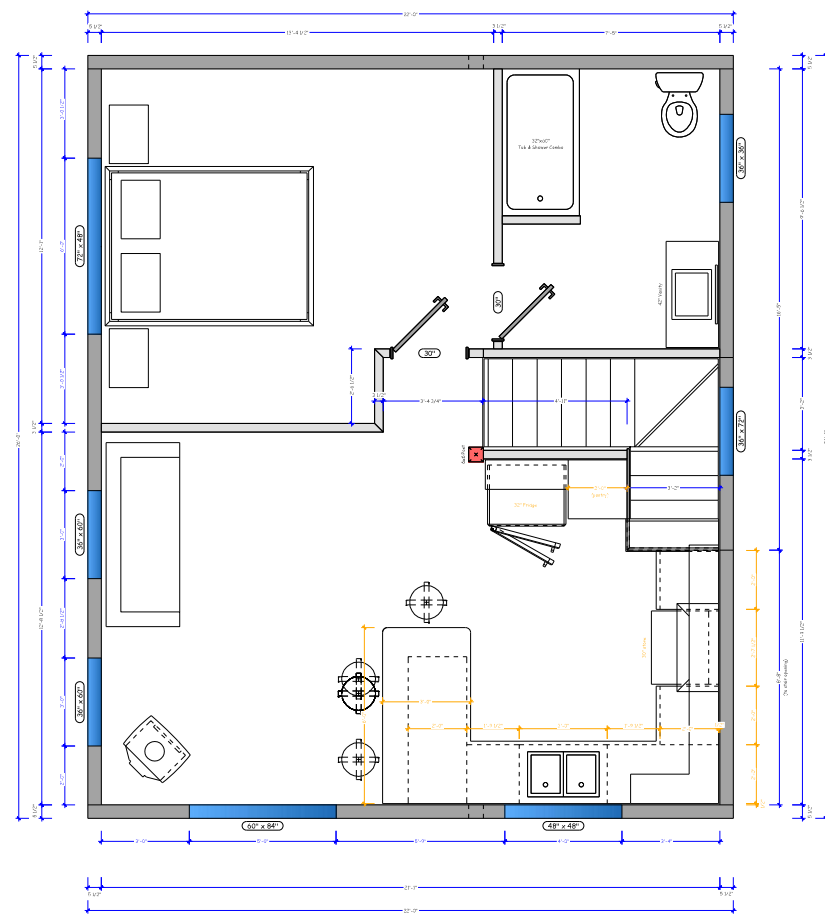
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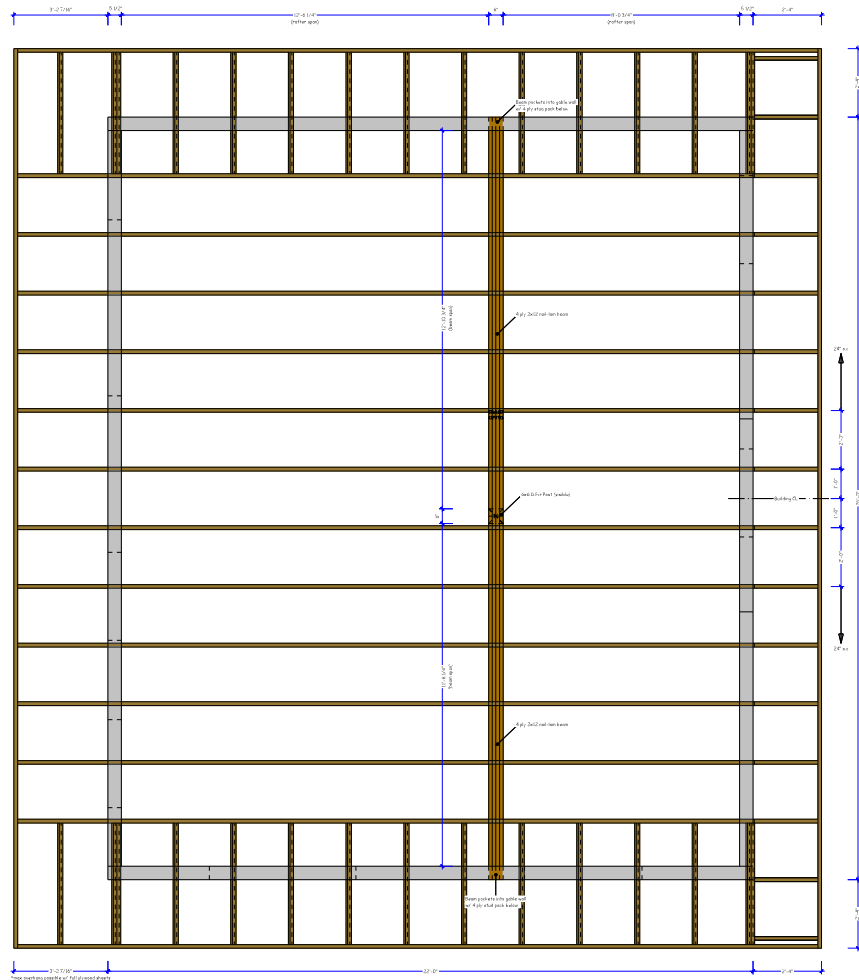
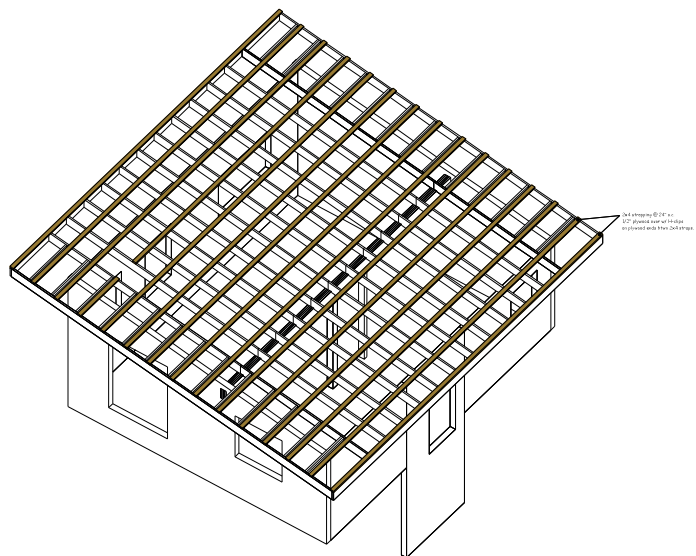
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Loft Floor &
Framing Plan

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WHERE A DISCREPANCY OCCURS BETWEEN THIS DRAWING
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THE SITE CONDITIONS & REQUIREMENTS SHOULD
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ALL FINAL CONSTRUCTION DETAILS AND BUILDING
CODE RELATED SPECIFICATIONS ARE THE RESPONSIBILITY
OF THE PROJECT OWNER & THEIR CONTRACTOR(S)

Hoke Carriage House
616 8th St S, Golden BC

Issued for _____ TITLE: _____

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Roof Framing

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Foundation Plan

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