

AGENDA ITEM NO: 7.7

MEETING DATE: April 4, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Hickory Lane Construction Ltd  
Development Permit / 42704 Prairie  
Avenue DATE: March 27, 2023

DEPARTMENT: Planning  
DP001674 PREPARED BY: Stella Xiao / sw

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**1. SUMMARY OF ISSUE:**

The applicant is seeking approval of the form and character of a detached Accessory Dwelling Unit (Garden Suite) within the subject property. As the property is within Development Permit Area (DPA) No. 10 (Coach Houses or Garden Suites), a Development Permit is required.


**2. RECOMMENDATION:**

Recommendation that Council approve the issuance of Development Permit DP001674 with respect to property located at 42704 Prairie Avenue, subject to the conditions as stipulated within the draft Development Permit.

  
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Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON DEVELOPMENT PERMIT DP001674

PREPARED BY: Stella Xiao DATE: March 27, 2023  
POSITION: Planner I DEPARTMENT: Planning Department

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### 1. DEFINITION OF ISSUE:

The applicant is seeking approval of the form and character of a detached Accessory Dwelling Unit (Garden Suite) within the subject property. As the property is within Development Permit Area (DPA) No. 10 (Coach Houses or Garden Suites), a Development Permit is required.

### 2. BACKGROUND:

In November 2022, a Building Permit application was submitted to construct a new single detached dwelling within the subject property in the R1-A (Urban Residential) Zone. In order to facilitate retention of the existing home, the applicant proposes to convert the existing dwelling on the property to a garden suite; however, no exterior alterations are proposed. In adopting the DPA 10, Council delegated authority to approve Development Permit applications for DPA10 to the Director of Planning where the design guidelines are met. As this application diverges from the design guidelines, the Director of Planning cannot approve the proposal and referral to Council is required.

### 3. PROPOSAL:

In summary, the proposal includes the following:

- The conversion of the existing 85m<sup>2</sup> house into a detached Accessory Dwelling Unit (ADU) in the form of a garden suite;
- Adequate parking for both the ADU and proposed new single detached dwelling; and,
- A contemporary colour scheme including black and white sidings with natural wood colour accents.

Should the proposed conversion be approved, the applicant will proceed to construct a new 264m<sup>2</sup> single detached dwelling and remove an existing Quonset building from the property.

As detailed in the attached checklist and Section 4: Discussion of this report, the garden suite is unable to meet one of the design guidelines for DPA10, owing to the location of the existing dwelling.

#### **4. DISCUSSION:**

The proposed garden suite diverges from the DPA 10 design guideline that requires the detached ADU to be located behind or beside the principal dwelling, since the existing dwelling, proposed to be converted, is located within the front portion of the lot and will be in front of the proposed single detached dwelling. The departure is considered supportable in this instance as the garden suite is well-screened from neighbouring properties on the east and west sides with existing vegetation. Furthermore, with an overall property size of 0.4 ha and lot depth of approximately 133m (both significantly larger than the typical lot size and depth for an R1-A zoned property) and a proposed setback of approximately 51m for the new single detached dwelling, the privacy of the neighbouring properties and neighbourhood character is not expected to be impacted by the proposed development.

The property is within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw. A floodplain covenant was registered for the property in March 2023. Since the dwelling conversion does not result in any new residential use from when it was first constructed in the 1943, changes to the existing building to meet Flood Construction Levels are not necessary.

A copy of the site plan, renderings of the proposed new dwelling, and photos of the existing dwelling to be converted to a garden suite are attached with the Development Permit for information.

#### **5. CONDITIONS OF ISSUANCE:**

Staff recommend the following conditions be included within the draft Development Permit:

- That the colours and materials used for the exteriors of the garden suite match those of the single detached dwelling;
- That an application is submitted to the City to assign an alias address for the garden suite;
- That an additional sign displaying the assigned alias address be installed and maintained at the street entrance in order to clearly identify the unit for visitors, deliveries and emergency responders;
- That any pathway lighting, entrance features or any other design features must complement the architectural and landscaping style of the subject property;
- That any additional or new exterior lighting for the garden suite is down-cast;
- That existing screening between the garden suite and neighbouring properties to the east and west are maintained at a minimum height of 1.5m;
- That all garden suite windows above the height of the existing screening be frosted; and,
- That all off-street parking areas are surfaced with an asphalt, concrete, concrete or brick pavers, or similar surface that is durable and dust free.

The applicant has agreed to incorporate the above conditions as part of the existing Building Permit application.

**6. RECOMMENDATION & SUBSTANTIATION:****Recommendation:**

Recommendation that Council approve the issuance of Development Permit DP001674 with respect to property located at 42704 Prairie Avenue, subject to the conditions as stipulated within the draft Development Permit.

**Substantiation:**

The proposed garden suite conversion is considered appropriate in this instance as being an existing dwelling, the building is visually appealing and integrates well into the surrounding area. Although the proposal diverges from the design guideline for DPA10 regarding siting, the more rural nature of the neighbourhood, the lot size, and existing screening all serve to mitigate any impact the proposed development may create.

**7. DEVELOPMENT PERMIT AREA NO. 10 DESIGN GUIDELINE CHECKLIST:**

Design Guidelines		Yes/No	Comments
<b>1.0</b>	<b>Design</b>		
1.1	Roofline matches architecturally with principal dwelling	Yes	The garden suite and principal dwelling both include a peaked roofline.
1.2	Massing matches architecturally with principal dwelling	Yes	The massing, shape, and scale of the garden suite and principal dwelling are consistent. The smaller size and proportion of the garden suite is considered appropriate given its ancillary status relative to the principal dwelling.
1.3	Shape matches architecturally with principal dwelling	Yes	As above.
1.4	Scale and proportion match architecturally with principal dwelling	Yes	As above.
1.5	Exterior finishes match architecturally with principal dwelling	Yes	The garden suite and principal dwelling share common colours and materials.
1.6	Colours match the principal dwelling	Yes	As above.
1.7	Coach houses shall be designed as a single-level apartment unit, with all services and rooms forming part of the unit located on the same floor.	N/A	A coach house is not proposed.
1.8	Coach houses accessed by an interior staircase shall meet setback requirements, be located within an entrance foyer with a maximum area of 2m <sup>2</sup> and designed for exterior access only	N/A	As above.
1.9	Oriented to the internal lot, laneway or flanking street	Partial	The front entryway is oriented towards the east; however, the driveway, garden suite design, and existing screening mitigates the impact of the entryway orientation on the neighbouring property.

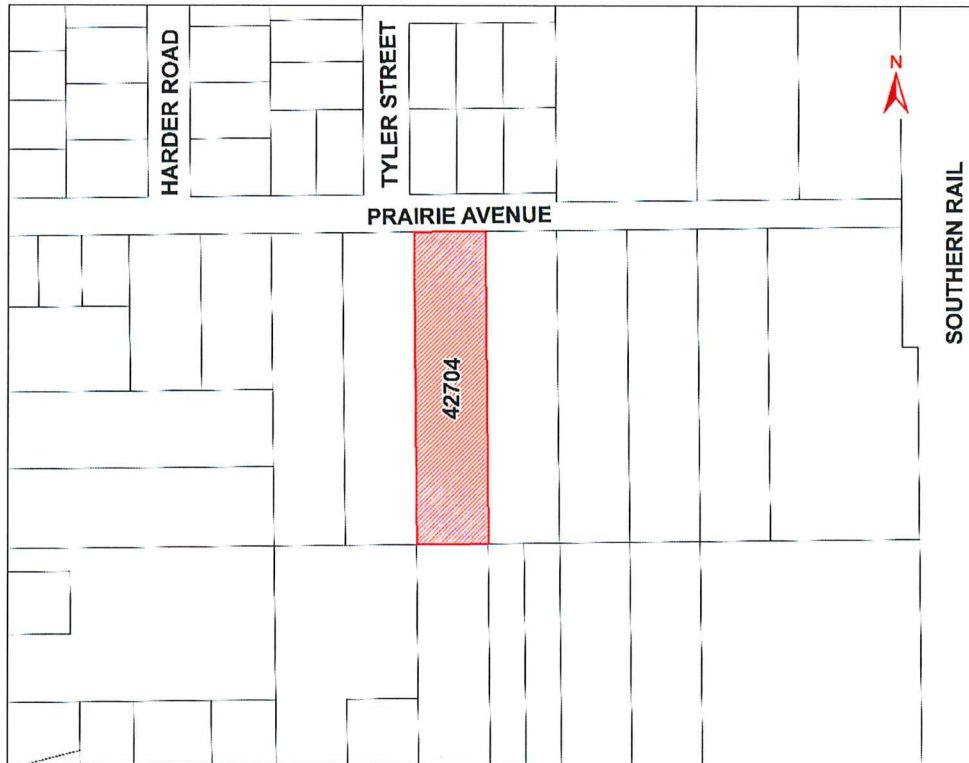
1.10	Windows facing garden and side yards modestly sized	Yes	The garden suite windows are all modestly sized.
1.11	Use of frosting and/or clerestory windows on walls facing neighbouring properties	No	Most garden suite windows are at ground level. A condition has been added to the Development Permit to address the frosting of all windows above the height of existing screening.
1.12	Skylights used	N/A	None proposed.
1.13	Design reflects and incorporates natural terrain in areas with steep slopes.	N/A	None to incorporate.
1.14	Balcony and/or deck is oriented towards principal dwelling and is less than 3.0m in height	Yes	Ground-level deck is oriented towards the principal dwelling.
1.15	Single garage doors or double garage doors with windows or other architectural elements are used	N/A	None existing.
<b>2.0 Siting</b>			
2.1	Coach house or garden suite is located behind or beside the principal dwelling	No	A new principal dwelling is proposed at the rear of the existing dwelling to be converted into a garden suite.
2.2	Coach houses and garden suites accessed off of a lane include a recessed, covered landing or "stoop"	N/A	The garden suite is not accessed via a lane.
2.3	Front door is oriented to the adjacent right-of-way, in the case of a corner lots with laneway access.	N/A	Same as above.
<b>3.0 Access</b>			
3.1	Shared driveway access or from laneway or flanking street	Yes	Driveway is shared with principal dwelling.
3.2	Address signs provided	No	A condition is included within the Development Permit for the provision of address signage in accordance with the DPA 10 Design Guidelines.
3.3	Pedestrian access provided from front street to coach house or garden suite.	Yes	Pedestrian access provided via driveway.
<b>4.0 Outdoor Space</b>			
4.1	15m <sup>2</sup> semi-private outdoor space clearly associated with coach house or garden suite	Yes	15m <sup>2</sup> semi-private outdoor space associated with the garden suite is provided.
4.2	View obstructing screen (berm, fence, masonry wall or vegetation screen), with a minimum height of 1.5m, provided between structure and neighbouring properties	Yes	Existing hedges with a minimum height of 1.5m screens the neighbouring property to the west while vegetative screening is provided on the east. A condition is included within the Development Permit to ensure the maintenance of existing screening.
<b>5.0 Outdoor Lighting</b>			
5.1	Lighting is oriented to the unit and not intruding on neighbouring properties	Yes	Existing outdoor lighting is oriented to the unit and within the lot.
5.2	Pathway lighting, non-glare down cast LED lights for entrance feature and other lighting features complement the architectural and landscape style of the unit	N/A	No pathway lighting is proposed. The Development Permit includes conditions that any lighting provided at entrances of the building must be down-cast and complement

			the architectural and landscape style of the unit.
<b>6.0</b>	<b>Landscaping</b>		
6.1	Landscaping on rear lane provided to enhance visual amenity and break up solid lines of fencing	N/A	Garden suite is not accessed via rear lane.
6.2	Landscaping does not impede visibility for vehicle movement within the lane	N/A	As above.

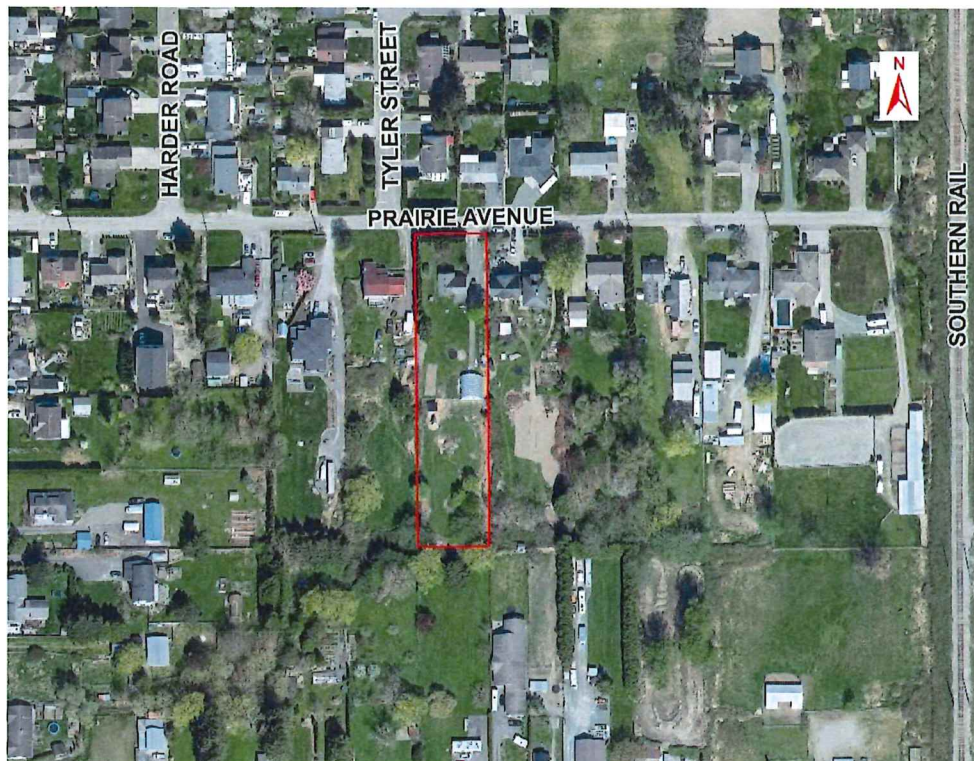
## 8. SOURCES OF INFORMATION

- Development Permit Application (DP001674) – February 9, 2023
- Building Permit Application (BP034239) – November 18, 2022
- Building Permit (BP69199) – August 4, 1969

**Location Map**



**Ortho Photo**







**CITY OF CHILLIWACK**

**DEVELOPMENT PERMIT NO. DP001674, 2023**

(Portion of Development Permit Area No. 10 of the Official Community Plan)

To: **Brian Robert Reimer**  
**42704 Prairie Avenue**  
**Chilliwack, BC V2R 5C1**

**Hickory Lane Construction Ltd**  
**PO Box 4015 Stn Yarrow Main**  
**Chilliwack, BC V2R 5H8**

1. This Development Permit applies to the following property:

**Parcel Identifier No.** **000-738-182**  
**Legal Description:** **THE WEST HALF OF LOT 15 SECTION 33 TOWNSHIP 22 NEW**  
**WESTMINSTER DISTRICT PLAN 5827**  
**Address:** **42704 Prairie Avenue**

2. Development of the subject property shall be substantially in conformance to the following:

- ☐ Development shall be in accordance with the approved site plan and elevations attached with Schedule "A";
- ☐ That the colours and materials used for the exteriors of the garden suite match those of the single detached dwelling;
- ☐ That an application is submitted to the City to assign an alias address for the garden suite;
- ☐ That an additional sign displaying the assigned alias address be installed and maintained at the street entrance in order to clearly identify the unit for visitors, deliveries and emergency responders;
- ☐ That any pathway lighting, entrance features or any other design features must complement the architectural and landscaping style of the subject property;
- ☐ That any additional or new exterior lighting for the garden suite is down-cast;
- ☐ That existing screening between the garden suite and neighbouring properties to the east and west are maintained at a minimum height of 1.5m;
- ☐ That all garden suite windows above the height of the existing screening be frosted; and,
- ☐ That all off-street parking areas are surfaced with an asphalt, concrete, concrete or brick pavers, or similar surface that is durable and dust free; and,

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- ☐ Specifications of Development Permit Area No. 10 (Coach Houses or Garden Suites) of the City of Chilliwack Official Community Plan.

**N.B. The above technical information is retained on file in the Planning Department.**

3. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_, 2023.

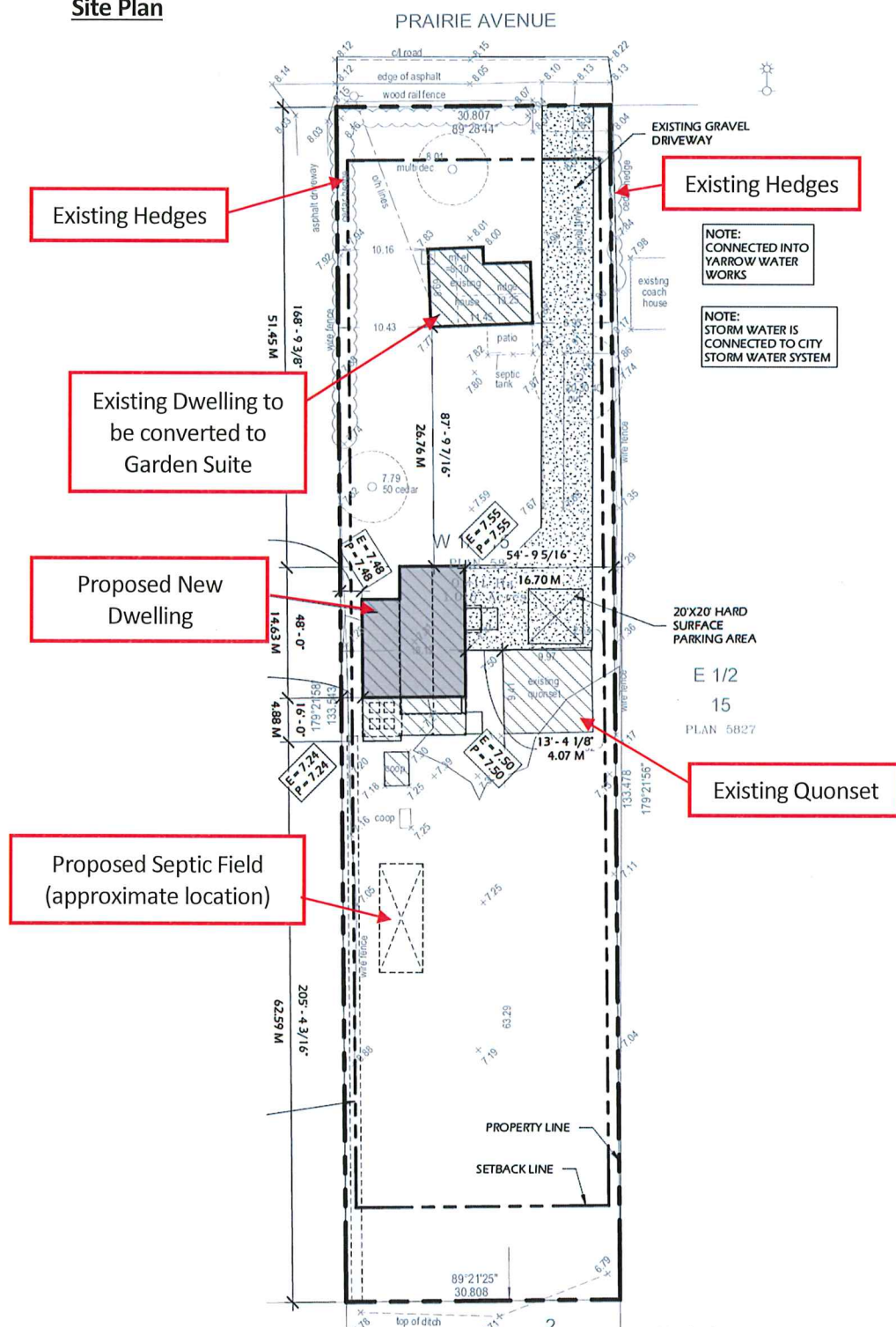
ISSUED THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.

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CORPORATE OFFICER

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## Site Plan



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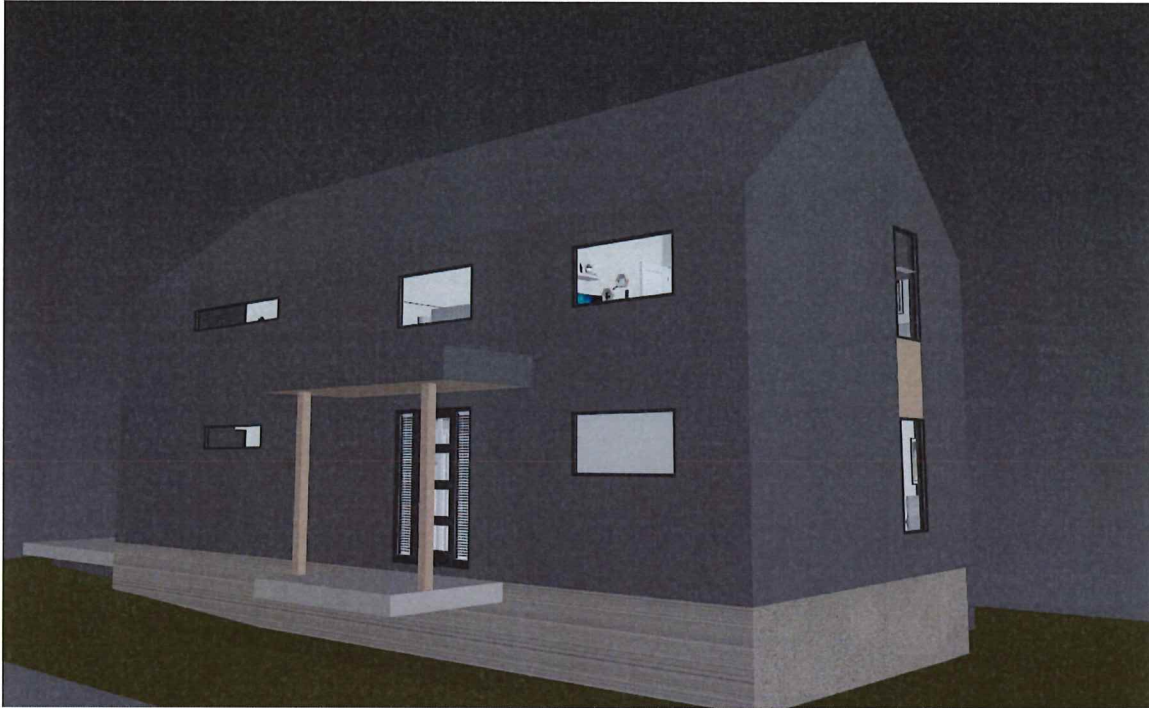
Existing Dwelling (to be converted to Garden Suite)



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**Renderings of the Proposed Principal Dwelling**



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