

To: Electoral Area Services Committee

Date: 2020-03-10

From: Andrea Antifaeff, Planner I

File No: 3090-20-2020-02

Subject: Application for Development Variance Permit 2020-02 to vary the maximum height requirement from 12 metres to 13.8 metres and the number of storeys from 2 to 3, for a proposed duplex at 20942 Snowflake Crescent, Electoral Area C

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2020-02 to vary the maximum allowable height from 12 metres to 13.8 metres and the number of storeys from 2 to 3 at 20942 Snowflake Crescent, Area C to permit the construction of a duplex, subject to the consideration of any comments or concerns raised by the public.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

PRIORITIES

BACKGROUND

The applicant, who has a contract to purchase the property, has made an application for a Development Variance Permit (DVP) in order to increase the maximum permitted height of a duplex as outlined in *Zoning By-law for Electoral Area F, 1978 of the Regional District of Fraser-Cheam*.

PROPERTY DETAILS			
Electoral Area	C		
Address	20942 Snowflake Crescent		
PID	002-252-058		
Folio	776.01430.022		
Lot Size	7,997 square feet		
Owner	Robert & Cathy Hall	Agent	Beniamin Cobaschi
Current Zoning	Resort Residential 3 (RST-3)	Proposed Zoning	No change
Current OCP	Cottage Residential (CR)	Proposed OCP	No change
Current Use	Vacant	Proposed Use	Residential
Development Permit Areas	5-HV - Riparian Areas		

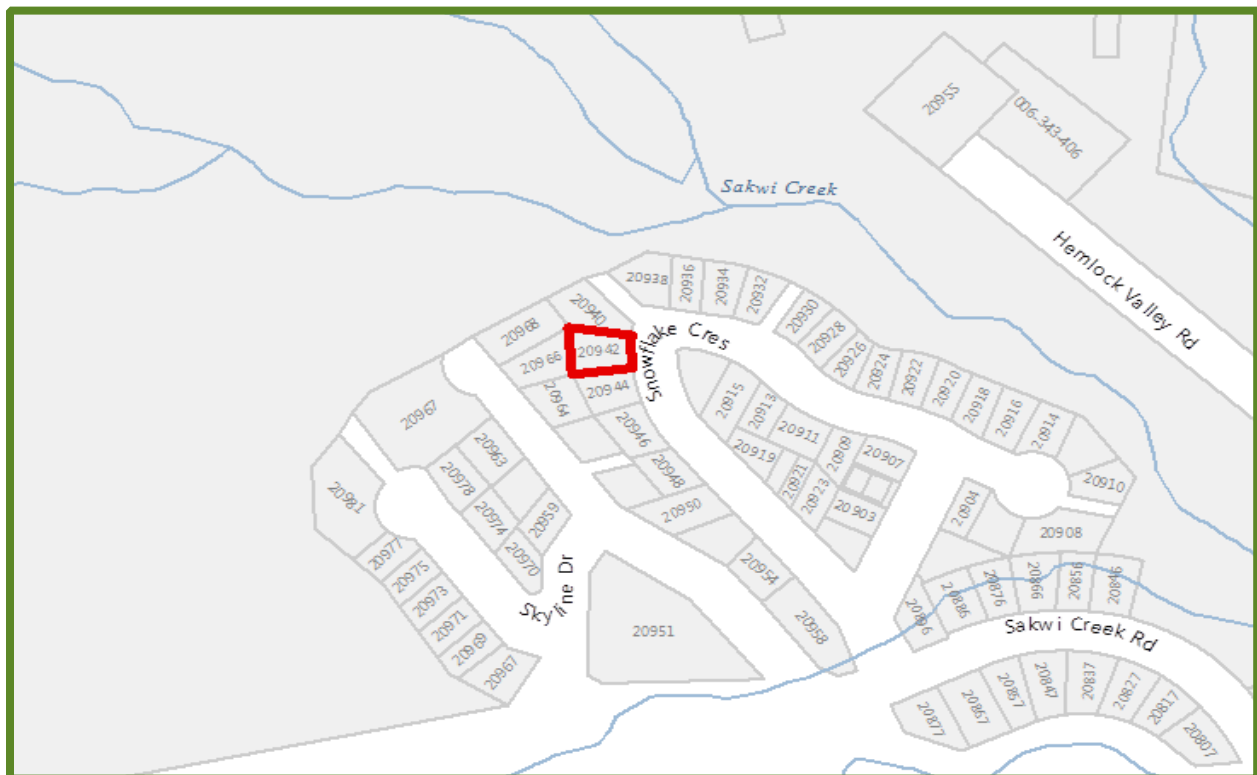
Agricultural Land Reserve

No

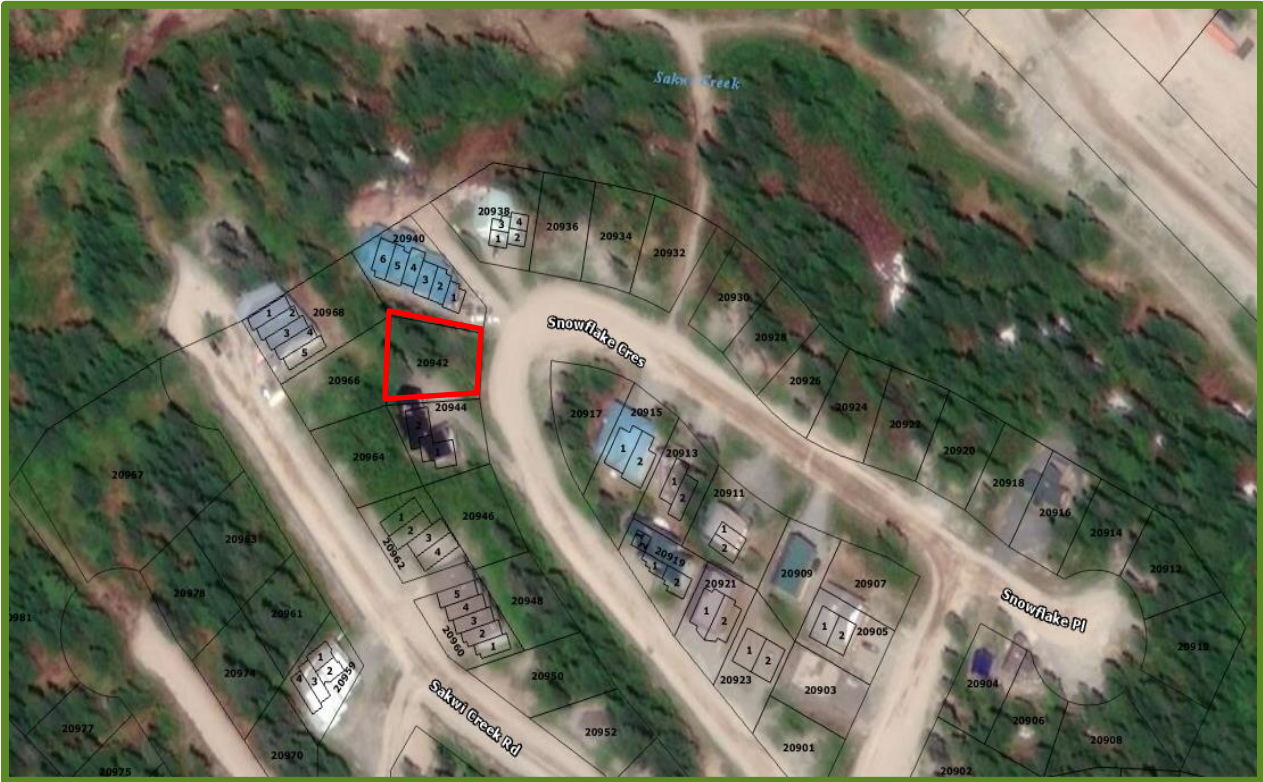
ADJACENT ZONING & LAND USES

North	^	Resort Residential 4 (RST-4); Multi-family residential (6-Plex)
East	>	Resort Residential 3 (RST-3); Duplex
West	<	Resort Residential 4 (RST-4); Vacant
South	v	Resort Residential 3 (RST-3); Duplex

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The applicant is proposing to construct a 14.94 metre (49 feet) by 17.4 metre (57 feet 1 inch) duplex at 20942 Snowflake Crescent. The lot is bare land and is located in Hemlock Valley near Sasquatch Mountain Resort. Appendix A illustrates the proposed site plan for development.

Variance Request – DVP 2020-02

The applicant has applied for a Development Variance Permit to vary the maximum height requirement from 12 metres to 13.8 metres and the number of storeys from 2 to 3.

Height Requirement	
Permitted (zoning)	12.0 metres (39.37 feet), or two storeys (whichever is lesser)
Proposed	13.8 metres (45 feet) and three storeys
Requested Variance	1.8 metres and 1 storey

If the variance is not issued, the applicant would have to alter the design of the house to meet the permitted height requirement. This could be achieved by a combination of the following: 1) reducing the ceiling height between each of the floors; 2) reducing the pitch of the roof; or, 3) by altering the

grade around the perimeter of the duplex. The alteration of the grade of land and the reduction of the roof pitch may cause snow shedding implications onto the adjacent neighbouring properties.

Application Rationale

The applicant advises that the reasons for the variance are:

- increased roof heights will improve the roof slope and reduce the accumulation of high snow-load on the roof preventing large chunks of snow from building up and sliding off;
- due to the uneven topography of the lot, the variance would work with the existing slope on the property and allow the snow to build up flat along these sides and not put pressure on the walls; and,
- increasing the proportions of the building which are constructed above ground will increase the area in which snow can accumulate between this property and the neighbouring property, thereby mitigating the risk of snow sliding into the neighbouring house.

The applicant also provided a letter from their structural engineer who advises that the reasons for the variance are:

- due to high snow load the roof trusses are deeper than regular trusses. This will require a 1 metre - 1.5 metre height increase for the overall building;
- the floor joists have a higher depth than regular floor joists. This will require an additional 0.2 metres, which will increase the height of the building by 0.4 metres;
- due to slope terrain, the building basement will be full depth, underground on two sides, and above ground on the other two sides. A higher average elevation will be required to avoid excessive excavation for the foundation installation. Around an extra 1 metre height increase, as it might be required to raise the ground elevation. (See Appendix C)

History of Related Variances in Hemlock Valley

In the last twenty years, there have been four variance requests (all approved) for building height in Hemlock Valley.

DVP for Residential Building Height – Hemlock Valley		
Address	Variance Requested	Status
47020 Snowmist Drive (DVP 2019-23)	Increase the number of storeys from 2 to 3	Approved September 2019
20934 Snowflake Crescent (DVP 2018-17)	Increase the height from 12m to 13.5, and Increase the number of storeys from 2 to 3	Approved April 2018
20917 Snowflake Crescent (DVP 2018-14)	Increase the height from 12m to 14m (Applicant requested a further height variance than the previously issued DVP)	Approved April 2018
20917 Snowflake Crescent	Increase the height from 12m to 13.35m and	Approved

(DVP 2017-14)	Increase the number of storeys from 2 to 3	July 2017
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Snow Shedding Impacts

Buildings in Hemlock Valley are prone to the accumulation of large amounts of snow resulting in snow shedding. Setback requirements within the zoning account for the accumulation of snow and aim to accommodate snow shedding. The increase in height should not increase snow shedding impacts to adjacent properties.

Neighbourhood Notification and Input

All property owners within 30 metres of the property will be notified by the FVRD of the development variance permit application and be given the opportunity to provide written comments or attend the Board meeting to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested variance in advance of the mail-out notification. To date 6 letters of support have been submitted (Appendix D).

COST

The application fee of \$1,300.00 has been paid by the applicant.

CONCLUSION

The applicant has applied for a Development Variance Permit to vary the maximum height requirement from 12 metres to 13.8 metres and the number of storeys from 2 to 3 at 20942 Snowflake Crescent, Area C to permit the construction of a duplex. Staff recommend that the FVRD Board issue the Development Variance Permit as it is not anticipated to negatively affect surrounding properties.

OPTIONS

Option 1 – Issue (Staff Recommendation)

Staff recommend that the FVRD Board issue Development Variance Permit 2020-02 to vary the maximum height requirement from 12 metres to 13.8 metres and the number of storeys from 2 to 3 at 20942 Snowflake Crescent, Area C to permit the construction of a duplex, subject to the consideration of any comments or concerns raised by the public.

Option 2 – Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse Development Variance Permit 2020-02.

Option 3 – Refer to Staff

If the Board wishes to refer the application back to staff to address outstanding issues, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refer the application for Development Variance Permit 2020-02 to FVRD Staff.

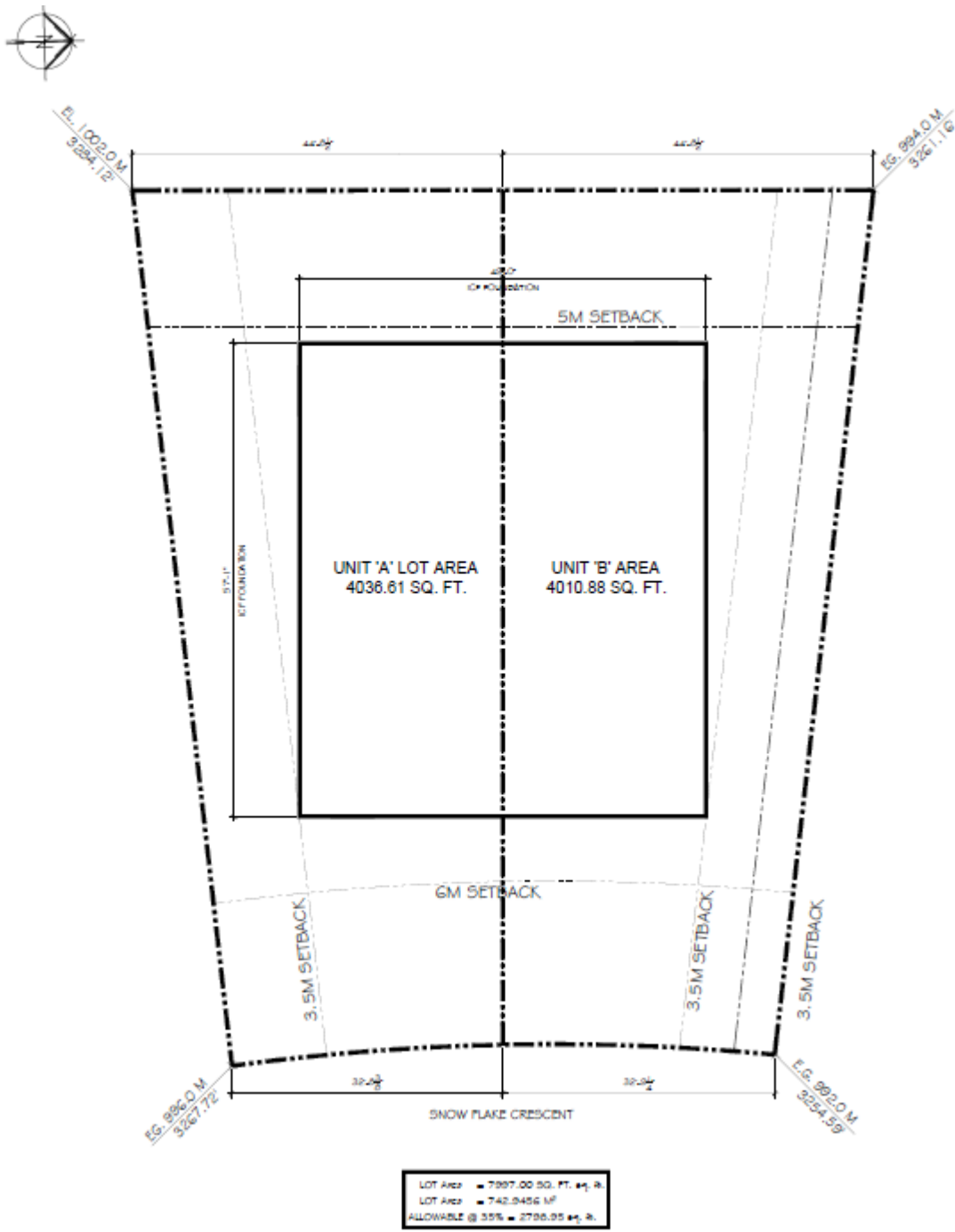
COMMENTS BY:

Graham Daneluz, Director of Planning & Development: Reviewed and supported.

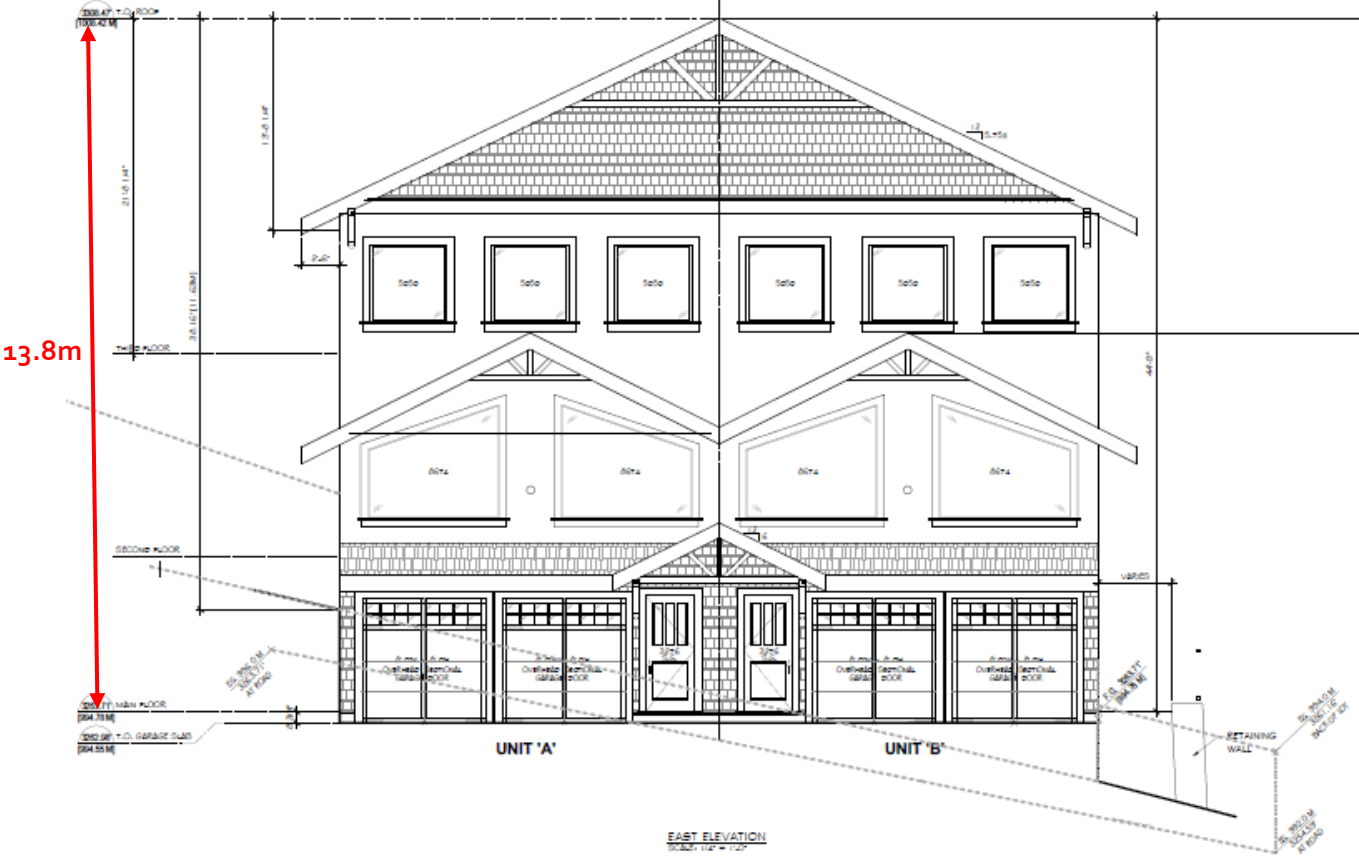
Mike Veenbaas, Director of Financial Services No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer: Reviewed and supported.

Appendix A
Site Plan



Appendix B
Proposed Construction Drawings



Appendix C

Letter from Structural Engineer

Hi Beni,

Regarding structural design of the building please note that the height of the building will require to be higher than a regular similar construction. Following are the reasons:

- 1) Due to high snow load the roof trusses are deeper than the regular trusses. This will require a 1 – 1.5 m height increase for the overall building.
- 2) Floor joist have a higher depth than regular floor joists. This will require an additional 0.2m, which will increase the height of the building 0.4m.
- 3) Due to slope terrain, the building basemen will be full depth underground on the two sides, and above ground on the other two sides. A higher average elevation will be required to avoid excessive excavation for foundation installation. Around an extra 1 m height increase it might be required to raise the ground elevation.

Regards,

Jeremy Hapchina, P.Eng.
Senior Structural Engineer

MORRISON HERSHFIELD

Suite 310, 4321 Still Creek Drive, Burnaby, BC V5C 6S7

Phone: 604 454 9305, Cell: 604 512 4994

morrisonhershfield.com

Appendix D

Letters of Support

February 8, 2020

To whom it may concern,

I am a permanent resident in Hemlock Valley of 15 years and my home is located at 20940 Snowflake Crescent.

Mr Ben Cobaschi visited me today to give me a detailed look at his plans for the lot next door at 20942 Snowflake Crescent. He explained the variances he requested, showed the positioning of his proposed building on the lot, pointed out parking plans, etc. I have no objection to this new building.

We further discussed and came to agreement on our mutual interests in snow removal once the new building is complete.

Yours Truly,

Kevin Sass

From: **Michael Bogdanovich**
Date: Wed, Feb 12, 2020 at 6:58 PM
Subject: Re: 20942 Snowflake Crescent
To: Benjamin Cobaschi

Hi Beni,

To the FVRD,

I Michael Bogdanovich, with a residence @ [20917 Snowflake Cr](#) am in full support of my new Neighbour Benjamin Cobaschi's applications of variance for his new build.

If there are any questions or concerns please feel free to contact me via email or phone @

Sincerely,

Michael Bogdanovich

I John McEwen being the owner of a residence located at 20934 Snowflake Crescent in Hemlock BC have no objection to the variance being asked for by Mr. Benjamin Cobaschi at 20942 Snowflake Crescent.

John McEwen

To whom it may concern,

I have reviewed the building design and plans for the variance application of 20942 Snowflake Crescent, proposed by Benjamin Cobaschi, the owner of said property, and would like to affirm my support for this proposal. The variance Benjamin is requesting will decrease snow accumulation on the roof of his proposed home. The fact that the house is three stories high will help store the snow on the property and prevent it from sliding onto the neighboring property. I believe that, given the grade and position of his property, without this variance snow accumulation and shedding may create at best an inconvenience for his neighbors and at worst risk injury or damage. The home Benjamin is proposing on this property will, in my opinion, contribute positively to the development of Hemlock Valley, and will be an asset to the community as Hemlock moves toward a future as a landmark ski resort.

Regards,
Kyle
Barker
Kyle Barker

Digitally signed by Kyle Barker
DN: cn=Kyle Barker, o=me,
email=kxbarker@prolab.com,
c=CA,
Date: 2020.02.21 15:43:56 -0800

20806 Sakwi Creek Rd



20942 Snowflake Variance applications

1 message

beryl skrukwa

Sun, Feb 23, 2020 at 12:33 PM

To:

Cc:

My wife & I have owned our home located at #1 - 20944 Snowflake Crescent, Hemlock BC for the past 15 yrs., we have no objection to the variance being asked for by Mr. Benjamin Cobaschi.

Thank you,
John/Beryl Skrukwa

Sent from my iPhone

RE: 20942 Snowflake Variance applications

1 message

Bauer, Ralph M.
To: beryl skrukwa

Sun, Feb 23, 2020 at 12:36 PM

My wife & I have owned our home located at #2 - 20944 Snowflake Crescent, Hemlock BC for the past 15 yrs., we have no objection to the variance being asked for by Mr. Benjamin Cobaschi.

Susan and Ralph Bauer

Ralph Bauer
Holophane Lighting Specialist
AEL Factory Support Representative