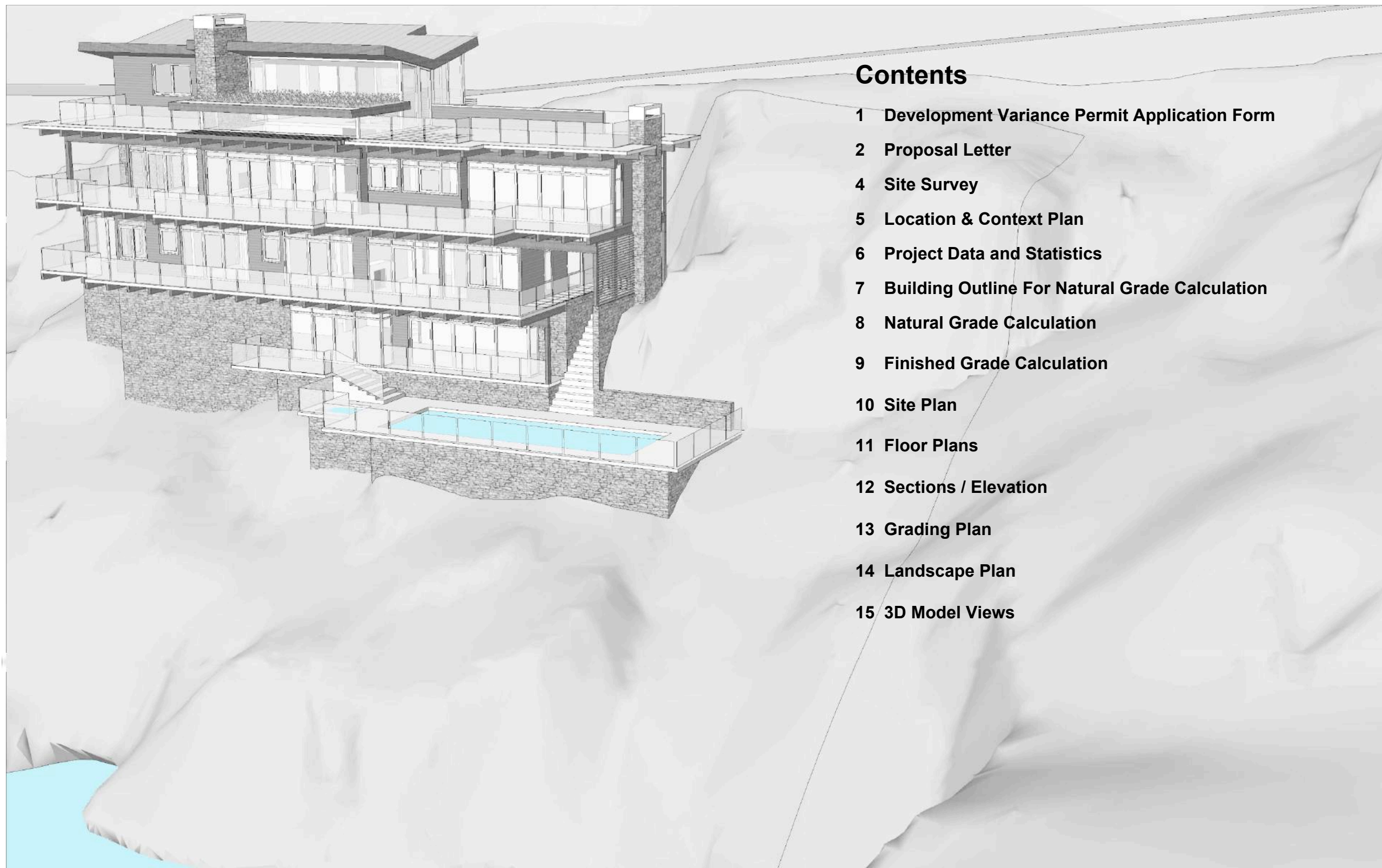


LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



Contents

- 1 Development Variance Permit Application Form
- 2 Proposal Letter
- 4 Site Survey
- 5 Location & Context Plan
- 6 Project Data and Statistics
- 7 Building Outline For Natural Grade Calculation
- 8 Natural Grade Calculation
- 9 Finished Grade Calculation
- 10 Site Plan
- 11 Floor Plans
- 12 Sections / Elevation
- 13 Grading Plan
- 14 Landscape Plan
- 15 3D Model Views



YEAR _____ NO. _____ DEVELOPMENT APPLICATION TYPE _____

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

DEVELOPMENT APPLICATION FORM

SCHEDULE "A" TO DEVELOPMENT PROCEDURES BYLAW NO. 3984, 1996

Freedom of Information and Protection of Privacy Act: personal information contained on this form is collected under the Freedom of Information and Protection of Privacy Act section 26(c) and will be used for the purpose of processing your development application. If you have any questions about the collection and use of this information please contact Legislative Services, Records and Information Management Coordinator at 604-921-3497, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3.

This side to be completed by applicant:

This side for municipal use and outlines the required attachments to this application:

Applicant(s) name:
TEO FEENSTRA ARCHITECT AIBC

Date Received: _____

Applicant(s) Address:
601-1587 W 9TH AVENUE
VANCOUVER, BC, V6J 1T5

By: _____

Attachments:

Owner(s) of Property:
DAVID WOLFIN

____ (1) Authorization of owner(s) of Property to proceed with application, if applicable. AUTHORIZATION OF ALL OWNERS IS REQUIRED

____ (2) Explanation of:
a) compliance with current zoning and proposed deviation, if applicable
b) type of development and/or land use proposed
c) community / neighbourhood benefit and impact of proposal

Legal Description of Property:
LOT 2 DL 2361 GROUP 1 NWD
PLAN BCP 10700
PID No.: 025-940-741

____ (3) Full size sets of plans

____ (4) Reduced plans (11" x 17")

____ (5) Fee/s paid \$ _____

____ (6) Additional information as required by the Director of Planning & Development Services

Street Address of Property:
8520 CITRUS WYND
WEST VANCOUVER, BC

Development Applications:

____ Rezoning from _____ to _____ (if known)

____ Development Permit (Major) _____ DP (Minor)

____ DP - Detached Secondary Suite (DSS)

____ Development Permit (Exempt)

____ DP (Watercourse, Environmental DP)

____ Development Variance Permit (DVP)

____ Official Community Plan Amend. (OCP)

____ Heritage Alteration Permit (HAP) Approved by Council

____ Heritage Alteration Permit (HAP) Approved by Director of Planning, Land Development & Permits

____ Heritage Revitalization Agreement (HRA)

____ Temporary Use Permit (TUP)

Contact name: TEO FEENSTRA
Cell: 604 619-6211
Office: 604 739-8888
Res.: _____
Fax: _____
Email: ted@feenstra.ca

The undersigned wish to make the above-noted application to the Planning Department and agree to pay any additional cost incurred in processing the application.

[Signature] Agent for Owner
Signature of Owner/Agent (Title)



To: The Director, Planning & Development Services

I/We, DAVID WOLFIN (the "Owner"), own:

Civic Address, P.I.D. and Legal Description (Add separate sheet if more than one property)
LOT 2, DL 2361 GROUP 1 NWD
PLAN 10700
PARCEL IDENTIFIER 025-940-741

I/WE CONFIRM THE APPOINTMENT OF:

TEO FEENSTRA ARCHITECT AIBC
Name
601-1587 W. 9TH AVE VANCOUVER 6047398883 ted@feenstra.ca
Mailing address Telephone number Email address

AS MY/OUR AGENT with respect to the above described lands and my/our application(s) for:
 Development Permit (Major / Minor / Detached Secondary Suite / Environmental / Exemption) Official Community Plan amendment
 Development Variance Permit Rezoning
 Heritage Alteration Permit / Heritage Revitalization Agreement Temporary Use Permit
(the "Development Application").

It is understood and agreed that:
1. the District of West Vancouver shall deal solely and exclusively with my/our above-noted agent with respect to all matters pertaining to the Development Application and is under no obligation to communicate with me/us on matters pertaining to the Development Application that are specifically excluded from my/our agent's authority as noted below;
2. unless otherwise noted below, the above-noted agent has authority to make the Development Application on my/our behalf and to act on my/our behalf in relation to all matters pertaining to the Development Application; and
3. a written letter from the Owner is required to cancel this appointment.

MY AGENT DOES NOT HAVE AUTHORITY TO:

I/we hereby agree that all information, including personal information, contained in this document and in the Development Application may be made available to the public.

Witness	Owner
Signature <u>[Signature]</u>	Signature(s) of Owner(s) <u>[Signature]</u>
Print Name <u>TEO FEENSTRA</u>	Email <u>dwolfin@oviva.ca</u>
	Telephone <u>(604) 926-7049</u>
	Date

March 1, 2018

District of West Vancouver
750 17th Street
West Vancouver BC
V7V 3T3

Attention: **James Allan**
 Community Planner

Re: **8520 Citrus Wynd**
 Lot 2, DL 2361, Group 1, NWD, Plan BCP10700
 Amendment to Development Permit

Dear James,

The proposed Amendments to the Development Permit were previously submitted to Council and approved on November 19, 2012. At that time Council approved amendments for Lot 1 and 2. Subsequently a new house has been constructed on Lot 1 in accordance with the approved amendments.

Unfortunately the Owner of Lot 2 did not pick up the approved building permit drawings in early 2013 and therefore the approved Development Permit Amendment and the Building Permit expired. The new owner of Lot 2 is now requesting that Council re-approve the Development Permit Amendment.

The proposal for 8520 Citrus Wynd is to build a single family home on a very difficult site.

The site is located on the waterfront in the Ansell Place residential area. The site is very steep and falls away from the street very abruptly. The existing grade drops 20 feet below the level of the street within 10 feet of the property line.

This steep site topography limits the location of the house relative to the front yard setback and also limits the floor level of the lowest floor.

As a result, this proposal requests relaxations for front yard setback, height and highest building face.


The placement of the proposed house has been selected to minimize disruption to the site and minimize site preparation.

The bulk of the house is located below street level and therefore has negligible impact on neighbouring houses.

The proposed house will be designed and constructed to meet Step 3 of the BC Building Bylaw and will also feature green roof areas.

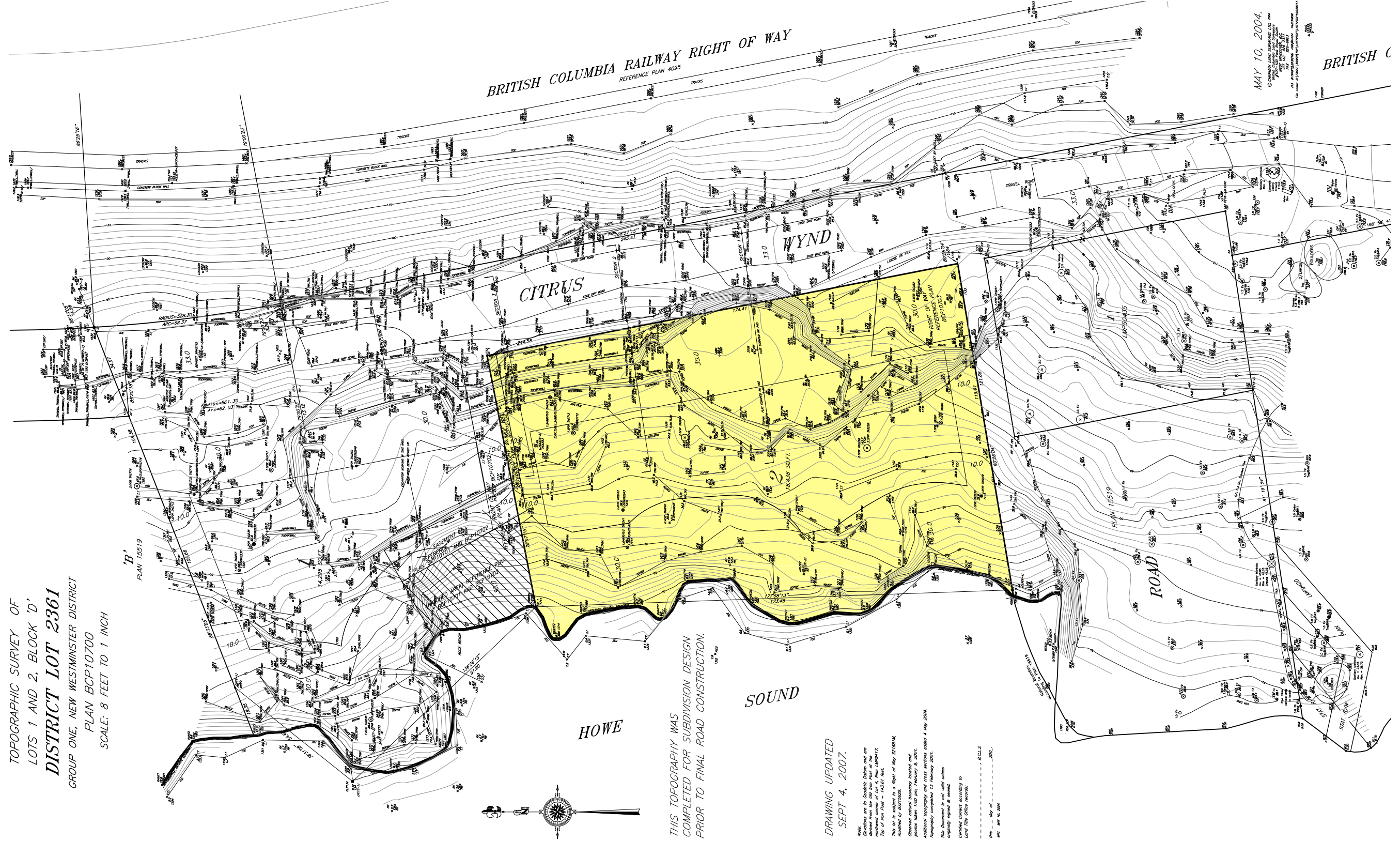
The natural vegetation and trees on the site will be retained as much as possible, particularly on the water side of the house.

Yours very truly,



Ted Feenstra Architect AIBC

LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



TOPOGRAPHIC SURVEY OF
 LOTS 1 AND 2, BLOCK 'D'
DISTRICT LOT 2361
 GROUP ONE, NEW WESTMINSTER DISTRICT
 PLAN BCP10700
 SCALE: 8 FEET TO 1 INCH

THIS TOPOGRAPHY WAS
 COMPLETED FOR SUBDIVISION DESIGN
 PRIOR TO FINAL ROAD CONSTRUCTION.

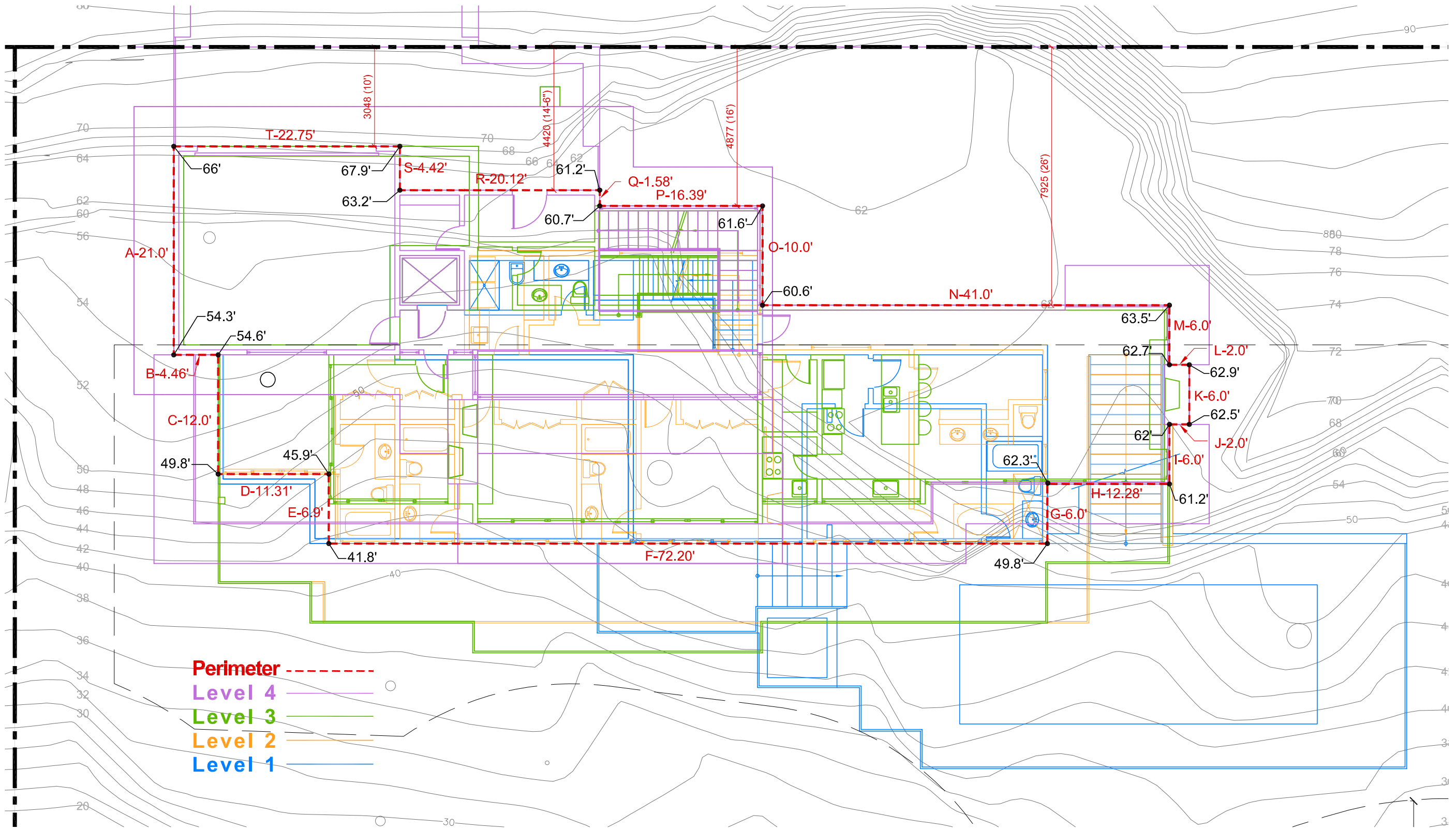
DRAWING UPDATED
 SEPT 4, 2007.

All elevations are to Canadian Datum and are
 derived from the Old Iron Point at the
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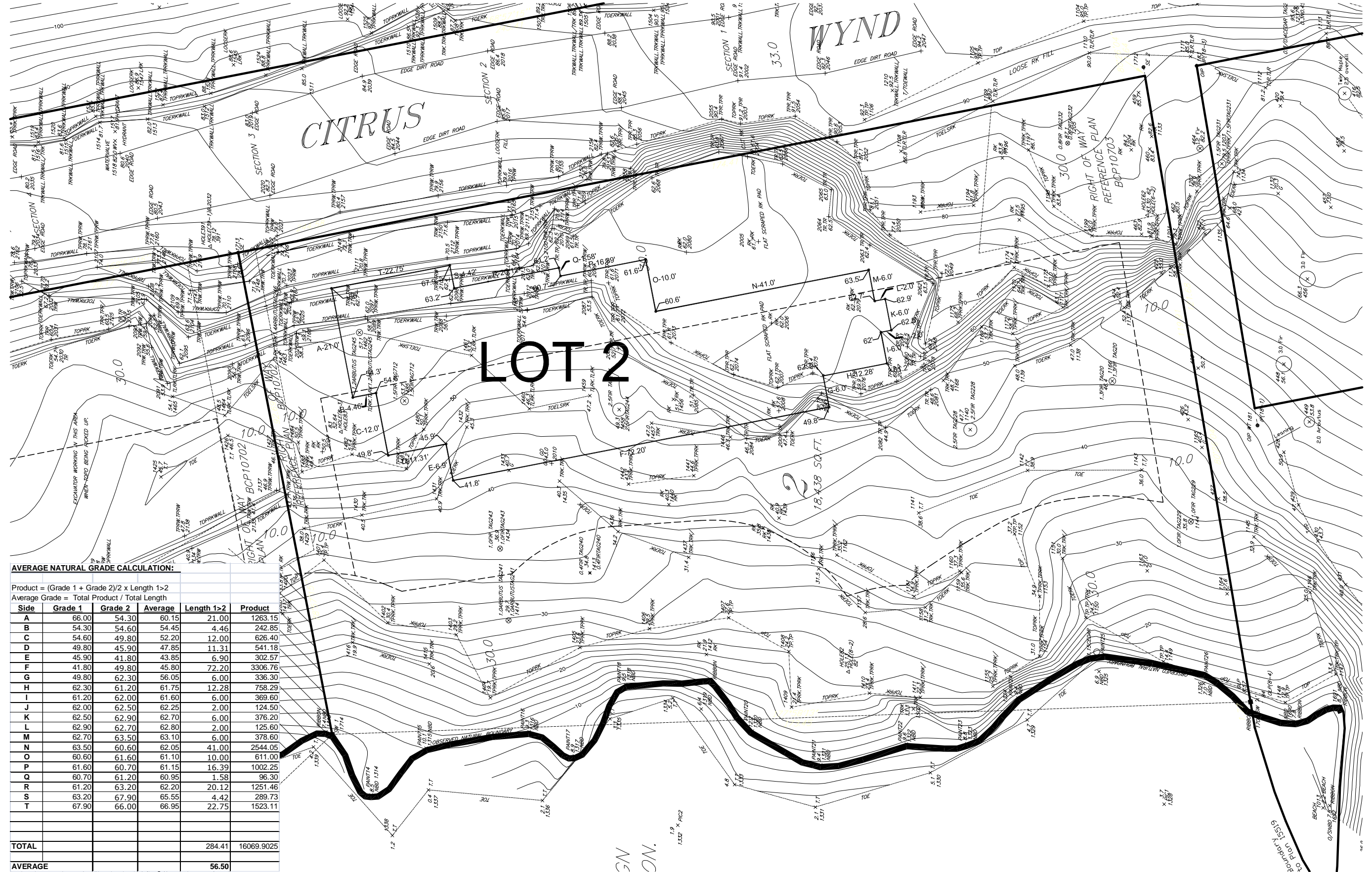
LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

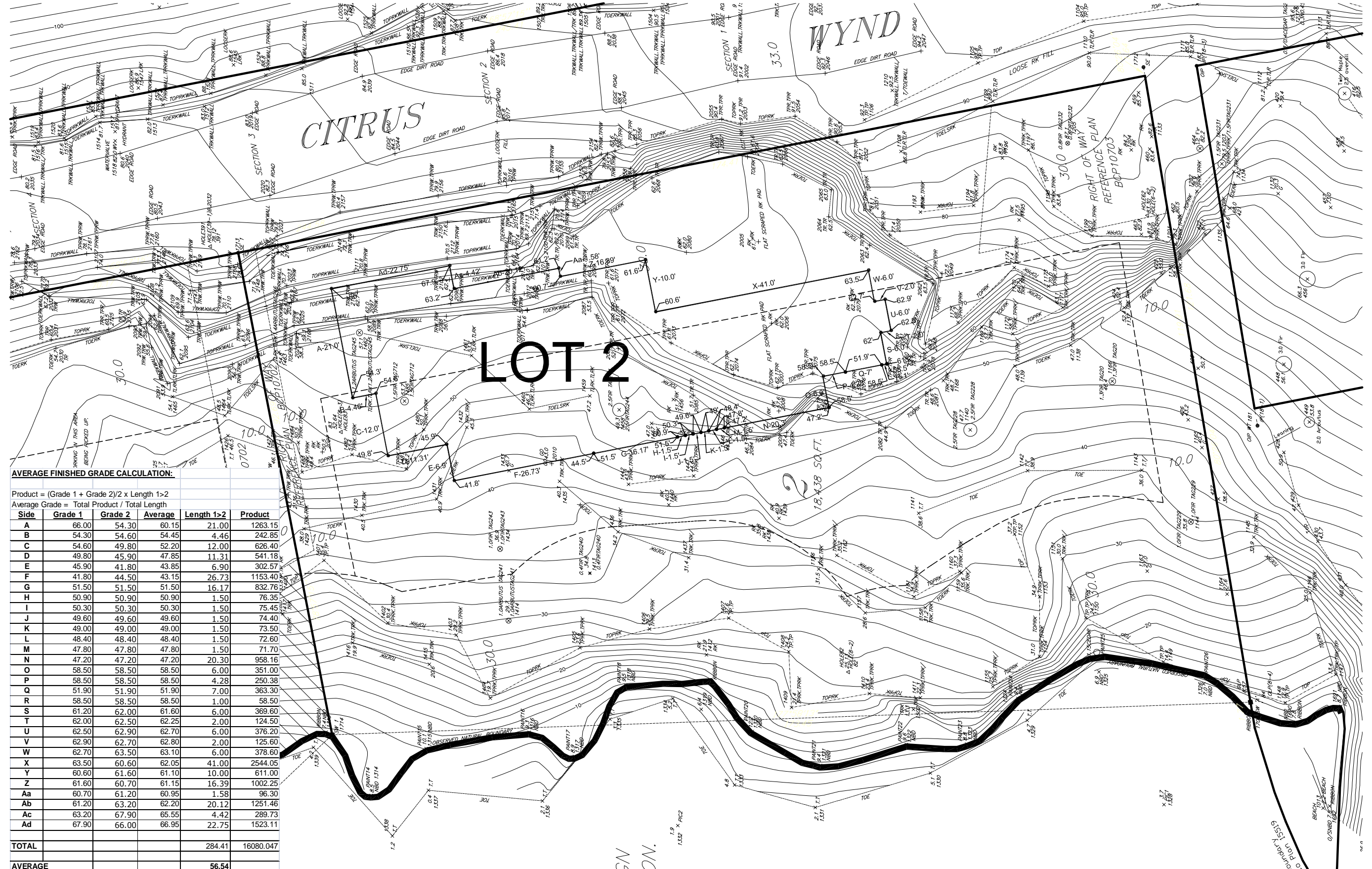


AVERAGE NATURAL GRADE CALCULATION:

Product = (Grade 1 + Grade 2)/2 x Length 1>2
 Average Grade = Total Product / Total Length

Side	Grade 1	Grade 2	Average	Length 1>2	Product
A	66.00	54.30	60.15	21.00	1263.15
B	54.30	54.60	54.45	4.46	242.85
C	54.60	49.80	52.20	12.00	626.40
D	49.80	45.90	47.85	11.31	541.18
E	45.90	41.80	43.85	6.90	302.57
F	41.80	49.80	45.80	72.20	3306.76
G	49.80	62.30	56.05	6.00	336.30
H	62.30	61.20	61.75	12.28	758.29
I	61.20	62.00	61.60	6.00	369.60
J	62.00	62.50	62.25	2.00	124.50
K	62.50	62.90	62.70	6.00	376.20
L	62.90	62.70	62.80	2.00	125.60
M	62.70	63.50	63.10	6.00	378.60
N	63.50	60.60	62.05	41.00	2544.05
O	60.60	61.60	61.10	10.00	611.00
P	61.60	60.70	61.15	16.39	1002.25
Q	60.70	61.20	60.95	1.58	96.30
R	61.20	63.20	62.20	20.12	1251.46
S	63.20	67.90	65.55	4.42	289.73
T	67.90	66.00	66.95	22.75	1523.11
TOTAL				284.41	16069.9025
AVERAGE				56.50	

LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

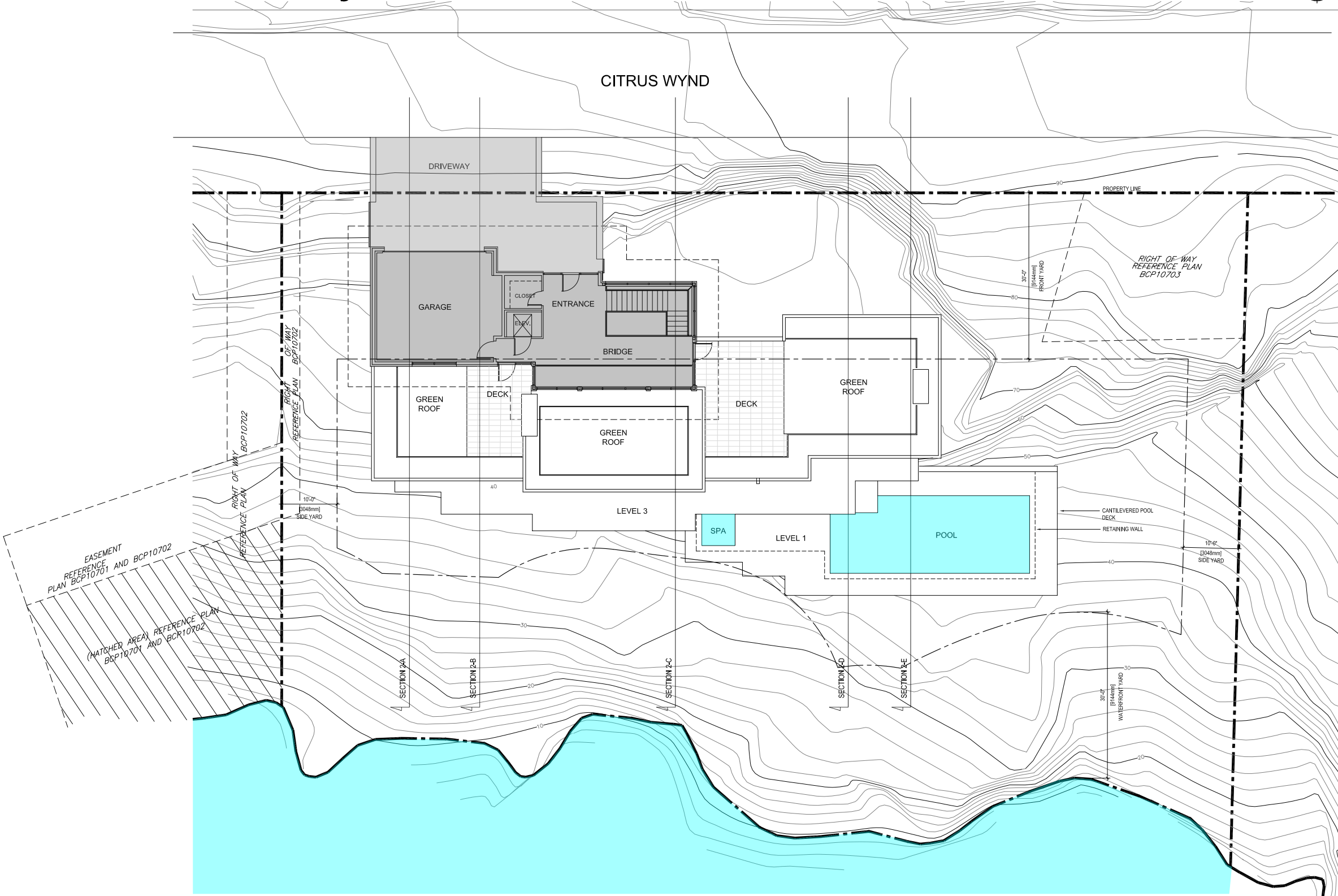


AVERAGE FINISHED GRADE CALCULATION:

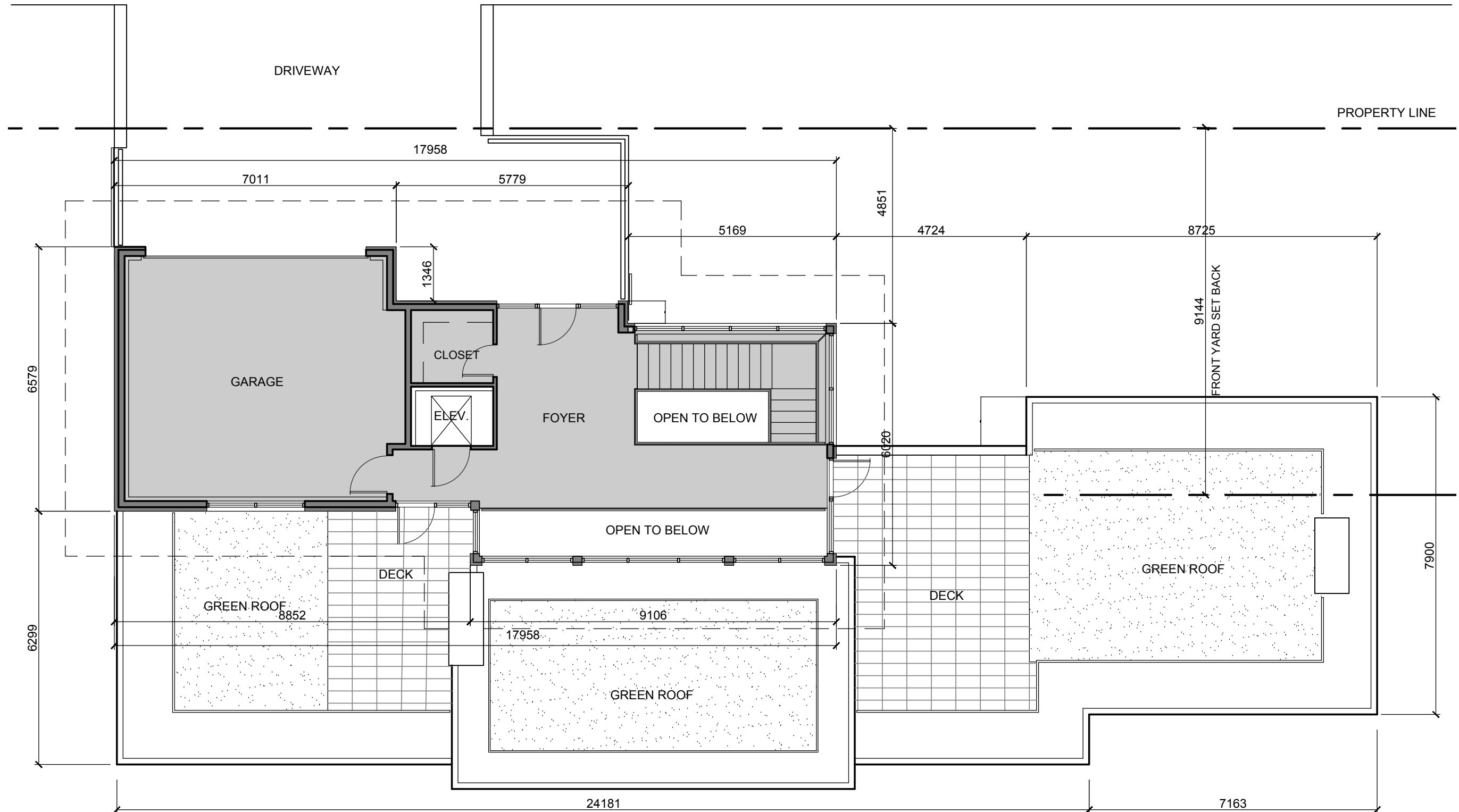
Product = (Grade 1 + Grade 2) / 2 x Length 1>2
 Average Grade = Total Product / Total Length

Side	Grade 1	Grade 2	Average	Length 1>2	Product
A	66.00	54.30	60.15	21.00	1263.15
B	54.30	54.60	54.45	4.46	242.85
C	54.60	49.80	52.20	12.00	626.40
D	49.80	45.90	47.85	11.31	541.18
E	45.90	41.80	43.85	6.90	302.57
F	41.80	44.50	43.15	26.73	1153.40
G	51.50	51.50	51.50	16.17	832.76
H	50.90	50.90	50.90	1.50	76.35
I	50.30	50.30	50.30	1.50	75.45
J	49.60	49.60	49.60	1.50	74.40
K	49.00	49.00	49.00	1.50	73.50
L	48.40	48.40	48.40	1.50	72.60
M	47.80	47.80	47.80	1.50	71.70
N	47.20	47.20	47.20	20.30	958.16
O	58.50	58.50	58.50	6.00	351.00
P	58.50	58.50	58.50	4.28	250.38
Q	51.90	51.90	51.90	7.00	363.30
R	58.50	58.50	58.50	1.00	58.50
S	61.20	62.00	61.60	6.00	369.60
T	62.00	62.50	62.25	2.00	124.50
U	62.50	62.90	62.70	6.00	376.20
V	62.90	62.70	62.80	2.00	125.60
W	62.70	63.50	63.10	6.00	378.60
X	63.50	60.60	62.05	41.00	2544.05
Y	60.60	61.60	61.10	10.00	611.00
Z	61.60	60.70	61.15	16.39	1002.25
Aa	60.70	61.20	60.95	1.58	96.30
Ab	61.20	63.20	62.20	20.12	1251.46
Ac	63.20	67.90	65.55	4.42	289.73
Ad	67.90	66.00	66.95	22.75	1523.11
TOTAL				284.41	16080.047
AVERAGE				56.54	

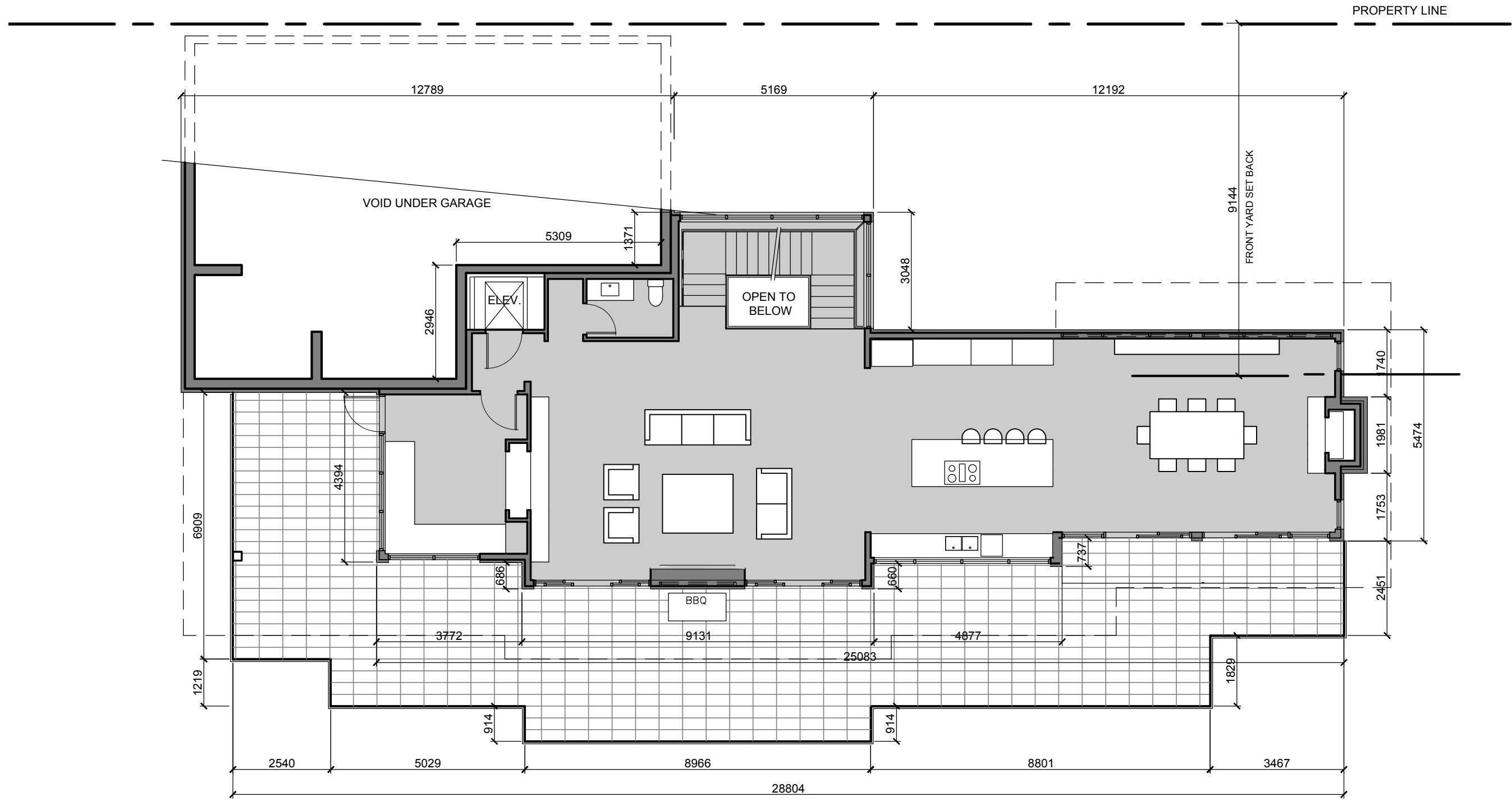
LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



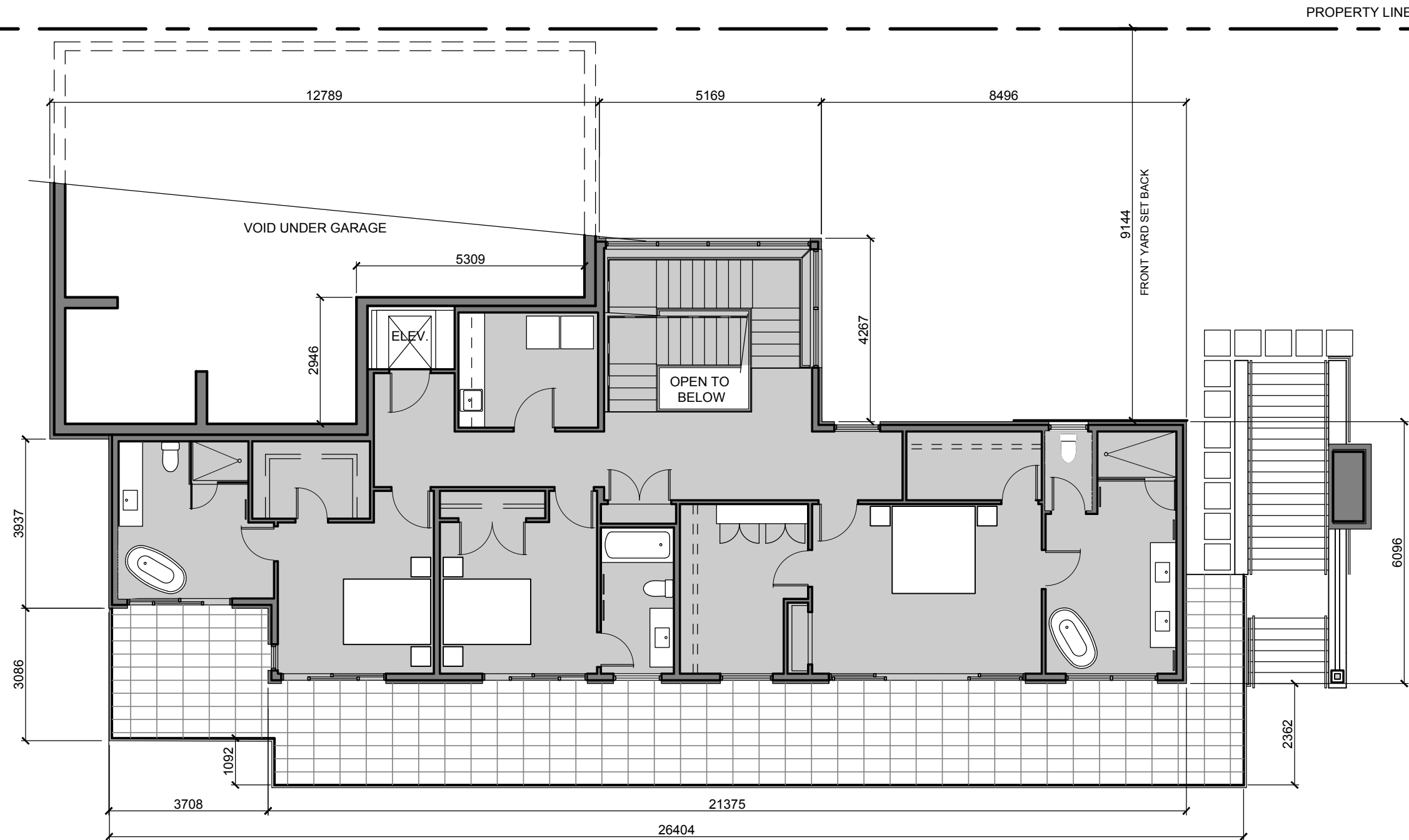
LOT 1 - 8540 Citrus Wynd, West Vancouver, BC



LOT 1 - 8540 Citrus Wynd, West Vancouver, BC



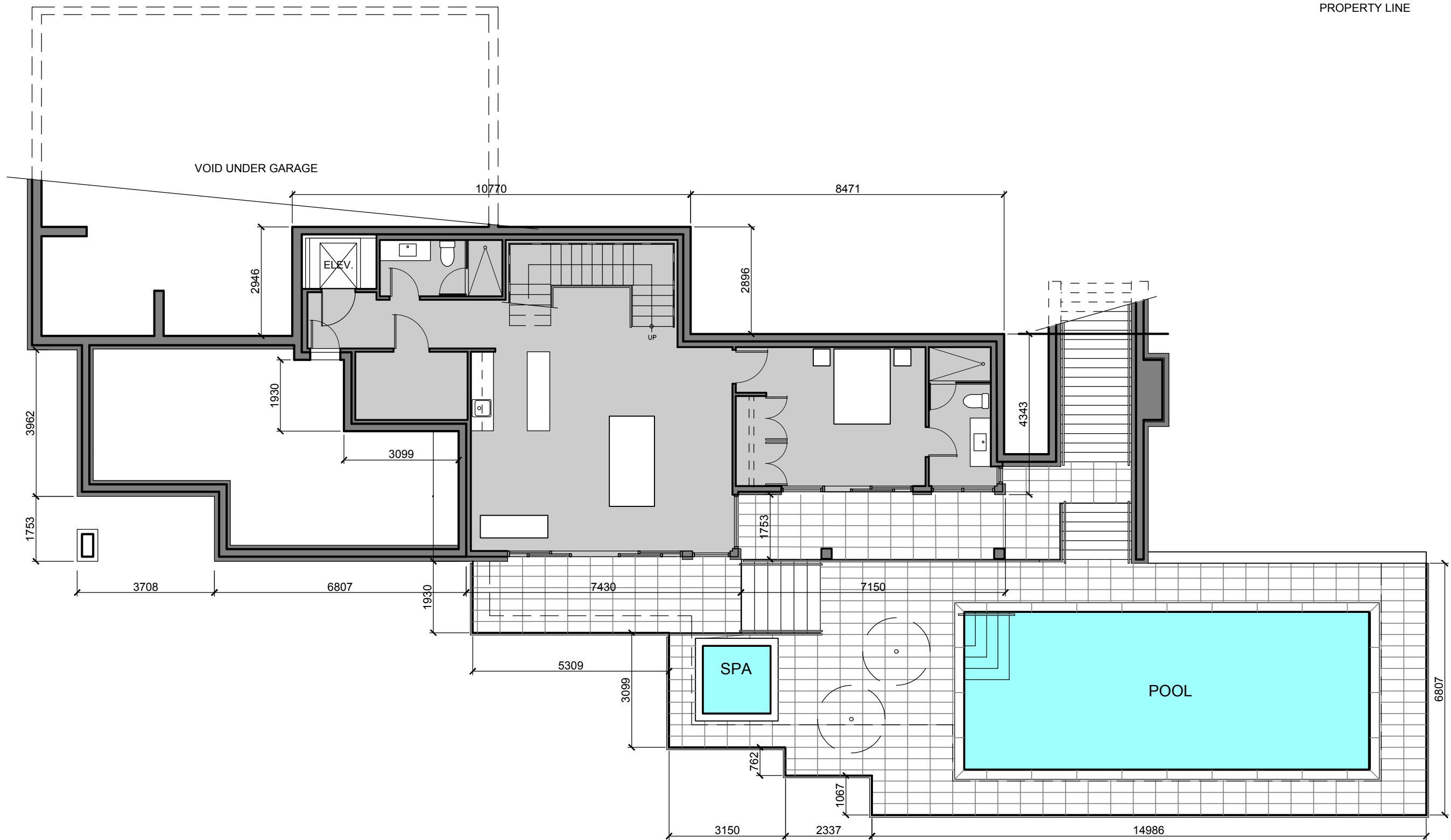
LOT 1 - 8540 Citrus Wynd, West Vancouver, BC



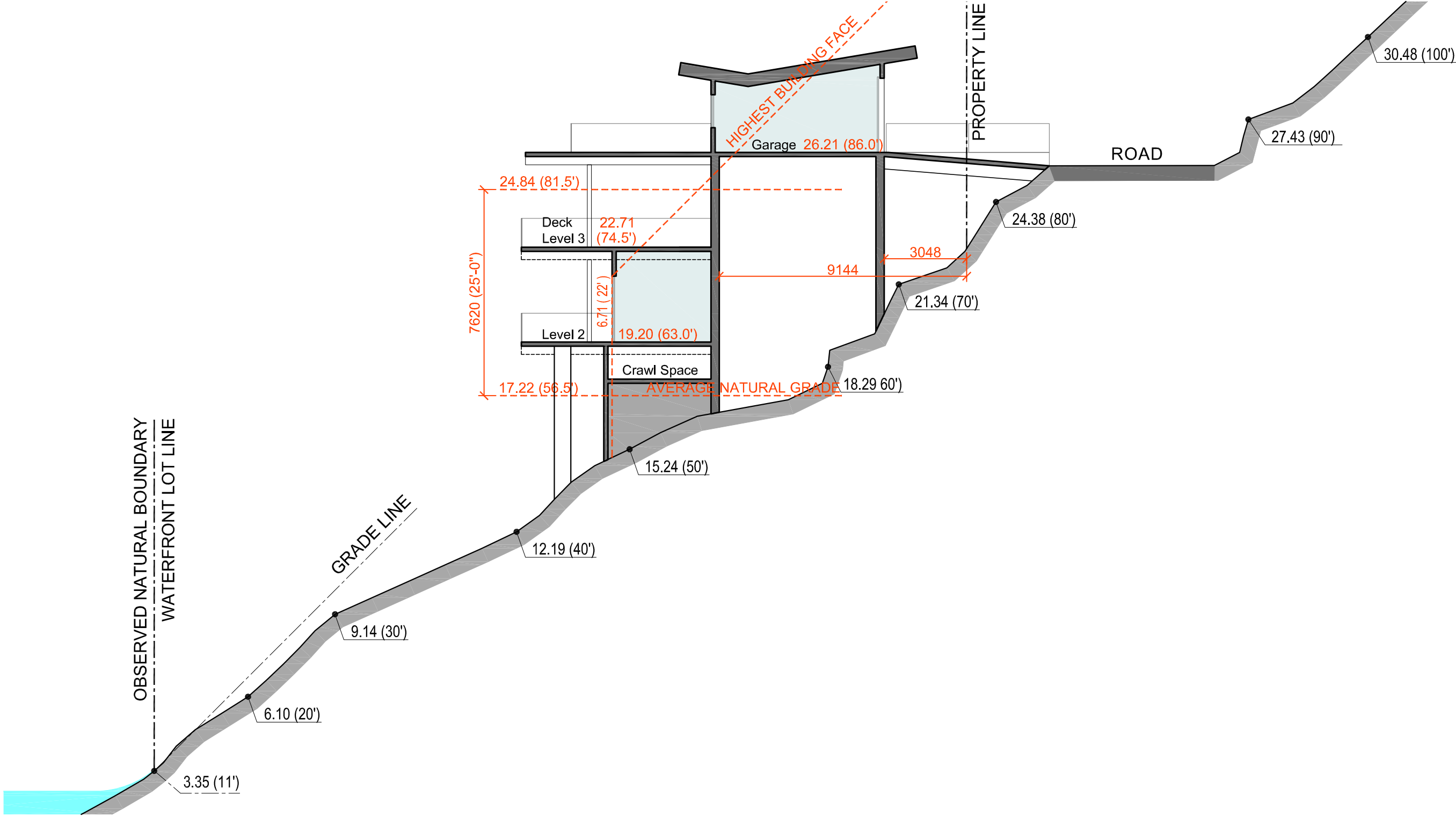
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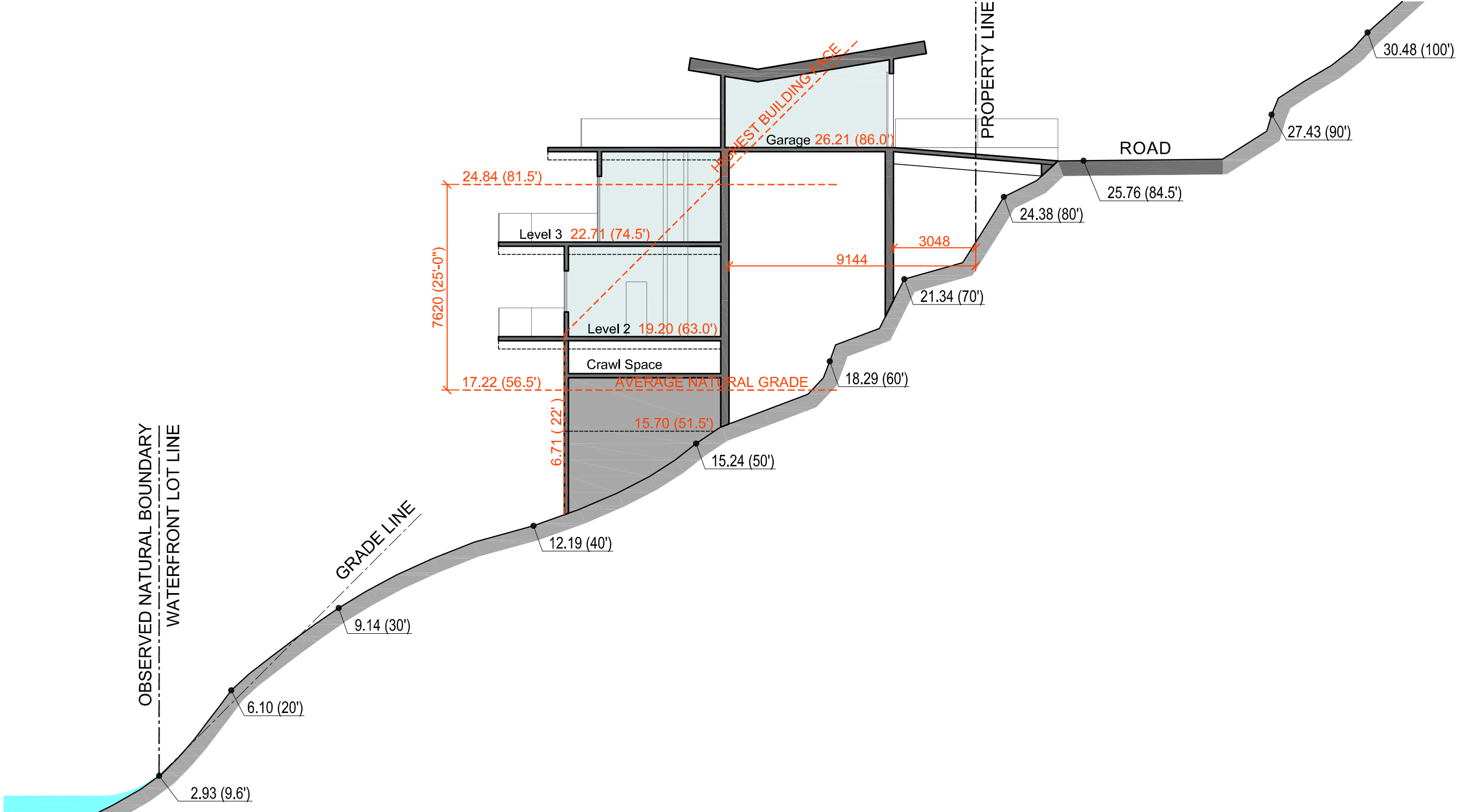
PROPERTY LINE



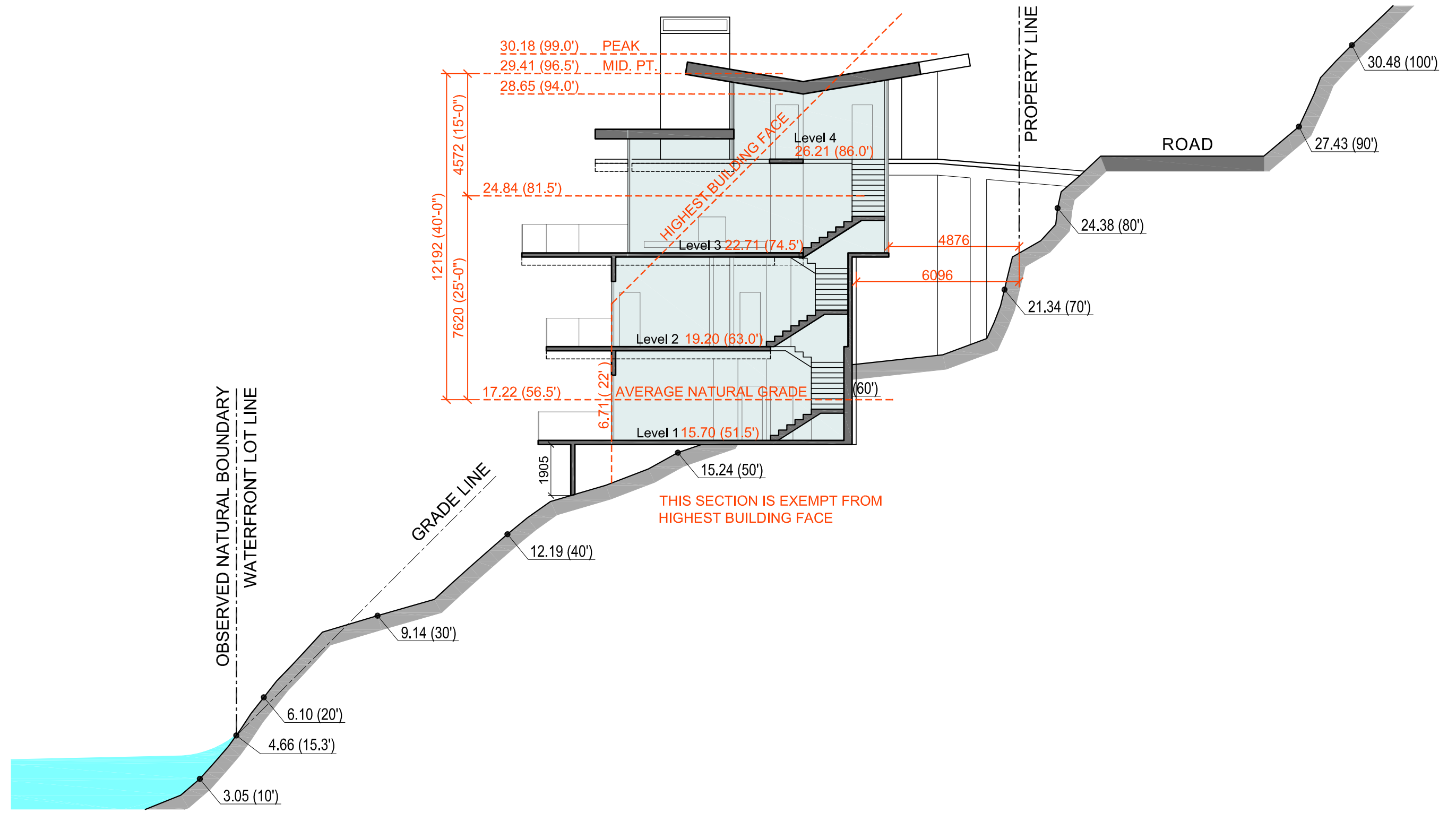
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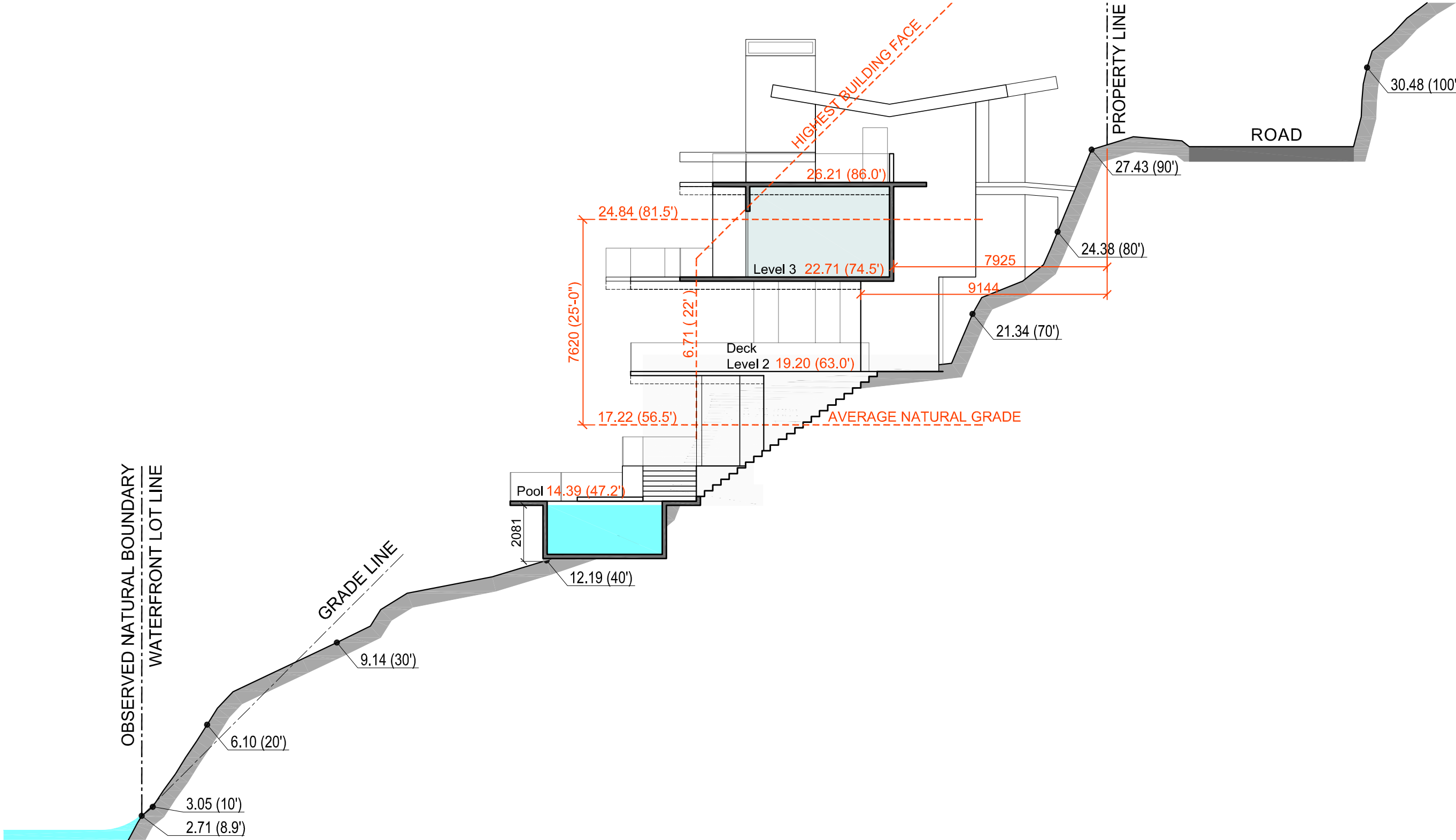
LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



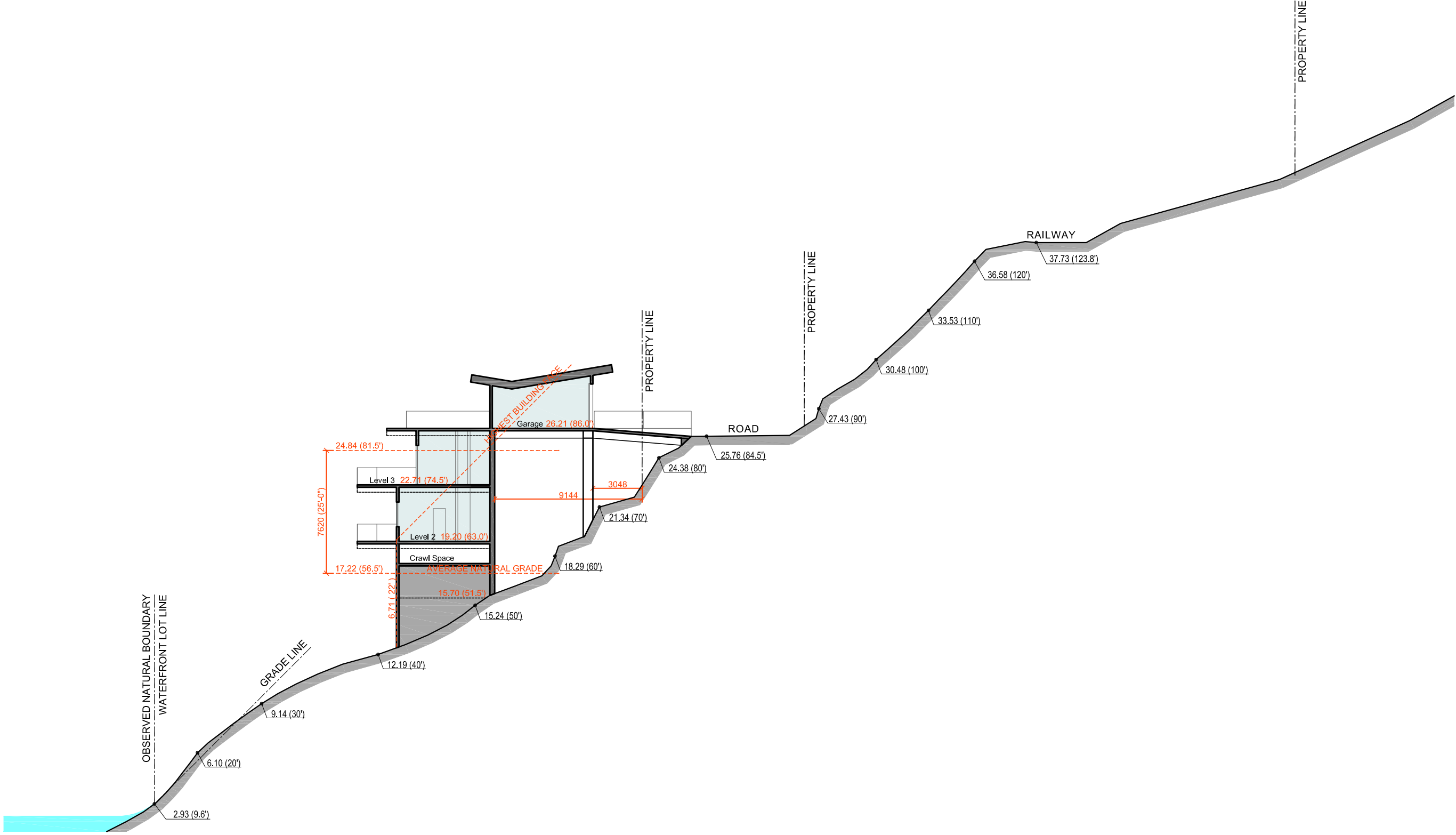
LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



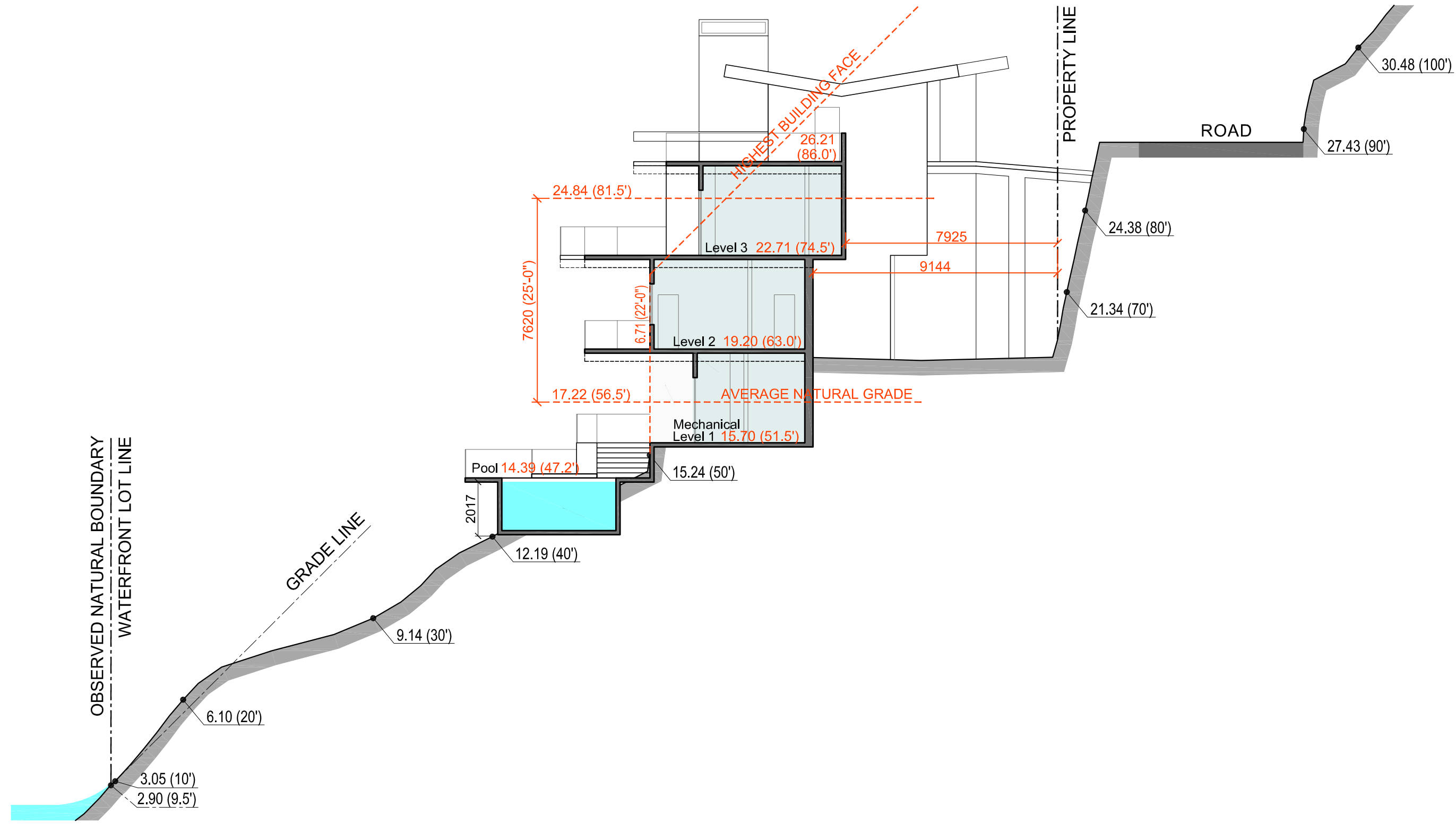
LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

30541 (100.2') + 3 = 10180 (33.4') (EXEMPT)

10180 (33.4') (EXEMPT)

24.84 (81.5')

7620 (25.0')

17.22 (56.5') AVERAGE NATURAL GRADE

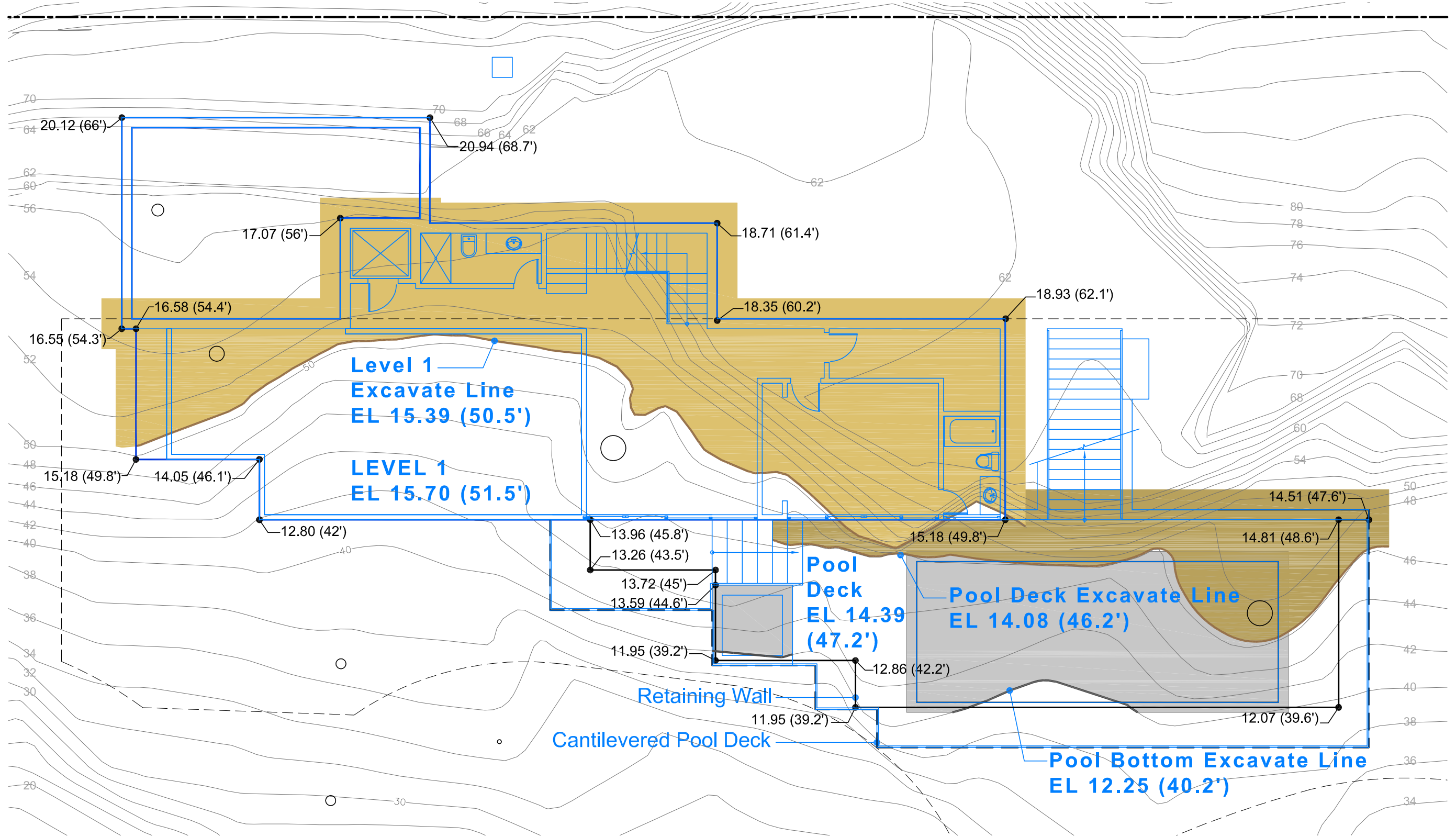
POOL



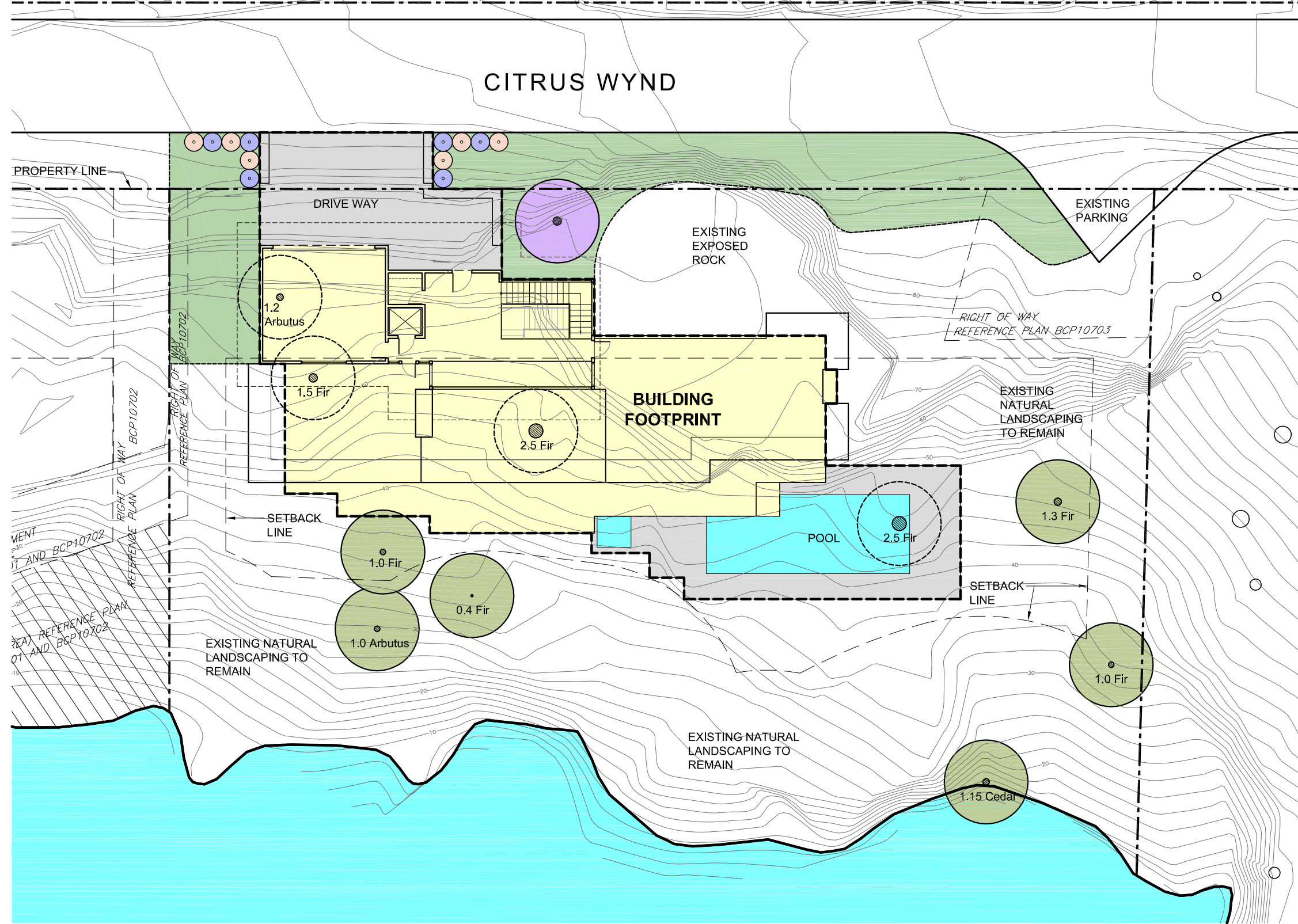
601 - 1587 West 8th Avenue Vancouver British Columbia V6J 1T5 604739-8888

Elevation

LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

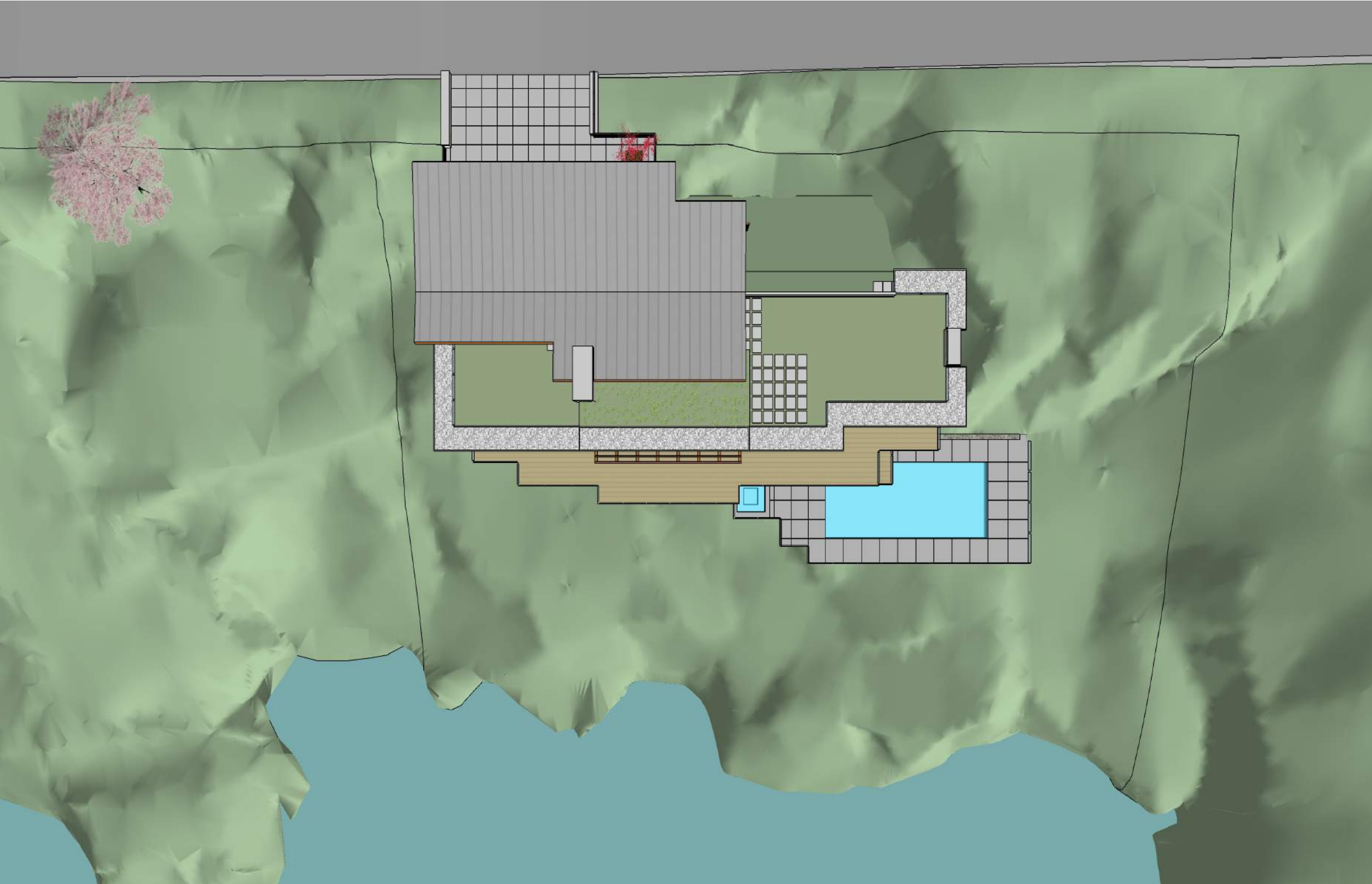


LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	NEW FLOWERING CHERRY TREE
	NEW GROUND COVER - COTONEASTER DAMMERI
	NEW SHRUB - ERICA CARNEA
	NEW SHRUB - CALLUNA VULGARIS

LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

- MATERIAL LEGEND**
- METAL ROOF
 - GREEN ROOF
 - ROOF STONE
 - WOOD BEAMS /COLUMNS
 - WOOD SIDING
 - WOOD DECK
 - CONCRETE PATIO
 - STONE FACING



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

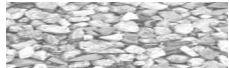
MATERIAL LEGEND



METAL ROOF



GREEN ROOF



ROOF STONE



WOOD BEAMS /COLUMNS



WOOD SIDING



WOOD DECK



CONCRETE PATIO



STONE FACING



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

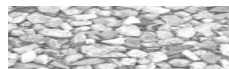
MATERIAL LEGEND



METAL ROOF



GREEN ROOF



ROOF STONE



WOOD BEAMS /COLUMNS



WOOD SIDING



WOOD DECK



CONCRETE PATIO



STONE FACING



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

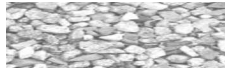
MATERIAL LEGEND



METAL ROOF



GREEN ROOF



ROOF STONE



WOOD BEAMS /COLUMNS



WOOD SIDING



WOOD DECK



CONCRETE PATIO



STONE FACING



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

MATERIAL LEGEND



METAL ROOF



GREEN ROOF



ROOF STONE



WOOD BEAMS /COLUMNS



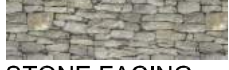
WOOD SIDING



WOOD DECK



CONCRETE PATIO



STONE FACING



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3D Model View

LOT 2 - 8520 Citrus Wynd, West Vancouver, BC



LOT 2 - 8520 Citrus Wynd, West Vancouver, BC

