

4701 Piccadilly South Driveway Options

1. Access Via Piccadilly South

- NOT compliant with LCHC HE6 Guideline 1.1
- NOT compliant with LCHC HE6 Guideline 1.5
- NOT compliant with LCHC HE6 Guideline 3.1
- NOT compliant with LCHC HE6 Guideline 4.1
- Driveway Approach NOT compliant with DWV
- Driveway Apron NOT compliant with DWV
- Significant terrain removal required
- Creates dangerous “blind spot” exiting driveway to Piccadilly South westbound traffic
- 18 feet open Frontage where new home has No Visual screening (not maintaining area’s ‘neighborly’ qualities, Guidelines 4.1)
- Retaining walls 4ft – 8 ft in height with No Visual screening to street

2. Access Via Right of Way

- Driveway Approach NOT compliant with DWV
- Provides Complete Visual privacy of New Home
- Proposed Plantings improve ‘neighborly’ qualities of Right of Way and public walkway (Guideline 4.1)
- Otherwise 100% compliant with DWV and LCHC HE6 Guidelines

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Access via Piccadilly South



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A photograph of a paved driveway leading to a house. A long wooden plank with an arrow at the right end is positioned horizontally across the driveway to indicate a height measurement. The driveway is flanked by dense green trees and shrubs. A silver SUV is parked at the end of the driveway. Handwritten text in the upper right corner reads "Height of New Home (9'2\"/>

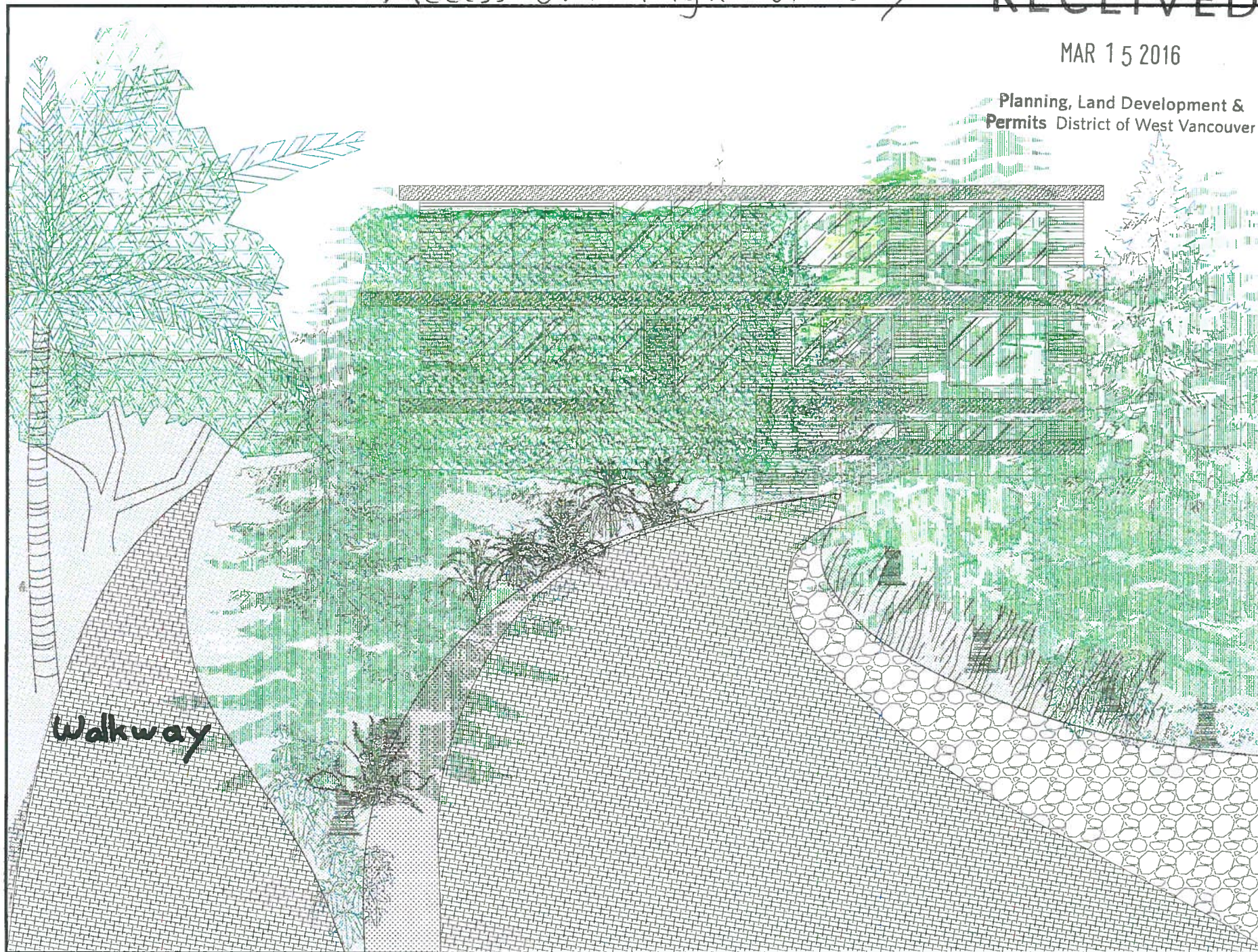
Height of New Home (9'2" <)

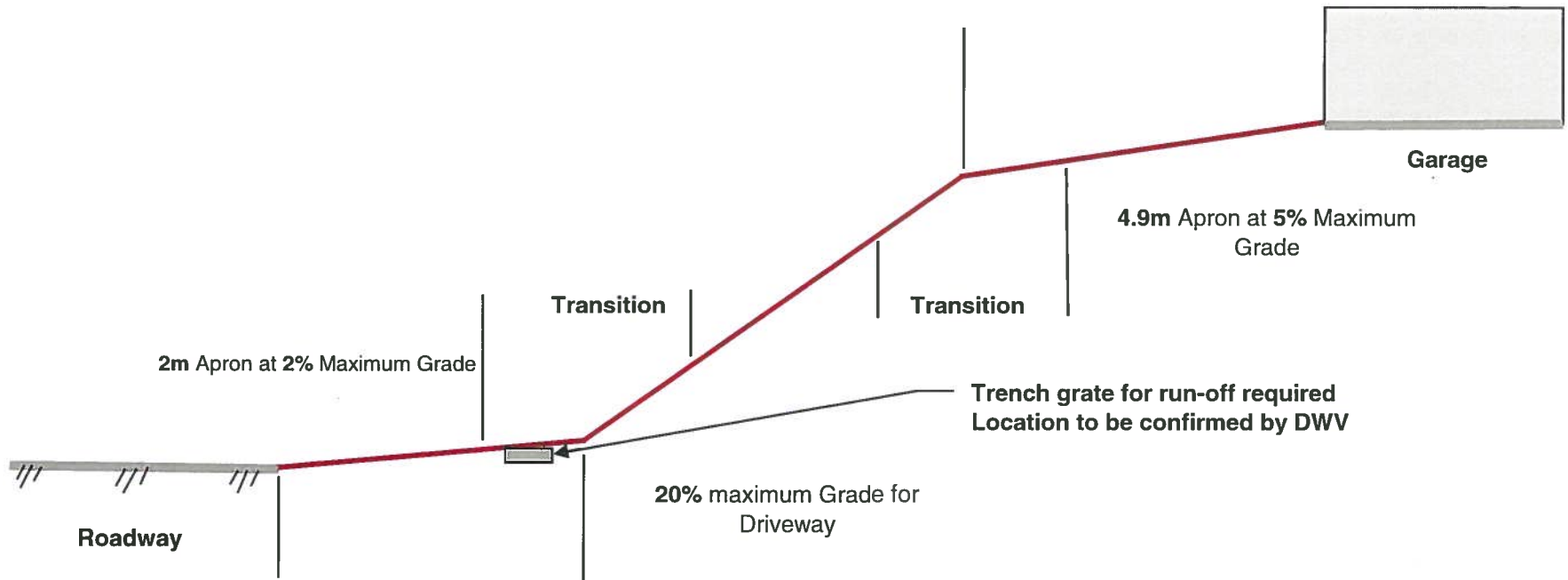
Access via Right of Way

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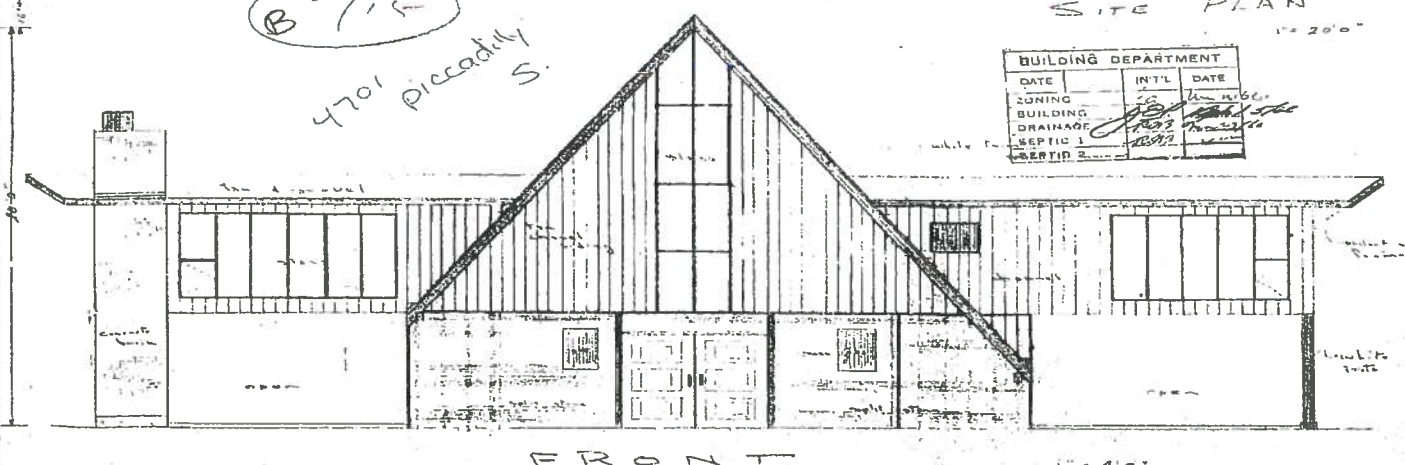
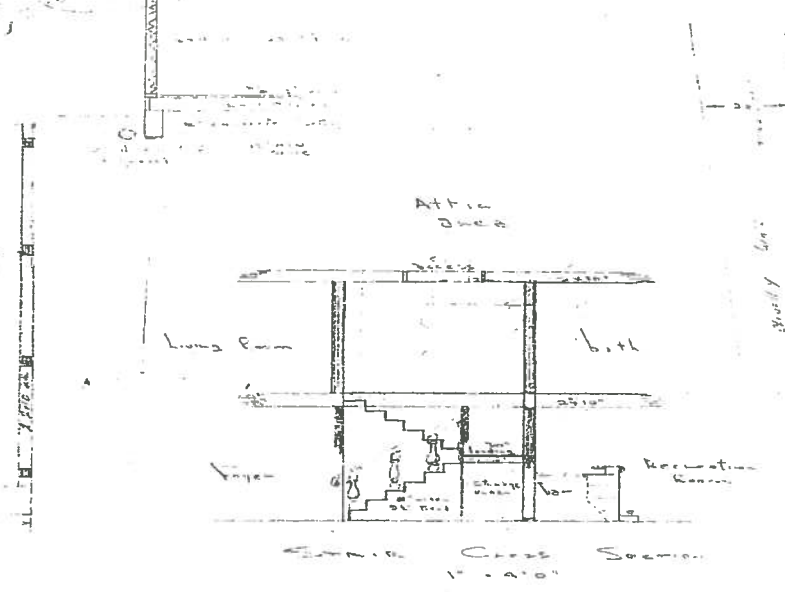
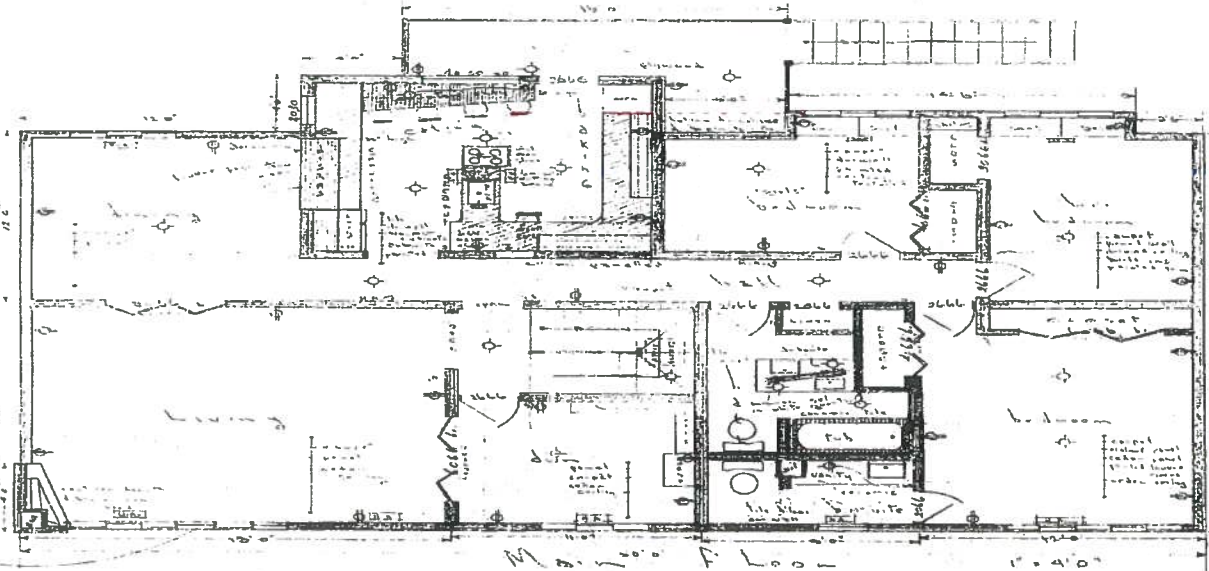
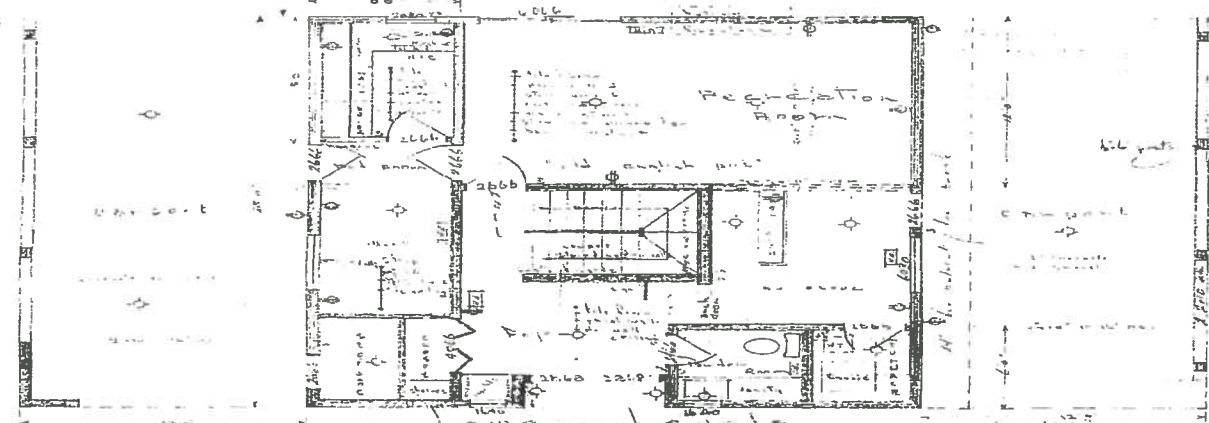
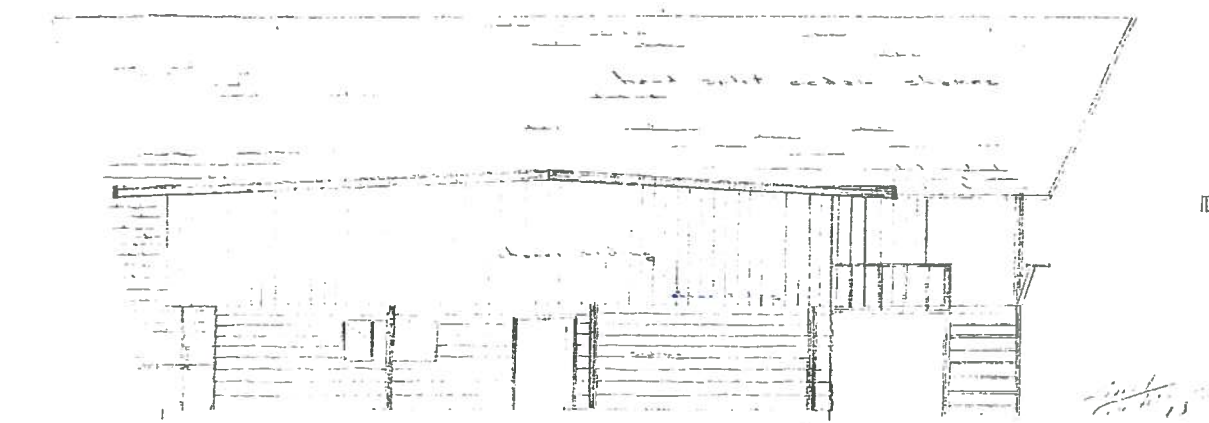
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- * This driveway will require a storm run-off interceptor trench connected to storm system
- * The maximum change in elevation within transition will depend on length required for for transition

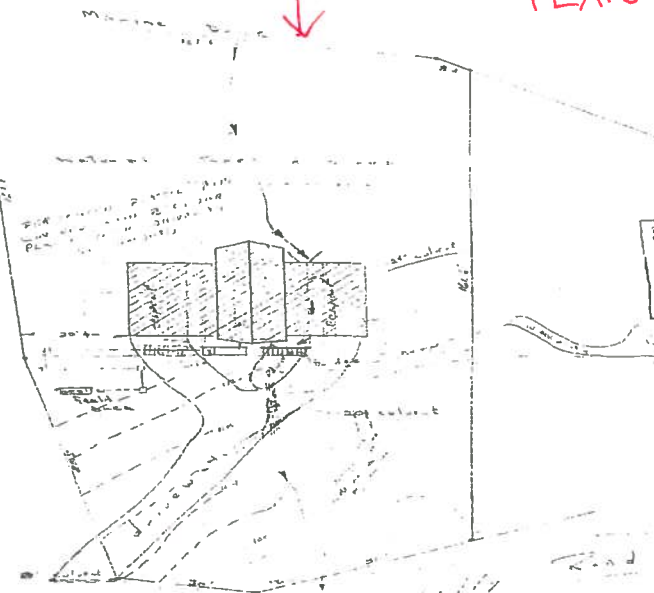
Driveway Condition for Garage above Road



PROPOSED RESIDENCE

DATE	INT'L	DATE
ZONING		
BUILDING		
DRAINAGE		
SEPTIC 1		
SEPTIC 2		

1966 SITE PLAN



SITE PLAN 1" = 20'

BUILDING DEPARTMENT

DATE	INT'L	DATE
ZONING		
BUILDING		
DRAINAGE		
SEPTIC 1		
SEPTIC 2		

B 715
4701 Piccadilly S.

FRONT 1" = 4'