



COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>Jan 19, 09</u>	Item # <u>9</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

 Director	 CAO
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DISTRICT OF WEST VANCOUVER
750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

9

REPORT TO COUNCIL

Date: January 6, 2009 File: 1010-20-08-047
From: Colette Parsons, Senior Urban Design Planner
Geri Boyle, Manager, Community Planning
Subject: **4768 and 4772 The Highway, Lower Caulfeild**

RECOMMENDED THAT:

1. The Municipal Clerk give notice that the Alteration Permit No. 08-047 for 4768 and 4772 The Highway which provides for a lot line adjustment between the two existing properties will be considered at the meeting of Council on Monday, February 16, 2009.

Purpose

To review and make recommendations on a lot line adjustment between two lots in the Lower Caulfeild Heritage Conservation Area.

1.0 Background

1.1 **Prior Resolutions** – None

1.2 **Bylaws**

The Official Community Plan (OCP) establishes the Lower Caulfeild Heritage Conservation Area in order to preserve the heritage character of Lower Caulfeild. The objectives of the designation are:

1. maintain development characteristics that are compatible with their setting in the natural environment to promote a high standard of construction,
2. promote redevelopment, retention and renovation compatible with Lower Caulfeild's landscape, buildings and structures,
3. maintain and enhance the pedestrian-oriented streetscape while providing for improved safety.

An Alteration Permit (AP) is required for any development, unless the proposal falls within one of the exemptions set out in the designation. As a lot line adjustment is a type of subdivision, an Alteration Permit is required.

2.0 Analysis

2.1 Discussion

Site Context and Features – The two sites, 4768 and 4772 The Highway, sit adjacent to one another and are owned by a single owner who resides at 4772. In comparison to 4768, 4772 is a small lot with limited yard area. Both lots have significant trees and rock walls. There is a rock outcropping between the two properties.



Project Proposal – The owner/applicant wishes to increase the site area of 4772 The Highway to increase the useable rear yard area.

Address	Existing Site Area	Proposed Site Area
4772 The Highway	12,336 square feet	16,670 square feet
4768 The Highway	29,591 square feet	24,200 square feet

The RS3 Zoning of the Lots – the proposal complies with the lot area and dimension requirements of the RS3 zone.

Consistency with the Lower Caulfeild Heritage Conservation Area – staff review of the proposal is presented below and is organized under the three objectives of the designation:

- *Maintain development characteristics that are compatible with their setting in the natural environment to promote a high standard of construction*

Planning staff met on site with the owner and land surveyor to review the lot line adjustment and are comfortable with the modest increase in site area for 4772 The Highway and the reduction in site size for 4768 The Highway. The

garden spaces of both parcels are reasonable and usable. If the owner in the future decides to sell either property or both properties, a fence line could easily be put up between the properties without disturbing the existing trees, rock outcropping or rock walls.

- *Promote redevelopment, retention and renovation compatible with Lower Caulfeild's landscape, buildings and structures*

The proposed lot line location is intended to ensure that both lots have a reasonable yard area and that the property line could be rationalized within the rock features and rock walls that exist at 4768 The Highway. The proposal achieves this.

- *Maintain and enhance the pedestrian-oriented streetscape while providing for improved safety.*

The new lot line intersects the street at the same location as the current lot line and will make no visible change from a streetscape perspective.

2.2 Consultation

The applicant provided information on the lot line adjustment to the 17 neighbours within 50 m of the site via letter and survey graphic. To date, no opposition to or concerns with the proposal has been forwarded to staff.

As this proposal is minor in nature and does not involve building construction or alteration, the application has not been forwarded to the Lower Caulfeild Advisory Committee for consideration.

As required under the Development Procedures Bylaw, the Municipal Clerk would mail notification of this application to all owners/occupiers of property within 50 metres of the subject site.

2.3 Conclusion

Subject to additional comments or concerns being raised on the proposal at the public meeting, staff recommends approval of Alteration Permit No. 08-047.

3.0 Options

Council may:

- (a) set the date for consideration of this application as recommended by staff, or
- (b) set the date for consideration of this application and request that additional information (to be specified) be provided and available to assist in consideration of the application, or
- (c) request further information and defer setting the date for consideration pending receipt of this additional information, or
- (d) reject the application with identification of areas inconsistent with the objectives and guidelines of the Lower Caulfeild Heritage Conservation Area designation.

Authors:



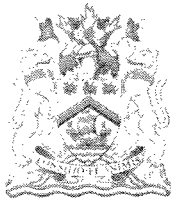
Appendices:

A – Context Map

B – Alteration Permit

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District of West Vancouver
PROPOSED
Alteration Permit No. 08-047

Current Owner: Eric John Nelson and Rhonda Maureen Nelson

This Alteration Permit applies to:

Civic Address: 4768 and 4772 The Highway

Legal Description: PID No. 007-290-853; LOT A BLOCK 2 DISTRICT LOT 811 PLAN 17253;
and
PID No. 007-290-870; LOT B BLOCK 2 DISTRICT LOT 811 PLAN 17253
(the 'Lands')

1. This Alteration Permit:
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as Lower Caulfeild Heritage Conservation Area to provide for the protection of the special heritage character of the Lower Caulfeild Area and subject to Guidelines HE6 specified in the Official Community Plan; and
 - (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.
2. The lot line shared by the two lots may be adjusted in accordance with Drawing No. S1, date stamped January 8, 2009 and attached as Schedule "A".
3. This Alteration Permit lapses if the subdivision permitted herein is not filed in the Land Title Office within 12 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing or continuing the development by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for filing the subdivision in the Land Title Office shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS ALTERATION PERMIT BY
RESOLUTION PASSED ON [Date].

MAYOR

MUNICIPAL CLERK

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

Owner: Signature _____ Owner: Print name above _____ Date _____

FOR THE PURPOSES OF SECTION 3, THIS PERMIT IS ISSUED ON _____.

Schedules:

A – Proposed Plan of Subdivision, Drawing No. S1 date stamped January 8, 2009.

DRAWING No. S-1

SKETCH SHOWING PROPOSED SUBDIVISION (BOUNDARY AMENDMENT) OF LOTS 'A' AND 'B'

BLOCK 2
DISTRICT LOT 811
GROUP ONE, NEW WESTMINSTER DISTRICT

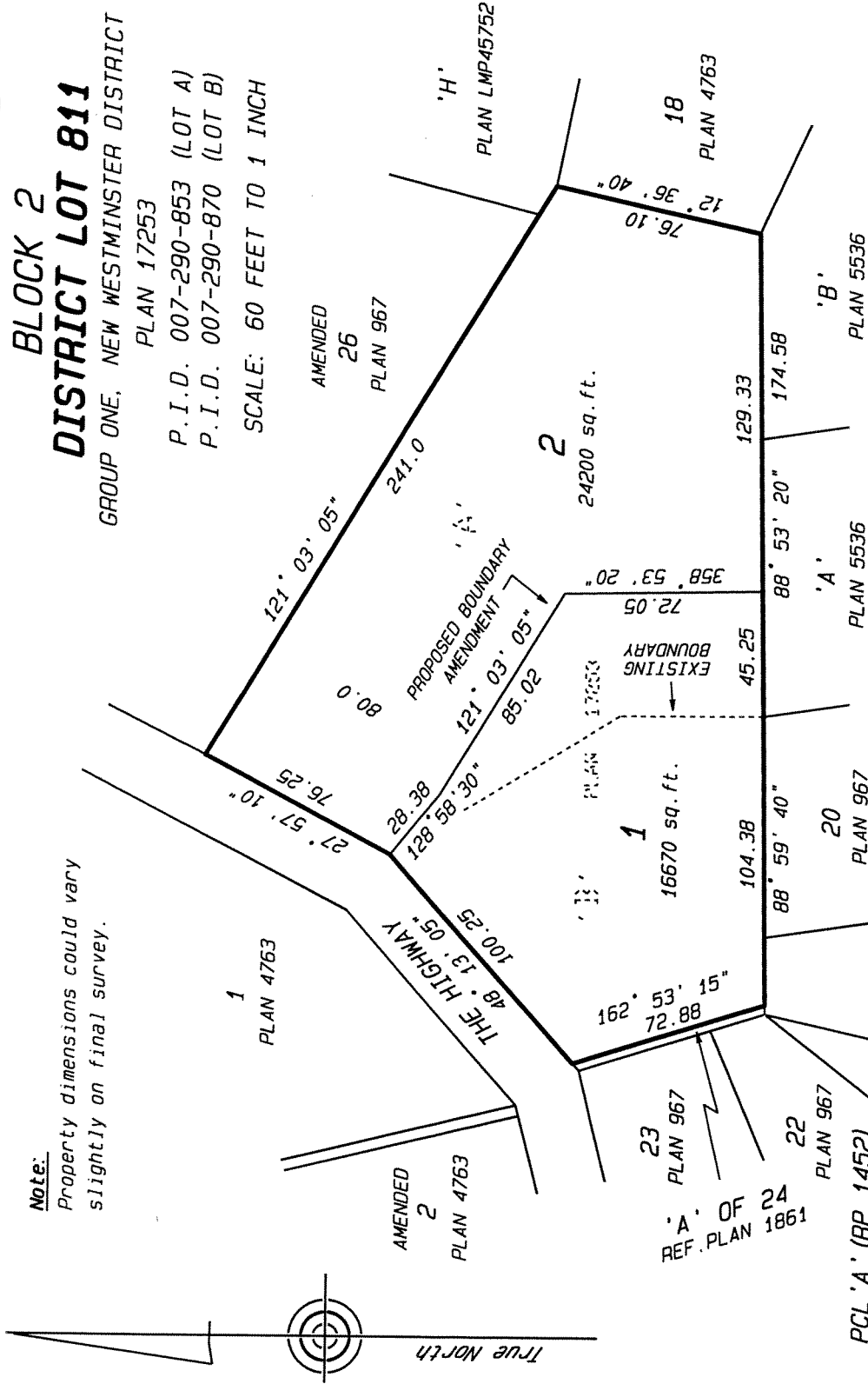
PLAN 17253

P.I.D. 007-290-853 (LOT A)

P.I.D. 007-290-870 (LOT B)

SCALE: 60 FEET TO 1 INCH

Note:
Property dimensions could vary slightly on final survey.



RECEIVED

JAN - 8 2009

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING & PERMITTING DEPARTMENT
JOB: 08155 COMP: 08200X2

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RICHARD J. MARTIN,

British Columbia Land Surveyor,
26 - 1500 Marine Drive,
North Vancouver, B.C.
V7P 1T7 604-987-7772

Certified Correct according to Plan 17253:

R. Martin

B.C.L.S.

this 2ND day of DECEMBER, 2008.