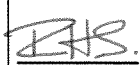
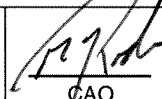


COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input type="checkbox"/> Reg. Council	Date: _____	Item # _____
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

 Director	 CAO
--	---

18.3

✓ Special Council July 26, 2010 21

## DISTRICT OF WEST VANCOUVER

750 – 17<sup>TH</sup> STREET, WEST VANCOUVER, BC V7V 3T3

# COUNCIL REPORT

Attachments for item 18.3  
provided under separate cover

Date: July 14, 2010 File: 1010-20-09-044  
From: James Allan, Community Planner  
Subject: Development Variance Permit Application No. 09-044 (6275 Taylor Drive)

### RECOMMENDED THAT:

1. The Municipal Clerk give notice that Development Variance Permit No. 09-044 for 6275 Taylor Drive, to vary the Zoning Bylaw to allow construction of a new detached garage with basement, new driveway and stairs, will be considered on Monday, September 13<sup>th</sup>, 2010.

### Purpose

The purpose of this report is to provide information to Council on Development Variance Permit No. 09-044 for 6275 Taylor Drive which would vary the required Front Yard, Maximum Accessory Building Height, Maximum Height of Retaining Walls, Retaining Wall Grade Line, Maximum Area of Hard Surface in Front Yard and Maximum Height of an Accessory Structure, to allow for construction of a new detached garage with basement, new driveway and stairs.

The proposed Development Variance Permit will be considered by Council on Monday, September 13<sup>th</sup>, 2010.

### 1.0 Background

#### 1.1 Bylaw

The Zoning Bylaw establishes rules regarding the form and location of development on individual lots, including building siting.

### 2.0 Balanced Scorecard

- 2.1 Corporate Objective – 1.3 Land Use and Infrastructure: Encourage diversity in housing, land use and innovative infrastructure within our distinct neighbourhoods to meet changing needs.
- 2.2 Strategic Initiative and 2010 Milestone – The review and processing of development applications is a significant component of the District's day-to-day operations, and is not reflected in the Balanced Scorecard as either a Strategic Initiative or annual milestone.

### 3.0 **Analysis**

#### 3.1 Description of Site

The subject site is zoned RS3 and contains an existing two storey house. A detached single car parking platform was located adjacent to the street until it was demolished in January 2010. The property is 9899 sq. ft in size and slopes steeply, dropping approximately 33 ft. from Taylor Drive to the house, before dropping down again to the ocean. An existing retaining wall varying between approximately 3 to 8 ft.<sup>1</sup>, runs along the front property line and a District right-of-way is located down the right (north-east) property line.

#### 3.2 Background

The existing house and previously existing parking platform was built in 1979 with Board of Variance approval. The existing house is currently being renovated.

In 2002, Council approved variances to construct a two car garage and elevator located adjacent to the front property line in the eastern corner of the property. After the Development Variance Permit expired, the Board of Variance approved the same proposal in 2005. The Board of Variance approval also lapsed and the proposal was never built.

#### 3.3 The Proposal

Taylor Drive ends adjacent to the subject property and at this point is quite narrow and steep (approximately 12% slope). Very little area is available for vehicles to turn around as there is no turning head available. To enable off-street parking for the house and a turn around area for vehicles, the owners are proposing to:

- build a detached two car garage with basement;
- construct a driveway from Taylor Drive to the garage with a cantilevered turn around area; and
- build stairs from the garage and driveway and from Taylor Drive to link down to the existing house.

In order to develop the property as proposed, the following variances are required:

	<b>Bylaw</b>	<b>Existing<sup>2</sup></b>	<b>Proposed</b>	<b>Variance</b>
<b>Proposed Garage with Basement</b>				
Front Yard to Garage	30 ft.	1.5 ft. <sup>3</sup>	3.1 ft	26.9 ft.
Front Yard to Garage Basement	30 ft.	n/a	11.6 ft.	18.4 ft.
Maximum Accessory Building Height	12 ft.	Not known	20.1 ft.	8.1 ft.
Maximum Hard Surface Area in Front Yard	50%	Complies	68%	18%

<sup>1</sup> As measured off the legal survey.

<sup>2</sup> prior to January 2010 when the parking platform was demolished.

<sup>3</sup> Approximate Front Yard as measured off the legal survey.

	Bylaw	Existing	Proposed	Variance
<b>Proposed Driveway Retaining Walls</b>				
Maximum Retaining Wall Height	8 ft.	n/a	20.2 ft.	12.2 ft.
Retaining Wall Grade Line <sup>4</sup> (north)	See footnote 4 below	n/a	Exceeds gradeline by 7.8 ft	7.8 ft.
<b>Proposed Stairs and Cantilevered portion of Driveway<sup>5</sup></b>				
Front Yard to Stairs from driveway	30 ft.	n/a	23.5 ft.	6.5 ft.
Front Yard to Stairs from Taylor Drive	30 ft.	n/a	0.5 ft.	29.5 ft.
Maximum Height of Stairs from Taylor Drive	12 ft.	n/a	21.5 ft.	11.5 ft.

### 3.4 Implications

#### *Proposed Garage and Driveway*

Due to the steep slope of the site, an off-street vehicle parking location that conforms to the Zoning Bylaw, does not exist on the property. The proposed driveway accesses the street from the lowest point of the front property line, turns left and runs parallel to the street into the proposed garage. The slope of the driveway continues the slope of Taylor Drive (approximately 12%) before flattening out in front of the garage door. The properties at 6271 and 6277 Taylor Drive have driveways leading to complying garages with slopes that exceed the proposed driveway<sup>6</sup>. To construct the proposed driveway, retaining walls up to 20.2 ft. in height are required.

The proposal includes a storage basement that makes use of the area underneath the garage. It is located under one half of the garage, stepped back from the street and thus has a greater Front Yard.

To enable vehicles to turn around within the site, rather than backing vehicles out onto Taylor Drive, the proposed driveway includes an area that is cantilevered approximately 8 ft. out from the retaining wall. Cantilevering the turnaround area also reduces the height of retaining walls required.

The applicant located the driveway entry as far right on the front property line as possible (avoiding the right-of-way located there), to take advantage of the lower elevation and minimize the slope of the driveway. In doing so, the retaining wall along the right property line exceeds the Retaining Wall Grade Line.

The existing retaining wall along the front property line is to be replaced with a shotcrete wall finished to look like natural rock. The final design is to be approved as a condition of the proposed Development Variance Permit.

<sup>4</sup> Retaining walls cannot exceed a line projected 4 ft. up from the natural grade along the property line and inward over the site at 45 degrees.

<sup>5</sup> The proposed stairs and cantilevered portion of the driveway require variances as they are more than 4 ft. above natural grade (and thus considered a structure) and are located within the Front Yard.

<sup>6</sup> As measured off the legal survey.

### *Proposed Stairs from Driveway and Taylor Drive*

In order to connect the garage and driveway to the existing house, stairs are proposed that run parallel to the retaining wall within the Front Yard. Another set of stairs are located on the left side of the proposed garage and basement, located within the Front Yard, connecting Taylor Drive with the house.

The proposed stairs from Taylor Drive are to be 21.5 ft. in height measured from the top of the guard rail to the slope below. The stairs will be located below the level of the street as they follow the slope down to the house.

Staff have no concern with the proposal for the following reasons:

- The driveway provides off-street visitor parking, keeping Taylor Drive clear and also allows vehicles leaving the site to enter the street in a forward direction;
- The majority of the proposed garage is located below the road and as such will have minimal visual presence to Taylor Drive. The roof peak of the garage is approximately 4.5 ft above the existing grade of the street adjacent to the proposed location of the garage;
- Properties across the road are at least 30 ft. higher than Taylor Drive<sup>7</sup> and thus the garage will not impact views from these or any other properties;
- The proposal includes planters and a landscape plan incorporating a number of taller tree species, landscape boulders and hedging in order to mitigate the visual appearance of the retaining walls. A final landscape plan for the property and adjacent boulevard is required by the proposed Development Variance Permit;
- A variety of materials are proposed to be used in the development including concrete, aluminium and wood. The stairs, planters and cantilevered portion of the driveway also provide variation to this elevation. These features help break up the southern elevation of the development.

### 3.5 Sustainability

The applicant has provided a letter (see Appendix B) describing the green elements of the project for the new garage. These initiatives are appropriate for the proposed development.

### 3.6 Conclusion

Subject to additional comments or concerns being raised on the project at the public meeting, staff recommends approval of Development Variance Permit 09-044.

### 3.7 Consultation

Consistent with the Development Procedures Bylaw, notification of the application is to be mailed to all owners/occupiers of property within 50 metres of the subject site.

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<sup>7</sup> As measured off the District's Geographic Information System

## 4.0 Options

4.1 At the time of consideration of this report, Council may:

- (a) set the date for consideration of this application (recommended); 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) defer further consideration pending receipt of additional information; or
- (d) reject the application.

4.2 When the application is considered by Council, Council may:

- (a) approve issuance of the attached Development Variance Permit No. 09-044; or
- (b) approve issuance of a modified Development Variance Permit No. 09-044; or
- (c) request more information; or
- (d) reject the application.

Author:



---

Concurrence:

---

Manager, Community Planning

Appendices:

A: Context Plan

B: Proposed Development Variance Permit, including plans and statement of sustainability

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**District of West Vancouver**  
**PROPOSED**  
**Development Variance Permit No. 09-044**

Current Owner: Gillian and Dick Wittington

This Development Variance Permit applies to:

Civic Address: 6275 Taylor Drive

Legal Description: PID No. 007-531-737  
Lot B Block 1 of Block C District Lot 771 Plan 16174  
(the "Lands")

---

This Development Variance Permit No. 09-044 is issued to the Registered Owners to vary and supplement the District's Zoning Bylaw No. 2200, 1968 as follows and on the conditions set out below:

1. Zoning Bylaw No. 2200, 1968 is varied, to allow the property to be developed in accordance with the drawings and plans submitted by B. Gordon Hlynsky Architecture Inc. and date stamped June 10, 2010 and attached as Schedule "B", as follows:
  - a) Section 32-406 (Front Yard) to allow a minimum Front Yard of
    - i. 3.1 ft. to the garage;
    - ii. 11.6 ft. to the garage basement;
    - iii. 23.5 ft. to the stairs from the driveway; and
    - iv. 0.5 ft. to the stairs off Taylor Drive.
  - b) Section 31-102.11 (Accessory Buildings and Structures) to allow the accessory building to be 20.1 ft. in height;
  - c) Section 31-102.10 (Accessory Buildings and Structures) to allow the stairs accessing off Taylor Drive to be 21.5 ft. in height
  - d) Section 31-114 (Parking in Yards Fronting Streets) to allow paved surfaces within the Front Yard to be 68%;
  - e) Section 21-125.2 and 21-125.3 (Finished Grade and Retaining Walls) to allow retaining walls for the driveway to be 20.2 ft. in height and to exceed the side property line retaining wall grade line by 7.8 ft.;
2. Prior to Building Permit issuance, a landscape plan for the entire subject property and adjacent boulevard within Taylor Drive, including the aesthetic design of the shotcrete retaining wall along Taylor Drive, shall be submitted and approved by the Manager of Community Planning.
3. Sustainability measures and commitments shall take place in accordance with the attached Schedule "A".

4. This Development Variance Permit lapses if construction of the work permitted herein has not commenced, under an issued Building Permit, within 24 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing the construction of the work specified herein 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 the commencement of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that 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 PERMIT BY RESOLUTION PASSED ON

\_\_\_\_\_  
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 4, THIS PERMIT IS ISSUED ON**

Schedules:

A – Statement of Sustainability date stamped July 14, 2010

B - Building Plans prepared by McIntyre Cresswell Design Group Inc. and date stamped July 14, 2010

**RECEIVED**

July 13, 2010

JUL 14 2010

James Allan  
Community Planner  
District of West Vancouver

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PLANNING DEPARTMENT  
& PERMITS DIVISION

Attention: James

This is a statement of sustainability outlining the green aspects of this project.

There is currently a renovation of the existing house which includes green elements such as new insulation and vapour barrier, new windows all of which will be up to today's standards. As well the old gas furnace has been replaced with new electric heat. The design of the garage will incl. installation of dedicated conduit or cable raceway from the electrical panel to the garage that will allow for future installation of an electrical circuit suitable for electric vehicle recharging.

If you have any further questions or comments please feel free to contact me.  
604.219.4713

Sincerely

  
Jason King  
Cornerstone

RECEIVED

JUL 14 2010

THE CORPORATION OF THE MAYOR & COUNCIL OF WEST VANCOUVER  
PLANNING & PERMITS DEPARTMENT

# 6275 TAYLOR DRIVE WEST VANCOUVER, B.C.

PROPOSED INTERIOR/EXTERIOR RENOVATIONS  
PROPOSED NEW GARAGE WITH DRIVEWAY  
PROPOSED LANDSCAPING



## LOCATION PLAN

CIVIC ADDRESS:  
6275 TAYLOR DRIVE,  
WEST VANCOUVER B.C.  
LEGAL ADDRESS:  
LOT 'B', BLOCK 1 OF BLOCK 'C',  
DISTRICT LOT 771, PLAN 1674

## DRAWING LIST :

- A 0.0 DVP/DP
- A 1.0 DVP/DP
- A 1.1 DVP
- A 1.2 DVP
- A 1.3 DVP
- A 2.0 DVP
- A 2.1 DVP
- A 2.2 DVP
- A 2.3 DVP
- A 3.0 DVP
- A 3.1 DVP
- A 3.2 DVP
- A 4.0 DVP
- A 4.1 BP
- A 4.2 BP
- A 4.3 BP
- A 4.4 BP
- A 4.5 BP
- A 4.6 BP
- A 4.7 TO CORN
- A 4.8 TO CORN
- A 4.9 TO CORN
- A 5.0 TO CORN
- A 5.1 TO CORN

## CONSULTANTS :

DESIGNER :  
MCINTYRE CRESSWELL DESIGN GROUP INC.  
SANDRA MCINTYRE  
PH : 604.921.1944  
EM : info@mcintyrecresswell.com

CONTRACTOR :  
COMPREHENSIVE LANDSCAPE + CONSTRUCTION GROUP LTD.  
PH : 604.219.4713  
EM : jason@comerallandscape.ca

STRUCTURAL ENGINEERING  
ROCKINGSHAW  
PH : 604.921.1944  
EM : rockingham@slu.net

GEOTECHNICAL ENGINEERING  
KARIM KARIMZADEGAN  
PH : 604.990.0646  
EM : karim@karimeng.ca

## PROJECT PROFILE : NOTE : ALL CONSTRUCTION TO COMPLY WITH B.C.B.C. 2006 AND ALL OTHER APPLICABLE BY-LAWS

ZONING :	RES-B	PROPOSE :	PROPOSE :	PROPOSE :
SITE AREA :	9941.67 SQ. FT. 70' X 141.20'	RESIDENCE :	RESIDENCE :	RESIDENCE :
EXISTING STOREYS :	2 STOREYS + BASEMENT	ALLOW :	ALLOW :	ALLOW :
PROPOSED STOREYS :	2 STOREYS + BASEMENT	SETBACKS - RESIDENCE :	SETBACKS - RESIDENCE :	SETBACKS - RESIDENCE :
DESCRIPTION :	RESIDENCE :	FRONT YARD :	FRONT YARD :	FRONT YARD :
SETBACKS - RESIDENCE :	30'-0"	REAR YARD :	REAR YARD :	REAR YARD :
FRONT YARD :	30'-0"	SIDE YARD :	SIDE YARD :	SIDE YARD :
REAR YARD :	N/A	OPENED SIDE YARD :	OPENED SIDE YARD :	OPENED SIDE YARD :
SIDE YARD :	N/A MIN.	MAX. HEIGHT :	MAX. HEIGHT :	MAX. HEIGHT :
OPENED SIDE YARD :	8'-0"	20'-0"	20'-0"	20'-0"
MAX. HEIGHT :	20'-0"	MAX. SITE COVERAGE :	MAX. SITE COVERAGE :	MAX. SITE COVERAGE :
MAX. SITE COVERAGE :	30 % LOT AREA	2441.87 SF	2422.26 SF TOTAL	2422.26 SF TOTAL
MAX. FRONT TO COVERAGE :	50 % FRONT YARD	1202.04 SF	1626.0 SF TOTAL	1626.0 SF TOTAL
FLOOR AREAS :	787.46 SF	LOWER FLOOR :	EXISTING	EXISTING
UPPER FLOOR :	1114.00 SF	UPPER FLOOR :	EXISTING	EXISTING
GARAGE :	993.81 SF	ACCESSORY SHED :	EXISTING	EXISTING
TOTALS :	3141.78 SF	FLOOR SPACE RATIO :	EXISTING	EXISTING
FLOOR SPACE RATIO :	36 % LOT AREA	ROCK BLASTING AMOUNTS :	APPROX. 10-m3	APPROX. 10-m3
ROCK BLASTING AMOUNTS :	344.165 SF	VARIANCE #1 :	RE-B 30-30% FRONT YARD SETBACK MIN. 30'-0" FOR ALL BUILDINGS	RE-B 30-30% FRONT YARD SETBACK MIN. 30'-0" FOR ALL BUILDINGS
VARIANCE #1 :	24'-11" VARIANCE REQUIRED	VARIANCE #2 :	FILE 2244 RETAINING WALL GUIDELINES, RETAINING WALL MAX. HEIGHT 8'-0" WITH ASSOCIATED PLANTERS	FILE 2244 RETAINING WALL GUIDELINES, RETAINING WALL MAX. HEIGHT 8'-0" WITH ASSOCIATED PLANTERS
VARIANCE #2 :	19'-7 1/2" - 20'-2 1/2" VARIANCE REQUIRED	VARIANCE #3 :	FILE 2244 ACCESSORY BUILDING HEIGHT FROM AVERAGE GRADE TO PEAK OF ROOF	FILE 2244 ACCESSORY BUILDING HEIGHT FROM AVERAGE GRADE TO PEAK OF ROOF
VARIANCE #3 :	20'-1" VARIANCE REQUIRED	VARIANCE #4 :	FILE 2244 FLOOR AREA / SITE COVERAGE GUIDELINES, MAX. 50% OF HARD SURFACE IN FRONT YARD AREA (1022.04 SF)	FILE 2244 FLOOR AREA / SITE COVERAGE GUIDELINES, MAX. 50% OF HARD SURFACE IN FRONT YARD AREA (1022.04 SF)
VARIANCE #4 :	17'-60" VARIANCE REQUIRED	VARIANCE #5 :	MAX. STAR HEIGHT WITHIN A SETBACK (4'-0")	MAX. STAR HEIGHT WITHIN A SETBACK (4'-0")
VARIANCE #5 :	17'-4" VARIANCE REQUIRED	VARIANCE #6 :	RETAINING WALL GRADE LINE - REFER TO DWG A2.3 FOR MAXIMUM ENVELOPE	RETAINING WALL GRADE LINE - REFER TO DWG A2.3 FOR MAXIMUM ENVELOPE
VARIANCE #6 :	7'-10" VARIANCE REQUIRED			

## VARIANCE SUMMARY :

VARIANCE :	EXISTING :	PROPOSED :	VARIANCE :
VARIANCE #1 : # GARAGE	N/A	8'-1"	26'-11"
VARIANCE #2 : # LOWER STORAGE	N/A	11'-7"	18'-5"
VARIANCE #3 : # STAIR FROM STREET	N/A	0'-6"	20'-6"
VARIANCE #4 : # STAIR FROM GARAGE TO HOUSE	N/A	29'-4"	6'-4"
VARIANCE #5 : # MAXIMUM RETAINING WALL HEIGHT OF DRIVEWAY	N/A	20'-2 1/2"	12'-2 1/2"
VARIANCE #6 : # 5 M. EDGE OF GARAGE	N/A	15'-6 1/2"	7'-6 1/2"
VARIANCE #7 : # MAXIMUM HEIGHT ACCESSORY BUILDING	N/A	20'-1"	8'-1"
VARIANCE #8 : # HARD SURFACE FRONT YARD	CONFORM	67.60 SF	17.60 SF
VARIANCE #9 : # STAIR HT WITHIN SETBACK	N/A	1426.00 SF	422.91 SF
VARIANCE #10 : # MAXIMUM RETAINING WALL GRADE LINE	N/A	21'-4"	17'-4"
		7'-10" OVER GARAGELINE	7'-10"

**TITLE PAGE ZONING INFORMATION**

MCINTYRE CRESSWELL DESIGN GROUP INC.  
1100 WEST VANCOUVER AVENUE, SUITE 200  
VANCOUVER, BC V6E 2V6  
TEL: 604.921.1944  
WWW.MCINTYRECRESSWELL.COM

**A1.0**

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Attachments for item 19.3 provided under separate cover

# 6275 TAYLOR DRIVE WEST VANCOUVER, B.C.

PROPOSED INTERIOR/EXTERIOR RENOVATIONS  
PROPOSED NEW GARAGE WITH DRIVEWAY  
PROPOSED LANDSCAPING



## LOCATION PLAN

**CIVIC ADDRESS:**

6275 TAYLOR DRIVE,  
WEST VANCOUVER B.C.

**LEGAL ADDRESS:**

LOT 'B', BLOCK 1 OF BLOCK 'C',  
DISTRICT LOT 771, PLAN 16174

## DRAWING LIST :

A 0.0	DVP/BP	TITLE PAGE
A 1.1	DVP/BP	SITE PLAN - SURVEY
A 1.2	DVP	SITE PLAN
A 1.3	DVP	LANDSCAPE PLAN
A 2.1	DVP	SITE SECTIONS / GARAGE SECTION, ELEVATION
A 2.2	DVP	SITE SECTIONS / GARAGE ELEVATION
A 2.3	DVP	SITE SECTION / GARAGE ELEVATION
A 3.1	DVP	PLANS - PROPOSED GARAGE
A 3.2	DVP	GARAGE DETAILS - TO FOLLOW
A 4.1	BP	PLANS LOWER FLOOR - EXISTING RESIDENCE
A 4.2	BP	PLANS MAIN FLOOR - EXISTING RESIDENCE
A 4.3	BP	PLANS UPPER FLOOR - EXISTING RESIDENCE
A 4.4	BP	ELEVATIONS - EXISTING RESIDENCE
A 4.5	BP	ELEVATIONS - EXISTING RESIDENCE
A 4.6	TO COME	INTERIOR ELEVATIONS
A 4.7	TO COME	INTERIOR DETAILS
A 5.1	TO COME	DETAILS

## VARIANCE SUMMARY :

VARIANCE:	BYLAW:	EXISTING:	PROPOSED:	VARIANCE:
<b>VARIANCE #1 :</b> FRONT YD SETBACK @ GARAGE	30'-0"	N/A	3'-1"	26'-11"
FRONT YD SETBACK @ LOWER STORAGE	30'-0"	N/A	11'-7"	18'-5"
FRONT YD SETBACK @ STAIR FROM STREET	30'-0"	N/A	0'-6"	29'-6"
FRONT YD SETBACK @ STAIR FROM GARAGE TO HOUSE	30'-0"	N/A	23'-6"	6'-6"
<b>VARIANCE #2 :</b> MAXIMUM RETAINING WALL HEIGHT @ N.W. EDGE OF DRIVEW. @ S.W. EDGE OF GARAGE	8'-0"	N/A	20'-2 1/2"	12'-2 1/2"
<b>VARIANCE #3 :</b> ACCESSORY BUILDING MAXIMUM HEIGHT	12'-0"	N/A	20'-1"	8'-1"
<b>VARIANCE #4 :</b> MAXIMUM FRONT YARD HARD SURFACE	50.00 % 1202.09 SF	CONFORM	67.60 % 1625.00 SF	17.60 % 422.91 SF
<b>VARIANCE #5 :</b> MAXIMUM 4'-0" STAIR HT WITHIN SETBACK	4'-0"	N/A	21'-6"	17'-6"
<b>VARIANCE #6 :</b> MAXIMUM RETAINING WALL GRADE LINE	ENVELOPE SEE A2.3	N/A	7'-10" OVER GRADELINE	7'-10"

## CONSULTANTS :

DESIGNER :  
MCINTYRE CRESSWELL DESIGN GROUP INC.  
SANDRA MCINTYRE  
PH : 604.630.6904  
EM : info@mcintyrecresswell.com

CONTRACTOR :  
CORNERSTONE LANDSCAPE + CONSTRUCTION GROUP LTD.  
JASON KING  
PH : 604.219.4713  
EM : jason@cornerstonelandscape.ca

STRUCTURAL :  
ROCKINGHAM ENGINEERING  
DEREK SMITH  
PH : 604.921.1394  
EM : rockingham@telus.net

GEOTECHNICAL :  
HORIZON ENGINEERING  
KARIM KARIMZADEGAN  
PH : 604.990.0546  
EM : karim@horizoneng.ca

## PROJECT PROFILE :

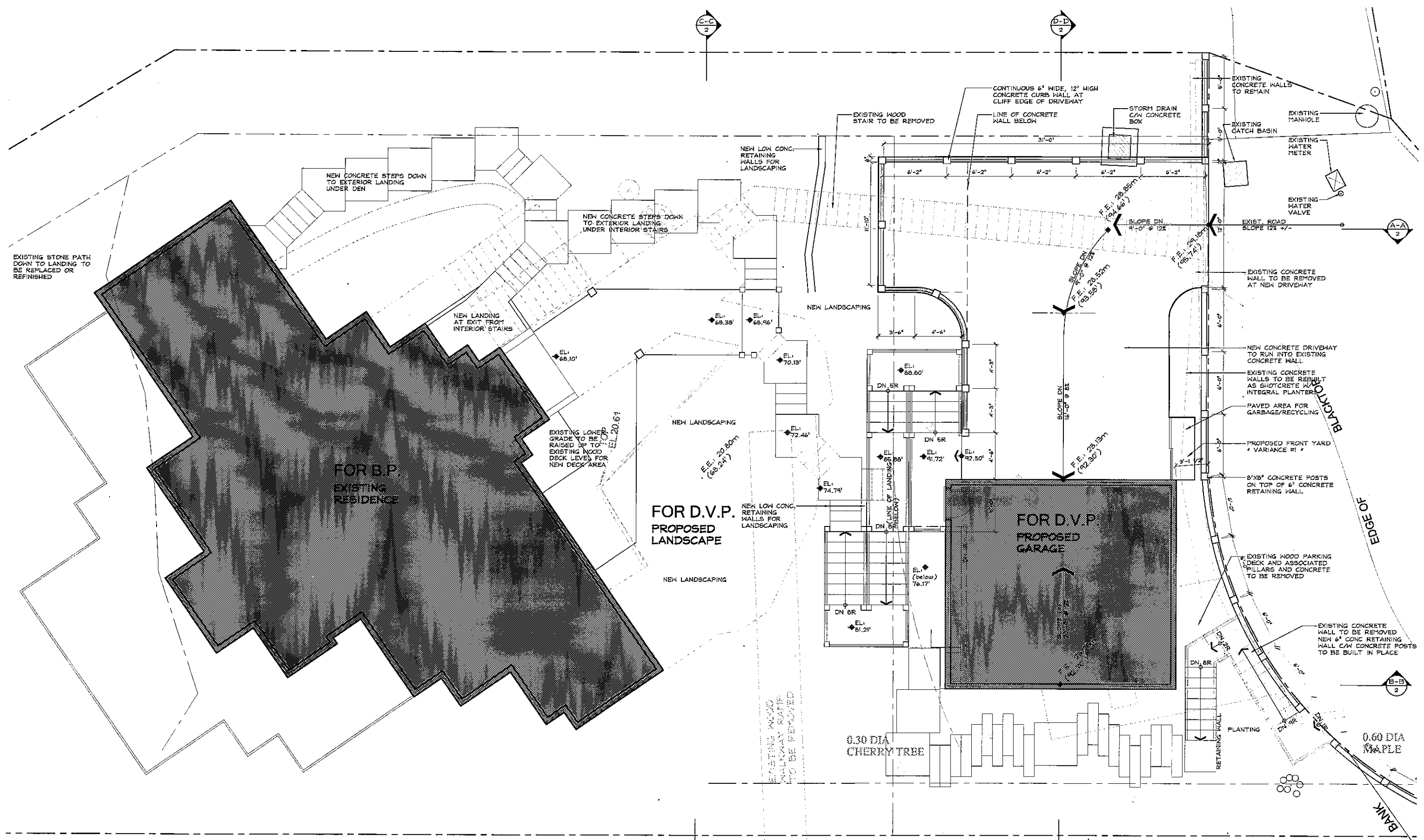
\*NOTE : ALL CONSTRUCTION TO COMPLY WITH B.C.B.C. 2006 AND ALL OTHER APPLICABLE BY-LAWS

ZONING :	RS-3			
SITE AREA :	9899.57 SQ. FT.			
SITE DIMENSIONS :	75' X 159.20'			
EXISTING STOREYS :	2 STOREYS + BASEMENT			
PROPOSED STOREYS :	2 STOREYS + BASEMENT			
DESCRIPTION :	RESIDENCE :	PROPOSE :	ACCESSORY :	PROPOSE :
	ALLOW :		ALLOW :	
SETBACKS - RESIDENCE :				
FRONT YARD :	30'-0"	EXISTING	30'-0"	3'-1" (VARIANCE #1)
WATERFRONT YARD :	30'-0"	EXISTING	30'-0"	N/A
REAR YARD :	N/A			
SIDE YARD :	5'-0" MIN.	EXISTING	5'-0" MIN.	5'-0"
COMBINED SIDE YARD :	16'-0"	EXISTING	16'-0"	24'-0"
MAX. HEIGHT :	25'-0"	EXISTING	12'-0" (MID)	19'-7" (VARIANCE #3)
MAX. SITE COVERAGE :	.30 X LOT AREA 2969.87 SF		2422.25 SF TOTAL	
MAX. FRONT YD COVERAGE :	.50 X FRONT YARD 1202.09 SF		1625.0 SF TOTAL (VARIANCE #4)	
FLOOR AREAS :				
LOWER FLOOR :	787.46 SF	EXISTING		
MAIN FLOOR :	1381.01 SF	EXISTING		
UPPER FLOOR :	993.31 SF	EXISTING		
GARAGE :			440 SF	440 SF
ACCESSORY SHED :			240 SF	220 SF
TOTALS :	3161.78 SF	EXISTING	680 SF	660 SF
FLOOR SPACE RATIO :	.35 X LOT AREA 3464.85 SF		440 SF GARAGE 220 SF ACCESSORY	440 SF 220 SF
ROCK BLASTING AMOUNTS :	APPROX. 10m3			
VARIANCE #1 :	RS-3 32-306, FRONT YARD SETBACK MIN. 30'-0" FOR ALL BUILDINGS 3'-1" PROPOSED FRONT YARD SETBACK FOR GARAGE AND 11'-7" FOR ASSOCIATED ACCESSORY SHED 26'-11" VARIANCE REQUIRED * SEE ADJACENT TABLE FOR STAIR VARIANCES IN FRONT YARD			
VARIANCE #2 :	FILE 22661 RETAINING WALL GUIDELINES, RETAINING WALL MAX. HEIGHT 8'-0" WITH ASSOCIATED PLANTERS 13'-7 1/2" - 20'-2 1/2" PROPOSED RETAINING WALLS PROPOSED AT DRIVEWAY AND GARAGE WITH ASSOCIATED PLANTERS 5'-7 1/2" - 12'-2 1/2" VARIANCE REQUIRED			
VARIANCE #3 :	FILE 22657 ACCESSORY GUIDELINES, ACCESSORY BUILDING MAX. HEIGHT 12'-0" 20'-1" PROPOSED ACCESSORY BUILDING HEIGHT FROM AVERAGE GRADE TO MEAN OF ROOF 8'-1" VARIANCE REQUIRED			
VARIANCE #4 :	FILE 22648 FLOOR AREA / SITE COVERAGE GUIDELINES, MAX. 50% OF HARD SURFACE IN FRONT YARD AREA (1202.09 SF) 1625.0 SF PROPOSED HARD SURFACE DRIVEWAY, GARAGE AND ASSOCIATED STAIRS IN FRONT YARD AREA 422.91 SF VARIANCE REQUIRED			
VARIANCE #5 :	MAX. STAIR HEIGHT WITHIN A SETBACK (4'-0" 21'-6" PROVIDED (INCLUDING ASSOCIATED GUARD RAIL) 17'-6" VARIANCE REQUIRED			
VARIANCE #6 :	RETAINING WALL GRADE LINE - REFER TO DWG A2.3 FOR MAXIMUM ENVELOPE 7'-10" VARIANCE REQUIRED			

DEVELOPMENT VARIANCE PERMIT

SUBMISSION: 17 NOV 2010 10:43 AM DEVELOPMENT VARIANCE PERMIT SUBMISSION GARAGE		DRAWING TITLE: <b>TITLE PAGE, ZONING INFORMATION</b>	
SUBMISSION: 11 NOV 2010 11:15 AM FINAL PERMIT SUBMISSION (ENVELOPE INFORMATION)		CLIENT: WHITTINGTON	PROJECT: 6275 TAYLOR DRIVE, WEST VANCOUVER, B.C.
SUBMISSION: 22 APR 2010 10:43 AM DEVELOPMENT VARIANCE PERMIT SUBMISSION		DATE: 25 JAN 10	SCALE: AS NOTED
SUBMISSION: 11 SEP 2010 10:43 AM DEVELOPMENT VARIANCE PERMIT SUBMISSION		MCINTYRE CRESSWELL DESIGN GROUP INC 107 824 WEAVER ST. VANCOUVER, B.C. V6C 3B4 604.630.6904 info@mcintyrecresswell.com	SHEET # <b>A1.0</b>

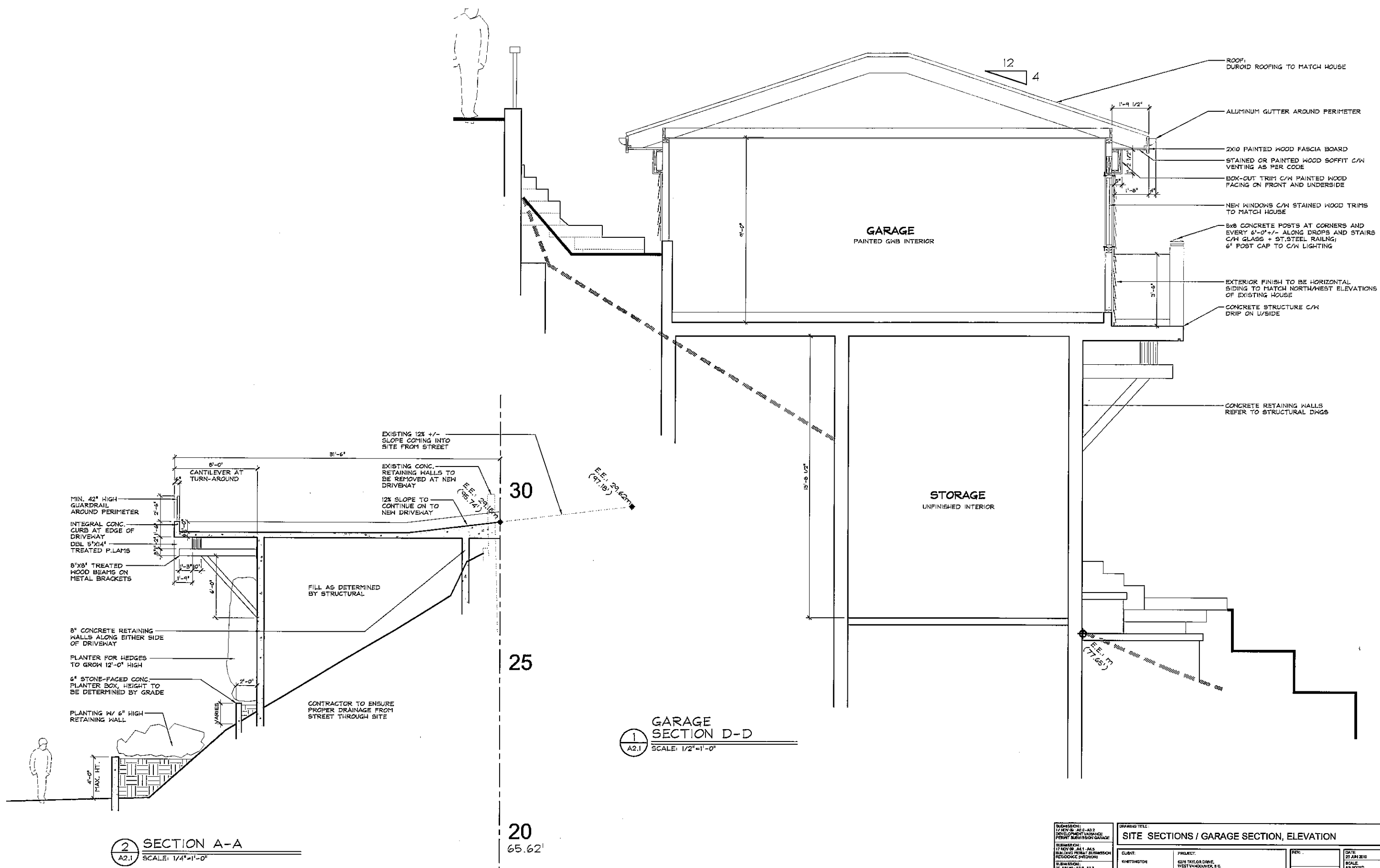




1 LANDSCAPE / SITE PLAN  
SCALE: 1/4"=1'-0"

SUBMISSION: 17 NOV 08, AL.1, AL.2 DEVELOPMENT VARIANCE PERMIT SUBMISSION GARAGE		DRAWING TITLE: <b>SITE PLAN</b>	
SUBMISSION: 25 JAN 09, AL.1, AL.2 DEVELOPMENT VARIANCE PERMIT RE SUBMISSION		CLIENT: HARTINGTON	PROJECT: 675 BAYLOR DRIVE, WEST VANCOUVER, B.C.
SUBMISSION: 13 JUL 10, AL.1, AL.2 DEVELOPMENT VARIANCE PERMIT RE SUBMISSION		DESIGNER: MCINTYRE CRESSWELL DESIGN GROUP INC 107 824 HEATHER ST. VANCOUVER, B.C. V6K 6K6 m@g.montecrosswell.com	DATE: 25 APR 2010 SCALE: AS NOTED SHEET #: <b>A1.2</b>

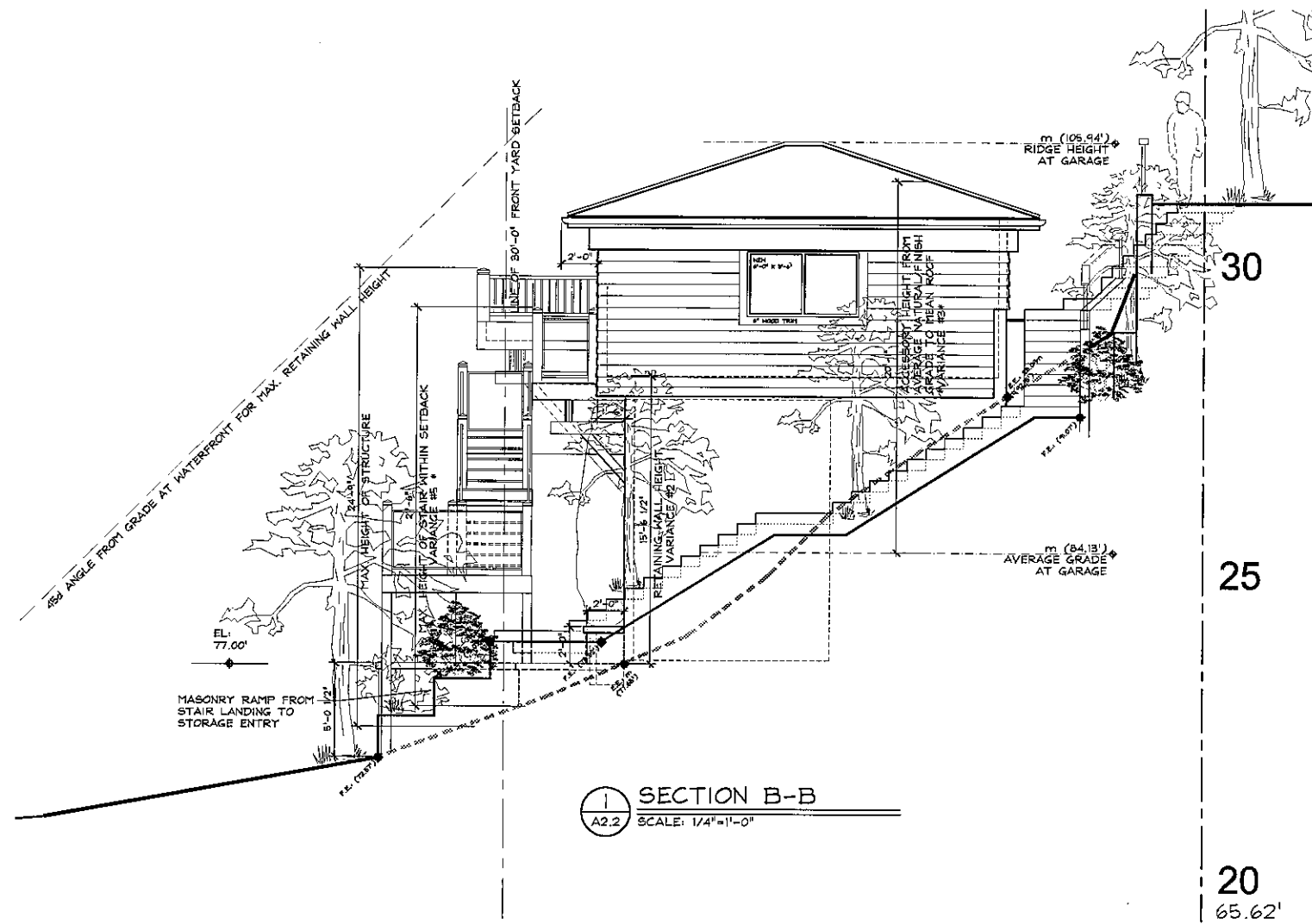




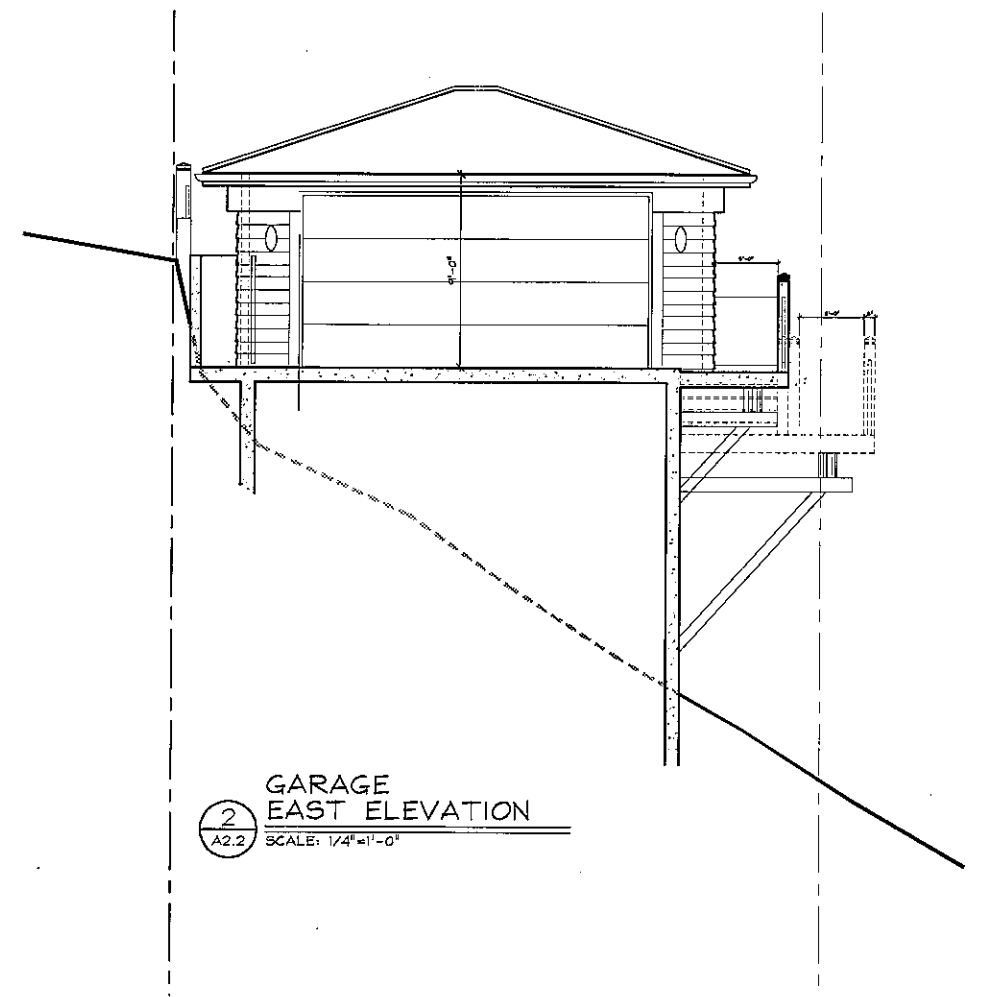
2 SECTION A-A  
A2.1 SCALE: 1/4"=1'-0"

1 GARAGE SECTION D-D  
A2.1 SCALE: 1/2"=1'-0"

SUBMISSION: 17 NOV 09, A2.1, A2.2 DEVELOPMENT VARIANCE PERMIT SUBMISSION GARAGE		DRAWING TITLE: <b>SITE SECTIONS / GARAGE SECTION, ELEVATION</b>	
CLIENT: WINTERTON	PROJECT: 628 TWYLOA DRIVE WESTVANCOUVER, B.C.	REV:	DATE: 25 JAN 2010
SUBMISSION: 13 JAN 10, A2.0, A2.1, A2.2 DEVELOPMENT VARIANCE PERMIT RE SUBMISSION	CLIENT: WINTERTON	REV:	SCALE: AS NOTED
SUBMISSION: 13 JAN 10, A2.0, A2.1, A2.2 DEVELOPMENT VARIANCE PERMIT RE SUBMISSION	CLIENT: WINTERTON	REV:	SHEET # <b>A2.1</b>
107 628 HEATHER ST. VANCOUVER, B.C. V6L 4G4 604-633-6904 info@mcintyrecresswell.com			



1 SECTION B-B  
A2.2 SCALE: 1/4"=1'-0"



2 GARAGE EAST ELEVATION  
A2.2 SCALE: 1/4"=1'-0"

SUBMISSION: 17 NOV 09, A2.2 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION GARAGE	DRAWING TITLE: <b>SITE SECTIONS / GARAGE ELEVATIONS</b>		REV: DATE: 25 JUN 2010
SUBMISSION: 17 NOV 09, A2.1 - A2.5 BUILDING PERMIT SUBMISSION RESIDENCE (INTERIOR)	CLIENT: WYTHINGTON	PROJECT: 4274 TAYLOR DRIVE, WEST VANCOUVER, B.C.	SCALE: AS NOTED
SUBMISSION: 26 JUN 07, A2.0 - A2.2 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION	McINTYRE CRESSWELL DESIGN GROUP INC		SHEET # <b>A2.2</b>
SUBMISSION: 13 JUL 10, A2.0 - A2.3 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION	107 8224 HEATHER ST., VANCOUVER, B.C. V6K 4S2 6904 info@mcintyrecresswell.com		REV.