

COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>June 7, 2010</u>	Item # <u>14.1</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

<u>YB</u> A. Director	_____ CAO
--------------------------	--------------

9

✓ Reg. Council June 21, 10 Item # 9

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

## COUNCIL REPORT

Date: June 7, 2010 File: 1010-20-10-007  
 From: James Allan, Community Planner  
 Subject: Development Variance Permit Application No. 10-007 (3313 Marine Drive)

### RECOMMENDED THAT:

1. The proposed Development Variance Permit No. 10-007 for 3313 Marine Drive attached to the report from the Community Planner dated May 26, 2010 be amended to indicate a maximum garage height of 14.5 ft.

#### 1.0 Purpose

It has come to the attention of staff that the proposed height variance for the garage did not include the top of the built-in gas fireplace. Thus the proposed garage with rooftop deck requires a height variance from the permitted 12 ft to a proposed 14.5 ft, rather than 13.2 ft.

With the consent of Council, the proposed Development Variance Permit will be amended and the Public Notice will be distributed with the revised proposed height as detailed above.

#### 2.0 Options

- 2.1 At the time of consideration of this report, Council may:
  - (a) amend the proposed Development Variance Permit as recommended; or
  - (b) proceed with the proposed Development Variance Permit attached to the report dated May 26, 2010.

Author: 

Concurrence:   
 Manager, Community Planning

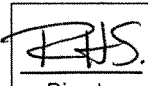
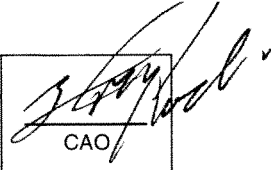
**This page intentionally left blank**



**This page intentionally left blank**



COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>June 7, 2010</u>	Item # <u>15</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

 Director	 CAO
--	---

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

## COUNCIL REPORT

Date: May 26, 2010 File: 1010-20-10-007  
From: James Allan, Community Planner  
Subject: Development Variance Permit Application No. 10-007 (3313 Marine Drive)

### RECOMMENDED THAT:

1. The Municipal Clerk give notice that Development Variance Permit No. 10-007 for 3313 Marine Drive, to vary the Zoning Bylaw to allow construction of a new garage with rooftop deck, will be considered on Monday, June 21<sup>st</sup>, 2010.

### Purpose

The purpose of this report is to provide information to Council on Development Variance Permit No. 10-007 for 3313 Marine Drive which would vary the required Front Yard, Side Yard, Combined Side Yard, Accessory Building Separation Distance and Maximum Accessory Building Height.

The proposed Development Variance Permit will be considered by Council on Monday, June 21<sup>st</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 RS4 and is 5665 sq. ft. in size. The property is accessed off Marine Drive by a separate lane within the northern boulevard approximately 14 ft higher than Marine Drive. An existing one storey house with basement and two car carport occupy the lot. The property slopes steeply downward from the railway to the access lane before sloping steeply down to Marine Drive.

#### 3.2 Background

The house was built in 1945 and at sometime between then and 2009 a carport and rooftop deck was built within the Front Yard. The adjacent property to the west, had a variance approved in 1994 to permit a three car garage to be built with a 4 ft Front Yard, whilst the adjacent lot to the east, has a single car garage with a Front Yard of 12.1 ft.

#### 3.3 The Proposal

The present owner purchased the property in 1999. They would like to replace the existing carport with a two car garage with rooftop deck. The proposal also includes stairs to the house up the eastern property boundary and three retaining walls located between the garage and stairs which do not require variances. As the roof of the garage is flat, its height is measured to the top of the deck guardrail rather than the roof. The height of the garage to the roof is approximately 11 ft.

The proposed design of the garage, rooftop deck and retaining walls incorporates planters that are to be landscaped with shrubs and plants (see building plans in Appendix C). In order to construct the proposed garage and rooftop deck, the following variances are required:

	<b>Bylaw</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Minimum Front Yard	30 ft	3.7 ft	2.2 ft	27.8 ft
Minimum Side Yard (west)	5 ft	2.7 ft	0.25 ft	8.75 ft
Minimum Combined Side Yard	15 ft	6.8ft	4.6 ft	10.4 ft
Maximum Accessory Building Height	12 ft	10.8 ft	13.2 ft	1.2 ft
Required Accessory Building Separation Distance	4 ft	11.7 ft	2.25 ft	1.75 ft

### 3.4 Implications

The existing dwelling is located with 5.4 ft and 4.2 ft Side Yards to the west and east property lines respectively and a 26.3 ft Front Yard. A complying location for the garage does not exist in front of the existing house; and due to the narrow house side yards, access to a garage in the rear yard cannot be provided.

The lane off Marine Drive provides access to five properties including the subject property. This is due to the 14 ft difference in grade between Marine Drive and the properties to the north which makes individual driveway access difficult. The result is that the subject property is not very visible from Marine Drive except when standing within the southern boulevard. The vegetation on the slope between Marine Drive and the lane also helps minimize the view of the property.

The applicant has consulted with neighbouring properties and has obtained support from 3303, 3307, 3317 and 3321 Marine Drive and 3321 Radcliffe Avenue.

Staff supports the proposed garage and rooftop deck for the following reasons:

1. The apparent height of the garage from the lane is minimized by setting the guardrail back from the front face of the garage by approximately 2 ft and incorporating planters in front of the guard rail facing the lane;
2. A planter has been incorporated into the left rear of the roof top deck to provide privacy for the neighbouring property at 3317 Marine Drive;
3. The laurel hedge along the western property line of 3307 Marine Drive is to be retained and replaced if removed or damaged, to ensure privacy between the subject property and 3307 Marine Drive;
4. The retaining walls between the garage and stairs have been kept to a maximum height of 4.2 ft. and will form planters which are to be landscaped, further reducing views of the walls;
5. Quality materials are used for the garage exterior such as cultured stone cladding and architectural concrete; and
6. A number of green features are to be incorporated into the proposed garage such as low energy lighting, locally sourced cladding material and low or zero VOC (volatile organic compounds) paints and sealants (see Appendix C).

### 3.5 Sustainability

The applicant has provided a letter (see Appendix C) describing the green elements of the project. These initiatives are appropriate for the work proposed.

### 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 10-007.

### 3.7 Consultation

In line 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.

## 4.0 Options

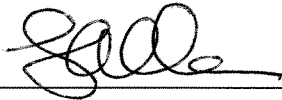
4.1 At the time of consideration of this report, Council may:

- (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.

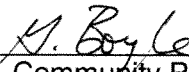
4.2 When the application is considered by Council, Council may:

- (a) approve issuance of the attached Development Variance Permit No. 10-007; or
- (b) approve issuance of a modified Development Variance Permit No. 10-007; or
- (c) request more information; or
- (d) reject the application.

Author:

  
\_\_\_\_\_

Concurrence:

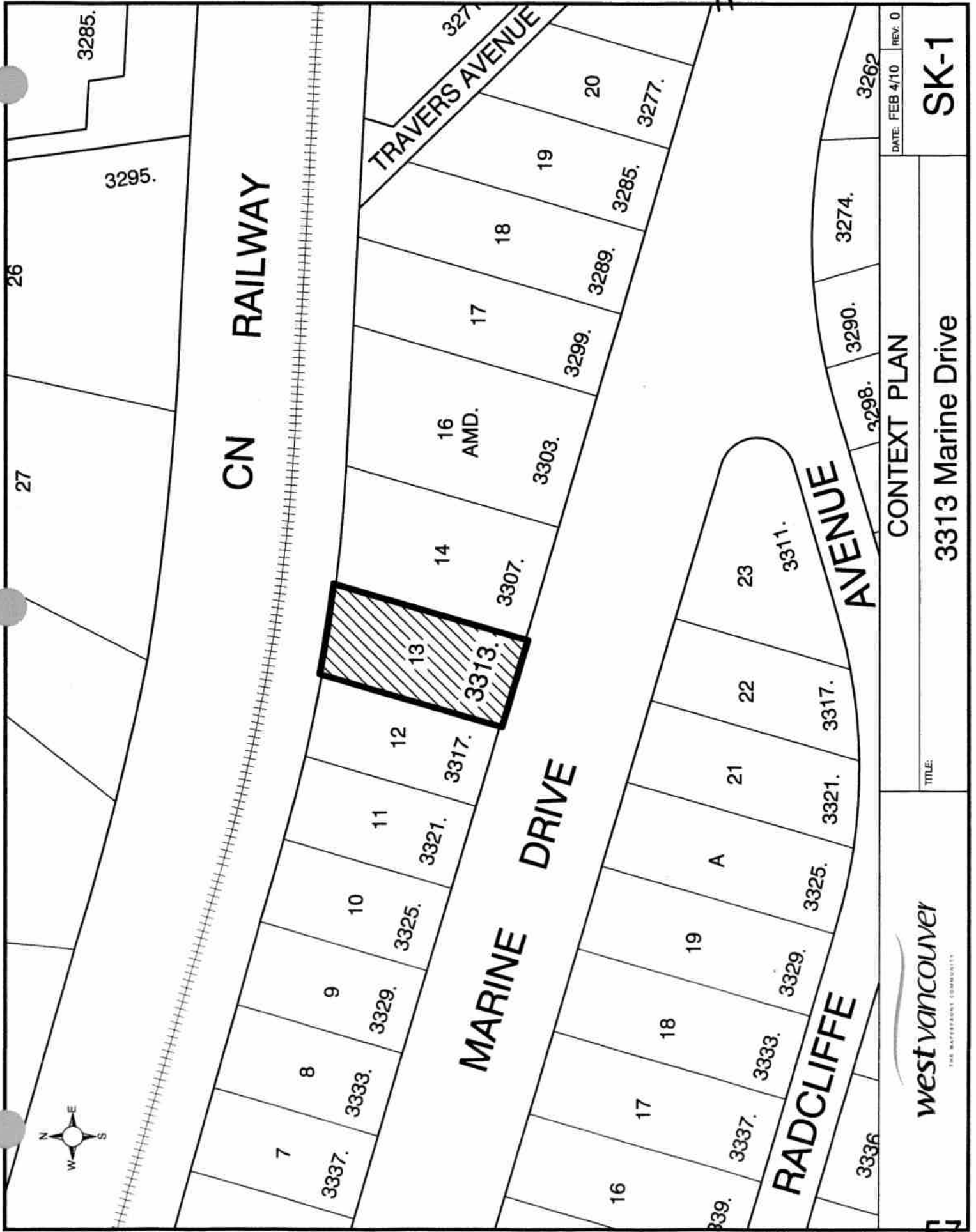
  
\_\_\_\_\_  
Manager, Community Planning

Appendices:

A: Context Plan

B: Letters from Neighbours

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



DATE: FEB 4/10 REV: 0

CONTEXT PLAN

SK-1

3313 Marine Drive

TITLE:

westvancouver  
THE WATERFRONT COMMUNITY

**This page intentionally left blank**



**This page intentionally left blank**













**This page intentionally left blank**



**This page intentionally left blank**



RECEIVED

MAY 28 2010

THE CORPORATION OF THE  
OF WEST VANCOUVER  
PLANNING LANDS  
& PERMITS DIVISION

Mallen Architecture Job No. 09066  
May 31, 2010

District of West Vancouver  
750 17<sup>th</sup> Street,  
West Vancouver, BC

Attn.: James Allan  
Planner

Re.: 3313 Marine Drive, West Vancouver  
Sustainability Statement  
Development Permit Variance Application for Accessory Building

Dear James,

As requested, we are writing to provide a summary of environmentally friendly, or 'green' initiatives being employed by our client for his accessory building project in West Vancouver just off Marine Drive.

The project itself does not offer any significant green benefits in terms of its approach to massing, siting, or nature of project per se. The majority of green benefits to this project will be in aspects of its design development and construction, as we will list below.

That said, the project itself does replace a 2-car carport with another like structure to again house 2 cars only; the project has not accommodated any additional vehicles, an accommodation that might otherwise promote the acquisition and use of another car on the local road system of West Vancouver.

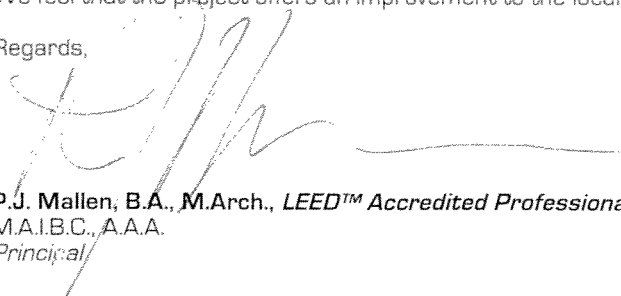
Beyond this limitation to the scope of the project from a number-of-vehicles standpoint, the aspects of design development and construction that offer environmental benefits include:

1. The use of low-energy interior and exterior lighting for the building.
2. The installation of a gas-burning as opposed to wood-burning fireplace.
3. The use of locally sourced cladding material as opposed to imported or remotely outsourced material.
4. The use of higher R-value insulation for wall and ceiling surfaces.
5. The use of low-VOC or zero-VOC environmentally friendly paints and sealants.
6. The creation of a series of permeable planting beds and new planting around the perimeter of the project.
7. An attempt for a balanced approach to subsurface cut and fill through location and depth determinations that minimize both the importation of soil and exportation of unwanted fill.
8. Pre-wiring of receptacles required for electric vehicle charging.

Finally, the project itself is designed to enhance the program and usability of the outdoor space for the occupant through the creation of a roof deck and garden over the accessory building, creating a connection to the existing local urban pattern and its outdoor environment. Above all, the project is a welcome aesthetic and landscaped upgrade to a street frontage that has been overgrown with invasive species and an existing structure in need of replacement and care.

We feel that the project offers an improvement to the local environment in these ways.

Regards,



P.J. Mallen, B.A., M.Arch., LEED™ Accredited Professional  
M.A.I.B.C., A.A.A.  
Principal

Mallen  
Architecture  
Incorporated

Suite 170  
601 West Cordova Street,  
Vancouver, B.C. V6B 1G1  
tel: (604) 484-8285  
fax: (604) 484-6070

www.mallen.ca

**This page intentionally left blank**



**This page intentionally left blank**





**District of West Vancouver**  
**PROPOSED**  
**Development Variance Permit No. 10-007**

Current Owner: Jeff and Deborah Cassidy

This Development Variance Permit applies to:

Civic Address: 3313 Marine Drive

Legal Description: PID No. 008-770-441  
Lot 13 Block 9 District Lot 557 Plan 5315  
(the "Lands")

---

This Development Variance Permit No. 10-012 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 garage with rooftop deck to be developed in accordance with the drawings and plans submitted by Mallen Architecture Inc. and date stamped May 28, 2010 and attached as Schedule "B", as follows:
  - a) Section 31-102.3 (Accessory Buildings and Structures) to allow the garage to be sited 2.25 ft from the existing dwelling;
  - b) Section 31-102.11 (Accessory Buildings and Structures) to allow the garage with rooftop deck to be 13.2 ft in height;
  - c) Section 32-406 (Front Yard) to allow a minimum Front Yard of 2.2 ft;
  - d) Section 32-408.1 (Side Yard) to allow a Minimum Side Yard of 0.25 ft and a Minimum Combined Side Yard of 4.6 ft;
2. The laurel hedge along the property line shared with 3307 Marine Drive shall be protected from damage during construction and replaced as necessary.
3. Sustainability measures and commitments shall take place in accordance with the attached Schedule "A".
4. Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner shall provide and implement a plan for traffic management during construction, to the satisfaction of the Manager, Roads and Transportation in consultation with the Manager, Development Engineering.
5. 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 5, THIS PERMIT IS ISSUED ON**

Schedules:

A – Statement of Sustainability date stamped May 28, 2010

B - Building Plans prepared by Mallen Architecture date stamped May 28, 2010.

RECEIVED

MAY 28 2010

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

NOTES: 1. All dimensions are in millimeters. 2. All dimensions are to the center of the building unless otherwise specified. 3. All dimensions are to the finished surface unless otherwise specified. 4. All dimensions are to the exterior face of the wall unless otherwise specified. 5. All dimensions are to the center of the pipe unless otherwise specified. 6. All dimensions are to the finished surface of the concrete unless otherwise specified. 7. All dimensions are to the center of the pipe unless otherwise specified. 8. All dimensions are to the finished surface of the concrete unless otherwise specified. 9. All dimensions are to the center of the pipe unless otherwise specified. 10. All dimensions are to the finished surface of the concrete unless otherwise specified.

DATA SUMMARY

Principal Natural Building Details				Accessory Building Details			
Corner #	Corner #	Average Block	Log Length	Corner #	Corner #	Average Block	Log Length
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9
Corner 1 to 2	1802	1802	310	Corner 1 to 2	1768	1768	34.9
Corner 2 to 3	1802	1802	310	Corner 3 to 4	1768	1768	34.9
Corner 3 to 4	1802	1802	310	Corner 4 to 1	1768	1768	34.9
Corner 4 to 1	1802	1802	310	Average Natural Block	1768	1768	34.9

Attachments for item 9 provided under separate cover

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/17/10	DATE SUBMITTED		
2	10/17/10	DATE SUBMITTED		
3	10/17/10	DATE SUBMITTED		
4	10/17/10	DATE SUBMITTED		
5	10/17/10	DATE SUBMITTED		
6	10/17/10	DATE SUBMITTED		
7	10/17/10	DATE SUBMITTED		
8	10/17/10	DATE SUBMITTED		
9	10/17/10	DATE SUBMITTED		
10	10/17/10	DATE SUBMITTED		

MALLEN ARCHITECTURE  
170 West 4th Street, Vancouver, BC V6C 1A6  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.mallenarchitecture.com

PROJECT: Cassidy Residence  
3313 Marine Drive, West Vancouver, BC

PROJECT SUMMARY  
SITE DATA

PROJECT NO: 100-2009 MAY 18 2010  
OWNER: M&A AS NOTED  
DRAWING NO: DVP-00  
SHEET NO: 2

**This page intentionally left blank**



**This page intentionally left blank**

