

COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>Oct 4, 10</u>	Item # <u>12.1</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

 Director	 C/O	12.1
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DISTRICT OF WEST VANCOUVER
750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Attachments for item 12.1
provided under separate cover

Date: September 8, 2010 File: 1010-20-10-046
 From: Geri Boyle, Manager of Community Planning
 James Allan, Community Planner
 Subject: Development Variance Permit Application No. 10-046 (1119 Keith Road)

RECOMMENDED THAT:

1. The Municipal Clerk give notice that Development Variance Permit No. 10-046 for 1119 Keith Road, to vary the Zoning Bylaw to allow construction of a new main floor deck, will be considered on Monday, November 1st, 2010.

Purpose

The purpose of this report is to provide information to Council on Development Variance Permit No. 10-046 for 1119 Keith Road which would amend approved Development Permit 84-22 to allow for construction of a replacement main floor deck with a reduced Front Yard of 36 ft. and increased Site Coverage of 39%.

The proposed Development Variance Permit will be considered by Council on Monday, November 1st, 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

STRATEGIC INITIATIVES	2010 MILESTONE	2011 MILESTONE
Implement the recommendations of the Community Dialogue on Neighbourhood Character and Housing Working Group	See footnote ¹ below	See footnote ¹ below

¹ 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 specifically 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 RT1 and is part of a bare land strata subdivision consisting of two lots and common property (see Appendix 'B'). Strata Lot 1 is addressed 1115 Keith Road and is 5641.37 sq. ft. in area. Strata Lot 2 is the subject property at 1119 Keith Road and is 6009.49 sq. ft. in area. Each strata lot is occupied by a single family house. Access to the site is via a driveway over common property which is 2246.43 sq. ft. in size.

The front property line of the strata subdivision is irregular as Keith Road and 11th Street road allowance is very wide and is occupied by a small park (see Appendix 'A').

3.2 Background

A Development Permit was approved for the property in 1984 that allowed two narrow 33 ft wide lots to be reconfigured into a bare land strata subdivision of two single family lots and common property.

The subject house at 1119 Keith Road is two storeys plus a basement and had an existing main floor deck attached to the front of the house facing south. As part of recent renovations the deck was removed in order to replace it with an enlarged deck. Before construction of the proposed new deck was started, the excess site coverage and siting issues were identified.

3.3 The Proposal

A new house was recently constructed immediately to the west at 1123 Keith Road with a complying 25 ft. Front Yard. This significantly reduced the view to the west from the old deck of the subject property, as the old deck was sited with an approximately 41 ft. Front Yard to the south.

In order to gain some of their view back, the owners want to build a new deck in the same location but approximately 102 sq. ft. larger in size, 5 ft wider and 36 ft. from Keith Road (south property line). It will have a glass guard rail and stairs accessing down to grade. This will increase the site coverage on Strata Lot 2 (excluding the common property) to 39% which is less than the 40% that would be permitted if the RT1 zoning of the property regulated site coverage (rather than the approved Development Permit). Also, the site coverage for the entire strata (comprising Strata Lots 1, 2 and the common property) would increase from 33% to 34%, which is an appropriate comparison as it includes the driveway as is the case on all other single family lots. The deck complies with all other aspects of the approved Development Permit.

3.4 Implications

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

- The increase in site coverage is very small and will not be noticed by surrounding properties or from the street;

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Page 3

- The subject lot is well landscaped and views of the new deck from Keith Road are minimal;
- The wide boulevard and park to the east provide additional separation between the subject property and the street, further minimizing the view of the deck from Keith Road; and
- The owner has spoken with neighbours at 1115 Keith Road (the other house on the property), 1123 and 1127 Keith Road and all have provided letters of support for the proposal (attached as Appendix 'C').

3.5 Sustainability

No sustainability elements are 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 10-046.

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.

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. 10-046; or
- (b) approve issuance of a modified Development Variance Permit No. 10-046; or
- (c) request more information; or
- (d) reject the application.

Authors:



Manager, Community Planning



Appendices:

- A: Context Plan
- B: Bare Land Strata Subdivision Plan
- C: Letters of support from neighbours
- D: Proposed Development Variance Permit, including plans

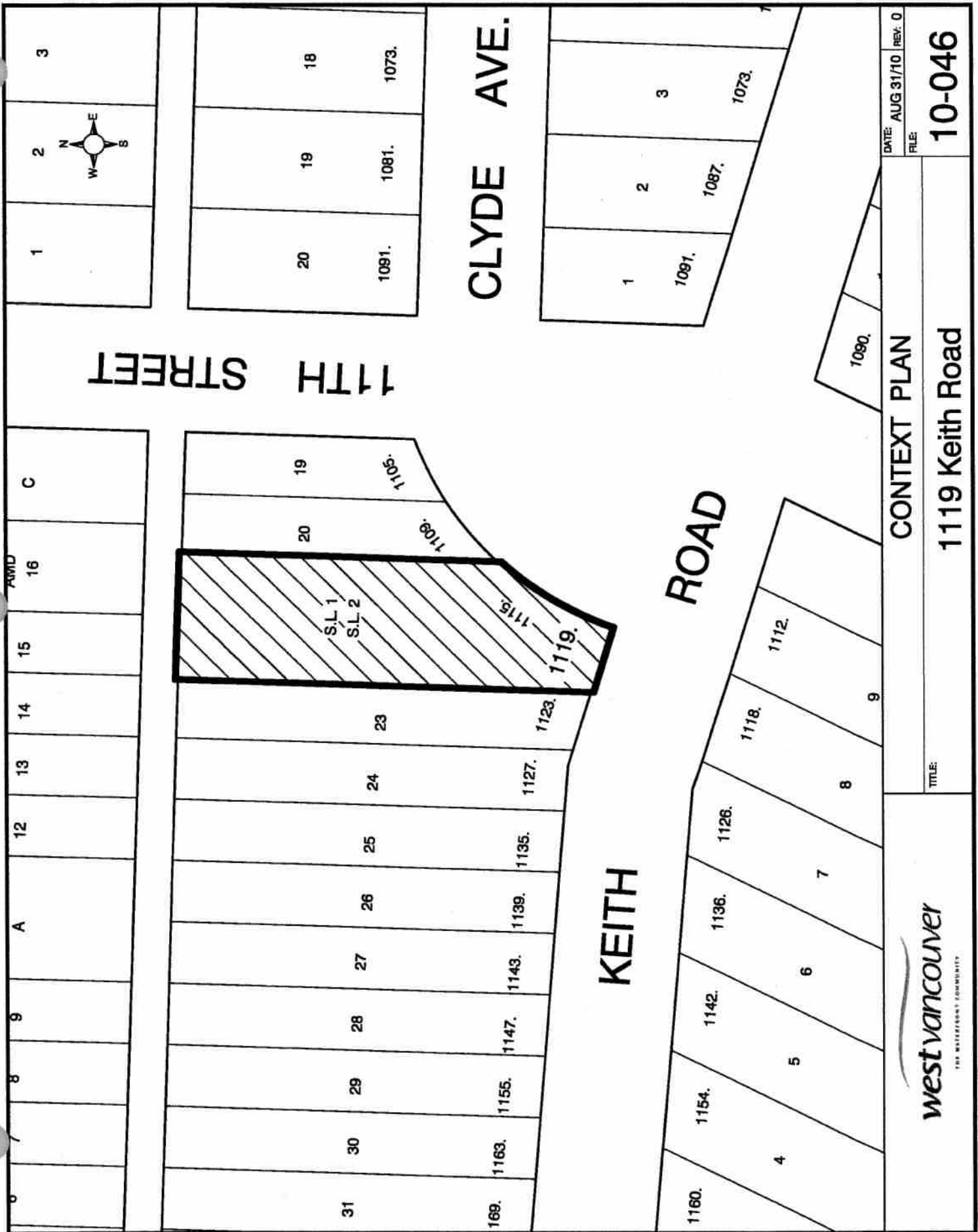
Document # 417121v1

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westvancouver
THE WATERFRONT COMMUNITY

CONTEXT PLAN
1119 Keith Road

DATE: AUG 31/10
REV: 0
FILE:
10-046

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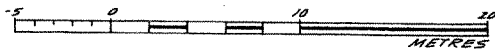


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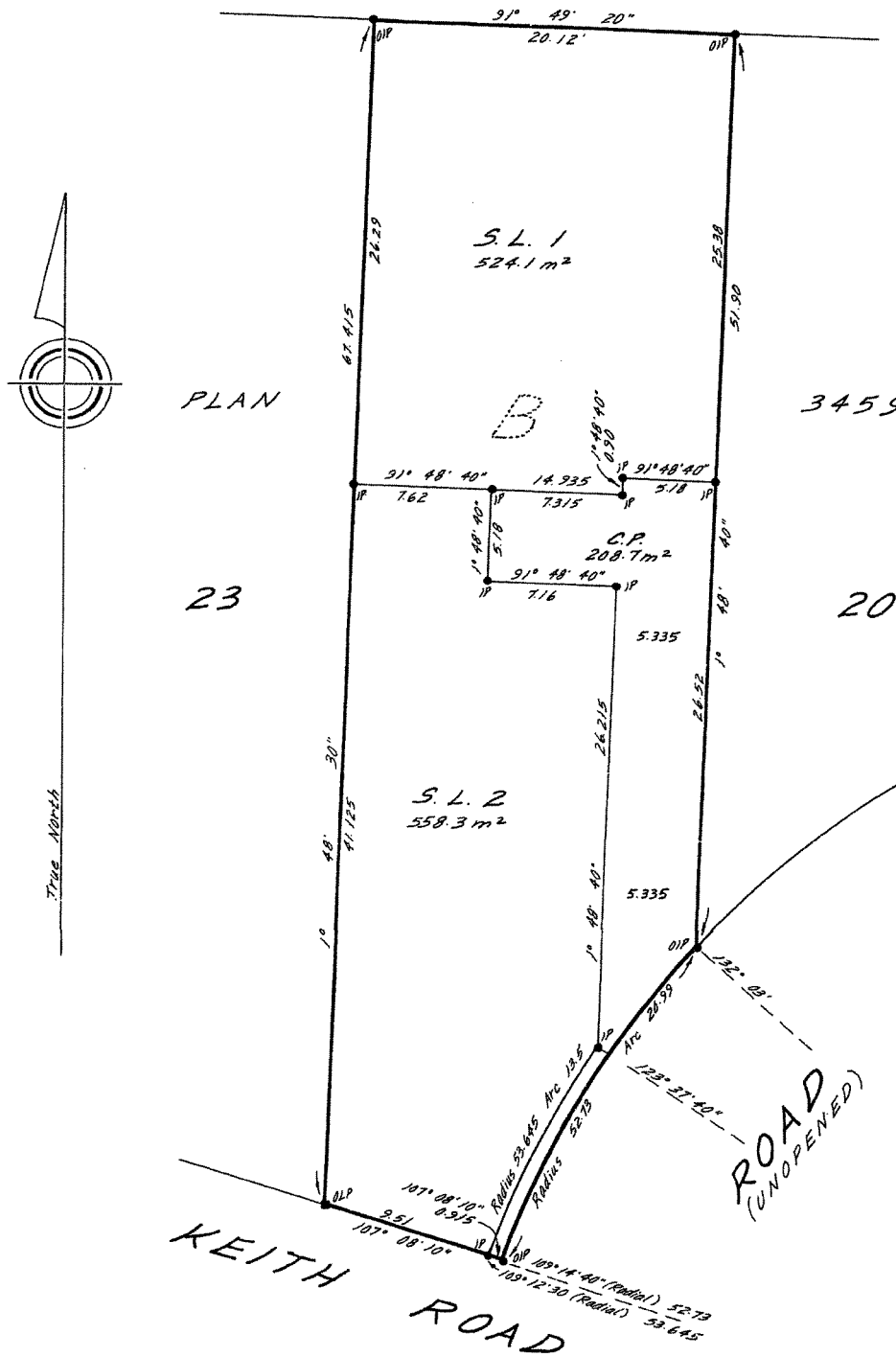
DETAIL
SCALE: 1:250

FIRST SHEET, Sheet 2 of 5 Sheets



Strata Plan V.R. 1460

LANE



Dated this 26th day of Nov., 1984.

R. Martini B.C.L.S.

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SEP 07 2010

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

Friday, August 27, 2010

Letter of Support
Re: Simmons Residence Renovation
1119 Keith Rd, West Vancouver

Dear Members of the Board of Development variance Permit,

We(I) viewed the proposed deck extention design for my neighbours Jutta and Bart Simmons at 1119 Keith Road .WE(I) like to express support for the proposed renovation. It will improve the outdoor living space of the Simmons residence and will have no effect us and we (I) are in full support of their renovation plan.

Sincerely,



Name Bobby Nia

Address 1127 Keith Rd. W. Vanc.

Phone #()

RECEIVED

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Sincerely, *Ken Krohman*

Name *Ken Krohman*
Address *1115 Keith Road , West Vancouver BC V7T1M7*
Phone # ()

RECEIVED

SEP 07 2010

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PLANNING, LANDS
& PERMITS DIVISION

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Sincerely,



Name

Terry Baerg

Address

1115 Keith Rd. , West Vancouver

Phone # ()

RECEIVED

SEP 07 2010

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

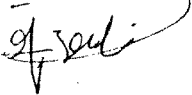
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Sincerely,



Name

SEYED JALALI

Address

1123

Phone # (

)



District of West Vancouver
PROPOSED
Development Variance Permit No. 10-046

Current Owner: Jutta Simmons

This Development Variance Permit applies to:

Civic Address: 1119 Keith Road

Legal Description: PID No. 006-603-483
Strata Lot 2 District Lot 237 Strata Plan VR. 1460
(the "Lands")

This Development Variance Permit No. 10-046 is issued to the Registered Owner to amend the siting and site coverage provisions of Development Permit No. 84-22, as follows and on the conditions set out below:

1. Development Permit No. 84-22 is amended for Strata Lot 2 VR. 1460, excluding any part of the common property, to allow a new deck to be constructed with a Front Yard to the south of 36 ft. and a maximum Site Coverage of 39%, in accordance with the drawings and plans submitted by Sensitive Design and date stamped August 27, 2010 and attached as Schedule "A".
2. 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 2, THIS PERMIT IS ISSUED ON

Schedules:

A - Building Plans prepared by Sensitive Design and date stamped August 27, 2010

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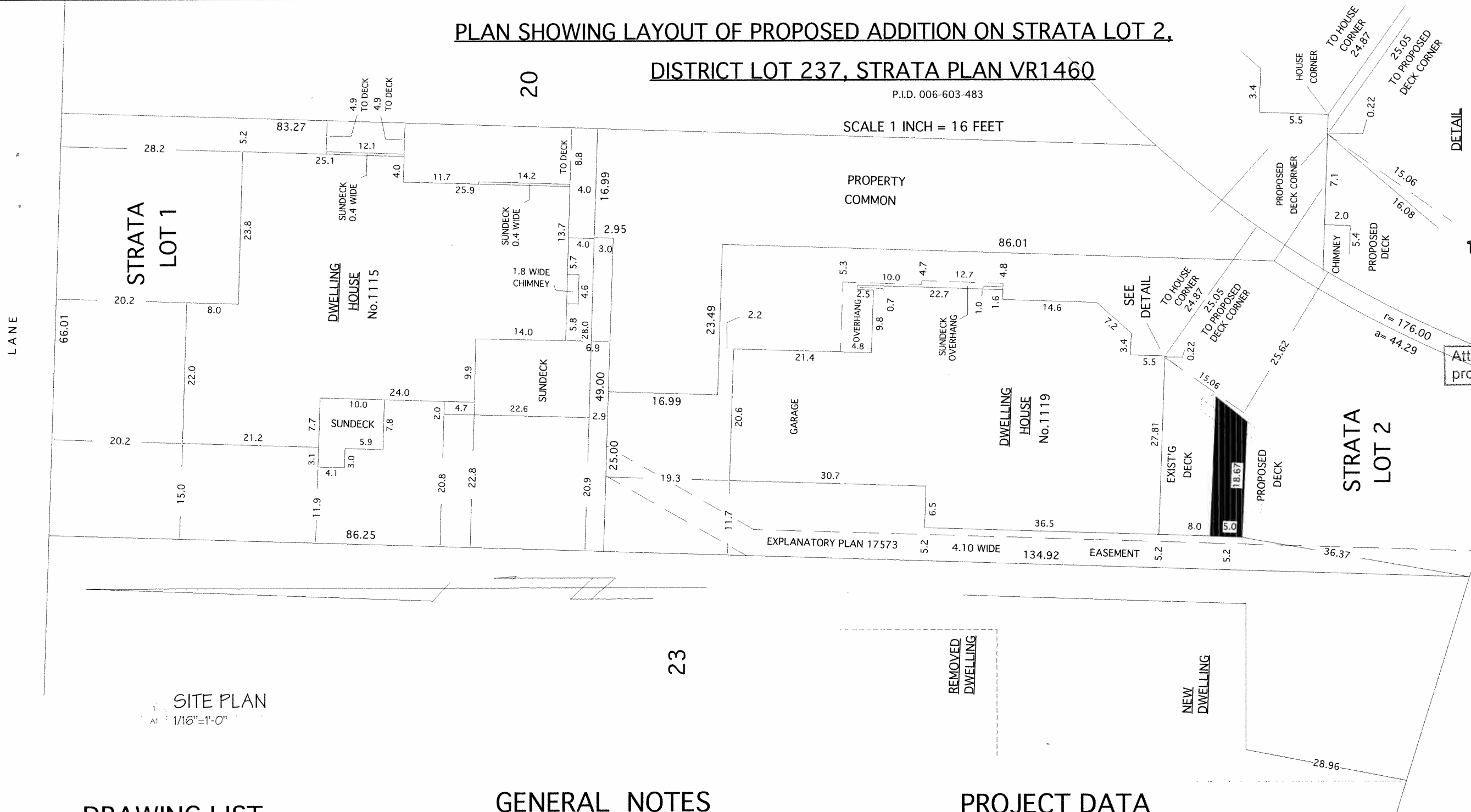


PLAN SHOWING LAYOUT OF PROPOSED ADDITION ON STRATA LOT 2,

DISTRICT LOT 237, STRATA PLAN VR1460

P.I.D. 006-603-483

SCALE 1 INCH = 16 FEET



All construction must conform to the British Columbia Building Code 2006 (BCBC).
Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions on the job and shall be responsible for notifying the designer of any variation between job condition and conditions shown on the drawings. This drawing is exclusive property of SENSITIVE DESIGN.

No.	Date	Appr.	Revision Notes
1	5/27/10		DVP FOR Deck Extension

RECEIVED

AUG 27 2010

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

Attachments for item 12.1 provided under separate cover

DETAIL
NOT TO SCALE

SITE PLAN
A1 1/16"=1'-0"

DRAWING LIST

- A1 SITE PLAN, GENERAL NOTES
- A2 FLOOR PLANS
- A3 SOUTH ELEVATIONS - EXISTING & PROPOSED
- A4 WEST ELEVATIONS - EXISTING & PROPOSED

GENERAL NOTES

- ALL NEW PARTS OF THIS BUILDING ARE TO BE BUILT IN ACCORDANCE WITH PART 9 OF THE VANCOUVER BUILDING BYLAW, 2006.
- ALL ROOF AND ATTIC SPACES ARE TO BE VENTED IN CONFORMANCE WITH THE VANCOUVER BUILDING BYLAW, 2006.
- SMOKE DETECTORS ARE TO BE PROVIDED IN CONFORMANCE WITH PART 9 OF THE VANCOUVER BUILDING BYLAW, 2006.

PROJECT DATA

STREET ADDRESS: 1119 KEITH ROAD, WEST VANCOUVER, BC
LEGAL: LOT 21 AND 22, BLOCK 10, DISTRICT LOT 237, PLAN 3459

ZONING: RT-1

TOTAL LOT SIZE: 13 553.53' SQFT

SITE COVERAGE LOT I: 2 303.67' SQFT
SITE COVERAGE LOT II: 2 243.32' SQFT
EXISTING TOTAL: 4 546.99' SQFT
ADDING TO LOT II: 102.00' SQFT

TOTAL NEW SITE COVERAGE: 4 648.99' SQFT

SITE COVERAGE:	PERMITTED	EXISTING	PROPOSED
	30%	33%	34%



2010 - 2011 West Vancouver Planning & Development Department

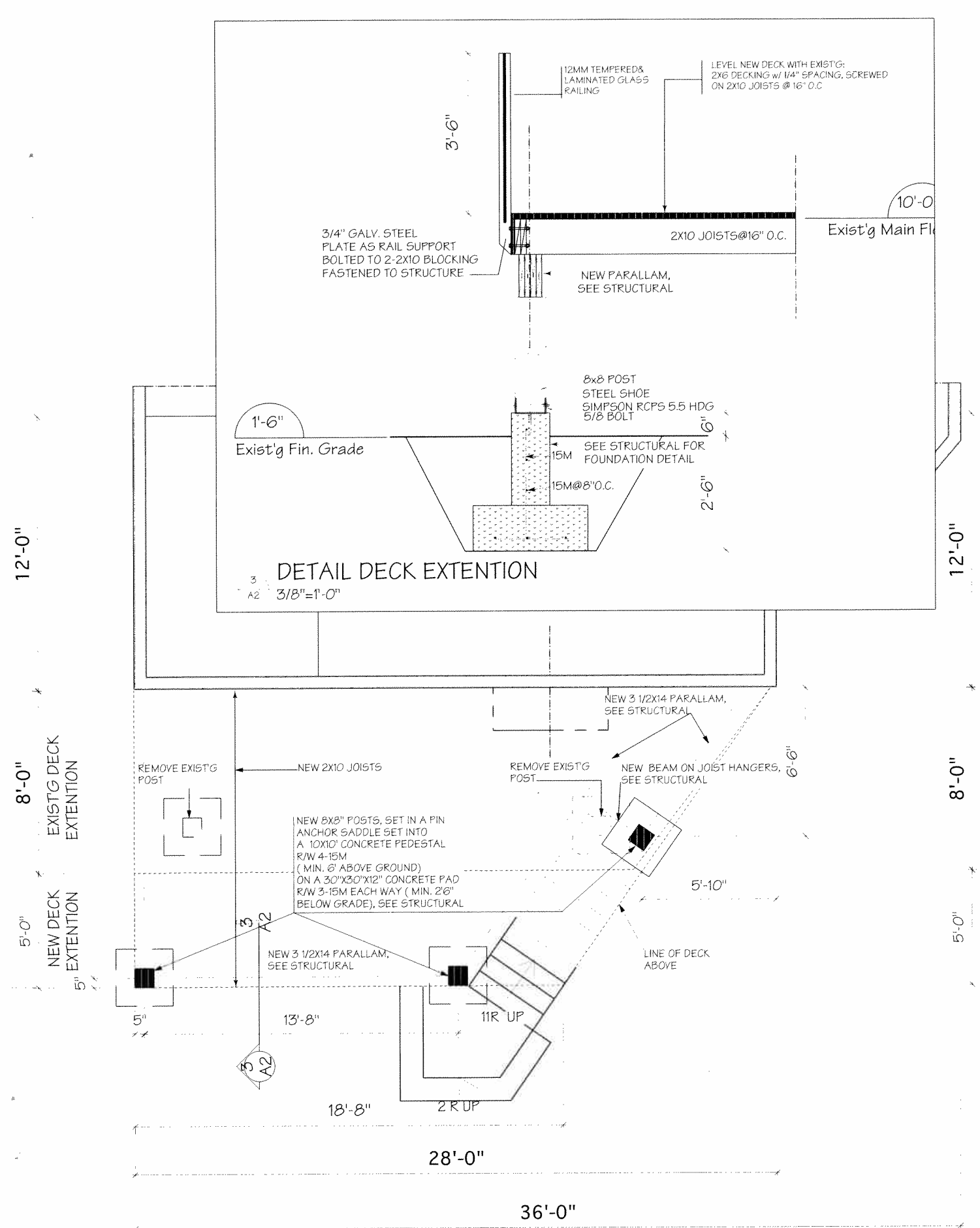
Project Title
BART & JUTTA SIMMONS
WEST VANCOUVER, B.C.
1119 KEITH ROAD

Drawing Title
SITE PLAN,
DRAWING LIST,
GENERAL NOTES

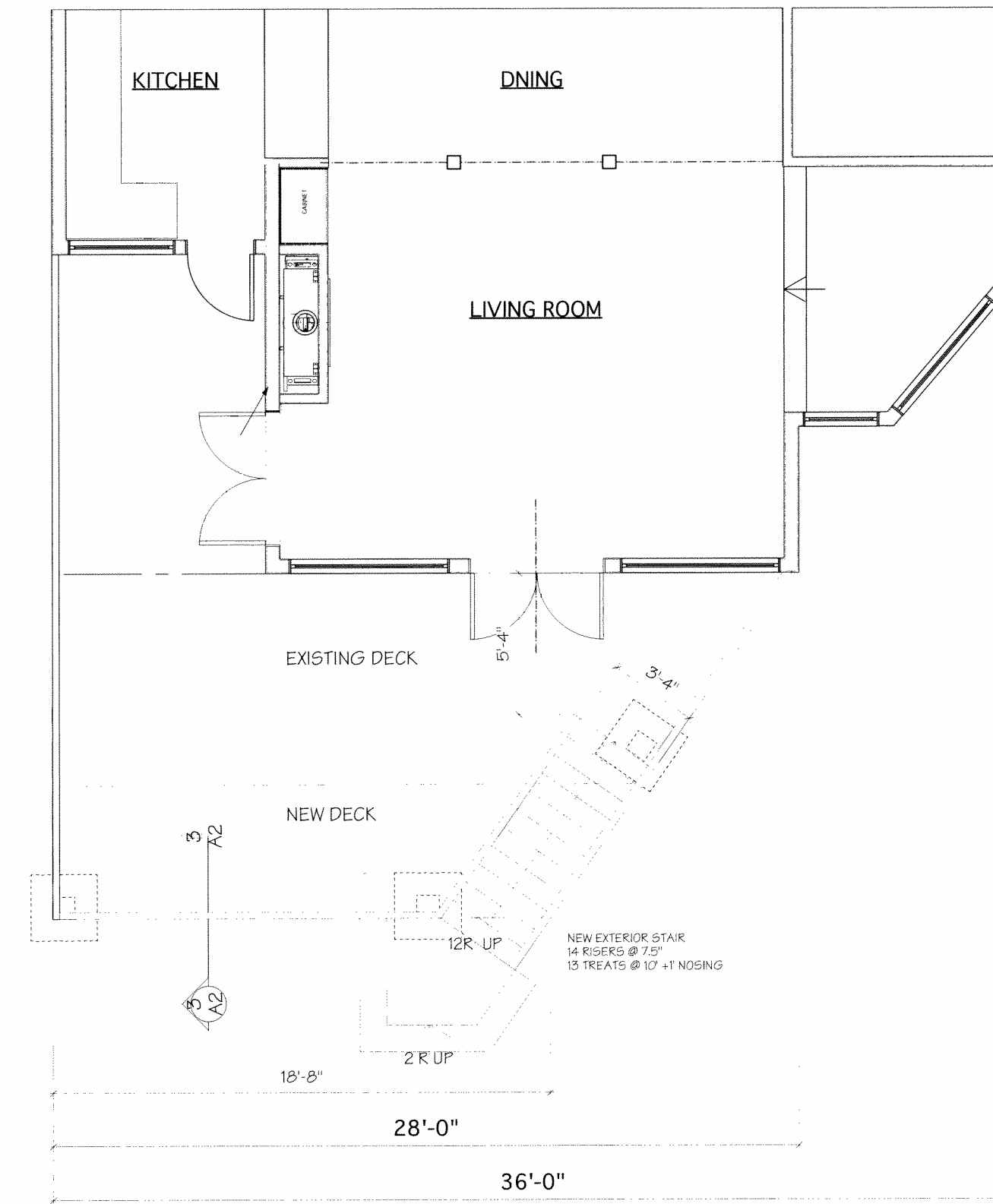
Drawn By SD	Project ID BJS-2010
Reviewed By SD	Stamp AS NOTED
Date 10 June 10	Drawing No. A1
Revision No. 1	

All construction must conform to the British Columbia Building Code 2006 (BCBC).
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No.	Date	Appr.	Revision Notes
1	6/27/10		DVP FOR Deck Extension



LOWER FLOOR-PROPOSED
 A2 3/16"=1'-0"



MAIN FLOOR - PROPOSED
 A2 3/16"=1'-0"



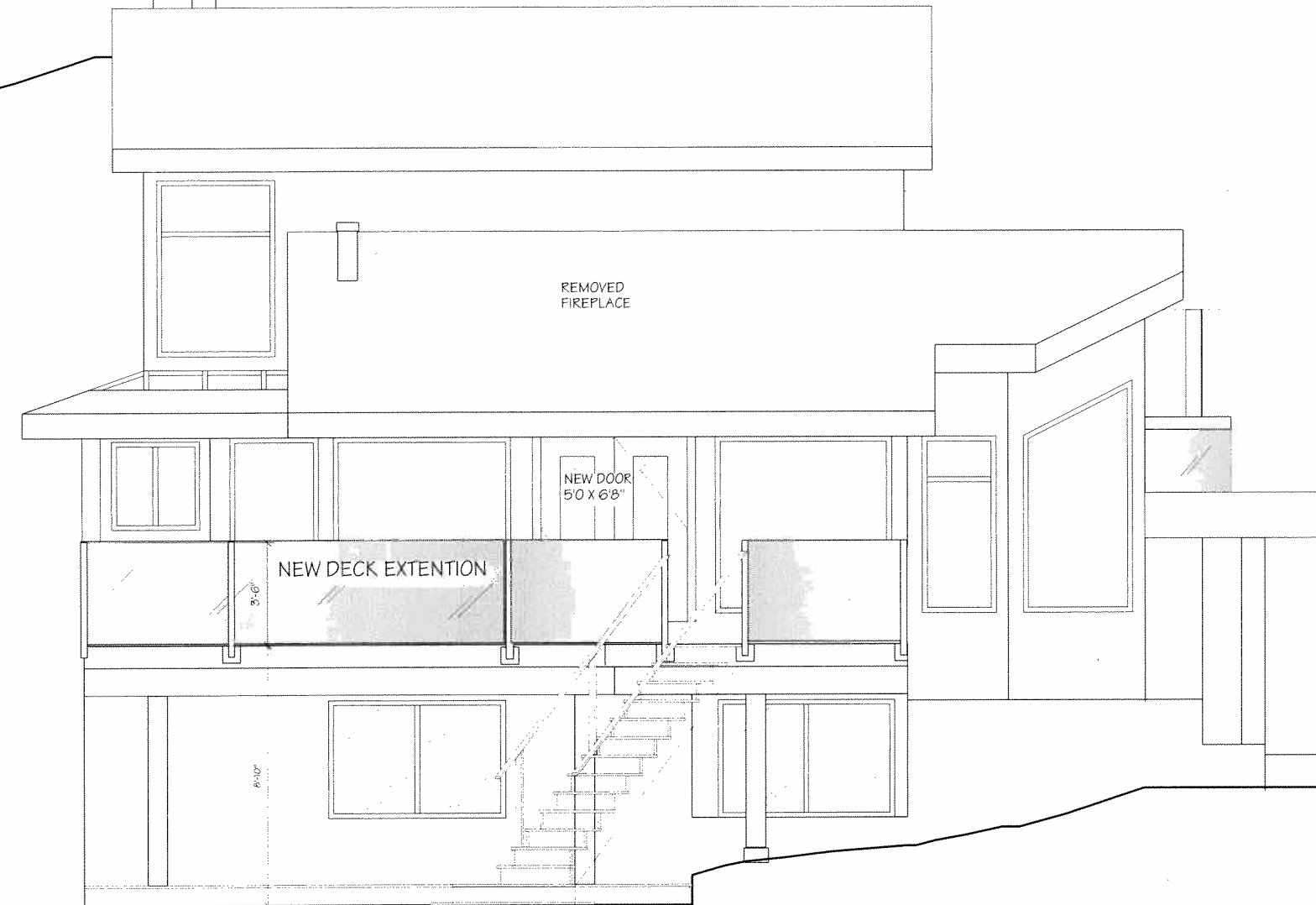
Project Title
 BART & JUTTA SIMMONS
 WEST VANCOUVER, B.C.
 1119 KEITH ROAD

Drawing Title
 EXISTING & PROPOSED
 MAIN FLOOR
 FIREPLACE REMOVAL

Drawn By	Project ID
SD	BJS-2010
Reviewed By	Scale
	AS NOTED
Date	Drawing No.
10JUNE10	A2
Revision No.	
1	



1 SOUTH ELEVATION - EXISTING
 A3 3/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
 A3 3/8" = 1'-0"

All construction must conform to the
 British Columbia Building Code 2006
 (BCBC)
 Written dimensions shall have
 precedence over scaled dimensions.
 The contractor shall verify all
 dimensions on the job and shall be
 responsible for notifying the designer of
 any variation between job condition and
 condition shown on the drawings. This
 drawing is exclusive property of
 SENSITIVE DESIGN

No.	Date	Appr.	Revision Notes
1	6/27/10		DVP FOR Deck Extension

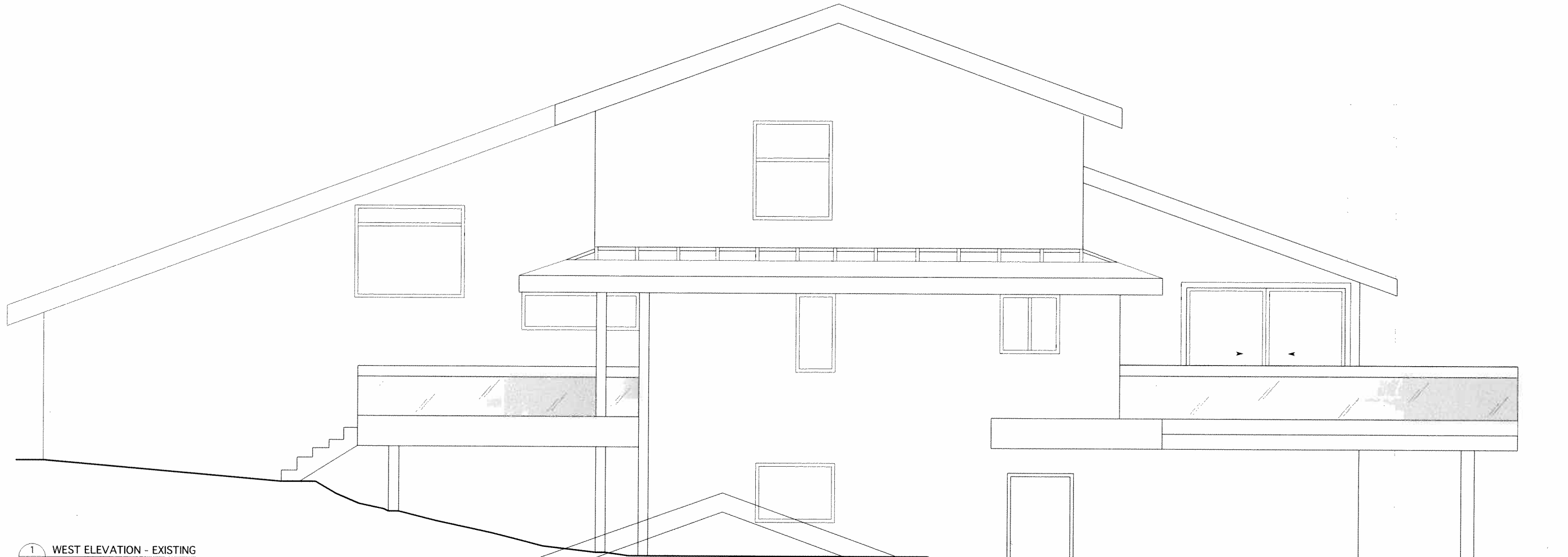


2222 WEST 4TH AVENUE VANCOUVER, B.C. V6L 1A5
 TEL: 604-275-1111 FAX: 604-275-1112

Project Title
 BART&JUTTA SIMMONS
 WEST VANCOUVER, B.C.
 1119 KEITH ROAD

Drawing Title
 SOUTH
 ELEVATIONS -
 EXISTING & PROPOSED

Drawn By SD	Project ID BJS-2010
Reviewed By	Scale AS NOTED
Date 10 June 10	Drawing No. A3
Revision No. 1	



1 WEST ELEVATION - EXISTING
A4 3/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
A4 3/8" = 1'-0"

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No.	Date	Appr.	Revision Notes
1	5/27/10		DVP FOR Deck Extension



10231 Street A.C. Burnaby, B.C. V5A 4P4
Tel: 604-291-1111 Fax: 604-291-1112

Project Title
**BART&JUTTA SIMMONS
WEST VANCOUVER, B.C.
1119 KEITH ROAD**

Drawing Title
**WEST
ELEVATIONS -
EXISTING & PROPOSED**

Drawn By SD	Project ID BJS-10
Reviewed By	Scale AS NOTED
Date 10June10	Drawing No.
Revision No.	A4
1	

Neighbourhood Pictures of Simmons Residence, 1119 Keith Rd, West Vancouver



1119 Keith Road



Neighbourhood Pictures of Simmons Residence, 1119 Keith Rd, West Vancouver



Pictures are taken from inside the house, 1119 Keith Rd, after completion of the new adjacent construction. The original view, directed to the west/south is blocked by the new building and deck. (Referring to pictures shown from kitchen and the living room, 1. & 3rd picture). 2. picture shows the direct view from their existing deck to the new deck.. The reason for the DVP is to extend the existing deck to wards the south and re-direct the outside living space away from the west, where the view has been blocked by the new building. Extending the deck 5' south and adding landscape to the west regains the privacy and brings back functional outdoor living space and city view.



1119 Keith Road Frontyard

