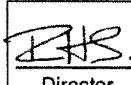
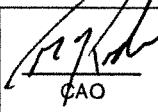


COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>Sept 13, 2010</u>	Item # <u>9</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

 Director	 CAO
---	---

~~Special Council July 26, 2010 21~~

18.3
9

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

COUNCIL REPORT

Attachments for item 9
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 13th, 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 13th, 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.¹, 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:

	Bylaw	Existing ²	Proposed	Variance
Proposed Garage with Basement				
Front Yard to Garage	30 ft.	1.5 ft. ³	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%

¹ As measured off the legal survey.

² prior to January 2010 when the parking platform was demolished.

³ Approximate Front Yard as measured off the legal survey.

	Bylaw	Existing	Proposed	Variance
Proposed Driveway Retaining Walls				
Maximum Retaining Wall Height	8 ft.	n/a	20.2 ft.	12.2 ft.
Retaining Wall Grade Line ⁴ (north)	See footnote 4 below	n/a	Exceeds gradeline by 7.8 ft	7.8 ft.
Proposed Stairs and Cantilevered portion of Driveway⁵				
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 driveway⁶. 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.

⁴ 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.

⁵ 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.

⁶ 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 Drive⁷ 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.

⁷ 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

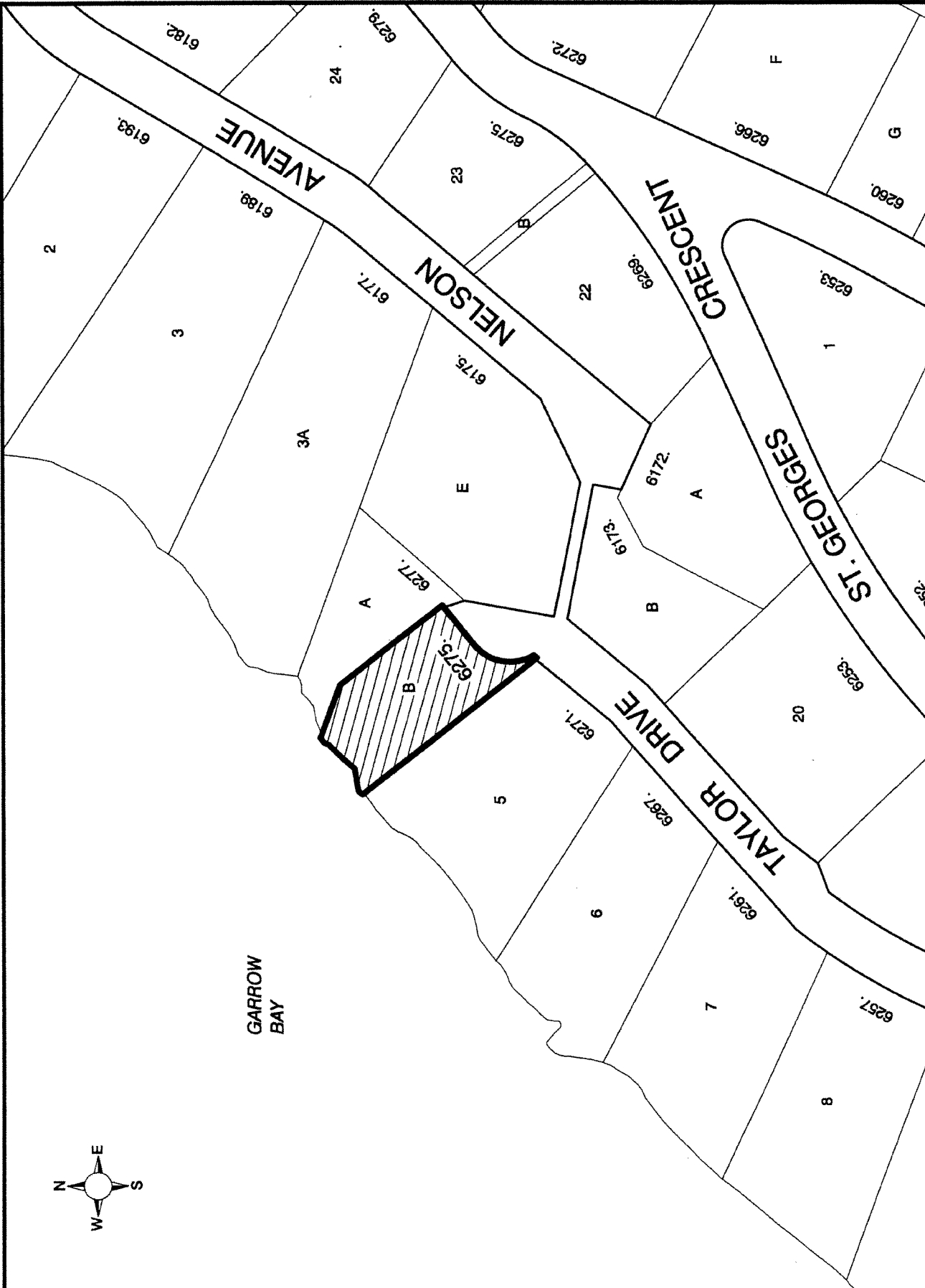
Appendices:
A: Context Plan
B: Proposed Development Variance Permit, including plans and statement of sustainability

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DATE: DEC 10/09 REV: 0

CONTEXT PLAN
6275 Taylor Drive

westvancouver
THE WATERBURY COMPANY

SK-1

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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

Schedule 'A'

RECEIVED

July 13, 2010

JUL 14 2010

James Allan
Community Planner
District of West Vancouver

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

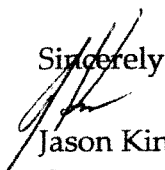
Attention: James

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

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1010-20-09-044

9

To: The District of West Vancouver

Re: Development Variance Permit No. 09-044 for 6275 Taylor Dr.

August 30th, 2010

To whom it may concern,

We have resided at 6267 Taylor Drive for more than 15 years now.

6275 Taylor Drive is two doors past us, farther down the cul-de-sac.

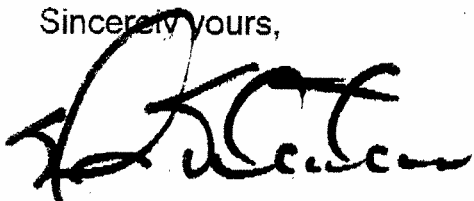
Given the very steep topography, we support granting a Variance Permit, to allow our neighbours to construct a garage on their property.

It may be worthwhile to note that our street is often among the last to be plowed, much to our chagrin given the very high taxes we all pay for living along the waterfront. On numerous occasions we have had to wait 3 or 4 days before a snowplow clears Taylor Drive. Having the street partially obstructed by parked vehicles may be detrimental to permit snow removal.

Forcing residents to park their cars on the street also creates unnecessary obstacles for garbage and recycling pickup. Most critically, given there is only one way in and out, it would be wise to ensure our street is kept as clear as possible to ensure there is no delay for ambulances, fire trucks and emergency response vehicles.

For all these reasons we believe it is in the best interest of the greater community to approve this Variance Permit.

Sincerely yours,



Michael Thornton



Roxanne Thornton

6267 Taylor Drive, West Vancouver, BC V7W 1Y8 ()

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6275 TAYLOR DRIVE WEST VANCOUVER, B.C.

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

RECEIVED

JUL 14 2010

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

CONSULTANTS :

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

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

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

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



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 :

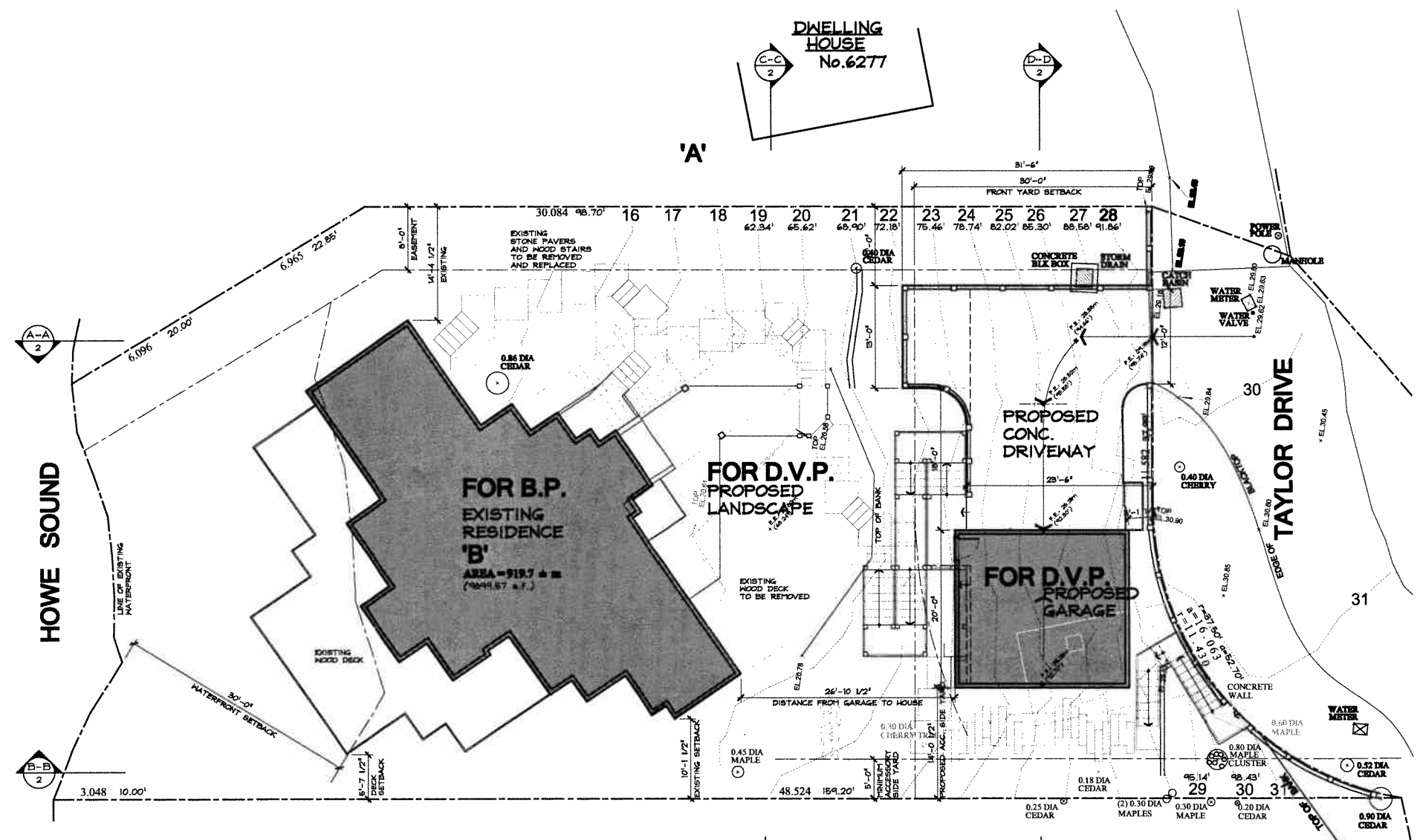
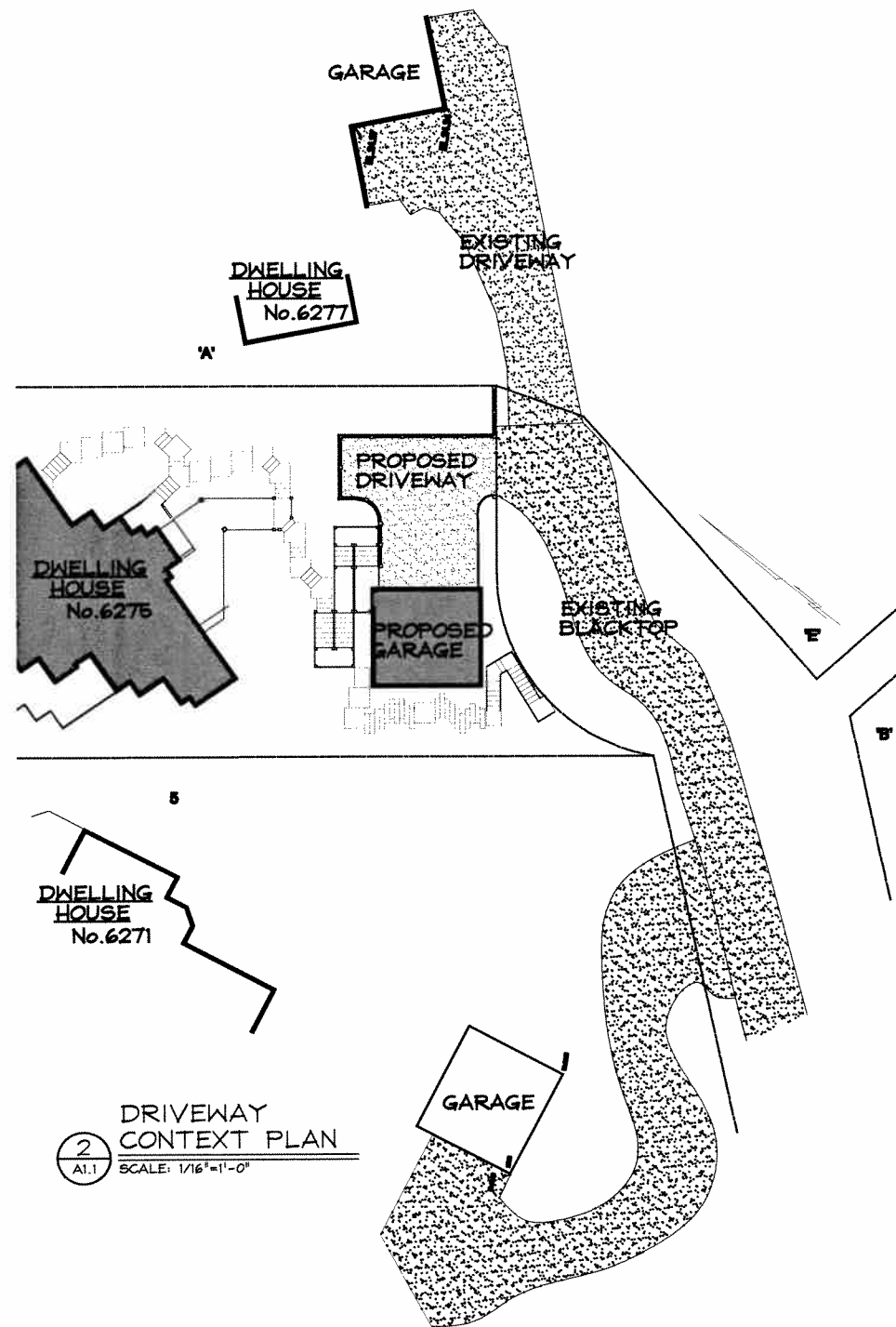
VARIANCE	BYLAW	EXISTING	PROPOSED	VARIANCE
VARIANCE #1 : FRONT YD SETBACK @ GARAGE	30'-0"	N/A	3'-1"	26'-11"
FRONT YD SETBACK @ LOWER STORAGE	30'-0"	N/A	11'-7"	18'-5"
FRONT YD SETBACK @ STAIR FROM STREET	30'-0"	N/A	0'-6"	29'-6"
FRONT YD SETBACK @ STAIR FROM GARAGE TO HOUSE	30'-0"	N/A	23'-6"	6'-6"
VARIANCE #2 : MAXIMUM RETAINING WALL HEIGHT @ N.W. EDGE OF DRIVEW.	8'-0"	N/A	20'-2 1/2"	12'-2 1/2"
@ S.W. EDGE OF GARAGE	8'-0"	N/A	15'-6 1/2"	7'-6 1/2"
VARIANCE #3 : ACCESSORY BUILDING MAXIMUM HEIGHT	12'-0"	N/A	20'-1"	8'-1"
VARIANCE #4 : MAXIMUM FRONT YARD HARD SURFACE	50.00 %	CONFORM	67.60 %	17.60 %
	1202.09 SF		1625.00 SF	422.91 SF
VARIANCE #5 : MAXIMUM 4'-0" STAIR HT WITHIN SETBACK	4'-0"	N/A	21'-6"	17'-6"
VARIANCE #6 : MAXIMUM RETAINING WALL GRADE LINE	ENVELOPE SEE A2.3	N/A	7'-10" OVER GRADELINE	7'-10"

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 :	26'-0"	EXISTING	12'-0" (MID)	19'-7" (VARIANCE #3)
MAX. SITE COVERAGE :	.30 X LOT AREA	2422.25 SF TOTAL		
	2969.87 SF			
MAX. FRONT YD COVERAGE :	.50 X FRONT YARD	1625.0 SF TOTAL		
	1202.09 SF	(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		440 SF GARAGE	440 SF
	3464.85 SF		220 SF ACCESSORY	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

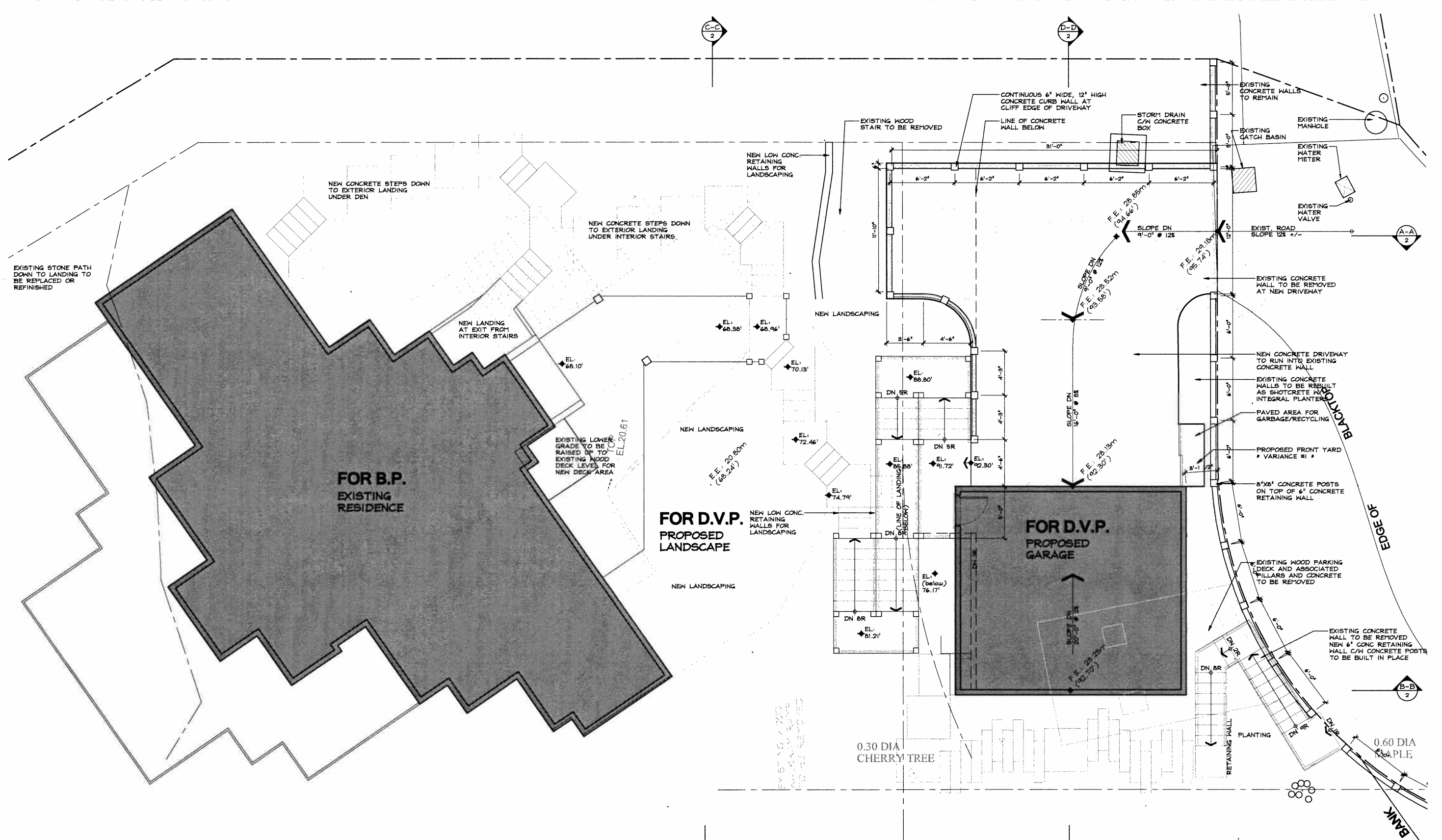
<p>17 NOV 09 14:1: A45 BUILDING PERMIT SUBMISSION RESIDENCE (INTERIOR)</p> <p>13 JAN 09 14:1: A45 DEVELOPMENT VARIANCE PERMIT SUBMISSION</p> <p>13 JAN 09 14:1: A45 DEVELOPMENT VARIANCE PERMIT SUBMISSION</p>	<p>TITLE PAGE, ZONING INFORMATION</p> <p>McINTYRE CRESSWELL DESIGN GROUP INC</p> <p>17 8625 HEATHER ST VANCOUVER, B.C. V6P 4K4 404-804-8044 info@mcintyrecresswell.com</p>	<p>REV. 1</p> <p>REV. 2</p> <p>REV. 3</p> <p>REV. 4</p> <p>REV. 5</p>	<p>A1.0</p>
--	---	---	--------------------



1
A1.1
SITE SURVEY
SCALE: 1/8"=1'-0"
FOR RETAINING WALL AND LANDSCAPE DETAILS
AND DIMENSIONS, REFER TO V/A1.2

5

SUBMISSION 17 NOV 2014 ADD A32 DEVELOPMENT VARIANCE PERMIT SUBMISSION CHANGE		SURVEY SITE PLAN	
SUBMISSION 17 NOV 2014 ADD A45 BUILDING PERMIT SUBMISSION RESIDENCE (INTERIOR)		REV. 1 DATE	
SUBMISSION 25 JUN 15 ADD A32 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION		REV. 2 DATE	
SUBMISSION 13 SEP 15 ADD A32 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION		REV. 3 DATE	
107 802 HEATHER ST. VANCOUVER, B.C. V6A 4S6 604 990-0000		McINTYRE CRESSWELL DESIGN GROUP INC	
A1.1		A1.1	

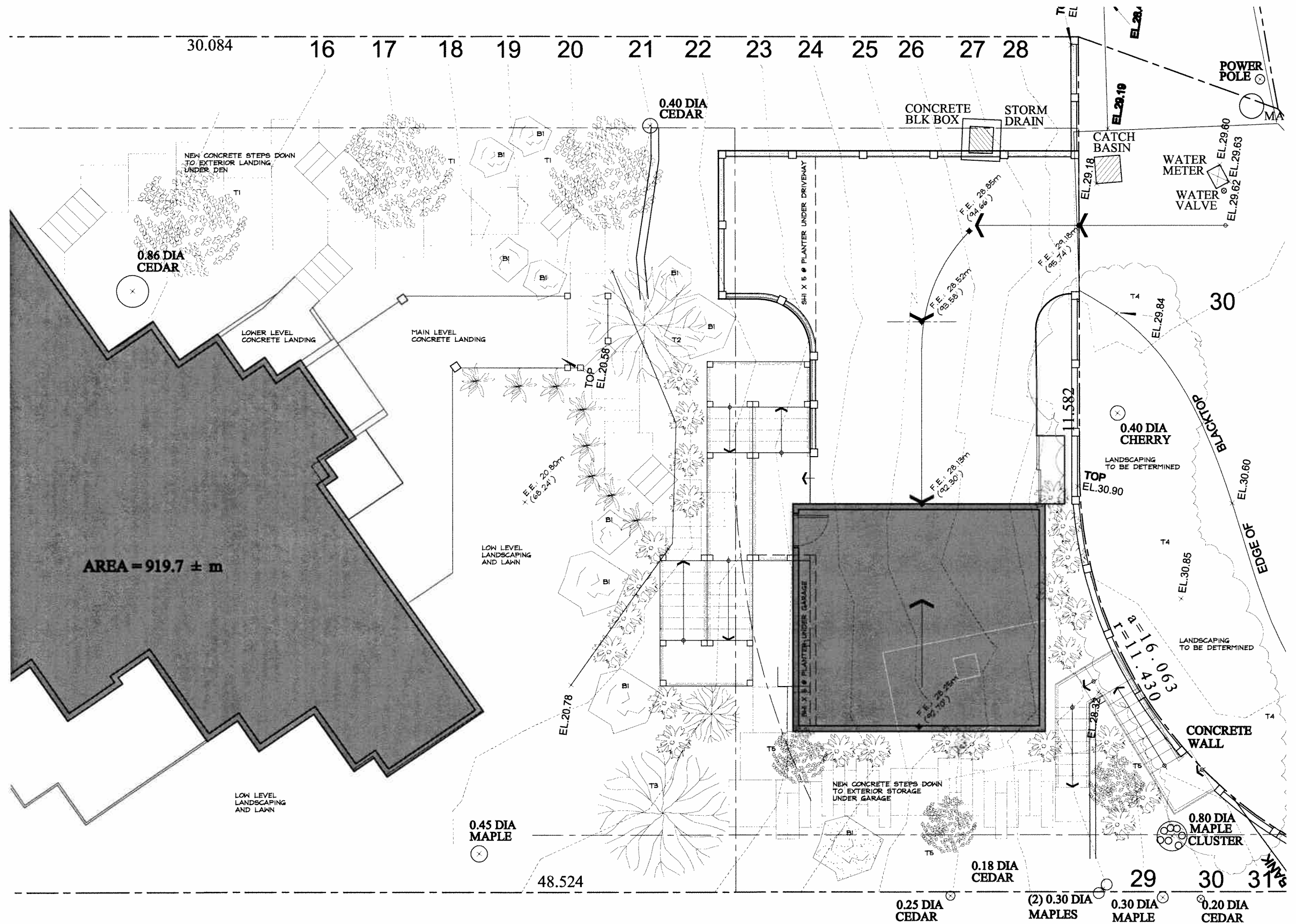


1 LANDSCAPE / SITE PLAN
A1.2 SCALE: 1/4"=1'-0"

SUBMISSION: 17 NOV 09 / A1.1 - A1.5 DEVELOPMENT VARIANCE PERMIT SUBMISSION RESIDENCE (INTERIOR)		SITE PLAN	
SUBMISSION: 25 JUN 10 / A1.1 - A1.5 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION		DATE: 25 JUN 2010	
SUBMISSION: 13 JUN 10 / A1.1 - A1.5 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION		A1.2	
McINTYRE CRESSWELL DESIGN GROUP INC 107 825 HEATHER ST. VANCOUVER, B.C. V6A 4D0-804 604@mcintyrecresswell.com			

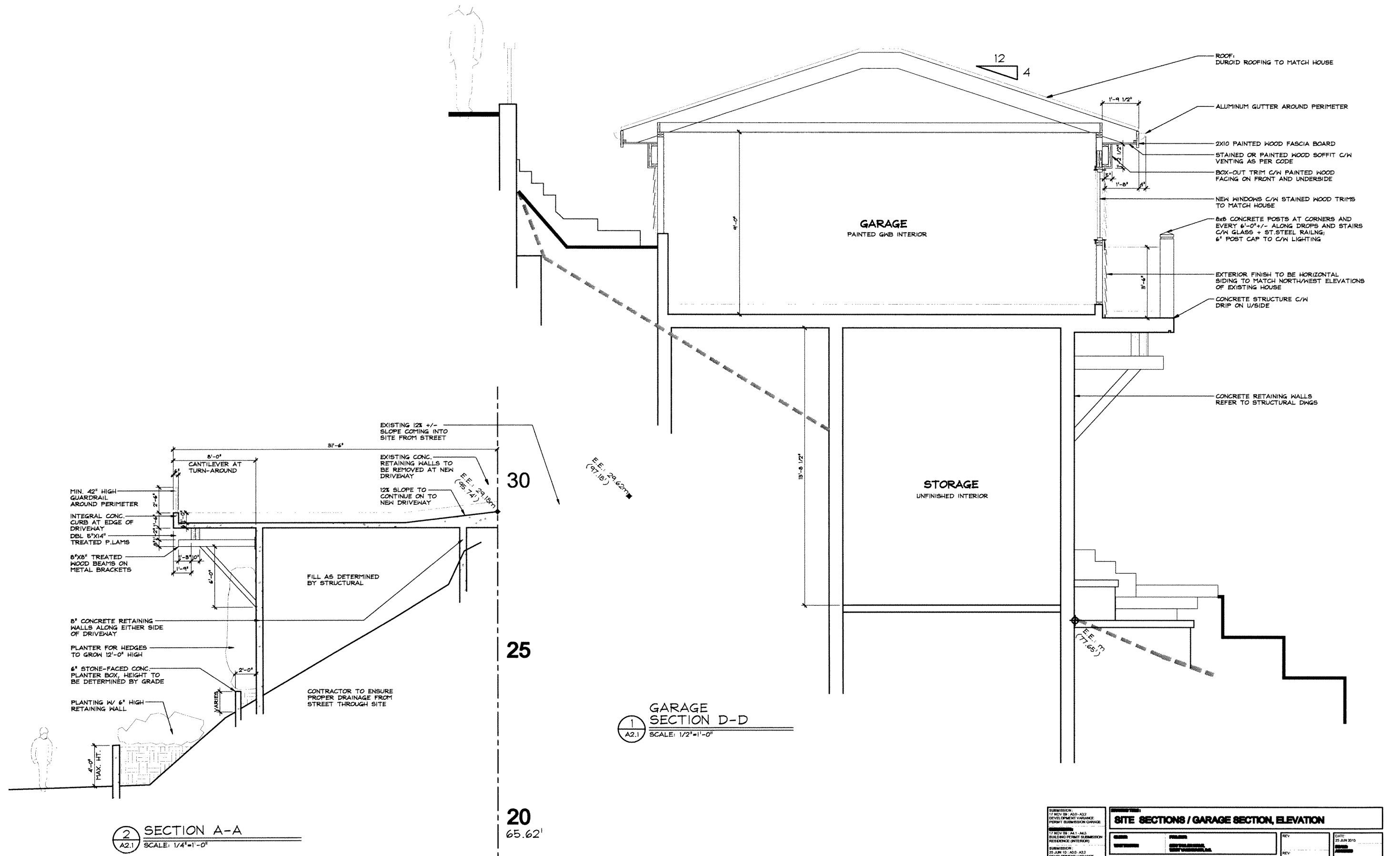
LANDSCAPE LEGEND:

TAG:	DESCRIPTION:	SIZE:	AMT:
TREES:			
T1:	MAGNOLIA GRANDIFLORA	13'-14'	3
T2:	KATSURA	17' HIGH	1
T3:	PAPER BARK MAPLE	15' HIGH	1
T4:	MAGNOLIA KOVSA	14'	3
T5:	STEWARDIA	...	3
BI:	LANDSCAPE BOULDERS	4'-6'H	6-8
SHRUBS:			
SH1:	CEDAR HEDGE	12' HIGH	10
SH2:	...	...	...
SH3:	...	...	...
SH4:	...	...	...
SH5:	...	...	...
MISCELLANEOUS:			
BI:	BOULDERS	VARIABLES	10
...
...
...



1 LANDSCAPE PLAN
A1.3 SCALE: 1/4"=1'-0"

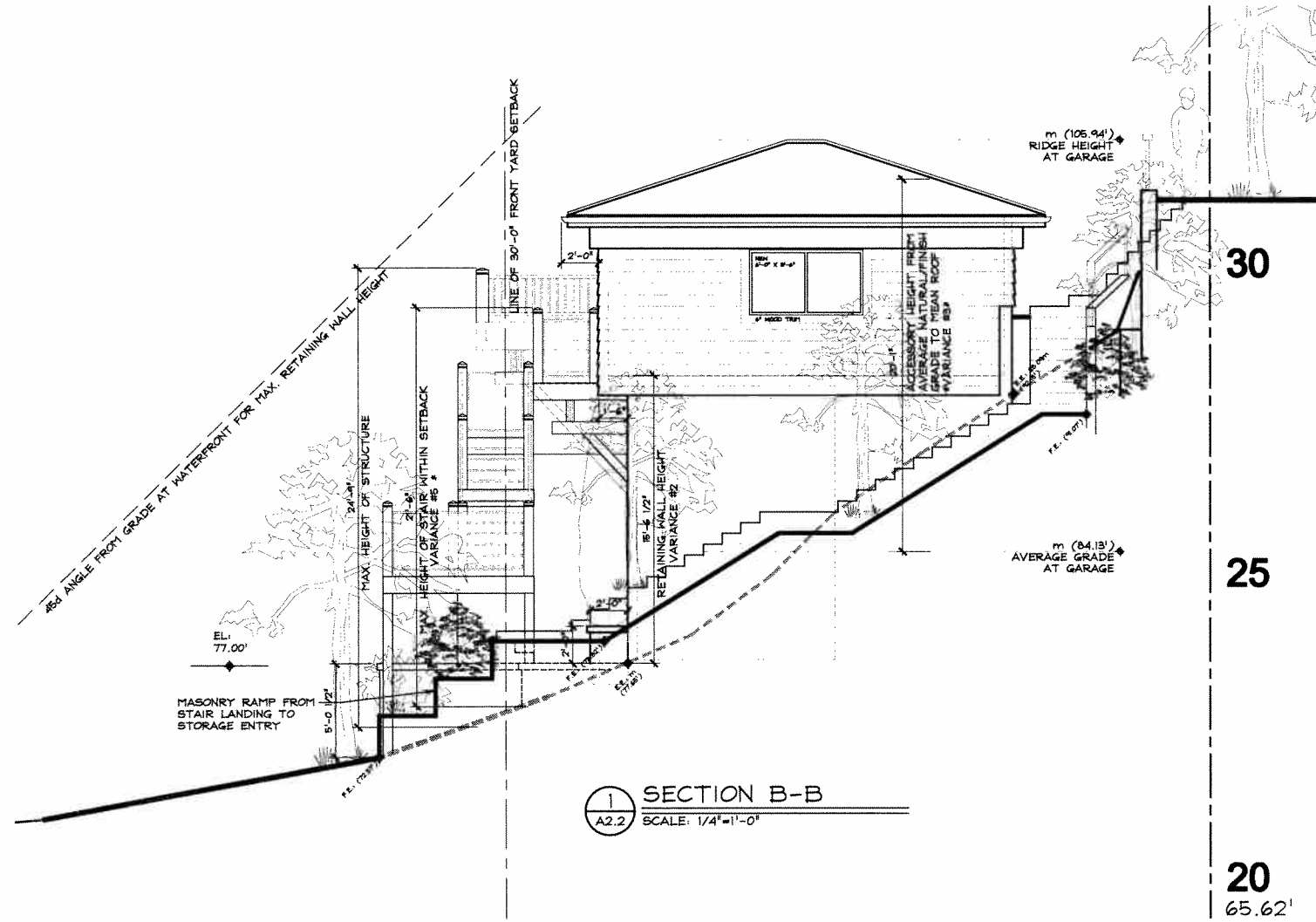
<p>LANDSCAPE SITE PLAN</p>	
<p>SUBMISSION: 15 JUN 12 10:00 AM DEVELOPMENT VARIANCE PROJECT NO. SUBMISSION</p>	<p>DATE: 25 JUN 2012</p>
<p>SUBMISSION: 15 JUN 12 10:00 AM DEVELOPMENT VARIANCE PROJECT NO. SUBMISSION</p>	<p>McINTYRE CRESSWELL DESIGN GROUP INC 107 8521 HEATHER ST VANCOUVER, B.C. V6A 4S0-8004 info@mcintyrecresswell.com</p>
<p>A1.3</p>	



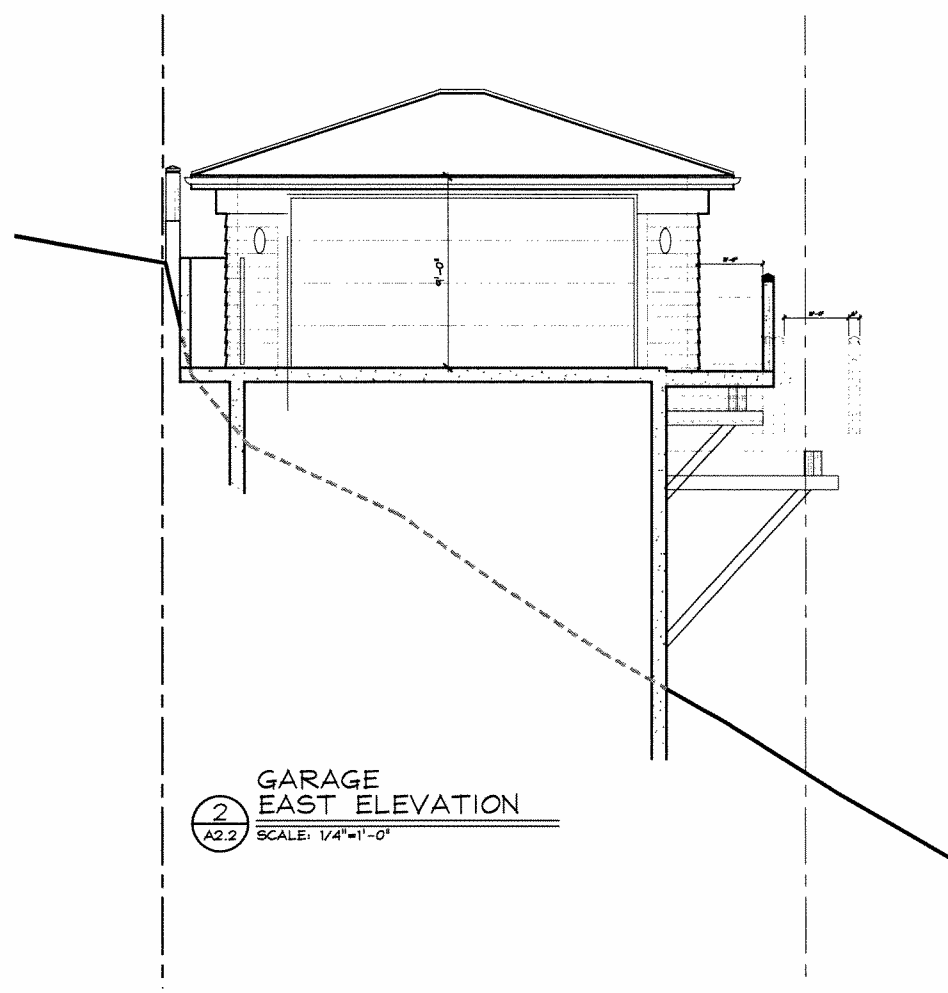
2 SECTION A-A
A2.1 SCALE: 1/4"=1'-0"

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

SITE SECTIONS / GARAGE SECTION, ELEVATION			
SUBMISSION: 17 NOV 09 - A21-A32 DEVELOPMENT VARIANCE PERMIT SUBMISSION 17 NOV 09 - A41-A42 BUILDING PERMIT SUBMISSION RESIDENCE (INTERIOR) SUBMISSION: 25 JUN 10 - A21-A32 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION SUBMISSION: 13 JUL 10 - A21-A32 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION	DESIGNER: McINTYRE CRESSWELL DESIGN GROUP INC 107 AND HEATHER ST. VANCOUVER, B.C. V6A 4G9-8024 info@mcintyrecresswell.com	REV: _____ DATE: 25 JUN 2010	A2.1

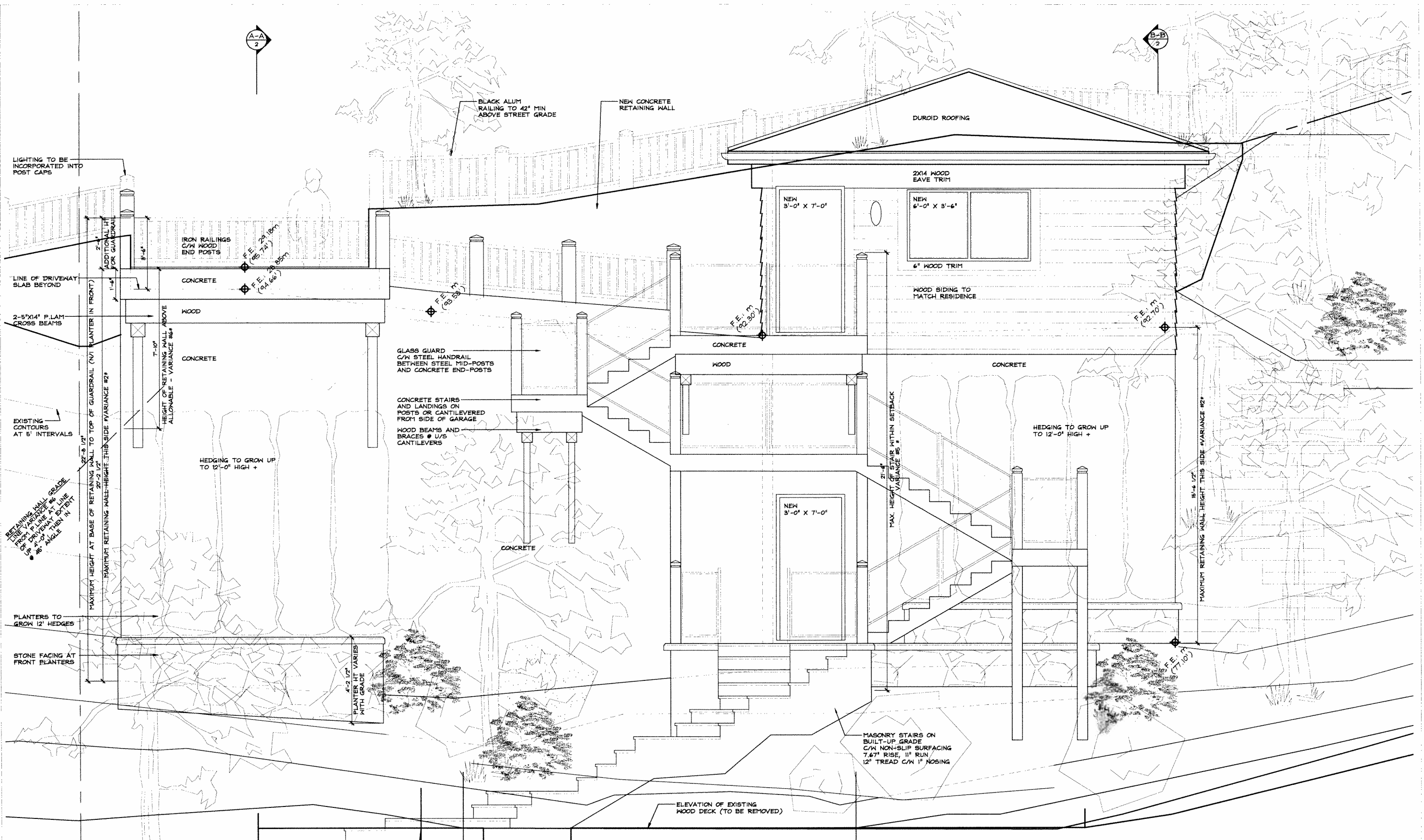


1 SECTION B-B
SCALE: 1/4"=1'-0"



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

SUBMISSION: 17 NOV 10 AC20-A33 DEVELOPMENT VARIANCE PERMIT SUBMISSION GARAGE	SITE SECTIONS / GARAGE ELEVATIONS		REV DATE 25 JAN 10
17 NOV 10 AC20-A33 BUILDING PERMIT SUBMISSION RESIDENCE (INTERIOR)	REV DATE 25 JAN 10	REV DATE 25 JAN 10	REV DATE 25 JAN 10
SUBMISSION: 25 JAN 10 AC20-A33 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION	McINTYRE CRESSWELL DESIGN GROUP INC 107-8625 HEATHER ST. VANCOUVER, B.C. V6A 4S6-8004 hb@mcintyrecresswell.com		REV DATE 25 JAN 10
SUBMISSION: 13 DEC 10 AC20-A33 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION			REV DATE 25 JAN 10
			A2.2

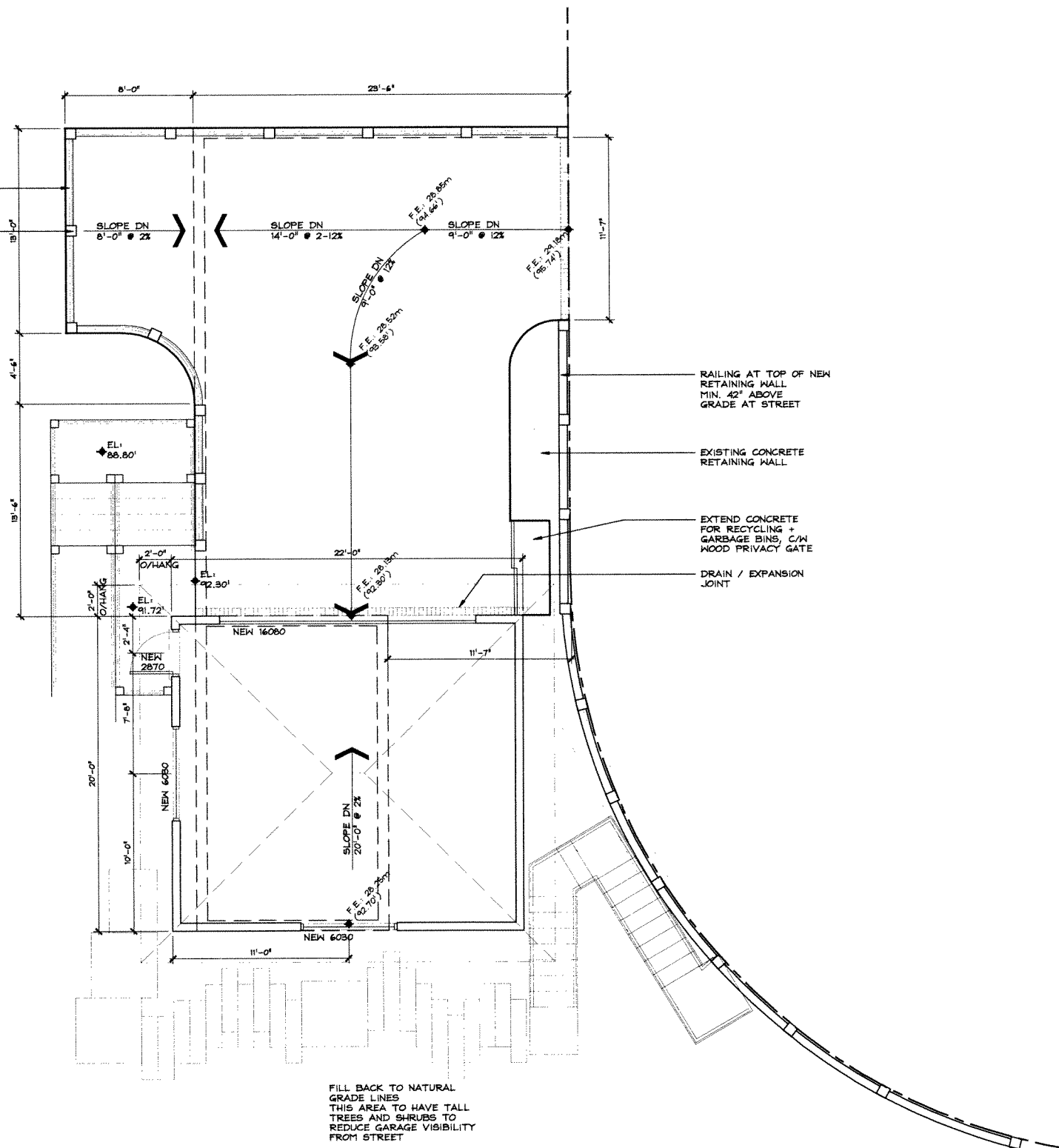


SECTION C-C
SCALE: 1/2"=1'-0"

SUBMISSION: 17 NOV 09 - A2.3 DEVELOPMENT VARIANCE PERMIT SUBMISSION		SITE SECTION / GARAGE ELEVATION	
SUBMISSION: 25 JUN 10 - A2.3 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION		REV: _____ DATE: 25 JUN 2010	DATE: _____ REV: _____
SUBMISSION: 23 JUL 10 - A2.3 DEVELOPMENT VARIANCE PERMIT RE-SUBMISSION		McINTYRE CRESSWELL DESIGN GROUP INC 107 802 HATHER ST. VANCOUVER, B.C. V6K 6S4 404-684-8004 info@mcintyrecresswell.com	
A2.3		A2.3	

CONCRETE CURB
WALL AROUND CLIFF
EDGE PERIMETER

NEW 8"X8" CONCRETE
POSTS @ 6'-0" O.C. +/-
C/M IRON RAILINGS BETWEEN
MOUNTED TO TOP OF CONC.
CURB TO MIN. 42" HIGH OFF
DRIVENWAY SLOPE



RAILING AT TOP OF NEW
RETAINING WALL
MIN. 42" ABOVE
GRADE AT STREET

EXISTING CONCRETE
RETAINING WALL

EXTEND CONCRETE
FOR RECYCLING +
GARBAGE BINS, C/M
WOOD PRIVACY GATE

DRAIN / EXPANSION
JOINT

FILL BACK TO NATURAL
GRADE LINES
THIS AREA TO HAVE TALL
TREES AND SHRUBS TO
REDUCE GARAGE VISIBILITY
FROM STREET

1 DETAILED PLAN
A3.1 SCALE: 1/4"=1'-0"
REFER ALSO TO STRUCTURAL DRAWINGS

SUBMISSION:
17 NOV 08 ADD A32
DEVELOPMENT VARIANCE
PERMIT SUBMISSION

17 NOV 09 A4.1 A4.5
BUILDING PERMIT SUBMISSION
RESIDENCE (INTERIOR)

SUBMISSION:
25 JUN 10 ADD A32
DEVELOPMENT VARIANCE
PERMIT RE-SUBMISSION

SUBMISSION:
13 JUL 10 ADD A32
DEVELOPMENT VARIANCE
PERMIT RE-SUBMISSION

GARAGE FOUNDATION + FLOOR PLANS			
OWNER	DESIGNER	REV	DATE
McINTYRE CRESSWELL DESIGN GROUP INC	McINTYRE CRESSWELL DESIGN GROUP INC		20 JUN 2010
107 8828 HEATHER ST. VANCOUVER, B.C. V6Y 4K6 604-432-8604 info@mcintyrecresswell.com			

A3.1