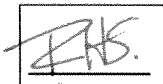
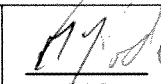


COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>Feb. 7, 11</u>	Item # <u>16.2</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

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

16.2

COUNCIL REPORT

Attachments for item 16.2
provided under separate cover

Date: January 25, 2011 File: 1010-20-10-053
From: Geri Boyle, Manager of Community Planning
James Allan, Community Planner
Subject: Development Variance Permit No. 10-053 (2667 Haywood Avenue)

RECOMMENDED THAT:

- The Municipal Clerk give notice that Development Variance Permit No. 10-053 for 2667 Haywood Avenue, to allow a new two-storey dwelling with basement and a Secondary Suite to be constructed, will be considered on Monday, March 7th, 2011.

Purpose

The purpose of this report is to provide information to Council on Development Variance Permit No. 10-053 for 2667 Haywood Avenue which would allow a new two-storey dwelling with basement and Secondary Suite to be constructed with reduced Front Yards to Haywood and Lawson Avenues.

The proposed Development Variance Permit will be considered by Council on Monday, March 7th, 2011.

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 RS4 and is 4885 sq. ft. in size. The property fronts both Lawson Avenue to the north and Haywood Avenue to the south. The site contains an existing two-storey house originally built in 1987 with Board of Variance approval to allow a reduced Combined Side Yard and a reduced Front Yard to Lawson Avenue. The existing house is located with a 5.8m (19 ft) Front Yard to Haywood Avenue and a 4m (13 ft) Front Yard to Lawson Avenue. Vehicle access is currently off Lawson Avenue.

The boulevards in both Lawson and Haywood Avenues are relatively large with approximately 7.3m (24 ft) and 6.7m (22 ft) between the travelled road surface and the front property lines respectively. A large hedge is located within the boulevard of both streets, adjacent the travelled road surface.

3.2 Neighbourhood Context

The details of the existing houses² on neighbouring properties are:

	2680 Lawson Avenue (house to the west)	2657 Haywood Avenue (house to the east)
Front Yard to Lawson Avenue	0.3m (1.0 ft) to house	14.3m (47.0 ft)
Front Yard to Haywood Avenue	1.6m (5.3 ft)	4.9m (16.0 ft)
Side Yard closest to subject property	Side (east) Yard 18.3m (60 ft)	Side (west) Yard 1.9m (6.3 ft)

3.3 The Proposal

The applicant is proposing to demolish the existing house and construct a new two-storey house with basement. A Secondary Suite is also proposed in the basement with access facing Haywood Avenue. The vehicle access on Lawson Avenue is to be closed and a new driveway will access the proposed garage at the basement level from Haywood Avenue.

Under the Zoning Bylaw, a Front Yard is required to both Haywood Avenue and Lawson Avenue. Haywood Avenue runs at an angle to the property and creates a Front Yard that is at an angle to the side lot lines. This results in a restrictive and awkward building envelope, varying between 4 m (13 ft.) and 8.5 m (28 ft.) in depth.

The proposal requires the following variances:

	Bylaw	Existing	Proposed	Variance
Front Yard to Lawson Avenue	9.1m (30 ft)	4.0m (13 ft)	7.6m (25.1 ft)	1.5m (4.9 ft)
Front Yard to Haywood Ave	9.1m (30 ft)	5.8m (19 ft)	6.1m (20.1 ft)	3.0m (9.9 ft)

² As provided by the applicant

3.4 Implications

The proposed Front (north) Yard to Lawson Avenue is greater than what currently exists. It provides a much larger Front Yard than the house to the west at 2680 Lawson Avenue, as 2680 Lawson is located approximately 0.3m (1 ft) from the front lot line. Also, of note is that this adjacent house is also well separated from the subject property by its very large east Side Yard of approximately 18.3m (60 ft). The proposed house location tries to provide a transition to the house to the east at 2657 Haywood Avenue. This house has a 14.3m (47 ft) Front Yard to Lawson, much greater than the required 9.1m required under the Zoning Bylaw.

With respect to Haywood Avenue, the proposed house is located with a greater Front (south) Yard than the houses to either side to maintain their views and to maintain the streetscape along Haywood Avenue.

The proposed Secondary Suite is located within the basement with access out to Haywood Avenue (south). The applicant has designed the Suite to have its access directly out onto grade, rather than from a sunken patio area. It will have good access to natural light with large, south facing windows and two light wells at the rear of the suite. A permeable off-street parking area for the Suite has been provided.

The proposed garage is to be located in the basement accessing off Haywood Avenue in the south-west corner of the property. This enables a relatively flat driveway grade of 5% (the road drops more than 1.2m (4 ft) along Haywood Avenue to the west and a garage accessing off Lawson would have to be located on the main floor to maintain a complying grade).

Two large hedges are located within the boulevard of both streets and the owner has applied for a Tree Permit to remove them.

Conclusion

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

- The proposed Front Yards to both streets respects the views from neighbouring properties and provide a transition between neighbouring properties along Lawson Avenue;
- The proposed house has been designed with good variation in the facades fronting both Lawson and Haywood Avenues, helping to break up its visual presence and providing interest from the street;
- The proposed house incorporates a well designed Secondary Suite with good access to natural light in line with the Districts aim of supporting the provision of greater variety of housing choices and the provision of rental housing³
- The wide boulevards in both streets are proposed to be landscaped to preserve and enhance the streetscape⁴ and minimise views of the proposed house. This plan is included as a requirement under the proposed Development Variance Permit; and

³ Policy H1, pg 50 and Policy H9, pg 53.1 of the Official Community Plan (OCP)

⁴ See Policies BF-B1 and BF-B2 of the OCP, pg 59

- The proposed green building elements achieve the Districts aim to promote superior environmental design in new development⁵.

3.5 Sustainability

The owners have provided a checklist (see Appendix B) describing the green elements of the project for the new house and are aiming to achieve Energuide 80. 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 10-053.

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

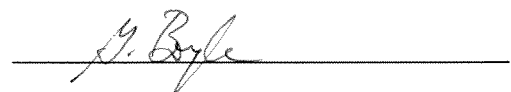
4.1 At the time of consideration of this report, Council may:

- (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. 10-053; or
- (b) approve issuance of a modified Development Variance Permit No. 10-053; or
- (c) request more information; or
- (d) reject the application.

Authors:



Appendices:

A: Context Plan

B: Proposed Development Variance Permit, including Plans and Green Building Checklist

⁵ Policy BF-A1 pg 57 and Policy H12 pg 53.1 of the OCP



District of West Vancouver
PROPOSED
Development Variance Permit No. 10-053

Registered Owner(s): Hamid Behmanesh and Atoussa Elahi

This Development Variance Permit applies to:

Civic Address: 2667 Haywood Avenue

Legal Description: PID 011-548-916
Lot B Block 17 District Lot 555 Plan 4467
(the "Lands")

This Development Variance Permit No. 10-053 is issued to the Registered Owners to vary and supplement the District's Zoning Bylaw No. 4662, 2010 as follows and on the conditions set out below:

1. Zoning Bylaw No. 4662, 2010 is varied in Section 204.07 (Front Yard) to allow a minimum Front Yard:
 - (a) to Haywood Avenue of 6.1m; and
 - (b) to Lawson Avenue of 7.6m.
2. The Lands shall be developed in accordance with the drawings and plans date stamped January 25, 2011 and attached as Schedule "B".
3. Sustainability measures and commitments shall take place in accordance with the attached Schedule "A".
4. Prior to Building Permit issuance, a landscape plan for the adjacent boulevards within both Haywood Avenue and Lawson Avenue shall be submitted to and approved by the Manager of Community Planning.
5. The landscaping of the boulevards as approved under 4. above must be installed prior to Final Inspection under the Building Permit.
6. This Development Variance Permit lapses if construction of the building has not commenced, under an issued Building Permit, within 24 months of the date this permit is issued.

In the event the Registered 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 Registered 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 Registered Owner shall not be viewed as a cause beyond the control of the Registered Owner.

THE COUNCIL OF THE DISTRICT 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 6, THIS PERMIT IS ISSUED ON

Schedules:

A – Sustainability Statement date stamped January 25, 2011

B - Building Plans prepared by Farzin Yadegari Architect and date stamped January 25, 2011.

October 22, 2010

GREENING YOUR HOME & PROPERTY: CHECKLIST

RECEIVED

Please attach any additional comments and/or documentation if pertinent.

JAN 25 2011

What is your target ENERGUIDE rating?

80

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

Have you scheduled your ENERGY AUDIT? *If YES, Indicate Date Here: n/a*

PLEASE CHECK YES OR NO:			
BUILDING ENVELOPE		YES	NO
INSULATION:	2 x 6 wall construction and high-density batt insulation to achieve in-wall-cavity insulation value of RSI 3.85 (R22)	x	
WINDOW PERFORMANCE:	Maximum thermal conductance (U value) of 2.00 W/K•m ² (Energy Star labelled)	x	
ENERGY EFFICIENCY		YES	NO
LIGHT FIXTURES	Install fixtures that do not accept incandescent or halogen bulbs in all non-living spaces (e.g. hallways, storage areas, patios, etc).	x	
ENERGY CONSUMPTION DISPLAY	Energy usage display meter capable of calculating & displaying electrical consumption on at least a monthly basis.	x	
FIREPLACES	[No wood burning fireplaces.] Gas-fuelled fire places have electronic ignitions; are direct vented.	x	
HOT WATER	Electronically powered hot water tanks are insulated to provide min RSI 1.76 OR on-demand hot water heater is installed.	x	
BUILDING ORIENTATION	Building is oriented for solar design and/or supports passive solar heating. See <i>Ideas Sheet</i> for details.	x	
WATER CONSERVATION		YES	NO
FIXTURES & TOILETS	Low flow water fixtures, including dual flush design toilets, with max single flush consumption of 6 Litres.	x	
INDOOR ENVIRONMENTAL QUALITY		YES	NO
HEAT RECOVERY VENTILATOR	Installation of a heat recovery ventilator. (Certified by a HRAI or HVC certified installer to meet CSA standards.)		x
CONSTRUCTION WASTE MANAGEMENT		YES	NO
WASTE MANAGEMENT PLAN	Construction waste mgmt plan prepared and submitted. Target min 50% waste reduction; diversion rate to be documented, with disposal receipts.		x

"FUTURE PROOFING" YOUR HOME		YES	NO
PRE-PIPE FOR ROOF MOUNTED SOLAR	Vertical service shaft extends from water heater room to attic space (min 2 50mm pvc pipes, capped at both ends, $\geq 20^\circ$ angle.	X	
PRE-WIRE FOR ELECTRIC VEHICLE(S)	Cable raceway leading from electricity circuit panel to enclosed outlet box in garage or carport.	X	
SENSITIVE SITE DEVELOPMENT		YES	NO
STORMWATER MANAGEMENT	Permanent, low-impact development (LID) measures installed to manage stormwater run-off at pre-development rates.	X	
MINIMIZE SITE DISTURBANCE	No invasive ¹ plant species are introduced to the landscape	X	
	Established plant materials to have low water requirements ²	X	
	Storage tank or rain barrels for retaining rainwater for irrigation		X
	Tree Preservation Plan prepared and submitted ³		X
	1 tree; four 5 gal (or equiv) shrubs; or 4.6m ² groundcover per 46m ² of unpreserved lot area.	X	
	Drought tolerant turf and/or landscaping species	X	
	Mulch ⁴ or soil amendments added as appropriate	X	
	Topsoil maintained or enhanced to a minimum depth of 12inches	X	
REDUCE LOCAL HEAT ISLAND EFFECTS	One or both of the following: - Trees or other plantings provide shade to $\geq 50\%$ of hard surfaces within 15m of home - Light coloured materials for $\geq 50\%$ of hard surfaces (e.g. white/grey concrete; open pavers; vegetated roof to cover garage and/or accessory buildings.	X	



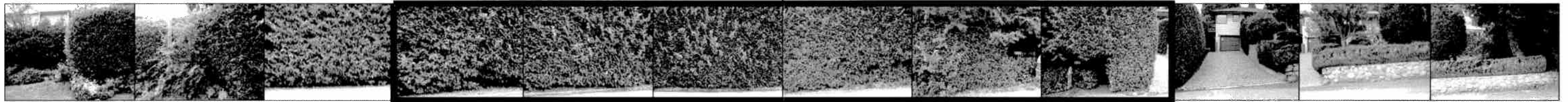
¹ Invasive plant species vary by region. Consult the Canadian Botanical Conservation Network invasive plants list for your area: http://www.rbq.ca/cbcn/en/projects/invasives/i_list.html

² Visit www.getwatersmart.com for water-conserving landscaping tips

³ A sample Tree Preservation Plan can be found at: <http://www.portlandonline.com/bds/index.cfm?&q=72537>

⁴ Mulch is as a covering placed around plants to reduce erosion and water loss and to help regulate soil temperature. Upon decomposition, organic mulches serve as soil amendments.

2667



HAYWOOD AVENUE - VIEW TO NORTH (FROM WEST TO EAST)

2667



LAWSON AVENUE - VIEW TO SOUTH (FROM WEST TO EAST)



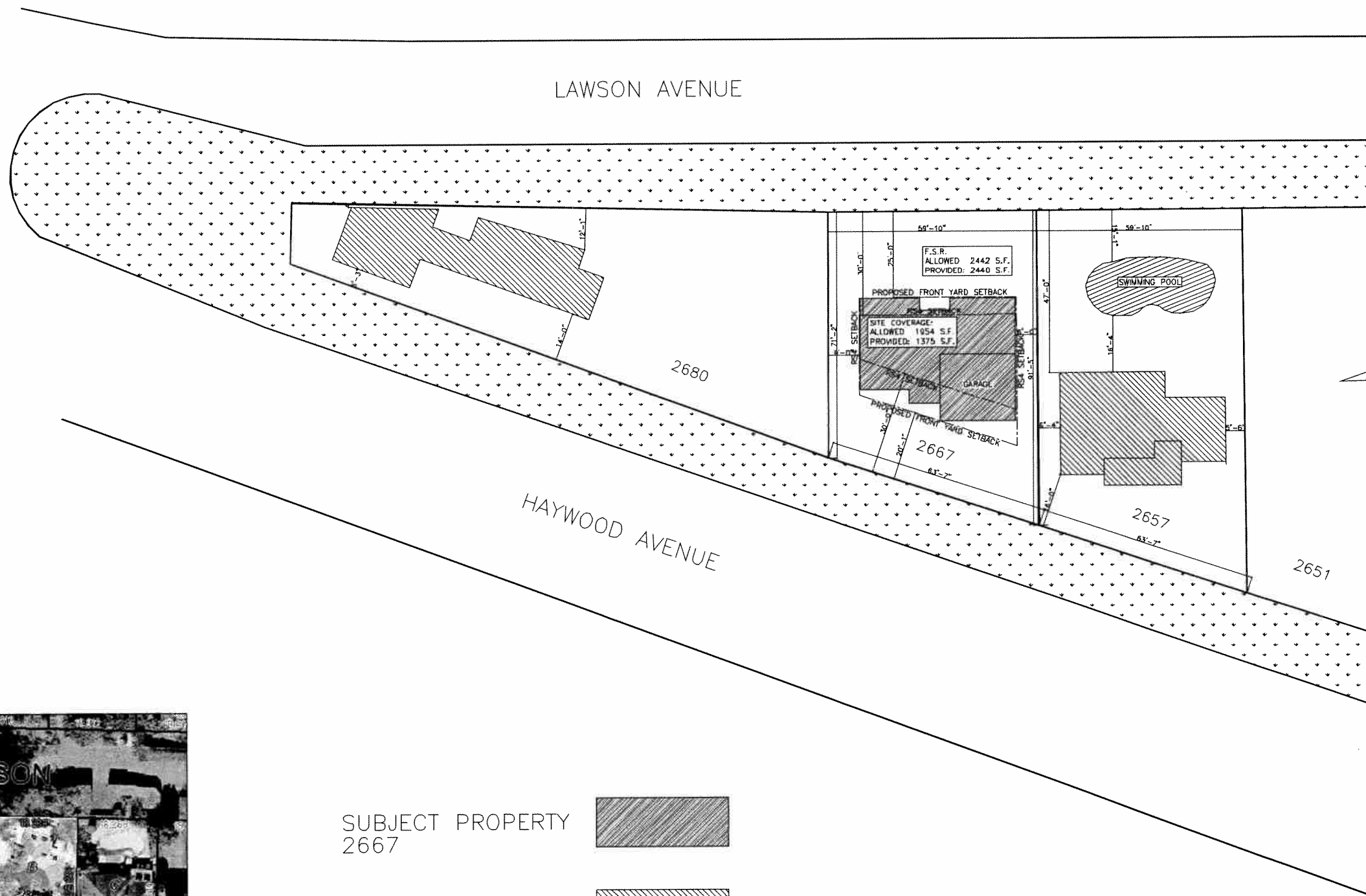
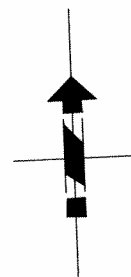
HAYWOOD AVENUE - VIEW TO SOUTH (FROM EAST TO WEST)



LAWSON AVENUE - VIEW TO NORTH (FROM WEST TO EAST)

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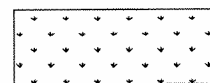
SUBJECT PROPERTY
2667



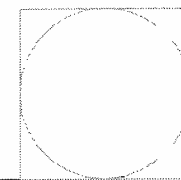
NEIGHBORS

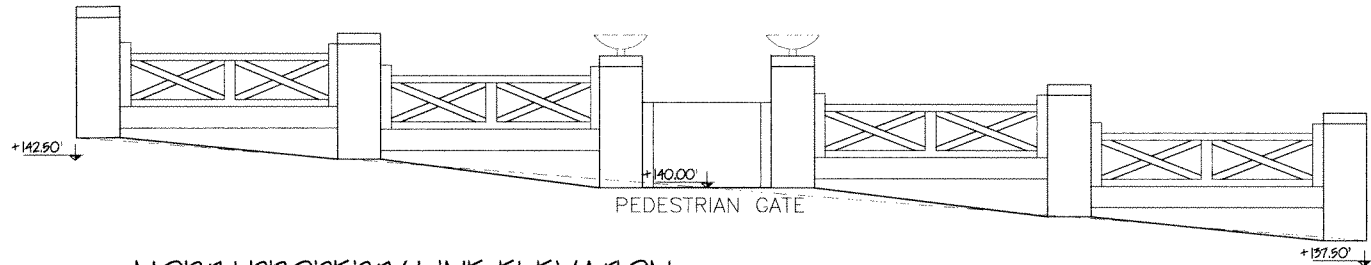
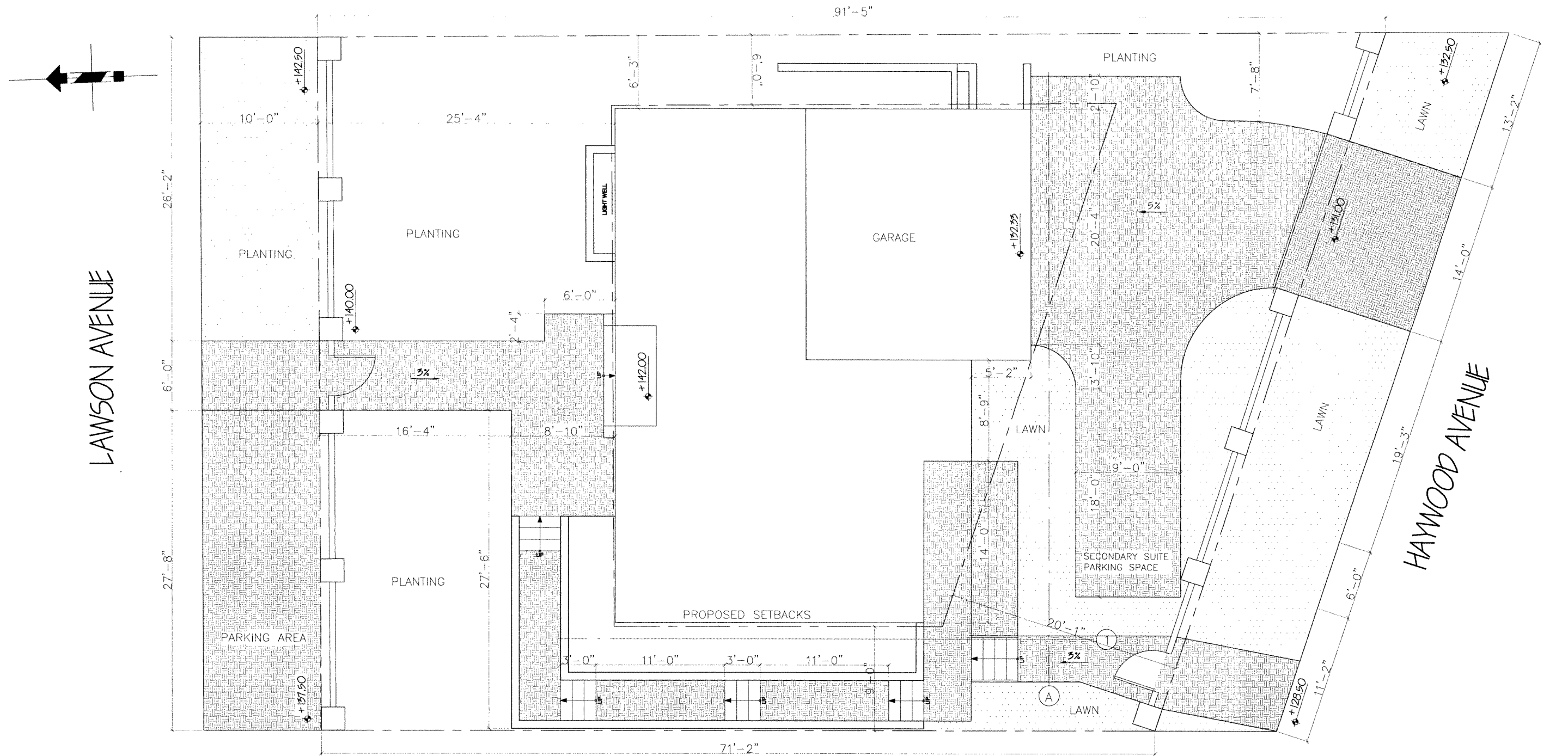


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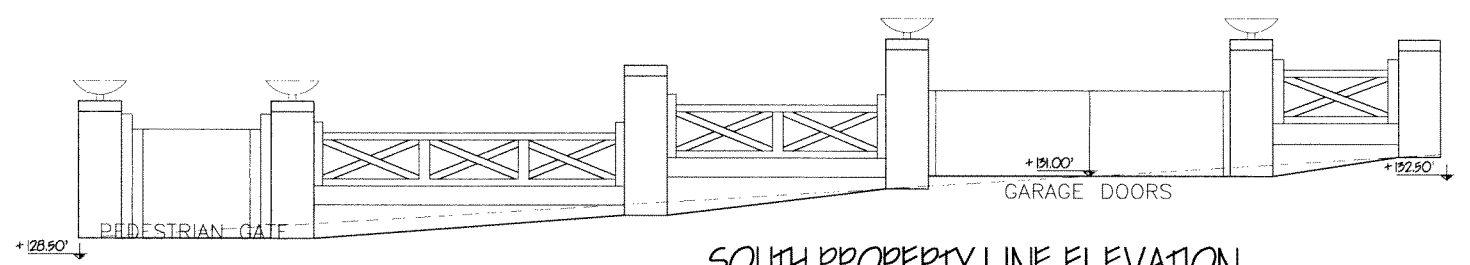


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NORTH PROPERTY LINE ELEVATION

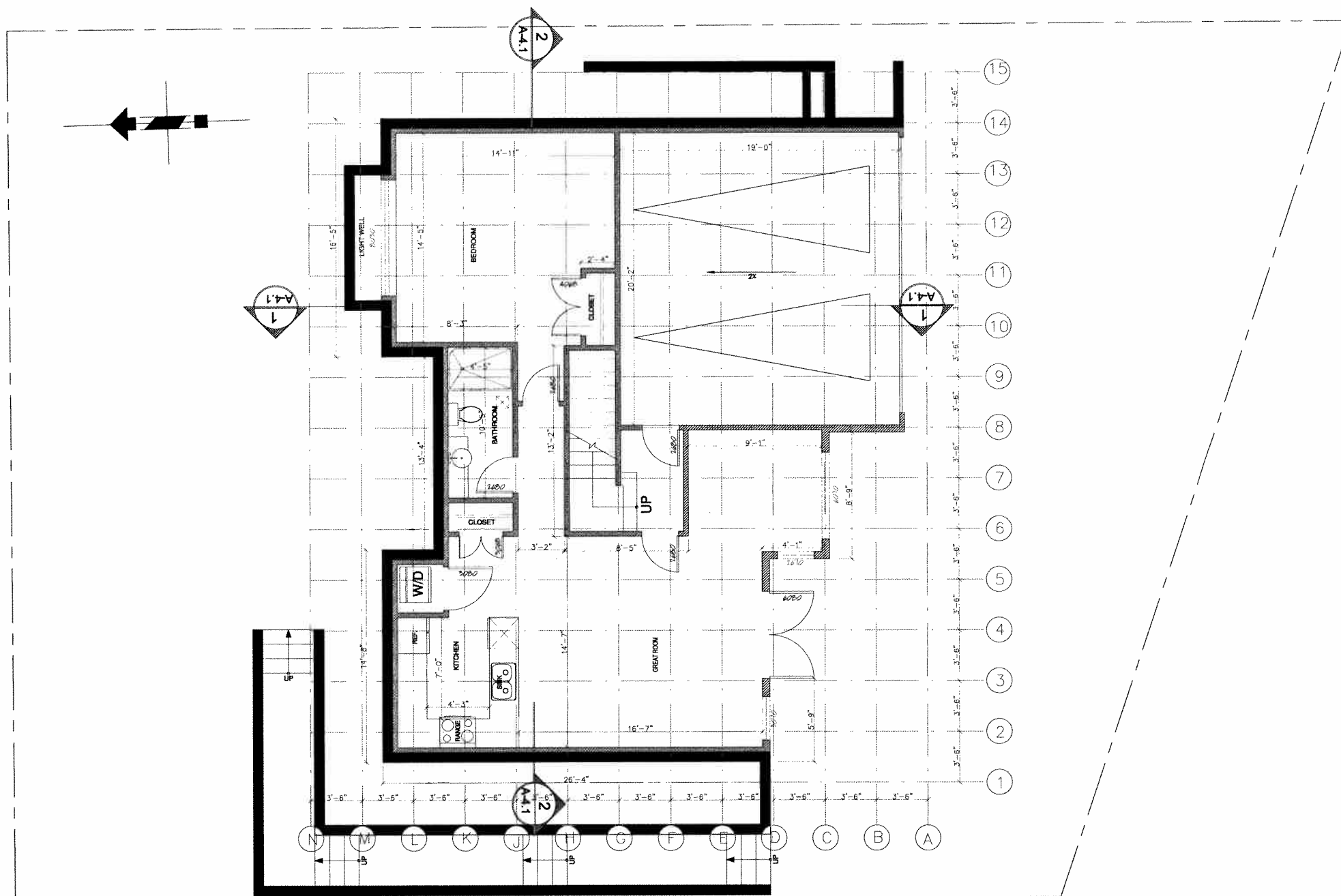


SOUTH PROPERTY LINE ELEVATION

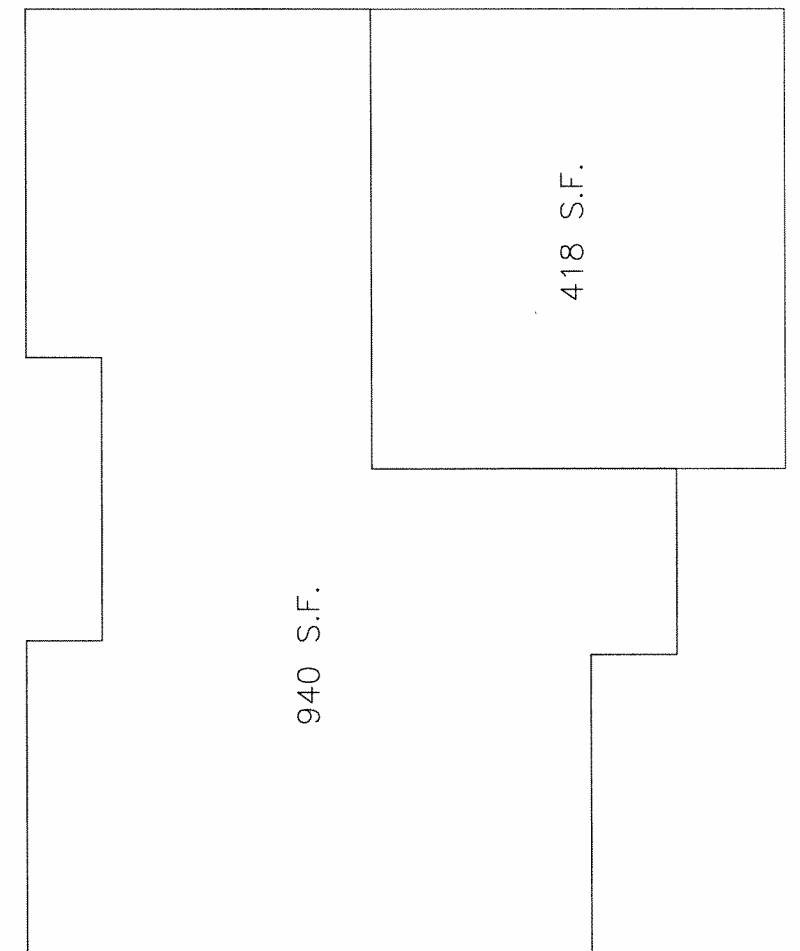
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PROJECT:
CUSTOM HOUSE
CIVIC ADDRESS: 2667 HAYWOOD AVENUE, WEST VANCOUVER, B.C.
LEGAL DESCRIPTION: LOT B BLOCK 17 DISTRICT LOT 555 PLAN 4467



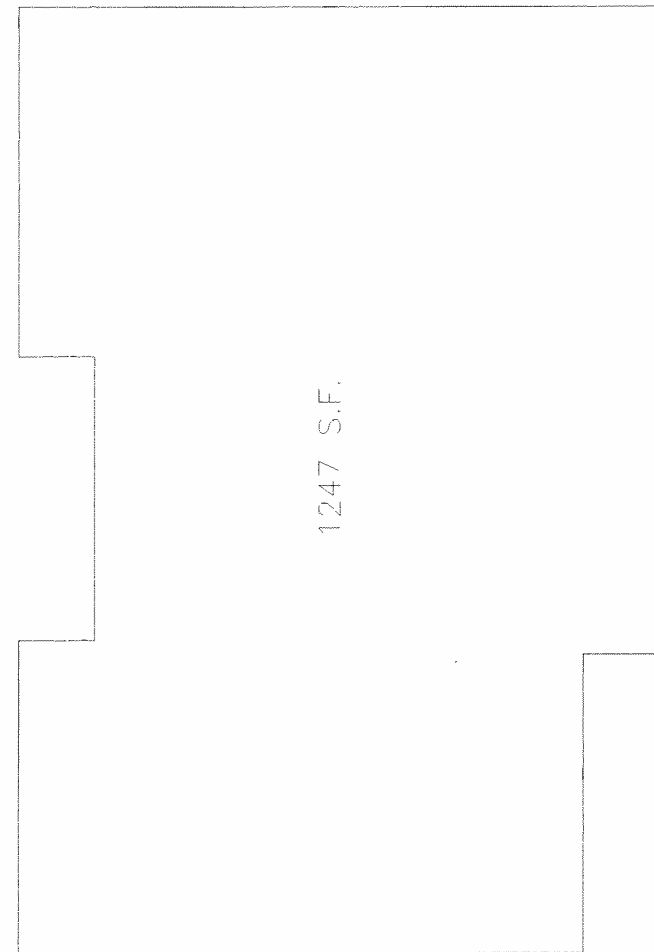
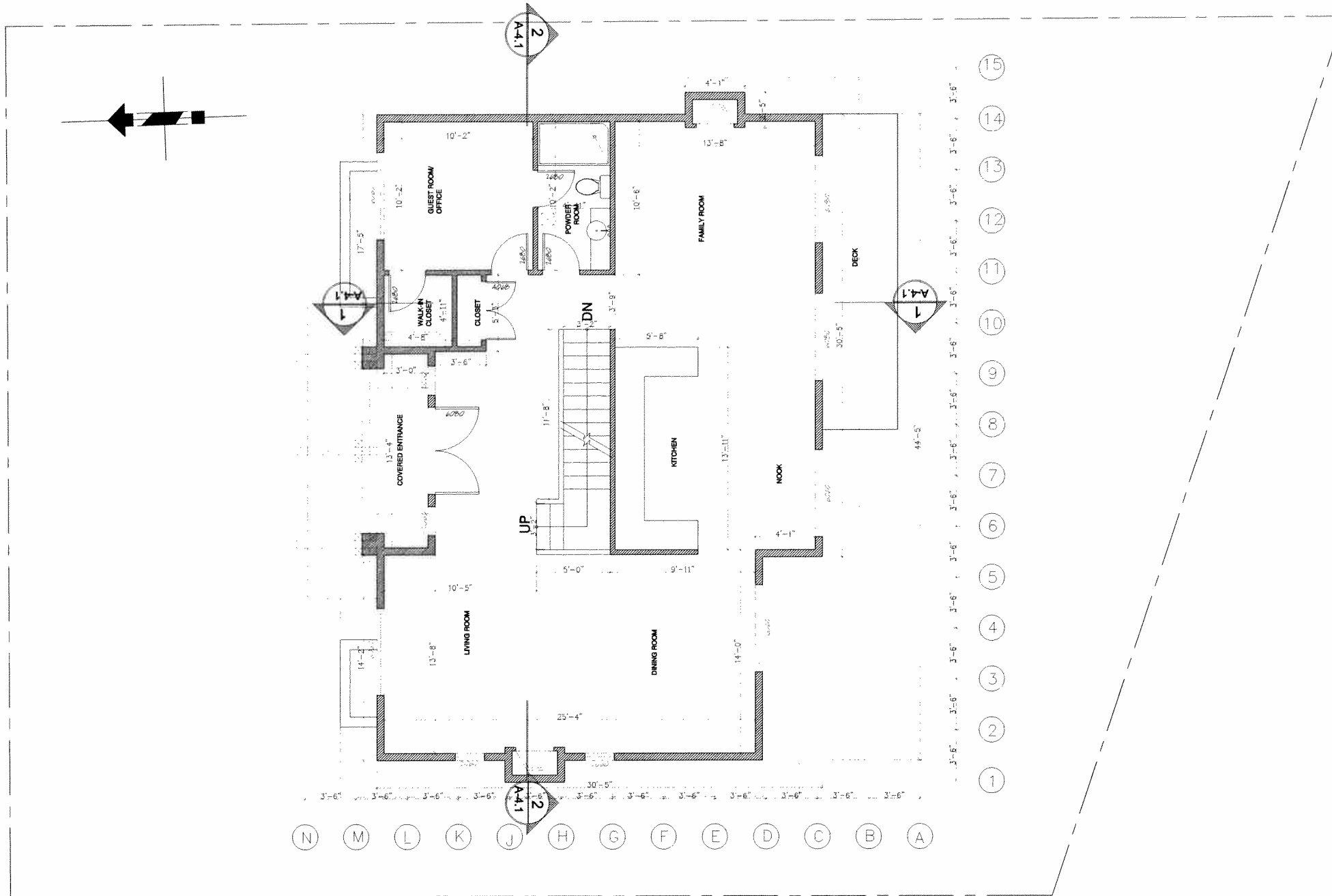


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 $40\% \times 3582 = 1433 \text{ S.F.}$



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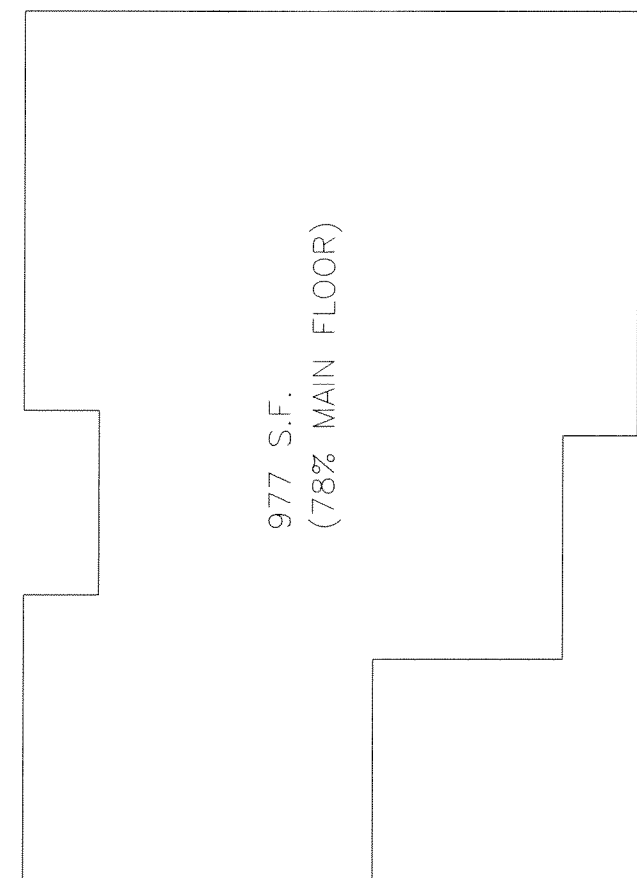
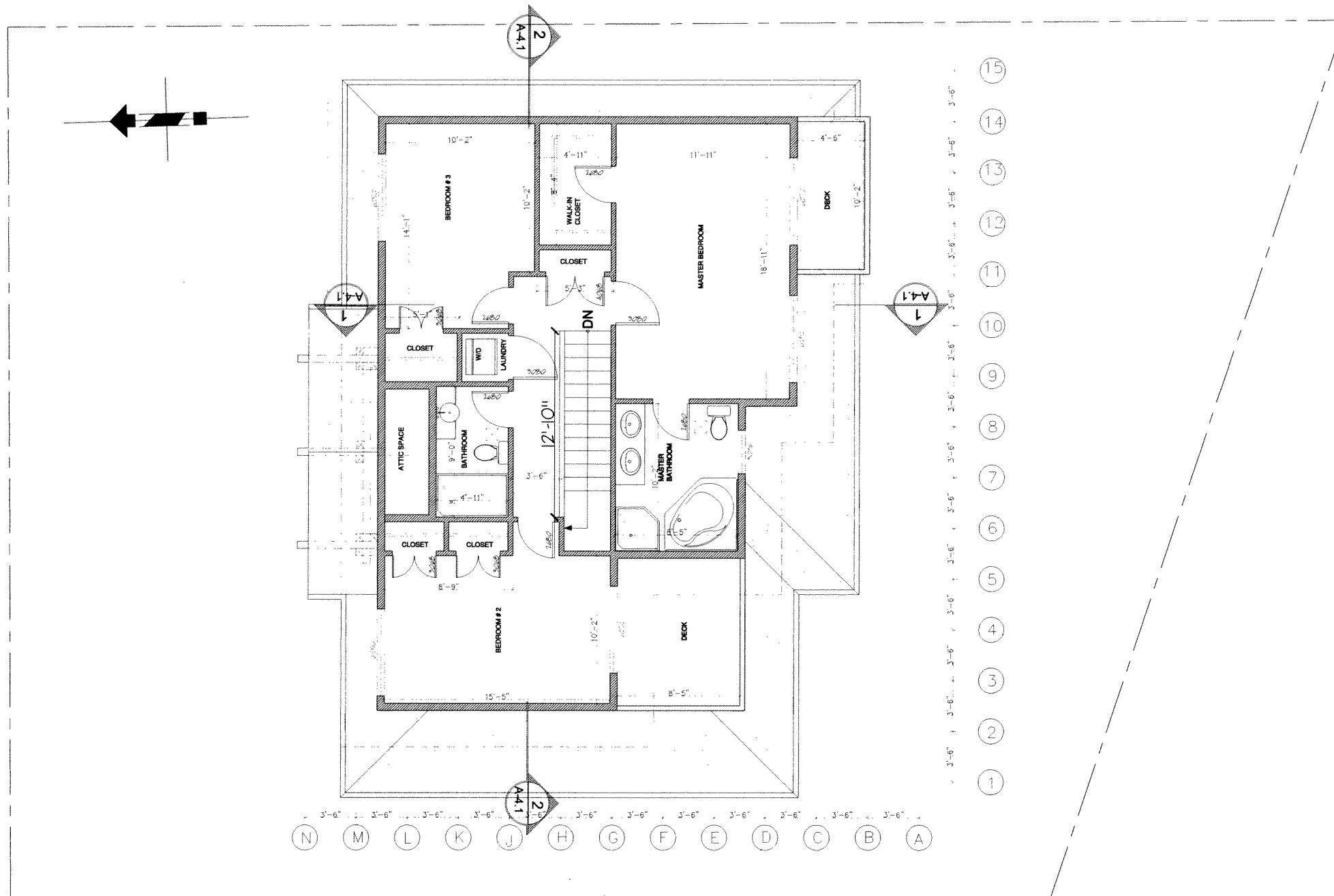


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PROJECT: CUSTOM HOUSE
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 LEGAL DESCRIPTION: LOT B BLOCK 17 DISTRICT LOT 555 PLAN 4467



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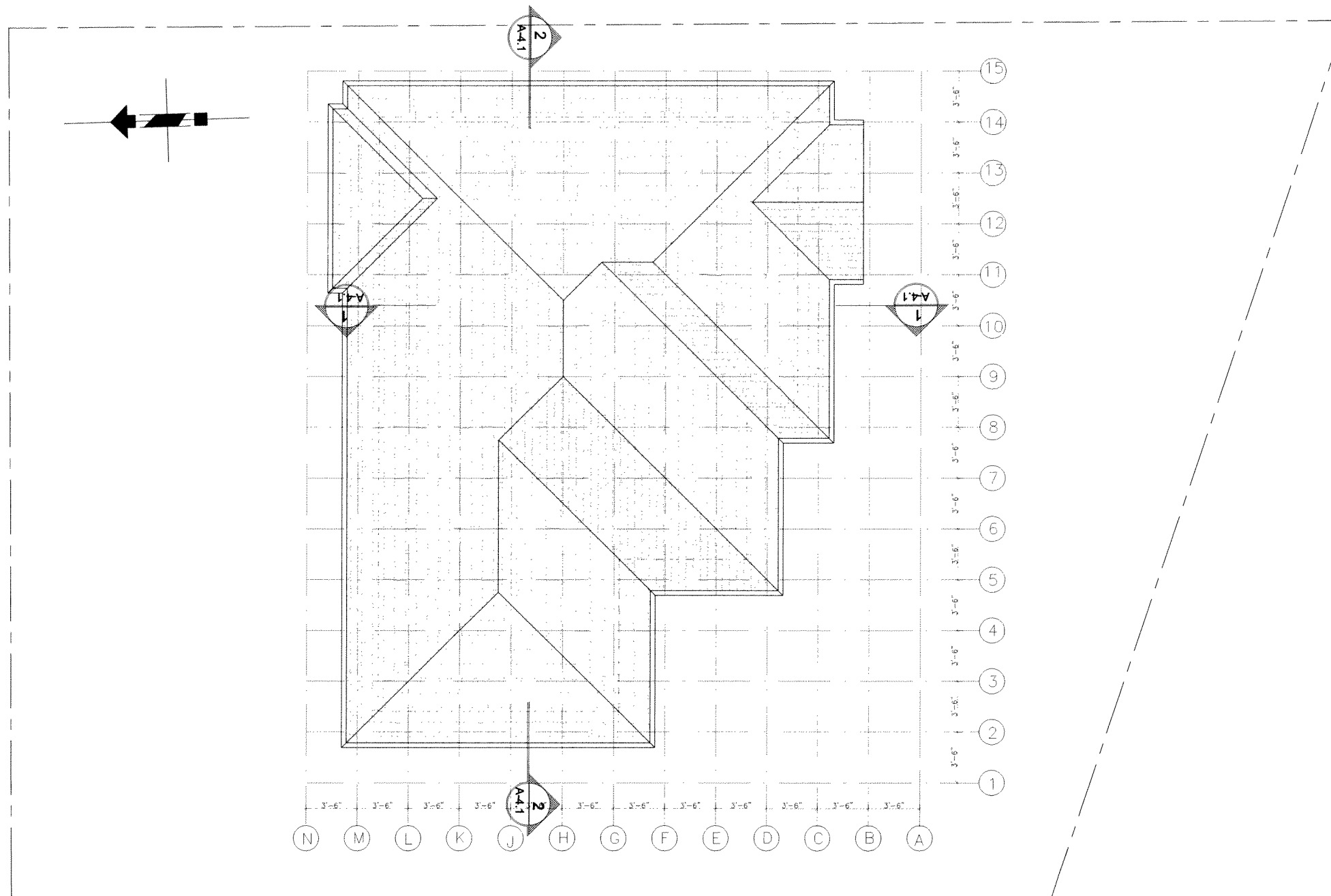
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UPPER FLOOR

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FY & S.H.
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OCT. 2010
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PROJECT:
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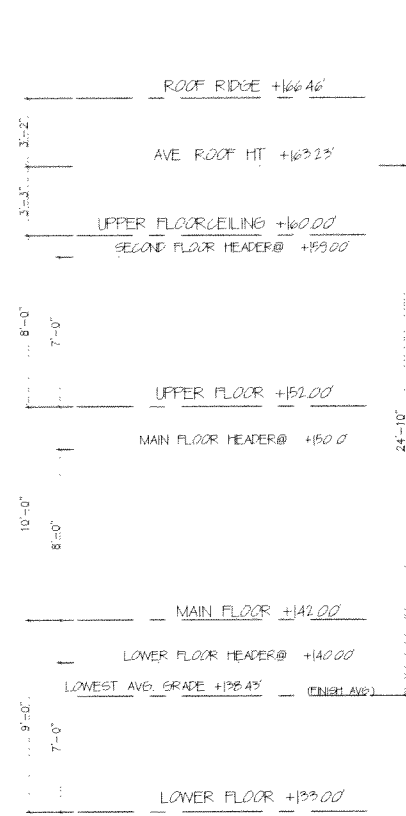


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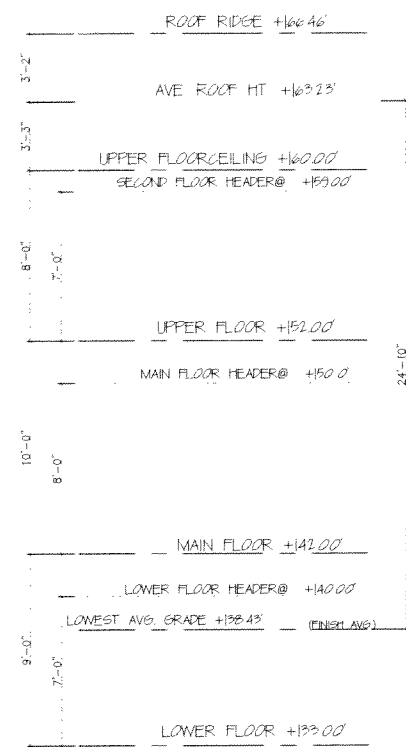
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PROJECT:
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 LEGAL DESCRIPTION: LOT B BLOCK 17 DISTRICT LOT 555 PLAN 4467



SOUTH ELEVATION



NORTH ELEVATION

DRAWING NO.

A3.1

TITLE:

ELEVATIONS

DRAWN BY:

F.Y. & S.H.

CAD FILE:

LAWSON 2667.dwg

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OCT. 2010

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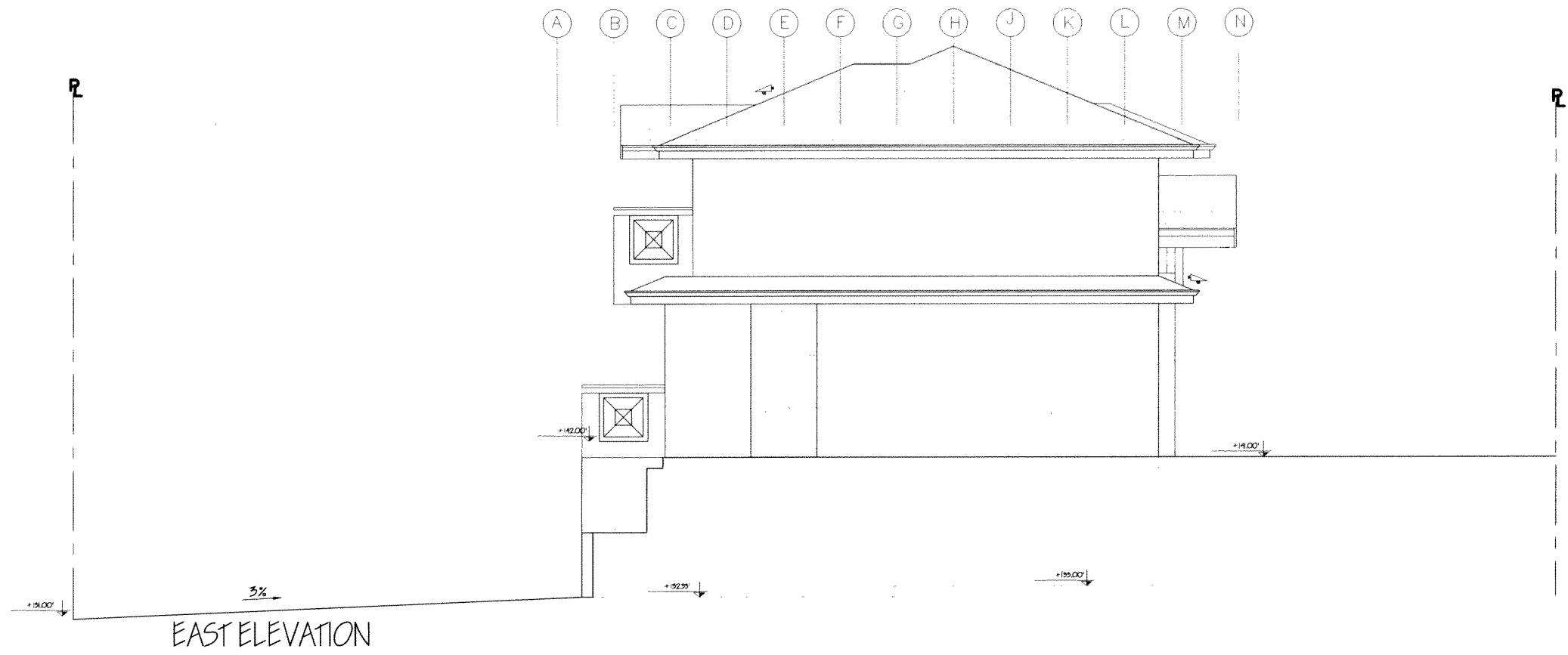
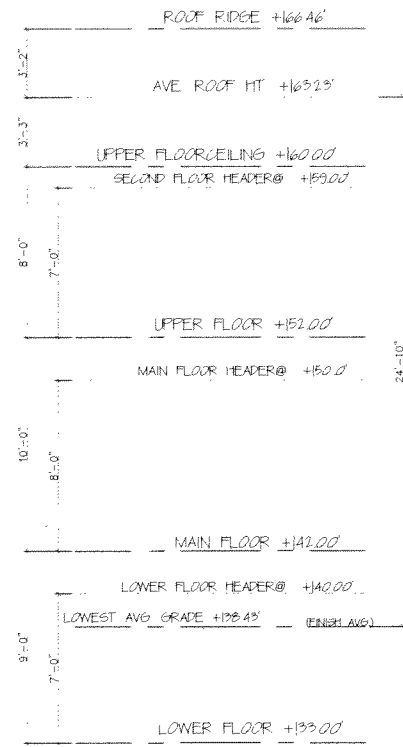
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CUSTOM HOUSE

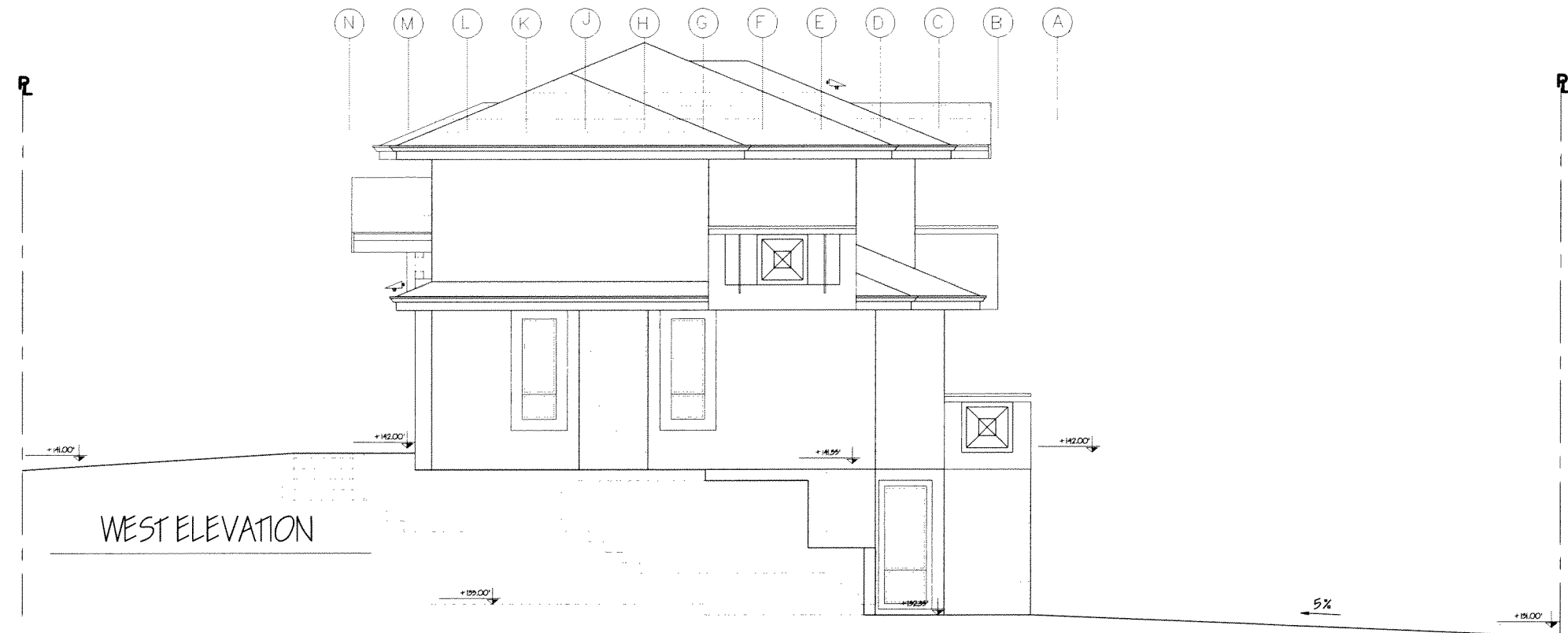
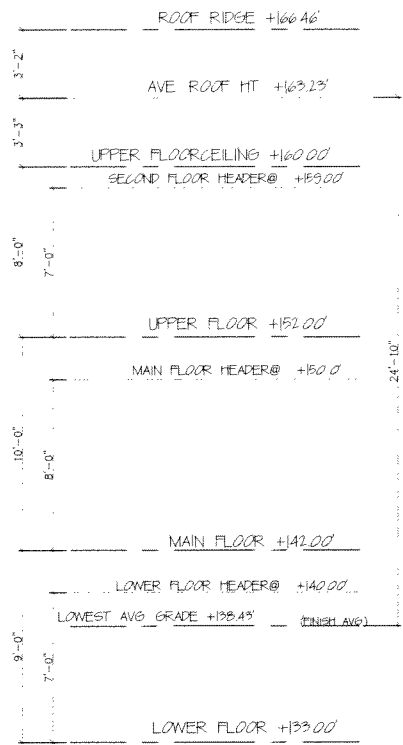
CIVIC ADDRESS: 2667 HAYWOOD AVENUE, WEST VANCOUVER, B.C.

LEGAL DESCRIPTION: LOT B BLOCK 17 DISTRICT LOT 555 PLAN 4467

ARZIN YADEGARI ARCHITECT
 801-5080 MARINE DR. NORTH VANCOUVER, BC V7P 1V7, T: 778 240 41 42, F: 778 240 41 43



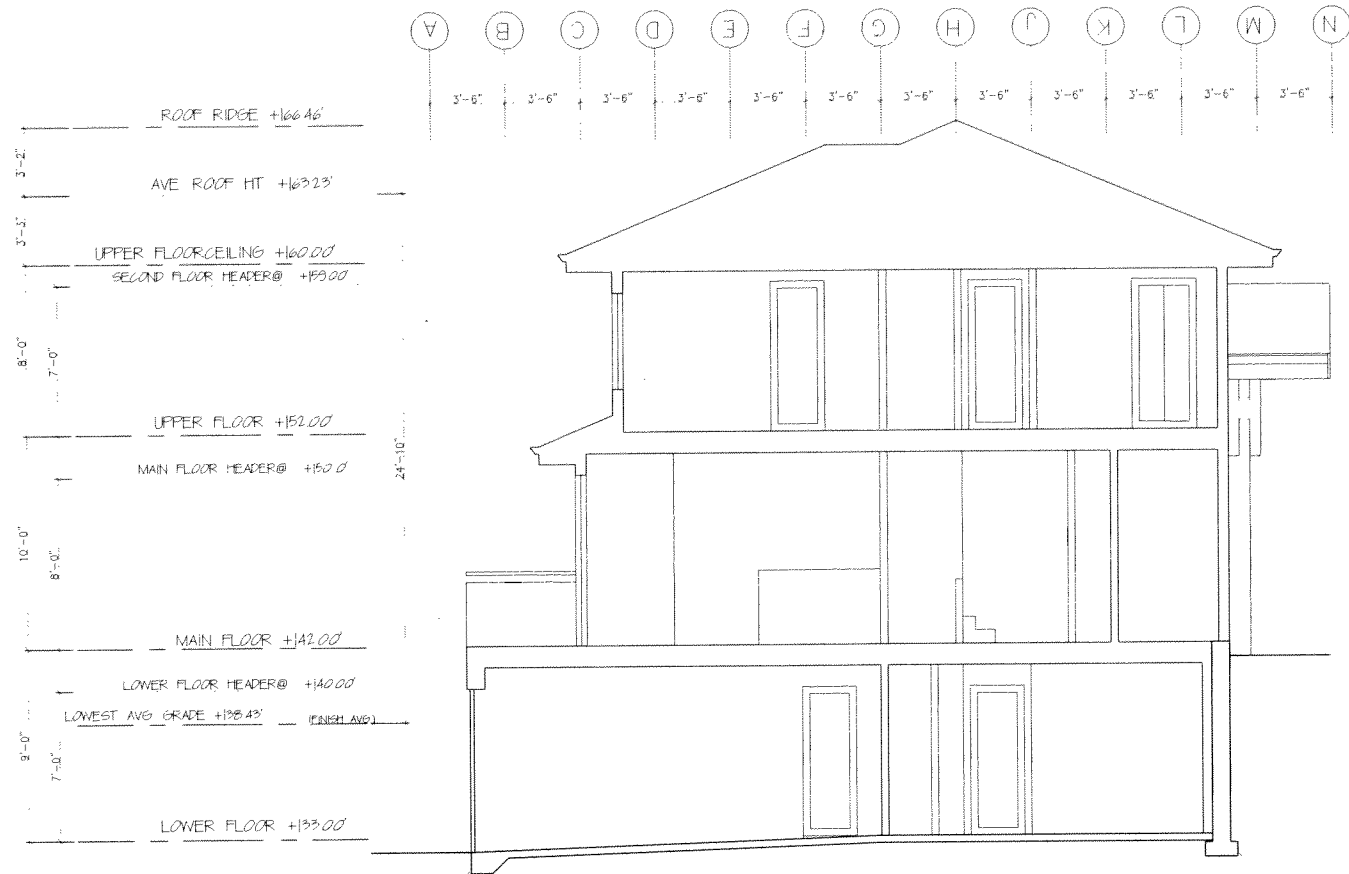
EAST ELEVATION



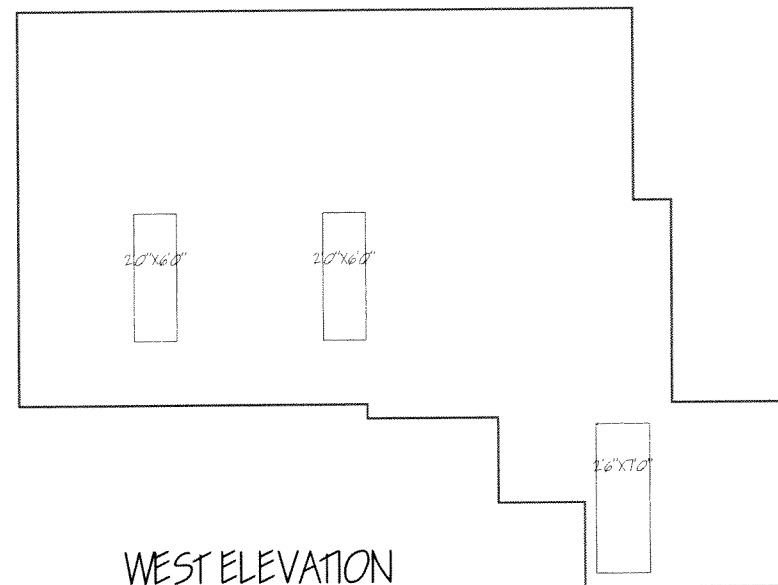
WEST ELEVATION

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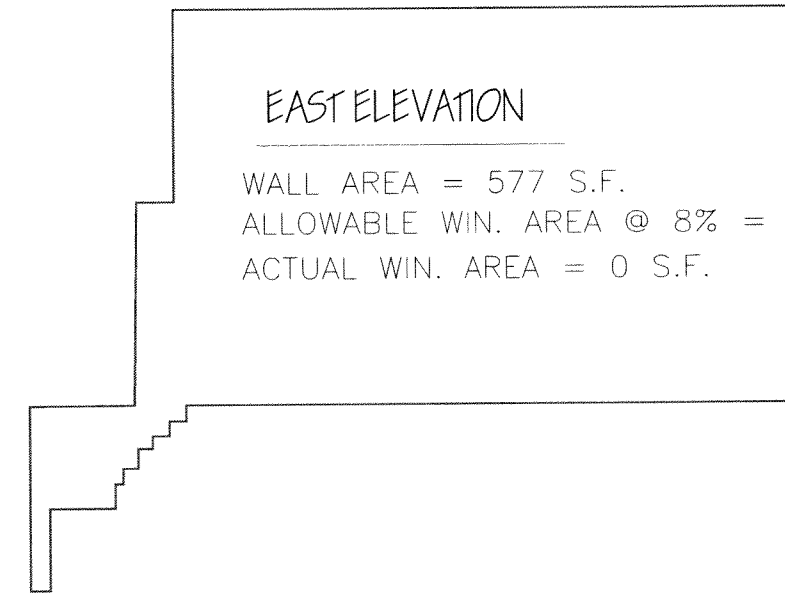


SECTION 1



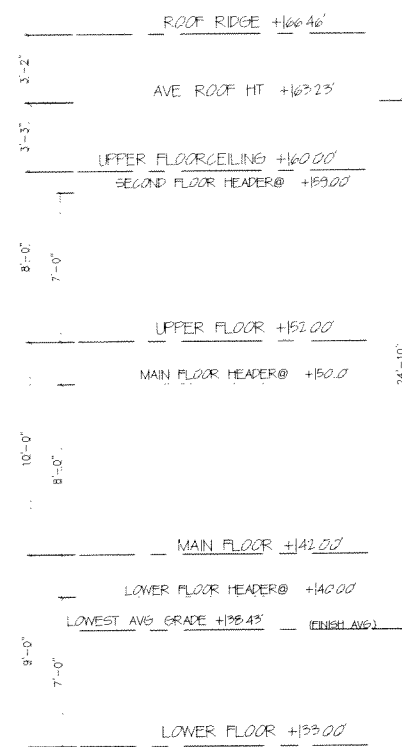
WEST ELEVATION

WALL AREA = 650 S.F.
 ALLOWABLE WIN. AREA @ 9% = 58.50 S.F.
 ACTUAL WIN. AREA = 41.50 S.F.



EAST ELEVATION

WALL AREA = 577 S.F.
 ALLOWABLE WIN. AREA @ 8% = 46 S.F.
 ACTUAL WIN. AREA = 0 S.F.



SECTION 2

DRAWING NO.	TITLE:
A4.1	SECTIONS & SPECIAL CALCULATION

DRAWN BY: F.Y & S.H.	SCALE: 1/4"=1'-0"
CAD FILE: LAWSON 2667.dwg	DATE: OCT. 2010
CHECK:	REV:

PROJECT:
CUSTOM HOUSE
CIVIC ADDRESS: 2667 LAWSON AVENUE, WEST VANCOUVER, B.C
LEGAL DESCRIPTION: LOT B BLOCK 17 DISTRICT LOT 555 PLAN 4467