



## **District of West Vancouver Development Permit No. 22-088**

**CURRENT OWNER:** Steve and Jennifer Mary Porchetta

**THIS DEVELOPMENT PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 4408 Stone Crescent

**LEGAL DESCRIPTION:** 005-088-542  
(PLAN 6674 DISTRICT LOT 582 PARCEL H LOT B OF 4 & 5)  
(the "LANDS")

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### **1.0 This Development Permit:**

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as Development Permit Area to ensure that detached secondary suites meet a high quality of building and landscape design, and are compatible both with the principal dwelling on the lot, and the built form character of the local neighbourhood and subject to Guidelines BF-B3.1 specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

### **2.0 The following requirements and conditions shall apply to the Lands:**

- 2.1 Zoning Bylaw No. 4662, 2010, as amended, shall be varied to allow the following buildings and structures as described on proposed plans in Schedule A.
- 2.2 Building, structures, landscaping and site development shall take place in accordance with the attached Schedule A and Schedule C.
- 2.3 The trees shown for retention generally shown in Schedule B shall be retained and protected during construction and site works. Any proposed alteration or removal of these trees is at the discretion of the Director of Planning and Development Services and any request of this nature must be submitted in writing to the Director.

### **3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner shall:**

- 3.1 provide and implement a plan for traffic management during construction, to the satisfaction of the District's Manager of Land Development.
- 3.2 install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 submit a "Sediment and Erosion Control Plan" to the District's Environmental Protection Officer for approval, and the owner shall be responsible for maintaining, repairing and implementing the Sediment Control Measures.

- 3.4 submit a "Stormwater Management Plan" to the to the satisfaction of the District's Manager of Land Development.

**4.0 Prior to Occupancy Permit issuance:**

- 4.1 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.
- 2.4 That the road works generally shown as Schedule C be completed prior to final occupancy.
- 5.0** This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES APPROVED THIS DEVELOPMENT PERMIT ON November 21, 2023.



Jim Bailey, Director of Planning and Development Services

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. 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; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

**FOR THE PURPOSES OF SECTION 5.0, THIS PERMIT IS ISSUED ON November 22, 2023.**

Schedules:

- A – Architectural and Landscape Plans  
B – Arborist Report  
C – Road Works and Improvements



## CONTEXT PLAN

4408 Stone Crescent

DATE: Feb.21/23

REV: 0

FILE:

22-088

TITLE:



Schedule A

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No.	Date	Issue Notes
1	22/09/20	DSS DP application
2	23/01/20	DSS DP comments



Detached accessory building highlighted in blue

4408 STONE CRESCENT, WEST VANCOUVER  
RATIONALE FOR PROPOSED DETACHED SECONDARY SUITE (COACH HOUSE)

EXISTING SITE CONDITIONS

The property at 4408 Stone Crescent is an irregular, triangular-shaped lot, bounded by Stone Crescent to the northeast (continuous fronting), and neighbouring properties on all other sides. There is no lane access. The site slopes down 36' (11m) from the northeast tip at elevation 91' down to el. 55' at the southern extent over a distance of 230' (70m). This results in a small, oddly shaped and virtually inaccessible rear yard located at the farthest distance from the street at the south edge of the property. The property is also characterized by being situated entirely on a steep sloped rock outcropping which limits the possibility of a basement under much of the house. Two (2) detached accessory buildings (2-car garages) currently exist within the front yard setback, one of which straddles the boundary between the front property line and the boulevard at the basement level of the existing house and the other at main floor level located further from the street. The combined footprint of the two existing structures located in the front yard is 600 square feet ( 55.7 sq.m). The northwest corner of the existing garage closest to the street is located 4'-4" onto the city boulevard. We are proposing the removal of both of these accessory buildings. See images of the existing site as seen from the street, attached.

RATIONALE FOR PROPOSED SITING

The proposed location for the Coach House is in the front yard parallel to Stone Crescent. This location partially overlaps the footprint of one of the existing accessory buildings (to be removed). This site is generally level and the adjacent ground is already disturbed and compromised due to the current garage use. The proposed Coach House is positioned to be consistent with the setback requirements of a Coach House or Accessory Building when located in a rear yard. As such, the Coach House would maintain a front yard setback of 4'-0" (1.2m) from the Stone Crescent facing property line. The proposed Coach House location increases the distance from edge of asphalt (street at Stone Crescent) to the detached building by 10' (0.2m) compared to the existing accessory structure. The proposed building separation distance between the proposed Principle Dwelling and Coach House would be 13'-5" (4.1m) minimum. The existing natural features present in the front yard area would be maintained as much as possible while also augmenting the existing forest understory to provide additional screening to the proposed Coach House.

BUILDING

The proposed Coach House is a one-storey plus basement building, with a basement positioned substantially underground thus reducing it's apparent massing and visibility. The only window at the basement floor faces Southeast into the forest and is not visible from the street. The Coach House is sited in such a way that there is minimal alteration of existing grades.

A well-lit pedestrian path will be provided directly from the street. It is substantially located on an existing driveway surface to minimize further disruptions to the site.

Exterior wall cladding, window detailing, and landscape materials will complement or match the new principal dwelling planned for the site. The exterior finish will predominantly consist of bush-hammered concrete with premium bronze anodized aluminum windows with an architectural metal canopy at the front door. These materials were selected in consultation with the project's Forestry Professional for their fire-resistant properties and so that the building blends in with the existing rock on the site. The windows of the Coach House do not overlook any neighbours so there are few privacy concerns.

The landscape palette will comprise native and adapted plants that have been chosen for their fire resistant properties and which are suited to the site's particular ecosystem in the understory of existing front yard and boulevard trees surrounding the Coach House. A variety of planting heights will be used to further reduce the apparent massing of the building, and provide privacy and interest from the street.

MCLEOD  
BOVELL  
MODERN  
HOUSES

293 Columbia St  
Vancouver BC V6A 2R5

STON COACH HOUSE DVP	
4408 Stone Crescent West Vancouver BC	
scale	drawn by
date 23/01/20	reviewed by
project code STON	status DP
Design Rational	

SUMMARY OF VARIANCES REQUESTED

1. Setback of the Coach House (to the Property Line)

Required

Proposed

Variance requested

9.1m (29'-10 1/4")

1.22m (4'-0")

7.88m (25'-10 1/4")
2. Building Separation Distance (from Principal Dwelling to Coach House)

Required

Proposed, minimum

Variance requested

4.9m (~16'-0")

4.1m (13'-5 1/2")

0.8m (2'-7 1/2")



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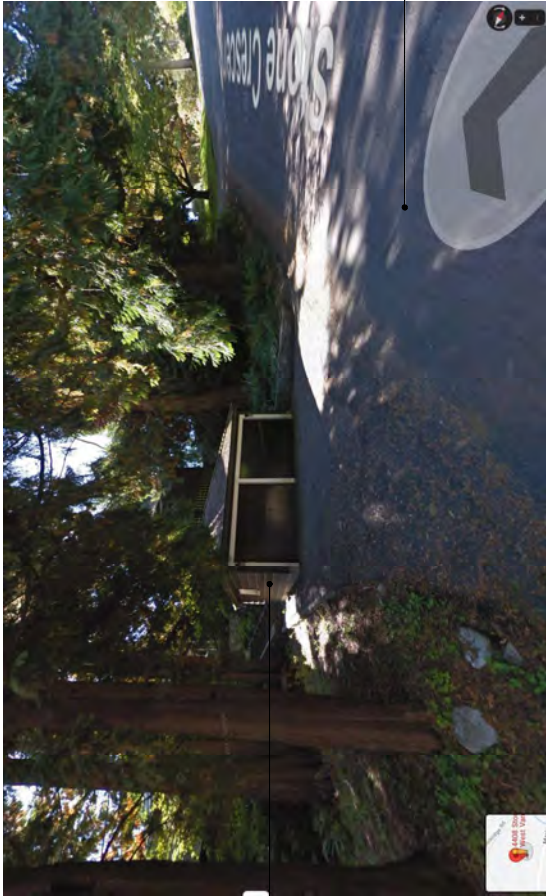
No.	Date	Issue Notes
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EXISTING DETACHED ACCESSORY BUILDING (GARAGE)  
IN FRONT-YARD SETBACK TO BE REMOVED



STONE CRESCENT

VIEW TOWARDS WEST



STONE CRESCENT

VIEW TOWARDS SUBJECT PROPERTY

MCLEOD  
BOVELL  
MODERN  
HOUSES

293 Columbia St  
Vancouver BC V6A 2R5

STON COACH HOUSE DVP  
4409 Stone  
Crescent West  
Vancouver BC

scale	drawn by
date	reviewed by
23/01/20	
project code	status
STON	DP

Street views

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No.	Date	Issue Notes
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MCLEOD  
BOVELL  
MODERN  
HOUSES

293 Columbia St  
Vancouver BC V6A 2R5

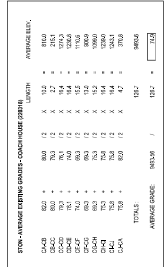
STON COACH HOUSE DVP

4409 Stone  
Crescent West  
Vancouver BC

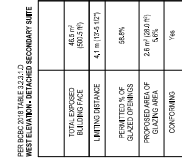
scale	drawn by
date	revised by
23/01/20	
project code	status
STON	DP

Exterior Materials and Renders



[illegible]





**Outlook Arborist Services, John Monk** 4408 Stone Crescent, Porchetta Residence

***Tree Inventory & Report prepared for;***

Mr. Steve Porchetta

C/O Mary Cuk, mary@mcleodbovell.com

McCleod-Bovell Modern Homes,

293 Columbia Street,

Vancouver B.C. V6A 2R5

Project Location;

4408 Stone Crescent,

West Vancouver, V7W 1B7



**Prepared by: Outlook Arborist Services BL #0278311**

*John Monk*

ISA Arborist PN #0401

Qualified Tree Risk Assessor

ITA Practical Horticulturalist

ITA Utility Arborist

[jmonktrees@gmail.com](mailto:jmonktrees@gmail.com)

604-816-2592



## ***Table of Contents***

Page 2	Table of Contents
Page 3	Introduction
Page 3	Site Overview
Pages 4-8	Tree photo on and off site
Page 8	Inventory of trees over 75 cm diameter
Page 9	Removals & Tree Barrier Map
Page 9	Critical Root Zones and Risk Ratings
Page 10	Tree Management Plan
Page 11	Tree Replacement Plan
Page 11	Summary
Page 12	Attachment list

June 8th, 2022

### **Introduction:**

On behalf of Mrs. Cuk, architect for this property development, I John Monk have visited this site and performed the following inventory. Each tree over 20 cm diameter has had an aluminum numbered tag place approximately two meters above the ground. Trunk size diameter has been measured by standards at 1.4 meters above grade on the high side with a diameter tape. Species and some level two visual conditions are included in the attached spreadsheet.

### **Site Overview:**

This property is well treed between the street and existing buildings. Fronting Stone Crescent, the majority of trees in this area are on municipal district of West Vancouver property. All municipal trees are protected and cannot be cut without consent from a representative of West Van. Of these trees, two are dead and a medium risk to both the street and anyone near. Risk is low to medium as targets are infrequent and short duration.

Historically, tall trees and trees blocking views in West Vancouver were “topped,” a common practice between the 1950’s and ended in the 1990’s.

About this time, it was recognized this was causing structural problems despite the trees ability to continue to grow well and reproduce tops.

All larger native trees on this site, were topped. Many had blocked views from home further up the hill. Some of these trees now have multiple upper trunks or tops that have grown from beside and around the original cut trunks.

This will always be an area of concern as eventually, tops can fail from poor wood attachments, bark seams or wound decay. Inevitable failures under various weather extremes.

Some of the trees on this property are like this and either need removing or removal of a portion of the new tops to decrease susceptibility to failure.

This can be very subjective determining when and how to perform this work.

The risk of each tree with poor structural forms from topping can be prioritized.

### *West Vancouver's tree bylaw #4892 and amendments #5089*

For private properties in West Vancouver, protected tree sizes are 75 cm trunk diameters or larger. A few trees here are larger than 75 cm and will require a District permit and replacement trees to meet the bylaw requirements.

Removals at this time of development is recommended to avoid disruptive work at a later date around new construction.

### **Photos of trees on and off-Site**

Trees on Private property are approximately 22 trees 20 cm diameter or greater. Numerous smaller trees exist. Of these 22 trees, seven meet the size for protection by West Vancouver's bylaw.

Twenty-nine trees are on the Municipal property fronting Stone Crescent.



This Cedar is in the footprint for the proposed Carriage home.





Upper driveway off Stone Crescent past Red Cedar #243.



End of the upper driveway are four Douglas Firs, #239 to #243. All of these are very short, severely topped and have large lever arm tops and limbs. Removals before top failures inevitable to occur.





Douglas Fir tree #239, example of inevitable failures off the original trunk from decay in the parent trunk. Removals at this time are recommended.



Red Cedar #243 on the west side of the upper driveway, large tops, next to new home construction, removal preferred.





Many of these trees are on District frontage property south side of Stone Crescent.



Trees along Stone Crescent viewed west. All District trees.

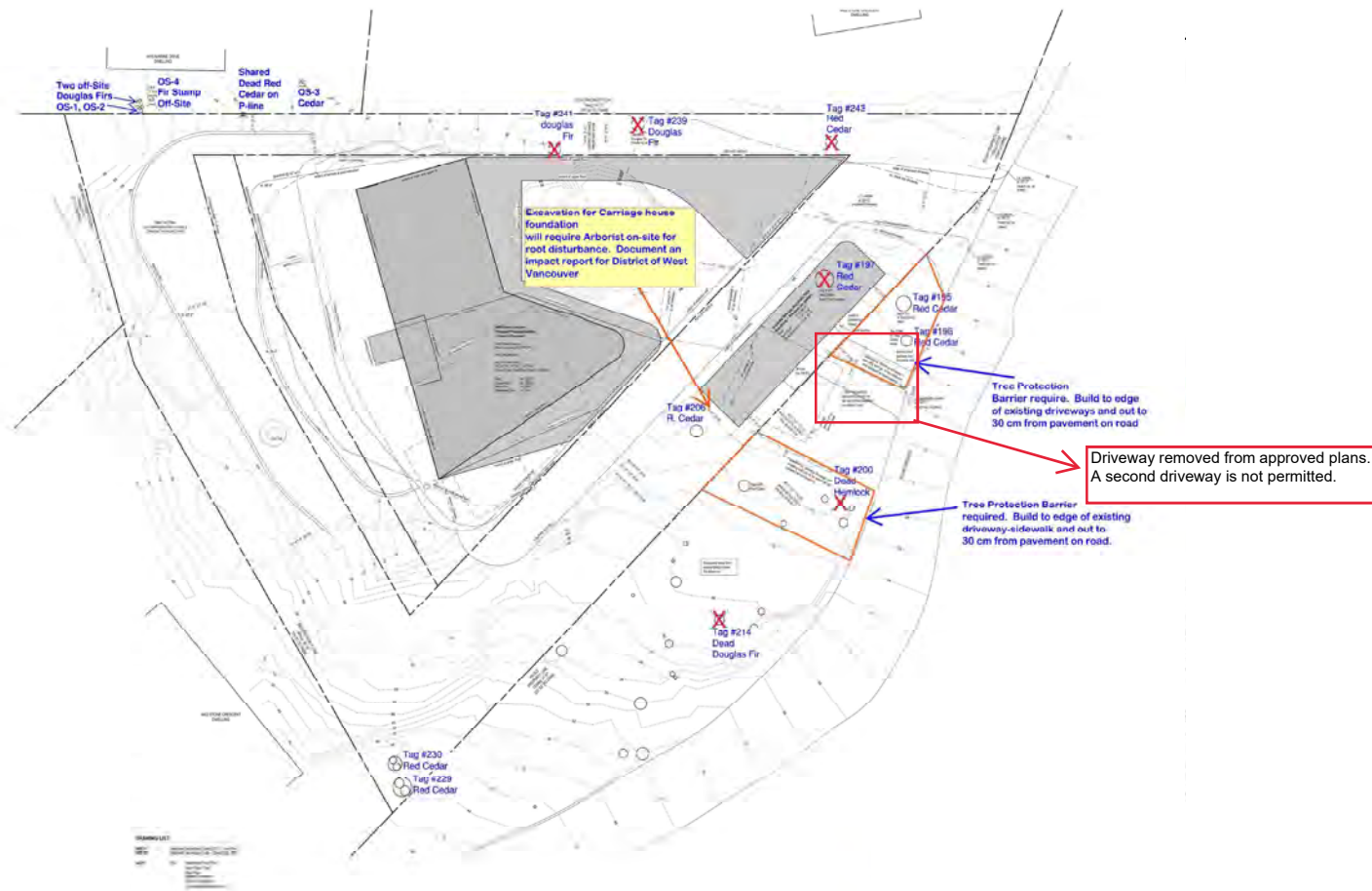


**Outlook Arborist Services, John Monk 4408 Stone Crescent, Porchetta Residence**

Tree inventory of species and sizes over 75 cm diameter.

<b>Outlook Arborist Services, Tree Inventory</b>										
<b>4408 Stone Crescent, West Vancouver, V7W 1B7</b>										
Arborist John Monk										
Tree Tag #	Species, Common Name	Botanical Name	Location: WV Tree in blue	DBH (cm)	Structure	Observations	Height-meters	Remove or Retain	Live Crown Ratio	Critical Root Zones
#195	Red Cedar	Thuja plicata	WV Tree, fronts Stone Cr, east of upper driveway	113 cmd	topped at 14 meters, multiple tops 20-30 cmd	Large Tops, recommend re-topping above original cut	25 meters	Retain	70%	6.8 meters
#196	Red Cedar	Thuja plicata	West Van Tree, fronts Stone Cr, east of upper driveway	84 cmd	Fair		25 meters	Retain	70%	5.1 meters
#197	Red Cedar	Thuja plicata	In building footprint	136 cmd	Severely topped, three large trunks	Needs Removing	16 meters	Removal	90%	In new construction footprint
#200	Hemlock	Tsuga heterophylla	WV Tree, next to #198	40 cmd	Dead, no top, aprox 15 meters	Needs removing before any work near "snag"		Removal		Notify West Vancouver of tree condition
#206	Red Cedar	Thuja plicata	Next to front steps	94 cmd	topped	Possibly retain	16 meters	Retain	65%	5.7 meters
#214	Douglas Fir	Pseudotsuga menziesii	WV Tree	70 cmd	Dead, no top, aprox 22 meters	Remove first, very dangerous		Removal		Notify West Vancouver of tree condition
#229	Red Cedar	Thuja plicata	North-east corner inside property	84 & 64 cmd	Two trunks, larger has three trunks	possibly on p-line with neighbor	30 meters	Retain	90%	8.9 meters
#230	Red Cedar	Thuja plicata	North-east corner inside property beside #229	67 & 57 cmd	Two trunks	possibly on p-line with neighbor	30 meters	Retain	90%	7.5 meters
#239	Douglas Fir	Pseudotsuga menziesii	west edge of driveway	92 cmd	Fair, poor structure, large multiple tops	Removal recommended	13 meters	Removal	40%	5.6 meters
#241	Douglas Fir	Pseudotsuga menziesii	west edge of driveway	75 cmd	Topped at 9 meters, Ivy covered	Removal recommended	10 meters	Removal	40%	4.5 meters
#243	Red Cedar	Thuja plicata	West edge of driveway with number sign	83 cmd	Topped at approximately 8 meters	Huge tops	30 meters	Removal	80%	5 meters
Off-Site #1	Douglas fir	Pseudotsuga menziesii	South west off-Site on	45 cmd	Previously topped under 75 cmd	Contact owner at 4415 Marine Drive	18 meters	Requesting Removal if permed		2.7 meters
Off-Site #2	Douglas Fir	Pseudotsuga menziesii	South west off-Site on	55 cmd	Previously topped under 75 cmd	Contact owner at 4415 Marine Drive	18 meters	Requesting Removal if permed		3.3 meters
Off-Site #3	Red Cedar	Thuja plicata	South-west off-Site on 4415 Marine Drive		Under 75 cmd	Contact owner at 4415 Marine Drive		Requesting Removal if permed		
	Douglas Fir Stump				Stump	Contact owner at 4415 Marine Drive		Requesting Removal if permed		
Shared	Red Cedar	Thuja plicata	South west on p-line	36 cmd	Dead	Remove, fire hazard	12 meters	Requesting Removal if permed		0 meters

## Removals & Tree Barrier Map



### Critical Root Zone definition and actual;

The critical root zone of an individual tree is calculated by diameter times six. However, in ground such as this, rocky, sloping, irregular pockets of soil and competing trees, critical roots are irregular having grown where they can find water, air and nutrients.

Any time near the edge of the trees foliage dripline, roots may be encountered in fair soil. Roots exposed under 5 cm need to be severed “clean” perpendicular with sharp tools, not torn.

### Risk Ratings;

Trees #243 and #197 are both previously topped Red Cedars. These need removal for construction purposes.

Trees on site tag #239 and #241 need removing due to medium to high risk of failures.

Risk ratings are required if a specific tree is requested for removal due to medium to high risk ratings as a general rule.

To be a medium to high risk, trees need a target based on duration and frequency, target value, probability of failure and striking the target depending on size of fallen tree or portion.

At this time, none of these trees are medium risks except the Douglas Firs #239. Large tops will fail onto the neighbors property or home.

Tops grown above old cut sites on Red Cedars are usually low hazards as in this circumstance will only have new tops or large limbs fail and only during high winds.

All of my removals listed on the spreadsheet are for construction or prevention of inevitable failures, medium-high risk of failure and hitting a target.

Removing or re-topping (form of pruning) are discretionary only but recommended. Avoid re-topping trunks, stay well above original cuts by two meters or more. Eventual re-growth will occur.

### **Tree Management Plan;**

Remaining retained trees both on the West Vancouver frontage “natural area” and on private property require protection.

Trees near construction disturbance may require protective barrier fencing installed at distances six times the trunk diameter around the entire perimeter where possible. Barrier fencing is shown on the attached map of trees.

Existing driveway and road edges may limit this perimeter shape of barrier fence. Fencing is to prevent construction materials, concrete truck washout, foot traffic and soil stockpiling. Root compaction is of concern and can be eliminated for retained trees with barrier protection.

During the summer dry period, irrigation is recommended for trees adjacent to construction impact. Construction can accelerate water loss to soil from changes in hydrology below ground.

Occasional irrigation keeping the top 10 cm of soil and vegetation moist is recommended until fall rains.

Barriers must be maintained in good condition throughout the entire period of construction.

Access through protected barrier areas must be coordinated with the site Arborist for approval or to monitor work. Examples are digging for services. May require

hand digging or a change to the tree protection and retention on a tree by tree basis depending on the extent of impact to below ground roots.

Of concern are the trees at the south-east end of the proposed new carriage house. Currently this is a sidewalk and some old garage foundation to be removed.

This area for new foundation excavation needs to be watched for root disturbance and root pruning by an on-site Arborist at the time of work.

An impact report for disturbed or potentially damaged roots must be documented and provided to West Vancouver.

On-site an Arborist can determine if the extent of root loss will impact the survival and stability of individual trees.

### **Tree Replacement Plan;**

Based on four large removals required for this project, a minimum of four new trees need to be planted.

New trees can be planted in the spring of 2023 to get ideal establishment and survival success. This can be done outside from the construction very possibly still active at that time. Final site landscaping will further enhance the attractiveness of this new home.

### **Summary,**

Attached is a map with trees placed by tag numbers on private property. Four trees on the Porchetta property need to be removed for safety and construction purposes.

Tree replacements following West Vancouver's tree bylaw policy will be planted on this site. Possible locations on City of West Vancouver treed areas will be requested for approval. Native trees on West Vancouver natural area are recommended.

On the map, West Vancouver trees have been tagged and identified on the map as relevant to this project. Two dangerous dead trees need to be taken down.

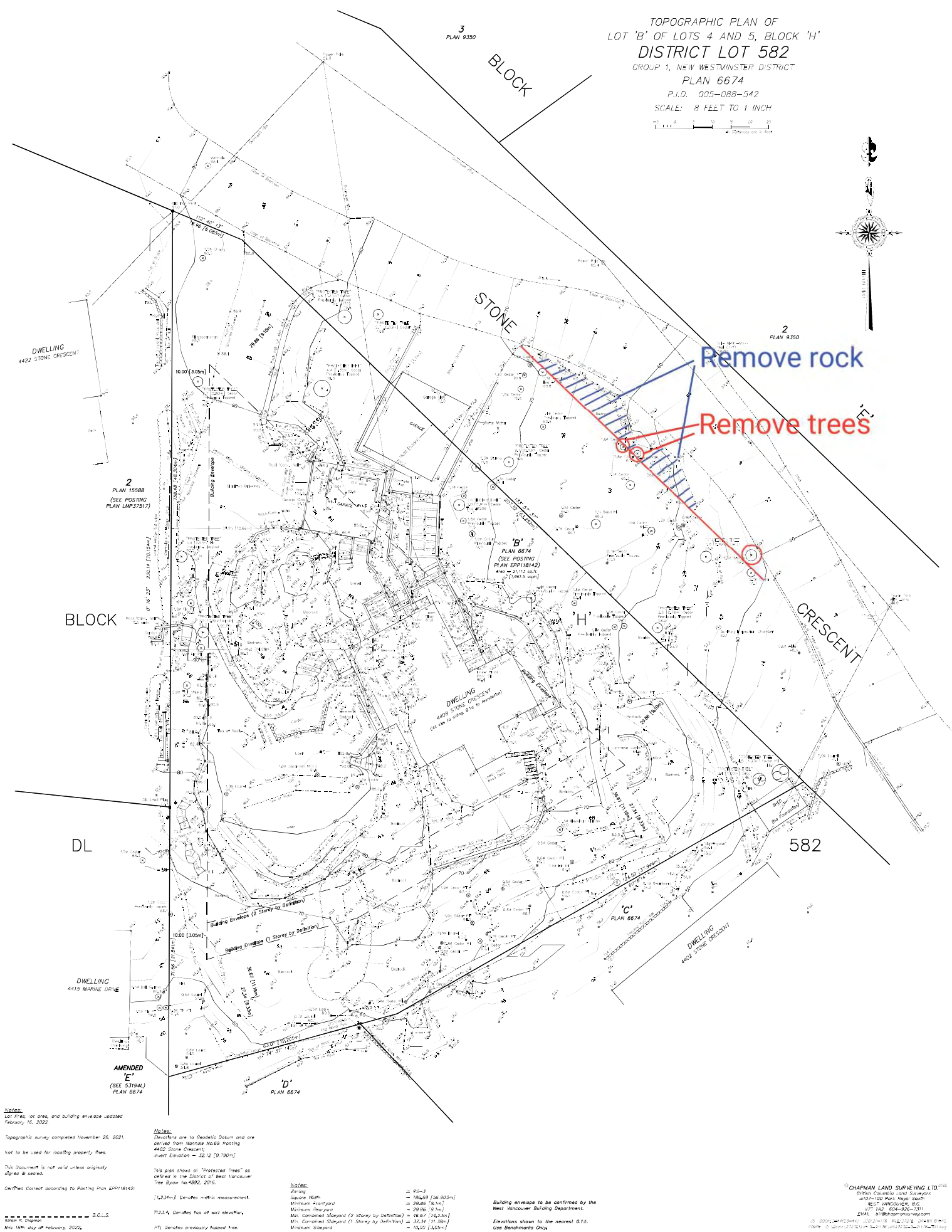
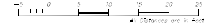
Attachment: pdf: larger Tree Removal and Barrier Map copy

Sincerely,

A handwritten signature in black ink, appearing to read 'John Monk', with a stylized flourish at the end.

John Monk  
ISA Arborist PN0401  
Tree Risk Assessor # 10685  
ITA Utility Arborist  
ITA Practical Horticulturalist

TOPOGRAPHIC PLAN OF  
LOT 'B' OF LOTS 4 AND 5, BLOCK 'H'  
DISTRICT LOT 582  
GROUP 1, NEW WESTMINSTER DISTRICT  
PLAN 6674  
P.I.D. 005-088-542  
SCALE: 8 FEET TO 1 INCH



**Notes:**  
Lot lines, lot area, and building envelope updated February 16, 2022.  
Topographic survey completed November 26, 2021.  
Not to be used for locating property lines.  
This document is not valid unless originally signed & sealed.  
Certified Correct according to Posting Plan L20118142.

**Notes:**  
Elevations are to Geoidal Datum and are derived from Maritime No.63 Posting 4402 Stone Crescent.  
Level Elevation = 22.12 (3.790m)  
This plan shows all "Protected Trees" as defined in the District of West Vancouver Tree Bylaw No.4992, 2016.  
[L234m] Denotes metric measurement.  
T22.14 Denotes top of soil elevation.  
RTS Denotes previously flagged tree.

**Notes:**

Existing Square Meter	= 10.76
Minimum Setback	= 20.88 (5.1m)
Min. Combined Setback (2 Storey by Definition)	= 48.87 (14.23m)
Min. Combined Setback (1 Storey by Definition)	= 32.34 (11.35m)
Minimum Setback	= 14.02 (4.26m)

Building envelope to be confirmed by the West Vancouver Building Department.  
Elevations shown to the nearest 0.12.  
Use Benchmarks Only.

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British Columbia Land Surveyors  
#07-100 Park Royal South  
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