

Cypress Park Infill Project

Permit number 23-003 for 4607 Woodgreen Drive, 4663 & 4665
Woodridge Place

Action Items

1. This presentation is a point-by point response to address specific inquiries from public questions and concerns raised during the public notification period.
2. As requested by the planning department these questions will be answered by comparing what could be developed under existing zoning bylaw regulations without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved.
3. This presentation will highlight how current proposal is superior in meeting the sites with difficult terrain NE 6 guidelines in comparison to what could be developed under the existing zoning bylaw regulations without a DP and without public notification.

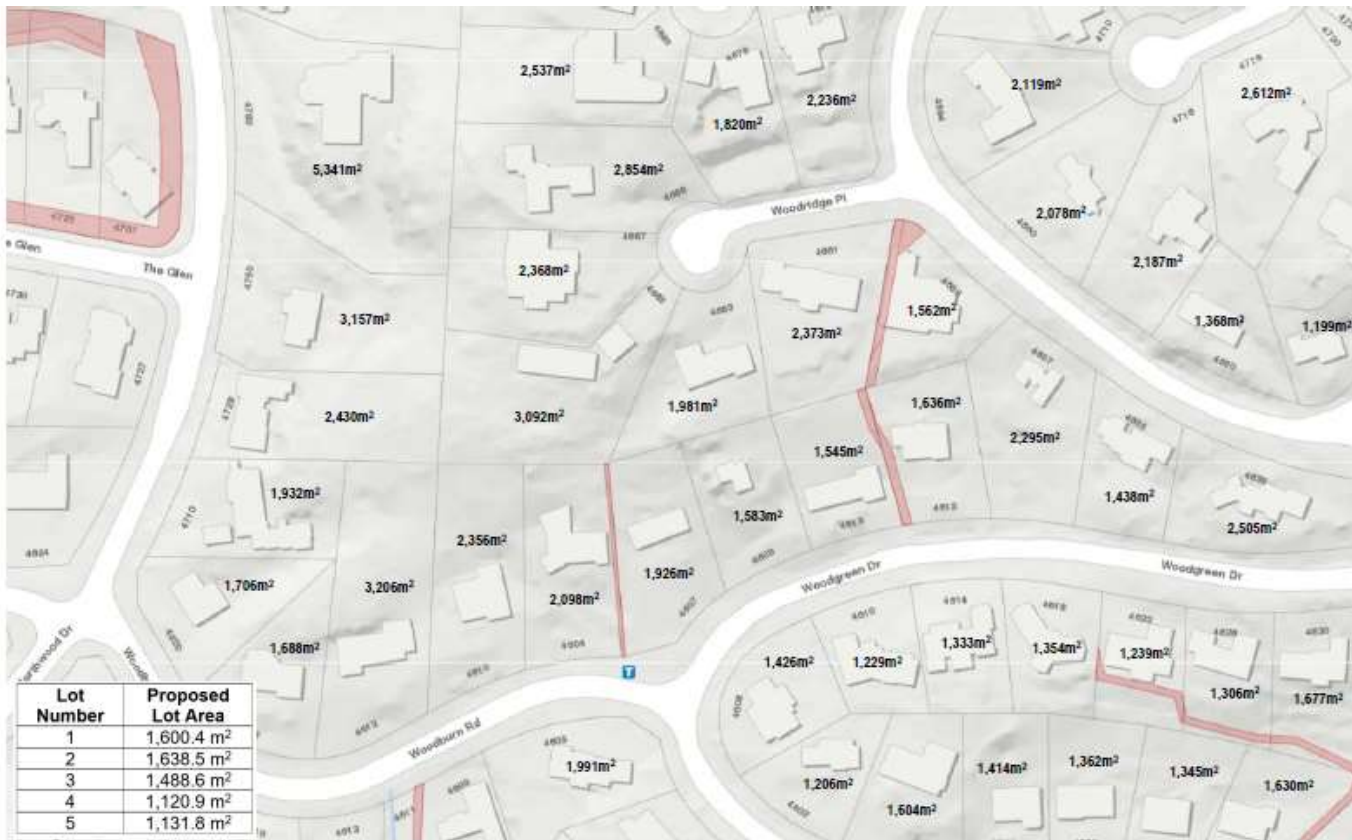
West Vancouver OCP as it Pertains to this Application

- The proposal is much more inline with the current West Vancouver official community plan. Please refer to section 2.1 Housing & Neighborhoods pages 22-30
- <https://westvancouver.ca/sites/default/files/media/documents/OCP%20Bylaw%204985%2C%202018%20-%20Full%20-%20Updated%20Copy%20-%20Aug%2C%202023.pdf>
- We have fewer young families and children and desire to attract them
- This OCP seeks to: regenerate our primarily detached, single-family home-oriented neighborhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes

Support from the Council Through OCP and the Approval of the January 2023 Bylaw Changes

- Council supports the OCP and sent this message clearly to West Vancouver residents in the bylaw changes in January of 2023

Neighborhood statistics. The proposed lots are inline with the current neighborhood character



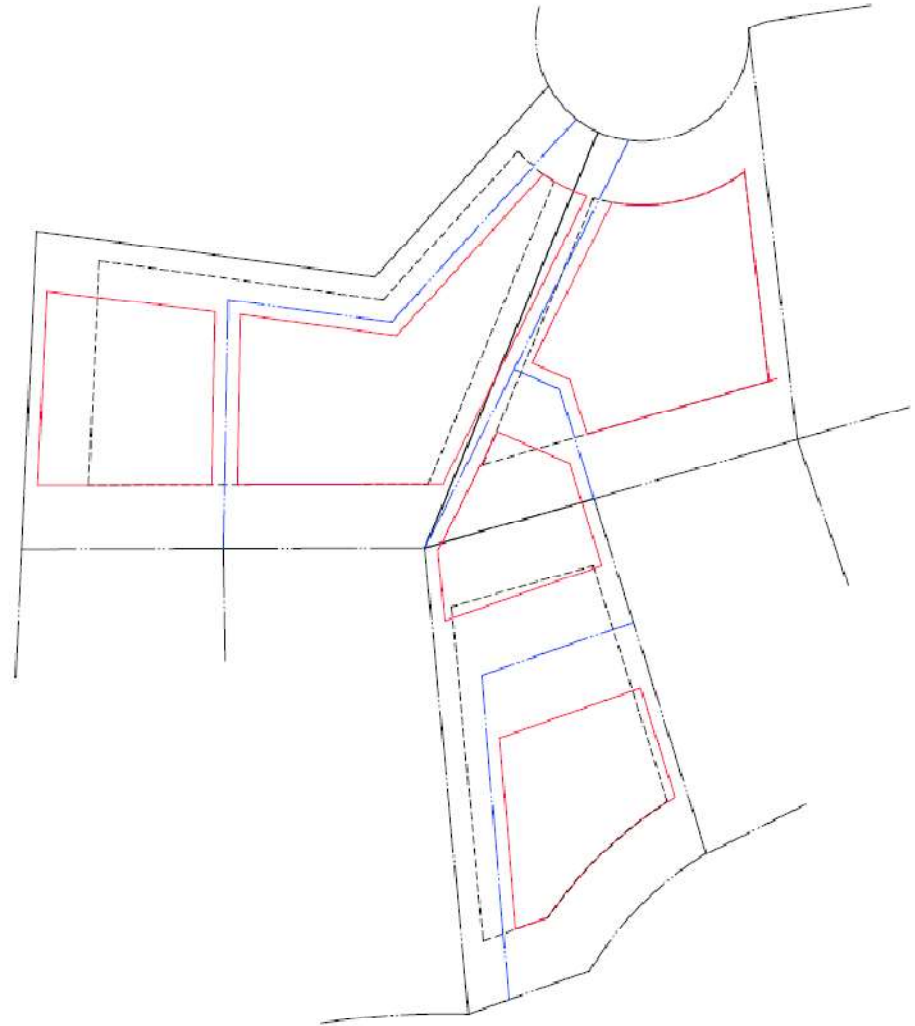
- Minimum lot area requirement within RS10 Zone = 975 sq. m.
- Smallest lot area in area = 1,199 sq. m.
- Average lot area within proposed subdivision = 1,396.04 sq. m.
- 16 of 45 (36%) of lots are less than 1,600 sq. m.

Proposed Plan vs Build without Public Input

- Under the current bylaws this proposal would not require any variances. Most of the questions from the direct neighbors assume that if the proposed subdivision does not go forward the properties will not be developed. The public should be informed that there is an option to develop these properties without public input. Under that lens this becomes the best option for the neighborhood, the environment, and the community. The following slide shows that there is very little difference between the proposed and original building envelopes.

This is an overlay of the building envelopes of the proposal vs what could be developed under the existing zoning bylaw regulations without a DP and without public notification.

- original building envelope
- proposed building envelope
- Proposed lot lines



Personal background

- We feel it is important to give some personal background and the reasons for this application.
- Both my wife and I grew up in West Vancouver graduating from Sentinel in 1993. My parents live 5 blocks away. Our oldest of three children just graduated from Rockridge our youngest attends Caulfield elementary. My wife was an elementary teacher before choosing to stay home to raise our children. I work with National Bank Financial as a wealth advisor. This is to say we are not property developers by trade our goal is to stay in the community that we grew up in.
- Unfortunately, in July 2021 we had a house fire. Although not destroyed rebuilding the current house is not a viable option. We had some tough decisions to make as a family and as you can see by the 2-year time horizon to get to this point, we did not take these decisions lightly.

Rebuild vs Current Proposal Decision

- Our decision was first to build a large home that we could enjoy for a few years but, was ultimately too expensive for us long term and therefore would eventually have to be sold but would maximize our profits.
- The design and application for this home is currently sitting with the planning department. It would be the fall back if this application is turned down.
- However, when council changed the bylaws in 2023, we took a substantial step backwards both monetary and lifestyle. Starting again with this current application which will allow us to build something that we can stay in long term and rejuvenate the neighborhood with homes that young professional families can afford.

Reference Spread Sheet

CYPRESS ESTATES						
DEVELOPMENT STATISTICS (EXISTING & PROPOSED)						
EXISTING						
	Lot 13	Lot 12	Lot 3	Total		
Lot Area (sf)	33296	20898	20933	75127		
Max FSR (sf)	11654	6269	6280	24203		
Coach House (sf)	800	800	800	2400		
Total (sf)	12454	7069	7080	26603		
Blasting Allowed (yd3)	785	785	785	2355		
Trees Removed	0	0	0	0		
PROPOSED						
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Total
Lot Area (sf)	17221	17635	16022	12065	12182	75127
Max FSR (sf)	5166	5291	4807	3620	3655	22538
Coach House (sf)	0	0	0	0	0	0
Total (sf)	5166	5291	4807	3620	3655	22538
Blasting Allowed (yd3)	785	785	785	785	785	3925
Blasting Required (yd3)	785	785	0	785	785	3140
Protected Trees	2	0	0	0	0	2
Trees Removed	0	0	0	0	0	0
Difference between Existing and Proposed Max FSR=						-4064.80sf
Difference between Existing and Proposed Allowable Blasting=						1570.00yd3
Difference between Existing and Proposed Required Blasting=						785.00yd3

1. Removal of mature trees would result in habitat loss, loss of neighborhood character, decline in biodiversity increased water runoff, long term erosion, drainage issues and decreased slope stability

- Please refer to the reference spreadsheet on slide 10 for data. There are only 2 trees on the property that fall under current West Vancouver restrictions. Neither of these trees will be affected by the current proposal. Under the existing plan three homes will be built and three coach houses. This will lead to more 4064sf FSR almost the same amount of blasting, no difference to biodiversity. The West Vancouver OCP clearly states that an increase in smaller more affordable family homes with children is a priority. The existing plan allows for one 10,000+ SFR home which would be more of a loss to neighborhood character than the proposed application. When I grew up in the neighborhood almost every home had children today in our neighborhood only 2 have school aged children.

2. Rock blasting may potentially disrupt slope stability. Destabilization in ground may be detrimental to the structural integrity of surrounding homes and residents

- Please refer to the geotechnical assessment on the following slide completed by Terrane geotechnical group, supplemented by the geotechnical reports commissioned by the District of West Vancouver. They show zero landslide risk in this particular area. The proposed plan does not maximize blasting amounts on all 5 lots therefore there will be less than 785yd³ of additional blasting in the area. Furthermore, certified and approved blasting contractors would abide by health and safety guidelines put in place by the district of West Vancouver to ensure the safety of residents, property and natural habitats. Following slide is the attached geotechnical review

**Re: GEOTECHNICAL REVIEW – LANDSLIDE HAZARD ASSESSMENT
PROPOSED FIVE LOT SUBDIVISION 4663 & 4665 WOODRIDGE PL. & 4607
WOODGREEN DR., WEST VANCOUVER, B.C.**

• 4.0 GEOTECHNICAL ASSESSMENT

- It is judged that the existing site is not subject to natural landslide hazards (land slip or rock fall) and that a more detailed landslide hazard assessment is not required. It is also judged that it is geotechnically feasible to subdivide the site into five new lots suitable to accommodate construction of residential dwellings.
- Topographic conditions indicate that residential structures and driveways constructed on Proposed Lots 1, 2, 3 and 5 can be accommodated with minimal excavation in bedrock (temporary/permanent cuts less than 2.4 m in height). Proposed Lot 4 may require temporary/permanent cuts in bedrock in the order of 3.0 m in height or possibly more. It is recommended that a geotechnical engineer be retained for development of the proposed new lots to review temporary and permanent cuts in bedrock to ensure that they do not adversely affect the stability of adjacent properties or create land slip or rock fall hazards for adjacent properties.
- The undersigned has assessed the lands in consideration of natural landslide hazards and the proposed development. It is judged that the land may be used safely for the use intended.
[Geotechnical Assessment - Proposed Subdivision](#) 4663 & 4665 Woodridge Pl. and 4607 Woodgreen Dr. November 19th, 2022 Project 7584

3. The creation of more lots will allow for more rock blasting.

- The proposed plan does not maximize blasting amounts on all 5 lots therefore there will be less than 785yd³ of additional blasting in the area.
- As per the Bylaw of January 2023, the vision of the District of West Vancouver is to preserve the family-oriented nature of the community by limiting the size of newly built homes as well as support an increase in density. Prior to these guidelines the blasting limit on the three properties exactly equals the current blasting limit on the 5 proposed lots.

4. New foundations are proposed to be built for 4 of the homes, resulting in significant amount of concrete on the sloped sites. The existing homes are likely in the most stable location. Any alternate location would be on less stable ground than the original homes

- Please refer to the geotechnical assessment completed by Terrane geotechnical group, supplemented by the geotechnical reports commissioned by the District of West Vancouver. They show zero landslide risk in this particular area. There is no supporting material to suggest otherwise.
- Comparing what could be developed under existing zoning bylaw regulations without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. There would be no restrictions as to where the houses could be built with in the building envelopes. Furthermore lot 13 would have a larger foundation as its building application was submitted prior to the Jan 2023 bylaw changes whereas there is 4064 sf less building in the proposed plan. Please see next slide for reference.

Potential mega build on 4665 Woodridge Pl.



5. Redevelopment of the properties is better suited to reconstruction of the existing properties with new homes in the same location as the existing homes

- Since 2013 at least 10 new homes have been built and sold ([Click Here to View Listings](#)) in the immediate area, there are currently another 11 properties in the construction phase, none of which were built as per the original footprint. The majority of homes were built in the 1960s and the revitalization of the neighborhood with modern design has generally been revered as positive. The current proposal will provide smaller more efficient housing. Considering all of the new technological advancements available which are supported and encouraged by the District of West Vancouver in accordance with the new step codes in relation to energy-efficiency, safety, sustainability.

Homes currently under construction in Cypress Park



6. Proposed building sitting on land marked as steep slopes. Construction on steep terrain may be difficult without variances to the zoning Bylaw6

- As in accordance with the current zoning bylaws there are no variances required for the proposed application.
- Under the existing bylaws there would no variances required for the construction of 3 new homes including the one on lot 13 at 10,000+sf and 3 new coach houses.

7. Construction of the driveway for proposed lot 4 could channel significant water runoff during frequent heavy precipitation events. This could negatively impact the adjacent neighbors and road

- The driveway will be built for the proposed plan or with what could be built without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. Please refer to the driveway plan to see that it meets with guidelines NE6.
- The proposed driveway follows the path of the current driveway. Furthermore, the additional perimeter drainage of the additional home will be positive in managing the water runoff. Finally, there are no water runoff management considerations in place on the current properties. These will be addressed during the build phase.

8. The steep driveway presents a risks in the winter, due to slippery conditions

- The driveway is at an average grade of 18% and is compliant under existing bylaws both for the proposed application as well as what could be built without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved.
- There are many examples of steep driveways in West Vancouver. The current driveway at 4607 Woodgreen drive has an existing steep driveway that has been in place since 1960. With the proposed implementation of newer build technology there could be a heated driveway therefore present itself as a much safer option

Original steep driveway is more dangerous than the proposed plan. Current driveway has no lower parking no heating and runs out directly onto a blind corner and a bus stop.



9. The proposed driveway for lot 4 appears to be roughly the same length as a neighborhood block in Ambleside. The amount of fill and asphalt required would remove greenspace and contribute to further environmental degradation and excessive heat in the summer. The grades on the driveway for lot 4 curves are too steep and appear to be in contravention of Guidelines NE6

- The driveway will be built regardless of the application being approved or what could be built without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. Please refer to the driveway plan to see that it meets with guidelines NE6.
- It is more efficient that the long driveway services two homes rather than just one.
- Landscaped correctly there is an opportunity for natural gardens to further the greenspace and biodiversity of the neighborhood. For reference, please look at the neighbors to the west. Their driveway is very similar to what will be built. The neighbors have done an amazing job planting and this year we had a doe and a buck as well as a family of black bears visiting on a regular basis.

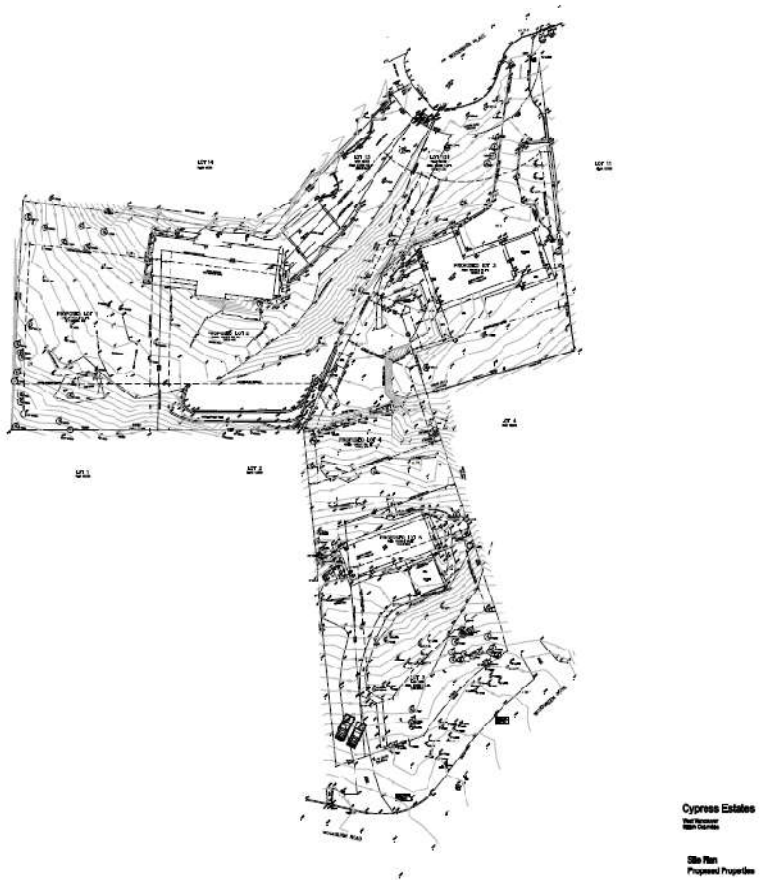
Image of what the driveway will look like

- Attached is an image of the next-door neighbor's driveway as the proposed driveway will end up being very similar. It is important to point out the great job they have done with retaining walls and landscaping to manage water runoff and create a very biodiverse property. I have also attached a photo of the current driveway that will be replaced it is already steep and long. Notice the two deer in the garden - far right picture.



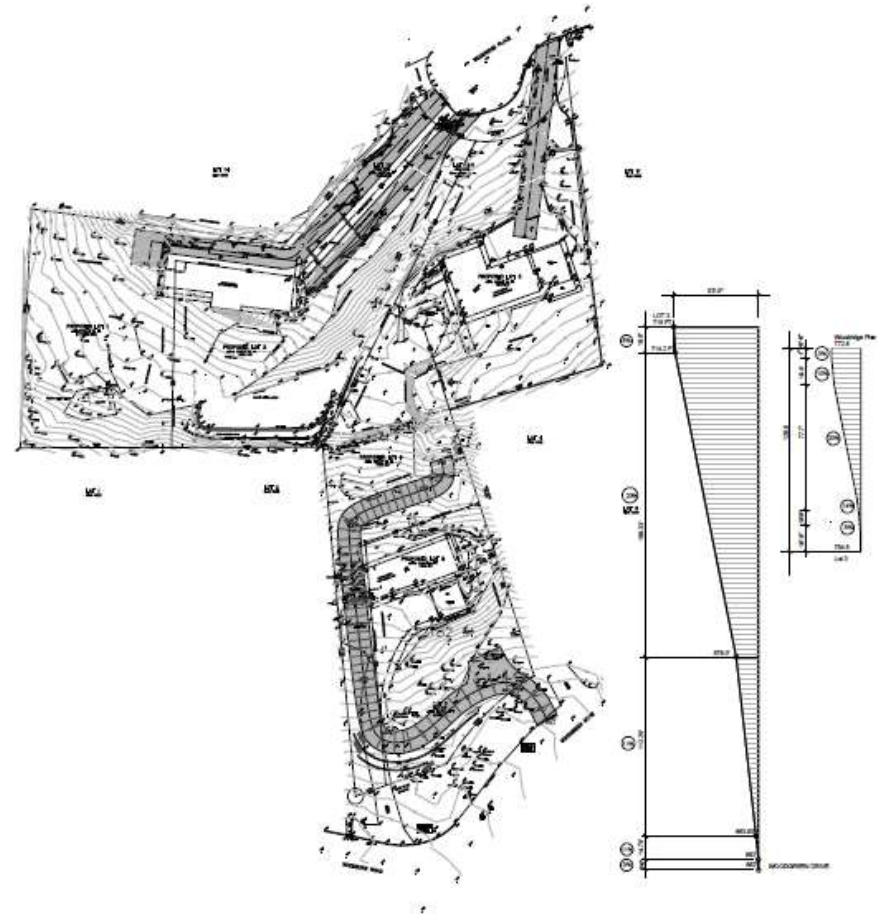
10. The grades on the driveway and parking space for lot 4 curves are too steep (over 20%) and appear to be in contravention of guidelines NE6

- The driveway is at an average grade of 18% and is compliant under existing bylaws both for the proposed application as well as what could be built without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. Please refer to the driveway plan in the application.



Site Plan ~ Proposed Properties

- The revised driveway plan on the right removing the two lower parking spaces to bring it with in NE6 guidelines



Site Plan ~ Potential Driveway Access

11. Addition of cement blocks and retaining walls to create artificial grades would result in removal of trees and alter the natural grade of the properties.

- Please refer to the reference spread sheet on slide 10 for data. There are only 2 trees on the property that fall under current West Vancouver restrictions. Neither of these trees will be affected by the current proposal.
- All retaining walls proposed are compliant under existing bylaws both for the proposed application as well as what could be built without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved.

12. There is a multi-level wall and fence retaining structure at the southeastern part of 4665 Woodridge Place built in advance of the application. The retaining structure has the effect of altering the natural slope

- The Allen block landscape wall follows the natural slope of the property. The main purpose being the staircase to access the lower portion of the property for personal use. Although built with drain rock and geo-mesh between each row of blocks this wall does not retain anything. Any void spaces were filled with foam blocks.

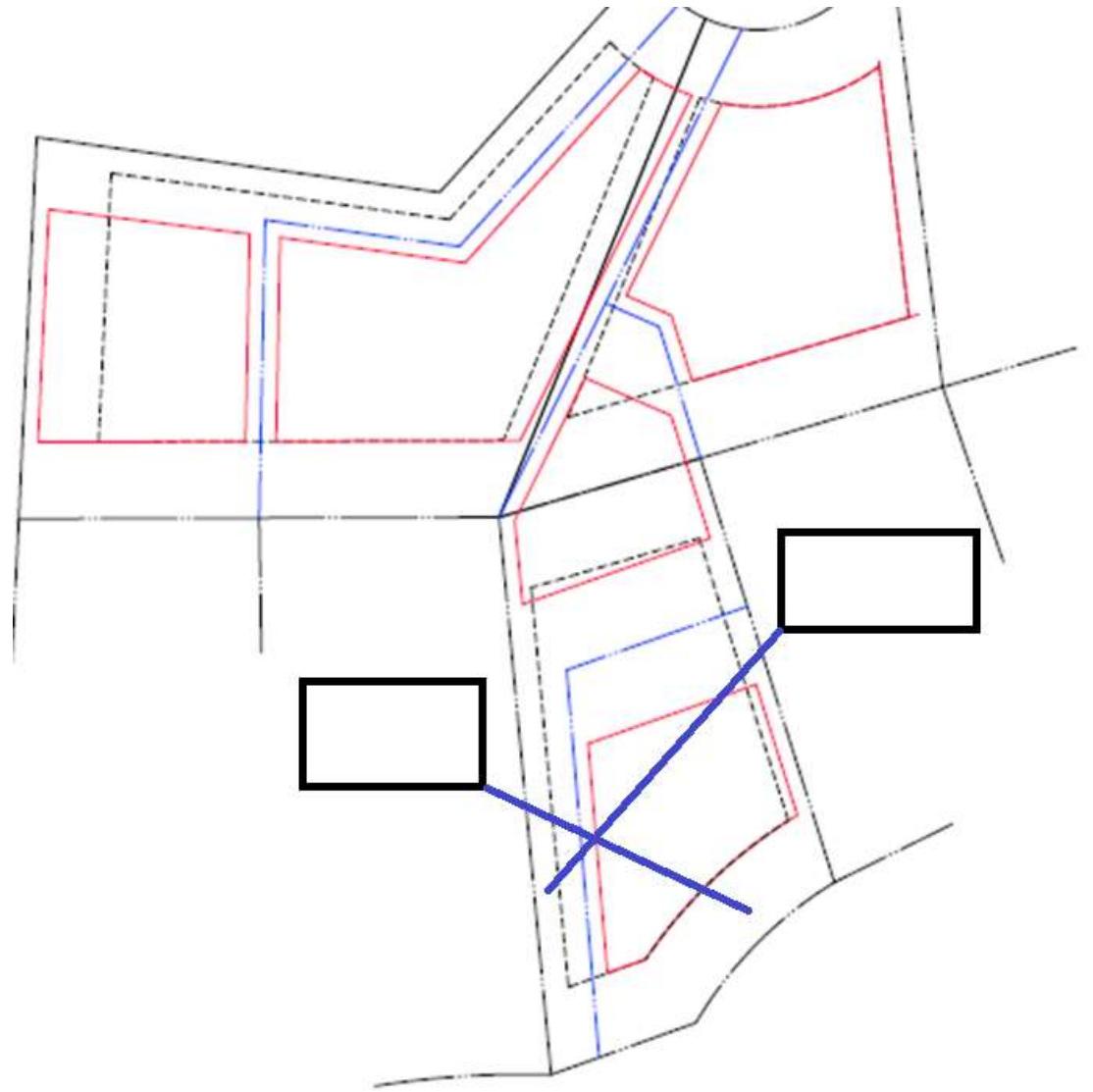
13. Increased density may result in overcrowding, increased traffic congestion, loss of neighborhood character, and strain on existing infrastructure

- Under existing zoning bylaw regulations without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. There would be 9 new dwellings created instead of 5 under the proposed application.
- The benefit of the proposal is that 2 new smaller family homes will be created giving young families with children access to the neighborhood again.
- Under the existing build plan submitted, there would be one mega home and two large homes each with legal rental basement suites and 3 coach houses. The coach houses would be very small which would most likely be rented to university age adolescents.
- The proposed plan is much more inline with both the West Vancouver OCP and the current neighborhood character. Having lived in the area I am more concerned with lack of use and infrastructure cuts than overcrowding. However, under the proposed development there would be 4 less units, which could lead to 8 less car on the road.

14. Construction of taller houses may obstruct views of existing homes decreasing the quality of life and property values of the current residents.

- Under the proposed plans none of the neighboring properties views will be impacted. The houses on proposed lots 1 and 2 will be built significantly lower down the slope than the mega mansion which can be built where there is no subdivision application involved.
- The houses on proposed lot 4 will be built behind the sightlines of the existing neighbors and the house on proposed lot 5 will be built at street level much lower than the current house on the property. Adversely if a home is built on current lot 3 where there is no subdivision application involved the views of both neighbors to the west and to the east would be drastically impacted.
- There are currently no bylaws in West Vancouver that protect views. Hedges and trees commonly obstruct views and are not regulated.

Compare the proposed building envelopes to the existing the only proposed lot 4 is much better for the neighbor's view lines than that of the existing building envelope



15. Construction phase would introduce disruptions such as pollution, road closures, restricted parking, and unsafe conditions for pedestrians, impacting the daily lives of residents. Emergency vehicle access may also be limited.

- Regardless of the application or what can be built without a subdivision permit there will be construction. Since 2013 at least 10 new homes have been built and sold [Click Here to View Listings](#) in the immediate area, there are currently another 11 properties in the new construction phase, and many more currently being renovated. The reality is that this neighborhood is undergoing a much-needed revitalization. This has not resulted in major strain or negative impacts on the daily lives of residents.

A snapshot of all the new homes built and sold recently in our neighborhood, on top of the 11 currently under construction.



4667 WOODRIDGE PLACE **\$8,600,000**
 West Vancouver, BC V7S 2X1 - ML
 #R2032119
 Residential Detached

Truly spectacular ocean views from this two year old, luxury home situated on a private, listed almost two third acre estate. Offering over 6071 SF of exceptional luxury with large windows...

BEDS: 7 **BATHS: 8** **TotFlArea: 8,571**



4638 WOODGREEN DRIVE **\$4,525,000**
 West Vancouver, BC V7S 2V2 - ML
 #R2520756
 Residential Detached

Beautiful modern craftsman only 25 minutes from downtown Vancouver. Steps away from the trails of Cypress-Fark Falls and a short stroll to Fairfield village. European sourced lighting, high...

BEDS: 5 **BATHS: 4** **TotFlArea: 5,729**



4560 WOODGREEN DRIVE **\$5,700,000**
 West Vancouver, BC V7S 2V2 - ML
 #R2026963
 Residential Detached

A magnificent new luxury residence in this most prestigious area, situated on a large 43,124 SF gated estate property. Offering almost 4000 SF with 5 full bedroom suites, large entertaining...

BEDS: 6 **BATHS: 8** **TotFlArea: 7,734**



4507 WOODGREEN DRIVE **\$3,700,000**
 West Vancouver, BC V7S 2V8 - ML #42644246
 Residential Detached

Contemporary 6900 sqft GORGEOUS luxury residence on a majestic 1 acre park like estate in this prestigious West Vancouver neighborhood. Exceptional open plan living on 3 levels...

BEDS: 5 **BATHS: 7** **TotFlArea: 6,914**



4558 WOODGREEN COURT **\$4,800,000**
 West Vancouver, BC V7S 2V7 - ML
 #R2116315
 Residential Detached

Beautifully appointed 1 yr. old 6000 sqft custom designed home situated on a 17000 sq ft southside view cul-de-sac. Superior finishing and top detailing thru out. Featuring a stunning...

BEDS: 5 **BATHS: 4** **TotFlArea: 5,964**



4751 WOODGREEN DRIVE **\$3,399,000**
 West Vancouver, BC V7S 2Z9 - V
 #R2770955
 Residential Detached

Contemporary Design with floor to ceiling glass. Family friendly. Top private property. Metal vaulted ceilings. Floor to ceiling windows & skylights. Open plan living/dining spaces. Marble Tile floors...

BEDS: 5 **BATHS: 4** **TotFlArea: 4,341**



4558 WOODGREEN COURT **\$4,700,000**
 West Vancouver, BC V7S 2V7 - ML
 #R2492443
 Residential Detached

This remarkable 6000 SF custom home sits on the corner of a quiet cul-de-sac with a flat gated driveway to a 3-car garage. The main floor has an open plan with 10'9" ceilings above a main...

BEDS: 4 **BATHS: 7** **TotFlArea: 6,028**



4795 WOODGREEN DRIVE **\$2,050,000**
 West Vancouver, BC V7S 2N8 - ML
 #R2526481
 Residential Detached

Enjoy this new house in the upscale Cypress estate park neighbourhood that sits at the end of a cul-de-sac on a 12000 sqft lot which with the help of extensive retaining walls becomes...

BEDS: 5 **BATHS: 6** **TotFlArea: 4,199**

16. There may be a private restrictive covenant (RC) on title for the subject properties that prevents the proposed development without approval of the surrounding property owners. The RC indicates that the majority of owners within each of the two plans of subdivisions must agree before any development can occur. The property at 4607 Woodgreen is on one Plan of Subdivision with another Plan for the two Woodridge addressed proposed for assembly and subdivision.

There are no restrictive covenants to this effect registered to any of these properties. The only restrictive covenant on the properties is the one put in place in 1968 by the now defunct British Properties Corporation. Which is no longer valid

- Nature: RESTRICTIVE COVENANT
 - Registration Number: 466967M
 - Registration Date and Time: 1968-04-18 12:01
 - Remarks: SEE 569172L
-
- See following slide for details
 - See previous slide to reference the precedent of the 20+ other homes in the neighborhood that have been developed without what was suggested in the question

Spagnuolo & Company Real Estate Lawyers Explanation of Restrictive Covenant (Building Scheme) Registration Number 466967M & 569172L

- This charge is a Restrictive Covenant. A Restrictive Covenant generally imposes either a negative or positive condition on the property in favour of an adjacent landowner. This is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the lands” which means it will remain on title following any transfer and will bind subsequent owners. 466967M is a “dummy application” which is used to register a charge that is contained within another document. In this case, the other document is a deed of land registered under 569172L which contains a list of restrictions that are common to all lots within the subdivision (thereby creating a building scheme). The scheme requires owners to submit design plans for approval prior to construction of any dwelling or other structure on the lots (to control the kind, size, materials, colours and locations). Further, no poultry or livestock may be kept; no lot may be used for boarding, trade or business (except certain homebased professionals); no signs or advertising may be displayed; owners must grant the District of West Vancouver a “sewer easement” over a 5’ wide strip on the side property line (if requested); no more than one single family dwelling is permitted on each lot; no watercourse may be interfered with; no trees or shrubs may be permitted to interfere with overhead wires; and no fence may be higher than 3’ at the front or 6’ at the side or rear of the property. *Note*, the scheme may be modified or terminated by agreement of the majority of affected owners.

17. Please advise the effect of water runoff during frequent heavy precipitation (rain or snow) events potential slope instability that you will be considering

- Comparing what can be built under existing zoning bylaw regulations without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. There will be 4064 less sf built under the proposed subdivision therefore less impact to water runoff. Furthermore, the additional perimeter drainage of the additional homes will be positive in managing the water runoff. Finally, there are no water runoff management considerations in place on the current properties. These will be addressed during the build phase.
- Please refer to the geotechnical assessment completed by Terrane geotechnical group, supplemented by the geotechnical reports commissioned by the District of West Vancouver. They show zero landslide risk in this particular area.

18. Please advise the approximate number of trees that would be removed, and its effect on water runoff, and most importantly slope stability that will be considered

- Please refer to the arborist report completed by Krista Braathen. There are only 2 trees on the properties that are protected by the West Vancouver tree bylaw. Neither of these trees will be affected by the proposed plan. The following slide will summarize the report.
- Please refer to the geotechnical assessment completed by Terrane geotechnical group, supplemented by the geotechnical reports commissioned by the District of West Vancouver. They show zero landslide risk in this particular area.

Highlights of the arborist report

Heartwood Tree Consulting was contracted by Mr. Creed to provide an inventory report for protected trees located at the three properties in question.

Figure 1 – approximate location of trees in question (source: Westmap)

Tree	species	diameter	overall condition	comments
1	Douglas fir	74cm	good	public land north of 4663
2	Douglas fir	85cm	good	public land north of 4663
3	Red cedar	117cm+	good	3 stems, ownership not confirmed
4	Douglas fir	84cm	good	near NW corner of house at 4663

+denotes multi-stemmed tree with accumulated diameter per DWV tree policy

Site Address: 4607 Woodgreen Drive, 4663 Woodridge Place and 4665 Woodridge Place

Inspection conducted by: Krista Braathen, ISA Certified Arborist PN -5458A, TRAQ Certified

Site inspection: Monday, September 11. Weather was warm and sunny.



19. Please advise how the effect of removing three existing homes and building five single detached homes within the original space and lot terrain could ever result in greater environmental compatibility

- This question was debated by the council in building the West Vancouver OCP. It is challenging to balance densification and neighborhood character with environmental considerations when allowing young families with children the opportunity to live in this neighborhood.
- The bylaw changes of January 2023 that allow for these two additional homes, also restricted the building of mega mansions which will result in greater environmental compatibility compared to what will be built under existing zoning bylaw regulations without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. There will be 4064sf less construction under the proposed plan. The homes that will be replaced are all single pane windows, almost no insulation, and far below current standards of every environmental consideration, new homes will remedy this.

20. Please advise how you would determine how much blasting will be required, and the possible impact on surrounding properties. Please advise how surrounding homes and properties can be protected should this permit be approved.

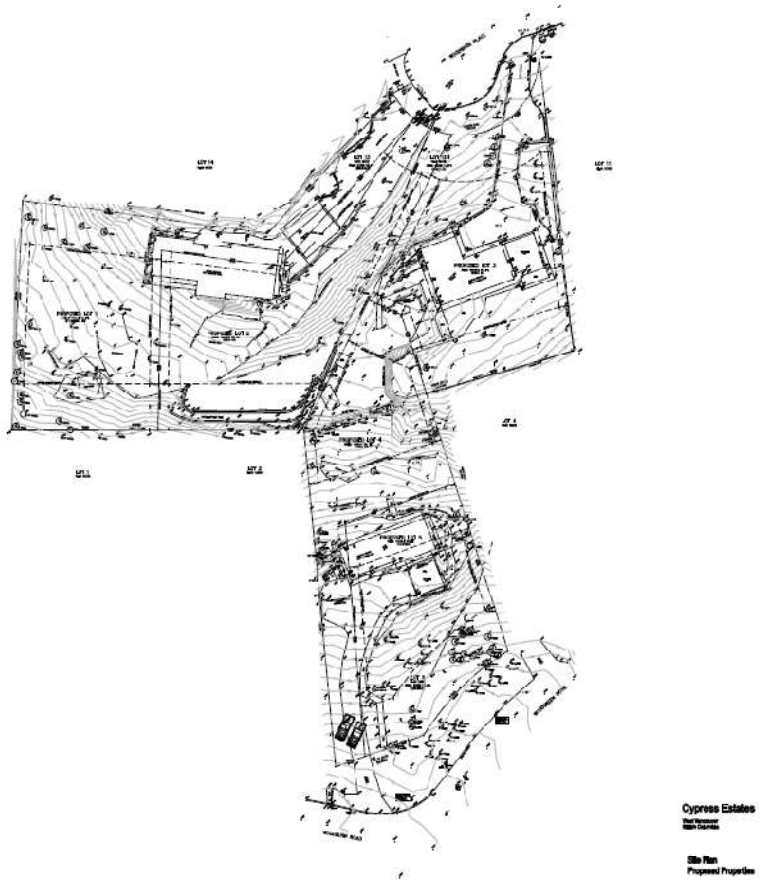
- Please refer to the reference spread sheet on slide 8. It compares blasting permitted under existing zoning bylaw regulations without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved, and the proposed plan. There will only be an additional 785yd³. This is because under the proposed plan one of the original houses will be maintained. There are currently 11 homes in this neighborhood under construction that all required some blasting. When the proposed properties are redeveloped, they will follow the same West Vancouver guidelines currently enforced to ensure the safety of residents and personal property.

21. Please advise if the retaining wall structure was permitted or had proper geotechnical analysis and related approvals. The structure appears not to comply with bylaws in effect at the time of the construction and clearly does not comply with current bylaws governing such structures.

- The Allen block landscape wall follows the natural slope of the property. The main purpose being the staircase to access the lower portion of the property for personal use. Although built with drain rock and geo-mesh between each row of blocks this wall does not retain anything. Any void spaces were filled with foam blocks.
- It is important to mention that the proposed plan clearly complies with current bylaws in NE6. There are no or variances being requested.

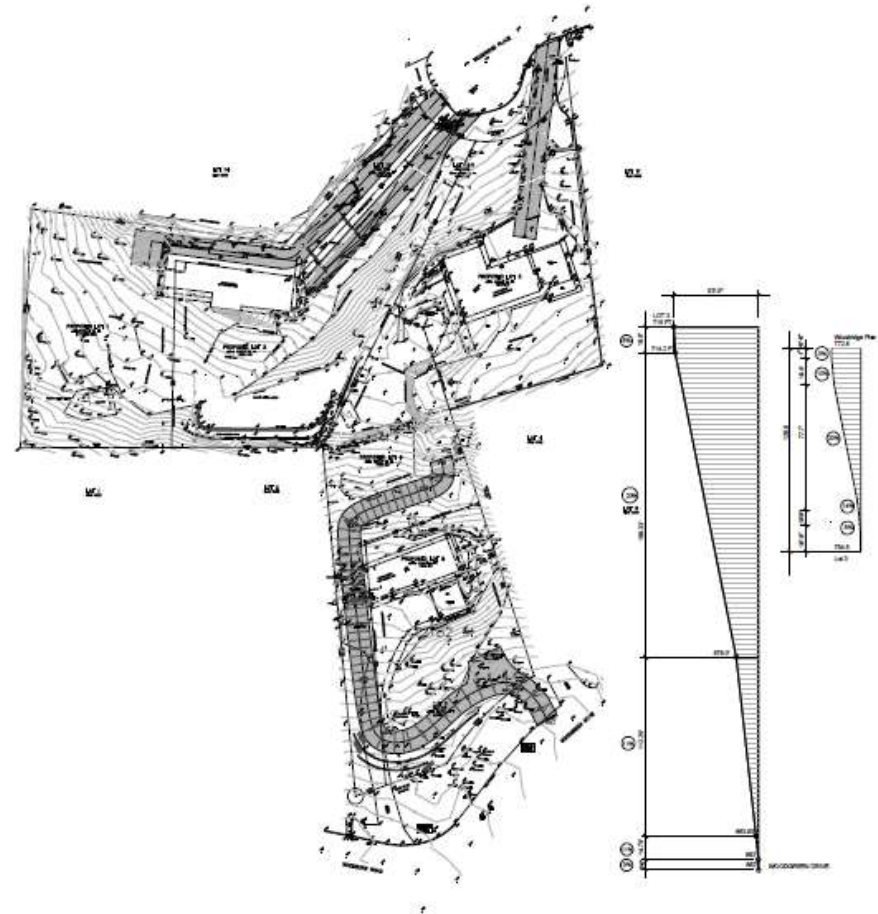
22. The proposed lot 4 driveway appears to be 11 feet higher than the property line near the middle portion of the proposed driveway that is adjacent to 4604 Woodburn to the west and to the near property line with the proposed Lot 5 to the east. Therefore, it appears unlikely that the proposed lot #4 driveway could be constructed in compliance with current bylaws governing retaining walls. Please advise if the driveway could be constructed in compliance with current bylaws.

- Please refer to the revised driveway access slide A-2.1. The additional 2 parking spaces at the bottom of the lot have been removed so that the driveway could be constructed in compliance with current bylaws governing retaining walls.
- The driveway will be built for the proposed plan or with what could be built without the requirements of a sites with difficult terrain DP, and where there is no subdivision application involved. Please refer to the driveway plan to see that it meets with guidelines NE6.



Site Plan ~ Proposed Properties

- The revised driveway plan on the right removing the two lower parking spaces to bring it with in NE6 guidelines



Site Plan ~ Potential Driveway Access

23. One resident is not opposed to the subdivision if their views are not affected by the future homes. If they were to support the application, they request reassurance that their views would not be impacted. The resident is requesting a view analysis illustrating what the maximum height of each home would be as per the siting of the homes on lot 1 and lot 2. Furthermore, if views are affected the resident is open to supporting an application if a height restriction covenant was placed on title for lots 1 and 2

- Please refer to the West Vancouver bylaw regarding maximum build heights. Under the proposed plans none of the neighboring properties views will be impacted. The houses on proposed lots 1 and 2 will be built significantly lower down the slope than the mega mansion which can be built where there is no subdivision application involved.
- If views were restricted, we would be happy to place a height restrictive covenant on lots 1 or 2. Our goal is to work with all neighboring property owners to ensure as little impact as possible. Our intention is to stay in the neighborhood once we have completed construction.

Conclusion

As discussed with staff member John Carbon, these are high level answers to high level questions. For reference we have attached:

- West Vancouver OCP, The geological report, Arborist report, Calculations of blasting allowability, Calculations for maximum building square footage.

We believe this answers all questions in comparing what can be currently built to the proposed plan and shows the benefits of the proposed plan.

If there are any further explanations or reference material needed, please do not hesitate to reach out.

Brett Creed

604-787-1175