



MEMORANDUM

Date: September 20, 2018 Our File: 1010-20-18-038
 To: Jim Bailey, Director of Planning and Development Services
 From: Lisa Berg, Senior Community Planner
 Re: **8520 Citrus Wynd**

APPLICATION TYPE

An amendment to the previously-approved development permit is required to accommodate the proposal to address difficult terrain.

PROPOSAL SUMMARY

The applicant proposes to construct a new single family dwelling (**Appendix A**). The proposal includes certain changes to the original design and zoning bylaw variances that were previously approved. Key features of the proposal are:

- a new 464 square metre (4,995 sq ft) three-storey house with basements (the third storey is comprised of a garage and an entry foyer accessing the floor below and a roof top deck over the second story);
- a driveway ‘bridge’ structure between the road and the garage, partially located within the boulevard; and
- a pool at the basement level.

The house has been designed to “hug” the steep slope and has a West Coast architectural vernacular, with deep overhangs, wood trims and natural stone. The development permit includes a number of variances, including:

	Bylaw	Proposed	Variance
Front Yard Setback	9.1 m	0 m (see below)	9.1 m
Height	7.62 m	12.2 m	4.58 m
Highest Building Face	6.7 m and 45°	12.5 m	5.8 m
No. of Storeys	2 + bsmt	3 + bsmt	1 storey

The previously approved development permit allowed for buildings including garages to be located within the front yard. The applicant proposes a reduced front yard of 3 metres to the garage, 4.4 m to the house, and 0 m to the driveway structure. The proposal would create a flat driveway and two visitor parking spaces in front of the garage. Due to the narrow travelled surface of Citrus Wynd, there is no boulevard parking.

The proposed development permit is attached as **Appendix B**.

Document #

CONTEXT

The site is located at the end of Citrus Wynd and is zoned RS10. The lot is 1,712 square metres in area and is vacant. It slopes dramatically down to the ocean with slopes of 50% to 80%. The travelled surface of Citrus Wynd narrows from 6.5 metres to 4.0 metres at the site, due to the extremely steep topography. On the opposite side of Citrus Wynd, the land climbs steeply up to the BC Rail line, before steeply climbing again to properties located on Ansell Place. Given the steepness of the area, the site suffers a restricted building envelope.

BACKGROUND INFORMATION

There are various historic development permits that have been issued for this property. A permit was approved in 2002 but the house was never constructed. In 2012, and after the original lot was subdivided, a permit was approved by Council to allow for variances on the site. However, the house was again not built and the development permit has expired.

Since then, the property has been acquired by new owners who wish to build the house that was previously approved, with some minor changes.

DELEGATED AUTHORITY

The Director of Planning and Development Services is delegated authority to consider and approve development permits for sites with difficult terrain, subject to public input.

RECOMMENDATION

Subject to neighbourhood comments or concerns raised through notification, staff recommends that the development permit with variances be approved as:

- the lot is located in a low density area and is isolated from surrounding properties by topography and vegetation resulting in minimal views of the site;
- the variances will not impact other properties – the proposed roof peak will be at least 20 metres lower than the lowest house to the east on Ansell Place and at least 39 metres from the house to the north;
- the house design provides a large degree of articulation in the building elevations facing the road and the waterfront. The finishes provide for materiality (i.e. wood, stone, metal and green roof) and a mix of horizontal and vertical design elements that provide interest; and
- the house will meet Step 3 of the BC Energy Code.

Appendices

- A. Context Map
- B. Development Permit No. 18-038