COUNCIL REPORT

Date: February 12, 2015
From: Lisa Berg, Senior Community Planner
Subject: Development Variance Permit No. 14-065 for 1507 Haywood Avenue

RECOMMENDED THAT:

1. Proposed Development Variance Permit No. 14-065 regarding 1507 Haywood Avenue, to reduce the side yard setback to allow for a new single family dwelling, as described in the report dated February 12, 2015 from the Senior Community Planner, be considered at the March 30, 2015 Council meeting; and that the Municipal Clerk give notice of consideration of the proposed development variance permit.

Purpose

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 14-065 for 1507 Haywood Avenue to reduce the east side yard setback from 7.6 metres to 2.8 metres to allow for a new single family dwelling.

The proposed Development Variance Permit will be considered by Council at its March 30, 2015 meeting.

1.0 Background

1.1 Prior Resolutions – None.
1.2 History – None.

2.0 Policy

2.1 Policy – Not applicable.

2.2 Bylaw

The Zoning Bylaw establishes the regulations regarding the form and location of development on individual lots, including building siting.

The property is zoned RS5 (Single Family Dwelling Zone 5).
3.0 Analysis

3.1 Discussion

The Proposal

The proposal is to demolish the existing one-storey plus basement single family dwelling and construct a new two-storey house plus basement and a detached garage in the rear yard. The new home is to be sited over the footprint of the existing house. Key features of the proposal are:

- A Floor Area Ratio (FAR) of 0.35.
- Site Coverage of 27% (maximum is 40%).
- Finishing materials include:
  - Hardi siding
  - Wood trims and front door
  - Natural stone veneer
  - Heavy timbers to define the front entrance
- Recessed roof-top patio (similar to roof-top patios on the neighbouring houses).
- Retention of the landscaped boulevard along 15th Street, including the hedging.
- Retention of mature trees and landscaping. Two trees in the rear yard are to be removed to allow for construction of the detached garage.

Attention to the design of the house was given in order to deal with the proposed massing. The application of Hardi siding, natural stone veneer and heavy timbers visually break up the facade and stucco areas are kept to a few small focal areas. Materials, together with variations in the architectural volumes and an Earth tone colour palette, the proposed house is in keeping with the character of other houses in the neighbourhood.

Siting the new house over the footprint of the older home helps reduce the amount of site disturbance and clearing, and improves privacy for the neighbour's to the west. To create further privacy between the houses and address potential "overlook" issues, there are fewer windows proposed on the west elevation of the dwelling. Given that the proposed variance would site the house closer to 15th Street, there is no adjacent neighbour in this direction that would be affected.

Site Context and Features

The subject site is located in Ambleside on the northwest corner of 15th Street and Haywood Avenue (see Appendix A – Context Map). It is a standard-sized rectangular lot and is consistent with the general subdivision pattern in the neighbourhood. It is 662 square metres (7,126 sq ft) in area and measures 15.2 metres (50 ft) wide and 43.4 metres (142 ft) deep.
The east property line is next to a busy street: 15th Street is a major vehicle connection to the Upper Levels Highway. A character defining element of the site is the boulevard in between the site and 15th Street. It contains mature trees, vegetation and hedges. The hedge at the corner of Haywood Avenue and 15th Street is a significant boulevard feature; it provides complete privacy for the site.

The site contains mature trees, vegetation, and front and rear lawn areas. There is a shorter cedar hedge along the front of the property to the west.

Haywood Avenue is not a thru-street in this location; it dead ends only one more lot to the west due to the location of Vinson Creek. Vehicular access and parking to the site is from the lane to the north, although there is informal parking occurring at the front of the property on the boulevard.

**Variance**

Due to the orientation of the surrounding lots, the subject property is considered a “corner flanking lot.” This means that the side yard that abuts 15th Street (the east side yard) must have the same setback as the front yard, being 7.6 metres (25 ft). When the minimum side yard setback on the west is applied (5 ft), and given that the lot is only 15.2 metres (50 ft) wide, the remaining building envelope width is only 6 metres (20 ft).

The applicant requests a variance to create a practical building envelope. The request is to reduce the east side yard setback from 7.6 metres (25 ft) to 2.8 metres (9 ft).

See Appendix B for the Project Profile and a summary of the variance request.

**Conclusion**

Subject to additional correspondence received by Council, staff supports the application to reduce the east side yard setback as:

a) The east yard is adjacent next to a busy street and therefore will not negatively affect an adjacent property;

b) The treed and vegetated boulevard between the site and 15th Street will be kept, preserving neighbourhood street character; and

c) The new house will be sited over the footprint of the existing house, which maintains separation and privacy for the house to the west.

3.2 **Sustainability**

The applicant has submitted a completed “Green Home Checklist” and have indicated that their target ENERGUIDE rating is 77 to 80.
3.3 Consultation/Communications

Consistent with the Development Procedures Bylaw, property owners and occupants within 50 metres of the subject property will be notified of the application.

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 of the application pending the receipt of additional information; or

d) reject the application.

4.2 When the application is considered by Council, Council may:

a) approve proposed Development Variance Permit No. 14-065; or

b) approve issuance of a modified Development Variance Permit No. 14-065 (to be specified); or

c) request more information; or

d) reject the application.

Author:
Lisa Berg, Senior Community Planner

Concurrence:
Chris Bishop, Manager of Community Planning

Appendices:
A – Context Map
B – Project Profile
C – Proposed Development Variance Permit No. 14-065 (including Schedule “A”)
# APPENDIX B – PROJECT PROFILE

at February 19, 2015

<table>
<thead>
<tr>
<th>Project:</th>
<th>Chen Residence</th>
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<tbody>
<tr>
<td>Application:</td>
<td>DVP 14-065</td>
</tr>
<tr>
<td>Designer:</td>
<td>CDS Chen Design Studio Ltd.</td>
</tr>
<tr>
<td>Address:</td>
<td>1507 Haywood Avenue</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Lot 8 Block 1 North ½ of District Lot 1055 Plan 4180</td>
</tr>
<tr>
<td>PID:</td>
<td>008-210-250</td>
</tr>
<tr>
<td>Zoning:</td>
<td>RS5</td>
</tr>
<tr>
<td>Previously before Council:</td>
<td>Not previously before Council.</td>
</tr>
<tr>
<td>Proposal:</td>
<td>New single family dwelling requesting relaxation of the east side yard setback.</td>
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</table>

Site Area: 662 sq m (7,126 sq ft)

<table>
<thead>
<tr>
<th></th>
<th>Bylaw</th>
<th>Proposed</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FAR</strong></td>
<td>0.35</td>
<td>0.35 (2,550 sq ft)</td>
<td>complies</td>
</tr>
<tr>
<td><strong>Site Coverage</strong></td>
<td>40%</td>
<td>27%</td>
<td>Complies</td>
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**Setbacks:**

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<th>Bylaw</th>
<th>Proposed</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (south, Haywood)</td>
<td>7.6 m</td>
<td>7.8 m</td>
<td>complies</td>
</tr>
<tr>
<td>Rear (north, Lane)</td>
<td>9.1 m</td>
<td>19 m</td>
<td>complies</td>
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<tr>
<td>Side (east, 15th St)</td>
<td>7.6 m</td>
<td>2.8 m</td>
<td>-4.8 m variance</td>
</tr>
<tr>
<td>Side (west)</td>
<td>1.52 m</td>
<td>1.5 m</td>
<td>complies</td>
</tr>
<tr>
<td>Combined</td>
<td>3.8 m</td>
<td>4.3 m</td>
<td>complies</td>
</tr>
<tr>
<td>Building Height</td>
<td>7.62 m</td>
<td>7.62 m</td>
<td>complies</td>
</tr>
<tr>
<td>Highest Building Face</td>
<td>6.72 m</td>
<td>6.72 m</td>
<td>complies</td>
</tr>
<tr>
<td>No. of Storeys</td>
<td>2 + basement</td>
<td>2 + basement</td>
<td>complies</td>
</tr>
<tr>
<td>Parking</td>
<td>1</td>
<td>2 (enclosed garage)</td>
<td>complies</td>
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**Planning:**

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<tr>
<td>LUC/DAA</td>
<td>No</td>
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<tr>
<td>DP Area</td>
<td>No</td>
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<tr>
<td>Heritage</td>
<td>No</td>
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<tr>
<td>ROWs</td>
<td>None</td>
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<td>Covenants</td>
<td>None</td>
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**Engineering:**

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<tr>
<td>Rock Removal</td>
<td>Unknown. Any rock removal to comply with Soil Removal Bylaw</td>
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<tr>
<td>Max Driveway Slope</td>
<td>20%</td>
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<tr>
<td>Roads</td>
<td>Traffic Management Plan required at BP (trades parking, etc)</td>
</tr>
<tr>
<td>Sanitary</td>
<td>Haywood Avenue connection</td>
</tr>
<tr>
<td>Storm</td>
<td>Storm Water Management Plan required at BP</td>
</tr>
<tr>
<td>Water</td>
<td>15th Street connection</td>
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District of West Vancouver

PROPOSED

Development Variance Permit No. 14-065

Current Owner: Crescent Holding Inc.

This Development Variance Permit applies to:

Civic Address: 1507 Haywood Avenue

Legal Description: 008-210-250
Lot 8 Block 1 North ½ of District Lot 1055 Plan 4180
(the "Lands")

For the purposes of this Development Variance Permit, the Lands shall be
developed in accordance with the drawings attached and date stamped February
12, 2015, approved by Council, attached as Schedule “A”, and specifically in
compliance with the regulations and variances listed hereunder:

1. Zoning Bylaw No. 4662, 2010 is varied and supplemented for this
development proposal in accordance with the following regulations:

   (i) Section 205.09(5) (Side Yard and Combined Side Yard – Corner
       Flanking Site) is varied to reduce the east side yard from 7.6
       metres to 2.8 metres for the siting of a single family dwelling.

2. The Single Family Dwelling must be constructed and finished in substantial
   compliance with attached Schedule “A”.

3. Prior to commencing site work or before issuance of a Building Permit,
   whichever occurs first:

   a. submittal of a completed and detailed landscape plan for the
      boulevards for approval by the District; and

   b. installation of tree and vegetation protective fencing around the
      boulevard and around retained trees on site to the satisfaction of the
      District’s Environmental Protection Officer.

4. This Development Variance Permit lapses if construction of the additions
   and renovations 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 ________________, 2015.

______________________________
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 2, THIS PERMIT IS ISSUED ON ________________.

Schedules: