

COUNCIL AGENDA

Date: ~~June 24, 2019~~ January 13, 2020 Item: ~~8.~~ 5/R-1

WX

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

5/R-1

COUNCIL REPORT

| | |
|----------|---|
| Date: | June 4, 2019 |
| From: | Michelle McGuire, Manager of Current Planning and Urban Design |
| Subject: | Rezoning and Development Variance Permit for 4358 Ross Crescent |
| File: | 1010-20-18-039 and 1010-20-18-037 |

RECOMMENDATION

Proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2019" be read a first time.

RECOMMENDATION

Proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2019" be presented at a public hearing scheduled for July 15, 2019 at 5 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public hearing.

RECOMMENDATION

Proposed Development Variance Permit No. 18-037 be presented at a public meeting scheduled for July 15, 2019 at 5 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for July 15, 2019 at 5 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public meeting.

1.0 Purpose

The purpose of this report is to:

- rezone a portion of land from M1 (Marine 1) to RS4 (Single Family Dwelling Zone 4) to consolidate the zoning for the subject site at 4358 Ross Crescent (**Appendix A**); and
- provide for variances proposed as part of the single family house proposal to accommodate development relative to the flood construction level along with variances to accommodate building siting for side yard setbacks and the front yard permeability restriction.

2.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* requires that a public hearing be held on the proposed rezoning bylaw and that Council consider Development Variance Permits.

For development sites that may be subject to flooding such as 4358 Ross Crescent, section 56 of the *Community Charter* authorizes the District's Chief

Building Inspector to require a qualified professional report to certify the conditions under which the land may be used safely for the intended use. Furthermore, on this basis, a building permit may only be issued following the condition that the owner of the land covenants with the municipality to use the land in accordance with the conditions specified in the qualified professional's report.

Official Community Plan (OCP)

The OCP supports the development of updated shoreline protection strategies and flood construction level requirements to protect lands from sea level rise, reduce shoreline erosion, preserve and enhance habitat. The development proposal is consistent with the OCP.

Zoning Bylaw

Due to the accretion of private land along the foreshore, the site is split-zoned RS4 (Single Family Dwelling Zone 4) and M1 (Marine 1). A rezoning is required to consolidate the zoning of the subject site as RS4.

3.0 Background

3.1 Previous Decisions – Not applicable.

3.2 History

A rezoning and development variance permit application was originally submitted on March 15, 2018 to redevelop 4358 Ross Crescent with a new single family house. The initial application was reviewed by staff and further information was requested. As the site at 4358 Ross Crescent is in a coastal area that may be subject to flooding, staff requested a report from a suitably qualified professional to consider flood construction levels and specify how the land and any buildings or other structures within the land would be constructed safely for the proposed residential use. Consideration of the qualified professional report is based on the Province's Flood Hazard Area Land Use Management Guidelines (the "Provincial Guidelines"), in particular sections 3.5 and 3.6, which deal with climate change and sea level rise expected by the year 2100. In addition, the report is to be prepared in accordance with the most recent edition of the Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC (published by the Association of Professional Engineers and Geoscientists of BC).

3.3 Developing a Flood Construction Level for West Vancouver

With the increased risk of flooding due to climate change and sea level rise staff are conducting analysis to develop policy and/or regulations to address the risk of coastal flood impacts. Section 524 of the Local Government Act, "the Act", authorizes the District to designate, as a floodplain, land Council considers may be subject to flooding. Once the District designates land as a floodplain under section 524 of the Act, the District may also specify what is commonly known as a flood construction level for that land. In addition, or alternatively, the District can regulate development in areas prone to flooding by establishing one or more development permit areas under section 488 of the Local Government Act.

In the absence of a bylaw under section 524 of the Act, or a development permit area designation under section 488, there is no legislated "flood construction level" for any particular property in West Vancouver. However, this does not mean the District is obliged to approve permits for construction on land that might be subject to flooding. Section 56 of the Community Charter specifically authorizes the Chief Building Inspector to require "safe use" certifications. In the case of development variance permits, it's open to Council to require an applicant to provide some evidence, for example in the form of a professional certification, that the proposed construction is safe for the intended use. The District requires that homes are constructed that are not knowingly predisposed to flooding events and are safe for habitation. Staff requested that the applicant provide materials from a qualified professional using the most up to date guidelines and data (i.e. the amended provincial regulations and Professional Practice Guidelines) to satisfy this requirement.

4.0 Analysis

4.1 Discussion

Site and Context

The site is located in the Stearman Beach area along the south side of Ross Crescent directly adjacent to the Burrard Inlet (Figure 1). The site is bounded by two single family properties to the west and east, Ross Crescent to the north and Burrard Inlet to the south. The subject site and sites in the surrounding Stearman Beach area are relatively low lying with sites along the waterfront that may be subject to flooding due to storm events and sea level rise.

The Proposal

On April 4, 2019 an updated development variance permit application was submitted with the proposed certified report in draft format including the proposed flood construction level and corresponding plans proposing construction of a new single-family house and garage.

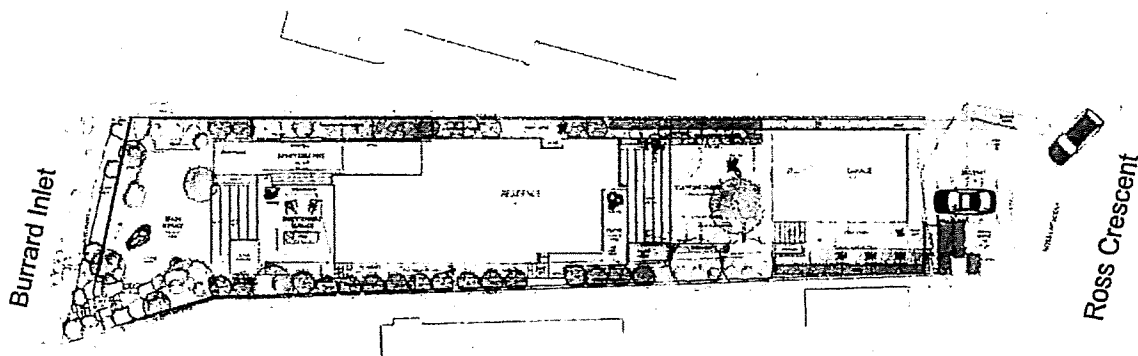


Figure 1: Site Plan



Figure 2: Rendering of the proposed house (looking north from the water)

Key features of the proposal include:

- a 2,878 sq. ft. two-storey house;
- a detached storage building and garage located along Ross Crescent; and
- a “closed” foundation including a basement proposed below the flood construction level with construction requirements specified in the certified report to protect the space from flooding.

In order to accommodate development of the site safe for the proposed uses and the corresponding recommended flood construction level the proposal includes retaining walls at the east and west edges of the site with terracing up to the main level of the house (See Figure 3). To mitigate the impact of increasing grade at the east and west edges of the site all retaining walls are designed to limit the exposed face to 4.0 ft. or less. As well, the application is proposing landscaping along the east and west edges of the site to provide screening and mitigate privacy and overlook impacts.

The “closed” foundation including the basement is proposed as an exception to the requirements under sections 3.5 and 3.6 of the Provincial Guidelines. Staff note that the proposed construction requirements for living space below the flood construction level result in significant excavation of the site to accommodate the necessary engineered fill and associated structure and appurtenances.

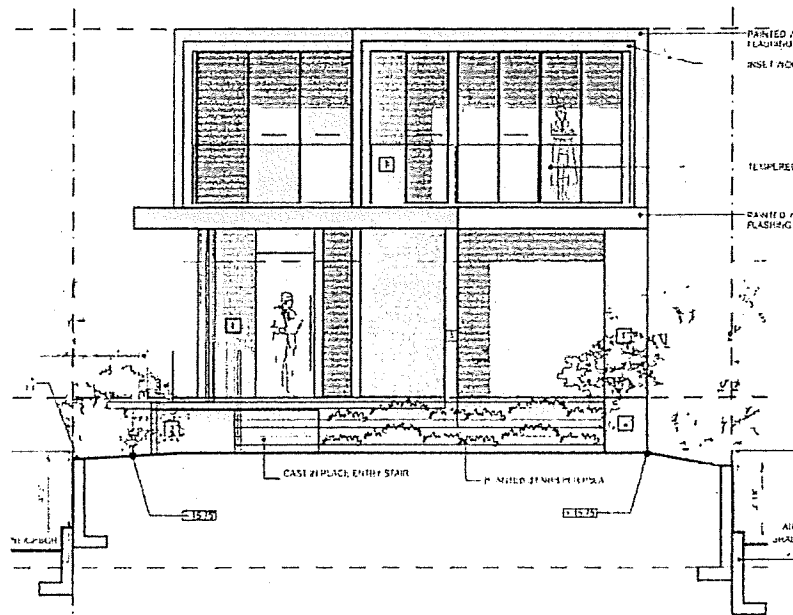


Figure 3: North Elevation

Proposed Zoning Variances

The proposed zoning variances are as follows:

- Side Yard and Combined Side Yard:
 - House - The minimum combined side yard in the zoning bylaw is 4.6 m (15 ft.). The existing house is located 1.1 m (3.5 ft.) from the east property line and 1.3 m (4.3 ft.) from the west property line (combined at 2.2 m/7.25 ft. less than what is required). The proposed combined side yard setback is 3.5 m (11.5 ft.) with the east setback at 2.0 m (6.5 ft.) and the west setback at 1.5 m (5 ft.), proposing a variance of 1.1 m (3.5 ft.). For both the west and east side yard setbacks the required minimum of 1.5 m (5 ft.) is provided.
 - Garage - For the existing garage the west side yard is 0.8 m (2.75 ft.) whereas the zoning by-law requires a minimum side yard of 1.5 m (5 ft.). The proposed garage increases the west setback from 0.8 m (2.75 ft.) to 1.0 m (3.2 ft.), proposing a variance of 0.5 m (1.6 ft.).

Staff are supportive of the proposed side yard setbacks as they increase the distance to adjacent properties as compared to the existing garage and house. As well, for the primary house although the combined sideward setback is 1.1 m less than what is required, the minimum side yards are met. Staff also note that the adjacent house to the east is non-conforming with a side yard less than 1.5 m (5 ft.).

- Front Yard: The minimum front yard in the zoning bylaw is 9.1 m (30 ft.). The existing garage is located 0.06 m (0.2 ft.) from the front property line.

The front yard setback for the proposed garage is 1.0 m (3.2 ft.). As a minor variance is proposed for roof overhang of the garage that extends 0.4 m into the front yard.

Staff support the variance for the front yard for the garage as it increases the distance to the front property line compared to the existing garage and it allows for reduced driveway paving in the front yard. As well, staff note that the existing boulevard width is 16 - 27 ft. in depth and provide a significant buffer from Ross Crescent. Staff note that there are other garages in the area located in similar locations in the front yard of sites.

- Front Yard Permeability The maximum amount of area in the front yard that is allowed to be impermeable is 50%. Due to the location of the proposed garage the proposed impermeable area is increased to 56%.

Staff support the proposed variance for front yard permeability as the variance is minor and allows for locating the proposed garage within the front yard which minimizes the need for additional driveway paving and vehicle maneuvering further onto the site.

- Variances for calculation of average grade based on Flood Construction Level (5.8 m/19.0 ft.)
 - Building Height: The maximum building height in the zoning bylaw is 7.6 m (25 ft.) measured from the lower of average finished or natural grade. The proposed house will be approximately 6.7 m (22 ft.) in height above the flood construction level at 5.8 m (19 ft.) geodetic elevation. This requires a variance for how building height is measured to be calculated using the flood construction level as average grade.
 - Garage Height: The maximum accessory building height in the zoning bylaw is 3.7 m (12.1 ft.) measured from the lower of average finished or natural grade. The proposed variance would permit the accessory building height to be calculated using the flood construction level as average grade.
 - Highest Building Face Envelope: The maximum highest building face in the zoning by-law is 6.7 m (22 ft.). The proposed variance would permit the highest building face envelope to be calculated using the flood construction level at 5.8 m (19.0 ft.) geodetic elevation as average grade.
 - Basement: A basement is defined in the zoning by-law as a storey, the level of which is located more than 0.3 m below the lower of average natural grade elevation or average finished grade elevation. The proposed house includes a basement level located below the flood construction level at 5.8 m (19 ft.) which is above natural grade. The proposed variance would permit the basement to be exempt from floor area calculations as it is located entirely underground and would not be visible at the new grade level.

- o Retaining Walls: Retaining walls are measured from natural grade. For a waterfront site retaining walls are not permitted to exceed 4.0 ft. in height from natural grade within the extent of the waterfront yard. In order to accommodate terracing of the site along the west, east and waterfront edges up to the required flood construction level for the proposed house, retaining walls are proposed. The proposed variance would allow for the retaining walls as shown in the attached plans, however, they would be limited to 4.0 ft. or less in exposed face height.

Staff support the proposed variances for building height, highest building face envelope, basement and retaining walls as the new flood construction level datum is necessary for calculating average grade in order to accommodate building higher in areas that may be subject to flooding. Staff also note that the overall building height is mitigated as the proposed height of the house is 6.7 m (22 ft.), 0.9 m (3.0 ft.) lower than the maximum of 7.6 m (25 ft.) under RS4 zoning.

Zoning Amendment

The zoning amendment is proposed to allow rezoning of a portion of the site (1,148 sq. ft.) along the water's edge from M-1 to RS-4 to amalgamate this portion into the larger site and consolidate the zoning across the whole site (**Appendix C**). The owner wishes to rezone the portion of accreted land to allow residential use of the area (such as garden and landscaping) and for additional floor area for the proposed house.

Staff are proposing to restrict the construction of hard surfaces and retaining walls within the area to be rezoned to align it with OCP policy to allow for flood protection of the subject property while minimizing use of retaining walls.

Staff support the propose zoning amendment as it:

- is consistent with the properties on either side where land has been accreted and is zoned RS4, and
- it does not allow the proposed house location to move closer to the waterfront, as the waterfront setback remains measured from the previously existing waterfront property line.

New developments where rezoning is proposed are typically expected to deliver Community Amenity Contributions (CACs) intended to address the growth related impacts of new development. The value of the amenity is expected to be proportional to the increased potential of land use in comparison with existing zoning. In this case, the accretion of land is where private land is increased due to natural processes along the foreshore. If the site were created today the M-1 zoned portion would not exist (i.e. the whole site would be zoned RS4) as this zone is intended to apply public foreshore lands. Secondly, it is noted that there are no growth related impacts as the proposal is for a single family house which can already be developed on the existing parcel (i.e. no increase in residential units). Therefore, staff do not recommend a CAC for the proposed rezoning.

4.2 Sustainability

As part of the proposed development variance permit conditions are included which secure a number of sustainability requirements including tree replacement at a minimum of 3:1, electric vehicle charging, solar panel conduit to enable solar panel installation and enhanced energy and sustainability performance measures for the building construction beyond baseline building code requirements.

4.3 Public Engagement and Outreach

Prior to submission of an application the owner hosted a public information meeting on June 26, 2018. The applicant submitted two comment forms received in response to the meeting. Both comment forms expressed support for either tree trimming or removal due to concerns about the size of the existing trees on site, however, it was noted on one form support for retaining the existing "eagle perch" tree. One comment form also noted support for the proposed house plans. Staff also met with an adjacent neighbour on two occasions to go over the submitted plans. Letters from this neighbour were received expressing concerns about the bulkiness and height of the proposed house, setbacks and generally with concerns about the proposed zoning variances.

Following receipt of an updated application with the accompanying draft certified report staff created a District webpage and mailed a courtesy notice to surrounding property owners within 100 m of the subject site. In response to the notice two e-mails were received with concerns relating to the height of the proposal, increased grade of the site and the potential for flooding on adjacent sites due to the subject site being raised to the flood construction level.

In response to concerns about the increased grading of the site the applicant revised their plans to reduce retaining wall heights so that all walls were limited in height to 4.0 ft. or less of exposed face. With respect to the concern about flooding due to the increased grade of the subject site staff note that the site will be required to be designed so that stormwater runoff would not flow on to adjacent sites but rather would flow into the ocean. In response to concerns about building height and increased average grade, staff note that it is anticipated that other sites along the foreshore will also require increases in grade and building height to accommodate construction in an area that is subject to the risk of flooding.

Following first reading of the proposed bylaw and scheduling a public hearing by Council, staff will give notification of the public hearing and the proposed development variance permit consistent with District policy and legislated requirements to property owners, businesses, and residents. As well the owner will advertise and host a public information meeting as required by the Development Procedures By-law.

4.4 Other Communication, Consultation, and Research

Planning staff has consulted with District staff on the application and proposed conditions are included in the draft development variance permit addressing staff comments.

5.0 Options

5.1 Recommended Option

Give first reading to the proposed zoning amendment bylaw and consider the development variance permit concurrently with the zoning amendment.

5.2 Considered Options

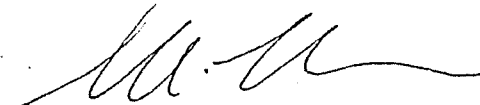
- a. Give first reading to the proposed bylaw and set an alternate date for the public hearing (to be specified); or
- b. Request further information (to be specified); or
- c. Reject the proposal.

6.0 Conclusion

If adopted, the proposed zoning amendment would consolidate the zoning for the subject site, while the development variance permit would accommodate construction of the proposed house and garage including considerations for development in an area that may be subject to flooding. The proposal is supported by the OCP that provides direction to proactively plan for coastal flooding of sites adjacent to the foreshore. The proposed construction of the house and garage are based on specifications of the certified draft report submitted as part of the application and are intended to mitigate the impacts of coastal flooding.

Although the proposed house would be higher than surrounding properties, in order to accommodate the engineering specifications, the proposed building mitigates these impacts with a height of 6.7 m (22 ft.), 0.9 m (3.0 ft.) lower than the maximum of 7.6 m (25 ft.) under RS4 zoning. As well, the proposal provides terracing at the west and east edges of the site to provide a transition in height from adjacent properties and landscaping to screen the proposal. Staff support the proposal and recommend that Council give the proposed rezoning by-law first reading and schedule the Development Variance Permit for consideration.

Author:

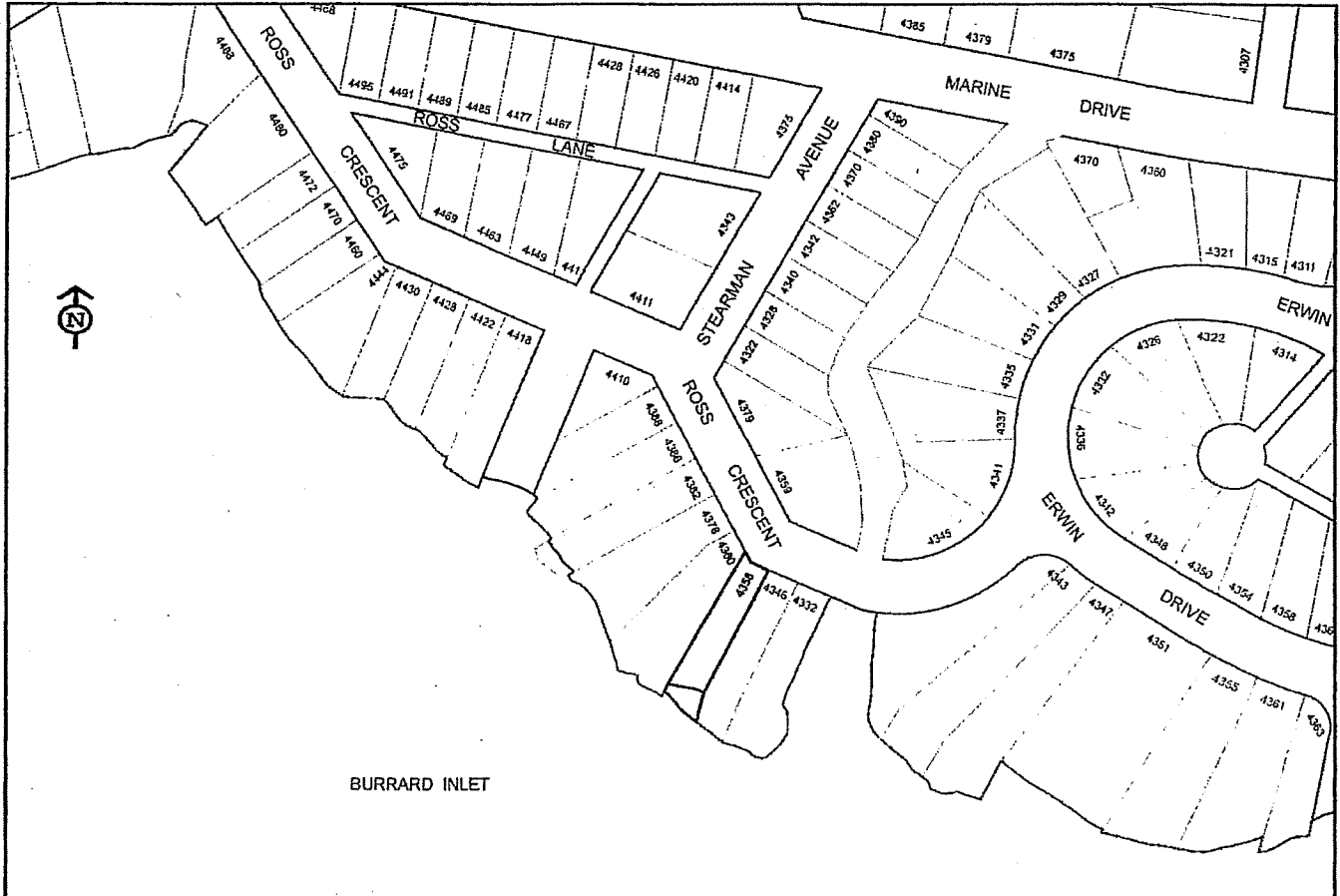



Michelle McGuire, Manager of Current Planning and Urban Design

Appendices:

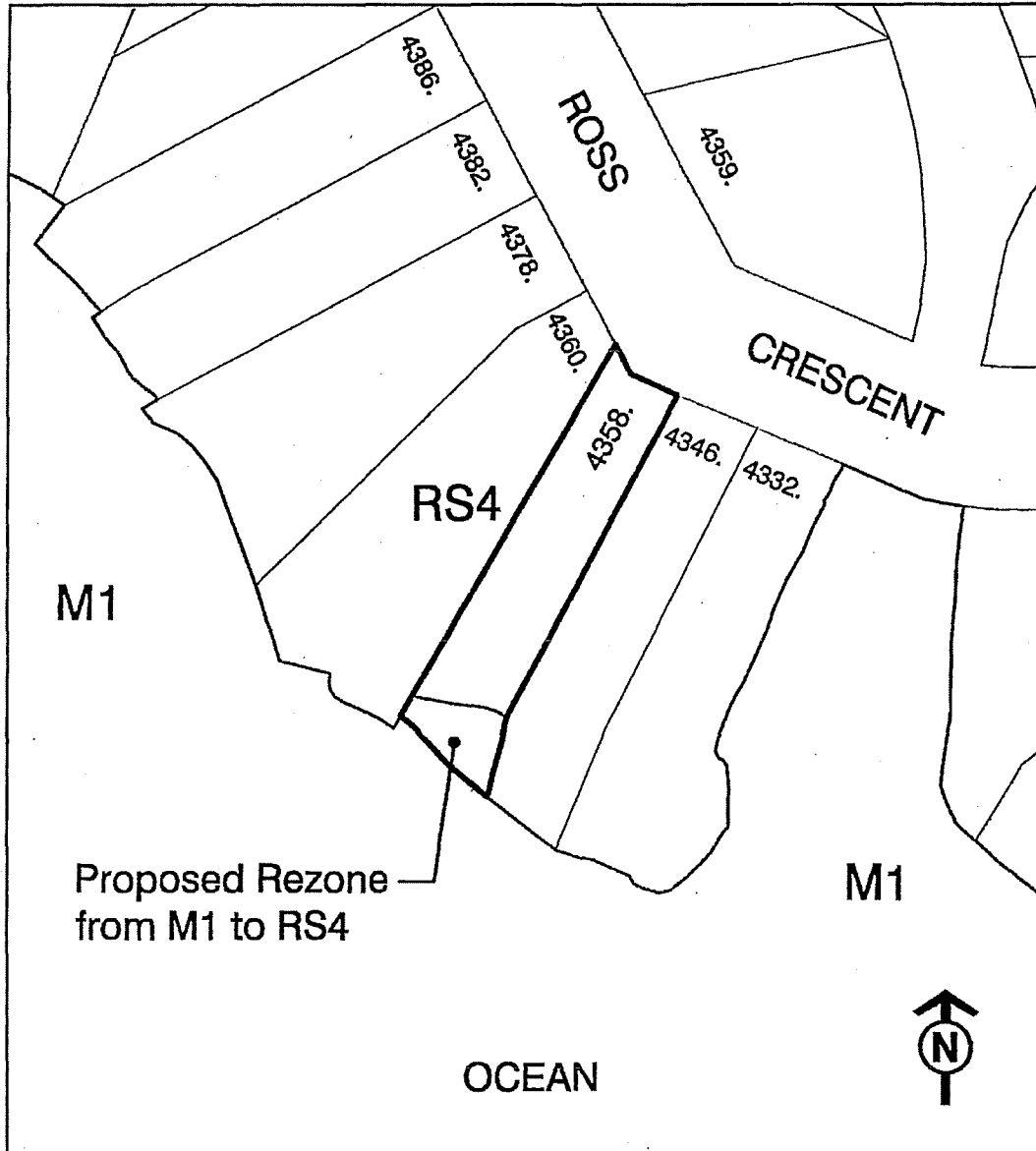
- A- Context Map
- B- Proposed Property Boundary map
- C- Project Profile
- D- "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2019"
- E- Proposed Development Variance Permit No. 18-037

APPENDIX A CONTEXT MAP



| | | | | |
|---|--|--|------------------|-----------|
|  | CONTEXT PLAN | | DATE May15/19 | REV: 0 |
| | TITLE: 4358 Ross Cescent - Rezoning | | FILE SK-1 | |

APPENDIX B
PROPOSED PROPERTY BOUNDARY MAP
(with area to be rezoned)



APPENDIX C PROJECT PROFILE

| | |
|---------------------------|---|
| Project: | 4358 Ross Crescent |
| Application: | Development Variance Permit No. 18-037 |
| Applicant: | Jennifer and Robert Heffel |
| Architect: | Hlynsky and Davies Architects Inc. |
| Address: | 4358 Ross Crescent |
| Legal Description: | Lot 7, Block 2, District Lot 582, Group ,1New Westminster District Plan 4725 |
| PID: | 011-374-276 |
| OCP Policy: | 2.6.11 |
| Zoning: | RS4 (Single Family Dwelling 4) |
| Heritage Register: | N/A |
| Summary: | A 2-storey plus basement single family dwelling with detached garage and storage building |

| | BYLAW RS4 | PROPOSED OR EXISTING | VARIANCE | COMMENTS/NOTES |
|---------------------------------------|--------------------|----------------------|--------------------|--|
| Site Area | 836 m ² | 764 m ² | n/a | Legal (historic) non-conforming |
| Site Width & Frontage | 22.9 m | Approximately 11.4 m | n/a | Legal (historic) non-conforming |
| Site Coverage | 266 m ² | 256 m ² | n/a | Complies |
| Front Yard Permeability | 50% | 56% | 6% | Required to accommodate location of proposed garage |
| Floor Area Ratio | 0.35 | 0.35 | n/a | Complies |
| Setbacks – House: | | | | |
| Front Yard (Ross) | 9.1 m | 21.6 m | n/a | Complies |
| Waterfront Yard | 9.1 m | 9.1 m | n/a | Complies |
| Side Yards (West) | 1.5 m | 1.5 m | n/a | Complies |
| Side Yards (East) | 1.5 m | 2.0 m | n/a | Complies |
| Side Yards (Combined) | 4.6 m | 3.5 m | 0.9 m | Increases distance to both east and west from existing |
| Setbacks – Garage: | | | | |
| Front Yard (Ross) | 9.1 m | 1.0 m | 8.1 m | Increases from existing |
| Side Yards (West) | 1.5 m | 1.0 m | 0.5 m | Increases distance to west from existing |
| Height: | | | | |
| Building Height | 7.6 m | 6.7 m | Measured from FCL* | FCL proposed to be used for average grade |
| No. of Storeys | 2 | 2 | n/a | Complies |
| Highest Building Face Envelope | 6.7 m | 6.7 m | Measured from FCL* | FCL proposed to be used for average grade |
| Parking: | | | | |
| Spaces | 1 | 2 | n/a | Complies |

*Flood Construction Level at 5.8 m (19.0 ft.) as determined by Coastal Engineer report.



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5028, 2019**
(4358 Ross Crescent)

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2019

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2019

A bylaw to rezone a portion of land located at 4358 Ross Crescent to RS4.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, and 4967.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendment of the zoning bylaw;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5028, 2018.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Zoning Maps

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning of Lands as shown hatched outline on the map in Schedule A to this bylaw,

FROM: M1 – Marine 1

To: RS4 – Single Family Dwelling 4

Schedules

Schedule A -- Zoning Map Amendment

READ A FIRST TIME on

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

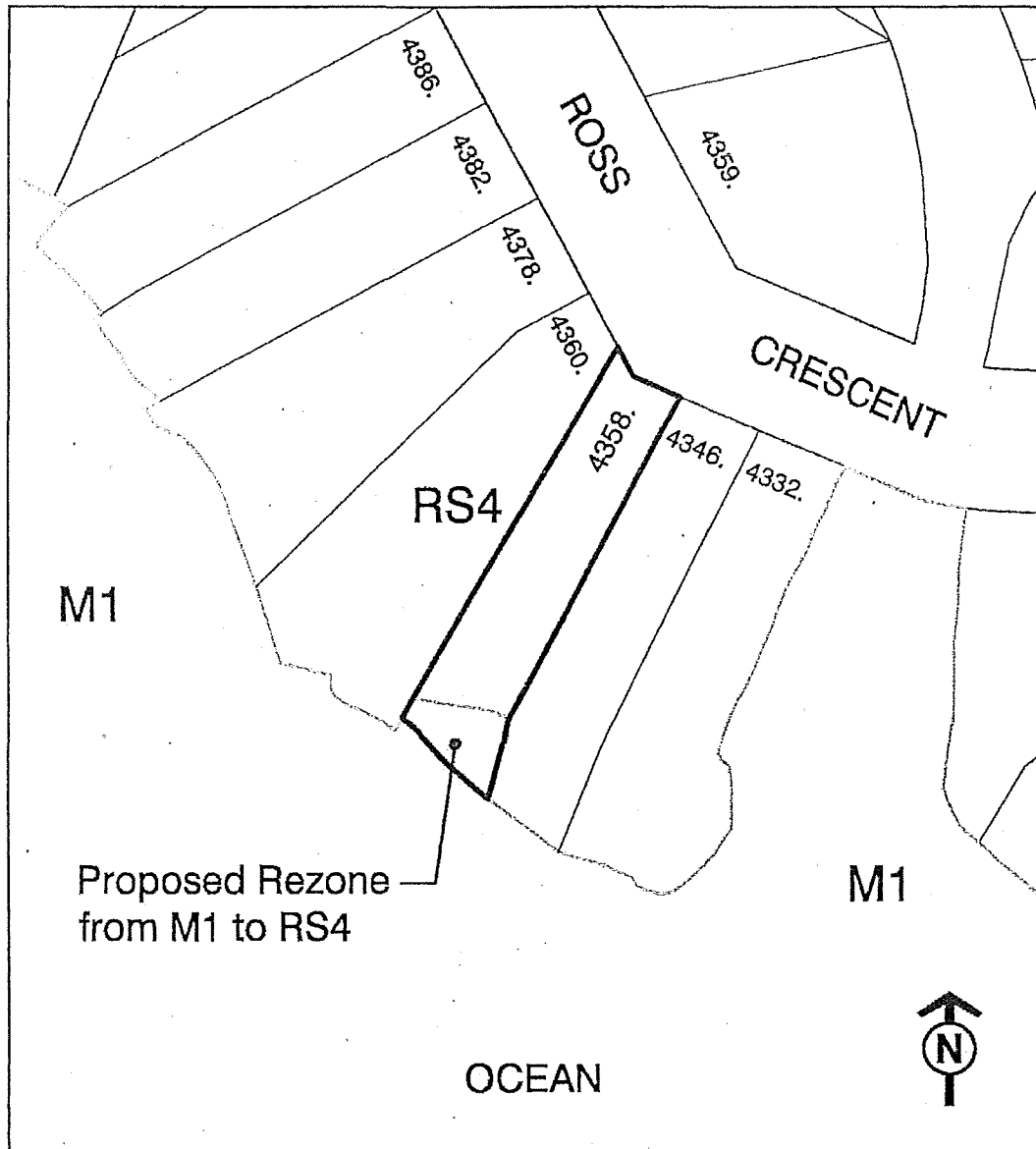
Mayor

Corporate Officer

Schedule A – Zoning Map Amendment

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The area shown hatched outline on the map below rezones the subject Land to RS4.



Area to be rezoned from M1 to RS4



District of West Vancouver

Development Variance Permit No. 18-037

Current Owner: Jennifer and Robert Heffel

This Development Variance Permit applies to:

Civic Address: 4358 Ross Crescent

Legal Description: 039-375-002 and 011-374-276
 Lot 7 and Lot A, Block 2, District Lot 582, Group 1 New
 Westminster District Plan 4725
 (the "Lands")

1. For the purposes of this Development Variance Permit, the Lands shall be developed in accordance with the drawings attached and date stamped May 15, 2019, approved by Council, attached as Schedule A, and specifically in compliance with the regulations and variances listed hereunder.
2. Zoning Bylaw No. 4662, 2010 is varied and supplemented for this development proposal in accordance with the following regulations:
 - (a) Section 204.09 (RS4 Side Yard and Combined Side Yard) is varied to allow:
 - i. the required combined side yard to be reduced from 4.6 m to 3.5 m; and
 - ii. the required west side yard for the garage to be reduced from 1.5 m to 1.0 m.
 - (b) Section 204.07 (RS4 Front Yard) is varied to allow the required front yard for the garage to be reduced from 9.1 m to 1.0 m.
 - (c) Section 120.17 (Average Grade Calculation for Building and Structure Height) is varied to calculate maximum building height using the flood construction level at 5.8 m as average grade.
 - (d) Section 120.27 (9) (b) (Yard Provisions and Exemptions) is varied to allow the roof overhang for the garage in the front yard to be increased from 0.6 maximum to 1.0 m.
 - (e) Section 204.10 (RS4 Building Height) is varied to reduce the maximum height from 7.62 m to 6.7 m.
 - (f) Section 110 (basement definition) is varied to allow the basement to be defined as a storey, the floor of which is located below the flood construction level at 5.8 m.
 - (g) Section 130.01 (3) (b) is varied to calculate maximum building height for the accessory building (garage and storage) using the flood construction level at 5.8 m as average grade.

-
- (h) Section 130.15 (7) (Site Landscaping) is varied to allow the impermeable surface in the front yard to be increased from 50% to 56%.
 - (i) Section 130.1 (2) (c) (Highest Building Face Envelope) is varied to allow maximum highest building face to be calculated using the flood construction level at 5.8 m as average grade.
 - (j) Sections 120.22 (Retaining Wall Grade Line and Buildup of Grade) and 130.13 (Waterfront Yard Requirement) are varied to allow retaining wall heights as shown in Sheet A1.2 of Schedule A, except that no retaining wall will exceed 1.2 m in exposed face height.
3. The proposed new house and site landscaping must generally be constructed and finished in compliance with attached Schedule "A".
4. The proposal shall generally incorporate the sustainability elements as follows:
- (a) Heat Pump;
 - (b) All windows, doors + skylights to meet current NAFS energy standard;
 - (c) Heat Recovery Ventilator;
 - (d) High performance building envelope - air tight + low air exchanges;
 - (e) Maximizing of pervious surfaces – gardens + softscape;
 - (f) Exterior Insulation (if exempt from setback calculations);
 - (g) Trellis' on south orientation as passive means to limit solar gain;
 - (h) Drain Water Heat Recovery; and
 - (i) Natural Gas Boiler with in floor radiant heat.

Prior to Building permit issuance the Owner shall provide applications plans and information detailing these sustainability elements to the satisfaction of the Director of Planning.

5. The proposal shall incorporate electric vehicle charging in the garage.
6. The proposal shall incorporate electric conduit to enable solar panel installation.
7. A Tree Replacement Plan shall be submitted to, and approved by, the District Arborist or qualified designate to replace the proposed trees to

be removed on the Lands at a ratio of 3:1 for replacement trees whereas replacement trees and plantings are to be native species.

8. Prior to issuance of a Building Permit, a suitably qualified professional will identify conditions as enabling the safe use of the land for the use intended with consideration to coastal flooding hazards. A s219 covenant shall be registered against the certificate of title for the Lands certifying that the land will be used in accordance with the conditions specified in a report completed by the suitably qualified professional.
9. Prior to the issuance of a Building Permit and as security for the due and proper completion of the landscaping as set forth in Section 3 of this Development Variance Permit, the Owner shall:
 - (a) provide a landscape plan to include site grading that takes into consideration and is integrated with the onsite stormwater management plan as required per the District's Building Bylaw 4400, 2004 Section 9.1.12; and, the requirements set forth Section 8 of this Development Permit.
 - (b) provide a landscape cost estimate acceptable to Director of Planning;
 - (c) provide security in the amount of 125% of the landscape cost estimate to the District in the form of cash or an unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union; and
 - (d) maintain the security for a minimum of one year after completion of the landscaping, and not prior to the date on which the District authorizes in writing the release of the security.
10. 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.

THE COUNCIL 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.

FOR THE PURPOSES OF SECTION 8, THIS PERMIT IS ISSUED ON _____.

Schedules:

A – Development Plans for 4358 Ross Crescent prepared by Hlynsky and Davis
Architects, dated stamped May 15, 2019.

Schedule A to
Development Permit 18-037



DRAWING LIST

| | |
|----------|---------------------------------|
| A1.1a | TITLE SHEET |
| A1.1b | BRIEF |
| LDE-1.01 | LANDSCAPE MASTER PLAN |
| L-4.01 | TREE AND PLANTING PLAN |
| A1.2 | SITE PLAN |
| A1.3 | CONTEXT PLAN |
| A1.4 | GARAGE COMPLY PLAN |
| A1.5 | PROPOSED vs EXISTING |
| A1.6 | AVERAGE GRADE & RETAINING WALLS |
| A2.1 | LOWER FLOOR PLAN |
| A2.2 | MAIN FLOOR PLAN |
| A2.3 | UPPER FLOOR PLAN |
| A2.4 | ROOF PLAN |
| A2.5 | GARAGE PLAN |
| A4.1 | NORTH ELEVATION |
| A4.2 | EAST ELEVATION |
| A4.3 | SOUTH ELEVATION |
| A4.4 | WEST ELEVATION |
| A5.1 | SECTION: NORTH-SOUTH |
| A5.2 | SECTION: EAST-WEST |
| A5.3 | SECTION: GARAGE |

| | | | | |
|---|-----------------------------|-------------|------|-----|
| # | DATE | BY | CHKD | APP |
| 1 | PREPARED FOR DWP SUBMISSION | LS/MS/DS/MS | ADW | |

HDA
HLYNKY + DAVIS
ARCHITECTS INC.
4070 PARKWAY 400, VANCOUVER, BC V6P 1C1
 (604) 251-9585 / hda@hda.ca

HEFFEL RESIDENCE 4358 ROSS CRESCENT

PROJECT TEAM

ARCHITECTURAL

HLYNKY + DAVIS ARCHITECTS INC.
 Project Architect: Katie Hlynky
 2439 Bellevue Avenue, West Vancouver, British Columbia, V7V 1E1
 (604)925-3631 / katie@hlynky.ca

LANDSCAPE

PAUL SANGHA LANDSCAPE ARCHITECTURE
 125 East 4th Avenue, Vancouver, British Columbia, V5T 1G4
 (604)736-2323 / paul@pasubangha.com

INTERIOR

HB DESIGN
 #103 - 828 Harbourside Drive, North Vancouver, British Columbia, V7P 3R9
 (604)251-9585 / jen@hbnvancouver.com

COASTAL ENGINEERING

NHC - NORTHWEST HYDRAULICS CONSULTANTS LTD
 30 Goswick Place, North Vancouver, British Columbia, V7M 3G3
 (604)980-6011 / DRay@nhcweb.com

PROJECT TITLE
HEFFEL RESIDENCE
4358 ROSS CRESC
WVAN, BC

DATE
TITLE SHEET

SCALE
A1.1a

DVP BRIEF

A rezoning based on accreted land and three main variances that trigger additional bylaws impacts due to the new Flood Construction Level and the narrowness of the lot:

a. RE-ZONING:

The lots natural boundary has been re-defined with a new accreted property line currently zoned Marine Use. The accreted land accounts for an additional 107.8 square meters (1160 sq. Ft.). The waterfront property line now conforms with neighbors to the east and west. The neighboring properties are designated Residential for the entirety of their property and were granted accretion at the time without re-zoning process. Due to precedents along the waterfront, we feel that is in keeping with the neighborhood to grant this long narrow lot the same zoning as it's neighbours.

b. COMBINED SIDE-YARD:

The site has is one of the narrowest in the neighborhood with a square width of 38.35' (or 11.69 meters). This restricts the building envelope to a twenty-three foot wide home if complying with fifteen foot combined side yard regulation. **The existing house is non-confirming to both the minimum side-yard on both sides and the combined side-yard.** The west side has a 4.4' (1.45m) set back and the east side a 3.45' (1.06m) setback for a total combined side yard of 7.85' (2.51m). Our current proposal complies with the minimum side yard setbacks having 6.5 feet on the east side and 5 feet on the west side for a total combined side yard setback of 11.5'. The proposed house jogs both horizontally and vertically so that the side yards open up and modify along the length of the house. The proposal is an improvement to setback conditions currently existing. As we are meeting or exceeding the minimum side yard setback of 5'-0" on either side we would request a relaxation due to the narrowness of the lot, our modulation of sidewall plains and the existing precedent.

c. FLOOD CONSTRUCTION LEVEL "FCL" and AVERAGE GRADE DETERMINATION:

Initial DVP Application of February 20, 2018 set the home at the FCL at the posted bylaw requirement of 4.5 meters (15.0'). Initial comments back in the beginning of July 2018 (five months later) did not raise any concern with FCL. At the end of July, WW Planning Department advised they had decided to follow the Provincial Guidelines Addendum that was issued in January 2018. This would be retroactively applied to all applications. All new development in Flood Hazard Areas would be required to set the house based on recommendations by a Coastal Engineer. We retained Northwest Hydraulics. In their report, it was determined that this site would require the house main floor be set at 19'-0" (5.8m). Through the terracing of the site, we have managed to raise the house from the previous proposal to achieve this requirement. The existing site is approximately 4'-0" below the neighboring properties and 11'-0" below FCL. Both neighboring properties currently have retaining walls that allow these flanking sites to comply with the previous 3.5 meter FCL. Based on the existing grade it would not be possible to redevelop this property in conformance to the zoning bylaws. In discussions over the previous fourteen months with Planning, Mayor and Council, we understand that the elevation set by the Coastal Engineer is a non-negotiable requirement. In order to not reduce these properties to having little value or sterilize the potential for development, we are requesting that FCL take priority over existing grade as the determination of Average Grade for Building Height, Highest Building Face and Basement Exemption. The current home based on our approximation is non conforming to existing grade. Our proposed home would therefore be an

improvement in relationship to finished grade as it complies with Finished Grade and it is under height in relation to proposed grade (23.94') and Flood Construction Level (22.0') and complies with Highest Building Face by using lower of FCL or proposed grade. The original proposal had the flat roof height at the ridge within a foot of the neighboring properties; however, with the requirement to raise the house by an additional four feet this has then made the proposed roof height at +41. The peak of 4360 Ross is 36.5' which is 4.5' below the proposed height. The Ridge of 4346 is at 38.4' which is 2.6' less than the proposed. With the terraced approach to the landscaping and by conforming with Finished grade we are confident that this should be able to mitigate the appearance of an overly high house. The current non-conforming house and large trees create more shadow on neighboring properties than the proposed house and landscape. There will be more light on both properties following development of this lot. It is also a relatively small home with the footprint of the main floor being a modest 1673 square feet.

d. GARAGE LOCATION:

We are proposing to replace the existing garage with a new garage in the same location to be able to moderate the change of grade between the street and the house. The location of the garage in the frontyard setback is intended to maximize porosity between house and road. If garage was pushed back to comply, a greater amount of hardscape would be required to allow for car turnaround and driveway access. (See diagram A1). The garage location is also similar to other non-conforming structures in the neighborhood including the immediate neighbor. It should be noted that the boulevard at this location is unusually generous so visually the setback is in keeping with neighbors. We

are also requesting a variance for the sideyard setback from 5'-0" to 3'-2". This again aligns with the current garage. Due to narrow width of lot neither a complying driveway nor the proposed would meet the 50% porosity requirement. (See diagram A1.4 with porosity calculations)

e. CONCLUSION:

It is important to recognize neighborhood character and avoid bulk. In the summer of 2018, Planning advised that they would consider additional FAR up to .45 to equalize the basement area that would be lost with Development in FCL zones. We did a study of this option and consulted with our Coastal Engineer and Structural Engineers. It was determined that the more beneficial strategy for the neighborhood and our client would be to have a fully tanked basement and stay with the .35 FAR to avoid being out of context with the neighborhood. We are working with Paul Sangha Landscape Architecture to create a site that will keep the Westcoast beach character and include a rigorous re-planting strategy. The interface with neighbors on the east and west sides has been designed to ensure that there is no retaining wall greater than the four foot bylaw. This site will invert the current condition that exists so that this site is no longer in a hole subject to flooding.

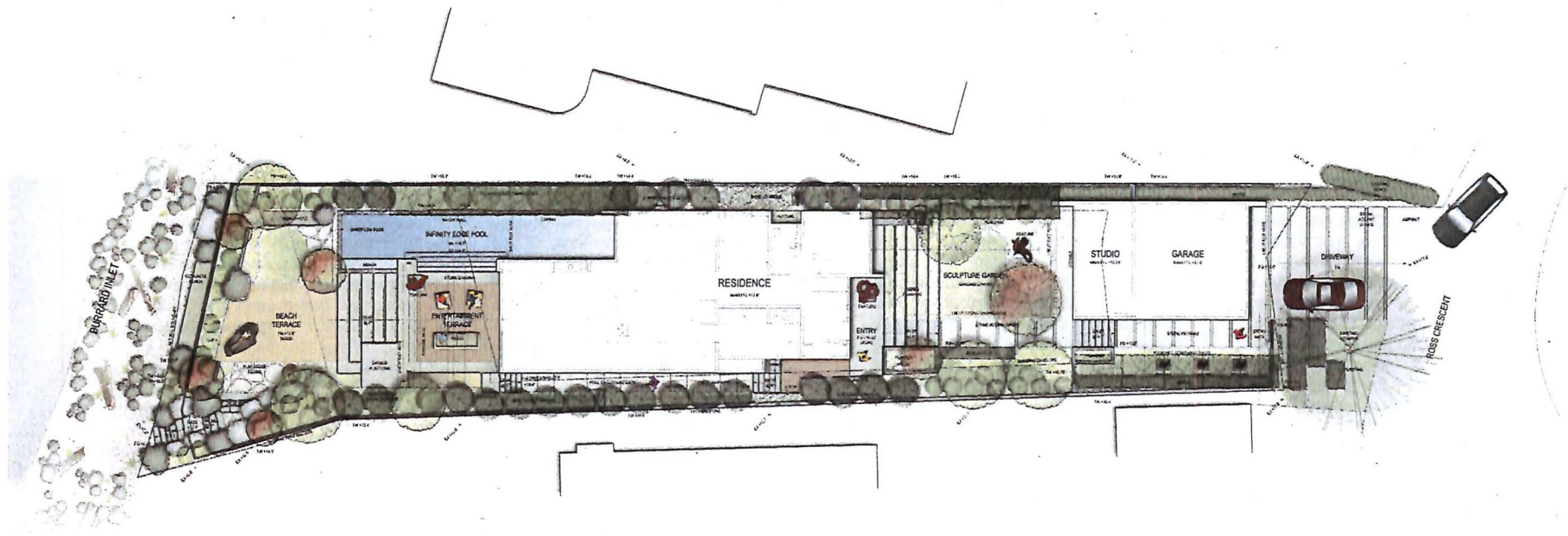
| | | | |
|---|-----------------------------|------|-----|
| 4 | DEFINITION MET | DATE | APP |
| 1 | PREPARED FOR DVP SUBMISSION | DATE | APP |

HDA
HLINSKY + DAVIS
ARCHITECTS INC.
1000 BURNHAMMERS AVENUE, SUITE 100, VANCOUVER, BC V6C 1B4
 TEL: 604.681.1111 FAX: 604.681.1112

PROJECT TITLE
HEFFEL RESIDENCE
 4358 ROSS CRESC
 VANAN, BC

DATE TITLE
 BRIEF

DATE
 SHEET NO. **A1.1b**



PROFESSIONAL SEAL

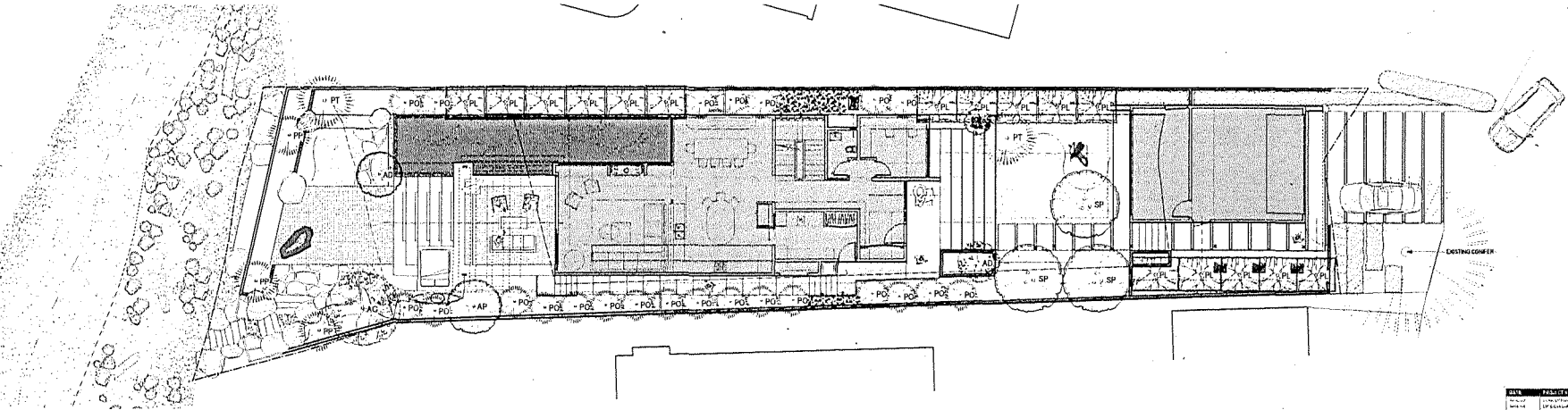
DATE: 10/15/11

PROJECT: PRIVATE RESIDENCE

SCALE: 1/8" = 1'-0"

LANDSCAPE ARCHITECT

106-1.01



GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS TO THE CENTERLINE OF THE ELEMENT.
2. ALL DIMENSIONS OF CONCRETE SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
3. GUARDRAILS SHALL BE 1.10 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
4. FINISH GRADE IS INDICATED BY THE SHADING OF THE AREAS. FINISH GRADE SHALL BE 0.15 METERS ABOVE THE FINISH GRADE OF THE ADJACENT STREET.
5. ALL DIMENSIONS OF CONCRETE SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS OF CONCRETE SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS OF CONCRETE SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS OF CONCRETE SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS OF CONCRETE SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
11. ALL DIMENSIONS OF CONCRETE SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.

PLANTING NOTES

1. CONSTRUCTION OF PLANTING BEDS SHALL BE TO THE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
2. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
3. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
4. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
5. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
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10. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
11. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.

12. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
13. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
14. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
15. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
16. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
17. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
18. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
19. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
20. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
21. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.
22. PLANTING BEDS SHALL BE 0.15 METERS HIGH AND SHALL BE LOCATED TO THE OUTSIDE OF THE CURB OR SIDEWALK.

PLANTING SCHEDULE BY COMMON NAME

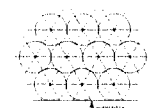
| ID | QUANTITY | LATIN NAME | COMMON NAME | SCHEDULED SIZE |
|-------|----------|---------------------|----------------|----------------|
| PL-1 | 2 | PLANTING SPECIES 1 | COMMON NAME 1 | 150mm |
| PL-2 | 1 | PLANTING SPECIES 2 | COMMON NAME 2 | 150mm |
| PL-3 | 1 | PLANTING SPECIES 3 | COMMON NAME 3 | 150mm |
| PL-4 | 1 | PLANTING SPECIES 4 | COMMON NAME 4 | 150mm |
| PL-5 | 1 | PLANTING SPECIES 5 | COMMON NAME 5 | 150mm |
| PL-6 | 1 | PLANTING SPECIES 6 | COMMON NAME 6 | 150mm |
| PL-7 | 1 | PLANTING SPECIES 7 | COMMON NAME 7 | 150mm |
| PL-8 | 1 | PLANTING SPECIES 8 | COMMON NAME 8 | 150mm |
| PL-9 | 1 | PLANTING SPECIES 9 | COMMON NAME 9 | 150mm |
| PL-10 | 1 | PLANTING SPECIES 10 | COMMON NAME 10 | 150mm |

PLANTING SCHEDULE BY COMMON NAME

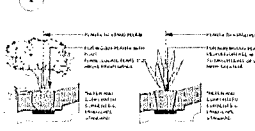
| ID | QUANTITY | LATIN NAME | COMMON NAME | SCHEDULED SIZE |
|-------|----------|---------------------|----------------|----------------|
| PL-11 | 1 | PLANTING SPECIES 11 | COMMON NAME 11 | 150mm |
| PL-12 | 1 | PLANTING SPECIES 12 | COMMON NAME 12 | 150mm |
| PL-13 | 1 | PLANTING SPECIES 13 | COMMON NAME 13 | 150mm |
| PL-14 | 1 | PLANTING SPECIES 14 | COMMON NAME 14 | 150mm |
| PL-15 | 1 | PLANTING SPECIES 15 | COMMON NAME 15 | 150mm |
| PL-16 | 1 | PLANTING SPECIES 16 | COMMON NAME 16 | 150mm |
| PL-17 | 1 | PLANTING SPECIES 17 | COMMON NAME 17 | 150mm |
| PL-18 | 1 | PLANTING SPECIES 18 | COMMON NAME 18 | 150mm |
| PL-19 | 1 | PLANTING SPECIES 19 | COMMON NAME 19 | 150mm |
| PL-20 | 1 | PLANTING SPECIES 20 | COMMON NAME 20 | 150mm |

PLANTING SCHEDULE BY COMMON NAME

| ID | QUANTITY | LATIN NAME | COMMON NAME | SCHEDULED SIZE |
|-------|----------|---------------------|----------------|----------------|
| PL-21 | 1 | PLANTING SPECIES 21 | COMMON NAME 21 | 150mm |
| PL-22 | 1 | PLANTING SPECIES 22 | COMMON NAME 22 | 150mm |
| PL-23 | 1 | PLANTING SPECIES 23 | COMMON NAME 23 | 150mm |
| PL-24 | 1 | PLANTING SPECIES 24 | COMMON NAME 24 | 150mm |
| PL-25 | 1 | PLANTING SPECIES 25 | COMMON NAME 25 | 150mm |
| PL-26 | 1 | PLANTING SPECIES 26 | COMMON NAME 26 | 150mm |
| PL-27 | 1 | PLANTING SPECIES 27 | COMMON NAME 27 | 150mm |
| PL-28 | 1 | PLANTING SPECIES 28 | COMMON NAME 28 | 150mm |
| PL-29 | 1 | PLANTING SPECIES 29 | COMMON NAME 29 | 150mm |
| PL-30 | 1 | PLANTING SPECIES 30 | COMMON NAME 30 | 150mm |



PLANT LAYOUT UNLESS OTHERWISE INDICATED



PLANTING POSITION UNLESS OTHERWISE INDICATED



| DATE | PROJECT STATUS |
|------------|----------------|
| 2024-10-27 | Final Design |
| 2024-10-27 | Final Design |
| 2024-10-27 | Final Design |

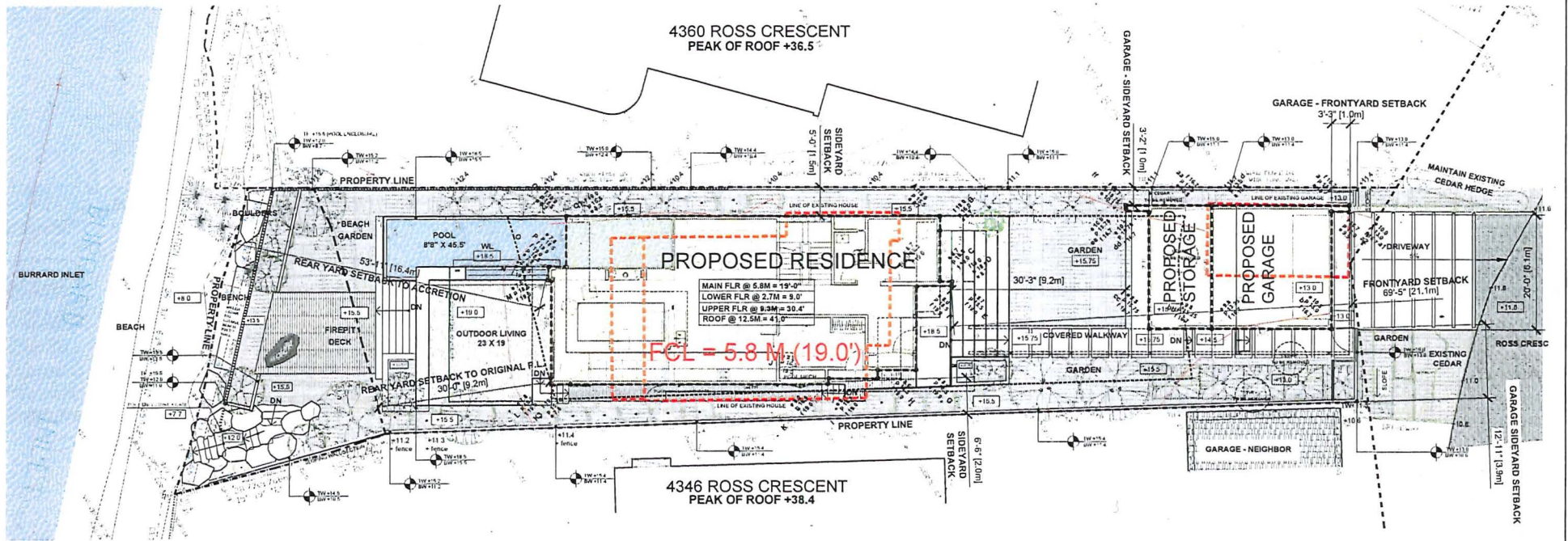
| DATE | PROJECT STATUS |
|------|----------------|
| | |
| | |
| | |

PAUL BARRER ARCHITECTS



PRIVATE RESIDENCE
COURTNEY AND KEVIN
WELLS BARRER ARCHITECTS

DATE: 2024-10-27
SCALE: 1:50
PROJECT: PRIVATE RESIDENCE
DRAWN BY: PAUL BARRER
CHECKED BY: PAUL BARRER



PROJECT STATISTICS

LOT ADDRESS
4360 ROSS CRESCENT, WEST VANCOUVER, BC
LEGAL DESCRIPTION:
LOT 7 BLOCK 2 DISTRICT LOT 62, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4726, P10 B10 334-274

| ZONING | EXISTING | REQUIRED | COMMENT |
|--------|----------|----------|---------|
| R33-4 | | | |

| LOT AREA | EXISTING | REQUIRED | COMMENT |
|----------------------------------|----------------------------------|----------|--|
| 7,521 SF (217.3 m ²) | 8,225 SF (241.6 m ²) | | REQUIRED RE-ZONING APPROVAL BASED ON ALLOWABLE |

| SITE COVERAGE | ALLOWED | PROPOSED | COMMENT |
|---|----------------------------------|----------------------------------|----------------------------|
| LOT AREA - 100% (217.3 m ²) | 2,942 SF (272.2 m ²) | 2,961 SF (274.2 m ²) | ALLOWED BASED ON RE-ZONING |

| FLOOR AREA RATIO | EXISTING | REQUIRED | COMMENT |
|------------------|----------------------------------|----------------------------------|--------------------|
| R33-4 (R33) | 2,942 SF (272.2 m ²) | 2,961 SF (274.2 m ²) | BASED ON RE-ZONING |

| ELEV. | AREA CALCULATION | GROSS | EXEMPT | FAR | NOTES |
|-------|-------------------|-------|--------|------|---|
| +11.8 | MAIN FLOOR | 1673 | 0.0 | 1673 | |
| +11.4 | UPPER FLOOR | 1235 | 0.0 | 1235 | |
| | TOTAL LIVING AREA | 2908 | | | |
| | STORAGE | 146 | 0.0 | 146 | |
| | BASEMENT | 1673 | 164% | 0.0 | *BASED ON FINISHED GRADE + FCL - COMPLIES |
| | GARAGE | 468 | 468% | 0.0 | *VARIANCE REQUIRED FOR EXISTING GRADE |
| | TOTAL AREA | 5211 | | 2678 | |

| BUILDING - GARAGE SETBACKS | EXISTING | REQ'D BY-LAW | PROPOSED | BASED ON ACCRETION | VARIANCE REQUIRED | NOTES |
|----------------------------|----------|--------------|----------|--------------------|-------------------|---|
| FRONT YARD HOUSE | 78'4" | 30' | 69'4" | N/A | NO | |
| REAR YARD HOUSE | 41' | 30' | 30' | 53'9" | NO | |
| SIDEYARD EAST | 3'40" | 5' | 8'5" | N/A | NO | Existing non-complying |
| SIDEYARD WEST | 4'9" | 5' | 5' | N/A | NO | Existing non-complying |
| COMBINED SIDEYARD | 7'75" | 15' | 11'5" | YES | YES | Existing non-complying W/ require roof setback variance |
| FRONT YARD GARAGE | 0'17" | 30' | 3'2" | N/A | YES | Existing non-complying W/ require roof setback variance |
| SIDEYARD WEST GARAGE | 2'8" | 5' | 3'2" | N/A | YES | Existing non-complying W/ require roof setback variance |

| FRONT YARD PAVED AREA | NOTE |
|---|------------------------|
| AREA WITHIN FRONT YARD SETBACK (W/ 4' = 1,112 SF) | |
| PAVED AREA PERMITTED (MPL) = 546 SF | SEE OPTIONS (OPTIONAL) |
| ACTUAL PAVED FRONT YARD AREA = 622 SF | VARIANCE REQUIRED |

| | | | |
|---|------------|----------|------|
| 1 | CONTRACTOR | CONTRACT | DATE |
| 2 | CLIENT | CONTRACT | DATE |
| 3 | CLIENT | CONTRACT | DATE |
| 4 | CLIENT | CONTRACT | DATE |
| 5 | CLIENT | CONTRACT | DATE |
| 6 | CLIENT | CONTRACT | DATE |

HDA
HLINSKY + DAVIS ARCHITECTS INC.
435 HILLMAN BLVD. VANCOUVER, BC V6Z 1R6
TEL: 604-273-1111 FAX: 604-273-1112



PROJECT
HEFFEL RESIDENCE
4358 ROSS CRESC
WEST VANCOUVER, BC

DATE
SITE PLAN

SCALE
DATE
DRAWN BY
CHECKED BY
DATE
A1.2



AERIAL CONTEXT PLAN (WEST-MAP UNDERLAY)



EAST ADJACENCY



WEST ADJACENCY



EXISTING GARAGE



TYPICAL RETAINING WALL CONDITION ALONG SIDE YARDS



FORESHORE CONDITION

| | | | |
|------|-----------------------------|----------|------|
| DATE | DESCRIPTION | BY | CHKD |
| 1 | PREPARED FOR CDP SUBMISSION | LM/AM/MS | WVP |



**HLYNSKY + DAVIS
ARCHITECTS INC.**

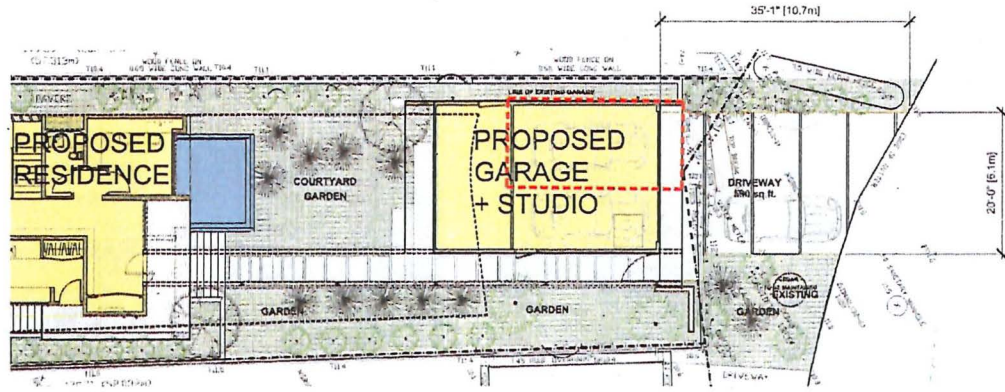
DATE: 2014.08.14
PROJECT: 4358 ROSS CRESC
WVAN, BC

PROJECT TITLE:
HEFFEL RESIDENCE
4358 ROSS CRESC
WVAN, BC

CLIENT TITLE:
CONTEXT PLAN

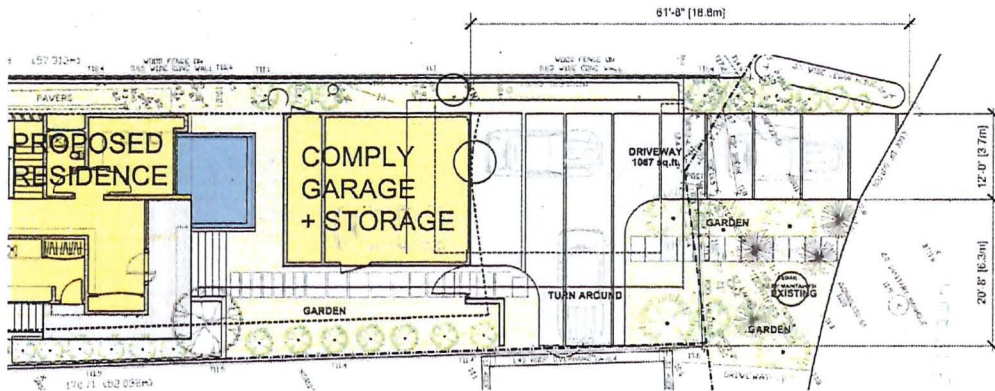
FILE:
CURRENT/CONTEXT PLAN - HEFFEL RESIDENCE - A1.3 (REV. 14)
SCALE: 1:500 (1" = 10')

A1.3



1 PROPOSED GARAGE + STUDIO
A1.3 1/8" = 1'-0"

| FRONT YARD PAVED AREA | NOTES |
|---|----------------|
| AREA WITHIN FRONT YARD SETBACK (14'-0") = 11,220 SF | NON CONFORMING |
| PAVED AREA PERMITTED (80%) = 9000 SF | |
| ACTUAL PAVED FRONT YARD AREA = 9200 SF | |



2 GARAGE WITH COMPLYING SETBACKS
A1.3 1/8" = 1'-0"

| FRONT YARD PAVED AREA | NOTES |
|---|----------------|
| AREA WITHIN FRONT YARD SETBACK (14'-0") = 11,220 SF | NON CONFORMING |
| PAVED AREA PERMITTED (80%) = 9000 SF | |
| ACTUAL PAVED FRONT YARD AREA = 9200 SF | |



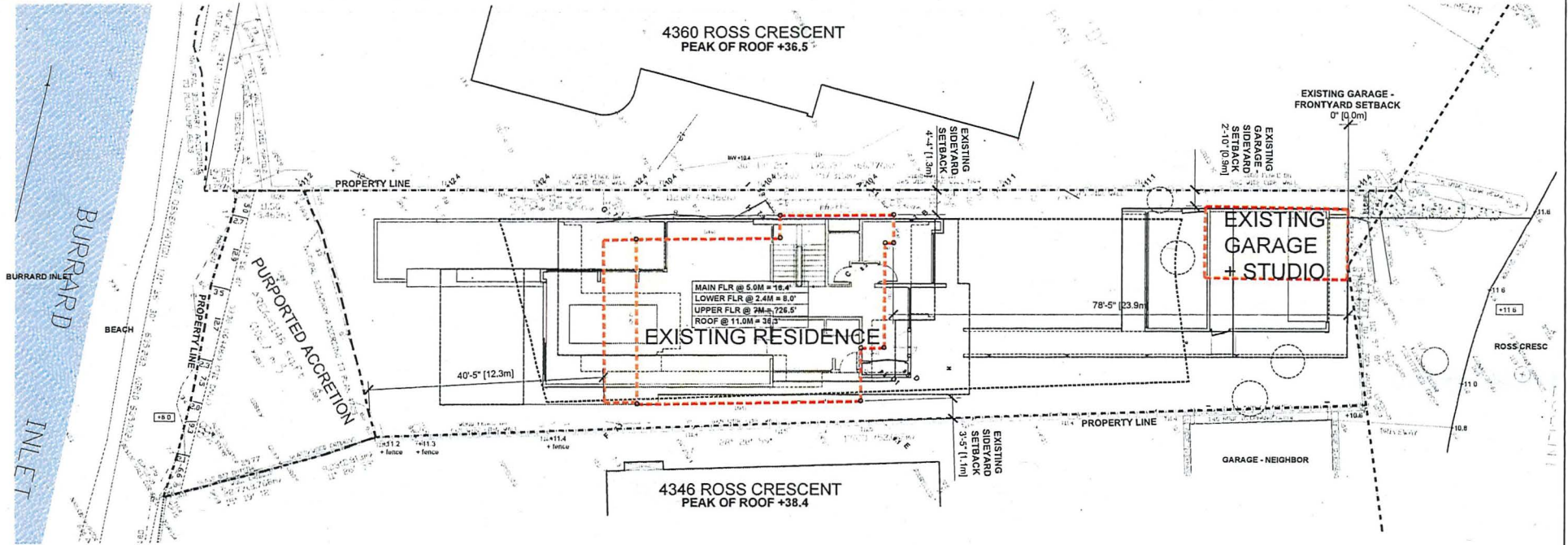
| 1 | PREPARED FOR OUR BUSINESS | DATE | BY |
|---|---------------------------|------|----|
| | | | |

HDA
HLVNSKY + DAVIS
ARCHITECTS INC.
4358 ROSS CRESC. VAN, BC
 (604) 261-1111 FAX: (604) 261-1112

PROJECT SITE
HEFFEL RESIDENCE
4358 ROSS CRESC
VAN, BC

SHEET TITLE
GARAGE COMPLY DIAGRAMME

DATE
A1.4



PROJECT STATISTICS - EXISTING

LOT ADDRESS
4360 ROSS CRESCENT WEST VANCOUVER, BC
LEGAL DESCRIPTION:
LOT 7 BLOCK 2 DISTRICT LOT 562, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 4726, P.J.D. 811-374-378

| ZONING | EXISTING | RE-ZONED | COMMENT |
|--------|----------|----------|---------|
| RS-1 | RS-1 | | |

LOT AREA
7,974.00
SQ. FT.
73.26
AC.

BUILDING + GARAGE SETBACKS - EXISTING

| SETBACKS | EXISTING | REQ. D-STLAW | PROPOSED | BASED ON ACCRETION | VARIANCE REQUIRED | NOTES |
|----------------------|----------|--------------|----------|--------------------|-------------------|---|
| FRONT YARD HOUSE | 78'-4" | 30' | 55'-4" | N/A | NO | |
| REAR YARD HOUSE | 41' | 30' | 30' | 53'-9" | NO | |
| SIDEYARD EAST | 3'-45" | 5' | 5'-0" | N/A | NO | Existing non-conforming |
| SIDEYARD WEST | 4'-3" | 5' | 5'-0" | N/A | NO | Existing non-conforming |
| COMBINED SIDEYARD | 7'-75" | 15' | 11'-0" | N/A | YES | Existing non-conforming VMI require roof setback variance |
| FRONT YARD GARAGE | 0'-17" | 30' | 3'-2" | N/A | YES | Existing non-conforming VMI require roof setback variance |
| SIDEYARD WEST GARAGE | 2'-8" | 5' | 3'-2" | N/A | YES | Existing non-conforming VMI require roof setback variance |

BUILDING HEIGHT - APPROXIMATION BASED ON PEAK ELEVATION FROM SURVEY DATA

| EXISTING HOUSE VERTICAL RESIDENCE | | | | | |
|---------------------------------------|------|------|---------|--------|---------|
| EXISTING AVIATION GARAGE AT PERIMETER | | | | | |
| | A | B | (A+B)/2 | LENGTH | PRODUCT |
| A-B | 8.10 | 8.20 | 8.15 | 4.95 | 40.34 |
| B-C | 8.20 | 8.30 | 8.25 | 1.90 | 15.28 |
| C-D | 8.20 | 8.30 | 8.25 | 14.20 | 114.25 |
| D-E | 8.00 | 8.00 | 8.00 | 4.00 | 32.00 |
| E-F | 8.00 | 8.10 | 8.05 | 8.20 | 65.60 |
| F-G | 8.10 | 7.90 | 8.00 | 26.50 | 209.44 |
| G-H | 7.90 | 7.90 | 7.90 | 24.00 | 191.76 |
| H-I | 7.90 | 7.90 | 7.90 | 24.00 | 191.76 |
| I-A | 8.00 | 8.10 | 8.05 | 18.70 | 150.54 |
| TOTAL PERIMETER | | | | 164.75 | |
| TOTAL PRODUCT | | | | | 1317.83 |
| AVERAGE EXISTING GARAGE | | | | | 7.87 |
| MEAN EXISTING HOUSE ELEVATION | | | | | 38.40 |
| HOUSE ELEVATION ABOVE EXISTING GARAGE | | | | | 27.53 |

| NO. | DESCRIPTION | DATE | BY |
|-----|-----------------------------|------|-----|
| 1 | PREPARED FOR DMP | | AMH |
| 2 | PREPARED FOR DMP | | AMH |
| 3 | PREPARED FOR DMP FOLLOW UP | | AMH |
| 4 | PREPARED FOR DMP SUBMISSION | | AMH |

HDA
HLYNSKY + DAVIS
ARCHITECTS INC.
4375 BULLOCK AVE. SUITE 1000 VANCOUVER, BC V6J 4K1
TEL: 604.271.1111 FAX: 604.271.1112

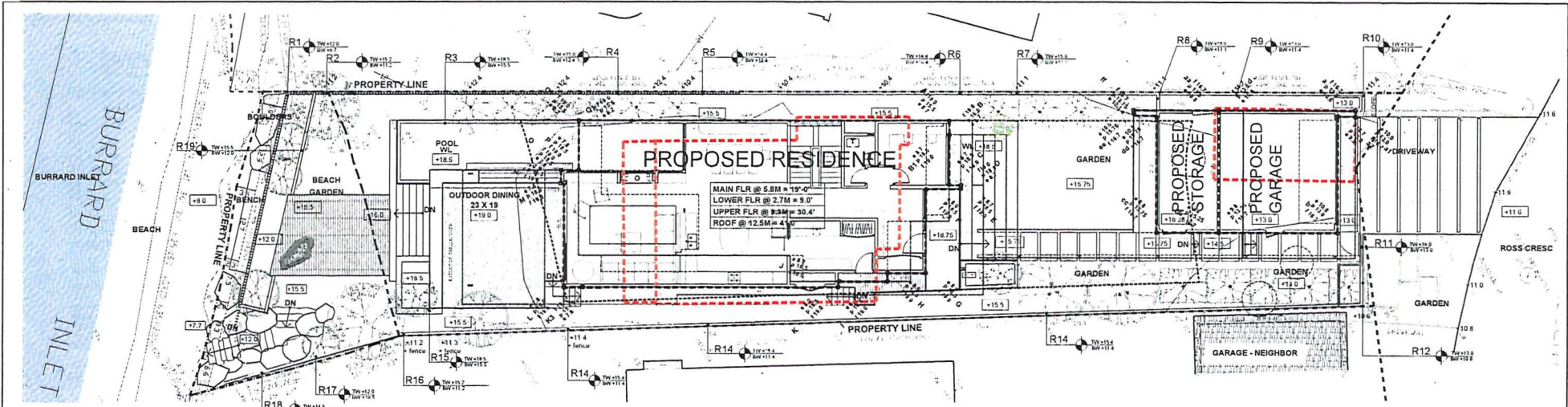


PROJECT TITLE
HEFFEL RESIDENCE
4358 ROSS CRESC
WVAN, BC

PROPOSED VS EXISTING

DATE
DRAWN BY
SCALE
DATE
PROJECT NO.

A1.5



PROJECT STATISTICS - AVERAGE GRADE

BUILDING HEIGHT 20.0' (6.10 m) 23.36' (7.13 m) PROPOSED GRADE GOVERNS BUILDING HEIGHT BASED ON FLOOD CONTROL LEVEL - 9.8 METERS (32'4" - 32')

| PROPOSED AVERAGE GRADE AT PERIMETER | | | | FLOOD CONTROL LEVEL AVERAGE GRADE AT PERIMETER | | | | EXISTING AVERAGE GRADE AT PERIMETER | | | | | | | | | |
|---|-------|---------|--------|--|----------------|---|---------|-------------------------------------|-------|---------|----------------|---|------|------|---------|--------|----------------|
| A | B | (A+B)/2 | LENGTH | A | B | (A+B)/2 | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT |
| A-B | 19.00 | 19.00 | 15.75 | 2.90 | 30.30 | A-B | 19.00 | 19.00 | 19.00 | 2.90 | 47.80 | A-B | 9.70 | 9.70 | 9.70 | 2.50 | 23.75 |
| B-B1 | 19.00 | 19.00 | 17.25 | 3.00 | 0.00 | B-B1 | 19.00 | 19.00 | 19.00 | 0.00 | 0.00 | B-B1 | 9.70 | 9.70 | 9.70 | 0.00 | 0.00 |
| B1-C | 19.00 | 19.00 | 19.00 | 0.70 | 100.00 | B1-C | 19.00 | 19.00 | 19.00 | 0.70 | 104.25 | B1-C | 9.70 | 9.70 | 9.70 | 0.70 | 76.15 |
| C-D | 19.00 | 19.00 | 19.00 | 2.00 | 27.00 | C-D | 19.00 | 19.00 | 19.00 | 2.00 | 36.00 | C-D | 9.70 | 9.70 | 9.70 | 2.00 | 17.40 |
| D-E | 19.00 | 19.00 | 19.00 | 9.70 | 12.00 | D-E | 19.00 | 19.00 | 19.00 | 0.70 | 17.00 | D-E | 9.70 | 9.70 | 9.70 | 0.70 | 6.99 |
| E-F | 19.00 | 19.00 | 19.00 | 4.00 | 111.00 | E-F | 19.00 | 19.00 | 19.00 | 0.00 | 174.00 | E-F | 9.70 | 9.70 | 9.70 | 0.00 | 0.00 |
| F-G | 19.00 | 19.00 | 19.00 | 14.00 | 204.25 | F-G | 19.00 | 19.00 | 19.00 | 0.00 | 278.50 | F-G | 0.00 | 0.00 | 0.00 | 14.00 | 120.26 |
| G-H | 19.00 | 19.00 | 19.00 | 8.87 | 122.40 | G-H | 19.00 | 19.00 | 19.00 | 0.87 | 126.73 | G-H | 0.00 | 0.00 | 0.00 | 8.87 | 81.26 |
| H-I | 19.00 | 19.00 | 19.00 | 1.00 | 27.75 | H-I | 19.00 | 19.00 | 19.00 | 1.00 | 29.00 | H-I | 0.00 | 0.00 | 0.00 | 1.00 | 9.83 |
| I-J | 19.00 | 19.00 | 19.00 | 0.86 | 106.72 | I-J | 19.00 | 19.00 | 19.00 | 0.86 | 103.02 | I-J | 0.00 | 0.00 | 0.00 | 0.86 | 84.83 |
| J-K | 19.00 | 19.00 | 19.00 | 1.00 | 10.00 | J-K | 19.00 | 19.00 | 19.00 | 1.00 | 10.00 | J-K | 0.00 | 0.00 | 0.00 | 1.00 | 9.02 |
| K-L | 19.00 | 19.00 | 19.00 | 44.78 | 796.24 | K-L | 19.00 | 19.00 | 19.00 | 44.78 | 800.26 | K-L | 0.00 | 0.00 | 0.00 | 44.78 | 360.08 |
| L-M | 19.00 | 19.00 | 19.00 | 3.30 | 84.49 | L-M | 19.00 | 19.00 | 19.00 | 3.30 | 80.79 | L-M | 7.60 | 7.60 | 7.60 | 3.30 | 25.74 |
| M-N | 19.00 | 19.00 | 19.00 | 16.25 | 261.75 | M-N | 19.00 | 19.00 | 19.00 | 16.25 | 248.80 | M-N | 7.60 | 7.60 | 7.60 | 16.25 | 124.14 |
| N-O | 19.00 | 19.00 | 19.00 | 9.70 | 133.65 | N-O | 19.00 | 19.00 | 19.00 | 0.00 | 14.00 | N-O | 7.60 | 7.60 | 7.60 | 0.00 | 0.00 |
| O-P | 19.00 | 19.00 | 19.00 | 2.26 | 41.62 | O-P | 19.00 | 19.00 | 19.00 | 2.26 | 42.76 | O-P | 7.60 | 7.60 | 7.60 | 2.26 | 17.33 |
| P-Q | 19.00 | 19.00 | 19.00 | 2.00 | 38.00 | P-Q | 19.00 | 19.00 | 19.00 | 2.00 | 31.00 | P-Q | 7.60 | 7.60 | 7.60 | 2.00 | 15.20 |
| Q-O1 | 19.00 | 19.00 | 19.00 | 0.00 | 0.00 | Q-O1 | 19.00 | 19.00 | 19.00 | 0.00 | 0.00 | Q-O1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| O1-A | 19.00 | 19.00 | 17.00 | 84.78 | 1160.73 | O1-A | 19.00 | 19.00 | 19.00 | 84.78 | 1226.26 | O1-A | 0.00 | 0.00 | 0.00 | 84.78 | 647.14 |
| TOTAL PERIMETER | | | | | 167.90 | TOTAL PERIMETER | | | | | 167.90 | TOTAL PERIMETER | | | | | 167.90 |
| TOTAL PRODUCT | | | | | 3468.71 | TOTAL PRODUCT | | | | | 3760.13 | TOTAL PRODUCT | | | | | 1648.89 |
| AVERAGE PROPOSED GRADE | | | | | 17.41 | AVERAGE EXISTING GRADE | | | | | 19.00 | AVERAGE EXISTING GRADE | | | | | 9.22 |
| MEAN GRADE ELEVATION | | | | | 41.50 | MEAN GRADE ELEVATION | | | | | 41.00 | MEAN GRADE ELEVATION | | | | | 41.00 |
| MEAN HEIGHT ABOVE PROPOSED GRADE | | | | | 22.59 | MEAN HEIGHT ABOVE EXISTING GRADE | | | | | 22.00 | MEAN HEIGHT ABOVE EXISTING GRADE | | | | | 22.78 |

PROJECT STATISTICS - RETAINING WALL SCHEDULE

RETAINING WALL HEIGHTS

| BW # | TW # | TOTAL HEIGHT | NOTES / CONFORMANCE | |
|------|------|--------------|---------------------|-------------------------|
| R1 | 12 | 12 | YES - WATER FRONT | |
| R2 | 11.2 | 10.2 | YES - SIDEYARD | |
| R3 | 13.5 | 18.5 | 3 | YES - SIDEYARD |
| R4 | 12.4 | 15 | 2.9 | YES - SIDEYARD |
| R5 | 10.4 | 14.4 | 4 | YES - SIDEYARD |
| R6 | 10.4 | 14.4 | 4 | YES - SIDEYARD |
| R7 | 11.1 | 15 | 3.9 | YES - SIDEYARD |
| R8 | 11.1 | 15 | 3.9 | YES - SIDEYARD |
| R9 | 11.4 | 13 | 1.6 | YES - SIDEYARD |
| R10 | 11.4 | 13 | 1.6 | YES - SIDEYARD |
| R11 | 13 | 17 | 4 | ADDRESS WALL ENTRY GATE |
| R12 | 10.6 | 13 | 2.4 | YES - SIDEYARD |
| R14 | 11.4 | 15.4 | 4 | YES - SIDEYARD |
| R15 | 10.5 | 18.5 | 3 | YES - SIDEYARD |
| R16 | 11.2 | 10.2 | 2 | YES - SIDEYARD |
| R17 | 10.5 | 12 | 1.5 | YES - SIDEYARD |
| R18 | 10.5 | 14.5 | 4 | YES - SIDEYARD |
| R19 | 12 | 15.5 | 2.5 | YES - WATER FRONT |

GARAGE HEIGHT 12.0' (3.7 m) 8' (2.4 m) PROPOSED GRADE GOVERNS

| PROPOSED AVERAGE GRADE AT PERIMETER | | | | FLOOD CONTROL LEVEL AVERAGE GRADE AT PERIMETER | | | | EXISTING AVERAGE GRADE AT PERIMETER | | | | | | | | | |
|---|-------|---------|--------|--|----------------|---|---------|-------------------------------------|-------|---------|----------------|---|-------|-------|---------|--------|---------------|
| A | B | (A+B)/2 | LENGTH | A | B | (A+B)/2 | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT |
| A-1 | 13.00 | 13.00 | 13.00 | 1.10 | 14.30 | A-1 | 16.70 | 16.70 | 16.70 | 1.10 | 19.37 | A-1 | 10.60 | 10.60 | 10.60 | 1.10 | 11.33 |
| A1-2 | 13.00 | 13.00 | 13.00 | 3.90 | 39.30 | A1-2 | 16.70 | 16.70 | 16.70 | 3.90 | 64.73 | A1-2 | 10.60 | 10.60 | 10.60 | 3.90 | 39.46 |
| A2-B | 13.00 | 13.00 | 13.00 | 20.30 | 263.90 | A2-B | 16.70 | 16.70 | 16.70 | 20.30 | 338.91 | A2-B | 10.60 | 10.60 | 10.60 | 20.30 | 215.11 |
| B-C | 13.00 | 13.00 | 13.00 | 21.00 | 273.00 | B-C | 16.70 | 16.70 | 16.70 | 21.00 | 349.70 | B-C | 10.60 | 10.60 | 10.60 | 21.00 | 218.30 |
| C-D | 13.00 | 13.00 | 13.00 | 20.30 | 263.90 | C-D | 16.70 | 16.70 | 16.70 | 20.30 | 338.91 | C-D | 10.60 | 10.60 | 10.60 | 20.30 | 215.11 |
| D-E | 13.00 | 13.00 | 13.00 | 24.00 | 312.00 | D-E | 16.70 | 16.70 | 16.70 | 24.00 | 400.80 | D-E | 10.60 | 10.60 | 10.60 | 24.00 | 254.40 |
| E-F | 13.00 | 13.00 | 13.00 | 24.00 | 312.00 | E-F | 16.70 | 16.70 | 16.70 | 24.00 | 400.80 | E-F | 10.60 | 10.60 | 10.60 | 24.00 | 254.40 |
| TOTAL PERIMETER | | | | | 96.70 | TOTAL PERIMETER | | | | | 96.70 | TOTAL PERIMETER | | | | | 96.70 |
| TOTAL PRODUCT | | | | | 1242.51 | TOTAL PRODUCT | | | | | 1687.91 | TOTAL PRODUCT | | | | | 832.46 |
| AVERAGE PROPOSED GRADE | | | | | 13.00 | AVERAGE EXISTING GRADE | | | | | 16.70 | AVERAGE EXISTING GRADE | | | | | 10.41 |
| MEAN GARAGE ELEVATION | | | | | 27.00 | MEAN GARAGE ELEVATION | | | | | 33.60 | MEAN GARAGE ELEVATION | | | | | 27.00 |
| MEAN HEIGHT ABOVE PROPOSED GRADE | | | | | 9.00 | MEAN HEIGHT ABOVE EXISTING GRADE | | | | | 3.00 | MEAN HEIGHT ABOVE EXISTING GRADE | | | | | 18.59 |

STUDIO HEIGHT 12.0' (3.7 m) 11' (3.4 m) PROPOSED GRADE GOVERNS

| PROPOSED AVERAGE GRADE AT PERIMETER | | | | FLOOD CONTROL LEVEL AVERAGE GRADE AT PERIMETER | | | | EXISTING AVERAGE GRADE AT PERIMETER | | | | | | | | | |
|---|-------|---------|--------|--|----------------|---|---------|-------------------------------------|-------|---------|----------------|---|-------|-------|---------|--------|---------------|
| A | B | (A+B)/2 | LENGTH | A | B | (A+B)/2 | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT | A | B | (A+B)/2 | LENGTH | PRODUCT |
| A-1 | 12.00 | 12.00 | 12.00 | 21.40 | 256.80 | A-1 | 16.70 | 16.70 | 16.70 | 21.40 | 357.38 | A-1 | 11.40 | 11.40 | 11.40 | 21.40 | 234.00 |
| A1-2 | 12.00 | 12.00 | 12.00 | 19.70 | 236.40 | A1-2 | 16.70 | 16.70 | 16.70 | 19.70 | 328.91 | A1-2 | 11.40 | 11.40 | 11.40 | 19.70 | 224.58 |
| A2-B | 12.00 | 12.00 | 12.00 | 20.30 | 243.60 | A2-B | 16.70 | 16.70 | 16.70 | 20.30 | 338.91 | A2-B | 11.40 | 11.40 | 11.40 | 20.30 | 226.82 |
| B-C | 12.00 | 12.00 | 12.00 | 19.70 | 236.40 | B-C | 16.70 | 16.70 | 16.70 | 19.70 | 328.91 | B-C | 11.40 | 11.40 | 11.40 | 19.70 | 224.58 |
| C-D | 12.00 | 12.00 | 12.00 | 19.70 | 236.40 | C-D | 16.70 | 16.70 | 16.70 | 19.70 | 328.91 | C-D | 11.40 | 11.40 | 11.40 | 19.70 | 224.58 |
| D-E | 12.00 | 12.00 | 12.00 | 19.70 | 236.40 | D-E | 16.70 | 16.70 | 16.70 | 19.70 | 328.91 | D-E | 11.40 | 11.40 | 11.40 | 19.70 | 224.58 |
| E-F | 12.00 | 12.00 | 12.00 | 19.70 | 236.40 | E-F | 16.70 | 16.70 | 16.70 | 19.70 | 328.91 | E-F | 11.40 | 11.40 | 11.40 | 19.70 | 224.58 |
| TOTAL PERIMETER | | | | | 124.80 | TOTAL PERIMETER | | | | | 124.80 | TOTAL PERIMETER | | | | | 124.80 |
| TOTAL PRODUCT | | | | | 1242.51 | TOTAL PRODUCT | | | | | 1687.91 | TOTAL PRODUCT | | | | | 832.46 |
| AVERAGE PROPOSED GRADE | | | | | 12.00 | AVERAGE EXISTING GRADE | | | | | 16.70 | AVERAGE EXISTING GRADE | | | | | 10.41 |
| MEAN GARAGE ELEVATION | | | | | 27.00 | MEAN GARAGE ELEVATION | | | | | 33.60 | MEAN GARAGE ELEVATION | | | | | 27.00 |
| MEAN HEIGHT ABOVE PROPOSED GRADE | | | | | 9.00 | MEAN HEIGHT ABOVE EXISTING GRADE | | | | | 3.00 | MEAN HEIGHT ABOVE EXISTING GRADE | | | | | 18.59 |

| # | DESCRIPTION | CONTRACTOR | DATE |
|---|---------------------------------|---------------|------|
| 1 | PROPOSED FOR SUPPLY OF CONCRETE | ETNA/CONCRETE | 2018 |
| 2 | PROPOSED FOR SUPPLY OF BRICK | ETNA/CONCRETE | 2018 |
| 3 | PROPOSED FOR SUPPLY OF ROOFING | ETNA/CONCRETE | 2018 |

HDA
HLYNKY + DAVIS
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 TEL: 604.271.1111 FAX: 604.271.1112

HEFFEL RESIDENCE
 4358 ROSS CRES
 W.VAN, BC

DATE: 2018

SCALE: 1/8" = 1'-0"

PROJECT NO: 18-001

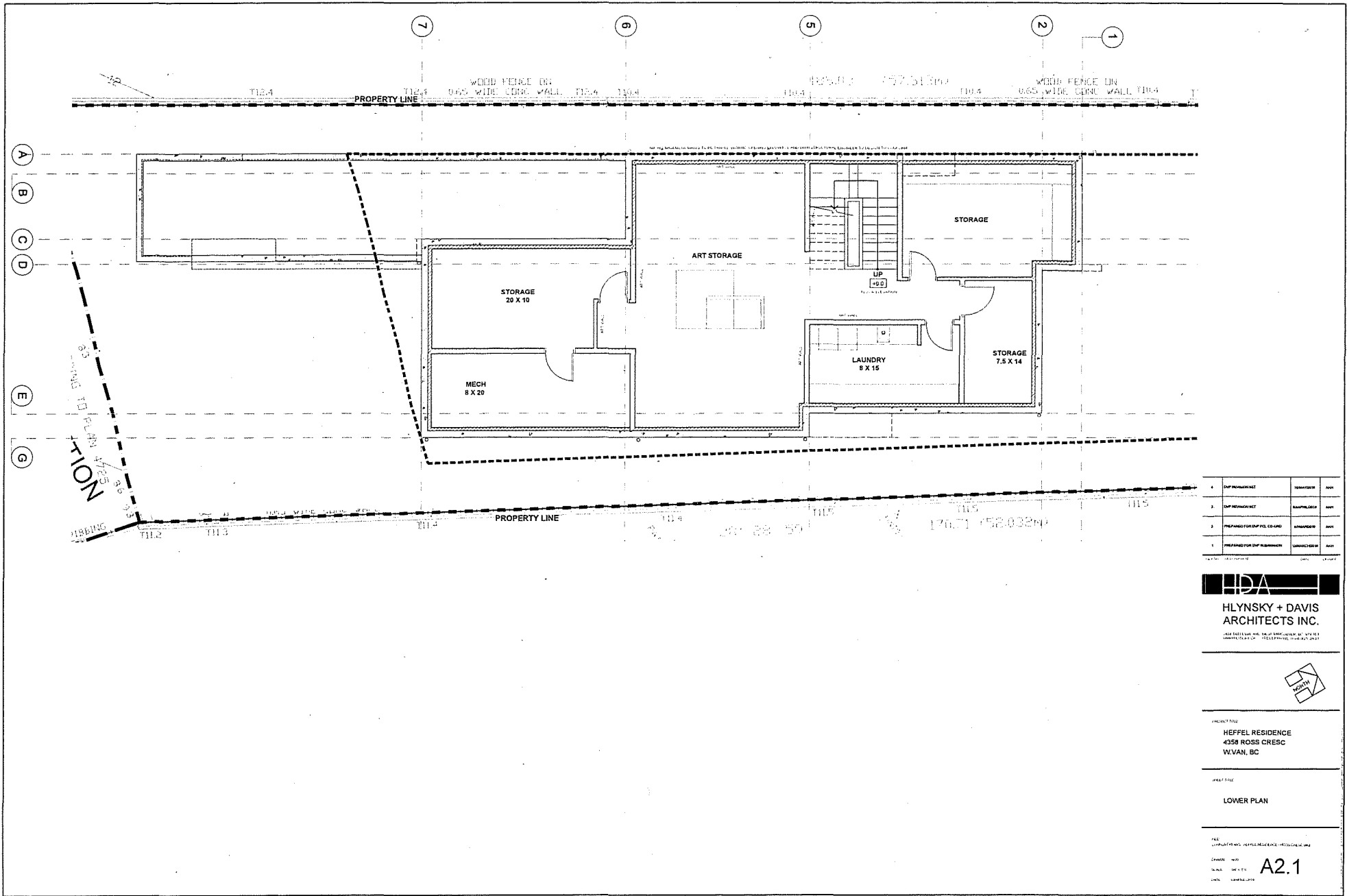
AVERAGE GRADE
+ RETAINING WALLS

DATE: 2018

SCALE: 1/8" = 1'-0"

PROJECT NO: 18-001

A1.6



| | | | |
|---|--------------------------------|---------|-----|
| 4 | IMP PROVISION SET | FORWARD | AWK |
| 3 | IMP PROVISION SET | FORWARD | AWK |
| 2 | PREPARED FOR IMP PROVISION SET | FORWARD | AWK |
| 1 | PREPARED FOR IMP PROVISION SET | FORWARD | AWK |

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ARCHITECTS INC.
1000 BELL STREET, SUITE 100, VANCOUVER, BC, V6X 1S5
 VANCOUVER, BC TEL: 604-681-1111 FAX: 604-681-1112

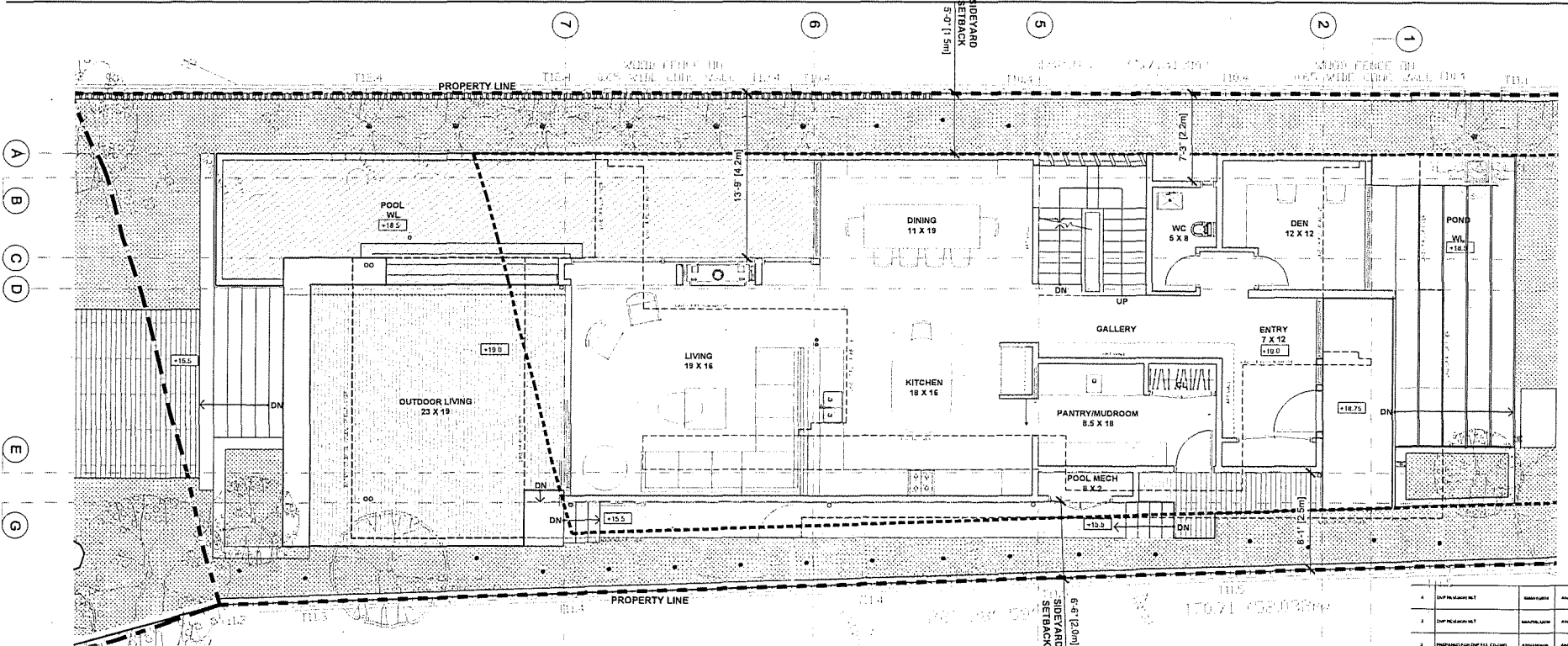


PROJECT FILE:
HEFFEL RESIDENCE
4358 ROSS CRESC
WVAN, BC

PROJECT DATE:
LOWER PLAN

FILE:
 4358 ROSS CRESC HEFFEL RESIDENCE - RESIDENCE.LWG
 DRAWN: HDA
 SCALE: 1/8" = 1'-0"
 DATE: 10/20/2010

A2.1



| | | |
|---|--------------------------|------------|
| 1 | PREPARED FOR DWP PERMITS | 10/15/2015 |
| 2 | PREPARED FOR DWP PERMITS | 10/15/2015 |
| 3 | PREPARED FOR DWP PERMITS | 10/15/2015 |
| 4 | PREPARED FOR DWP PERMITS | 10/15/2015 |

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ARCHITECTS INC.

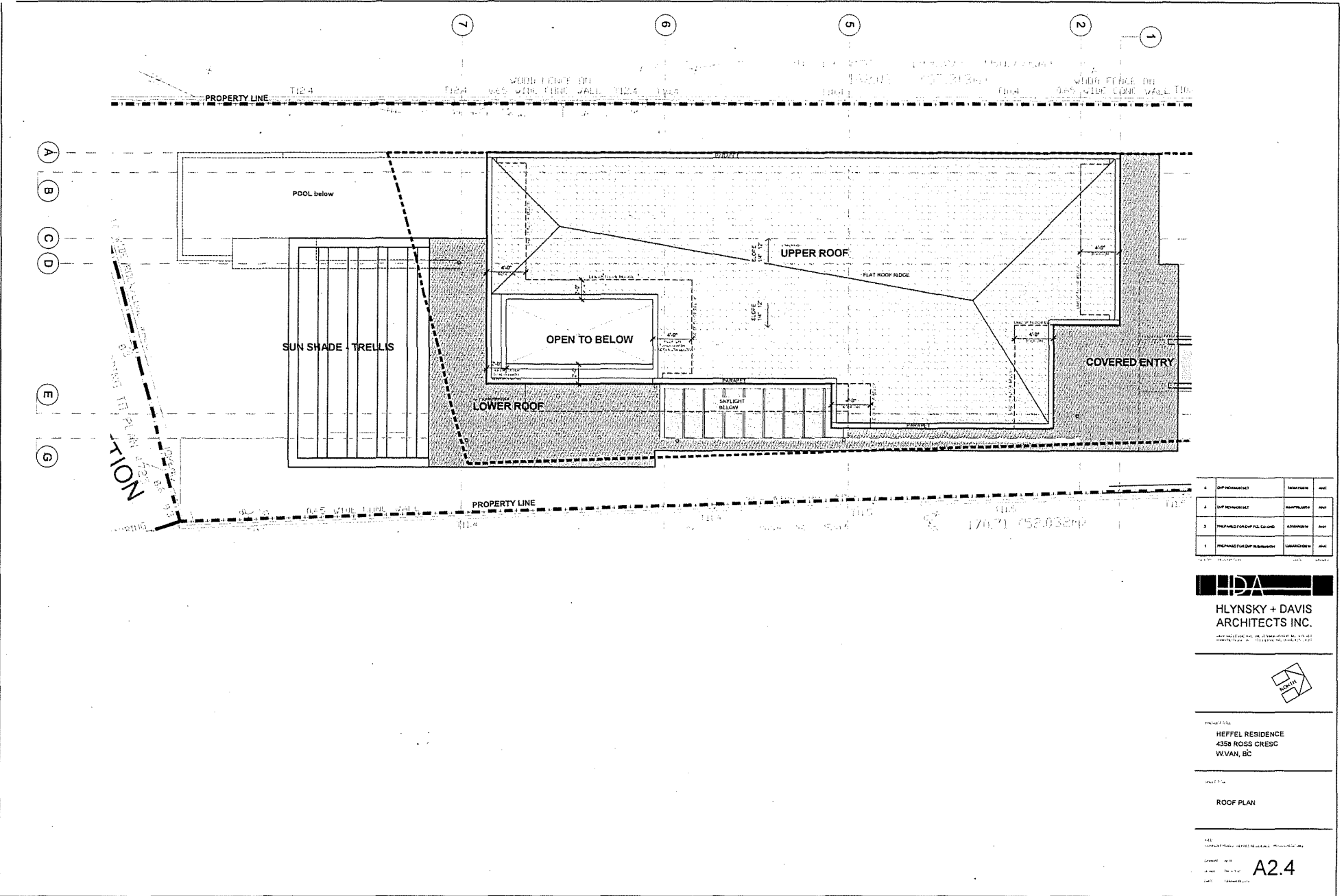


HEFFEL RESIDENCE
4358 ROSS CRESC
VAN, BC

MAIN PLAN

A2.2

PROPERTY LINE TO BE DETERMINED BY SURVEYOR AND PLANNING DEPARTMENT. SEE SHEET 201



| | | | |
|---|------------------------------|--------------|------|
| 4 | DUP PERMANENT SET | REVISIONS | DATE |
| 3 | DUP PERMANENT SET | AMENDMENTS | APR |
| 2 | PREPARED FOR DUP FULL COLOR | ADDITIONAL | APR |
| 1 | PREPARED FOR DUP REVISIONARY | CONSTRUCTION | APR |

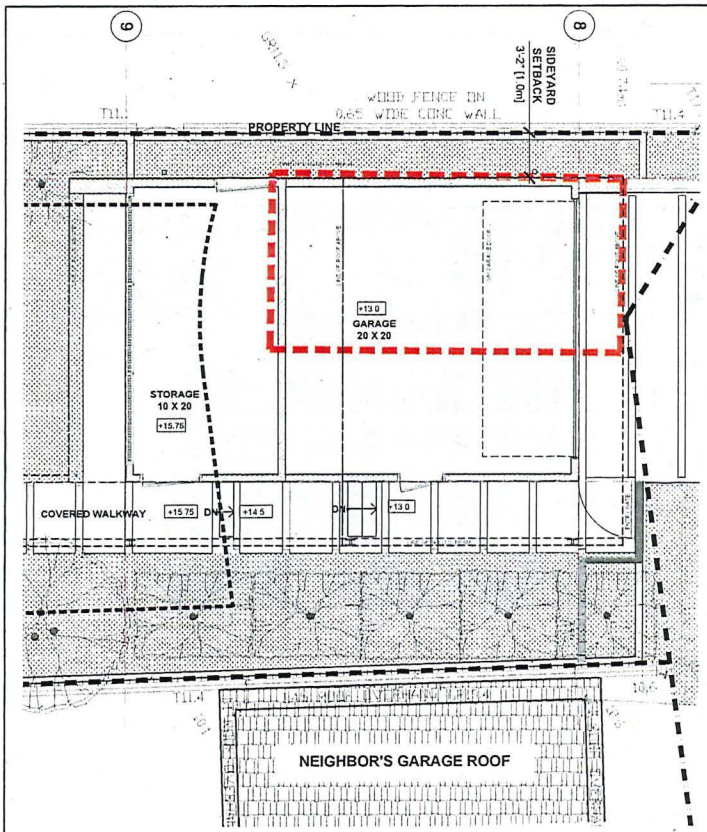
HDA
HLYNISKY + DAVIS
ARCHITECTS INC.
170, 71 152, 0328rp



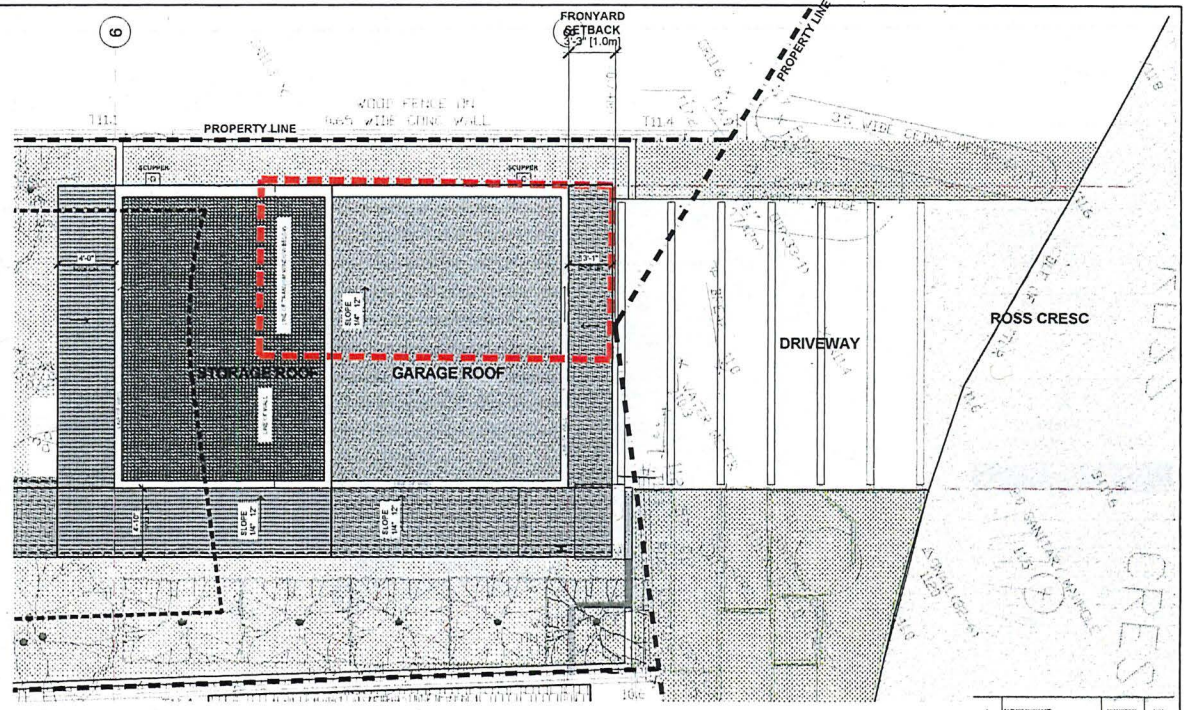
PROJECT TITLE
HEFFEL RESIDENCE
4356 ROSS CRESC
WVAN, BC

SCALE
ROOF PLAN

DATE
A2.4



1 GARAGE + STORAGE PLAN
A2.5 1/4" = 1'-0"



1 GARAGE + STORAGE ROOF PLAN
A2.5 1/4" = 1'-0"

| | | | |
|---|------------------------------|-----------|-----|
| 4 | UP PITCH DET | THICKNESS | ANY |
| 3 | UP PITCH DET | THICKNESS | ANY |
| 2 | PREPARED FOR UP PITCH CLUSE | THICKNESS | ANY |
| 1 | PREPARED FOR UP PITCH BRIDGE | THICKNESS | ANY |

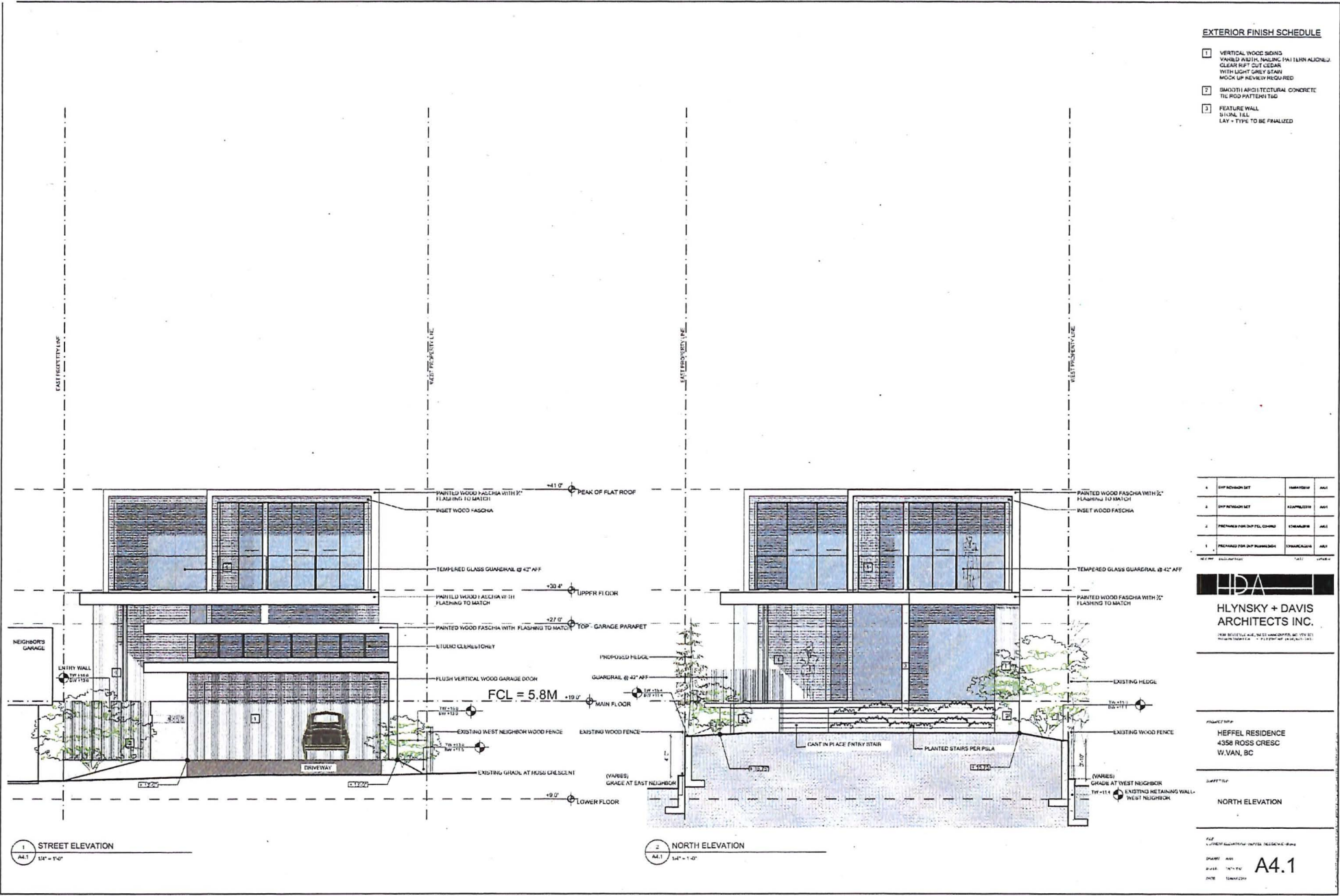
HDA
HLVNSKY + DAVIS
ARCHITECTS INC.
ALL MEASUREMENTS ARE IN METERS UNLESS OTHERWISE SPECIFIED



PROJECT FILE
HEFFEL RESIDENCE
4358 ROSS CRESC
WVAN, BC

DATE: 2023
GARAGE PLAN

SCALE: 1/4" = 1'-0"
A2.5



EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
SHIMLED AND THIN, SHEDDING 1/4" FLUSH ALIGNED
CLEAR RUF CUT CEDAR
WITH LIGHT GREY STAIN
BLOCK UP NEWLY RECORDED
- 2 SMOOTH ARCHITECTURAL CONCRETE
TILE ROD PATTERN T&G
- 3 FEATURE WALL
SHINGLED
LAY - TYPE TO BE FINALIZED

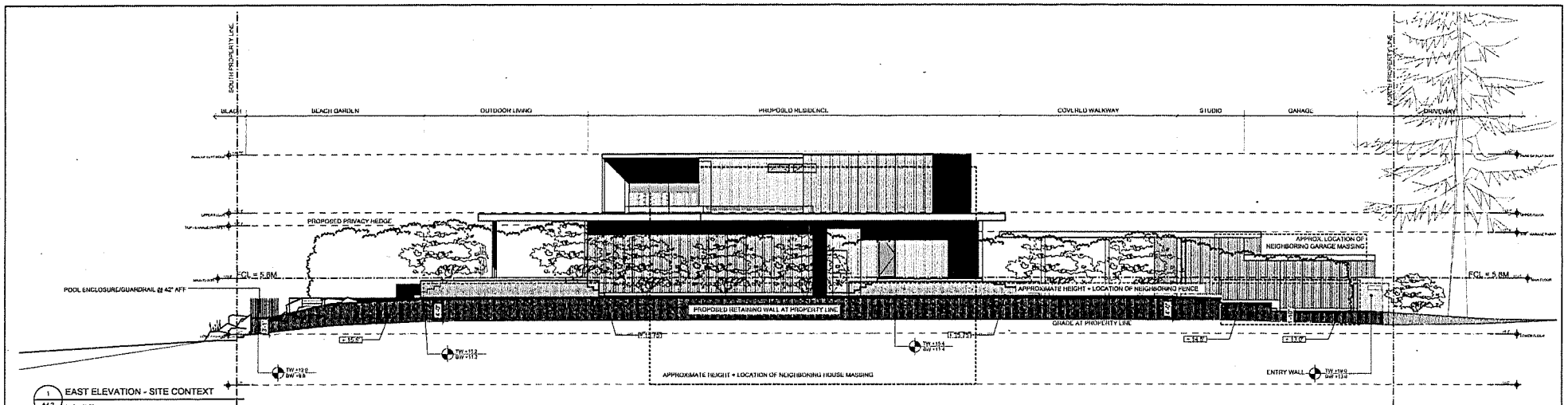
| | | | |
|---|-----------------------|----------------|---------|
| 4 | UPPER FLOOR SET | TEMPERED GLASS | 42" AFF |
| 5 | UPPER FLOOR SET | TEMPERED GLASS | 42" AFF |
| 6 | PREPARED FOR IN-PLACE | TEMPERED GLASS | 42" AFF |
| 7 | PREPARED FOR IN-PLACE | TEMPERED GLASS | 42" AFF |

HDA
HLYSKY + DAVIS
 ARCHITECTS INC.
1000 BAYVIEW AVE. SUITE 1000 SCARBOROUGH, ONTARIO M1W 2Y5

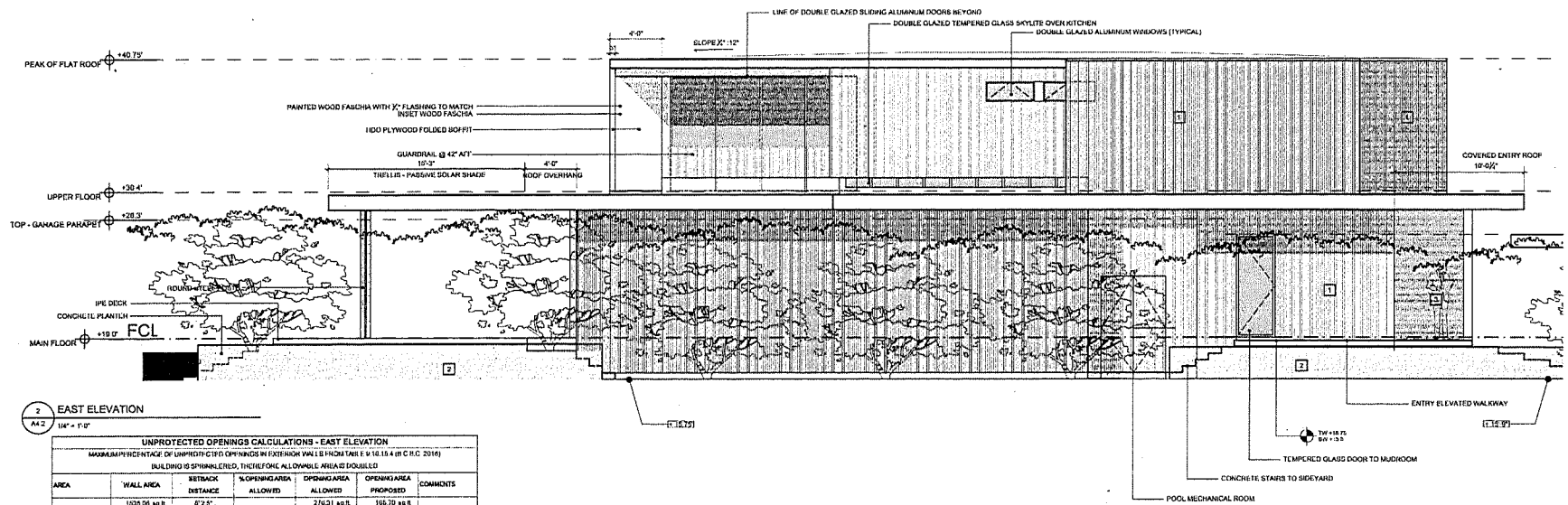
PROJECT NAME
HEFFEL RESIDENCE
 4358 ROSS CRESC
 W. VAN, BC

SHEET NAME
NORTH ELEVATION

DATE
 2024-10-10
A4.1



1 EAST ELEVATION - SITE CONTEXT
A4.2 1/8" = 1'-0"



2 EAST ELEVATION
A4.2 1/4" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS - EAST ELEVATION

MAXIMUM PERCENTAGE OF UNPROTECTED OPENINGS IN EXTERIOR WALLS FROM TABLE 6.1.1.1.4 (B) (C) (R) C 2016

BUILDING IS SPAN-CLERED, THEREFORE ALLOWABLE AREA IS DOUBLED

| AREA | WALL AREA | RETRACT DISTANCE | % OPENING AREA ALLOWED | OPENING AREA ALLOWED | OPENING AREA PROPOSED | COMMENTS |
|------|---------------|------------------|------------------------|----------------------|-----------------------|----------|
| SART | 1325.56 sq ft | 0'7.5" | 18.0% | 236.21 sq ft | 105.30 sq ft | CONFORMS |
| | 142.81 sq ft | 2.00 ft | | 23.97 sq ft | 18.30 sq ft | |

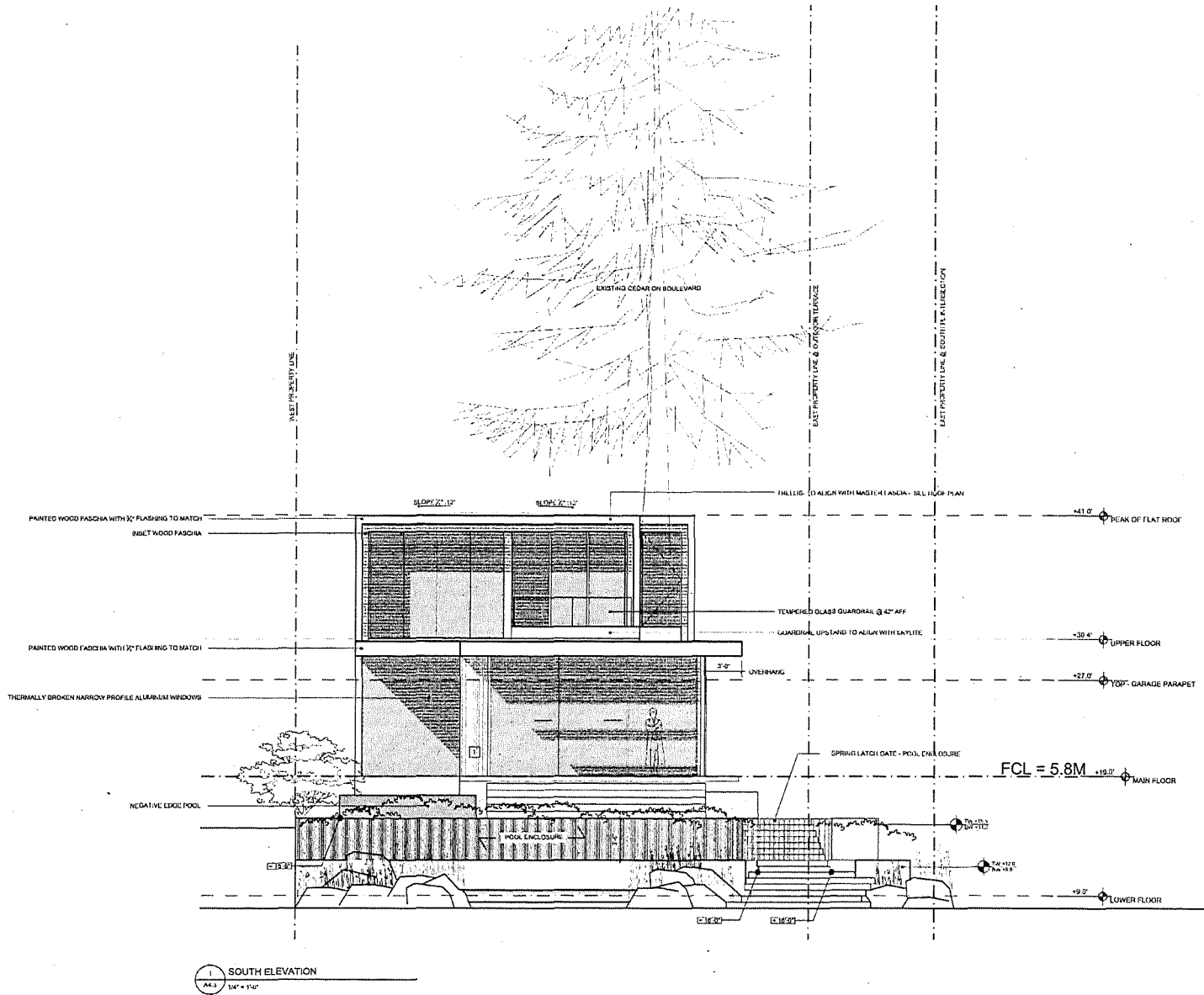
| | | | |
|---|-------------------------------|------------|-----|
| 1 | SWY MATERIAL LIST | FINISHED | MAN |
| 2 | SWY MATERIAL LIST | UNFINISHED | MAN |
| 3 | PREPARED FOR SWY FCL CLADDING | STRUCTURAL | MAN |
| 4 | PREPARED FOR SWY FLOORING | STRUCTURAL | MAN |

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HLYNKY + DAVIS
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 3501 16TH AVENUE, SUITE 200, VANCOUVER, BC V6M 1S1
 604.681.1111 | 1188 PINE STREET, SUITE 200

PROJECT FILE:
 HEFFEL RESIDENCE
 4358 ROSS CRESC
 W.VAN, BC

SHEET TITLE:
 EAST ELEVATION

DATE: 04/11/2023
 SCALE: 1/4" = 1'-0"
 A4.2



1 SOUTH ELEVATION
A4.3 14' x 15'

EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
VARIABLE WIDTH - HAILING PATTERN ALIGNED.
CLEAR RIFT CUT CEDAR
WITH LIGHT GREY STAIN
MOCK UP NECESSARY REQUIRED
- 2 SMOOTH ARCHITECTURAL CONCRETE
FL HOOD PATTERNS T&G
- 3 FEATURE WALL
STONE TILE
LAY - TYPE TO BE FINALIZED

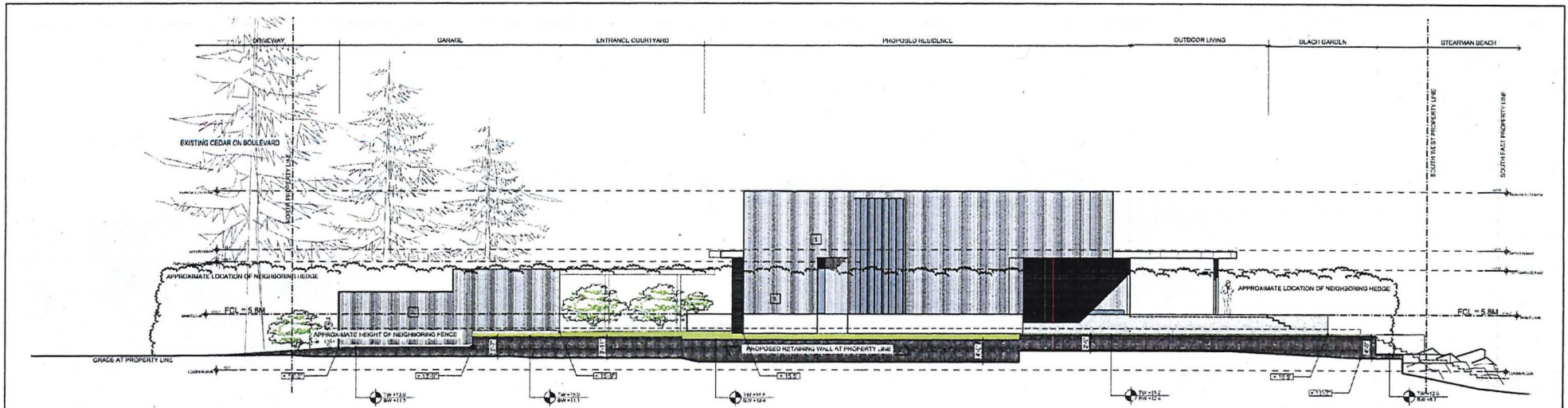
| # | DESCRIPTION | QUANTITY | UNIT |
|---|---------------------------|----------|------|
| 4 | DIFFERENTIAL | | |
| 5 | DIFFERENTIAL | | |
| 6 | PREPARED FOR DIFFERENTIAL | | |
| 7 | PREPARED FOR DIFFERENTIAL | | |

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2500 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6P 3E1
 TEL: 604-271-1111 FAX: 604-271-1112

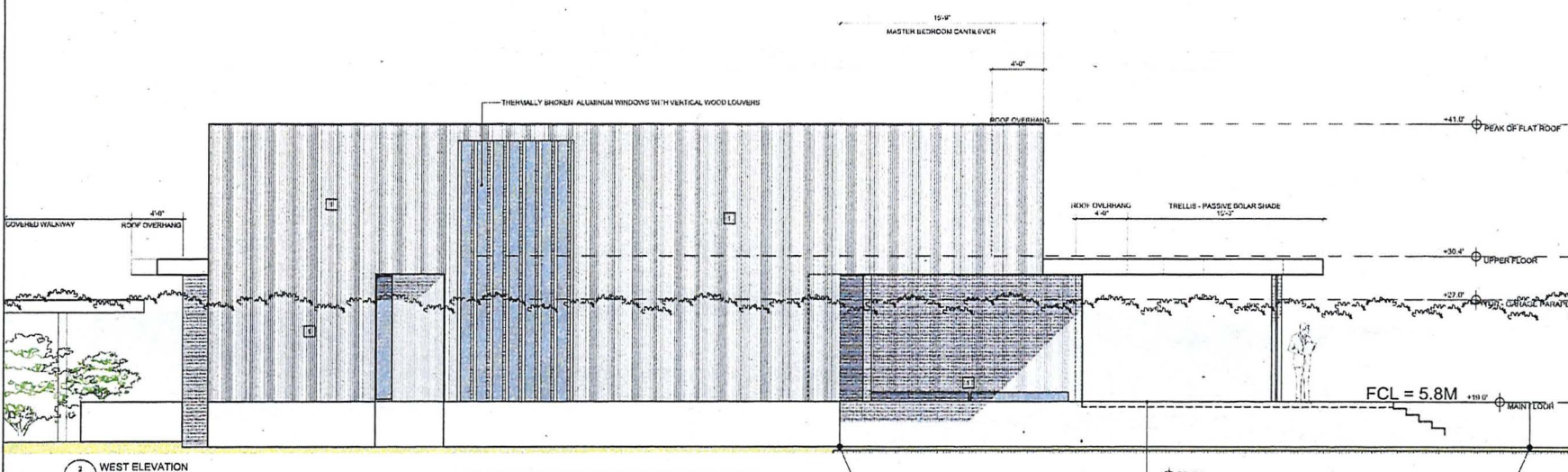
PROJECT NAME
HEFFEL RESIDENCE
 4358 ROSS CRESC
 W.VAN, BC

SHEET TITLE
SOUTH ELEVATION

FILE
 PROJECT LOCATION / PROJECT NUMBER / DATE
 DRAWN BY
 CHECKED BY
 DATE
A4.3



1 WEST ELEVATION - SITE CONTEXT
A4.4 1/8" = 1'-0"



2 WEST ELEVATION
A4.4 1/8" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS - WEST ELEVATION
MAXIMUM PERCENTAGE OF UNPROTECTED OPENINGS BY REFERENCE WALL: 8% FROM TABLE 9.10.10.4 (R.C.B.C. 2018)
 BUILDING IS SPRAKLEDER, THEREFORE ALLOWABLE AREA IS DOUBLED!

| AREA | WALL AREA | SETBACK DISTANCE | SLOPING AREA ALLOWED | OPENING AREA ALLOWED | OPENING AREA PROPOSED | COMMENTS |
|--------|---------------|------------------|----------------------|----------------------|-----------------------|----------|
| PART 1 | 1302.26 sq ft | 3'-0" | 14.0% | 187.51 sq ft | 195.07 sq ft | CONFORMS |
| PART 2 | 124.43 sq ft | 1.50 m | 17.42% | 17.42 sq ft | 17.27 sq ft | CONFORMS |
| PART 3 | 279.74 sq ft | 17' x 23' | 17.9% | 299.12 sq ft | 53.79 sq ft | CONFORMS |
| PART 4 | 25.62 sq ft | 4.20 m | 28.00% | 28.00 sq ft | 4.99 sq ft | CONFORMS |

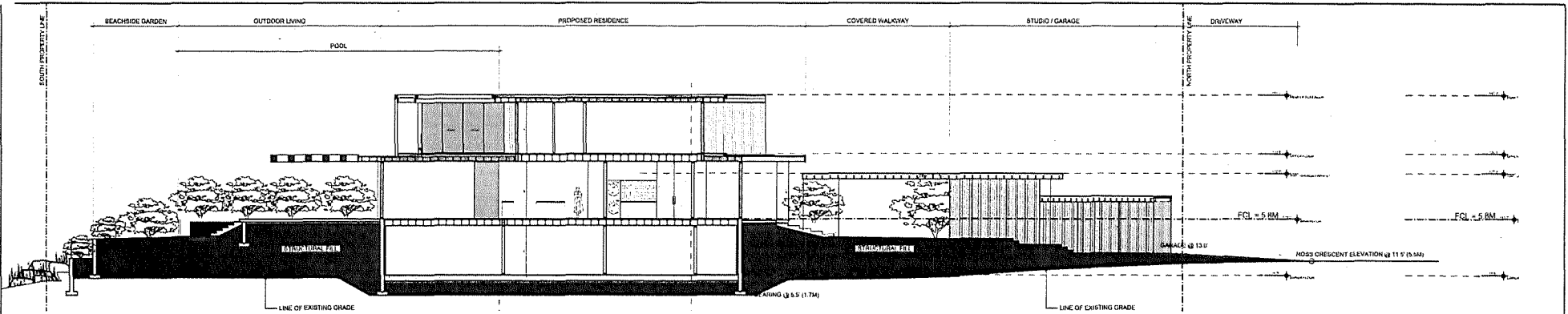
| | | | |
|---|-----------------------------------|--------------|------|
| 4 | DETAILED SECTION SET | 1/4" = 1'-0" | DATE |
| 3 | DETAILED SECTION SET | 1/4" = 1'-0" | DATE |
| 2 | PREPARED FOR DETAILED SECTION SET | 1/4" = 1'-0" | DATE |
| 1 | PREPARED FOR DETAILED SECTION SET | 1/4" = 1'-0" | DATE |

HDA
HLYNISKY + DAVIS
 ARCHITECTS INC.
7880 BELLEVUE AVENUE, SUITE 200, BELLEVUE, WA 98004
 TEL: 206.461.1111 FAX: 206.461.1112

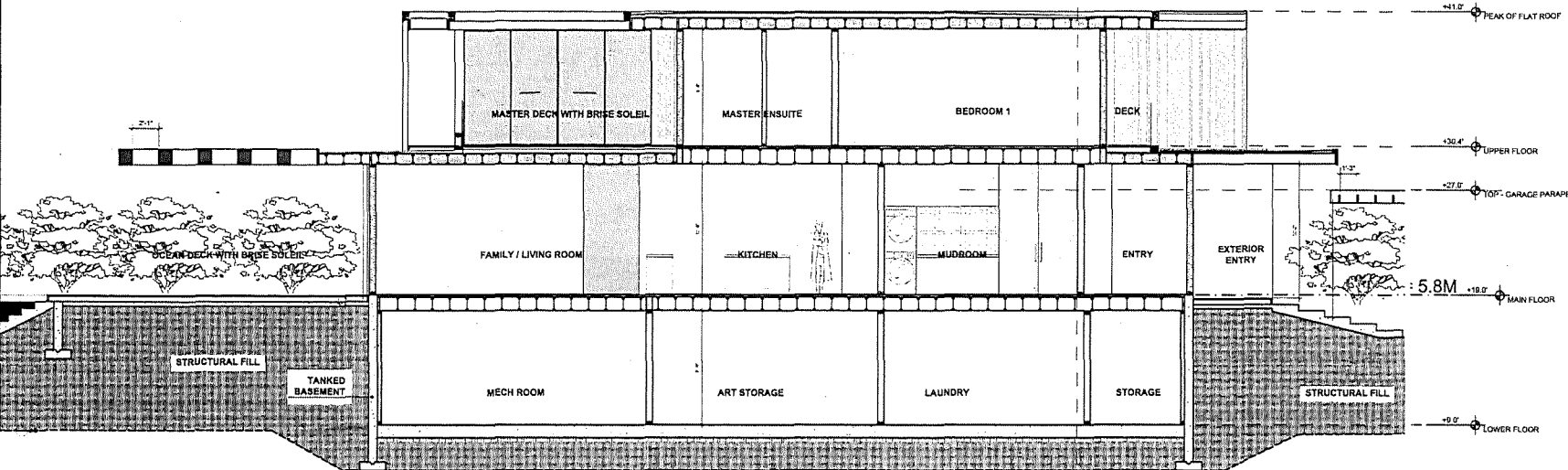
PROJECT INFO
HEFFEL RESIDENCE
 4356 ROSS CRESC
 W. VAN, BC

DATE: 10/14/2024
 WEST ELEVATION

FILE: C:\PROJECTS\HEFFEL RESIDENCE\DWG
 SHEET: A4.4
 DATE: 10/14/2024
A4.4



1 TYPICAL SECTION NORTH - SOUTH
A5.1 1/4" = 1'-0"



2 TYPICAL SECTION NORTH - SOUTH
A5.1 1/4" = 1'-0"

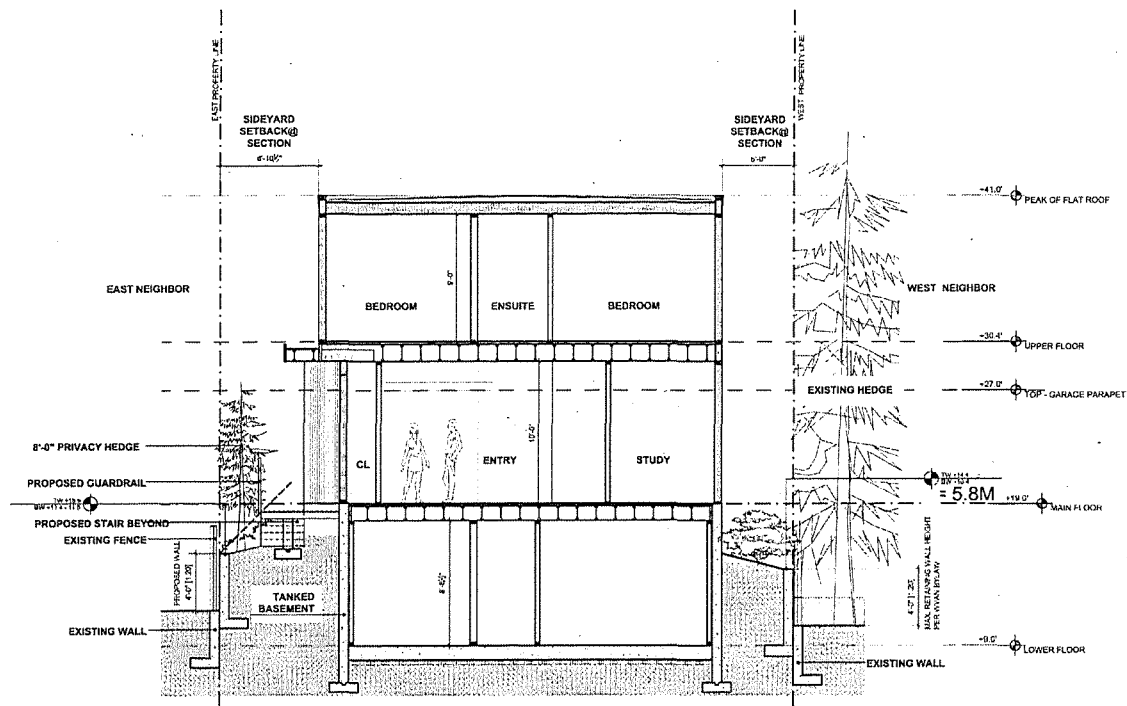
| | | | |
|---|-----------------------|--------------|-----|
| 4 | UPP PARAPET SET | UNREINFORCED | MAN |
| 5 | UPP PARAPET SET | REINFORCED | MAN |
| 7 | TOP OF GARAGE PARAPET | REINFORCED | MAN |

HDA
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PROJECT NAME
HEFFEL RESIDENCE
 4388 ROSS CRESC
 W. VAN, BC

SHEET TITLE
SECTION - NORTH SOUTH

DATE
 2014-05-08
 SCALE
 1/4" = 1'-0"
 A5.1



1 SECTION EAST-WEST AT GREATEST WIDTH
A5.2 1/4" = 1'-0"

| | | | |
|---|-------------------|------------|-----------|
| 4 | IMP. FLOORING MAT | IMP. WALLS | IMP. DOOR |
| 3 | IMP. FLOORING MAT | IMP. WALLS | IMP. DOOR |
| 1 | CONC. TO CONCRETE | CONCRETE | CONCRETE |

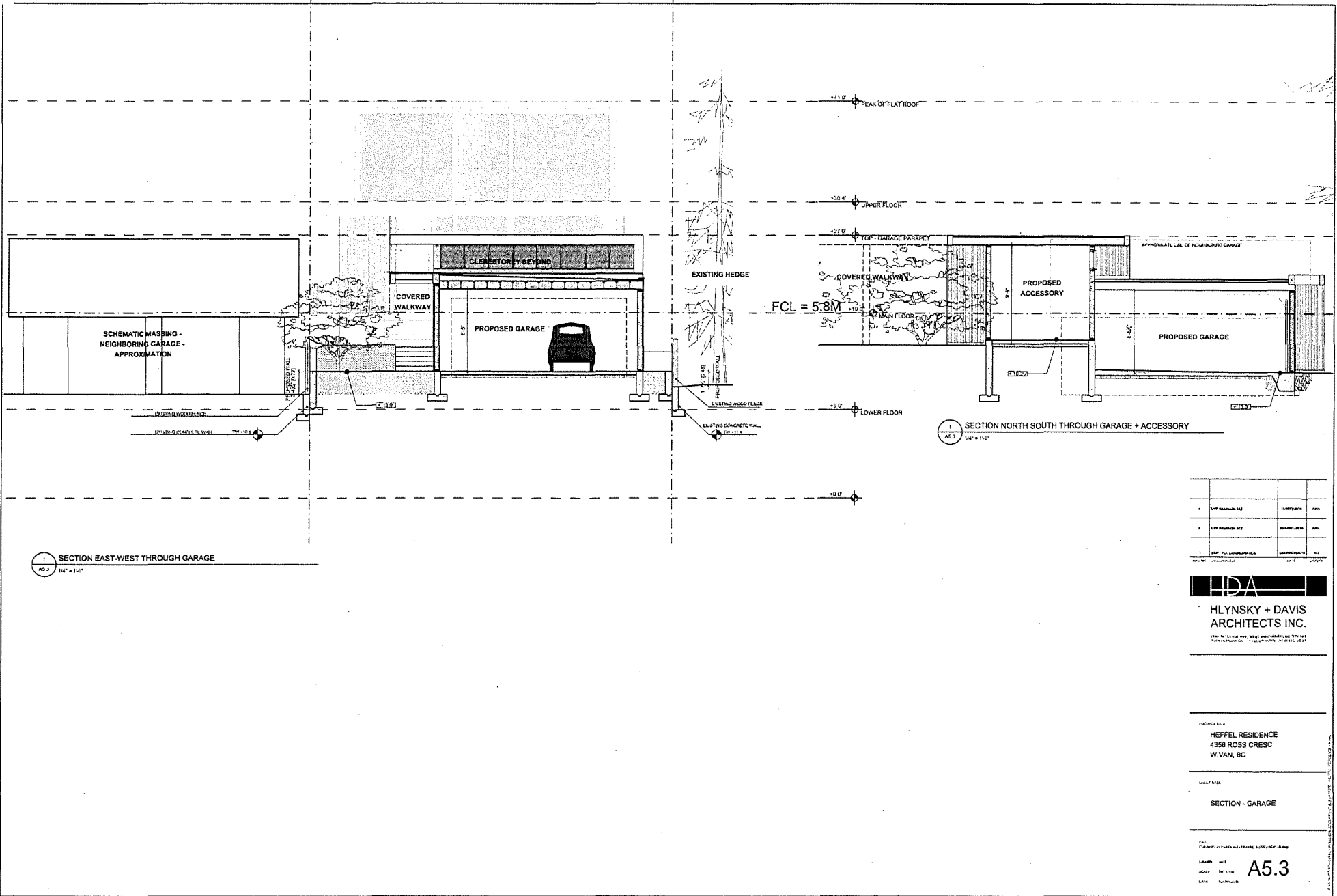
HDA
HLYSKY + DAVIS
ARCHITECTS INC.
 3024 8TH AVE. WEST VANCOUVER, BC V7S 1E1
 (604) 273-1111

PROJECT FILE
 HEFFEL RESIDENCE
 4350 ROSS CRESC
 W. VAN, BC

SECTION - EAST WEST

DATE: 10/15/2014
 DRAWN: JDM
 CHECK: JDM
 DATE: 10/15/2014

A5.2



1 SECTION NORTH SOUTH THROUGH GARAGE + ACCESSORY
A5.3 1/4" = 1'-0"

1 SECTION EAST-WEST THROUGH GARAGE
A5.2 1/4" = 1'-0"

| | | | |
|---|----------------------|------|---------|
| 1 | UPP. PARTIAL SECTION | DATE | PROJECT |
| 2 | UPP. PARTIAL SECTION | DATE | PROJECT |
| 3 | UPP. PARTIAL SECTION | DATE | PROJECT |
| 4 | UPP. PARTIAL SECTION | DATE | PROJECT |

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 TEL: 250-383-1111 FAX: 250-383-1112

PROJECT NAME
HEFFEL RESIDENCE
 4358 ROSS CRESC
 W. VAN, BC

SECTION - GARAGE

DATE
 DRAWN BY
 CHECKED BY
 DATE

A5.3