

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, January 6, 2014

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



NORTH VANCOUVER
DISTRICT

www.dnv.org

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, January 6, 2014
Council Chamber, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

9. REPORTS FROM COUNCIL OR STAFF

9.9 Development Variance Permit 59.13 – 732 East 10th Street
File No. 08.3060.20/59.13

Please note: Joint report submitted for items 9.9 and 9.10.

Recommendation:

THAT the report of the Planning Assistant and Community Planner dated January 3, 2014 be received for information.

9.10 Development Permit 53.13 – 973 Clements Avenue
File No. 08.3060.20/053.13

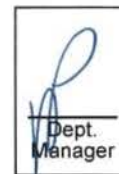
Please note: Joint report submitted for items 9.9 and 9.10.

Recommendation:

THAT the report of the Planning Assistant and Community Planner dated January 3, 2014 be received for information.

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COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> In-Camera	Date: _____	Item # _____
<input type="checkbox"/> Regular	Date: _____	Item # _____
<input type="checkbox"/> Info Package	Date: _____	Item # _____
<input checked="" type="checkbox"/> Agenda Addendum	Date: <u>Jan 6, 2014</u>	Item # _____



The Corporation of the District of North Vancouver

REPORT TO COUNCIL

File: 3060.20/059.13
3060.20/053.13

Jan 3, 2014

AUTHOR: Darren Veres, Planning Assistant
Erik Wilhelm, Community Planner

SUBJECT: **NEIGHBOURHOOD RESPONSE TO DEVELOPMENT VARIANCE PERMITS BEING CONSIDERED JAN 6, 2014**

RECOMMENDATION: That Council receive this report for information.

REASON FOR REPORT:

In accordance with Council's request to receive an indication as to the number of residents receiving notification, being in support or in opposition, the following information is submitted for the development variance permits being considered on Jan 6, 2014.

DISCUSSION:

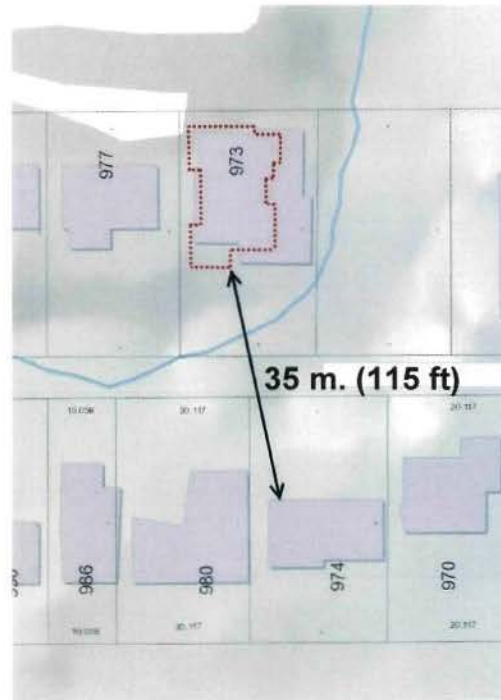
As of 10:00 a.m. on January 3, 2014:

- a) Development Variance Permit 59.13 – 732 East 10th Street
 - i) 8 notices were sent out to adjacent property owners/residents and the Keith Lynn/ Brooksbank Community Association. One response was received. The resident was concerned about the height and bulk of the proposal when viewed from across the lane. To address this concern, the roof ridge has been lowered by 5 ft on the western end of the building and a second dormer has been added above the garage to add variation to the design. The neighbour has reviewed the revised drawings and is satisfied that the change addresses their concern. Attachment A is DVP 59.13 with the revised elevations.
- b) Development Permit 53.13 – 973 Clements Avenue
 - i) 11 notices were sent out to adjacent property owners/residents and the Edgemont and Upper Capilano Community Associations. One response was received. The neighbour directly to the south/southeast (across Mackay Creek) objects to the height and eave variances but supports the other variances. Staff spoke with the concerned neighbour to discuss the proposal and the neighbour believes that design revisions could lessen or alleviate the height variances by lowering the main floor and basement ceiling heights from 9 feet to 8 feet.

January 3, 2014

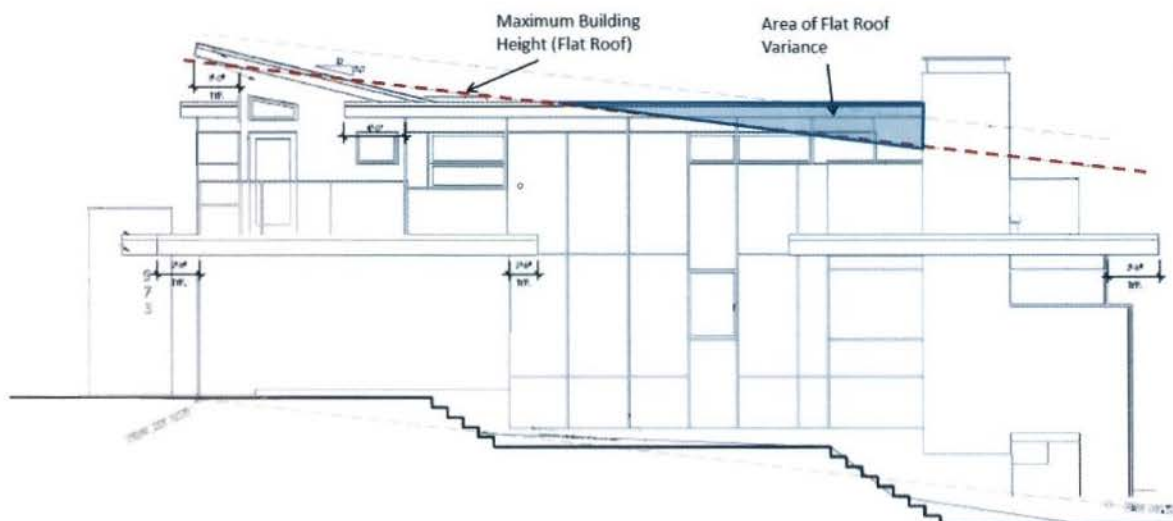
Staff note that the two homes are separated by Mackay Creek and a distance of approximately 35 m (115 feet) (see Diagram 1). Given the extent of the proposed variance (see diagram 2), the distance between the homes and the amount of tree cover in the area (see Photo 1), staff support all variances.

Diagram 1 – Dotted Outline Delineates Approximate Location of Proposed Residence



CANYON BLVD

Diagram 2 – Eave Height and Building Height Variance area is shaded



**SUBJECT: NEIGHBOURHOOD RESPONSE TO DEVELOPMENT VARIANCE
PERMITS BEING CONSIDERED JAN 6, 2014**

January 3, 2014

Page 3

Photo 1 – Photo looking southward from existing deck at 973 Clements Avenue (the subject property)



Aerial Photo




Darren Veres
Community Planner


Erik Wilhelm
Community Planner

REVIEWED WITH:

- ☐ Communications
- ☐ Env. Protection
- ☐ Human Resources
- ☐ Eng. Public Works
- ☐ Eng. Admin.
- ☐ Eng. Parks

REVIEWED WITH:

- ☐ Finance
- ☐ Fire Services
- ☐ Legislative Services
- ☐ Land
- ☐ Permits & Licenses
- ☐ Planning
- ☐ Social Planning

REVIEWED WITH:

- External Agencies:
- ☐ Recreation Commission
 - ☐ Library Board
 - ☐ Health Dept.
 - ☐ RCMP
 - ☐ Other: _____

REVIEWED WITH:

- Advisory Committees:
- ☐ _____
 - ☐ _____
 - ☐ _____

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 59.13

This Development Variance Permit 59.13 is hereby issued by the Council of The Corporation of the District of North Vancouver to Benedict Van der Star and Karen Savage to build a garage/accessory building at 732 East 10th Street legally described as Lot 21, Block 12, District Lot 553 Plan 1943, PID (014-186-730) subject to the following terms and conditions:

A. The following Zoning Bylaw regulation is varied under subsection 922 (1)(b) of the Local Government Act:

1. The maximum accessory building height is increased from 4.57m (15.00 ft) to 6.01m (19.75 ft);
2. The maximum permitted combination accessory structure size is increased from 24.99m² (269ft²) to 73.30m² (789ft²).

The Variances are only permitted as illustrated on the attachments DVP 59.13 A - E

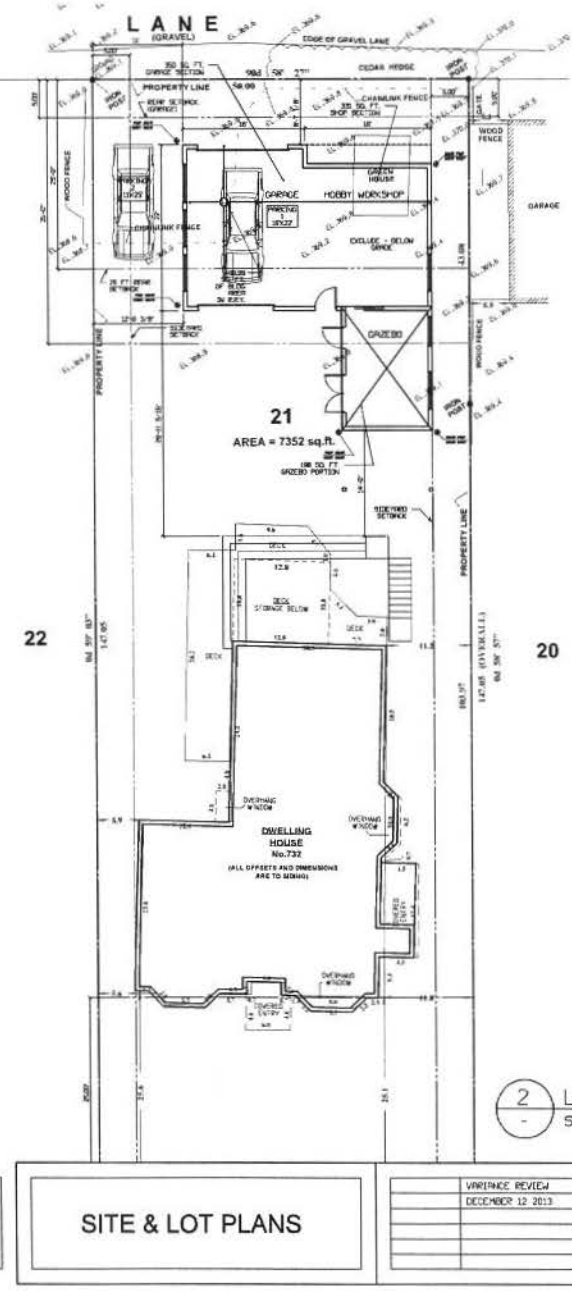
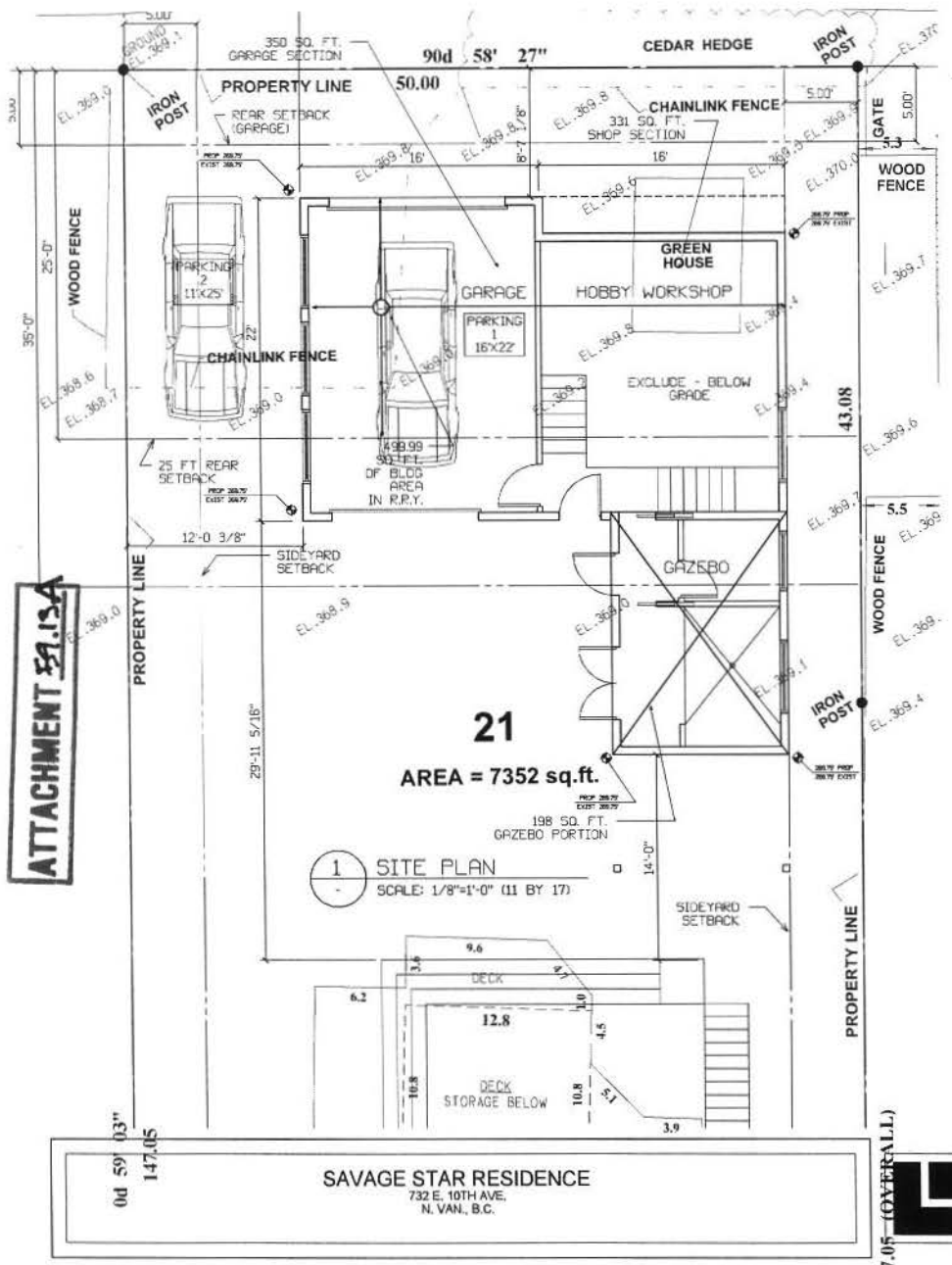
B. The following requirement is imposed under Section 926(1) of the Local Government Act:

Substantial construction as determined by the Chief Building Official shall commence within two years of the date of this permit or the permit shall lapse.

MAYOR

MANAGER, ADMINISTRATIVE SERVICES

Dated this ____ day of _____



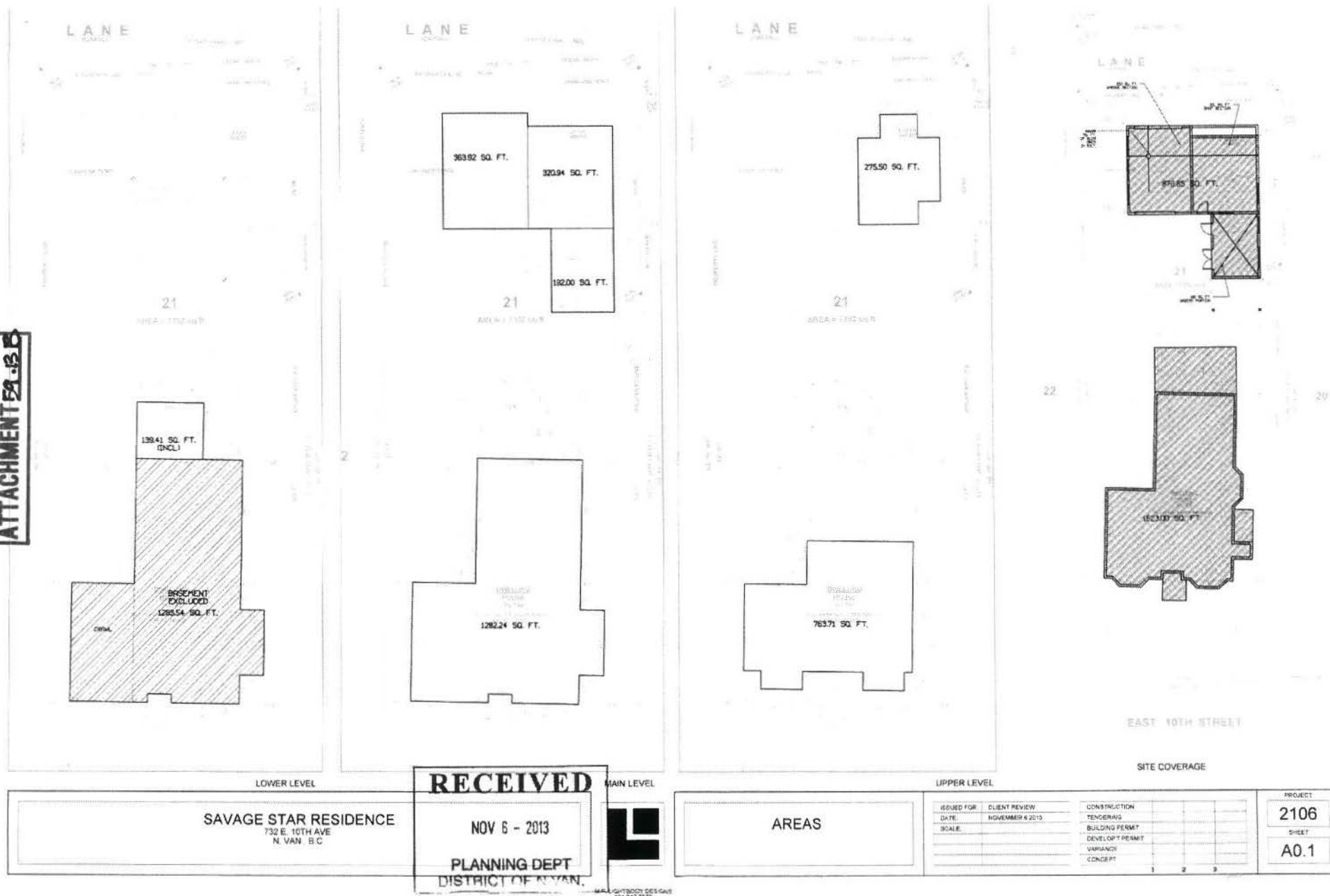
INFORMATION	
1	LEGAL ADDRESS
2	LEGAL ADDRESS
3	DEV. PERMIT #
4	ZONING
5	VARIANCE

STATISTICS	
1	SITE AREA
2	BUILDING AREA
3	SITE COVERAGE
4	HEIGHT

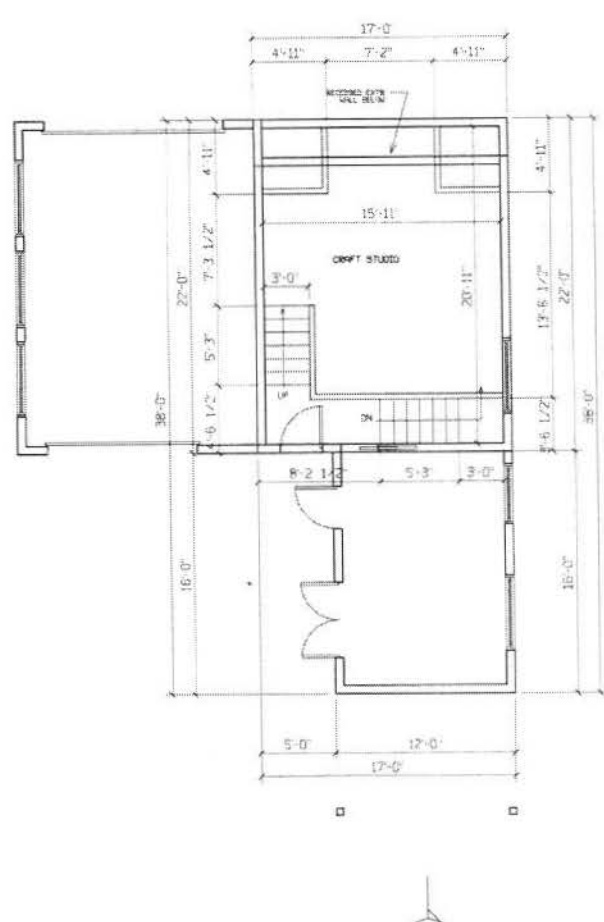
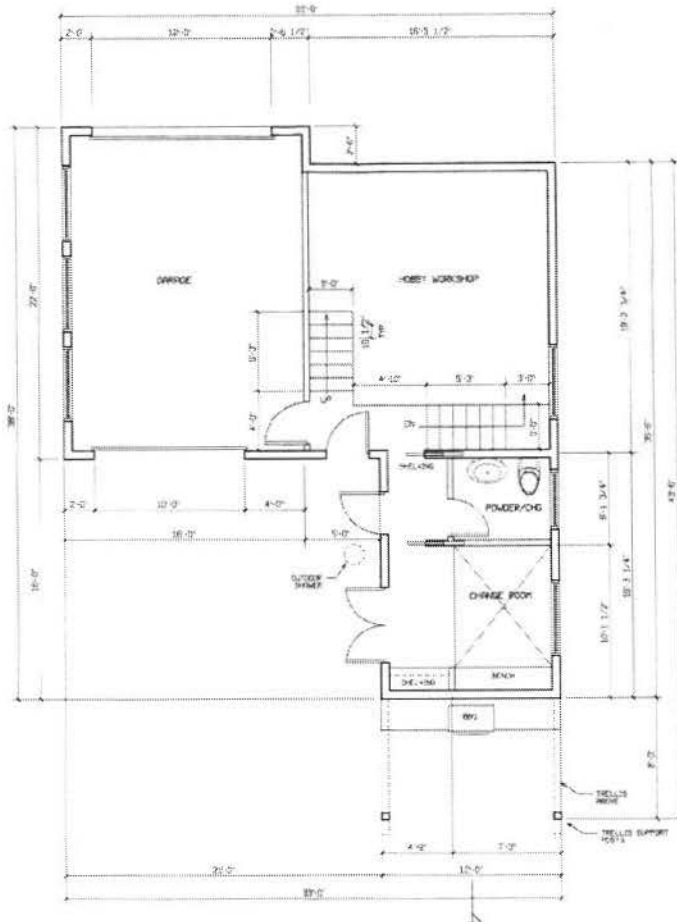
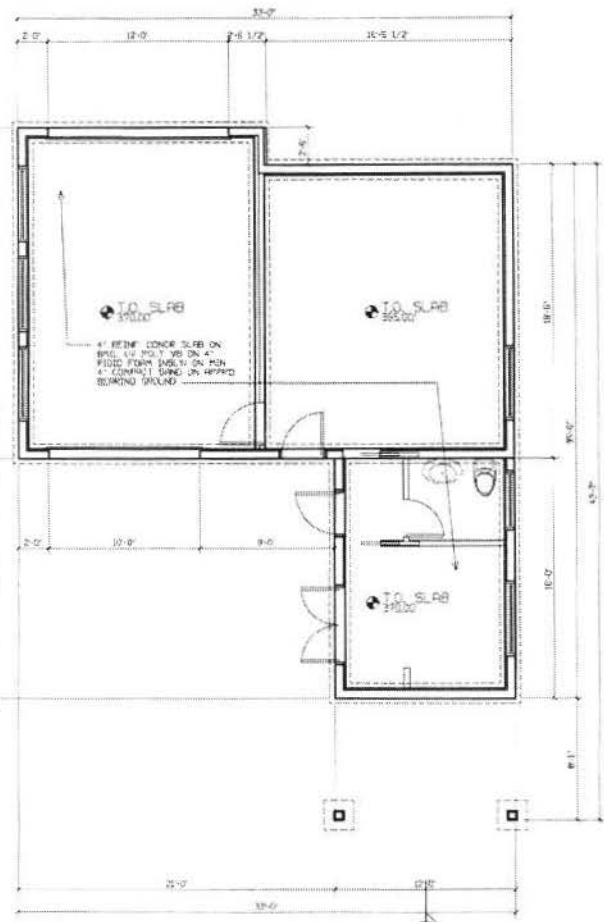
GENERAL NOTES	
1	SURVEY
2	DOGS & BYLAW
3	ENVIRONMENT
4	CLARIFICATION

VARIANCE REVIEW		CONSTRUCTION		PROJECT	
DEC 12 2013		TENDERING		2106	
		BUILDING PERMIT		SHEET	
		DEVELOP PERMIT		A 1.0	
		VARIANCE			
		CONCEPT			

ATTACHMENT 59.13B



ATTACHMENT \$9,150



RECEIVED

NOV 6 - 2013

PLANNING DEPT
DISTRICT OF N.VAN.

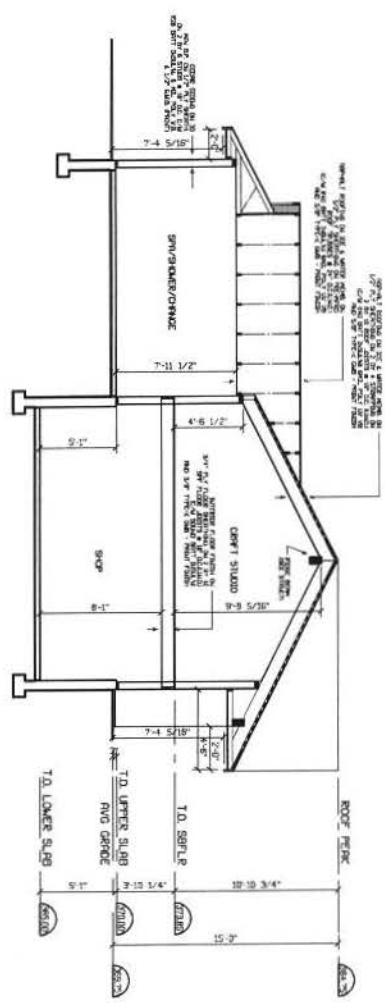


FNDN, MAIN & UPPER

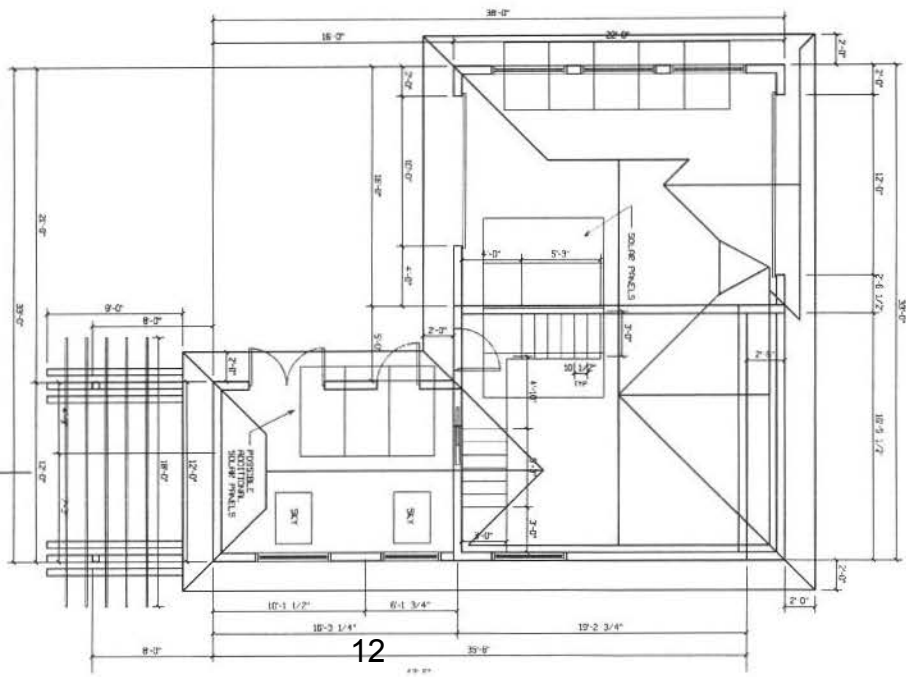
M.P. LIGHTBODY DESIGNS
204 941 0073

SAVAGE STAR RESIDENCE
732 E 10TH AVE.
N. VAN. B.C.

ISSUED FOR		CLIENT REVIEW		CONSTRUCTION			PROJECT	
DATE	NOVEMBER 6 2013	TENDERING					2106	
SCALE	1/8"=1'-0" (11 BY 17)	BUILDING PERMIT					SHEET	
	1/4"=1'-0" (22 BY 34)	DEVELOP PERMIT					A2.0	
		VARIANCE						
		CONCEPT						



2 SECTION 1
SCALE: 1/8"=1'-0" (11 BY 17)



1 ROOF
SCALE: 1/8"=1'-0" (11 BY 17)

SAVAGE STAR RESIDENCE
702 E. 10TH AVE.
N. VAN., B.C.

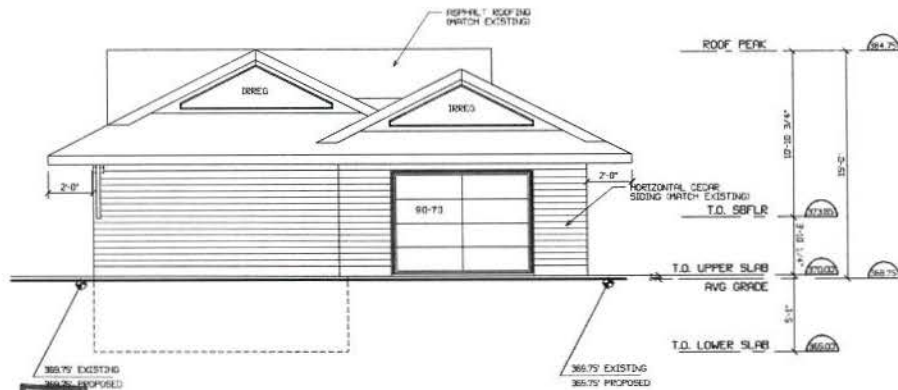


ROOF
& SECTION 1

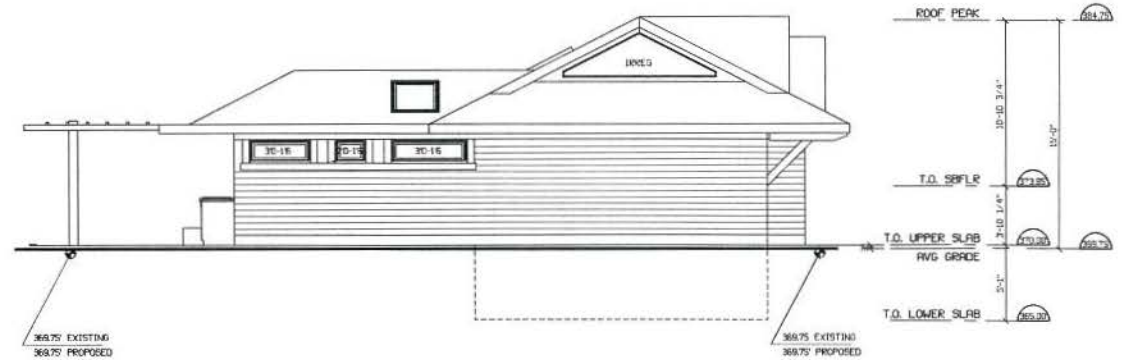
REVISION	DATE	REVISION
1	JANUARY 3, 2014	
2	10/11/17 (11 BY 17)	
3	10/11/17 (22 BY 24)	

CONSTRUCTION	TECHNICAL
BUILDING PERMIT	DESIGNER / PERMIT
VARIANCE	CONCEPT
1	2
3	

PROJECT
2106
SHEET
A 3.0



1 NORTH ELEVATION
SCALE: AS NOTED



3 EAST ELEVATION
SCALE: AS NOTED



2 SOUTH ELEVATION
SCALE: AS NOTED



4 WEST ELEVATION
SCALE: AS NOTED

SAVAGE STAR RESIDENCE
732 E. 10TH AVE.
N. VAN., B.C.



M.P. LIGHTBODY DESIGNS
604 947 8073

ELEVATIONS

ISSUED FOR:	CLIENT REVIEW
DATE:	NOVEMBER 6 2013
SCALE:	1/8"=1'-0" (11 by 17)

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPMENT PERMIT			
VARIANCE			
CONCEPT			

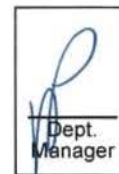
PROJECT
2106
SHEET
A4.0

1 2 3

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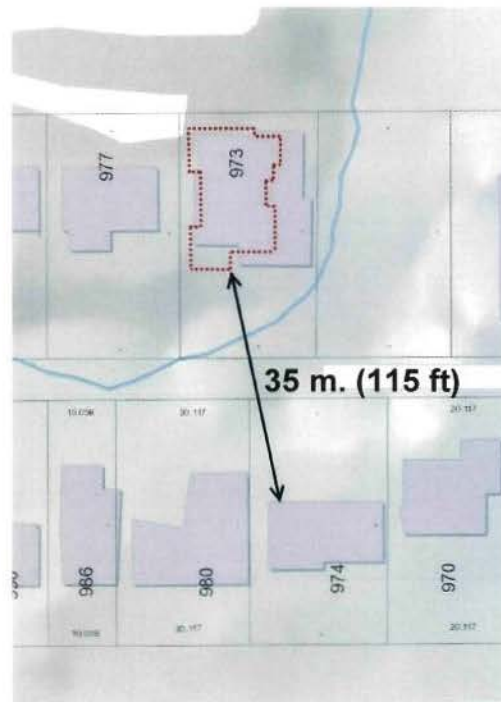
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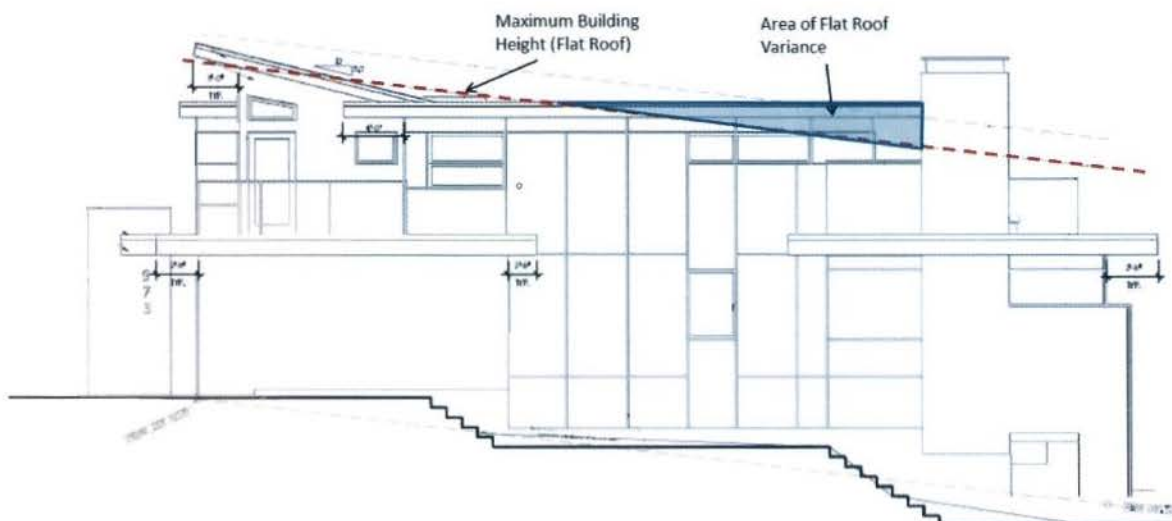
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Darren Veres
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 - ☐ _____

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