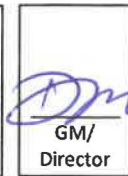
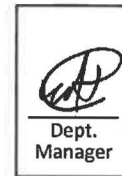


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Nov. 2, 2020</u>
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

October 7, 2020  
File: 08.3060.20/024.20

**AUTHOR:** Daniel Broderick, Planning Assistant

**SUBJECT:** DEVELOPMENT VARIANCE PERMIT 24.20 - 389 Beachview Drive

### RECOMMENDATION:

THAT Development Variance Permit 24.20 to allow for construction of a coach house at 389 Beachview Drive is ISSUED.

### REASON FOR REPORT:

The proposed construction requires Council's approval of a Development Variance Permit as the proposal includes a variance to the Zoning Bylaw.

### SUMMARY:

Ms. Erica Wolowidnyk of EW Architecture Inc. has applied on behalf of the owner of 389 Beachview Drive for a Development Variance Permit to construct a coach house in the rear yard.

The proposed construction requires a variance to the maximum permitted building coverage.



### BACKGROUND:

#### Site and Surrounding Area:

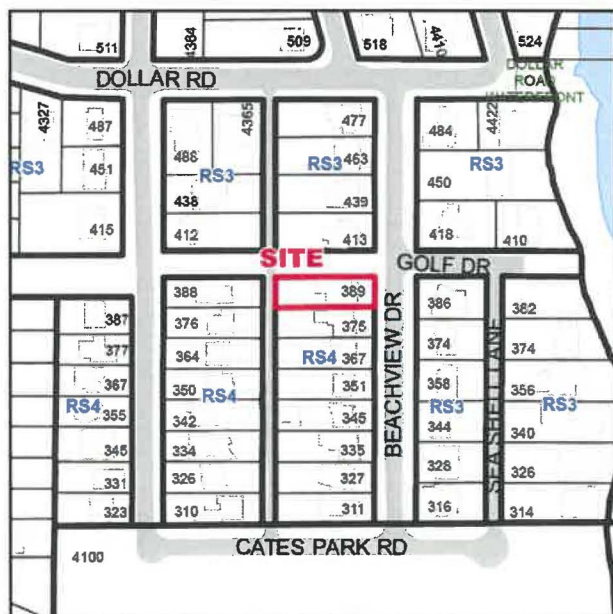
The subject site has a lot area of 741 m<sup>2</sup> (7,979 sq. ft.) and is currently occupied by a single-family home with no secondary suite. The site is accessed via an opened rear lane.

The site and lots to the south are zoned Single-family Residential 6000 Zone (RS4) as seen in the following context map and air photo. The lots to the north are zoned Single-family Residential 7200 Zone (RS3). The property is not located in any Development Permit Areas. There is a pedestrian path on District land immediately to the north of the subject property.

Under the provisions of the District's Coach House Program and the requirements of the Zoning Bylaw, a single-storey coach house is permitted for a property with open rear lane access, such as the subject site. As the combination of the existing house on the property and the proposed coach house building exceed the maximum permitted building coverage, a variance to the Zoning Bylaw is required.



Air Photo



Context Map

**PROPOSAL:**

The applicant has applied to construct a coach house in the rear yard of the property. The single-storey coach house building will include a 73.4 m<sup>2</sup> (790 sq. ft.) coach house and an attached one-car garage for use by the occupants of the principal dwelling. The total size of the accessory building is 94.8 m<sup>2</sup> (1020 sq. ft.). Two additional parking spaces, including one provided for the coach house, will be constructed as unenclosed parking pads.



**ANALYSIS:**Zoning Bylaw Compliance:

The construction requires the following variance:

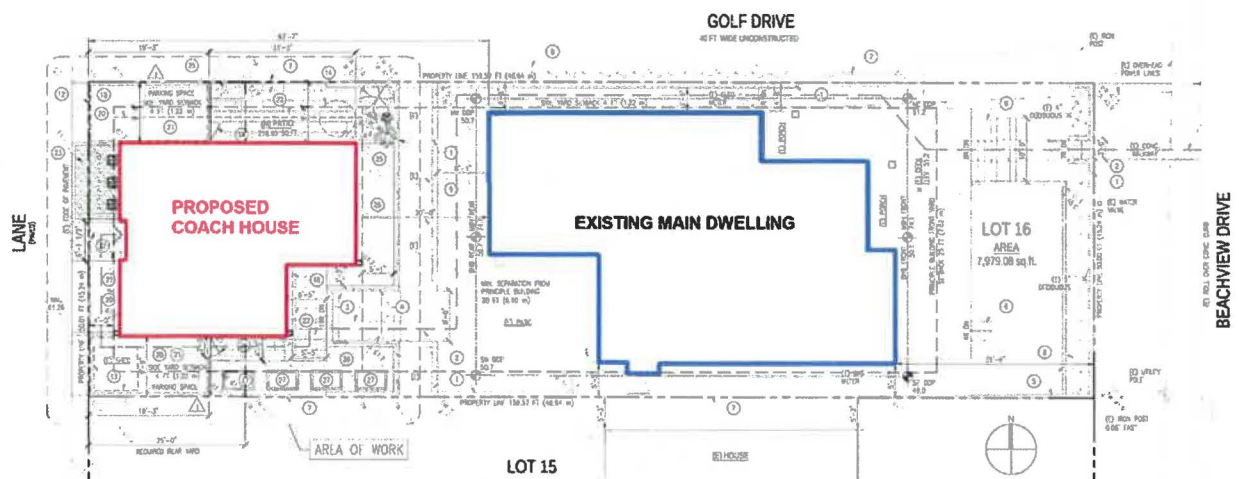
Regulation	Required/ Permitted	Existing + New Work	Variance
Building Coverage	259.47 m <sup>2</sup> (2,793 sq. ft.)	296.17 m <sup>2</sup> (3,188 sq. ft.)	36.7 m <sup>2</sup> (395 sq. ft.)

The existing single-family house is being retained and no alterations are proposed.

Variances:**Maximum Building Coverage**

The addition of the proposed coach house to the site will cause the property to exceed the maximum permitted building coverage and therefore requires a variance. The maximum building coverage in the RS4 zone would allow for a coach house building with a coverage of approximately 57.9 m<sup>2</sup> (623 sq. ft.), due to the existing coverage of the main dwelling. The existing house and the proposed coach house result in a building coverage of 296.17 m<sup>2</sup> (3,188 sq. ft.), and requires a variance of 36.7 m<sup>2</sup> (395 sq. ft.).

The proposed coach house is 73.4 m<sup>2</sup> (790 sq. ft.) and the attached garage is 21.36 m<sup>2</sup> (230 sq. ft.) for a total of 94.76 m<sup>2</sup> (1,020 sq. ft.). Staff note that, while a two-storey coach house design could be accommodated and would avoid the need for variance to building coverage, the single-storey proposal is appropriately sized and set back from the principal house and adjacent properties, and the single-storey format helps to reduce impacts to privacy and views.



The proposed coach house is a single-storey building located in the rear yard along an open lane, which is consistent with the revised coach house regulations in the Zoning Bylaw.



Rendering of Proposed Coach House from Lane



389 Beachview Drive as currently seen from the lane

**Restrictive Covenant (Building Scheme):**

There is a private restrictive covenant registered against the title to the property and the District is not a party to the covenant. This covenant was registered in 1953 and references a building scheme which prohibits secondary suites as well as a secondary buildings containing a living unit.

The construction of the proposed coach house may contravene these restrictions. However, as the agreement is a private one, it is not the District's role to enforce the covenant. Development in contravention of the private covenant is the applicant's responsibility and at their risk.

**PUBLIC INPUT:**

An information letter was sent to the adjacent neighbours and to the Seymour Community Association to inform them of the application. No responses were received from the neighbours or the community association.

As required by The Local Government Act, notification advising that Council will be considering whether to issue a development variance permit will be sent to the adjacent property owners and the community association. Response to the notification will be provided to Council prior to consideration of this application.

**CONCLUSION:**

Staff are supportive of the development variance permit as the proposed coach house is appropriately sized and sited on the property and, with the exception of the maximum building coverage, is consistent with the District's coach house regulations in the Zoning Bylaw.

**OPTIONS:**

The following options are available for Council's consideration:

1. Issue Development Variance Permit 24.20 to allow construction of a coach house at 389 Beachview Drive (staff recommendation); or
2. Deny Development Variance Permit 24.20.

Respectfully submitted,



Daniel Broderick  
Planning Assistant

Attach

- A. Development Variance Permit 24.20

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		



**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**

**DEVELOPMENT VARIANCE PERMIT 24.20**

This Development Variance Permit 24.20 is hereby issued by the Council for The Corporation of the District of North Vancouver for a coach house on the property located at 389 Beachview Drive, legally described as Lot 16 of Lot 1 Block F District Lot 230 Plan 8353, (PID: 010-125-299) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Part 14, Division 9, Subsection 498 (1) of the Local Government Act:

1. The maximum building coverage is increased to 296.17 m<sup>2</sup> (3,188 sq. ft.);
2. The relaxations above apply only to the site as illustrated in the attached drawings (DVP 24.20 1-2).

B. The following requirement is imposed under Subsection 504 of the Local Government Act:

Substantial construction as determined by the Manager of Development Services shall commence within two years of the date of this permit or the permit shall lapse.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Municipal Clerk**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

NOTES & LEGENDS

EXISTING BUILDING AREA SUMMARY

PRINCIPLE DWELLING, MAIN HOUSE	2,000.32 SQ.FT.
MAIN HOUSE FLOOR AREA	103.85 SQ.FT.
DECKED PORCH AREA	3,186.17 SQ.FT.

ACCESSORY BUILDING AREA, SHED	48.84 SQ.FT.
EXISTING SHED	48.84 SQ.FT.
EXISTING SHED TO BE REMOVED	48.84 SQ.FT.
TOTAL	83.00 SQ.FT.

ACCESSORY BUILDING AREA SUMMARY

ACCESSORY BUILDING AREA FOR PRINCIPLE DWELLING	
GARAGE AREA	330.00 SQ.FT.
STORAGE ROOM	45.79 SQ.FT.
TOTAL	375.79 SQ.FT.

ACCESSORY BUILDING AREA FOR SECONDARY DWELLING	
COUCH HOUSE LIVING AREA	713.30 SQ.FT.
COACH HOUSE MECH. ROOM	30.34 SQ.FT.
TOTAL	743.64 SQ.FT.

TOTAL ACCESSORY BUILDING AREA	1,019.43 SQ.FT.
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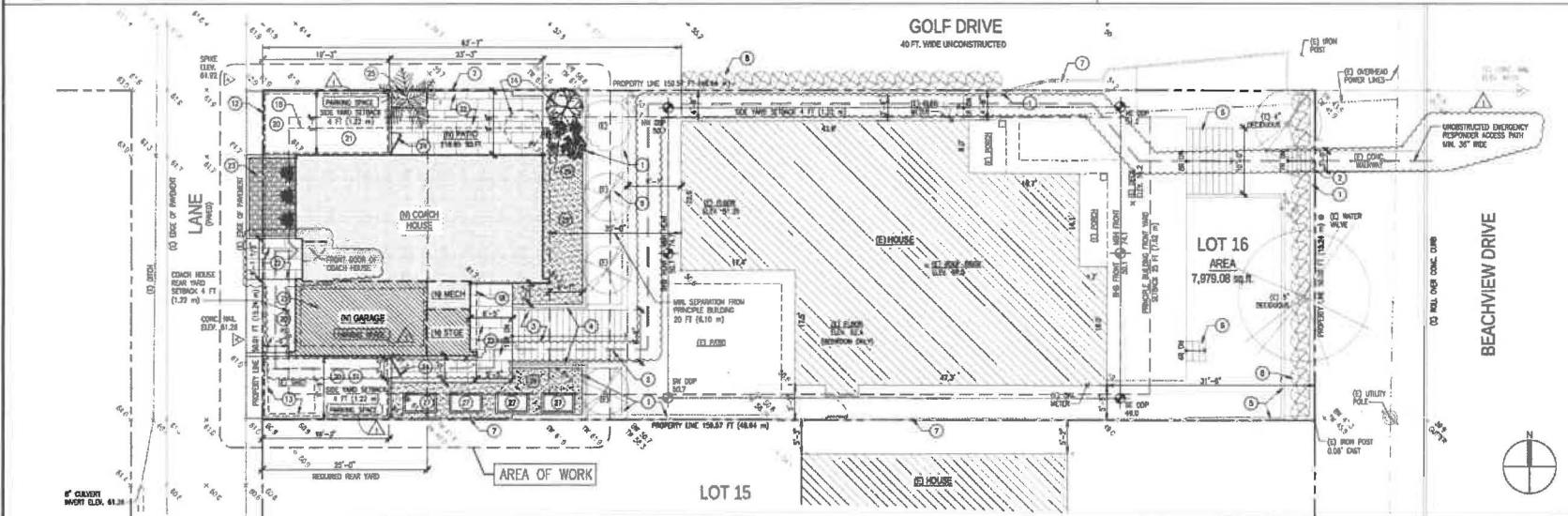
SITE PLAN KEYNOTES

SITE PLAN KEYNOTES

- (1) CONC. RETAINING WALL
- (2) CONC. SEWER
- (3) CONC. SEWER (LOCATED DEPRESSION)
- (4) 42" HIGH GUARD RAIL
- (5) WOOD RETAINING WALL
- (6) WOOD SEWER
- (7) WOOD FENCE
- (8) ROW OF TREES
- (9) TREES, PLANTS, SHRUBS
- (10) NOT USED
- (11) NOT USED
- (12) REMOVE (13) FENCE @ HIGH PROPERTY LINE
- (13) REMOVE (14) SHED
- (14) RELOCATE (15) TREE
- (15) NOT USED
- (16) NOT USED
- (17) NOT USED
- (18) ROOF OVERHANG
- (19) NOT USED
- (20) CONC. DRIVEWAY
- (21) PARKING SPACE 8.5 FT. X 18.7 FT.
- (22) PARKING, STYLE & PATTERN TBD
- (23) RIVER ROCK
- (24) WOOD FENCE WITH GATE
- (25) TREES, PLANTS, SHRUBS
- (26) GRADES OR GROUND COVER
- (27) 5 FT. X 3 FT. PAVED GREEN BED

SITE PLAN LEGEND

- PROPERTY LINE
- SEWAGE LINE
- DOP BOUNDARY LINE
- (1) GEODESIC ELEVATION
- (2) GEODESIC ELEVATION
- DRAIN RETENTION POINT ELEVATION
- BUILDING HEIGHT BASE ELEVATION
- MINIMUM ALLOWABLE BUILDING HEIGHT
- (1) BUILDING AREA
- (2) ACCESSORY BUILDING AREA FOR PRINCIPLE DWELLING
- (3) ACCESSORY BUILDING AREA FOR SECONDARY DWELLING



SITE PLAN

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



EW ARCHITECTURE INC.  
Suite 205 - 5111 West Broadway, Vancouver, BC V6J 2G3  
phone: 604.684.3388 | www.ewarchitecture.com

DEVELOPMENT VARIANCE  
PERMIT APPLICATION  
JUNE 8, 2020

APR. 23, 2020 ZONING COMPLIANCE REVIEW  
JUNE 8, 2020 DVP APPLICATION SUBMITTAL

MAY 25/20 RESPONSE TO DVP  
COMMENTS

MARTEL  
COACH HOUSE

380 BEACHVIEW DRIVE  
NORTH VANCOUVER, BC V7G 1P5

SITE PLAN  
ZONING SUMMARY  
NOTES & LEGEND

SCALE: 1/8" = 1'-0"  
DESIGNED BY: EFW  
CHECKED BY: EFW  
JOB NO.: 20-011

A1.0

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NOT FOR CONSTRUCTION

DVP 24.20-1





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phone: 604.444.2928 | www.ew-architecture.com

DEVELOPMENT VARIANCE  
PERMIT APPLICATION  
JUNE 8, 2020

DATE: APR. 23, 2020 ZONING COMPLIANCE REVIEW  
JUNE 8, 2020 DVP APPLICATION SUBMITTAL

REVISION: MAY 25/20 RESPONSE TO DVP  
COMMENTS

MARTEL  
COACH HOUSE

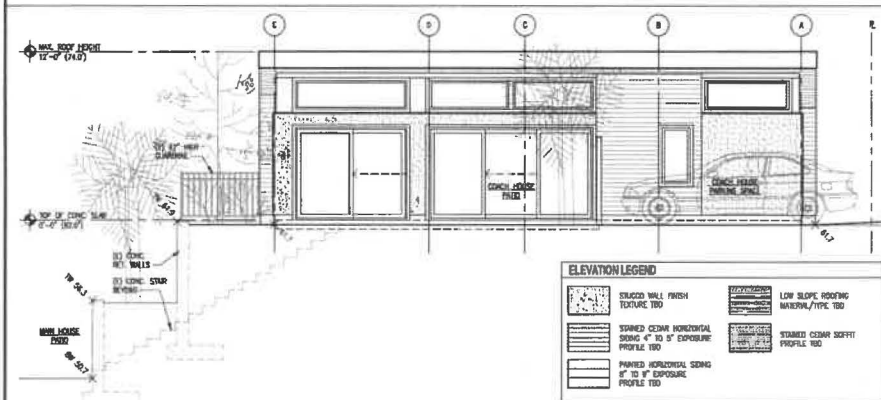
389 BEACHVIEW DRIVE  
NORTH VANCOUVER, BC V7G 1P5

ELEVATIONS

SCALE: 1/4" = 1'-0"  
DRAWN BY: EFW  
CHECKED BY: EFW  
DATE: 20-01-11

A3.1

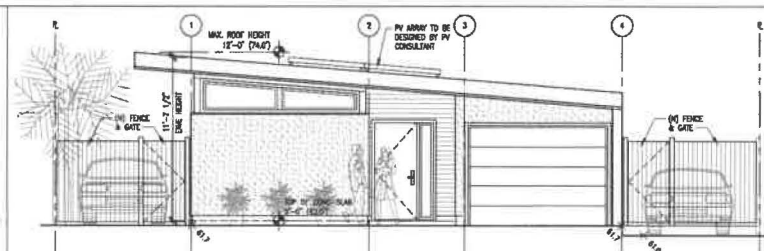
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COACH HOUSE - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

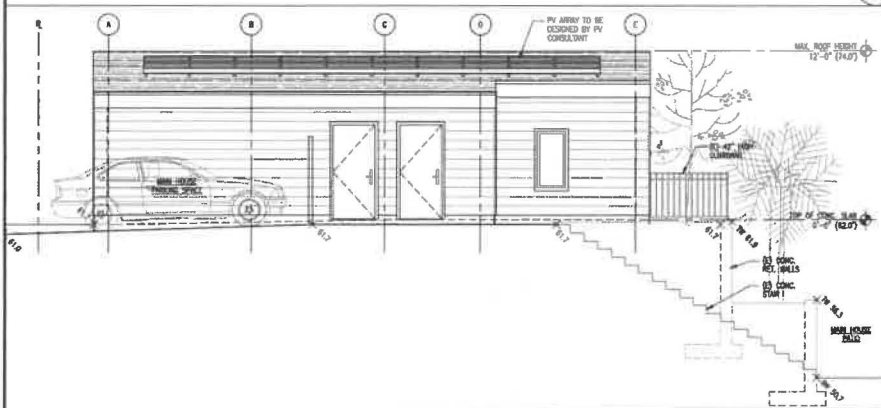
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COACH HOUSE - WEST ELEVATION

SCALE: 1/4" = 1'-0"

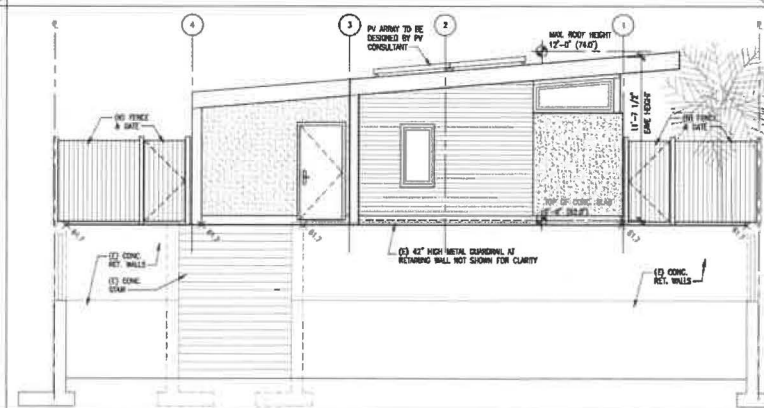
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COACH HOUSE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2  
A3.1



COACH HOUSE - EAST ELEVATION

SCALE: 1/4" = 1'-0"

1  
A3.1

NOT FOR CONSTRUCTION

DVP 24.20-2