


AGENDA INFORMATION

Regular Meeting
 Other:

Date: APRIL 12, 2021
Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

March 19, 2021
Case: 08.3060.20/038.20
File: 08.3060.20/038.20

AUTHOR: Daniel Broderick, Planning Assistant

SUBJECT: DEVELOPMENT VARIANCE PERMIT 38.20 (Coach House)
4048 Dollarton Highway

RECOMMENDATION:

THAT Development Variance Permit 38.20 (Attachment 1) to allow for construction of a coach house at 4048 Dollarton Highway is ISSUED.

REASON FOR REPORT:

The proposed construction includes variances to the Zoning Bylaw that require Council's approval.

SUMMARY:

Mr. Kevin Li of Synthesis Design Inc. has applied on behalf of the owners of 4048 Dollarton Highway for a Development Variance Permit to construct a coach house in the front yard of the property.

The proposed construction requires variances to the Zoning Bylaw for the coach house siting in the front yard and for coach house vehicle access.



BACKGROUND:

Coach House Program:

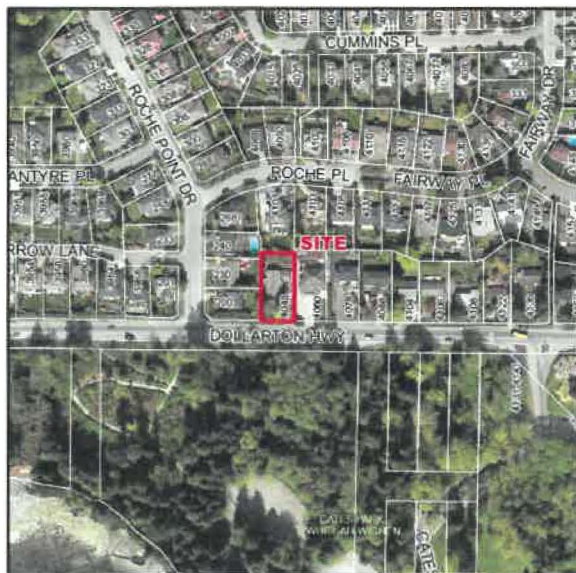
On January 20, 2020, Council amended the Zoning Bylaw to permit single storey coach houses through the building permit process for lots with open rear lane or flanking street access. Council indicated a willingness to continue to use the Development Variance Permit process on a case by case basis for two-storey coach houses and for coach houses in other lot configurations, such as those without rear lane or flanking street access.

For reference, to date Council has reviewed three variance applications for coach houses in front yard locations and all three applications have been approved.

Site and Surrounding Area:

The subject site is located on the north side of Dollarton Highway, just east of Roche Point Drive. The site has a lot area of 1,056 m² (11,374 sq. ft.) and is currently occupied by a single-family home with no secondary suite. Driveway access is via Dollarton Highway and the lot does not have rear lane access.

The site and surrounding lots are zoned Single-family Residential 7200 Zone (RS3) as seen in the following context map and air photo. Cates Park/Whey-ah-Wichen is located to the south of the property, across Dollarton Highway. The property is not located in any Development Permit Areas.



Air Photo



Context Map

PROPOSAL:

The application proposes construction of a 53.7 m² (578 sq. ft.) single-storey coach house in the front yard of the property. A total of three parking spaces are to be provided on site, including one required parking space for the proposed coach house. A small addition of 21.6 m² (233 sq. ft.) to the principal dwelling is also proposed and does not require variances.

Design

The architectural design of the proposed coach house complements the principal dwelling's design and sloped roof, while appearing secondary or accessory in scale. The coach house is formatted as a one-level, one-bedroom suite. Two private outdoor spaces are proposed for the coach house, at the north and south sides of the building. The proposed coach house maintains a 7.6 m (25 ft.) setback from the front property line - the required front yard setback for a principal dwelling in the RS3 zone - and a 6.1 m (20 ft.) separation from the principal dwelling.

Tree Removal and Retention

The Arborist report submitted with the application assessed six trees located in the front yard area of the lot. Five trees are recommended by the Arborist for removal, four of which are noted as being in poor condition. One tree is proposed to be removed to facilitate construction of the proposed coach house and four trees are proposed to be removed to facilitate the construction of the new retaining walls along the driveway and along Dollarton Hwy. The tree to the east of the proposed coach house is to be retained. One new tree is proposed to be planted in the front yard.

Parking

The existing paved driveway from Dollarton Highway will be used to provide parking access for both the proposed coach house and the existing principal dwelling. The principal dwelling has a single-car attached garage and a second parking space will be provided along the east property line to the south-east of the existing garage. A third parking space, for use by the coach house, will be located to the south of the proposed coach house. A retaining wall with landscaping is proposed along the south property line to screen this parking space from Dollarton Hwy.



Rendering of the proposed coach house in the front yard, with existing house in the background, as viewed from the south-west

ANALYSIS:

Zoning Bylaw Compliance:

The construction requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Coach House Vehicle Access	Where abutting an open lane, or on a corner lot without open lane access	Coach House vehicle access on lot with no lane, nor on a corner lot	Coach House is permitted on a lot that does not have a rear lane and is not a corner lot
Coach House Siting	Coach House located to the rear of Principal Dwelling	Coach House located in front of Principal Dwelling	Coach House is permitted in front of Principal Dwelling

The existing single-family house is proposed to be retained and the renovations proposed to the existing house do not require variances.

Variances:

Coach House Vehicle Access

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, or on a corner lot. Vehicle access to the coach house requires a lot configuration with either rear lane access or is a corner lot. As this lot does not have lane access and is not a corner lot, vehicle access must be provided from the existing front yard driveway along Dollarton Highway, which requires a variance.

Coach House Siting

The proposed coach house is located in the front yard, which requires a variance for siting, as the Zoning Bylaw requires coach houses be located to the rear of the principal dwelling. Staff note that, as the rear yard of the property slopes up towards the north, the impact of the coach house on neighbouring properties is lessened by being located in the front yard.

Coach House Best Design Practices:

The proposal has been reviewed by staff and addresses the Best Design Practices outlined in the *Coach House How-to Guide* as follows:

- The proposed coach house's primary entrance has been oriented towards Dollarton Highway and a generous amount of window openings have been provided to maintain a visual connection with the street;
- Windows have been focused along the south elevation to minimize over-viewing of the principal dwelling and neighbouring residences, and to promote privacy of the coach house residents;
- Outdoor living areas have been defined for privacy with hard and soft landscaping, and through changes in grade;
- The architectural style of the proposed coach house is complementary in character to the style of the principal dwelling.



Limited windows at the rear of the proposed coach house ensure privacy between the principal dwelling and coach house

PUBLIC INPUT:

In accordance with the District's policy on Non-Statutory Public Consultation for Development Applications, an information letter was sent to the adjacent neighbours and to the Seymour Community Association. Three responses were received.

Two responses noted support for the proposal. As part of the submitted application package, an additional neighbour letter in support of the application was provided.

One response noted concerns regarding the location of the coach house in the front yard, the perceived impact of proposed tree removal on slope stability, and the emergency access to the property. Staff have noted that new retaining walls are proposed in the front yard of the property to ensure slope stability and that one additional tree is proposed to be planted. Staff further note that emergency access is addressed through compliance with the BC Building Code and the District's building permit requirements.

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 is sited on the property in such a manner that reduces the overall impact on neighbouring properties. The proposed coach house meets the design objectives of the coach house design guidelines found in the District's *Coach House How-to Guide*.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 38.20 (Attachment 1) to allow for the construction of a coach house at 4048 Dollarton Highway (staff recommendation); or
2. Deny Development Variance Permit 38.20.

Respectfully submitted,



Daniel Broderick
Planning Assistant

Attachments:

1. Development Variance Permit 38.20
2. Public Input

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 type="checkbox"/> Planning _____	

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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 38.20

This Development Variance Permit 38.20 is hereby issued by the Council for The Corporation of the District of North Vancouver to allow a coach house on the property located at 4048 Dollarton Hwy, legally described as Lot 2 Block J District Lot 230 Plan LMP10465 (PID: 018-252-834) 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 coach house is permitted on a lot that does not have a rear lane and is not a corner lot;
 - 2. The coach house is permitted to be located in the front yard of the property;
 - 3. The relaxations above apply only to the proposed coach house as illustrated in the attached drawings (DVP 38.20 - 1-3).

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



SYN
THE
SIS

SYN THE SIS ARCHITECTURE
1000 WEST 10TH AVENUE
VANCOUVER, BC
V6H 3G9
TEL: 604.681.1111
WWW.SYNTHEISIS.COM

RENNING COACH HOUSE & ADDITION

4048 Dollarton Hwy, North Vancouver, BC

6.09.2020

REVISIONS	BY

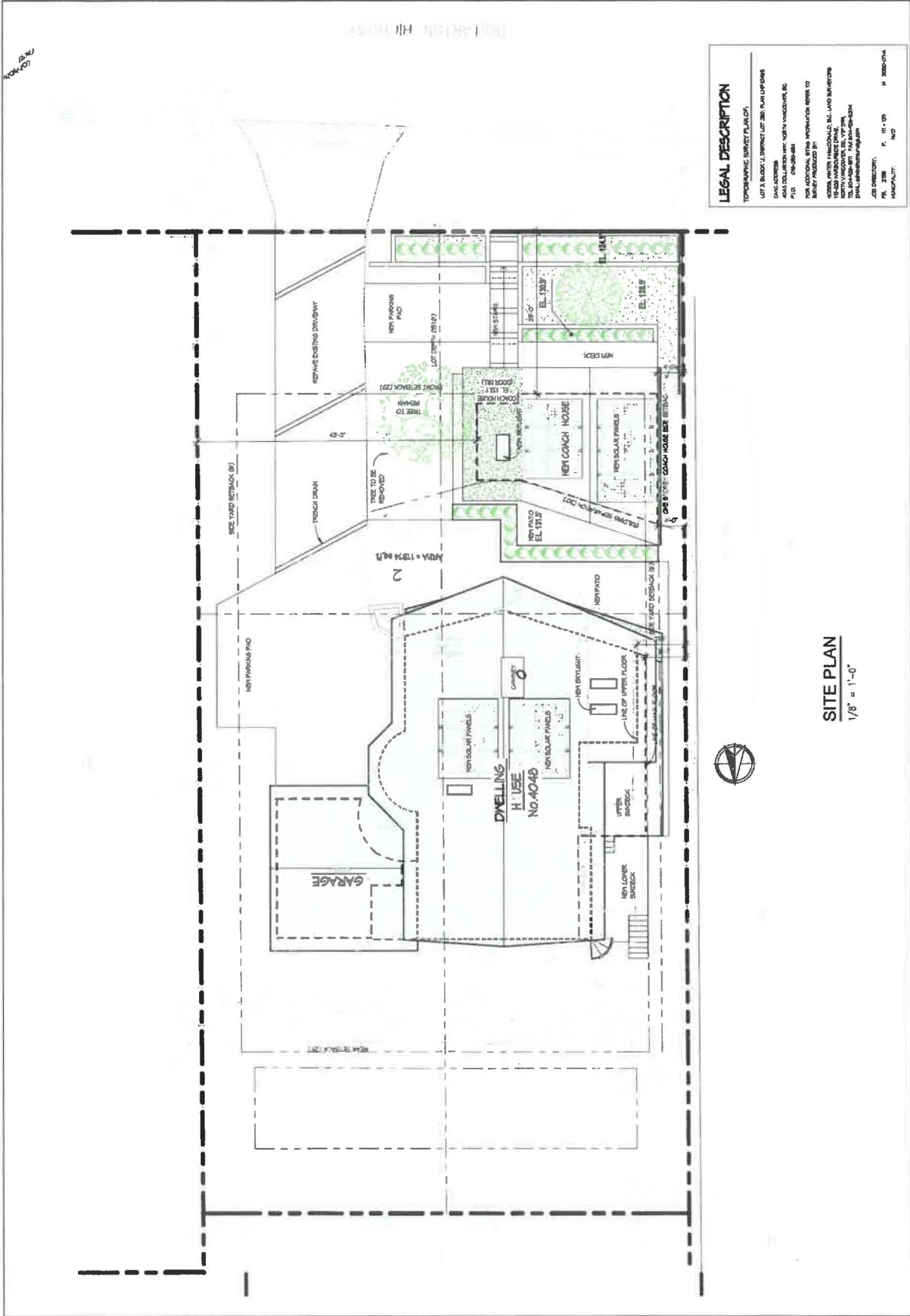
SYN THE SIS

12500 Woodlawn Blvd
 Suite 201
 North Bethesda, MD 20854
 Phone: 301.714.9000
 www.syntheisis.com

RENNING COACH HOUSE & ADDITION
 4048 Dolpton Hwy,
 North Vancouver, BC

Project No: **SITE PLAN**

Date: 03/28/2024
 Scale: 1/8" = 1'-0"
 Sheet: **A-1**
 of 5 Sheets



REVISIONS	BY

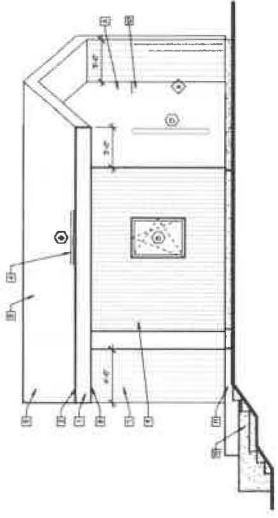
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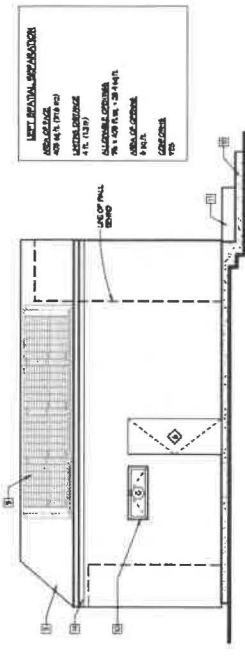
RENNING COACH HOUSE & ADDITION
4048 DILLATION Hwy.
North Vancouver, BC

Drawings
ELEVATIONS

Date	03/20/20
Scale	1/4" = 1'-0"
Drawn	
Check	
Job No.	10001
Sheet	A-5
Of	5



RIGHT ELEVATION
1/4" = 1'-0"

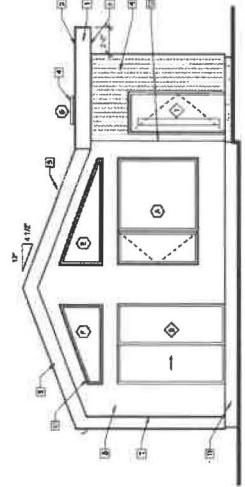


LEFT ELEVATION
1/4" = 1'-0"

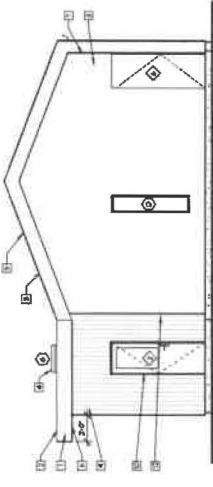
- 1 LEFT ROOF PEAK
- 2 LEFT FLAT ROOF PEAK
- 3 LEFT COACH HOUSE DOOR
- 4 LEFT COACH HOUSE WINDOW

- NATIONAL LIBRARY**
- 1 READY BRUCE, BURNING CLAY PRODUCTS CO. (CN)
 - 2 ROOF TOP PLASTER/STUCCO BEARING FLAT ROOF AND SHEATHED ON PERMANENT LAYER
 - 3 2x12 RAFTERS WITH 2x12 BRACING (SEE PLAN) AND 2x12 JOISTS (SEE PLAN)
 - 4 1/2" OSB SHEATHING METAL ROOF IS FINISHED TO BE DETACHED
 - 5 2x12 RAFTERS WITH 2x12 BRACING (SEE PLAN) AND 2x12 JOISTS (SEE PLAN)
 - 6 1x12 BRACING TO COVER GUTTER
 - 7 2x12 RAFTERS WITH 2x12 BRACING (SEE PLAN) AND 2x12 JOISTS (SEE PLAN)
 - 8 1/2" OSB SHEATHING METAL ROOF IS FINISHED TO BE DETACHED
 - 9 2x12 RAFTERS WITH 2x12 BRACING (SEE PLAN) AND 2x12 JOISTS (SEE PLAN)
 - 10 1/2" OSB SHEATHING METAL ROOF IS FINISHED TO BE DETACHED
 - 11 2x12 RAFTERS WITH 2x12 BRACING (SEE PLAN) AND 2x12 JOISTS (SEE PLAN)

- 1 LEFT ROOF PEAK
- 2 LEFT FLAT ROOF PEAK
- 3 LEFT COACH HOUSE DOOR
- 4 LEFT COACH HOUSE WINDOW



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

LEFT REAR ELEVATION
ASBESTOS
4048 DILLATION HWY
NORTH VANCOUVER
BC V8M 1A1
8 P.M.
03/20/20

PUBLIC INPUT FOR 4048 DOLLARTON HIGHWAY
DEVELOPMENT VARIANCE PERMIT APPLICATION FOR COACH HOUSE IN FRONT YARD

From: [REDACTED]
To: [Daniel Broderick](#)
Cc: [REDACTED]
Subject: Construction/coach house
Date: March 13, 2021 10:26:58 PM

Dear Mr. Daniel Broderick,

I am writing to you in support of Michael and Susan Renning's plan to construct a coach house on the South-west side of their property.

I am their [REDACTED] ally in helping with this project, as it will allow their children to stay living here, in the neighbourhood they grew up in. -

They have sent me a map and an architect's drawing of the planned construction, and will consult with me on the fencing etc.

I support them in all ways.

Thanking you for your consideration,

[REDACTED]
[REDACTED]
North Vancouver, B.C. V7G2M9

From: [REDACTED]
To: [Daniel Broderick](#)
Cc: [REDACTED]
Subject: Project Support
Date: March 13, 2021 2:42:38 PM

Attention: Daniel Broderick

Hello Mr. Broderick,

Our names are [REDACTED] and we purchased [REDACTED] in North Vancouver [REDACTED]. Since this time we have been fortunate enough to have met Michael and Susan Renning, [REDACTED], and learn about their exciting renovation plans for the main house and the proposal for a coach house; in the front of their yard.

It is clear that the main house is visibly in need of significant upgrades; [REDACTED]. Additionally, the placement proposal of the coach house in the front of the lot, in our opinion, is the most practical and private option.

It is clear that the Renning family have been diligent in their planning for this extensive project and have also been mindful of ensuring their plans do not impact the neighborhood in a negative way. [REDACTED] are in full support of this project and the benefits it will not only offer their family but to their surrounding neighbors. We hope the District planning committee will approve this project.

Sincerely,

[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: January 17, 2020 9:31 PM
To: [REDACTED]
Subject: FWD: RE: Coach House Proposal for 4048 Dollarton Hwy.

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Securely sent with Tutanota. Get your own encrypted, ad-free mailbox:
<https://tutanota.com>

Date: Jan 17, 2020, 08:08

[REDACTED]
Subject: RE: Coach House Proposal for 4048 Dollarton Hwy.

Hi Michael

[REDACTED] are totally supportive of you and Susan building a coach house on your property. I assume that if it has to be built in the back that there would be an engineering assessment done to ensure that it is safe.

Due to the elevation difference [REDACTED].

Hopefully it can be approved for the front of your property.

What a wonderful idea to keep generational families together.

We wish you all the best in your project .

Kind regards

[REDACTED]
North Vancouver

From: [REDACTED]
Sent: January 16, 2020 2:48 PM
To: [REDACTED]
Subject: Coach House Proposal for 4048 Dollarton Hwy.

Dear [REDACTED],

Thank you for the time you had taken this afternoon [REDACTED] to speak with me about Susan and I looking into a Coach House proposal for our property.

[REDACTED]
[REDACTED] You emphasized you are supportive and have no preference where we locate a coach house whether it would be located in the back yard or if we are successful in obtaining a variance with the DNV and locate a Coach House in the front yard.

If you could kindly 'reply to all' and confirm this understanding it would be appreciated. Should our proposal be submitted, you would have further opportunity in the future to have input and comment directly with the DNV.

Once again we thank you for assisting us in this early part of the process.

Sincerely,

Michael & Susan Renning

4048 Dollarton Hwy.,

North Vancouver

Attn: Daniel Broderick

RE: Proposal for a Development Variance Permit- 4048 Dollarton Highway

To whom it may concern,

[REDACTED] This email is in regards to the letter pertaining to my neighbors request for a Coach House.

I have several concerns regarding this request:

Even though there will be an additional parking created for future rental tenants in their main home, having the coach house in the front does not adhere to safety. Without the home being on a corner lot and not having lane access, how does this meet with fire regulations? If the driveway is congested with vehicles, how quickly can the fire be put out without obstacles hindering the firemen? Once the basement has been completed and an additional family renting the top unit of the main home, how does this meet safety requirements?

I understand that the trees that are located in the front yard are not considered old growth, but it is proven fact that tree stumps keep the dirt intact. Based on section 6.3 Landscape Design, designs should retain mature vegetation when possible and reduce storm water run offs. Once the trees are gone (which both would need to be removed to build the coach house) how durable will the ground be? What kind of impact will it have to our property? Please note that the current driveways of these homes are elevated at a 45-degree angle.

[REDACTED] there has always been consistency in the landscape layouts of the Roche Point Area. Allowing a drastic change to the current landscape will cause inconsistency and potential devalue of my current home. I am well aware of the coach houses in the City of Vancouver, but their locations are considered lane homes. There is no disruption to their home fronts, yet hidden value is added. I have been informed that there are three Coach Houses that are placed in front of homes in the DNV. I would like further information in regards to their location and if any Variances to Zoning Bylaws were changed to accommodate these three Coach Houses.

If my neighbor would like a Coach House, I strongly recommend that he revisits his current coach house site plan and to move it to the back. This will create space for vehicles in the front, space for emergency vehicles.

I have full respect for all my neighbors and always believe in doing the right thing. [REDACTED] I am well aware of all bylaws and the amount of work that would need to be done. This will not be an easy feat working on a coach house and the completion of his current unfinished basement.

I strongly feel that this proposal needs to have a further discussion as this directly impacts my home value. There are regulations in place for home owners. We should not be changing bylaws when time is spent to create them for the safety and security of home owners.

Thank you [REDACTED]