


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>APRIL 26, 2021</u>
<input type="checkbox"/> Other:	Date: _____


Dept. Manager


GM/ Director

CAO

The District of North Vancouver REPORT TO COUNCIL

March 31, 2021
Case: PLN2020-00028
File: 08.3060.20/028.20

AUTHOR: Daniel Broderick, Planning Assistant

SUBJECT: DEVELOPMENT VARIANCE PERMIT 28.20 (Coach House)
4544 Capilano Rd

RECOMMENDATION:

THAT Development Variance Permit 28.20 (Attachment 1) to allow for construction of a coach house at 4544 Capilano Road is ISSUED.

REASON FOR REPORT:

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

SUMMARY:

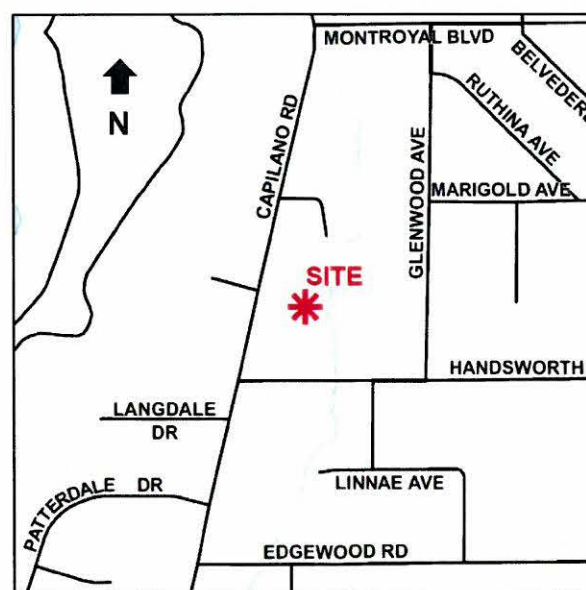
Mr Karl Wein of Karl Wein & Associates has applied on behalf of the owners of 4544 Capilano Road for a Development Variance Permit to construct a coach house in the rear yard of the property. The site is designated in a Development Permit Area for Streamside Protection.

The proposed construction requires variances to the Zoning Bylaw for the 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

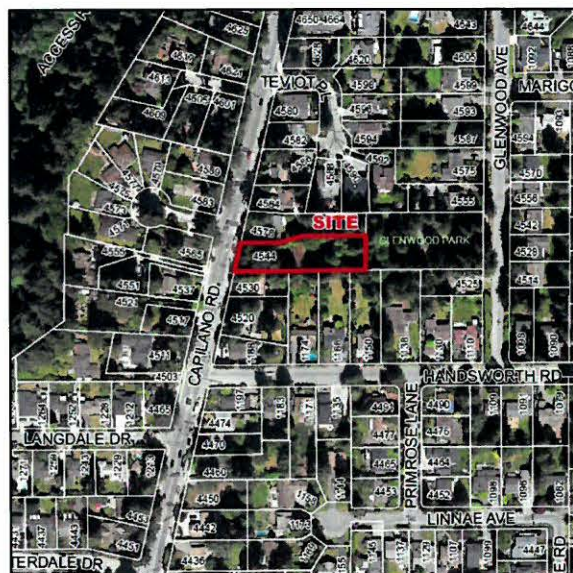


access. Council indicated a willingness to continue to use the Development Variance Permit process on a case by case basis for two-storey coach houses and for coach houses in other lot configurations, such as those without rear lane or flanking street access.

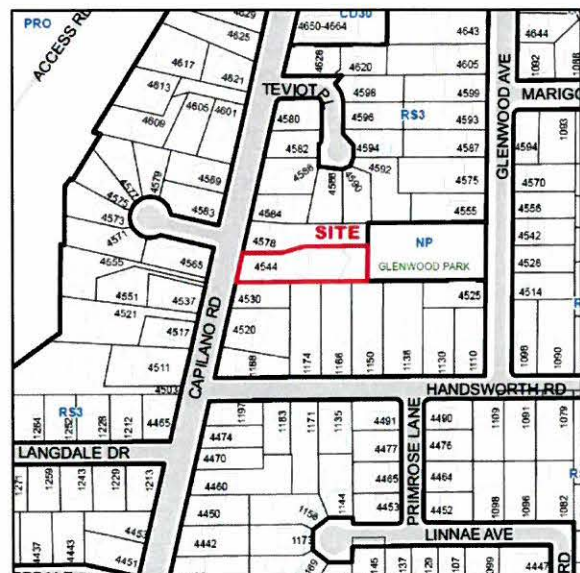
Site and Surrounding Area:

The subject site is located on the east side of Capilano Road, north of Handsworth Road. The site has an area of 1,924 m² (20,708 sq. ft.) and is currently occupied by a single-family home. Driveway access is via Capilano Road and the lot does not have rear lane access. There is a creek running north-south in the rear yard of the property.

The site and surrounding lots are zoned Single-family Residential 7200 Zone (RS3) as seen in the following air photo and context map. Glenwood Park is located immediately to the east of the property and is zoned Neighbourhood Park. The subject property is located in the Development Permit Area for Streamside Protection.



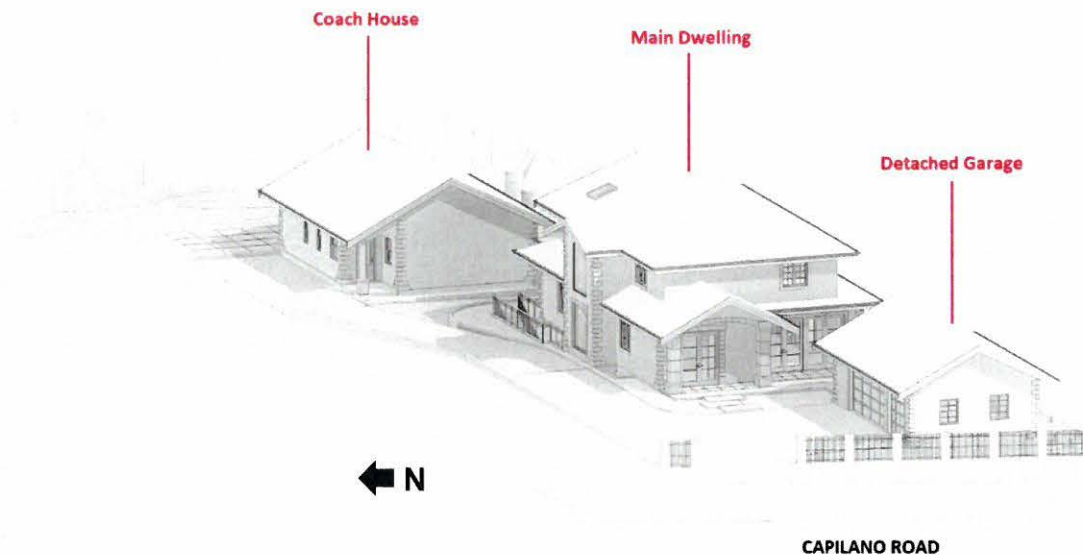
Air Photo



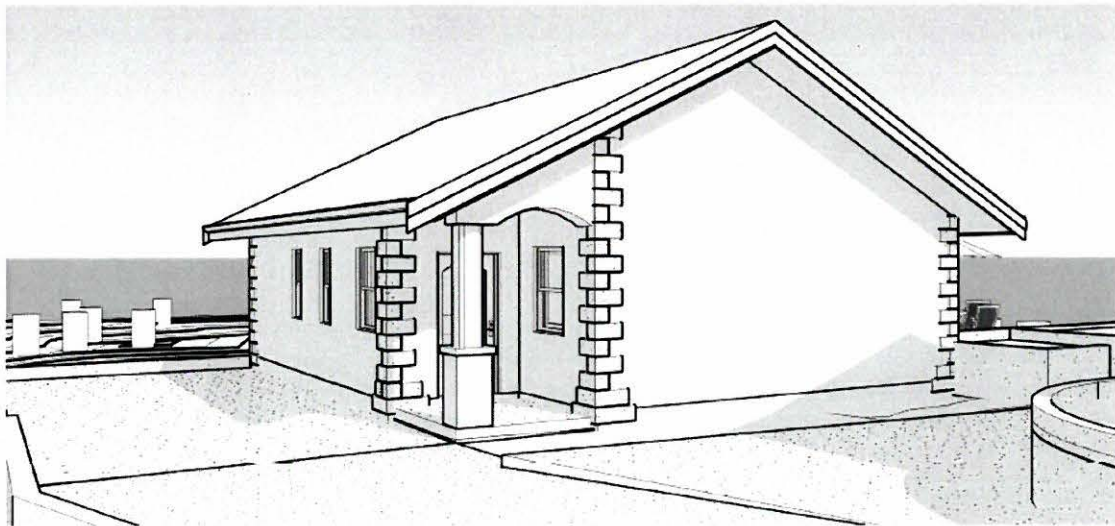
Context Map

PROPOSAL:

The applicant proposes to construct an 84.5 m² (910 sq. ft.) coach house in the rear yard of the property. A new single family house and detached garage are also proposed and do not require variances. A total of four parking spaces are being provided on site, including one required parking space for the proposed coach house. A permit to demolish the existing house has been issued and demolition of the house has commenced.



Bird's eye view of proposed coach house, principal dwelling and detached garage, as viewed from the north-west



Rendering of the proposed coach house, as viewed from the driveway
Design

The architectural design of the proposed coach house complements the design of the proposed new principal dwelling, while appearing secondary or accessory in scale. The proposed coach house and proposed detached garage similarly share design elements, including the sloped roof and building orientation. The coach house is formatted as a one-level, two-bedroom suite. A private outdoor space is proposed for the coach house to the south side of the building. The proposed coach house, driveway and patio are all located entirely outside the streamside protection area in the rear yard and the coach house siting maintains a 6.1 m (20 ft.) separation from the principal dwelling.

Tree Removal and Retention

The Arborist report submitted with the application assessed 63 trees located on the property and on neighbouring properties. A total of 41 trees are recommended by the Arborist for removal, including 7 large diameter trees and 34 unprotected trees. The majority of the trees proposed for removal are related to the construction of the proposed principal dwelling, detached garage, and coach house. A total of three trees will be removed specifically due to the poor condition of the trees.

There will be tree replanting and a riparian restoration plan prepared by a Qualified Environmental Professional and reviewed by the District's Environment staff.

Parking

Driveway access will be provided from Capilano Road at the northwest corner of the site and will be used to provide access for both the proposed coach house and the existing principal dwelling. A detached three-car garage is proposed in the front yard of the principal dwelling. A fourth parking space, for use by the resident of the coach house, will be provided in the rear yard immediately to the north of the coach house.

ANALYSIS:

Zoning Bylaw Compliance:

The construction requires the following variance:

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

Variance:

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 with vehicle access to the coach house provided from the lane or the flanking street. As this lot does not have lane access and is not a corner lot, vehicle access must be provided from the existing front driveway, which requires a variance.

Streamside Protection Development Permit Area:

The property is located within the Streamside Protection Development Permit Area. All proposed construction for the coach house, single family house, and detached garage is located outside the 15m protected area and is exempt from the requirements of a Streamside Protection Development Permit. The applicant has proposed to remove Japanese Knotweed, an invasive species, located in the streamside protection area.



Site Plan of 4544 Capilano Road with the Streamside Protection area indicated in yellow

Coach House Design Best Practices:

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

- Windows have been focused along the north, south, and east elevations to maximize privacy of the coach house residents;
- Outdoor living areas have been defined for privacy with hard and soft landscaping;
- The architectural style of the proposed coach house is complementary in character to the style of the principal dwelling.



Rendering of the proposed construction, with the coach house in the rear yard, as viewed from Capilano Road

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 the Edgemont and Upper Capilano Community Association to inform them of the application. A total of two responses were received, both in support of the proposal.

One response highlighted the retention of trees along the shared property line. The other response requested further information regarding the stream conditions in the rear yard. Staff have noted to the writer that the proposed construction is entirely outside the Streamside Protection area and the stream will not be altered as a result of the proposed construction.

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 local 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 28.20 (Attachment A) to allow for the construction of a coach house at 4544 Capilano Road (staff recommendation); or
2. Deny Development Variance Permit 28.20.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Broderick', with a large, stylized loop at the beginning.

Daniel Broderick
Planning Assistant

Attachments:

1. Development Variance Permit 28.20
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 checked="" type="checkbox"/> Planning	_____		

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 28.20

This Development Variance Permit 28.20 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 4544 Capilano Rd, legally described as Lot C Block B District Lot 595 Plan 11954 (PID: 008-986-070) 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 relaxations above apply only to the proposed coach house as illustrated in the attached drawings (DVP 28.20 - 1-3).

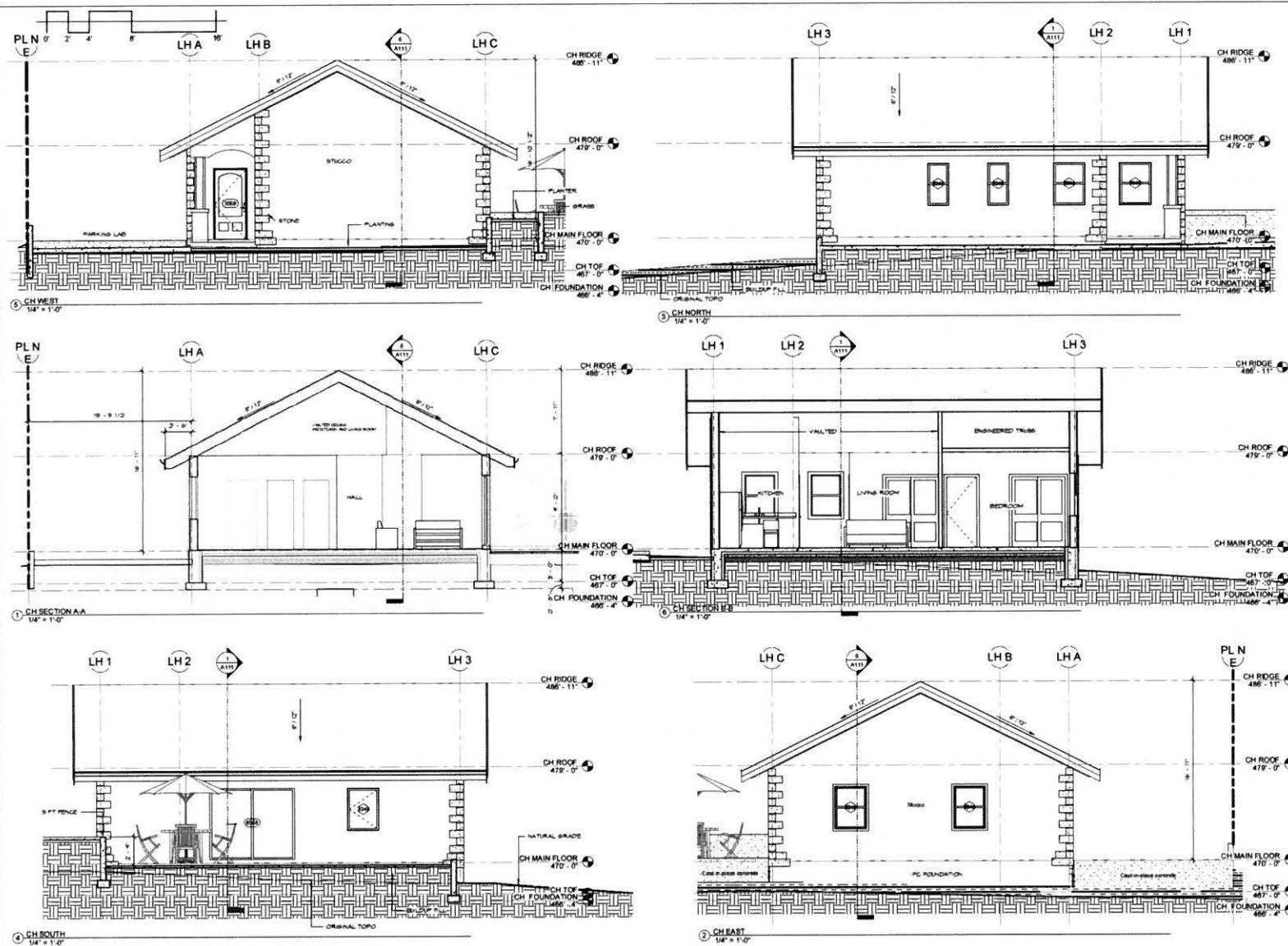
B. The following requirement is imposed under Subsection 504 of the Local Government Act:

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 _____, _____



KARL WEIN ASSOCIATES

Randolph Riggs Architectural Technologies LLC

Consultant	
Address	
Address	
Phone	
Fax	

Consultant Address Address Phone Fax e-mail	Consultant Address Address Phone Fax
--	--

Consultant	
Address	
Address	
Phone	
Fax	
e-mail	
Consultant	
Address	
Address	
Phone	
Fax	

Consultant
Address
Address
Phone
Fax
e-mail

[illegible]

NEW HOME
4544 CAPILANO RD
COACHHOUSE
ELEVATIONS

PUBLIC INPUT FOR 4544 CAPILANO ROAD
DEVELOPMENT VARIANCE PERMIT APPLICATION FOR COACH HOUSE IN REAR YARD

From: [REDACTED]
To: [Daniel Broderick](#)
Subject: 4544 Capilano Rd proposal
Date: October 27, 2020 10:01:45 PM

Dear Daniel,

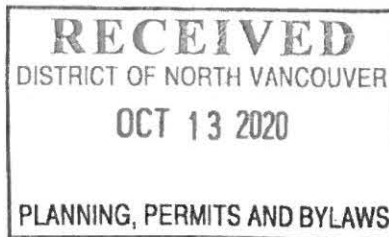
My name is [REDACTED]. I'm writing to you about the proposed 4544 Capilano road development.

Mr. Jaber and I met to discuss the development. I'm in favour of the development as Mr Jaber agreed to leave some trees on the property for privacy and control the Japanese knotweed.

There was one question I had, that we didn't really discuss. How will the stream be adjusted on his property?

Thanks,

[REDACTED]



October 9, 2020.

District of North Vancouver

355 West Queens Road

North Vancouver, B. C.

V7N4N5

Dear Sir,

**Re: Application for a development Variance permit – 4544 Capilano Road. File: 08.3060.20/023.20
Case PLN2020-00028**

On October 3, 2020, we met with Mr. Afshin Jaberī [REDACTED] who we understand now owns the property at 4544 Capilano Road, to discuss his development proposal.

As residents at [REDACTED] we have worked hard to beautify our yard and preserve privacy and were concerned about the application.

We want to maintain the mature trees [REDACTED] in particular three mature cedar trees (pictured) in order to preserve the current situation. Mr. Jaberī confirmed to us his intention to agree to our request and not cut them down.

One of the trees [REDACTED] has previously been determined to reside partly within our land (we had a survey carried out by Hobbs, Winter & MacDonald in 2004), but we are unsure whether any others are similarly located.

On the understanding that the existing status quo for the trees will remain, we do not object to Mr. Jaberī's application.

If you have any questions, please call us at 6049881455.

Thanking you in anticipation,

