

MEMORANDUM

Date: September 12, 2016 Our File: 1010-20-15-055 To: **Design Review Committee** From: Lisa Berg, Senior Community Planner **Duplex Development Permit Exemption for 103 Glengarry Crescent** Re: (RESUBMISSION)

This memo deals with an application for a Duplex Development Permit for 103 Glengarry Crescent. The proposal may be exempted from a development permit if it: 1) complies with the zoning bylaw; 2) meets the intent of the guidelines; and 3) has been recommended for support by the Design Review Committee (DRC).

Summary

The applicant proposes revisions to the proposed duplex in response to the Committee's recommendations.

DRC June 2, 2016

The DRC considered the proposal at its June 2, 2016 meeting. The Committee recommended resubmission to address the points as noted in the resolution:

THAT the Design Review Committee recommends **RESUBMISSION** of the Duplex Development at 103 – 105 Glengarry Crescent that addresses the following items:

- 1. reduce the complexity of the building form;
- 2. northern pathway to be removed or deleted;
- 3. replace the asphalt driveway with something softer such as pavers; and
- 4. examine an appropriate location for garbage and recycling curb side.

Applicant Responses to the DRC recommendations:

The applicant reviewed the recommendations and has put forward the proposed revisions to the proposal:

- 1. To address building complexity:
 - a. the applicant has reduced the cladding to two primary materials (stucco and stone) with wood as an accent material;
 - b. the roof expression has been simplified to all flat roofs;
 - c. fewer unique building elements are used; and
 - d. entry stairs have been simplified.



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- 2. The applicant has removed both pathways.
- 3. The asphalt driveway has been replaced with pavers constrained within 12" concrete bands.
- 4. Concrete pads have been provided on either side of the driveway to facilitate curb-side garbage and recycling collection.

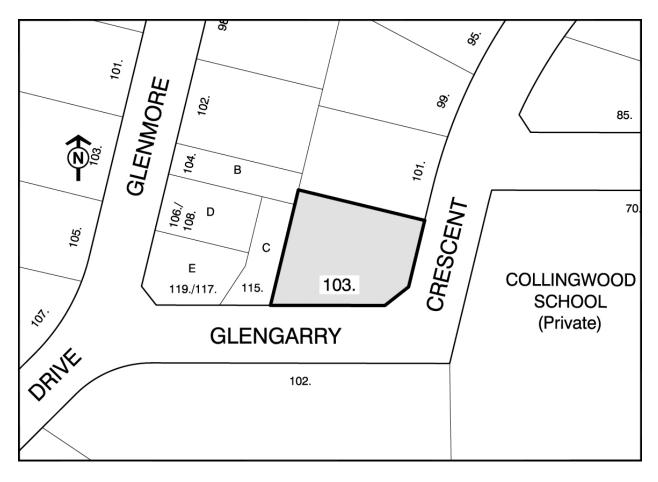
Items to Address:

1. How well has the applicant responded to the recommendations of the DRC?

Attachments:

- A. Context Map
- B. Revised Project Profile
- C. Revised Development Proposal (September 2016 edition)

Attachment 'A' – Context Map





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Attachment 'B' – Project Profile

at September 2016

Project:	Glengarry Duplex		
Application:	DPX 15-055		
Applicant:	Tina Imam		
Architect:	Abdallah Jamal (Relative Form Architecture Studio)		
Address:	103 & 105 Glengarry Crescent		
Legal Description:	Lot 15 Block 3 of Block C District Lot 603 Plan 9152		
PID:	009-732-616		
OCP Policy:	BF-B11 Duplex Areas		
Zoning:	RD1		
Community Heritage Register	No		
Previously Before Council:	Not previously before Council		
Summary:	Duplex Development Permit (Exemption)		

Site Area: 558.2 sq m (6,008.4 sq ft)

	BYLAW RD1	P ROPOSED ¹	COMMENTS
Lot Width	14.3 m	17.63 m	Complies
Floor Area		2,837.6 sq ft*	Complies
Floor Area Ratio	0.50	0.47	Complies
Site Coverage	40%	30%	Complies
Setbacks			
Front Yard (south	7.6 m	7.6 m	Complies
& east)			
(Glengarry Cres)			
Rear Yard	n/a	n/a	Continuous Frontage
Side Yard (north)	1.52 m	2.0 m	Complies
Side Yard (west)	1.52 m	1.52 m	Complies
Combined	3.52 m	3.52 m	Complies
Building Height	7.62 m	6.89 m	Complies
Highest Bldg Face	6.7 m	6.7 m	Complies
No. of Storeys	2 + bsmt	2 + bsmt	Complies
Parking	1 per unit	2 (enclosed)	Complies
Secondary Suite:	Permitted	Not proposed	
Min. Suite Size	20 sq m	n/a	
Max. Suite Size	90 sq m or 40%	n/a	

*plus basements & exempted areas

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Source: Information provided by applicant

Attachment 'B' – Project Profile

Planning:	
LUC/DAA	No
DPA	Yes
Heritage	No
ROWs	None
Easements	None
Covenants	
Engineering:	
Rock Removal	To be determined.
Max Driveway Slope	20%
Roads	Glengarry Crescent
Sanitary	Glengarry Crescent (south)
Storm Water	Unknown
Water	Glengarry Crescent (south)



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