



District of West Vancouver

Development Permit No. 19-114

CURRENT OWNER: Tara Haddad

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 4369 Erwin Drive

DESCRIPTION: 010-826-947
Lot A, Block 7, District Lot 582, Plan 6662
(the 'LANDS')

- 1. This Development Permit:**
 - (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as Development Permit Area to ensure that detached secondary suites (coach houses) meet a high quality of building and landscape design, and are compatible both with the principal dwelling on the lot, and the built form character of the local neighbourhood and subject to Guidelines BF-B 3.1 specified in the Official Community Plan; and
 - (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.
- 2. The following requirements and conditions shall apply to the Lands:**
 - 2.1 Building, structures, landscaping and site development for the coach house shall take place in accordance with the attached Schedule A.
 - 2.2 The trees within the boulevard shall be retained and protected during construction and site works. Any proposed alteration or removal of these trees is at the discretion of the Director of Planning and Development Services and any request of this nature must be submitted in writing to the Director.
 - 2.3 Landscaping for the lands, and requisite landscape security, shall be in compliance with Development Variance Permit 19-070 (DVP19-070) approved by District of West Vancouver Council on July 20, 2020.
- 3. Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner shall:**
 - i. Provide and implement a plan for traffic management during construction, to the satisfaction of the District's Manager of Land Development.

- ii. Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
 - iii. Submit a "Sediment and Erosion Control Plan" to the District's Environmental Protection Officer for approval, and the owner shall be responsible for maintaining, repairing and implementing the Sediment Control Measures.
4. This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES APPROVED THIS DEVELOPMENT PERMIT ON OCTOBER 7, 2020.



Jim Bailey, Director of Planning and Development Services

FOR THE PURPOSES OF SECTION 4, THIS PERMIT IS ISSUED ON OCTOBER 7, 2020.

Notes:

- (1) DP approval memo to Director of Planning and Development Services: DM# 4108363
- (2) Word Version of DP19-114: DM#4126081

Schedules:

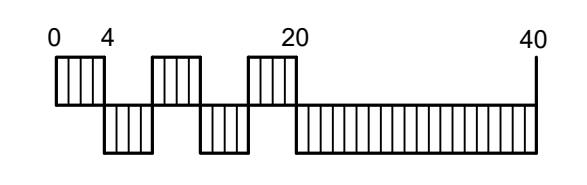
A – Architectural Drawings (Hlynsky + Davis Architects Inc., dated 06/02/2020) with associated landscape plan from Paul Sangha Creative



HADDAD COACH HOUSE 4369 ERWIN DRIVE

REV NR	DESCRIPTION	DATE	DRAWN
△ 1	DVP - APPLICATION - R1	06/02/2020	KH

HLDA
HLYSKY + DAVIS
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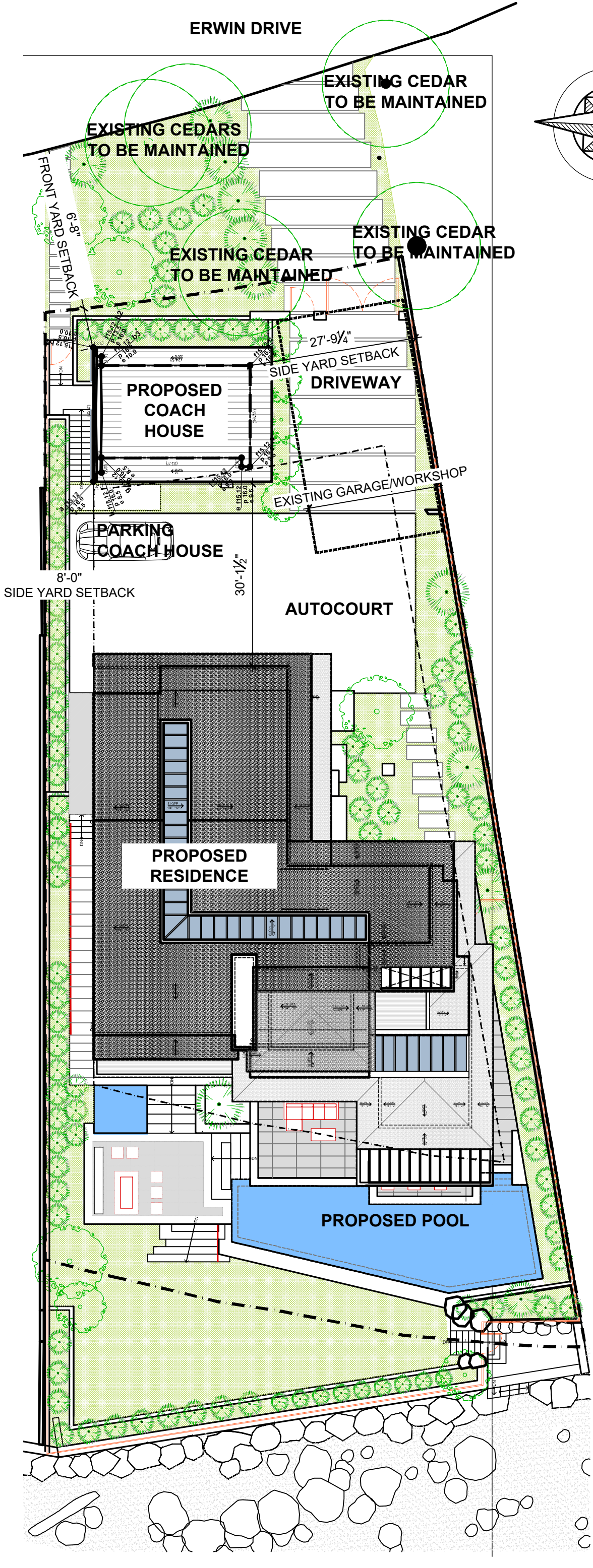
PROJECT TITLE:
 HADDAD RESIDENCE
 4369 ERWIN DRIVE
 WEST VANCOUVER

SHEET TITLE:
 COACH HOUSE
 RENDERS

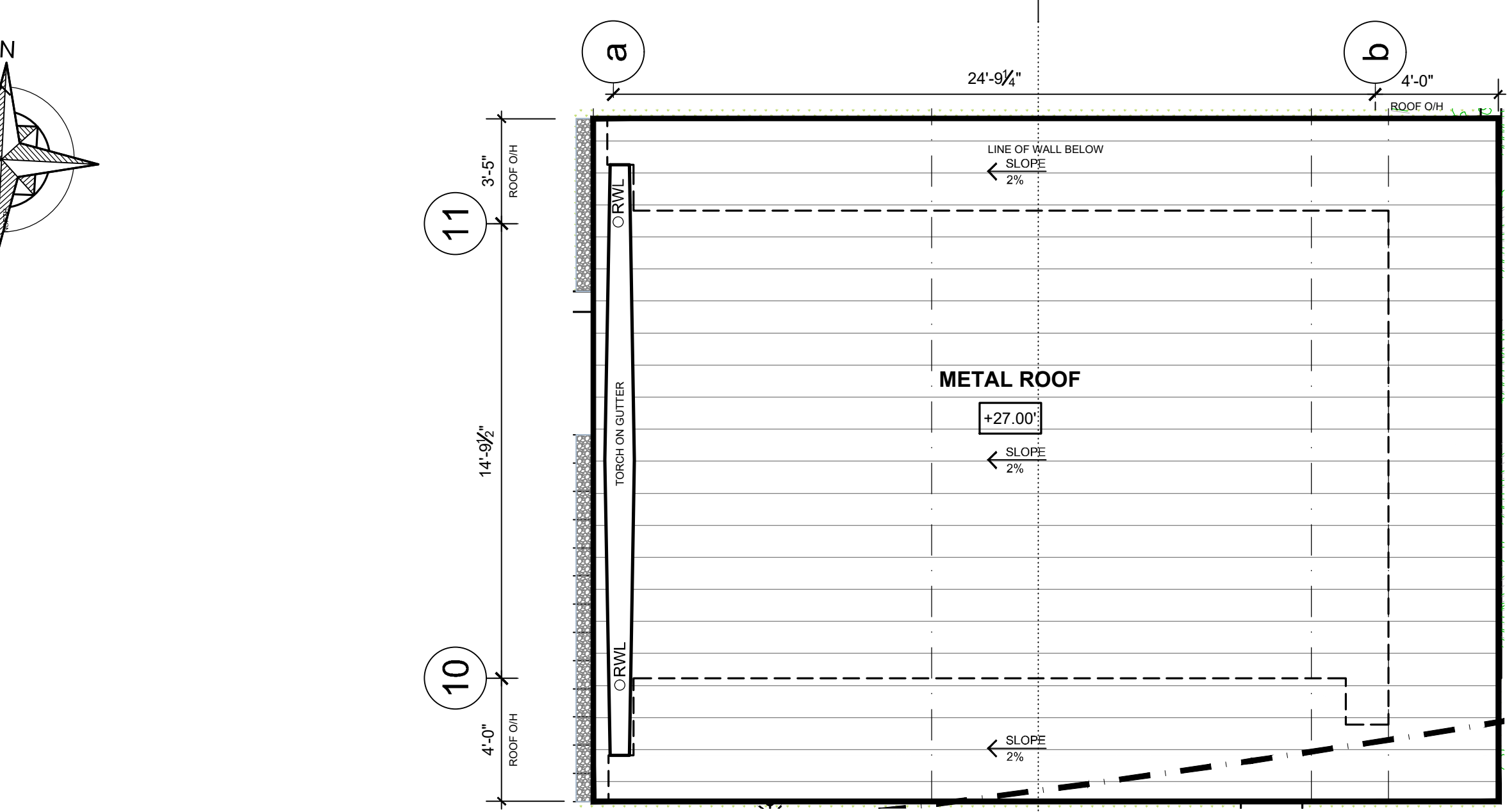
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 DRAWN: KH
 SCALE: N/A
 DATE: 06/FEB/2020

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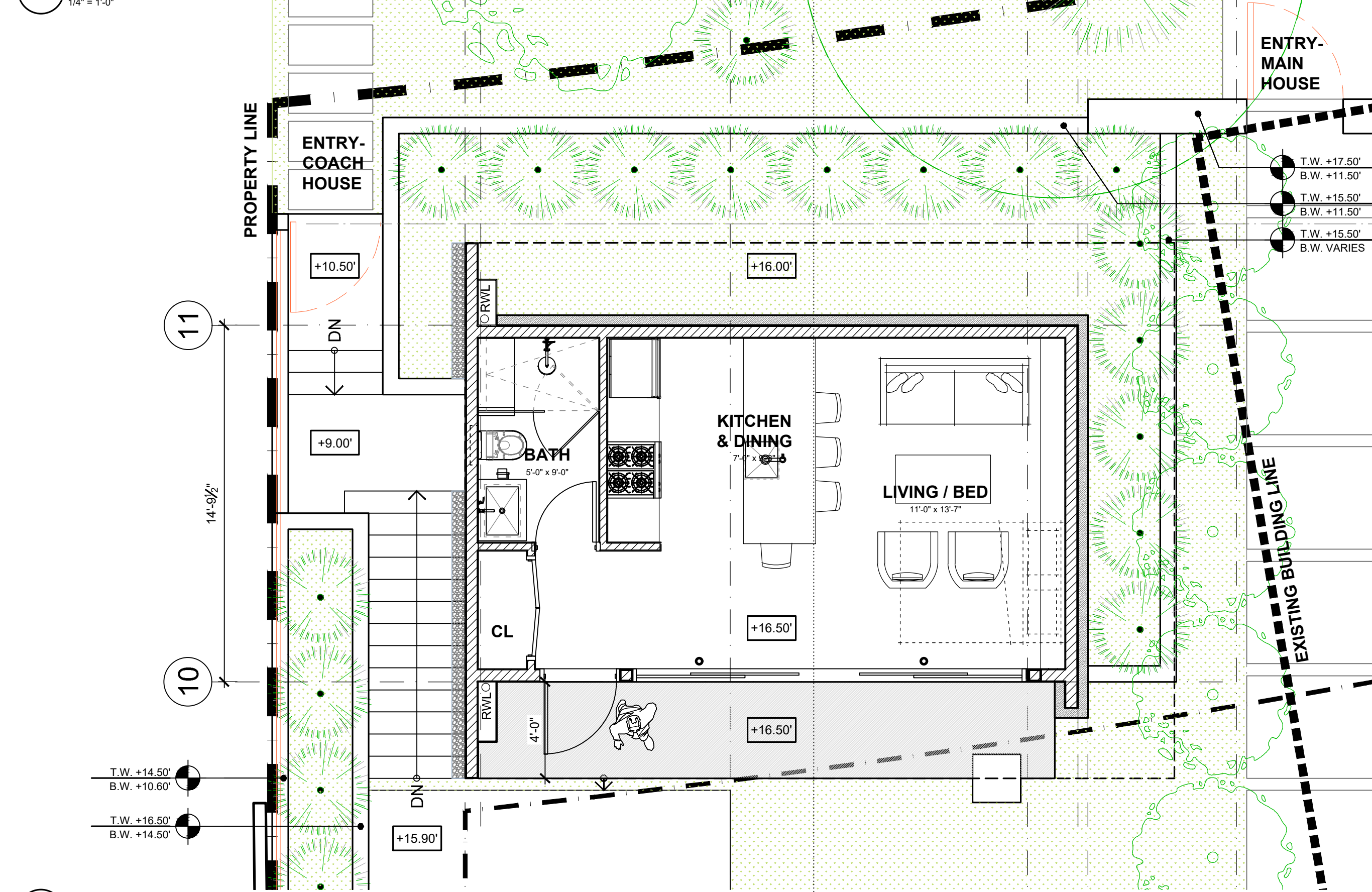
P:\Comments - HADDAD - ERWIN DRIVE\CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg



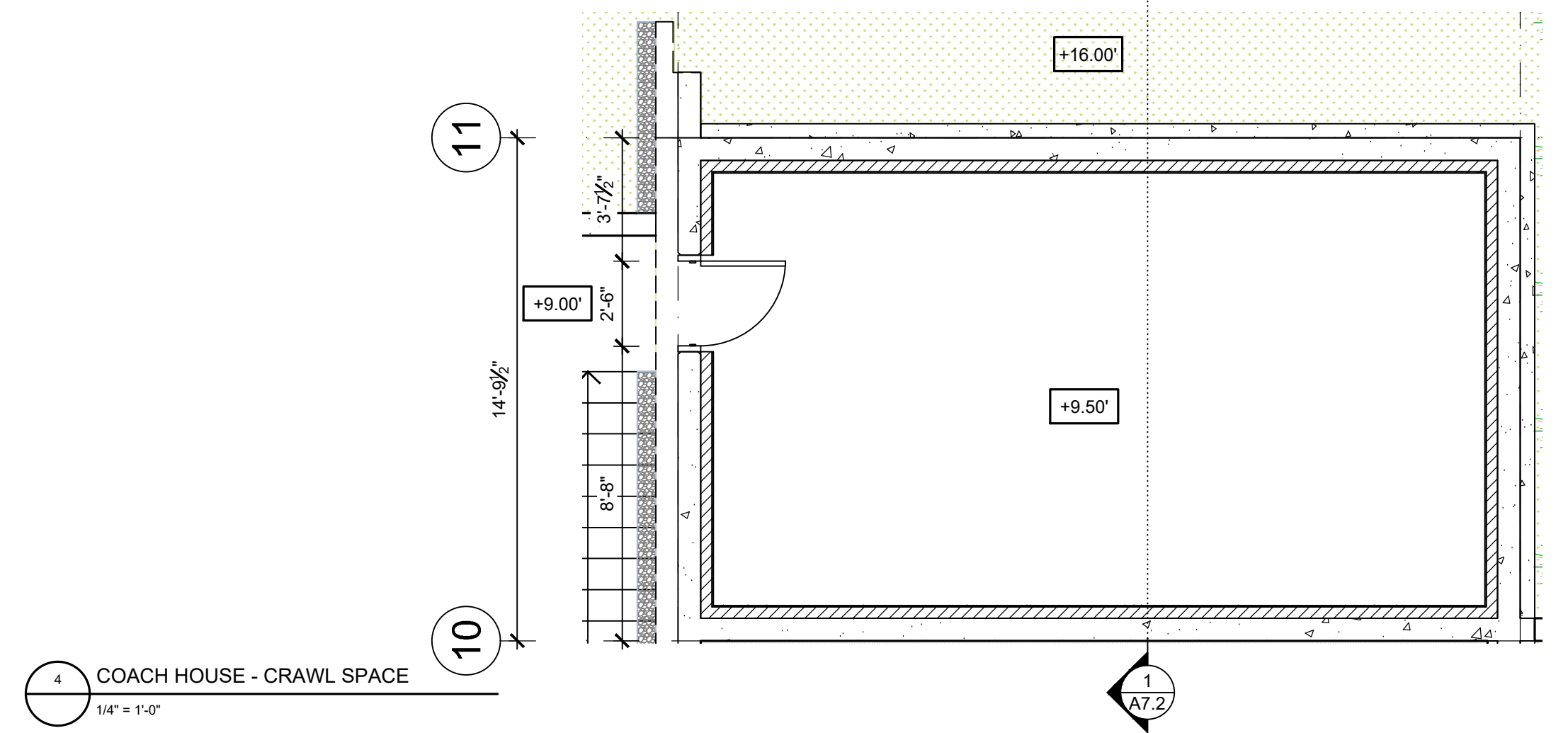
1 COACH HOUSE - CONTEXT PLAN
1/16" = 1'-0"



2 COACH HOUSE - ROOF PLAN
1/4" = 1'-0"



3 COACH HOUSE - PLAN
1/4" = 1'-0"



4 COACH HOUSE - CRAWL SPACE
1/4" = 1'-0"

COACH HOUSE STATISTICS

COACH HOUSE FLOOR AREA RATIO						
ELEVATION	AREA CALCULATIONS	ACTUAL	EXEMPT	NOTES	F.A.R.	COMMENTS
+16.50	COACH HOUSE (ACCESSORY STRUCTURE)	403.00 sq.ft. 37.44 sq.m.	242.19 sq.ft. 22.50 sq.m.	200.00 sq.ft. 18.59 sq.m.	39.19 sq.ft. 3.64 sq.m.	** MAIN FLOOR SET BY FCL REQUIREMENT
+9.5	CRAWL SPACE UNDER COACH HOUSE	375.89 sq.ft. 34.92 sq.m.	100%	LESS THAN 1.8m (height)	- sq.ft. - sq.m.	
TOTAL		778.89 sq.ft. 72.36 sq.m.			39.19 sq.ft. 3.64 sq.m.	

COACH HOUSE SETBACK	ALLOWED	PROPOSED	COMMENTS
FRONT YARD	30'-0"	6'-8"	VARIANCE REQUIRED
EAST SIDE YARD	6'-6"	28'-2"	CONFORMS
WEST SIDE YARD	6'-6"	8'-0"	CONFORMS
REAR YARD / OCEAN SETBACK	30'-0"	128'-8"	CONFORMS
COMBINED SIDE YARD	16'-2"	36'-2"	CONFORMS

Front Yard Setback Variance provided within DVP19-070

BUILDING HEIGHT	ALLOWED	PROPOSED	COMMENTS
ACCESSORY BUILDING (COACH HOUSE)	12.00'	11.88'	CONFORMS PROPOSED GRADE
	3.7 m	3.62 m	REFER TO AVERAGE GRADE CALCULATIONS

Height Variance provided within DVP19-070

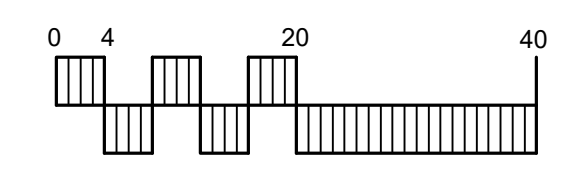
COACH HOUSE - HADDAD RESIDENCE PROPOSED AVERAGE GRADE AT PERIMETER					
A	B	(A+B)/2	LENGTH	PRODUCT	
a-b1	16.00	10.50	13.25	22.20	294.15
b1-b2	10.50	13.50	12.00	1.30	15.60
b2-b3	13.50	16.00	14.75	1.50	22.13
b3-c	16.00	16.00	16.00	24.50	392.00
c-d	16.00	16.00	16.00	16.75	268.00
d-e	16.00	16.00	16.00	1.40	22.40
e-f	16.00	16.00	16.00	1.50	24.00
f-g	16.00	16.00	16.00	23.10	369.60
g-h	16.00	16.00	16.00	2.50	40.00
h-a	16.00	16.00	16.00	1.30	20.80
TOTAL PERIMETER				96.05	
TOTAL PRODUCT					1468.68
AVERAGE PROPOSED GRADE					15.29
MEAN HOUSE HEIGHT ELEVATION					27.12
HOUSE HEIGHT ABOVE PROPOSED GRADE					11.83

EXISTING AVERAGE GRADE AT PERIMETER					
A	B	(A+B)/2	LENGTH	PRODUCT	
a-b	8.50	10.00	9.25	22.20	205.35
b1-b2	10.00	10.00	10.00	1.30	13.00
b2-b3	10.00	10.00	10.00	1.50	15.00
b3-c	10.00	10.60	10.30	24.50	252.35
c-d	10.60	9.60	10.10	16.75	169.18
d-e	9.60	9.60	9.60	1.40	13.44
e-f	9.60	9.60	9.60	1.50	14.40
f-g	9.60	8.50	9.05	23.10	209.06
g-h	8.50	8.50	8.50	2.50	21.25
h-a	8.50	8.50	8.50	1.30	11.05
TOTAL PERIMETER				96.05	
TOTAL PRODUCT					924.07
AVERAGE EXISTING GRADE					9.62
MEAN HOUSE HEIGHT ELEVATION					27.12
HOUSE HEIGHT ABOVE EXISTING GRADE					17.50

BUILDING HEIGHT BASED ON FLOOD CONTROL LEVEL - 4.80 METERS (15.12')					
FCL AVERAGE GRADE AT PERIMETER					
A	B	(A+B)/2	LENGTH	PRODUCT	
a-b	15.12	15.12	15.12	22.20	335.66
b1-b2	15.12	15.12	15.12	1.30	19.66
b2-b3	15.12	15.12	15.12	1.50	22.68
b3-c	15.12	15.12	15.12	24.50	370.44
c-d	15.12	15.12	15.12	16.75	253.26
d-e	15.12	15.12	15.12	1.40	21.17
e-f	15.12	15.12	15.12	1.50	22.68
f-g	15.12	15.12	15.12	23.10	349.27
g-h	15.12	15.12	15.12	2.50	37.80
h-a	15.12	15.12	15.12	1.30	19.66
TOTAL PERIMETER				96.05	
TOTAL PRODUCT					1452.28
AVERAGE FCL GRADE					15.12
MEAN HOUSE HEIGHT ELEVATION					27.12
HOUSE HEIGHT ABOVE FCL GRADE					12.00

REV. NO.	DESCRIPTION	DATE	DRAWN
2	DVP - APPLICATION - R1	06/02/2020	KH
1	DVP - APPLICATION	06/09/2019	KH

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 4369 ERWIN DRIVE
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SHEET TITLE:
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 PLANS

FILE:
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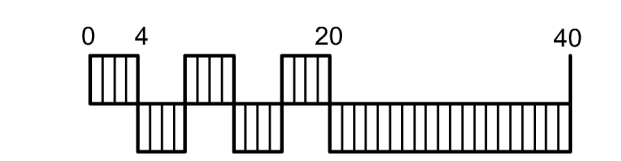
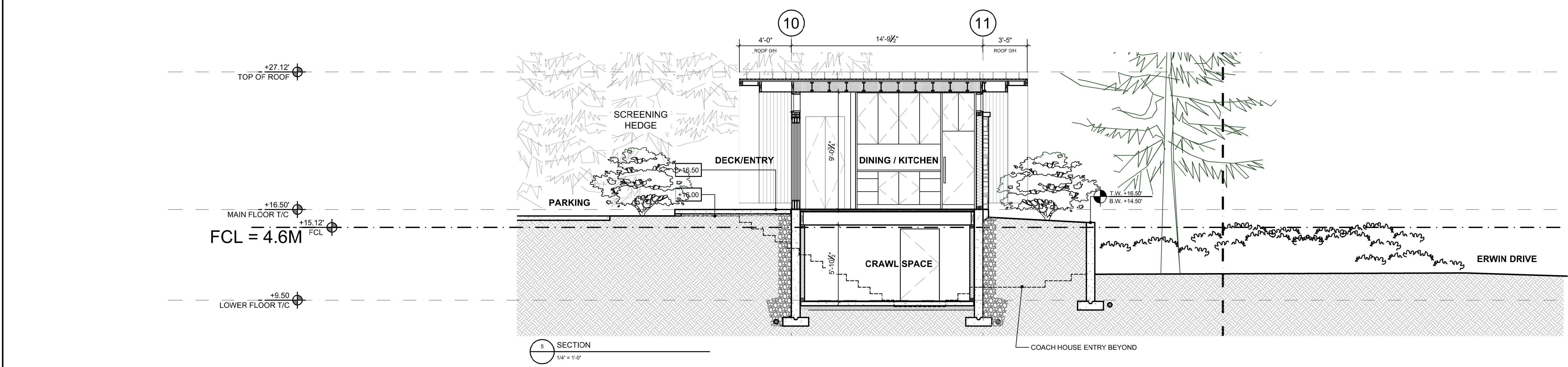
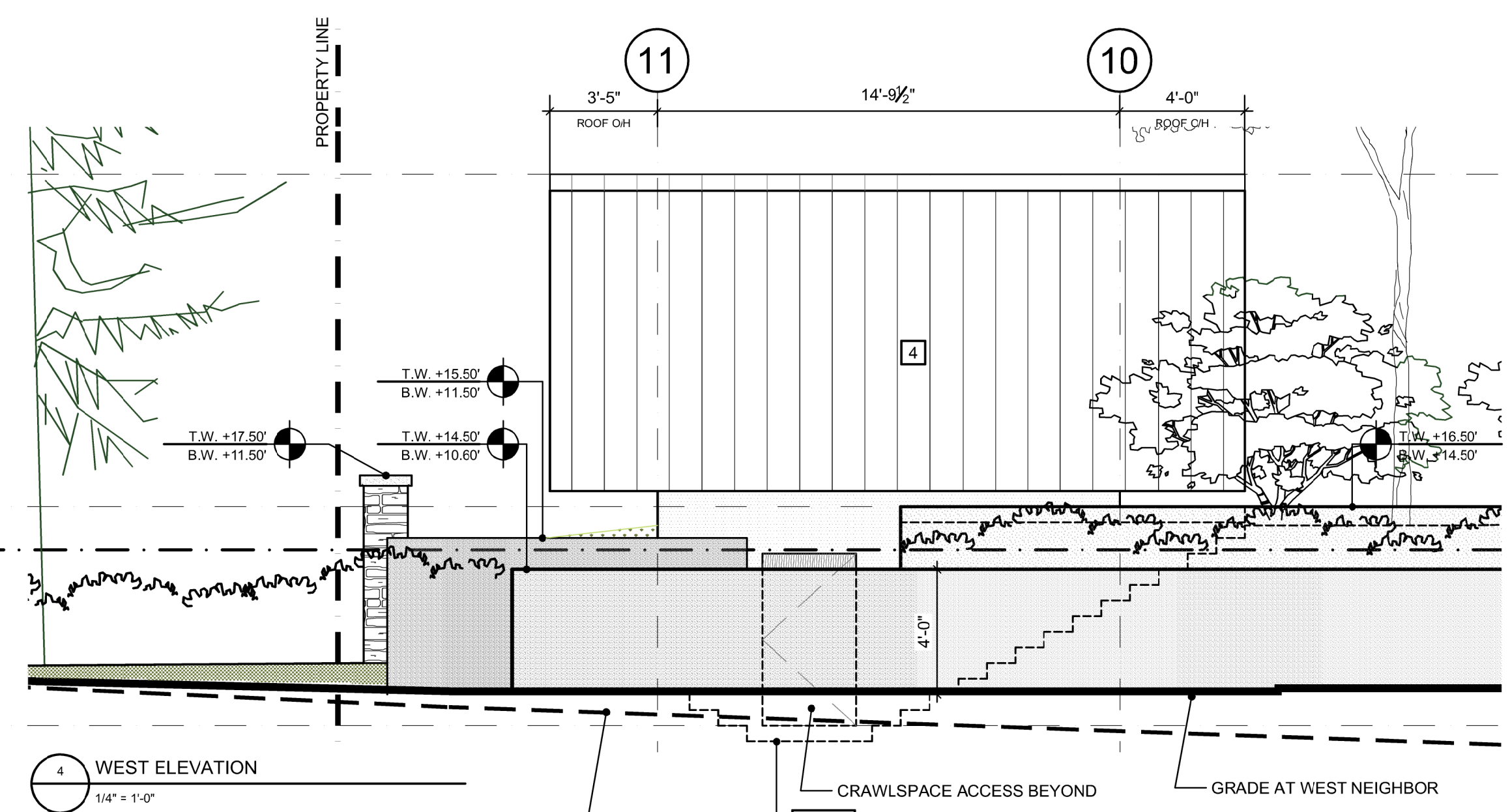
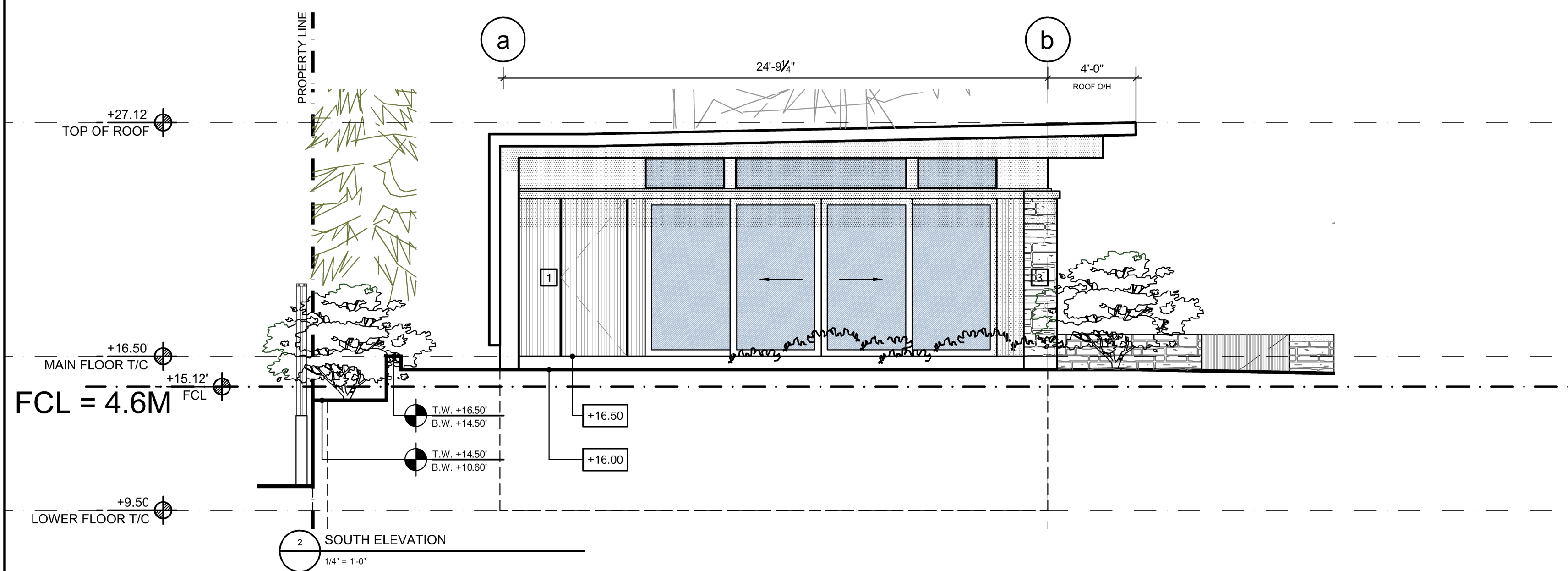
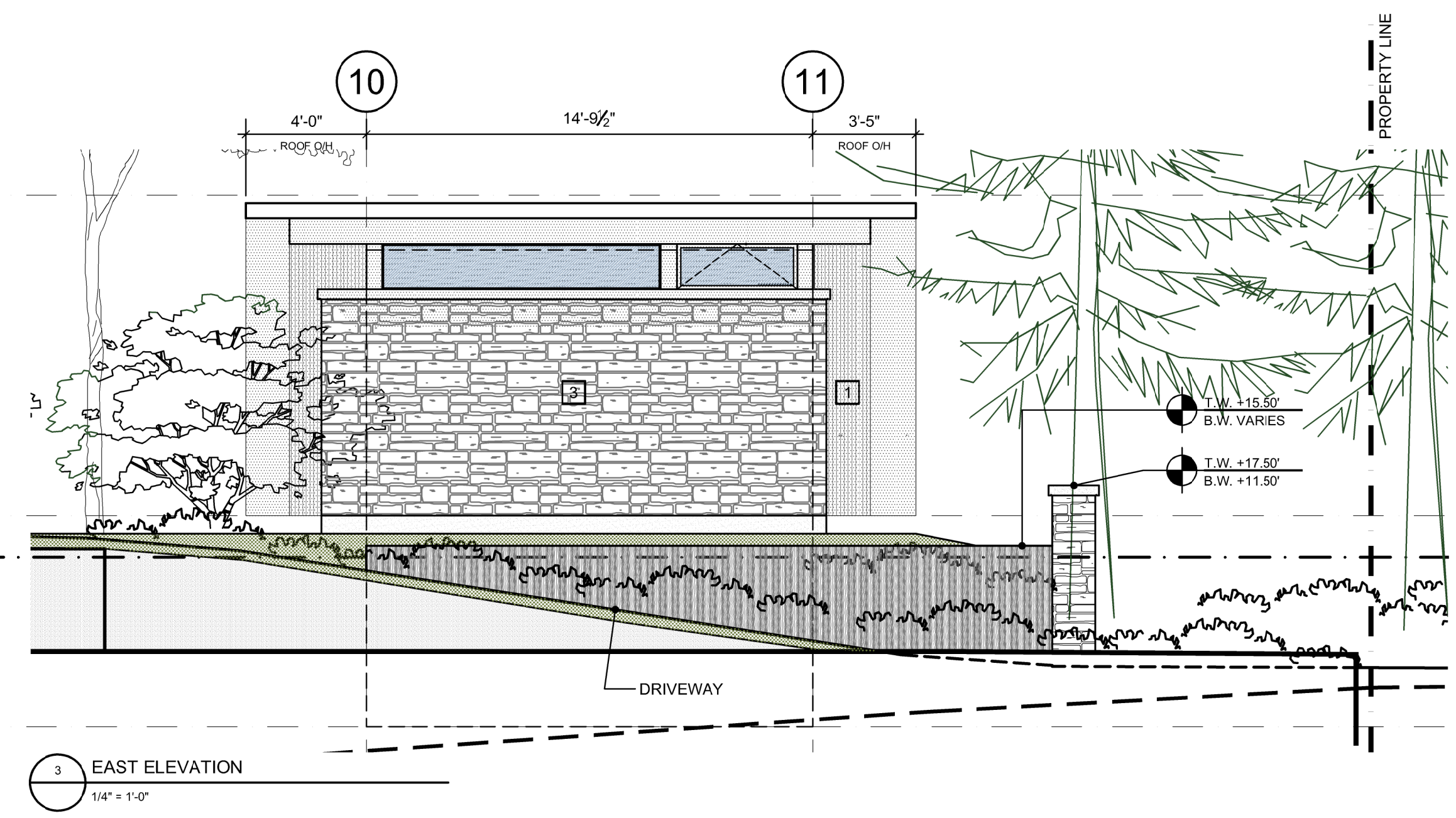
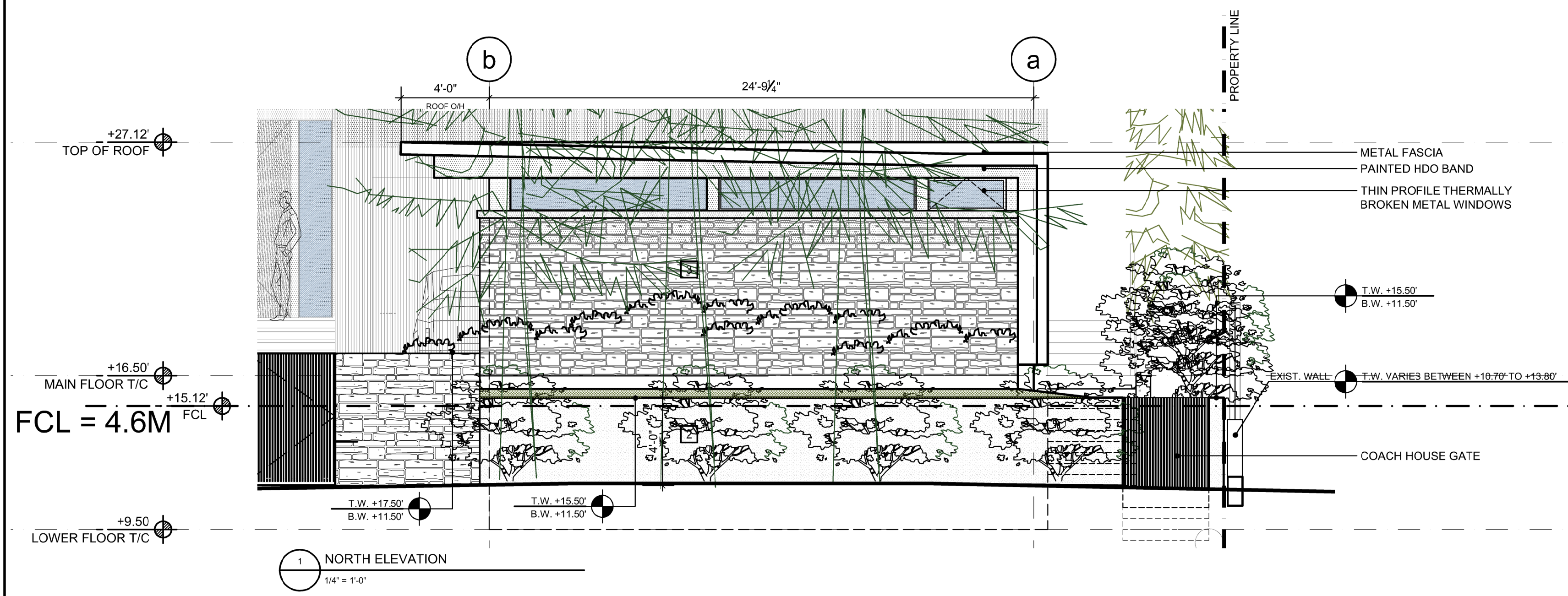
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 DATE: 06/SEPT/2019

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EXTERIOR FINISH SCHEDULE

- 1 VERTICAL WOOD SIDING
- 2 SMOOTH ARCHITECTURAL CONCRETE
TIE ROD PATTERN TBD
- 3 STONE
LAY + TYPE TO BE FINALIZED
- 4 STANDING SEAM METAL
- 5 PAINTED WOOD BAND



REV. NO.	DESCRIPTION	DATE	DRAWN
2	DVP - APPLICATION - R1	11/02/2020	KH
1	DVP - APPLICATION	06/09/2019	KH



HLYNKY + DAVIS ARCHITECTS INC.

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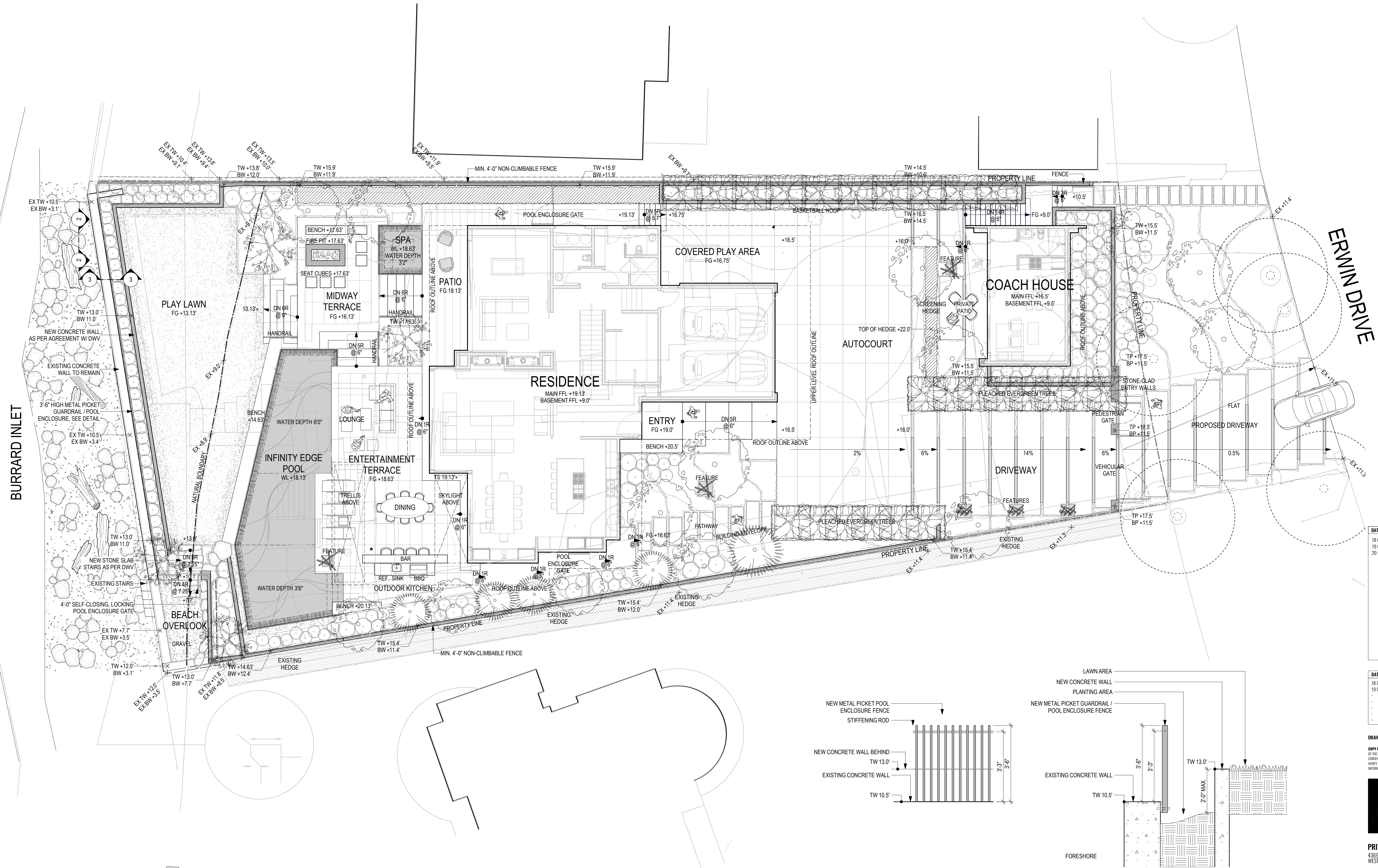
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4369 ERWIN DRIVE
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SHEET TITLE:
COACH HOUSE
ELEVATIONS & SECTION

FILE:
CURRENT ELEVATIONS - HADDAD RESIDENCE - ERWIN DRIVE.dwg

DRAWN: KH
SCALE: 1/4" = 1'-0"
DATE: 06SEPT2019

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DATE	ISSUE / REVISION
18 04 20	ISSUED FOR COORDINATION
19 08 09	ISSUED FOR DWP
20 03 24	REVISED AS PER DWP & REISSUED FOR DWP

DATE	PROJECT STATUS
18 03 29	CONCEPTUAL MASTERPLAN
19 08 09	DP (DEVELOPMENT PERMIT)
-	BU (BUILDING PERMIT)
-	TENDER
-	CONSTRUCTION

DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
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PAUL SANGHA CREATIVE

PRIVATE RESIDENCE
 4369 ERMINN DRIVE
 WEST VANCOUVER, BC

LANDSCAPE MASTER PLAN

DATE : 2020 Feb 10
 DRAWN BY : RS
 CHECKED BY : PS

LDP-1.01 R2

1 LANDSCAPE SITE PLAN
 Scale: 1/8" = 1'-0"

2 FORESHORE FENCE ELEVATION
 Scale: 1/2" = 1'-0"

3 FORESHORE FENCE DETAIL
 Scale: 1/2" = 1'-0"

