VILLAGE OF LIONS BAY

BOARD OF VARIANCE MEETING
OF THE VILLAGE OF LIONS BAY
OCTOBER 12, 2022 at 6:00 p.m.
AT 400 CENTRE RD. LIONS BAY, BC AND
VIA ZOOM VIDEO CONFERENCE

Link to join meeting: https://us02web.zoom.us/j/81293702830
To join via phone, dial 778-907-2071 - Meeting ID: 812 9370 2830

AGENDA

1. **Call to Order**

2. **Approval of the Agenda**
   THAT the October 12, 2022 Board of Variance agenda be approved, as presented.

3. **Approval of the Minutes**
   Board of Variance Meeting – July 20, 2022 (Page 2)
   THAT the July 20, 2022 Board of Variance Meeting minutes be approved as circulated.

4. **Public Comments**

5. **New Business – Applications to be heard** (Page 4)

   i. **Civic Address:** 26 Brunswick Beach Road, Lions Bay, BC

   Legal Description: Lot H Block 19 District Lot 1815 Plan 18523

   Owner: Robert Smith, Jing Chen, Simon Smith, Sarah Smith
   Rodrigo Munguia, representative, on behalf of the owners

   Request: A relaxation of the building height for the pitch roof and flat roof. The roof mean elevation is requested to go from 29'6 3/8" (9.0m) and flat from 24.7' (7.5m) to a new variance of 31'7" (9.64m) mean elevation for sloping roof (a total of 2.1' over height), and 39.18' flat roof deck (a total of 4.14' over height). Per Zoning Bylaw 520, 2017 sec. 7.8 (1)

6. Public Questions & Comments

7. Adjournment

THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

BOARD OF VARIANCE MEETING
OF THE VILLAGE OF LIONS BAY
HELD ON TUESDAY, JUNE 1, 2022 at 6:00 PM
AT 400 CENTRE ROAD, LIONS BAY, BC
AND VIA ZOOM VIDEOCONFERENCE

MINUTES

In Attendance:

Board of Variance:	Morgan Gatto (Chair) Scott Gordon David Lee
Staff:	Carol Lee, Mosaic Writing Group (Recorder) (via videoconference)
Public:	0
Applicants:	Jeffrey and Shelley Browne

1. Call to Order

Morgan Gatto called the meeting to order at 6:03 p.m.

2. Approval of the Agenda

Moved/Seconded
THAT the June 1, 2022 Board of Variance agenda be approved, as presented.

CARRIED

3. Approval of the Minutes

Moved/Seconded
THAT the February 2, 2022 Board of Variance meeting minutes be approved as circulated.

CARRIED

4. Public Comments

A. Jeffrey Browne, Applicant

J. Browne advised that he had informed the neighbouring property owners of the Board of Variance application, and all have indicated their support for the application.

DRAFT

5. New Business – Applications to be Heard

1) **Civic Address:** 222 Panorama Place, Lions Bay, BC
Legal Description: Plan 10595, DL 1575, Lot 24, Block 7
Owner: Jeffrey and Shelley Browne
Request: Approval sought for front yard setback of 7.6 metres to 1.525 metres to accommodate a detached garage in the front yard. Proposed building will be sited 1.525 metres from the front lot line, therefore a relaxation of 6.075 metres is requested.

6. Public Questions and Comments

A. Jeffrey Browne, Applicant
In response to questions from the Board of Variance, J. Browne provided information regarding:
- The grade of the location of the proposed garage
- Stormwater management plans required for the garage given the steep terrain of the property.

Decision
After considering the facts before it, the Board of Variance determined that the requested variance was reasonable and would not result in any negative impact to the neighbouring properties.

Moved/Seconded
THAT the Board of Variance approves the variance to the front yard setback requirement of 7.6 metres to a front yard setback of 1.525 metres as requested through the application from 222 Panorama Place.

CARRIED

7. Adjournment

Moved/Seconded
THAT the meeting be adjourned.

CARRIED
(6:10 p.m.)

RECEIVED
SEP 19 2022

Schedule "A"

Village of Lions Bay
Board of Variance Application Form

I hereby apply for a hearing before the Board of Variance for:

LAND SUBJECT OF THE APPLICATION
Street Address: 26 Brunswick Beach Road, Lions Bay
Legal Description: LOT H BLOCK 19 DISTRICT LOT 1815 PLAN 18523
Zoning: RS-1 Brunswick beach overlay area
OWNER/CONTACT INFORMATION
Full Name(s) of Property Owner(s): Robert Smith/Jing Chen/Simon Smith/Sarah Smith
Full Name of Owner's Authorized Representative (if applicable): RODRIGO MUNGUIA
Address to Which Notices Should be Mailed: [redacted]
Daytime Phone # of Owner or Authorized Representative: [redacted]
Name of Person Who Will Represent Applicant at the Hearing: Robert Smith/Jing Chen/Rodrigo Mungui
TYPE OF APPLICATION (Complete Applicable Section)
A. VARIANCE OF BYLAW RESPECTING SITING, SIZE OR DIMENSION OF A BUILDING OR STRUCTURE [s.540(a)(i)]
Bylaw Name/Number & Section(s) from which relief is sought: ~~7.6.8.1~~ 7.8 (1)
Variance From (current requirement): 29'-6 3/8" (9.0 m) - Roof Mean Elevation 24'7 (7.5m) FLAT SLOPING ROOF 1/3
To (new requirement requested): 31'-7" (9.64 m) - Roof Mean Elevation SLOPING 2.01 OVER 39.18 FLAT ROOF DECK 4.14 OVER
B. EXEMPTION FROM PROHIBITION OF A STRUCTURAL ALTERATION OR ADDITION TO A BUILDING OR STRUCTURE WITH A NON-CONFORMING USE [s.540(c) and s.531(1)]
Bylaw Name/Number & Section(s) Which Previously Permitted Use:
Bylaw Name/Number & Section(s) Which Resulted in Legal Non-Conforming Status:

- REVISED -

DKB Sept 22 2022

Continuing Non-Conforming Use:
Structural Alteration or Addition Desired: *Note: If alteration or addition will result in a structure contrary to current bylaw siting, size or dimension requirements, also complete Section A.*
C. APPEAL OF BUILDING INSPECTOR'S DETERMINATION OF DAMAGE TO NON-CONFORMING BUILDING [s.532(1) and s.544]
Date of Building Inspector's Determination (application must be filed within 30 days):
Summary of Building Inspector's Determination (copy attached):
Determination Requested of Board:
D. EXEMPTION TO RELIEVE HARDSHIP FROM EARLY TERMINATION OF LAND USE CONTRACT [s.543]
Bylaw Name(s)/Number(s) & Section(s) from which relief is sought:
Variance From (current requirement):
To (new requirement requested):
STATEMENT OF HARDSHIP (not required for Type C applicants)
I allege that compliance with either the bylaw or section 531(1) [strike one] would cause me hardship by: The floodplain elevation is impacting the design of livable areas of the house. The main living (habitable) areas need to be raised to the upper floors and can only start at 6.1m (FCL) above site Avg Grade and this is impacting the roof peak calculation. Without the variance, there would be a substantial loss in the permitted FSR which has a direct impact on the livable space of the house, in turn negatively effecting the land/property value of Lot H, as it will also do to numerous other properties in the BBO area. (attach additional pages if necessary)
TIME REQUIRED TO COMPLETE Respecting Type A or B applications, the Board may specify a time for completion of the construction of the Building or Structure permitted by the minor variance or exemption, after

which the permission or exemption would terminate. If your application is permitted, when do you expect to complete the work?

ADDITIONAL INFORMATION/REASONS SUPPORTING THE APPLICATION

(Attach additional pages if required)

ATTACHMENTS

Fee and Title Documents:

- ☑ A Non-refundable application fee of $500.00 (cash or cheque), payable to the Village of Lions Bay.
- ☑ A Title Search Print dated within 30 days of the application and copies of all registered non-financial encumbrances noted thereon.

Drawings Which May be Required:

- ☑ A site plan showing the location of all Buildings and Structures, or proposed Buildings or Structures, on the subject property, preferably prepared and signed by a BC Land Surveyor A floor plan (for existing and proposed Buildings) showing space uses and door and window locations, preferably certified by an architect or structural engineer.
- ☐ A Building or Structure elevation plan preferably certified by an architect or structural engineer, including original and proposed alterations to site levels, if applicable.

Other Documents Which May be Required:

- ☑ A geotechnical engineer's report with respect to drainage, topography, and other geotechnical considerations.
- ☐ Explanatory materials and such other additional information as may be advisable in support of the application (eg: photographs, letters of support, etc.)

The Village Building Department may have some of the documents noted above -- check first before ordering new. Further information may be required to enable the Board of Variance members to visualize the proposal and its relationship to the surrounding area. Approval, if given by the Board, is for the plans submitted. Changes to plans after the Board's decision will require a new application.

SIGNED BY ALL OWNERS ON TITLE ON September (month) 1 (day), 2022 (year):

[redacted]

Note: Decisions of the Board of Variance regarding Type A, B or D applications are FINAL, other than an appeal to the BC Supreme Court in respect of procedure under the *Judicial Review Procedure Act*. Decisions regarding Type C applications may be appealed by the applicant or the Village of Lions Bay to the BC Supreme Court. Information in this application is subject to the *Freedom of Information and Protection of Privacy Act*.

IMPORTANT INFORMATION

On finding hardship, the Board may order a minor variance or exemption if it would not:

(a) result in inappropriate development of the site;
(b) adversely affect the natural environment;
(c) substantially affect the use and enjoyment of adjacent land;
(d) vary permitted uses and densities under the applicable bylaw; or
(e) defeat the intent of the bylaw.

An order of the Board must not:

(a) be in conflict with a registered *Land Title Act* Covenant;
(b) deal with a matter covered in a land use contract or permit;
(c) deal with a phased development agreement;
(d) deal with a floodplain specification under the *Local Government Act*; or
(e) apply to a heritage property.

nhc

5.4 Building Setback

The provincial flood hazard area land use guideline (BCMFLNRD, 2018) recommends that the building setback should be at least the greater of 1) 15 m from the future estimated natural boundary of the sea at year 2100 and 2) landward of the location where the natural ground elevation contour is equivalent to the year 2100 FCL.

In very general terms, the natural boundary often corresponds to the limit of riparian vegetation, which in turn generally corresponds to the elevation reached by wave runup under combined storm and water level conditions expected to occur on an annual basis. At an elevation of 2.9 m, the current limit of riparian vegetation is approximately 1 m above the high water mark (HHWLT). Considering sea level rise in the future, the natural boundary is expected to move further landwards and closer to the proposed dwelling, as the property is relatively low and levelled – only approximately 0.1 to 0.4 m above the future high water mark.

A setback of 15 m from either the locations recommended by BCMFLNRD (2018) as indicated above considerably limits the development of the property, if not completely as the ground elevation of the entire property is below the 2100 FCL.

With the erosion hazard deemed low for the site, the Village of Lions Bay's bylaw requirement for a setback of 15 m from the existing natural boundary is considered safe. However the setback of the proposed dwelling is approximately 13.5 m. Accordingly, it is recommended that mitigation measures be implemented to prevent undermining of the building's foundation as a result of erosion or scour. Such measures are suggested further below.

6 Summary and Recommendations

A flood hazard assessment was conducted for the property located at 26 Brunswick Beach Road in the Village of Lions Bay. It is expected that coastal flooding originating from Howe Sound is the primary mechanism for flood hazards (i.e., in comparison to fluvial hazards). From this assessment, the hazard was characterized and the property deemed safe for use provided the following recommended mitigation measures are adhered to:

1) An FCL of 6.1 m (CGVD2013) is adopted for the site for long-term infrastructure (design life >= 30 years); an FCL of 5.4 m (CGVD2013) may be adopted for short-term infrastructure (design life < 30 years).

2) The underside of any wooden floor system, or the top of any concrete floor system used for habitation is at or above the applicable FCL.

3) Building entrances and windows to habitable areas are no lower than the applicable FCL. A lack of building entrances at or above the applicable FCL may complicate any emergency rescue during a flooding event and therefore poses a risk to safety.

4) A 13.5 m setback from the existing natural boundary is adopted for this site provided that the mitigation measures listed below in 5) are considered.

nhc

5) Any structure that is above ground and below the FCL or reliant on erodible soils that extend below the FCL is protected against or designed to withstand erosion from water; this could potentially be achieved through either:

   a. Founding of structures on bedrock;

   b. Founding of structures on supports capable to withstand exposure to at least 2 m below the adjacent ground, unless indicated otherwise by a qualified professional;

   c. Armouring foundation to protect against erosion and scour (such armouring is to be designed by a qualified professional).

6) Shoreline conditions and any scour and erosion mitigation measures are inspected annually and following any large wave event occurring at high water level (waves in excess of 1 m). If substantial shoreline changes are identified, then a qualified professional is retained to provide assessment.

7) Any areas below the FCL, such as an underground parking or crawl space provide pedestrian exits that extend to or above the FCL and are adequate for evacuation during a flood and under lack of electrical power.

8) The area should be landscaped such that drainage of the ground on and surrounding the property is ensure and that ponding of water is avoided.

9) Main electrical switchgear (i.e., control panel, fuse, circuit breaker) is above the FCL. Any electrical supply below the FCL (i.e., lighting or electrical outlets) is protected by ground fault circuit interruption (GFCI) located above the FCL or protected through other methods approved safe up to the FCL by an qualified professional.

10) Mechanical equipment is above the FCL or otherwise constructed to be safe for inundation up to the FCL.

11) Preliminary and final building plans are formally reviewed by a qualified registered engineer to ensure they meet the recommendations presented within this FHA prior to construction.

This assessment is based on ground slopes between the beach and the house as recorded during NHC's site visit. Any changes to the shoreline and waterfront, such as construction of a seawall, infilling the yard to reduce frequency of flooding, etc. could alter the FCL and should therefore only be done in conjunction with a review by a qualified professional.

Despite the results and application of recommended mitigations, a residual flood hazard from Howe Sound still exists; that is, less frequent events (AEP <0.5%) may exceed the design values and mitigation measures presented. Furthermore, hazards other than flood hazards from Howe Sound, such as geotechnical, fire, and wildlife hazards have not been assessed as part of this assessment. Stormwater and sediment management has not been designed or assessed through this study and may also impose hazards if not adequately addressed.

This flood hazard assessment was conducted following EGBC 2018 Class 1 flood hazard assessment guidelines. A summary of the EGBC criteria for such an assessment is presented in **Table 7**.

GLOBAL EARTH SOLUTIONS
GEOTECH INC.

Earth & Environmental Consulting

March 30, 2022 GES Project No. 21003

Attn: Rodrigo Manguia, Trim Design

Re: UPDATED PRELIMINARY GEOTECHNICAL REPORT
PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
26 BRUNSWICK BEACH RD, LIONS BAY, BC

1.0 Introduction

As requested, GES Geotech Inc (GES) is providing this Preliminary Geotechnical Report, as a desktop geotechnical study of the subject site. No intrusive investigation was carried out. The site will have to be raised to comply with the flood construction level (FCL), which is being developed through flood modelling and analysis by Northwest Hydraulics. At the time of writing this report we have not seen a copy of the FCL report by Northwest Hydraulics.

Ken Wong of Interex Management provided the Authorization to Proceed with this Preliminary Geotechnical Report, via a signed Agreement dated Feb 23, 2021. This report presents an update to our March 5, 2021 Preliminary Geotechnical Report, and includes a review of the February 26, 2021 Flood Hazard Assessment (FHA) report by Northwest Hydraulic Consultants Ltd (NHC Report); the latter report was prepared with the understanding that The ground in front (seaward) of the proposed dwelling will remain at the existing elevation following construction. The FHA report addressed the 1 in 200 year flood event which is the currently accepted threshold in BC.

The FHA report recommends a flood construction level (FCL) of 6.1m for the design life of the proposed SFR development, with the top of the concrete floor level and the underside of any wooden floor systems for habitation, as well as the building entrances and windows to habitable areas, to be at or above the FCL elevation. Further, the report adopts a 13.5 m setback from the natural boundary for this site, provided that the report's recommendations for mitigation measures are followed; for details of NHC's recommendations, reference should be made to the 2021 NHC Report.

2.0 Site Conditions

The subject site is located at 26 Brunswick Beach Rd in Lions Bay. The site is a "rectangular" shaped lot. The site is bounded to the west by the ocean, to the north by unoccupied land, to the east by Brunswick Beach Rd, and to the south by existing private

residence; see attached Figures 1 and 2 for general site location and elevations. Site elevation is between about 6 to 7 m above sea level (ASL), and the site slopes from east to west, having a gradient of about 8%-10%.

3.0 Anticipated Subsoil Conditions

Based on our previous experience working on another property at Brunswick Beach Rd, we anticipate the subsoils to comprise of native gravels and sands with rock and boulder. Furthermore, we understand that there could be an increase in the site elevations for the main floor of the new proposed building due to requirements for flood protection anticipated as a function of climate change and climate risk management considerations; the latter recommendations are within the purview of Northwest Hydraulics.

To confirm the anticipated subsoils, the Owner may choose to excavate a test pit to depths of 3-4 m (below existing ground level) at the time that site preparation works are underway. GES would be pleased to attend site at that time to review and log the subsoils during test pitting, and subsequently, if deemed necessary, modify any of the recommendations included in this report.

Based on our previous experience, we estimate that Site Class, corresponding to the elevation of the proposed development, is Class C. We estimate the Serviceability Limit State (SLS) net allowable bearing capacity to have a minimum value of 100 kPa (~ 2,000 psf) for the native sands and gravels; this design value for net allowable bearing capacity would likely increase based on the results of an exploratory test pit investigation that would most ideally be carried out prior to commencement of construction and/or at the time of demolition of the existing house.

4.0 Conclusions and Recommendations

The recommendations presented in the following sections of this report are based on our experience with similar projects along Brunswick Beach Rd. The subsurface conditions at the site are anticipated to comprise native gravels, sands, cobbles and boulders. Further, it is expected that general site grade will be increased in elevation in order to comply with the recommendations made by Northwest Hydraulic Consultants respecting their recommended 6.1 m FCL requirements.

Accordingly, and based on our experience gained from similar sites, any conventional residential house situated within the gravel and sand deposit of the subject site can be supported on conventional shallow strip and spread footings with slab-on-grade resting on the gravel and sand deposits, accompanied with suitable provisions, provided that the recommendations made above and in the following paragraphs are adhered to.

Foundations and Floor Slabs

The proposed SFR may be supported on shallow strip and spread footings placed on undisturbed organic-free gravel and sand deposits. The footings placed on the prepared

subgrade may be designed against live and dead loads using an SLS net allowable bearing capacity of about 100 kPa (2,000 psf) for the native gravel and sand deposits. Footings designed and constructed in accordance with the recommendations discussed in the subsequent paragraphs are estimated to sustain total settlements in the order of maximum 20 mm for the proposed residential houses using a layer of 0.3 m of properly compacted ¾" clear crushed gravel overlying the trimmed gravel and sand subgrade.

The minimum footing widths should be 450 mm (18 inches) for strip footings and 600 mm (24 inches) for spread footings. The base level of the footings should have a minimum soil cover of 0.6 m (2 ft.) for protection against frost heave. Differential settlements that occur between adjacent column footings are not expected to exceed 12.5 mm (one-half inch). Footing areas should be cleaned off of any loose or softened material prior to pouring concrete. Water should not be allowed to pond in footing subgrades. Alternatively, a minimum 50 mm (2 inches) thick skim coat of lean mix concrete should be placed over footing subgrade immediately after excavation and Subgrade Review to prevent soil degradation. Floor slabs should be structurally separate from foundations supporting walls and columns, or should be structurally designed to accommodate potential differential settlements between the slab and foundations. Floor slabs should be constructed on a well-compacted granular base layer consisting of a minimum 450 mm thick well-graded 19 mm minus sand and gravel with no more than 5% fines (passing the 75-micron sieve). The granular base layer shall be compacted to minimum 100% Standard Proctor Maximum Dry Density (SPMDD). It is recommended that site preparation and excavations for footings and slab-on-grade be reviewed in the field by GES in order to confirm the subgrade conditions and the bearing capacity value recommended above.

Structural Fill

Structural fill may be required to raise the grade or for replacing unsuitable subgrade materials. Structural fill materials should consist of clean, free draining well-graded sand and gravel materials with less than 5% fines (passing the 75-micron sieve). Structural fill should extend beyond the footing edges a distance equal to the depth of the structural fill placed below the footing and slab-on-grade. Similarly, structural fill should extend a distance equal to the depth of the structural fill below the pavement structures. The fill should be placed in maximum lifts of 150 mm (0.5 ft.) and compacted to at least 100% of its Standard Proctor Maximum Dry Density (ASTM D-698).

Seismic Considerations

Based on the subject site's latitude and longitude and as per the 2015 National Building Code of Canada for the 2% in 50 years probability of occurrence (i.e., the 1 in 2,400-yr return period), the Peak Ground Acceleration (PGA) is 0.4g.

As mentioned earlier, Soil Class for the subject property, which is underlain by native gravel and sand deposits, is estimated to be Class C.

Given the relative density and type of subsoils (i.e., native gravels and sands) that are anticipated at the subject site, the proposed site is not considered to be susceptible to liquefaction during a major seismic event; however the proximity to the prevailing groundwater level must first be determined prior to commencement of construction activities in order to confirm the above lack of concern regarding susceptibility to liquefaction. Groundwater levels are typically determined by means of a test pit investigation; see above sections for recommendations regarding the proposed test pit investigation prior to commencement of construction.

Damages due to differential lateral and vertical movements and tension cracking of the soil surface could occur after a strong magnitude earthquake. Damage to the buildings during a major earthquake will likely be mitigated if foundation footings are tied together structurally; the latter is a decision for the Project Structural Engineer of Record (SER).

Pavement Structure

Due to presence of gravel and sand deposits that are anticipated to underlie the subject site, the possibility of cracking and settlement of the pavements is very unlikely if any pavement is constructed on the native gravel and sand deposits, with the understanding that any topsoil or organic materials must first be removed off-site. In order to achieve proper construction of the pavement structure the following recommendations shall be followed:

> The subgrade material shall be removed and over-excavated to allow for placement of proper competent pavement base. Native clean gravel and sand materials or other proper engineered fill can be used as pavement base followed by placement of a 30 cm layer of ¾" minus clear crushed gravel on top of the compacted subgrade; the clear crushed gravel shall be compacted to achieve the 100% Standard Proctor Density value.

5.0 Construction Field Reviews

GES Geotech should be notified to conduct field reviews during construction. This is to confirm that the site conditions encountered are consistent with the design assumptions, and to ensure that construction is following the general intent of this report and design recommendations. It is our recommendation that field reviews shall include the following:

- Commencement of site preparation works
- Drainage system review
- Site visits and subgrade review prior to pouring concrete for the footings
- Reviewing and density testing (by others) to verify compaction of sub-base and base layers in pavement areas.

GES Geotech should be notified at least 72 hours prior to the need for a geotechnical field review and/or construction compliance testing being required.

6.0 Limitations

The recommendations presented in this report are based on GES's interpretation and understanding of site conditions and the information provided for the proposed development. To properly understand the suggestions, recommendations and opinions expressed in this report, reference must be made to the report in its entirety. We cannot be responsible for use, by any party, of portions of the report without reference to the whole report. In addition, any variations in structure locations or anticipated loading from those utilized in this report should be brought to our attention immediately; any variations in structure locations or anticipated loading may affect our recommendations.

7.0 Closure

The report has been prepared following generally accepted geotechnical engineering principles and practice. The main purpose of this report was to describe the subsurface soil and groundwater conditions and provide Updated Preliminary Geotechnical Recommendations for the construction of the proposed SFR Development. Provided the recommendations set out in this report are implemented, the development can be undertaken as proposed. This report has been completed for the exclusive use of Mr. Rodrigo Manguia as the architectural designer and agent for the project located at 26 Brunswick Beach Rd in Lions Bay, BC. Any use of the information contained in this report by third parties or for other than the intended purpose must *first* be approved in writing by GES.

We trust the information presented in this report meets your immediate requirements. Should you have any questions please do not hesitate to contact us.

Yours truly,

GES Geotech Inc – A Slate Holdings Company
EGBC Permit: 1001508

Prepared by: Reviewed by:



Zolfaghar (Parviz) Kheyruri, MSc
Senior Geotechnical Specialist

Mahmoud Mahmoud, PhD, PEng, FEC, FGC (Hon)
President

Attach: Figures 1 & 2

ZPK/MM/sm

220330R SFR - 26 Brunswick Beach Rd, Lions Bay.docx



Figure 1: 26 Brunswick Beach Rd, Lions Bay Location of Site & Elevation

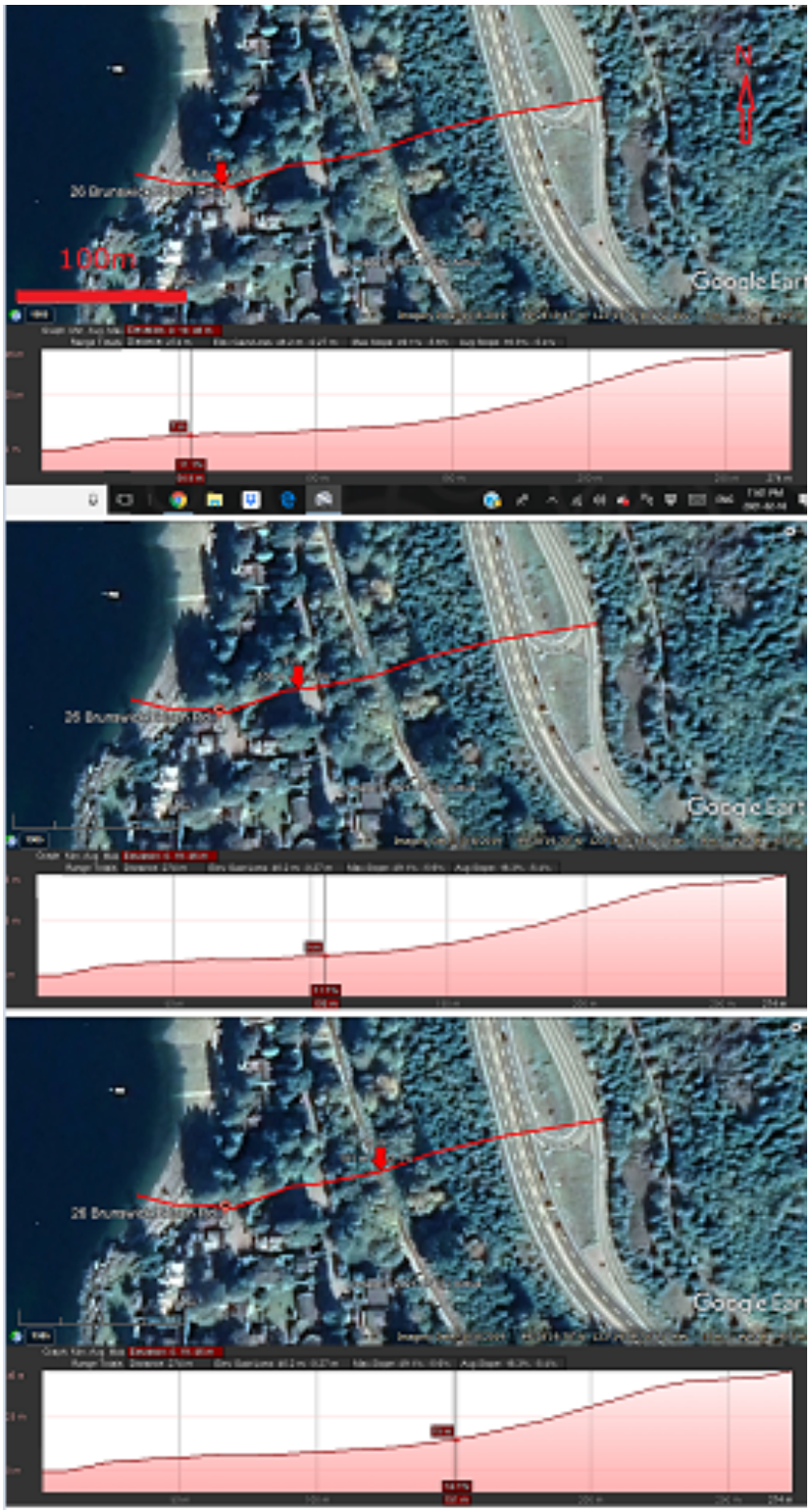


Figure 2: 26 Brunswick Beach Rd, Lions Bay Location of Site & Profile

PROJECT STATISTICS:

CIVIL ADDRESS:
26 BRUNSWICK BEACH ROAD, LIONS BAY, B.C.

LEGAL ADDRESS:
LOT "H" BLOCK 19 DISTRICT LOT 1815 GROUP 1, NWD, PLAN 18523

PID:
007-146-825

ZONING:
RS-1 BRUNSWICK BEACH OVERLAY AREA

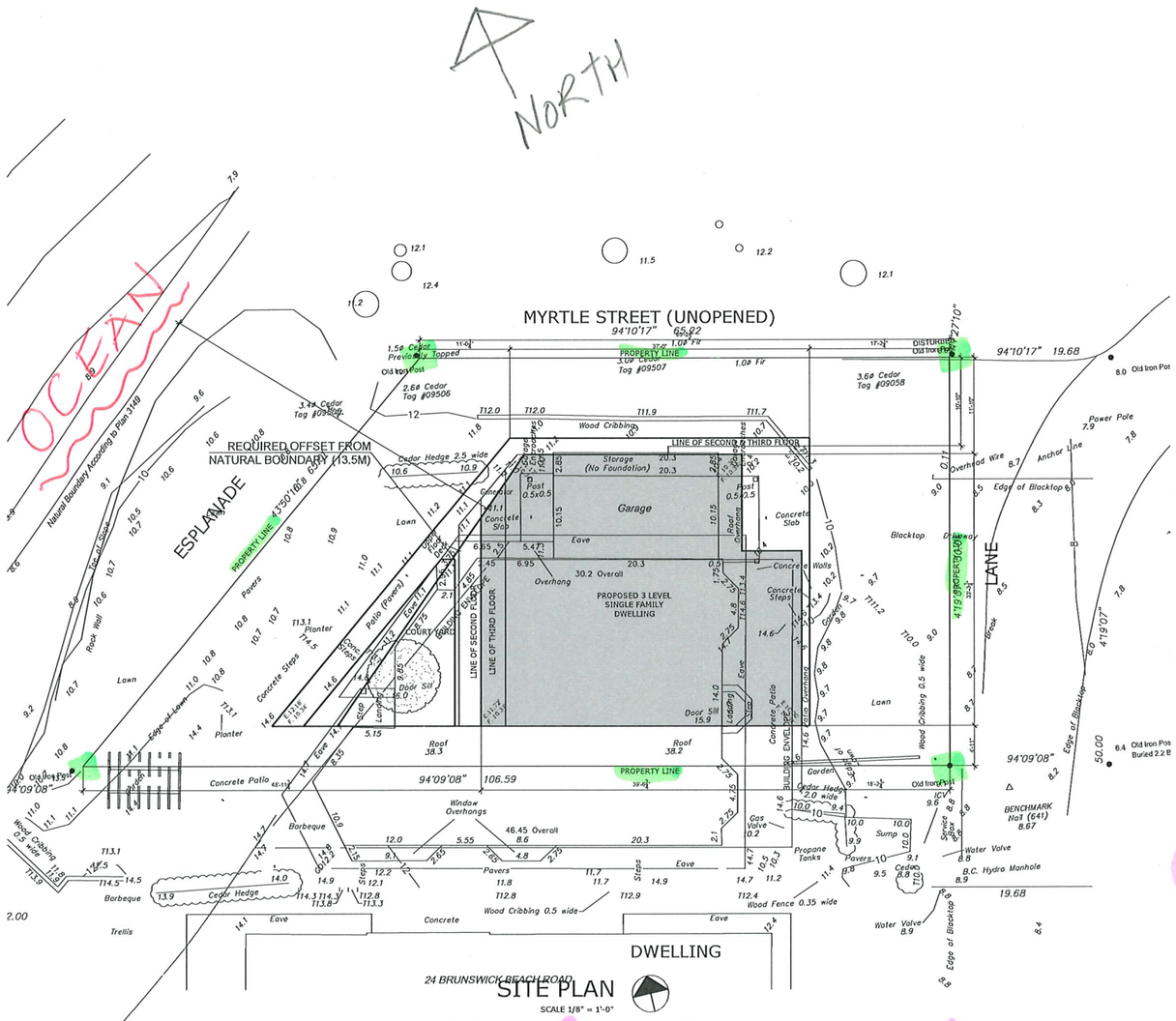
LOT DEPTH (AVERAGE):
85.91 FT [26.18M]

LOT WIDTH :
50.01 FT [15.24M]

LOT AREA:
4297 SQ.FT [399.20M2]

BUILDING FOOT PRINT:
1217 SQ.FT [113.06M2]

TOTAL PARCEL COVERAGE:
1217 SQ.FT [28.3%]



SITE PLAN
SCALE 1/8" = 1'-0"

FOR BofV ONLY
NOT FOR B/P

RS-1 BRUNSWICK BEACH - ZONING

PERMITTED	PROPOSED
7.1.1(a) OUTRIGHT APPROVAL USE	
SINGLE DETACHED DWELLING	SINGLE DETACHED DWELLING
7.6.1(b) MAX DENSITY	
FAR 0.25 + 240M2 = 3657.59 SQ.FT. [339.8M2] MAIN FLOOR SECOND FLOOR THIRD FLOOR GARAGE	3384.52 SQ.FT.[314.43 M2] 722.12 SQ.FT [67.87 M2] (EXCL. ELEVATOR SHAFT 38 SQ.FT) 1387.34 SQ.FT [128.89 M2] (EXCL.ELEVATOR SHAFT 38 SQ.FT) 1227.00 SQ.FT [113.99 M2] (EXCL. ELEVATOR SHAFT 38 SQ.FT) 48.06 SQ.FT [4.46 M2]
7.6.1(c) PARCEL COVERAGE	
12.5% + 180M2 = 2474.63 SQ.FT.[229.9M2]	2360.57 SQ.FT. [219.30 M2]
7.6.1(e) MAX GARAGE EXCLUDED FROM FAR	
430.56 SQ.FT. [40M2]	448.06 SQ.FT. [4.46 M2]
7.6.2(b) FRONT SETBACK	
THE LESSER OF 7.5 METRES OR 20 PERCENT OF THE PARCEL DEPTH, TO A MINIMUM OF 4.5 METRES FROM ANY OTHER FRONT PARCEL LINE; 24' - 7 5/16" [7.5M] > 20% OF 85'- 10 15/16" = 17' - 2 3/16"FT [5.24M]	18' - 2 1/4". [5.24 M]
7.6.2(a) REAR SETBACK	
14' - 9 1/8"[4.5M]	14' - 9 1/8" [4.5 M]
7.6.2(d) INTERIOR SIDE YARD SETBACK	
4' - 11 1/16" [1.5M]	4' - 11 1/16"[1.5 M]
7.6.2(e) EXTERIOR SIDE YARD SETBACK	
9' - 10 1/16" [3.0M]	9' - 10 1/16" [3.0 M]
7.6.8.1 MAX BUILDING HEIGHT	
SLOPING 29' - 6 3/8" FT [9.0M] (ROOF MEAN Elevation FLAT 24.07	31' - 7" [9.64M] (ROOF MEAN ELEVATION 28.84
4.19.2 MIN BUILDING ELEVATION	
a) 0.7 METRE ABOVE 200 YEAR FLOOD LEVEL, WHICH LEVEL HAS BEEN ESTABLISHED BY THE MINISTRY OF ENVIRONMENT. b) 3.1 METRES ABOVE THE NATURAL BOUNDARY OF A WATERCOURSE WHERE THE 200 YEAR FLOOD LEVEL HAS NOT BEEN ESTABLISHED; AND c) 1.6 METRES ABOVE THE NATURAL BOUNDARY OF THE SEA.	

SEE N.H.C. REPORT PAGE 20 & 21 SUMMARY AND RECOMMENDATIONS *

DAB

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2.1 OVER.
4.14 OVER

SEE A4

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303-788 Beatty Street,
Vancouver, BC V6B 2M1
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info@trimstudio.ca

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REVISION NO :		

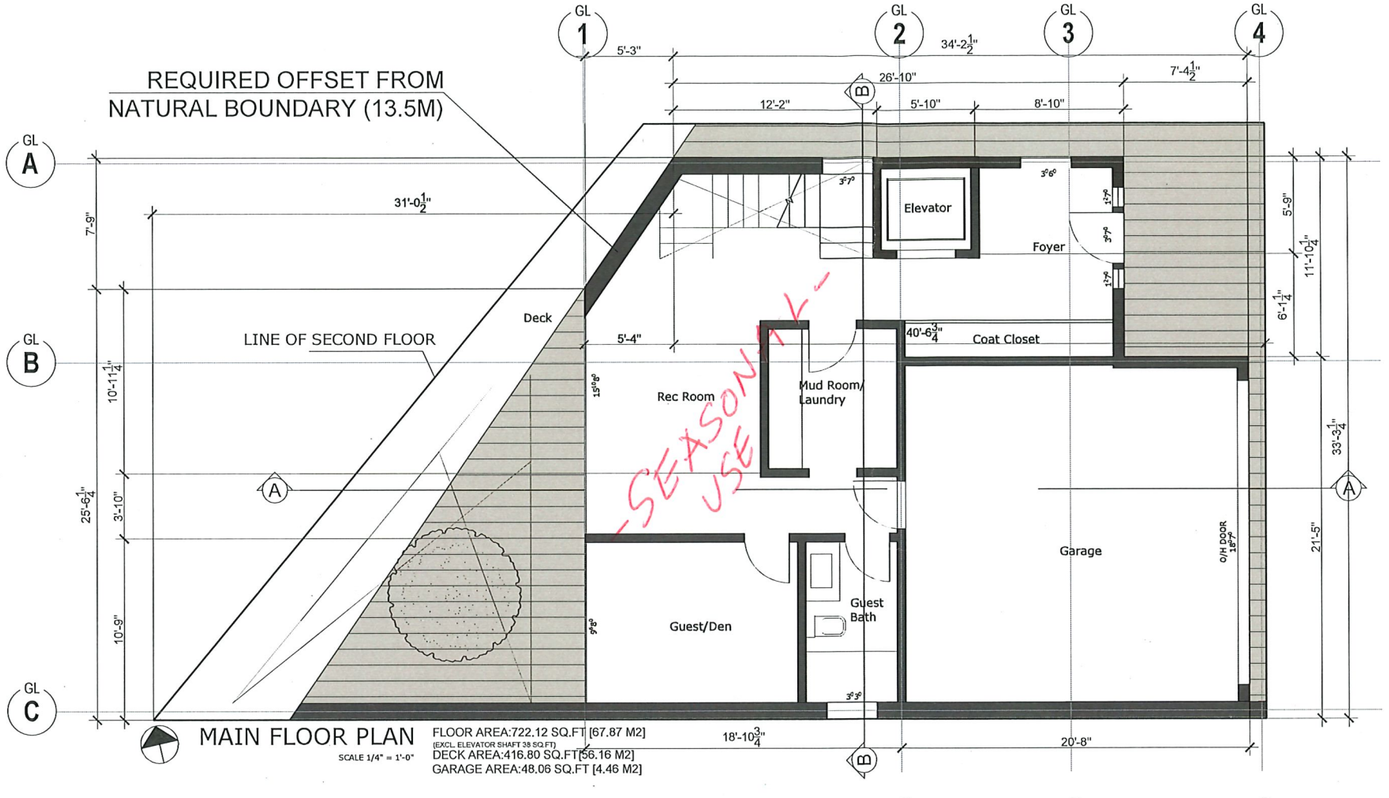
PROJECT :
26 BRUNSWICK BEACH ROAD, LIONS BAY BC

DRAWING TITLE :
SITE PLAN

DATE	MARCH, 2022
SCALE	1/4" = 1'-0"
DRAWN BY	R.M.
CHECKED BY	N.B
PROJECT NO.	DRAWING NO. A1

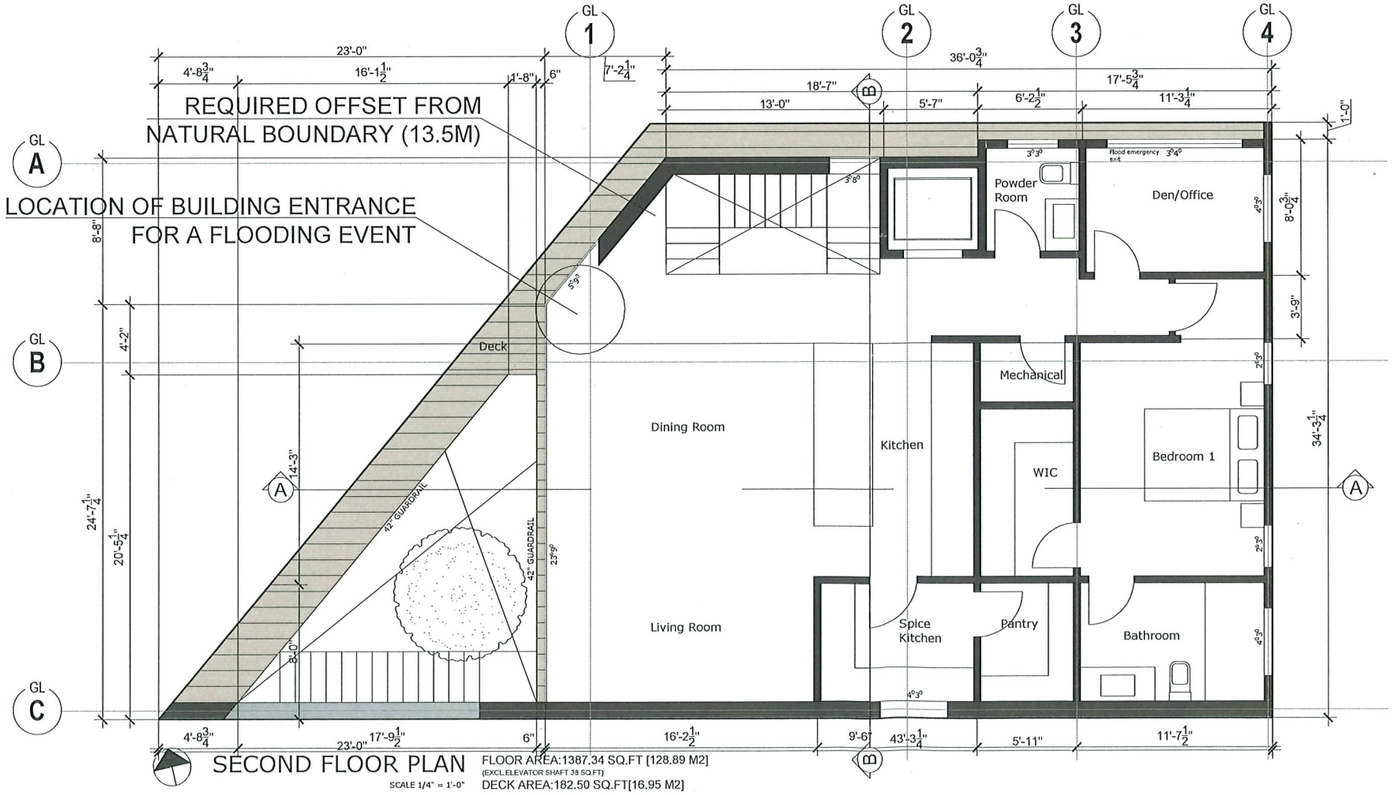
DAB
REVIEWED
SEPT 22 2022

FOR REVIEW



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

FLOOR AREA:722.12 SQ.FT [67.87 M2]
(EXCL. ELEVATOR SHAFT 38 SQ.FT)
DECK AREA:416.80 SQ.FT [56.16 M2]
GARAGE AREA:48.06 SQ.FT [4.46 M2]



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

FLOOR AREA:1387.34 SQ.FT [128.89 M2]
(EXCL.ELEVATOR SHAFT 38 SQ.FT)
DECK AREA:182.50 SQ.FT[16.95 M2]

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REVISION NO :		

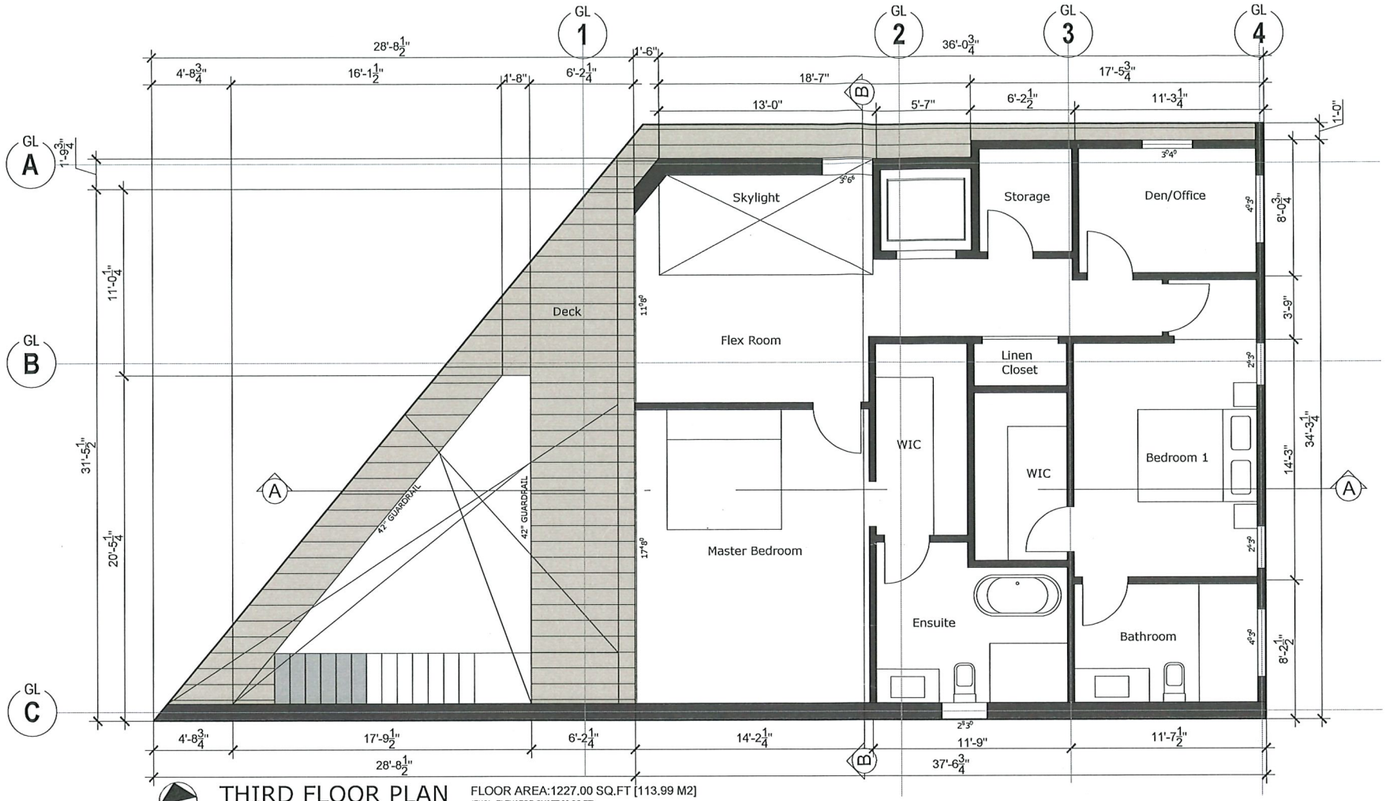
PROJECT :

26 BRUNSWICK
BEACH ROAD,
LIONS BAY BC

DRAWING TITLE :

MAIN FLOOR PLAN &
SECOND FLOOR PLAN

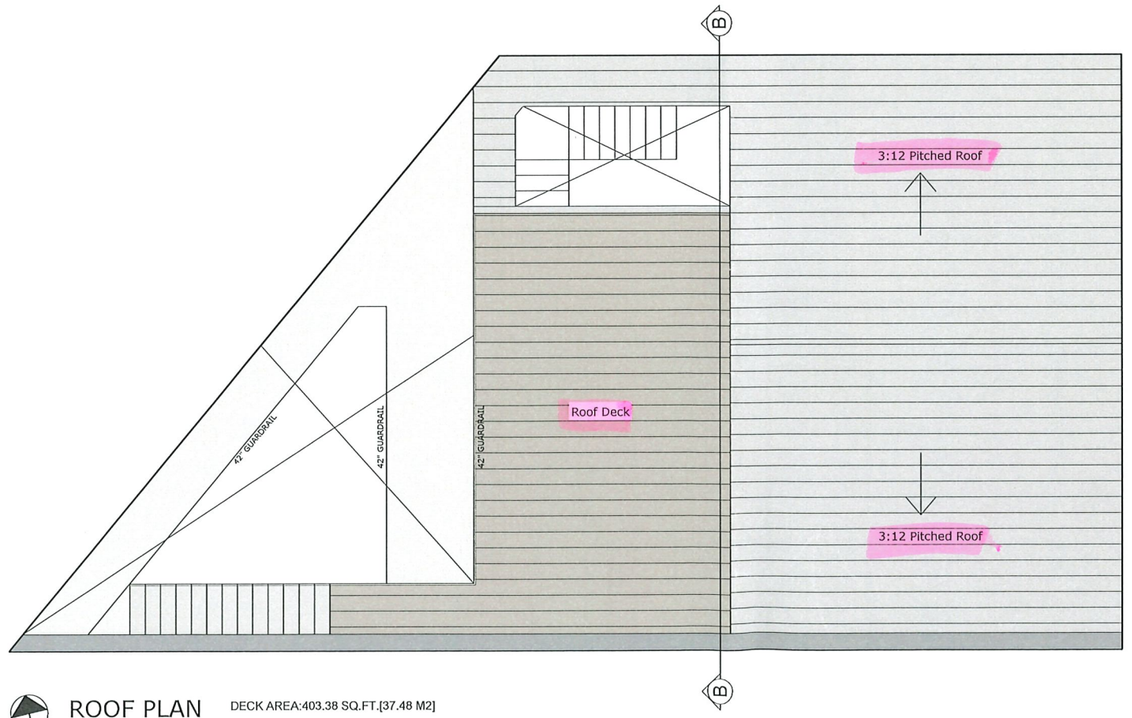
DATE	MARCH, 2022
SCALE	1/4" = 1'-0"
DRAWN BY	H.T
CHECKED BY	N.B
PROJECT NO.	DRAWING NO. A2



THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"

FLOOR AREA:1227.00 SQ.FT [113.99 M2]
(EXCL. ELEVATOR SHAFT 38 SQ.FT)
DECK AREA:341.01 SQ.FT.[31.68 M2]



ROOF PLAN

SCALE 1/4" = 1'-0"

DECK AREA:403.38 SQ.FT.[37.48 M2]

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NO :	DATE :	REVISION:

REVISION NO :

PROJECT :

26 BRUNSWICK BEACH ROAD, LIONS BAY BC

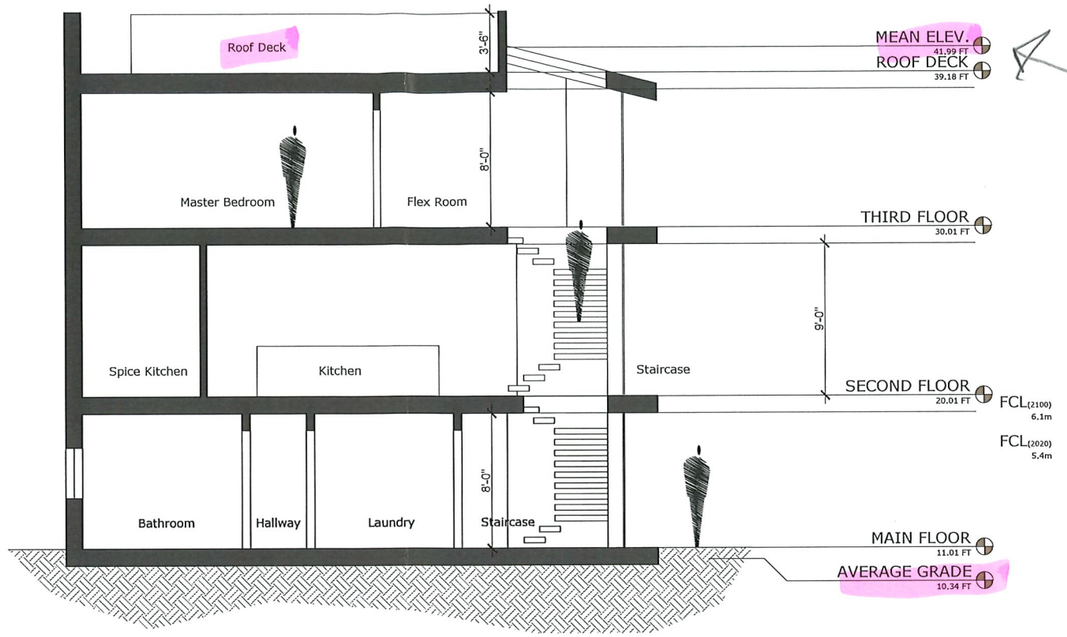
DRAWING TITLE :

THIRD FLOOR PLAN & ROOF PLAN

DATE	MARCH, 2022
SCALE	1/4" = 1'-0"
DRAWN BY	H.T
CHECKED BY	N.B

PROJECT NO.

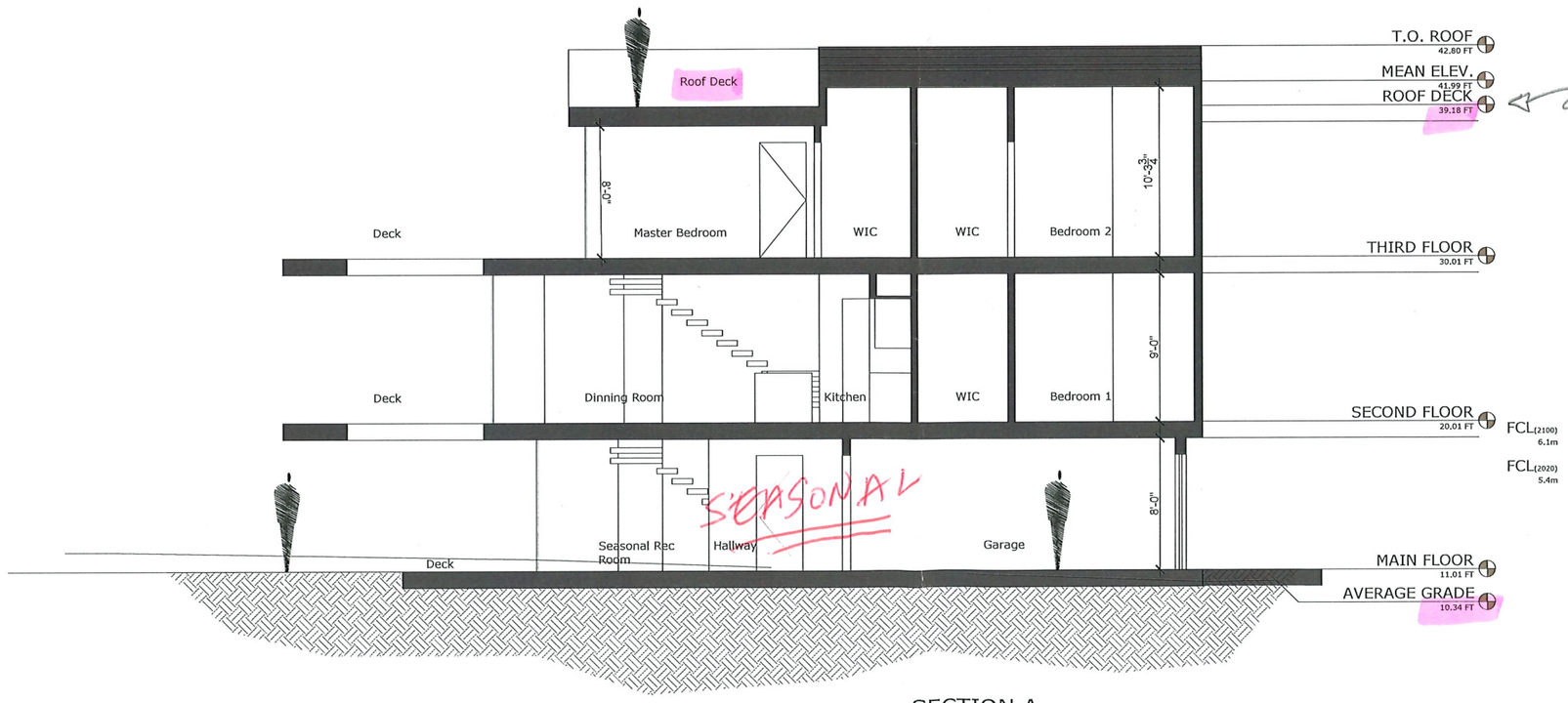
DRAWING NO. A3



SECTION B

SCALE 1/4" = 1'-0"

SLOPING ROOF
41.99 MEAN
MAX 39.84
2.15 OVER



SECTION A

SCALE 1/4" = 1'-0"

35.04 MAX FLAT ROOF OVER BY 4.14

AVERAGE GRADE
10.34 + 20.7
= 35.04 MAX

39.18
35.04
4.14
OVER

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REVISION NO :

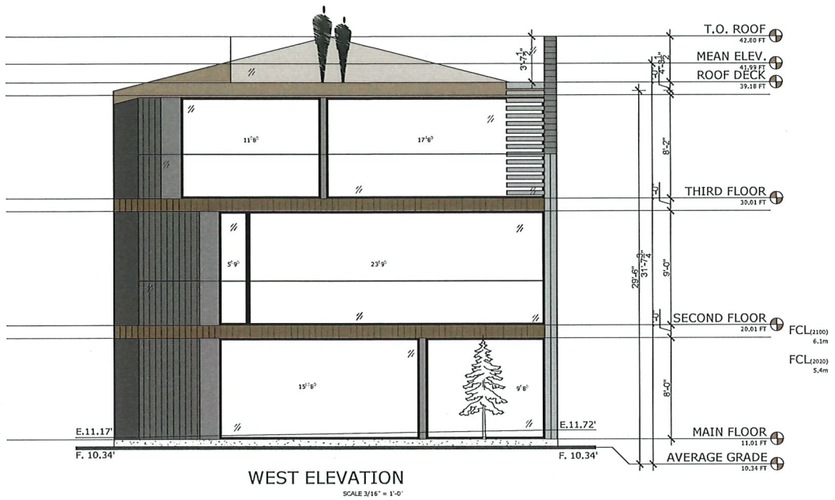
PROJECT :

26 BRUNSWICK BEACH ROAD, LIONS BAY BC

DRAWING TITLE :

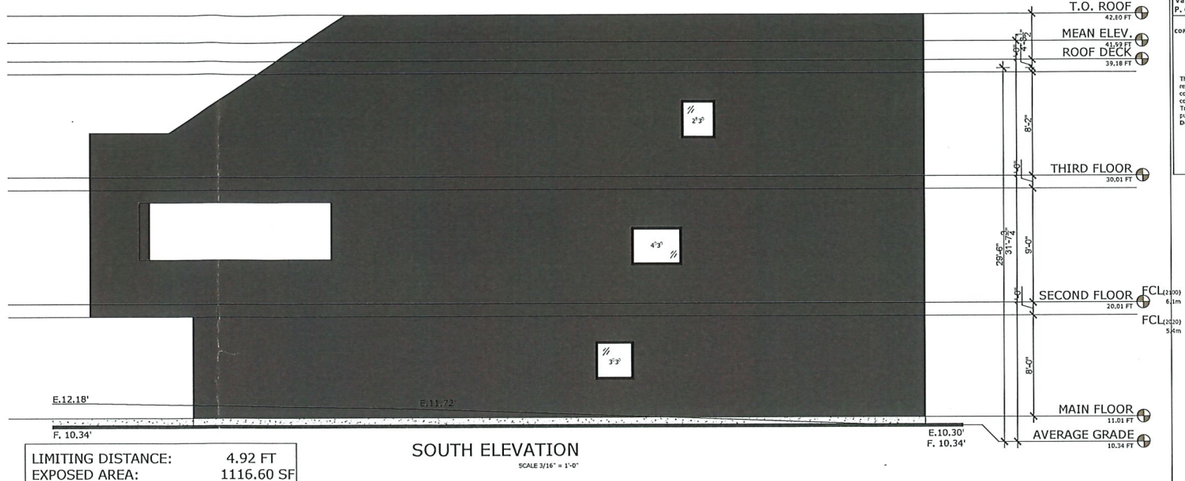
NORTH ELEVATION & EAST ELEVATION

DATE	MARCH, 2022
SCALE	3/16" = 1'-0"
DRAWN BY	HJT
CHECKED BY	NB
PROJECT NO.	DRAWING NO. A4



WEST ELEVATION

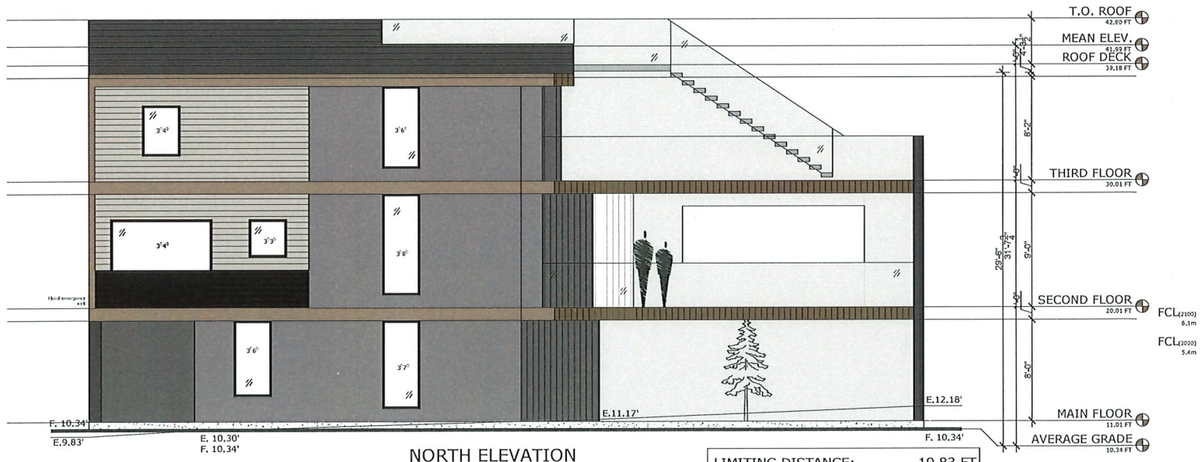
SCALE 3/16" = 1'-0"



SOUTH ELEVATION

SCALE 3/16" = 1'-0"

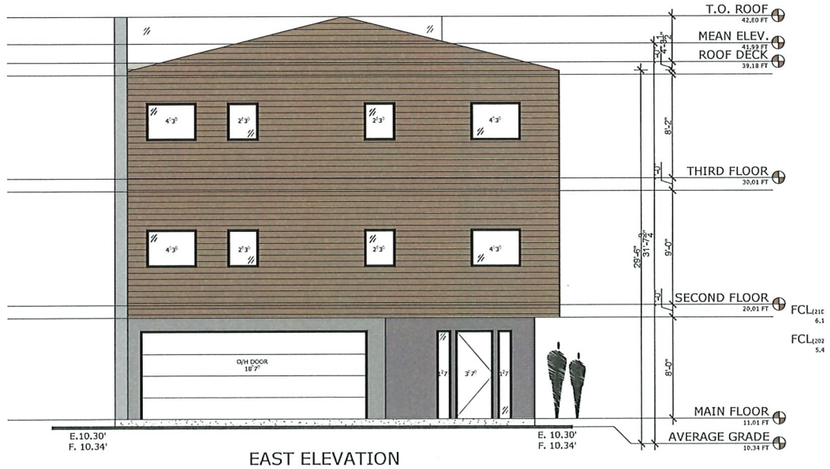
LIMITING DISTANCE:	4.92 FT
EXPOSED AREA:	1116.60 SF
MAX UPO (7%)	78.16 SF
PROPOSED UPO	29.00 SF



NORTH ELEVATION

SCALE 3/16" = 1'-0"

LIMITING DISTANCE:	10.83 FT
EXPOSED AREA:	1119.60 SF
MAX UPO (10.6%)	118.68 SF
PROPOSED UPO	115.50 SF



EAST ELEVATION

SCALE 3/16" = 1'-0"

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NO :	DATE :	REVISION:

REVISION NO :

PROJECT :

26 BRUNSWICK
BEACH ROAD,
LIONS BAY BC

DRAWING TITLE :

NORTH ELEVATION &
EAST ELEVATION

DATE	MARCH, 2022
SCALE	3/16" = 1'-0"
DRAWN BY	H.T
CHECKED BY	N.B

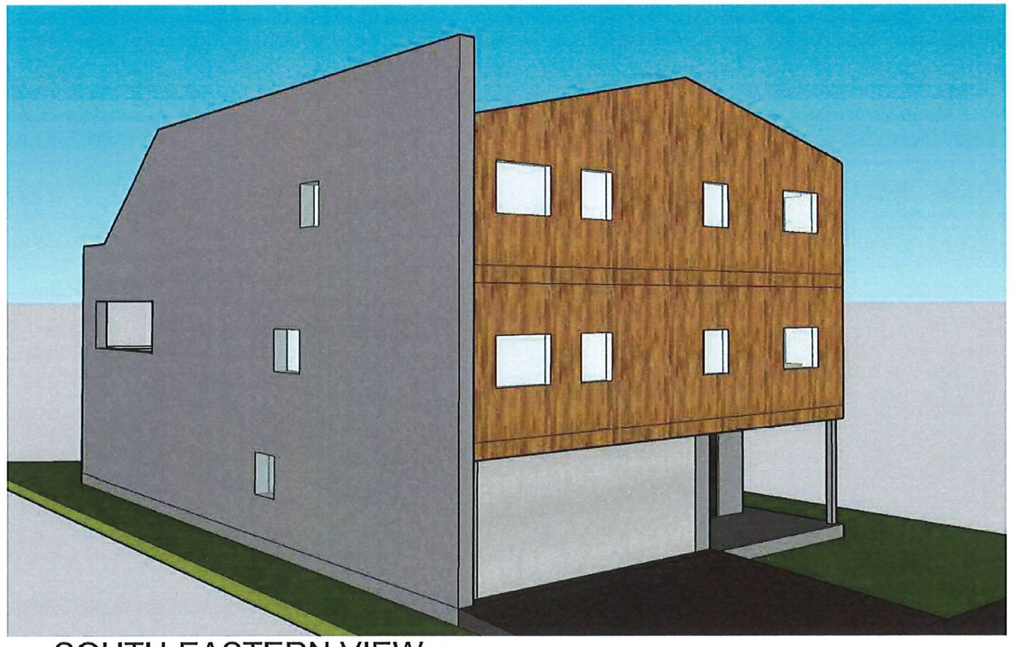
PROJECT NO.

DRAWING NO.

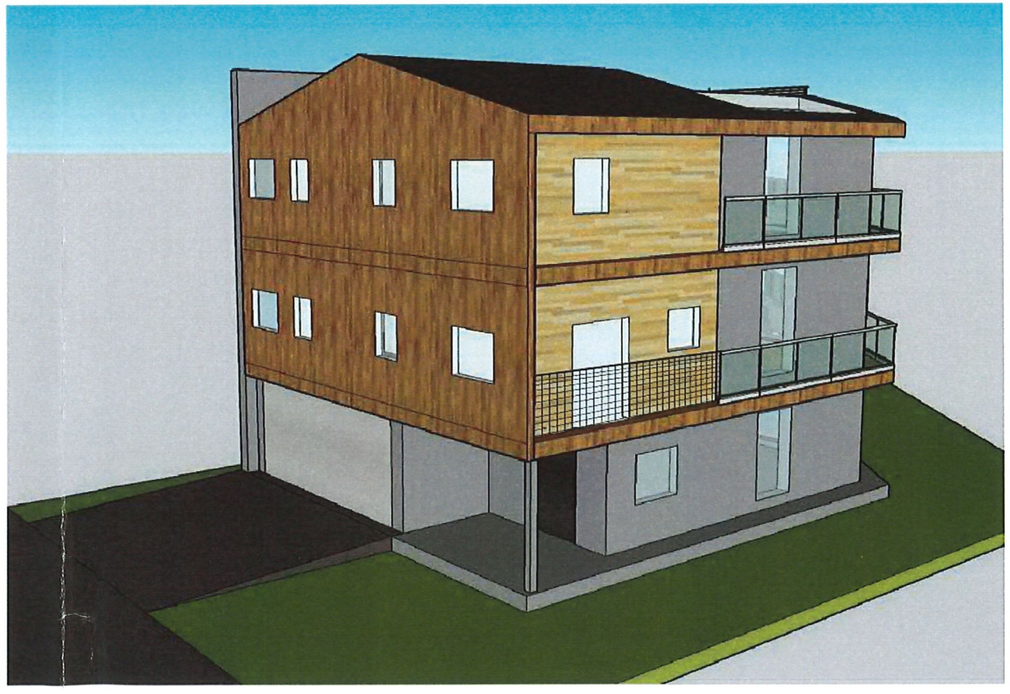
A5



NORTH-WESTERN VIEW



SOUTH-EASTERN VIEW



NORTH-EASTERN VIEW

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REVISION NO :		

PROJECT :

26 BRUNSWICK
BEACH ROAD,
LIONS BAY BC

DRAWING TITLE :

3D VIEWS

DATE	MARCH 2022
SCALE	
DRAWN BY	H.T
CHECKED BY	N.B

PROJECT NO.

DRAWING NO.

A6