

3219 Point Grey Road – Board Minutes and Decision

Appeal Section: 573(1)(b) - Appeal of Regulation (Building Line)
Legal Description: Lot 21, Block 4, District Lot 540 and Plan VAP229
Lot Size: Irregular Lot Area.
Zone: RS-2
Related By-Law Clause: Section 14.3

Appeal Description:

Requesting a zoning relaxation of Section 14.3 (Building Line) and the appellants are requesting permission to provide new landscaping (new stepped terrace areas and new landscaping) including slope stabilization for the lands adjacent to English Bay (forming a continuous natural appearance to the foreshore) and along the North side of Point Grey Road.

Note to the Board Members:

The Board is ONLY considering development beyond the building line, and the final design and the form of development shall be to the satisfaction of the Director of Planning through the Development Application review process.

Discussion:

Mr. Vikas Tanwar, Mr. Paul Sangha,
..... were present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

The appellant's initial comments were that they're outside of the building line and is looking for a relaxation. They're looking for a Green Shores approach, and have spoken to the Park Board, in which they're in support of. There is one letter of support. They're looking to build an ecosystem, as well as using round rocks for the public.

The Director of Planning's Representative

Mr. Chen's initial comments were that this is an appeal for a landscape work beyond the building line. The Director Of Planning does not have authority in permitting any establishment beyond the building line, hence why the appellant is here before the Board. It is currently being reviewed under the housing staff. This property is immediately adjacent to a park. The house is within the jurisdiction of the Director Of Planning, and they're looking for the Board to concur and support the appeal.

The Board Chair stated that the Board's site office received one (1) letter in Support and one (1) letter in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

is in support of the appeal

Final Comments:

Mr. Chen's final comments were that the Director Of Planning has no objection to what the appellant is proposing, and is very interested to see the final outcome. They ask the Board to support this appeal.

The appellant had no final comments.

This appeal was heard by the Board of Variance on May 17th, 2022 and was ALLOWED, thereby granting permission to provide new landscaping (new stepped terrace areas and new landscaping) including slope stabilization for the lands adjacent to English Bay (forming a continuous natural appearance to the foreshore) and along the North side of Point Grey Road, and subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

Board's summary and decision based on the following:

- The Director of Planning is in support of the appeal (Mr. T. Chen, Director of Planning's Rep.).
- Geotechnical Report submitted by the Owners, and assuring the protection of the cliff-erosion.
- No opposition from the neighbourhood and support letters received. Note: Adjacent Neighbour ██████████ attended and spoke, with no objection to the appeal.
- Owner's agent confirmed at the appeal hearing that they will continue to work with the City – including a development proposal to include the cliff-erosion protection with the final development proposal included in the Development Permit application and shall be to the satisfaction of the Director of Planning.

NOTE: AUDIO recording of this appeal is available upon request and please contact the Secretary to the Board of Variance at (604) 873-7723.

PAUL SANGHA CREATIVE

BOV APPEAL & LANDSCAPE DESIGN RATIONALE

3219 POINT GREY RD, VANCOUVER, BC

April 19, 2022

Dear Sir / Madam,

With respect to the above noted address in Vancouver, the owner wishes to apply for a variance to develop the landscape beyond the North of Building Control Line as per attached drawings prepared by Paul Sangha Creative. There are three components to our appeal, all of which are in keeping with our understanding of the intent of By-Law No. 3575:

1. Stabilizing the existing bank by addition of a natural stone-clad retaining wall, connecting to the existing topography and grades with the West neighbor and the Park on the East, while decreasing the gradient of the North bank and adding native planting drifts
2. Addition of a storage room bunker below grade with extensive planting above while avoiding exposed pools & large decks and minimizing hard surfaces in the rear yard as shown in Landscape site plan and Site sections.
3. Creating a riparian habitat zone in front of the North property line as part of the foreshore enhancement plan developed by environmental consultants to improve the shoreline and public access.

RELEVANT REGULATORY FRAMEWORK

Schedule "E" of By-Law No. 3575, being the "Zoning and Development By-Law" states on page 21 that the intent of the building line is "for the maintenance of open space". As per our conversations with the Department of Planning at the City of Vancouver, it is our understanding that Council's intent for the building line is to:

- Provide slope stabilization for the lands adjacent to English Bay
- Provide a continuous natural appearance to the foreshore
- Ensure views and privacy for those properties along the north side of Point Grey Road

PAUL SANGHA CREATIVE

Design Rationale & Project Description:

This project has been conceived as a long-term action plan in response to increasing Flood Construction Levels (FCL) and frequency of the king tide storm events while promoting the City of Vancouver vision for a naturalized bank and foreshore beyond the Building Line

1. The project aims at increasing the garden spaces and green coverage in the rear yard by avoiding major elements like swimming pools, water features and large paved deck spaces. Instead, an underground storage bunker has been proposed with extensive green roof. Geo-technical engineers and environmental consultants have been retained and consulted to arrive at the right solution.
2. Stabilize North bank by decreasing the gradient and vegetating the slope with native planting drifts.
3. A natural stone clad retaining wall is proposed at tow of the bank, in the upper intertidal zone, connecting to the existing grades on West and East while respecting views and privacy of neighboring properties. The wall position is designed at the elevation required to construct a stable, geotechnical-engineered slope.
4. The wall design is inspired by natural cliff faces in an effort to break away from the existing massive monolithic concrete walls, which are often plastered by graffiti and exacerbate erosion along the shoreline. The proposed wall will provide a more visually aesthetic waterfront façade to one of the most prime shorelines of Vancouver City.
5. Mitigate current erosion of the slope through habitat rehabilitation in front of the North property line by creating a riparian zone in coordination with environmental consultant.
6. Large boulders would be placed strategically along the high intertidal zone as wave trips to reduce erosion and stabilize the existing sediments. They would provide increased stable substrate throughout the intertidal zone for various plants and aquatic species, thereby improving the productive capacity along the enhanced stretch of shoreline.
7. The planting approach is to introduce native species along the entire rear yard to encourage habitat and re-establish the naturalized look of the original bank. The variety of plant types and proposed canopy coverage will create many opportunities for bird food, shelter and nesting sites while reducing stormwater runoff.

Please refer to attached drawings and diagrams which demonstrate the existing topographic and neighbouring site conditions.

PAUL SANGHA CREATIVE

Conclusion:

This project will enhance the aesthetic character and diversity of this area through commitment to quality and uniqueness in design, honest use of materials, habitat creation and preservation of the landscape principles outlined above.

The project will significantly improve the bank and shoreline condition as a long-term solution, allowing for the construction of sound and safe replacement beach access that will not be subjected to future erosion and destabilization.

The project will set a precedent in re-instating City of Vancouver's vision to have an accessible, stable, and naturalized shoreline along Point Grey Road.



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May 13, 2022
File: 18666

**Re: Geotechnical Comments on Foreshore Wall Design
3219 Point Grey Road, Vancouver, B.C.**

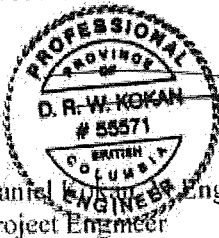
We are in receipt of the conceptual wall design prepared by Paul Sangha Creative, dated April 19, 2022. The design concept shows a vertical wall of reinforced concrete with an architectural facade, located just back of the foreshore, within the property line, with strategically placed rock and planting on the water side of the retaining wall to reduce erosion potential due to long shore drift and limit damage due to wave impact.

In our experience for this exposure of Burrard Inlet, the combination of a vertical wall with toe protection is the most effective means of protecting up slope properties. Other solution were considered including inclined slopes with rip rap armouring and planting however these were found to be less effective at controlling shoreline erosion and were therefore less preferred.

Ideally the wall should be as low as possible in the tide range to minimize potential for undercutting due to erosion. We understand that regulations prevent the wall from being below the natural boundary and therefore this is considered as good a solution as can be achieved at the site. Moving the wall south potentially exposes the wall to underpinning and is not recommended.

We trust that the foregoing is sufficient to justify the suitability of the design. Should you have any questions or concerns, feel free to contact the undersigned.

For:
GeoPacific Consultants Ltd.



2022-05-13

Daniel Kokan, P.Eng.
Project Engineer

Permit to Practice EGBC
1000782

LEGAL DESCRIPTION
 LOT 20, WEST 1/2 OF LOT 71 PLAIN 223 AND
 LOT 6 PLAN 10366 ALL OF BLOCK 4 DISTRICT
 LOT 540 GROUP 1, NEW WESTMINSTER DISTRICT

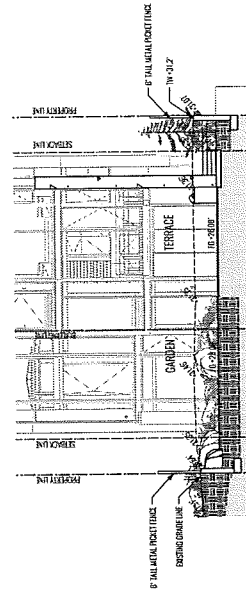
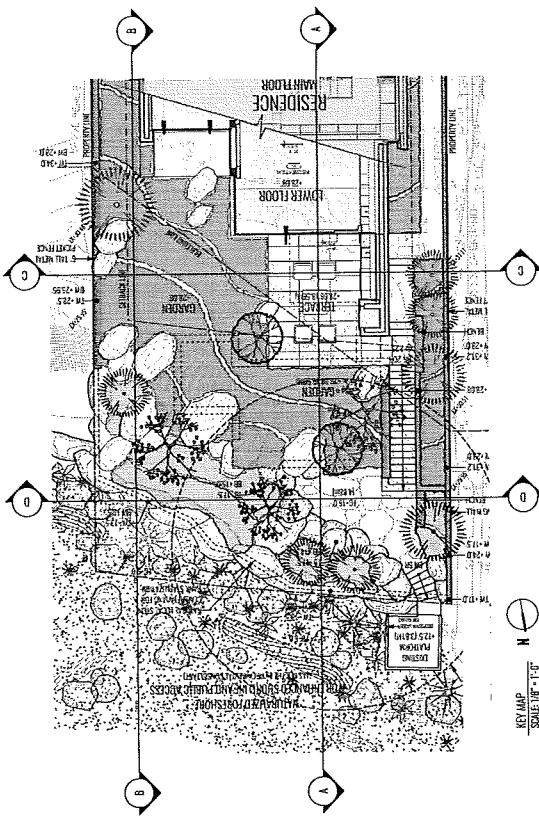
EXISTING ADDRESS
 3219 POINT GREY RD., VANCOUVER, BC

LEADER - SITE PLAN

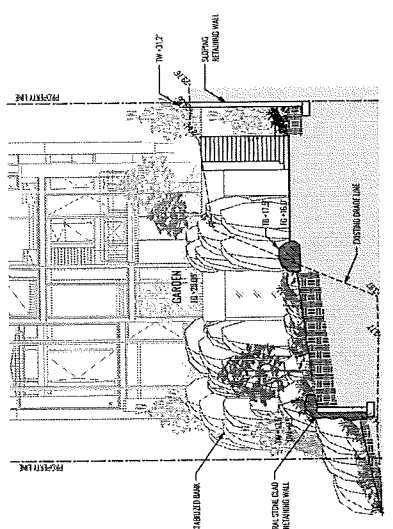
1W	TOP OF WALL
1WF	TOP OF WALL
1F	TOP OF RAILER
1F	TOP OF RAILER
1C	FINISHED CEILING
1C	FINISHED CEILING
1D	PROPOSED GRADE
1D	PROPOSED GRADE

EXISTING TREES
 1000MM

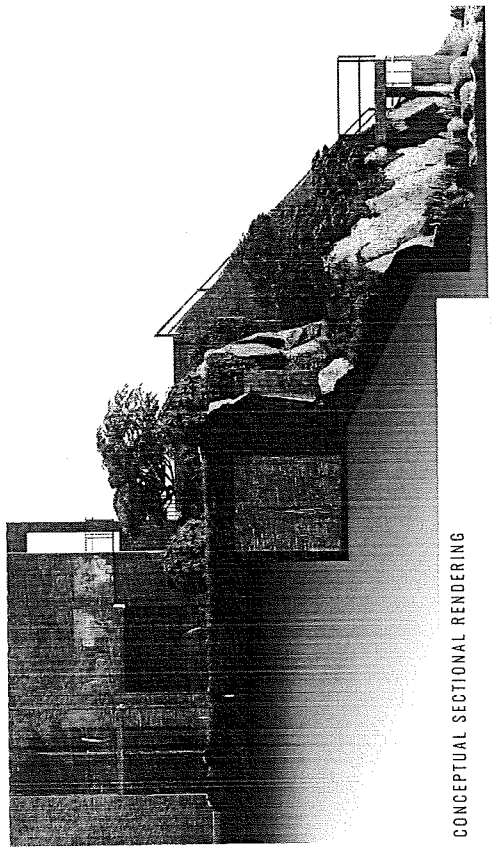
PROPOSED TREES



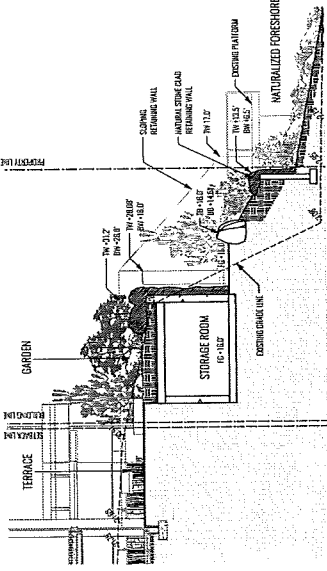
3 SECTION C-C
 Scale: 1/8" = 1'-0"



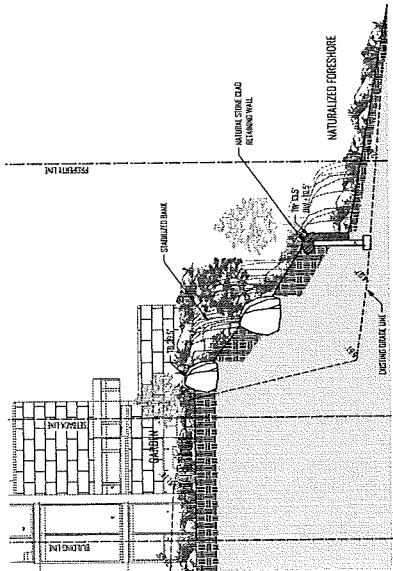
4 SECTION D-D
 Scale: 1/8" = 1'-0"



CONCEPTUAL SECTIONAL RENDERING



1 SECTION A-A
 Scale: 1/8" = 1'-0"



2 SECTION B-B
 Scale: 1/8" = 1'-0"

DATE	2024.05.15
PROJECT	3219 POINT GREY RD. VANCOUVER, BC
CLIENT	PAUL SANGHA COLLEATIVE
DESIGNER	PAUL SANGHA COLLEATIVE
SCALE	1/8" = 1'-0"

PAUL SANGHA COLLEATIVE

PRIVATE RESIDENCE
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 TEL: 604.278.1111
 WWW.PAULSANGHACOLLEATIVE.COM

DATE: 2024.05.15
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PROJECT NO: LBDV-3.01

