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<u>COUNCIL AGENDA</u>	
Date: _____	Item: _____



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	April 6, 2016
From:	Lisa Berg, Senior Community Planner
Subject:	Heritage Revitalization Agreement, Heritage Designation, and Development Permit No. 15-001 for 5616 Westport Place (Sykes Residence)
File:	1010-20-15-001

RECOMMENDATION

THAT

1. Proposed “Heritage Revitalization Agreement Bylaw No. 4877, 2016” be read a first time;
2. Proposed “Heritage Designation Bylaw No. 4879, 2016” be read a first time.
3. Proposed “Heritage Revitalization Agreement Bylaw No. 4877, 2016” and proposed “Heritage Designation Bylaw No. 4879, 2016” be presented at a public hearing scheduled for May 16, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, and that the Municipal Clerk give statutory notice of the scheduled public hearing; and
4. Proposed Development Permit No. 15-001 be presented at a public meeting scheduled for May 16, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for May 16, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, and that the Municipal Clerk give notice of the scheduled public meeting.

1.0 Purpose

To present to Council a proposed Heritage Revitalization Agreement (HRA) for 5616 Westport Place (**Appendix A – Context Map**), along with required implementing bylaws and a Development Permit under Official Community Plan (OCP) designation NE 6 for sites with difficult (steep) terrain.

The proposed HRA would enable the property owners to subdivide the property as an incentive for:

- ongoing legal protection (heritage designation) of the Sykes Residence on the new northern lot (Lot 1); and
- construct a house on the new southern lot (Lot 2).

The application is not a rezoning. The proposed HRA and implementing bylaws are the tools which would enable the subdivision and development of the land, and legally protect the Sykes Residence, and are subject to a Public Hearing.

2.0 Executive Summary

Synthesis Design, on behalf of the property owners, have applied for a Heritage Revitalization Agreement (HRA) for 5616 Westport Place. The intent of the HRA is to provide for ongoing legal protection through municipal heritage designation of the Sykes Residence in exchange for subdivision of the land. Subdivision would allow for the construction of a dwelling on the southern lot. The HRA would provide for Zoning Bylaw variances and a Floor Area Ratio (FAR) of 0.30 for each lot.

The Sykes Residence has heritage value for its contribution to the West Coast style of modern architecture with its unique 'spiral helix' roof, wide flaring eaves and exposed beams and curved walls. The house is valued for its association with the original owner, astronomer and educator Major Paul Sykes. He and his wife occupied the house from its construction in 1964 until his passing in 2005. The residence is also significant for its association with prominent architect Peter Kaffka.

Redevelopment of the site is guided by OCP Policy HE 1 and per Council-approved guidelines for the applications of such incentives to retain heritage resources. The Sykes Residence is listed on the West Vancouver Community Heritage Register and is eligible for municipal conservation tools and incentives enabled under Part 15 of the *Local Government Act*. The HRA is the legal framework between the District and the property owners, and municipal heritage designation is to provide ongoing legal protection for the Sykes Residence. The property is also subject to a development permit under OCP Policy NE 6 to deal with sites with difficult (steep) terrain.

The Design Review Committee (DRC) considered the proposal at its September 17, 2015 and October 15, 2015 meetings. The DRC supported the proposal at its second meeting after revisions to the original proposal.

The proposed HRA and development permit would place development controls to ensure that the creation of a new dwelling preserves neighbourhood character, addresses steep slope conditions, and does not detract from the historical significance of the Sykes Residence.

Should Council support the recommendations outlined in this report, the bylaws would receive first reading and a public hearing would be scheduled for May 16, 2016. Prior to the public hearing, the applicant would be required to host a Development Application Information Meeting to allow the neighbours an opportunity to learn about the proposal and ask questions of the property owners prior to the public hearing.

3.0 Legislation/Bylaw/Policy

Legislation

Municipal conservation tools and incentives are enabled under Part 15 of the *Local Government Act*. Continuing protection tools are described in Division 5 of Part 15, under sections 610 through 616, and include: heritage revitalization agreements, heritage designation, and heritage site maintenance standards (see **Appendix C**).

Policy

Consideration of this development application is guided by Official Community Plan (OCP) policies related to heritage conservation and development on steep slopes:

- OCP Policy HE 1 is to “encourage the preservation, retention and maintenance of buildings, sites and landscapes listed in the municipal heritage inventories¹”.
- OCP Policy NE 6 is to “recognize and manage environmentally sensitive areas.”
- OCP Policy NE 6 applies to lands with difficult terrain within the Existing Neighbourhoods that are proposed for subdivision. A development permit is required to accommodate the proposal.

Bylaw

The site is zoned RS10 (Single Family Dwelling Zone 10).

4.0 Background

4.1 Previous Decisions

At the November 26, 2007 Council meeting Council passed the following motion:

“THAT the District of West Vancouver Community Heritage Register be established, pursuant to section 954 of the *Local Government Act*.”²

At the June 15, 2009 Council meeting Council passed the following motion:

“THAT staff utilize the following guidelines in the application of heritage conservation tools and incentives, which are enabled under the Local Government Act and Community Charter.

¹ The District commissioned three heritage inventories in the late 1980s and early 1990s: (1) West Vancouver Heritage Inventory; (2) West Vancouver Heritage Landscape Inventory; and (3) West Vancouver Survey of Significant Architecture: 1945 – 1975. These inventories give no legal status and are primarily used for information and research purposes, including the development of the nomination list for the Community Heritage Register in 2008.

² Note: The revised *Local Government Act* (RS2015) came into force on January 1, 2016, so references to applicable sections of the LGA in this report differ from those sections referenced in previous Council resolutions.

- (a) Properties that are formally recognized for their heritage value via listing on West Vancouver's Community Heritage Register are considered eligible for municipal conservation incentives.
- (b) 'Non-monetary' and other 'supportive' incentives be made available for conservation of privately-owned heritage properties.
- (c) Heritage Revitalization Agreements (HRAs) will be used as the legal framework for drafting conservation agreements between the District and the owner of a heritage property, including the application of incentive tools.
- (d) Heritage designation bylaws will be used in tandem with HRAs to provide for ongoing legal protection of heritage resources."

At the July 5, 2010 Council meeting Council passed the following motion:

"THAT 2385 Haywood Avenue and 5616 Westport Place be added to the West Vancouver Community Heritage Register, pursuant to Section 954 of the *Local Government Act*."

4.2 History

In June 2006, Council adopted the Heritage Strategic Plan. This document articulates the community's values around heritage, and lays out the framework for building a robust heritage conservation program. The key implementation action following adoption of the Plan was the establishment of a Community Heritage Register in November 2007.

The register provides formal recognition of heritage value, and establishes eligibility for municipal conservation incentives. To date, 49 buildings and landscape resources have been added to the Register – including 27 privately-owned houses.

In 2008, the Heritage Strategic Plan Implementation Working Group identified the need for municipal incentives to make conservation and legal protection of heritage resources economically-viable. In June 2009, Council adopted a set of guidelines for the application of heritage conservation tools and incentives, including the use of Heritage Revitalization Agreements (HRAs) and Heritage Designation. Incentive tools endorsed by Council are 'non-monetary' in nature – e.g., land use and development incentives rather than municipal grants and permissive tax exemptions.

The Sykes Residence is listed on the West Vancouver Community Heritage Register, and is eligible for municipal conservation tools and incentives enabled under Part 15 of the *Local Government Act*. Per Council-approved guidelines for the application of such incentives, a Heritage Revitalization Agreement (HRA) has been the legal framework for drafting the conservation agreement between the property owner and the District, and municipal heritage designation is to provide ongoing legal protection for the Sykes Residence.

5.0 Analysis

5.1 Discussion

Subject Property

The Sykes Residence is located at 5616 Westport Place, and is situated on the upper portion of a 1,932 square metre (20,800 square foot) lot (see Figure 1).



Figure 1: 5616 Westport Road and its character-defining 'spiral helix' roof

Under the existing RS10 zoning, the site could be redeveloped with a new house of approximately 7,280 square feet (676.2 square metres), not including an in-ground basement or other exempted floor area. The lot is under the minimum amount of area (297 square metres) to qualify for a conventional two-lot subdivision³.

Beyond the footprint of the existing house, the land drops steeply to the south to Westport Road below – from 371 feet above sea level to approximately 100 feet to the lowest point of the property at the southeast corner.

The significant changes in grade allow for expansive views from the Sykes Residence to the Strait of Georgia and Bowen Island. Figure 2 demonstrates shows the relationship between the Sykes Residence and the proposed new dwelling below given the steepness of the bank.

³ The minimum lot area is 1,115 square metres (12,000 sq ft).

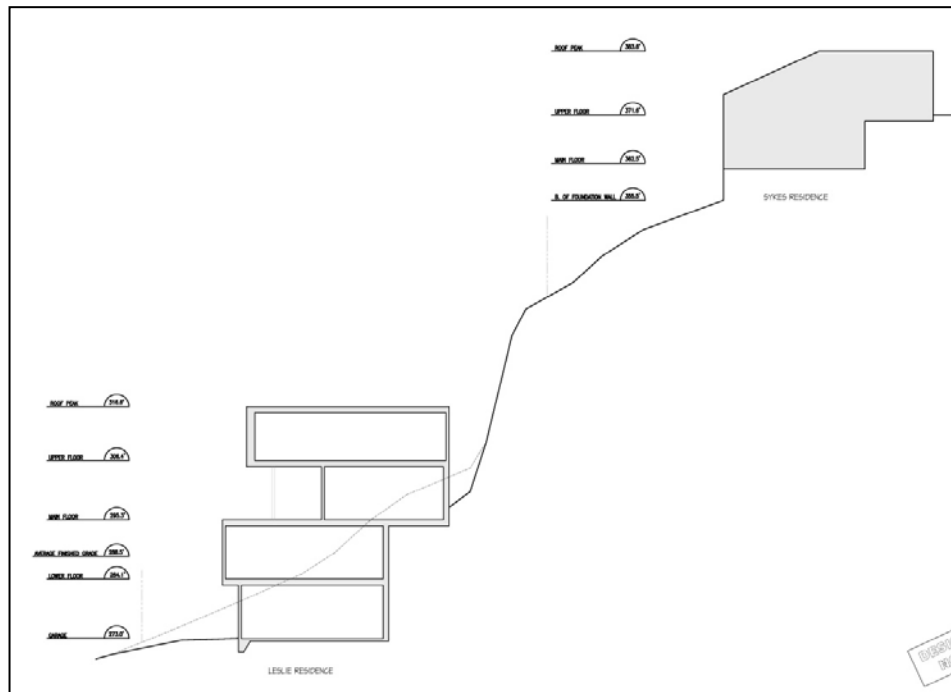


Figure 2: Schematic Lot Section (Sykes Residence at top, proposed new construction below)

Local Area Context

The subject property belongs to a five-lot residential subdivision created in 1960, which consists of irregular-shaped properties centred on a cul-de-sac. Building areas were created on relatively flat upper portions of the lots and the residential neighbourhood is characterized by low-rise family homes built into the cliff side with rugged and densely forested terrain.

The Sykes Residence & Legacy

The Sykes Residence was built in 1964 for Major Paul Sykes and his family. It is noted as a spectacular house and exceptional example of the West Coast Style of modern architecture that was designed by architect Peter Kaffka according to Don Luxton and Associates, who prepared the Conservation Plan attached as **Schedule A to Appendix E**.

Major Sykes (b. 1918 – d. 2005) served with distinction in the United States Air Force during WWII. After the war, he returned to his studies at UBC and earned a masters degree in physics. He was appointed a lecturer and administrator at UBC, where he remained until he retired in 1983. Pursuing his passion in astronomy, he became a life member of the Royal Astronomical Society of Canada – Vancouver Centre. The Astronomical Society gives an annual memorial lecture in his name.

The existing residence is approximately 3,100 square feet in area (representing a Floor Area Ratio of 0.15 out of a permitted maximum of 0.35) with 11% site coverage (the maximum being 30%).

See Figure 3 for images of character-defining elements of the Sykes Residence.



Concrete stair above granite-faced fireplace

Original front door assembly with reeded sidelights

East-facing carport wall with flaring eaves

Figure 3: Character-defining elements

The Proposal

The proposed HRA would enable the property owners to subdivide the property as incentive to:

- retain the Sykes Residence as a municipally-designated heritage building on the northern lot (Lot 1); and
- build a new single family dwelling on the southern lot (Lot 2).

The application is not a rezoning. While the underlying rezoning would remain intact, the HRA would effectively vary the zoning bylaw, including the lot area, to enable the proposed subdivision and development.



Figure 4: Proposed Leslie House

The proposed form of subdivision is freehold ownership, which represents a typical form of single family residential development. The proposed new dwelling (see Figure 4) is a detached house constructed on the lower portion of the site behind the Sykes Residence – i.e. below the lowest floor of the Sykes Residence on the steeply-sloping portion of the site. This new house would be accessed from Westport Road with its own driveway.

In designing this new house, the property owners wished to create a dwelling that would reflect the needs of their family but that would also complement the Sykes Residence and blend with the streetscape and its forested cliff setting. The proposed development plans are attached as **Appendix E** (as Schedule B to the proposed HRA Bylaw).

The proposed house would have three levels of living space, with primary access via the garage at the exposed basement level or via the main entrance on the first level. It would comprise a floor area of 294 square metres (3,166 square feet). The landscape is to remain as a natural site with native trees and plants.

The Project Profile is set out in **Appendix B**.

Required Bylaws and Development Permit

Implementation of the proposal, as described in this report, is subject to Council approval; specifically, the adoption of two proposed bylaws:

- “Heritage Revitalization Agreement Bylaw No. 4877, 2016” (**Appendix E**); and
- “Heritage Designation Bylaw No. 4879, 2016” (**Appendix F**).

Approval of proposed Development Permit No. 15-001 (**Appendix G**) is required to deal with development on challenging (steep) terrain. The terms and conditions of the development permit address the following:

- Subdivision of steep terrain;
- Tree protection measures during development;
- Sediment and erosion control works;
- Construction traffic management and parking; and
- Securities for landscaping.

Design Review Committee

The Design Review Committee considered the proposal at its September 17, 2015 and October 15, 2015 meetings.

September 17, 2015: The DRC passed the following motion:

THAT the Design Review Committee recommends SUPPORT for the general intent of the subdivision for the Heritage Revitalization Agreement for the “Sykes Residence” at 5616 Westport Place; AND FURTHER THAT the Committee recommends that the applicant resubmit the design of the house based on the following comments:

- reconsider the overall building height;

- review the extent of the front yard setback to blend in with the neighbourhood; and
- create a more naturalized landscape that can blend in with the slope behind.

The applicant responded to the recommendation of the DRC and put forward revisions for their consideration, including:

- a reduction in the overall building height by 8'2";
- increasing the front yard setback to the garage by 3'. The depth of the lower level space over the garage was also reduced by 6', maintaining a 3' overhang on the garage;
- reducing the length of the side deck by 6'6", resulting in a larger side yard setback;
- reducing the site coverage from 27% to 25%;
- reducing the floor area of the house by 488 square feet, resulting in a reduction in the FAR from 0.35 to 0.30; and
- adding more trees and creating a less formal landscape pattern. The reduced massing of the building and the additional plantings, coupled with the green roofs of the building add to the overall 'green' of the site.

Overall, the revised proposal improves on the extent of the Zoning Bylaw variances requested under the HRA, and eliminated the need to vary the highest building face envelope.

October 15, 2015: The DRC passed the following motion:

"THAT the Design Review Committee recommends SUPPORT of the second house at 5616 Westport Place (2-lot subdivision) and commend the architect for addressing the comments.

Excerpts from the DRC meetings where the proposal was considered are attached as **Appendix D**.

5.2 Sustainability

Heritage conservation is a fundamental component of community sustainability, and is particularly significant in preserving community identity and character, and the cultural values around our built environment. The District of West Vancouver supports the conservation of privately-owned heritage property through the application of conservation tools and incentives enabled under Part 15 of the *Local Government Act*.

The objectives are to make the conservation of significant buildings an economically-viable alternative to demolition and replacement, and to support the preservation and enhancement of neighbourhood character.

According to the National Trust for Canada⁴, construction and demolition waste makes up over 30% of the total waste Canadians produce.

5.3 Public Engagement and Outreach

Public Input

Per sections 610 and 612 of the *Local Government Act*, the proposed Heritage Revitalization Agreement and Heritage Designation Bylaws will be subject to a public hearing.

In accordance with the Development Procedures Bylaw, formal notification of the public hearing will be given to owners and occupants of properties located within 100 metres of the subject property. This the same notification area requirement for a public meeting on a proposed rezoning application. During the public hearing, a concurrent public meeting will be held to allow the public an opportunity to provide input on the proposed development permit.

Public Notification

Should Council choose to consider first readings of the bylaws and schedule a public hearing, District staff will make preparations for the public hearing and concurrent public meeting and provide notification as per District procedures.

Development Application Information Meeting

The applicant will be required to organize, publicize and facilitate a Development Application Information Meeting (Open House format, venue to be determined) after first reading but before the public hearing and concurrent public meeting so that residents can learn more about the proposal beforehand.

5.4 Other Communication, Consultation, and Research

Planning staff has consulted with District staff from various departments including: engineering (transportation and utilities); development engineering, and permits and inspections. The applicant responded accordingly to each departments noted comments and is satisfied with the proposal, subject to further detail review during the building permit phase.

⁴ The National Trust for Canada is a national charity that inspires and leads action to save historic places, and promotes the care and wise use of the historic environment. “*The Trust believes that heritage conservation is a key part of sustainable communities. The message to maintain, repair and reuse, rather than to neglect, demolish and replace, links heritage conservation with healthy and affordable lifestyle choices such as walkability, cycling, and public transportation, and enable greater density, better energy performance and adaptive use in historic areas.*” Source: www.nationaltrustcanada.ca

6.0 Options

6.1 Recommended Option

Council give first reading to the proposed bylaws and set the date for a public hearing.

The Sykes Residence has been formally recognized for its heritage value via addition to the Community Heritage Register, and is eligible for consideration of municipal conservation tools and incentives. As the proposed HRA complies with the Council-approved guidelines for the application of these tools and incentives, staff recommends that the required implementing bylaws be read a first time, and be considered at a public hearing and concurrent public meeting along with the proposed development permit.

6.2 Considered Options

- a) give first reading to the proposed bylaws and set the date for a public hearing; or
- b) give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing; or
- c) defer consideration pending the receipt of additional information (to be specified) be provided and available to assist in consideration of the application; or
- d) reject the application.

The above options are presented for consideration should Council desire to give first reading to the proposed bylaws, set a date for a public hearing, request additional information or reject the application.

7.0 Conclusion

While the replacement of older housing stock is a part of neighbourhood evolution, the loss of recognized heritage houses can be seen as a loss to the connection to the past of a community. West Vancouver's recognized heritage buildings are also vulnerable to loss through demolition. At present, only five properties in West Vancouver are municipally-designated – i.e. legally protected. There are three in-stream applications for HRA/heritage designation, including the subject application for the Sykes Residence. As with the Toby House HRA (approved May 2015), this is a precedent-setting approach for conserving West Vancouver's heritage buildings, and presents a viable alternative to demolition and replacement.

Subject to public input, staff recommends that the proposed Heritage Revitalization Agreement (HRA) for 5616 Westport Place (Sykes Residence), along with the required implementing bylaws and development permit under OCP designation NE 6 be given first reading and scheduled for a public hearing and concurrent public meeting.

Date: April 6, 2016 Page 12
From: Lisa Berg, Senior Community Planner
Subject: Heritage Revitalization Agreement, Heritage Designation and Development Permit
No. 15-001 for 5616 Westport Place (Sykes Residence)



Author:

Lisa Berg, Senior Community Planner

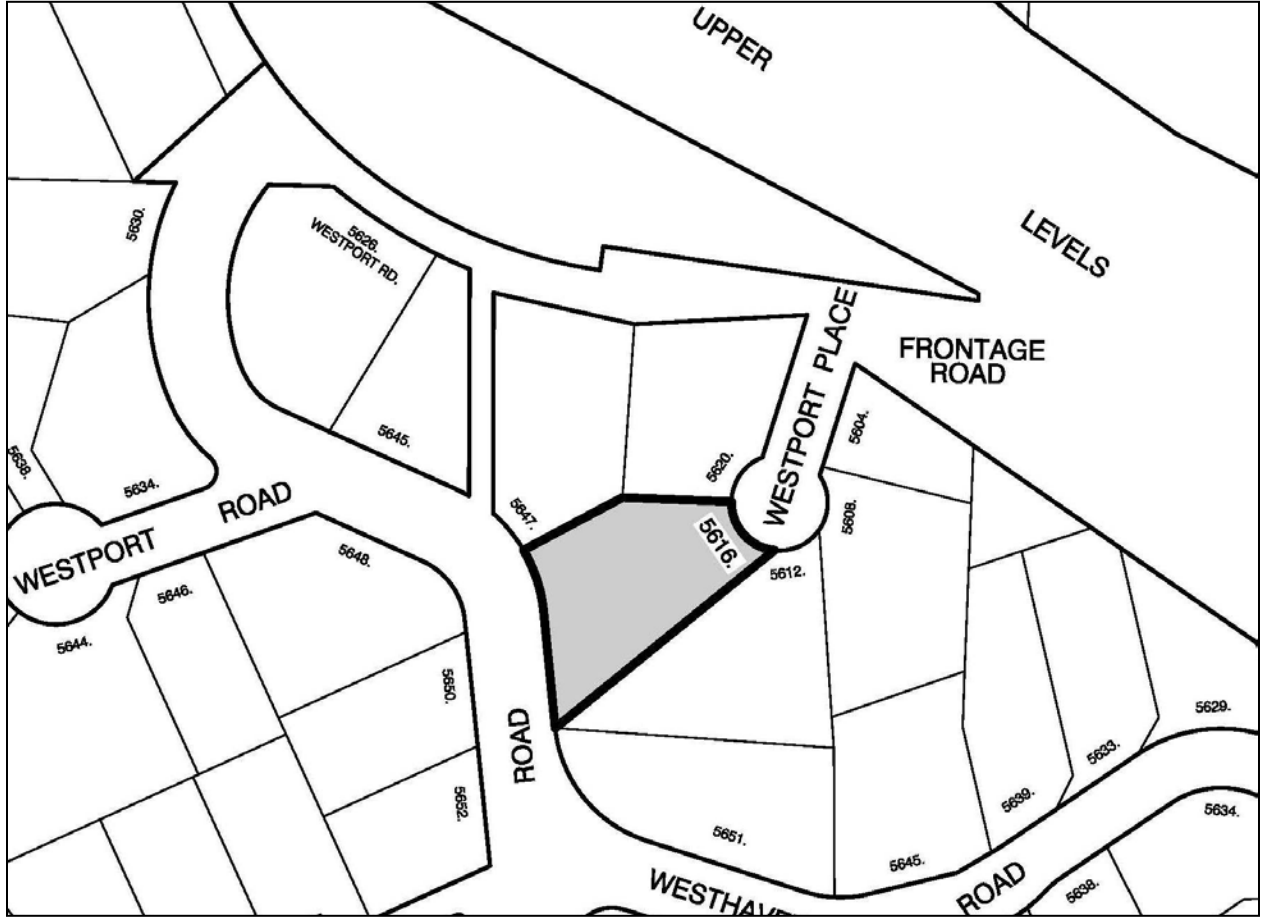
Concurrence

Chris Bishop, Manager of Development Planning

Appendices:

- A. Context Map
- B. Project Profile
- C. Continuing Protection Tools (enabled under Part 15 of the LGA)
- D. Design Review Committee (*excerpts from minutes of September 17, 2015 and October 15, 2015*)
- E. Proposed "Heritage Revitalization Agreement Bylaw No. 4877, 2016" (*includes Schedule A: Conservation Plan and Schedule B: Architectural and Development Plans*)
- F. Proposed "Heritage Designation Bylaw No. 4879, 2016"
- G. Proposed Development Permit No. 15-001 (*includes Schedule A: Architectural and Development Plans*)

APPENDIX A – CONTEXT MAP



APPENDIX B PROJECT PROFILE

at April 6, 2016

Project:	Leslie/Sykes HRA
Application:	HRA No. 15-001
Applicant:	David & Christina Leslie
Architect:	Synthesis Design Inc. (Curtis Krahn & James Stobie)
Address:	5616 Westport Place
Legal Description:	Lot 4 Block E District Lot 1374 Plan 10565
PID:	009-375-279
OCP Policy:	Existing Neighbourhood
Zoning:	RS10
Community Heritage Resister	Listed on July 5, 2010
Previously Before Council:	Not previously before Council
Summary:	Proposed Heritage Revitalization Agreement (HRA) to enable subdivision of the property into two fee simple lots as an incentive for ongoing legal protection (Heritage Designation) for "Sykes Residence" to be retained on the new northern lot (Lot 1). Approved works would include alterations to the existing heritage building in accordance with a conservation plan; and construction of a new house on the new southern lot (Lot 2).

	BYLAW	EXISTING SITE	PROPOSED ⁵ LOT 1 (SYKES)	PROPOSED ⁶ LOT 2 (LESLIE)	COMMENTS
Site Area	1,115 m ² (12,000 ft ²)	1,932 m ² (20,800 ft ²)	945 m ² (10,192 ft ² ±)	980 m ² (10,608 ft ² ±)	HRA
Site Width	24.4 m	24.66 m	24.66 m	39.7 m	Complies
Floor Area*	n/a	3,098 sq ft	3,098 sq ft	3,166 sq ft	
Floor Area Ratio	0.35	0.15	0.30	0.30	Complies
Units	1 SFD	1	1	1 + suite	Complies
Site Coverage	30%	11%	23%	25%	Complies
Setbacks					
Front Yard	9.1 m	10.9 m	10.8 m	3.5 m	Variance (Lot 2)
Rear Yard	9.1 m	27.0 m	2.5 m	5.4 m	Variance (Lot 1 & 2)
Side Yard (East)	1.52 m	3.0 m	2.4 m	3.7 m	Complies
Side Yard (West)	1.52 m	2.7 m	2.7 m	3.1 m	Complies
Combined Side:	25% (7.9 m)	5.2 m	5.1 m	6.9 m	Variance (Lot 1 & 2)
Building Height	7.62 m	6 m	6 m	8.6 m	Variance (Lot 2)
Highest Bldg Face	6.7 m	6.4 m	4.9 m	6.7 m	Complies
No. of Storeys	2 + bsmt	1 + bsmt	1 + bsmt	3 + bsmt	Complies
Parking	1	2	2	3	Complies

⁵ Source: Information provided by applicant

⁶ Source: Information provided by applicant

APPENDIX B PROJECT PROFILE

Planning:

LUC/DAA	No
DPA	No
Heritage	No
ROWs	None. ROW required for sewer line down west property line
Easements	None
Covenants	None

Engineering:

Rock Removal	TBD – will require relaxation to assist with reduction in building mass/height
Max Driveway Slope	20%
Roads	Lot 1: Westport Place (existing), Lot 2: Westport Road (proposed)
Sanitary	Westport Road
Storm Water	Westport Road
Water	Westport Place

Sykes Residence Summary:

- Construction Date: 1964
- Architect: Peter Kaffka
- Statement of Significance: Yes (March 2010)
- Conservation Plan: Yes (November 2014)

APPENDIX C

CONTINUING PROTECTION TOOLS

The Sykes Residence is listed on the West Vancouver Community Heritage Register, and is eligible for municipal conservation tools and incentives enabled under Part 15 (Heritage Conservation) of the *Local Government Act*. Per Council-approved guidelines for the application of such incentives, an HRA would be used as the legal framework for drafting the conservation agreement between the property owner and the District, and municipal heritage designation is to provide ongoing legal protection for the Sykes Residence.

An HRA is the principal planning and administrative tool for facilitating heritage conservation proposals (and is typically supported by a Conservation Plan, including a Statement of Significance). It is a formal voluntary written agreement negotiated by a local government and an owner of heritage property that outlines the duties, obligations, and benefits negotiated by both parties to the agreement. An HRA may:

- Detail the timing of the agreement terms;
- Vary or supplement the provisions of a zoning bylaw including use, density, siting, and lot size;
- Vary or supplement the provision of a bylaw concerning land use designation;
- Vary or supplement a permit under Part 14 of the *Local Government Act* (Planning and Land Use Management);
- Vary or supplement a bylaw or heritage alteration permit under Part 15 of the *Local Government Act* (Heritage Conservation); and/or
- Include other terms agreed to by the local government and the property owner.

The final agreement is included as a schedule to an enabling bylaw. An HRA bylaw is typically considered in tandem with a heritage designation bylaw, which provides for ongoing legal protection of the heritage resource. In the absence of a municipal tree protection bylaw, and with limited powers to protect trees outside of riparian areas, an HRA or Section 219 Covenant can be used to protect significant landscape resources on individual sites – if these are deemed to have heritage value, or are character-defining elements of a heritage resource or property. As a result of an approved HRA, any proposed future alterations or additions to the buildings or changes to the landscape would be subject to a Heritage Alteration Permit.

A Conservation Plan, including a Statement of Significance (SOS) for the Vinson Residence was prepared by Don Luxton and Associates (November 2014) (see Figure 7) and is included as Schedule A **Appendix E**. The SOS describes the heritage resource, includes a statement of heritage value, and outlines the character-defining elements of the house and the site.

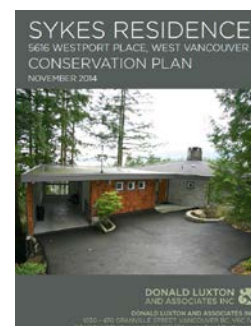


Figure 7: Sykes Residence Conservation Plan

APPENDIX D

DESIGN REVIEW COMMITTEE

SEPTEMBER 17, 2015

Background:

Lisa Berg provided background on the proposed Heritage Revitalization Agreement application. The proposal is to retain the Sykes Residence, which is an important piece of 1960s architecture. The Heritage Revitalization Agreement provides legal protection of the residence in compliance with the conservation plan, and provides economic incentive to retain structure by allowing subdivision of the property. A new single family residence is proposed for lower portion of the property, on the new lot that is created.

Project Presentation:

Architect Curtis Krahn of Synthesis Design opened the presentation. He went over the proposal for the new dwelling, the "Leslie Residence," on the lower lot. The new residence will not mimic the Sykes Residence as is designed with the same spirit of innovation. As this is a steeply sloped site, the lot line to follow the foundation of the Sykes Residence will be over 30 feet above ridge of the Leslie Residence. The architect went over the views to the site and context with neighbouring properties. Design of house responds to slope of site, including maintaining natural grades where possible with minimal impact on the site, a linear design with cross axis, which helps anchor building to garage and vertical circulation. Semi detached suite proposed for lower level, separated by entry void. The landscape plan intent is to have nature flow in and around structure. Materials exploring: green roof, concrete and unit masonry blocks at bottom, extensive use of glass, slender columns, wood soffits, anodized aluminum windows and panels. Sustainability - Smart House energy efficient designed to Energuide standards.

Committee Questions:

The Committee went on to question the presenters on the setbacks and relaxations required; onsite parking requirements; aerial deck extension to the east; and retaining wall and planter materials.

Committee Comments:

Members' comments on the application included:

- Support the premise of the project; however, cannot support the design of the house as have huge issues with the variances requested. The floor to floor ceiling heights can easily be reduced and be able to maintain the same number of storeys, encourage applicant to take a serious look to keep within range of height requirements or alternately keep heights but remove top floor. Encourage applicant to take a look at front yard setbacks and how the driveway and parked cars end up overlapping into public land. Think massing could be swapped around to create a more linear
- design and relocate some of the mass underneath the deck to land the building more calming on the site.
- The garage and games room heights are extremely generous and only make getting to living room more difficult; house can be compacted

APPENDIX D

DESIGN REVIEW COMMITTEE

- vertically and should be explored. Games room does project out close to Westport Drive and if could lower height and contract it is going to fit more comfortably on the site.
- Generally in support and congratulate on a well designed package. Don't share same concerns and feel building proportions are good, like the fact keeping heritage building and appreciate pushing building back into the site so not impacting neighbours, like the landscape and floating deck.
- Agree with squeezing volume down, think building looks imposing and massive. Space above void is there any way of rendering space differently to break into 2 smaller volumes to create more lightness as feels very massive. Front landscape looks very regimented, wonder if brought natural of mountain down to street with rocks and cascading landscape. Generally in support.
- Similar concerns. From Westport Road the house is going to look huge, 4-storeys over height is going to look like a 5-storey house, and extending variances will bring closer to Westport Road feel linear approach makes house feel even closer. Cannot support in a residential neighbourhood.
- Like the architecture think it is an excellent way of fitting into this difficult site. Think part of the innovation to save the heritage house is that it often requires a lot of variances and feel that we need to be lenient and flexible to keep in spirit to make a success on both parts. Do agree with comments that the front yard variance would be quite a departure from other houses in neighbourhood and think it would be pretty tight and severe. Height is extreme but you have a tall site and up against rock face so does have height to work with. Maybe house is too large and ambitious for this small lot. To soften from the street it might be a good idea to place some vertical trees in front of deck and house to soften from street. Like the floating deck and feel it helps the architecture.
- Think if the garage height is lowered then the house will nestle better into site. The setbacks are an issue but think if house sits lower the setbacks will not be as ominous anymore. Like that breaking house up and penetrating so you can see the site. Landscape could be more natural so it appears like the house fits naturally into the hillside. Think the more transparent this can feel the more it will disappear.
- Wondering if should look at layout functions so don't have extra fourth floor as it is a concern. Wonder if the aerial deck was not there would there be a more natural landscape as opposed to clearing the site. Like to see a study showing how the two houses sit on the site.

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT for the general intent of the subdivision for the Heritage Revitalization Agreement for the "Sykes Residence" at 5616 Westport Place; AND FURTHER THAT the Committee recommends that the applicant resubmit the design of the house based on the following comments:

APPENDIX D DESIGN REVIEW COMMITTEE

- reconsider the overall building height;
- review the extent of the front yard setback to blend in with the neighbourhood;
- create a more naturalized landscape that can blend in with the slope behind.

CARRIED

OCTOBER 15, 2015

Architect Curtis Krahn of Synthesis Design went over the revisions to the design in an attempt to address the recommendations made by the Committee at the September 17, 2015 meeting. The most significant revision is lowering the floor-to-ceiling heights of the garage and dwelling. By doing so, the total height of the building is reduced by 8'-2". Other revisions included: moving the garage back; eliminating 7 stair risers at the west; and reducing the stairs at the front. These changes increased the front yard setback to 14'-6". At the living room level the deck was reduced, which results in an increased side yard setback. For the landscape, a naturalized/indigenous landscape planting was introduced. With the adjustments to the house footprint, they are now able to maintain more existing trees and will be planting more. To build up the grade rocks will be used from the site. The architect went over 3-D graphics and images to compare the reduction in height and increased setbacks between the previous version and the revised proposal.

Committee Questions:

The Committee provided questions and comments on the proposal including:

- Like the changes and feel successfully addressed the comments.
- Cannot comment on planting plan but feel the changes have been successful.
- Great improvement and more comfortable with the proposal.
- Appreciate the better integration of the building with the landscape and the use of native plantings.
- Commend team for responding so well with comments and think that the overall house is more pleasing, proportioned easier to live in, and fits a lot better with site.
- Was hoping to have seen the 4th floor eliminated but think reduction in height makes a significant improvement, but feel from driveway the house appears as 4-storeys. Wonder if possible to put the master somewhere else or consider moving top floor back so not as imposing.

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the second house at 5614 Westport Place (2-lot subdivision) and commend the architect for addressing the comments.

CARRIED