

PROJECT DESCRIPTION

Alteration Permit Application
4797 The Highway
Lower Caulfield
West Vancouver BC

November 21, 2012

Note: bold text = revisions to the original approved Alteration Permit

The subject property was purchased in August of 2011 from a long-term Caulfield artist and resident, who was very pleased to find a buyer who would lovingly renovate his unique 1960's cottage instead of demolishing it to build a large new house.

From the very beginning the designer and owners set out to creatively design a restoration and renovation that rejuvenates the existing dilapidated house, modernizing it in very subtle ways, while leaving the existing rocky mature landscape completely untouched. The house's original form, siting, massing and spirit will all be preserved, down to the most intimate details.

Expansion has been kept to a bare minimum: Increasing the existing house's 2192.3 square feet by only **25.8%**, the proposed addition houses a new staircase, which has been introduced to replace an existing stair that is no longer structurally sound and was too small and steep to meet current building codes. A small ground level foyer will be added at the bottom of the stairs. This small amount of new interior space is not visible from the street below, since it is located at the side of the house, and is pushed north from the existing house's southeast corner. The new stair will be windowless along its length, and the hallway along the north side of the building will have a low window combined with a deeper overhang, all combining to block the view from the subject property towards the noisy and unsightly swimming pool mechanical equipment immediately to the east, at 4769 The Highway.

The only significant cosmetic change to the home proposes to replace the existing single-paned wood windows with new double-pane windows which are energy efficient, to meet current building codes. Since the existing house is surrounded by beautiful mature trees that will be preserved, the proposed windows are larger than the existing windows to allow additional natural light to enter the house, for passive lighting and heating.

All other exterior materials will be conserved or replaced exactly, including the existing rough-sawn cedar siding, which will be cleaned and re-stained to match the colour of the existing siding. Instead of metal or laminated fiberglass shingles, a new cedar shingle roof will be installed shingles to maintain the cottage texture of the existing house. New wood windows and sliding doors will closely match the frame profile of the existing wood windows.

No trees will be removed as part of the proposed scope of work, and no vehicles will be permitted to drive on the site during construction. All building materials and machinery will be brought from the road to the building site by hand or with cranes, to further protect all of the existing vegetation.

A small rotted balcony at the northwest corner of the existing house will be removed for safety reasons, rebuilt as a new private terrace that tightly hugs the existing house, nestled into the rocky site to maintain the privacy of all adjacent neighbours. **A small connection between the two terraces is proposed so the terrace off the living room is more functional, allowing it to share the existing granite stairs with the terrace off the family room.** The existing granite steps to the existing front door will remain. The new terrace location will improve the privacy of neighbours to the east (4769 The Highway), west (4773 Pilot House Road) and across the street, by pulling outdoor activities like barbecuing and entertaining into the centre of the subject property's site, away from its edges.

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The rocky and mature landscape will be left in its existing state. Minor repairs will be done to the level the stone steps and repair crumbling portions of the low granite retaining walls on site. The house is almost entirely hidden from the road due to surrounding trees and it's position on a hilltop. Therefore, even the very modest changes that are being proposed for the subject property will be essentially invisible from adjacent neighbours and the street below. The house to the west is so low that no windows look onto the subject property, and house to the east is too high to see the subject property in its entirety. The garage which is the main feature that is seen from the road will be left in its existing condition.

A small parking apron that is already between the existing garage and road will have its entrance radius modestly increased, to make it practical to park on. After using the garage recently, the owners find it so small that it is effectively useless as off-street parking. In keeping with the existing concrete driveway in front of the garage, the small new parking area will be finished with concrete to visually make the view from the street consistent and simple.

Upon doing some demolition after the building permit was issued, the contractor has discovered that an existing basement room that was intended to be an office and laundry area has a constant flow of rainwater through it, that cannot be dammed or sealed off. This extra space is particularly important since the existing house is so small, relative to the size it could be if a new house was built. To try to gain back some of the lost area in the basement, small north and west additions are proposed, which will result in the house not meeting the required setbacks.

New Variance item #1:

The existing house already has a non-conforming rear yard setback of 2.9M, when the required setback is 9.1M. The proposed addition would result in a new non-conforming rear yard setback of 1.52 M.

New Variance item #2:

The existing house meets the required side yard setback. The proposed addition would result in a new non-conforming sideyard setback of 1.02M, when the existing conforming side yard setback was 2.4M.

The sole intention of the proposed renovation and restoration design is to maintain the character of the existing home, to respect the character and history of Lower Caulfield while providing a safe, modern and healthy environment for a young family.

Sincerely,



D'Arcy Jones

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