



MEMORANDUM

Date: January 6, 2016 Our File: 1010-20-13-005
To: Lower Caulfeild Advisory Committee
From: Lisa Berg, Senior Community Planner
Re: **Heritage Alteration Permit No. 13-005 for 4768 The Highway (second submission)**

This memo deals with the application for a Heritage Alteration Permit at 4768 The Highway (**Appendix A**) that was previously considered by the LCAC.

Summary

The applicant wishes to present new information in response to the Committee's recommendations.

LCAC June 4, 2013

The LCAC considered the proposal at its June 4, 2013 meeting. The Committee passed the following recommendation:

THAT the Lower Caulfeild Advisory Committee recommends APPROVAL of Heritage Alteration Permit No. 13-005 subject to: (1) a re-examination of the view corridor from the adjacent property to the north, and potential overlook on the property to the south; and (2) deletion of the proposed vehicular gate.

Excerpts from this meeting are attached as **Appendix B**.

Applicant Responses to the LCAC Recommendations:

The applicant puts forward the following information for further consideration by the LCAC:

- 1) The applicants have provided a letter from the property owners to the south confirming that they have no objections to the proposed plans. A copy of the letter is within the submission materials.
- 2) To re-examine the view corridor to the south (relative to the property to the north), the applicant has completed a detailed survey and view study (**Appendix C**). The information package explains the proposed impact of the dwelling on the property to the north. While views of the ocean are maintained, including expanding the view by removing the existing two-storey dwelling, a view to a rock outcrop in the ocean would be blocked. The applicants have worked to site the

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proposed dwelling to address views from neighbouring sites and the LCAC guidelines by:

- a. complying with maximum rock removal limits;
 - b. siting the dwelling within a natural depression on the site and on a previously disturbed area in order to avoid disturbing intact rock outcrops;
 - c. building a one-storey house to maintain as much view as possible for the neighbour to the north; and
 - d. keeping the front portion of the property in its existing condition to maintain boulevard character.
- 3) The vehicle gate is eliminated.

Conclusion

The applicants have attempted to demonstrate that the proposed dwelling best 'fits' within the context of the neighbourhood and with adjacent properties. Although no additional revisions have been made to the proposed dwelling, they believe it is the best solution. Since the LCAC reviewed the proposal, the applicants have prepared accurate information to demonstrate the extent of view obstruction, maintenance and enhancement relative to the adjacent property to the north.

The guidelines for the Lower Caulfeild Area take into account primary view corridors as part of redevelopment. While the view to a rock outcrop in the ocean would be blocked, it would not fully eliminate views for that property and views to the east and south are maintained.

Staff supports the proposal. It is staff's opinion that the proposal complies with the guidelines. Given the history on the application, staff are seeking the Committee's concurrence prior to issuance of the Heritage Alteration Permit and Building Permit.

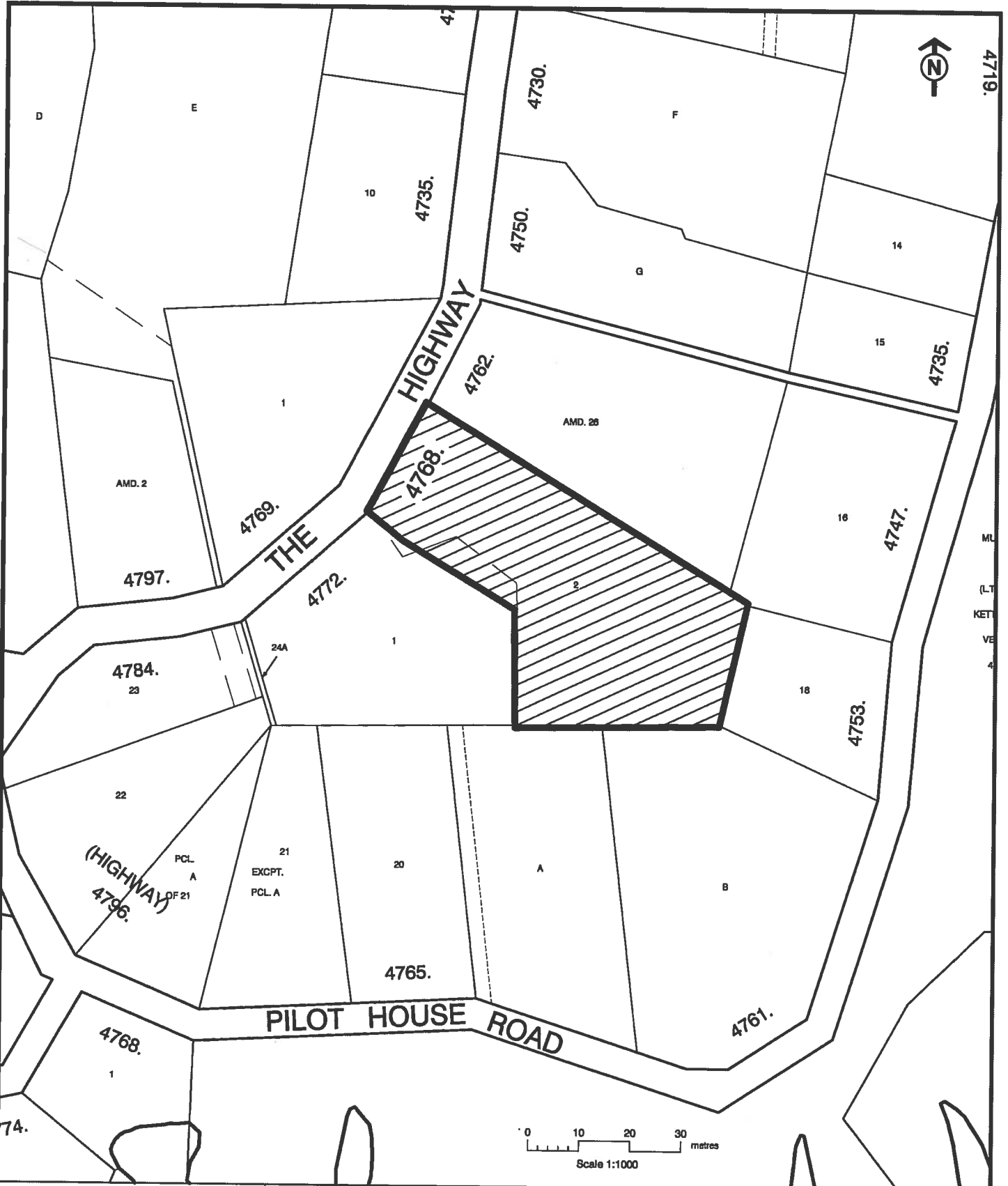
For Consideration

Staff requests the LCAC:

- consider the new information supplied by the applicant; and
- provide a recommendation to assist staff to determine if it is appropriate to issue the proposed Heritage Alteration Permit.

Appendices:

- A. Context Map
- B. LCAC Minutes June 4, 2013 (excerpt)
- C. Survey and View Study Information (provided by the applicant)



	TITLE:	CONTEXT PLAN	DATE: JAN 16/13	REV: 0
	4768 The Highway	13-005		

LOWER CAULFEILD ADVISORY COMMITTEE

**Minutes of the Lower Caulfeild Advisory Committee Meeting
held at 7:00 p.m. on June 4, 2013 at District of West Vancouver Municipal
Hall,
750 – 17th Street, West Vancouver BC**

Members Present:

Voting Members: Jim Carter; Denise Cook; Will Gibson; Carolyn Kennedy;
Barbara Pettit

Non-Voting Member: Councillor Bill Soprovich

Staff Present: Staff Liaison, Stephen Mikicich, Sr. Community Planner;
and Lisa Berg, Sr. Community Planner

4768 THE HIGHWAY (File # 13-005)

The Sr. Community Planner provided an overview of this project – i.e., a new replacement house, and new landscaping, along with retention of existing rock outcrops and significant vegetation. The proposal does not require any zoning variances.

Presentation by the Applicant:

- The property owners described why they were drawn to this property, described their proposal for a one-storey plus basement house, and introduced their project team.
- The architectural designer explained that while plans noted a crawlspace height of 5'11", this is a maximum height only; actual height may be significantly lower, depending on the depth of rock. There is no intention to remove rock to create a uniform 5'11" crawlspace.
- The landscape architect spoke to the uniqueness of this property:
 - Privacy: You don't know there's a house on the property until you enter the site
 - There are four significant rock outcrops and mature trees on the site (which are to be retained)
- He explained that the tree roots would be protected during construction with perforated plywood, covered by gravel (which would later be re-used for the driveway).

Questions and Comments from the Public:

- A resident noted that fences (and gates) are not appropriate in Lower Caulfeild.
 - *Applicant: The next door neighbour (to the west) has requested a fence.*
- Would like to see more contextual information provided about adjacent properties to understand fit and potential impacts.
 - *Applicant: The architectural designer clarified setback of proposed building from respective property lines.*
- The next door neighbour (to the north) made a presentation outlining his concerns about potential view impacts. He pointed to Guideline #2.4 (Lower Caulfeild Guidelines) i.e., *“Design and siting of new or renovated buildings or structures should take into consideration the primary views from neighbouring properties.”*
- He suggested that his primary view of the cove was likely one of the original view corridors identified by Francis Caulfeild. He questioned the accuracy of the architectural designer’s drawing, and requested that a computer-generated drawing should be provided.
 - *Applicant: The architectural designer presented an additional drawing (simulated view from the north), and explained grade and building height calculations, how the drawing was created, and why this is a realistic simulation of the building’s impact. The property owner cautioned the Committee and Staff to be clear about the requirements for Heritage Alteration Permit applications; having to provide detailed renderings, 3-D modelling, etc. would be too onerous and costly for individual homeowners.*
- A neighbour to the south expressed surprise that he had not been contacted by the applicant to discuss the proposed plans.
 - *Applicant: When they purchased the property, the owners began introducing themselves to neighbours. However, they were very put off by one neighbour who made it clear to them that “he” wanted to approve any plans they proposed. After this experience, they chose not to consult with neighbours in advance of LCAC’s consideration.*

Questions and Comments from the Committee:

- Was a survey plan available (as a presentation slide) to show existing site grades? No (however, there is a survey plan on file).
 - *Applicant: explained that there will be some fill required to create a level entry area; and that the proposed flat roofs are multi-level (i.e., as opposed to one singular flat plane)*
- Are there any visible rock outcrops in relation to the proposed crawlspace area?
 - *Applicant: Spoke to the crawlspace height, which could range from 1'11" to 5'1" depending on rock conditions; and that a portion might be slab on grade – i.e., no outcrops would be removed.*
- Is it correct that virtually no trees will be coming down?
 - *Applicant: Yes, no trees are to be removed. Some trees have been 'moved' to an on-site nursery though, for re-planting following construction.*
- Requested clarification re: proposed parking 'bump out' in turnaround area.
 - *Applicant: Spoke to the extent of the proposed gravel driveway area.*
- Is any grading required in relation to the proposed new hedge abutting the property to the west?
 - *Applicant: No, will work with existing grade.*
- A member expressed appreciation for the sensitivity of the applicants. The proposal eliminates zoning non-conformity, and the proposed one-storey (+ basement) house is seen as a sensitive approach. One outstanding issue is potential view impacts for the neighbour to the north. It's too bad that more consultation didn't take place.
- Another member inquired about the view from the street, and whether the variety of existing apple trees was known (it was not).
- The Chair asked whether this was an original Caulfeild house.
 - *Applicant: This house was built in 1942, and has had a series of later additions/alterations.*

Resolution:

It was Moved and Seconded

THAT the Lower Caulfeild Advisory Committee recommends APPROVAL of Heritage Alteration Permit No. 13-005 subject to: (1) a re-examination of the view corridor from the adjacent property to the north, and potential overlook on the property to the south; and (2) deletion of the proposed vehicular gate.

CARRIED