



MEMORANDUM

Date: January 6, 2016 Our File: 1010-20-15-058
To: Lower Caulfeild Advisory Committee
From: Lisa Berg, Senior Community Planner
Re: **Heritage Alteration Permit & Environmental Development Permit No. 15-058 for 4701 Piccadilly South**

This memo deals with an application for a Heritage Alteration Permit and an Environmental Development Permit for 4701 Piccadilly South.

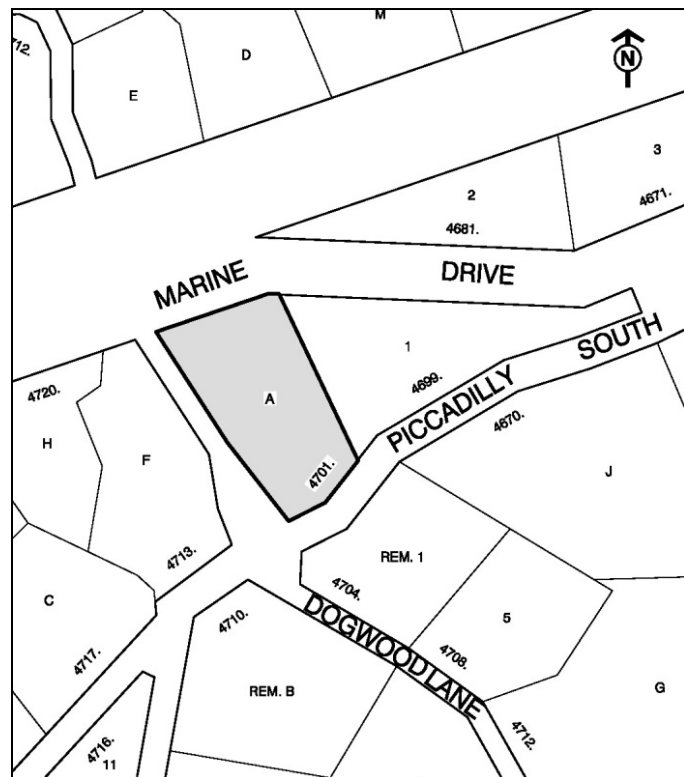
Summary:

The applicant is proposing to redevelop this property with a new replacement house. The proposed work involves demolishing the existing dwelling, site clearing, realignment of a non-permanent watercourse, and new house construction including the installation of new landscaping and trees. A side yard setback variance is requested.

The proposal is reviewed in context of the objectives and guidelines for:

- the Lower Caulfeild Conservation Area; and
- development within 5 metres from the top of bank of a non-permanent watercourse.

The existing dwelling is not of historic or architectural merit.



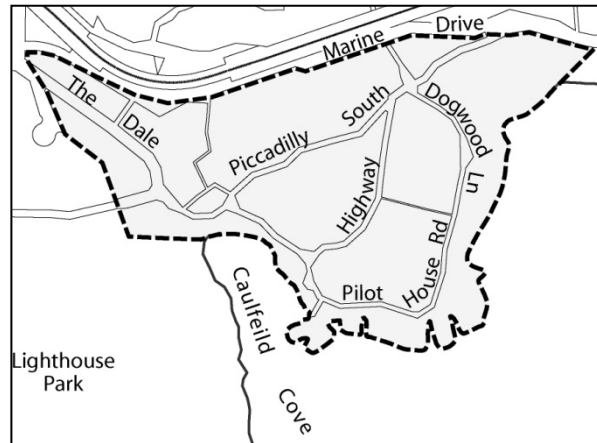
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Existing Policy:

Heritage Alteration Permits:

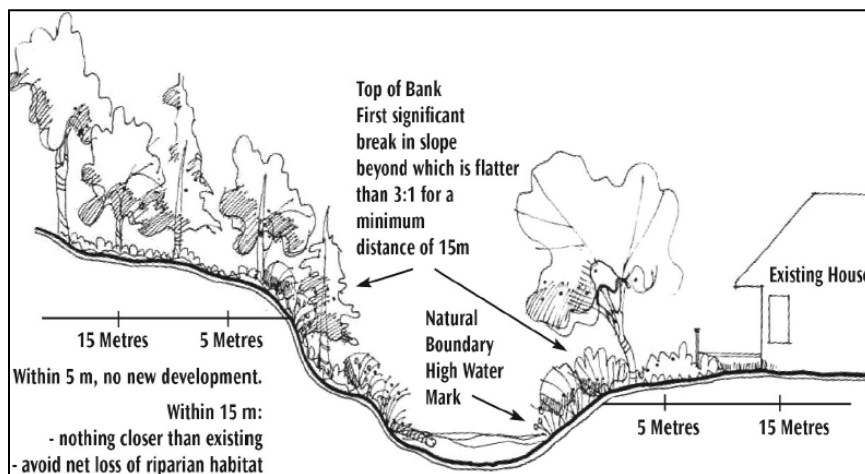
Lower Caulfeild is designated in the Official Community Plan (OCP) under Policy HE6 as Heritage Conservation Area.

A HAP is required for development on private property that includes, among other things, new buildings or structures, alteration of natural land forms, site features or established grades.



Lower Caulfeild Heritage Conservation Area

Environmental Development Permits:



An Environmental Development Permit is required for any work within 15 metres of the top of a watercourse bank inclusive of the construction of new buildings and structures, adding impervious or semi-impervious surfacing, and undertaking any landscaping work.

Development permit guidelines for non-permanent watercourses (i.e. ephemeral watercourses) seek to avoid the net loss of riparian habitat within five metres of the top of the non-permanent watercourse bank. Zoning Bylaw variances can be considered in order to prevent the loss of habitat within the prescribed no-net loss riparian area.

The Director of Planning and Development Services is delegated the authority to issue a Heritage Alteration Permits and Environmental Development Permits that are consistent with the applicable guidelines and that substantially comply with the Zoning Bylaw, meaning that any variance is minor, compliance would involve hardship, loss of heritage value or character, or would assist in improving the riparian habitat area.

The Proposal:

The proposal is to demolish the existing dwelling and replace it with a new house, attached garage, and landscaping. See **Appendix A** for the Project Profile and Guideline Review and **Appendix B** for the applicant's summary report.

Existing Conditions

The existing dwelling was constructed in 1966 and is not of architectural merit. There is an ephemeral or non-permanent watercourse (a watercourse that only holds water during and immediately following rain events) traversing the property.

The watercourse and vegetation on the property have been altered over time. The watercourse has been directed into an artificial channel and ends in a pond that is controlled with a manual weir. The vegetation and trees have not been maintained and are generally in poor shape:

- The watercourse does not drain properly into a storm system and runs through a 8.5 metre (28 ft) concrete channel under an existing deck.
- Vegetation has been left to rot, become completely overgrown, or infested with invasive species.
- Trees:
 - majority have been previously topped;
 - suffer from various forms of rot and decay;
 - are hazardous (particularly one leaning over Piccadilly South);
 - are covered in English ivy; and/or
 - within the building envelope.

The applicant has supplied an arborist report that details the health and condition of the trees on the property (**Appendix C**). The report identifies trees that are suitable for retention given their overall health or proximity to excavation areas. For retained trees, protection measures are included within the proposed Heritage Alteration and Environmental Development Permit (**Appendix F**).

Proposed Development

The property owner opts to demolish and build a new house that will suit their needs. Key features of the proposal are:

- Two storeys plus a basement with an attached garage.
- Includes a secondary suite (suite parking provided within the garage).
- A Floor Area Ratio (FAR) of 0.35 (6,322.4 square feet).
- Maintenance of the existing driveway access location.
- Some rock removal for house construction and watercourse realignment.
- Zoning Bylaw Variance for the west side yard to accommodate watercourse realignment and its associated riparian area.

Watercourse Realignment & Zoning Variance

The applicant has supplied a report regarding the watercourse on the property (**Appendix D**). In summary, realignment of the channel is proposed along the north and east sides of the property to follow the natural drainage slope, and provide a practical building envelope.

Realignment of the watercourse is designed so that it does not impose riparian area restrictions or impede any future development for the property to the east (4699 Piccadilly South), however this arrangement does shift the building envelope to the west.

The applicant proposes to site the house within a modified building envelope in order to accommodate realignment of the watercourse and its riparian setback areas down the east side of the lot. To compensate, development is shifted west on the property, triggering a request to vary the west side yard setback. Due to the angled west side property line and the positioning of the house, it is proposed that the west side setback be varied to zero-lot line (0 metres) at the closest point.

All other aspects of the proposed dwelling comply with the Zoning Bylaw.

Access

The arrangement of the modified building envelope allows for the retention of the existing driveway access area from Clovelly Walk/Dogwood Lane to the west. Retention of the driveway in its current location is proposed as it:

- results in full landscaping and buffering of the front yard and boulevard;
- avoids additional site grading to achieve a new driveway location and grade;
- positions the garage doors to face the west (away from the street); and
- maintains the current traffic patterns (i.e. not adding a new driveway crossing east of the intersection of Piccadilly South and Dogwood Lane).

Landscaping & Rock Removal

The applicant proposes to clear the majority of the property in order to:

1. realign the watercourse;
2. create a modified building envelope; and
3. remove dead, dying or hazardous trees and vegetation, and invasive species.

The landscape plan retains trees and hedging where possible. This includes the retention of 11 trees (out of 24), and the cedar hedge at the driveway entrance (where it is not completely tangled or choked by invasive species).

New landscaping includes a mix of native and ornamental species, in keeping with the landscapes of the Lower Caulfeild area. Eight new trees are proposed to be planted. The low retaining wall that curves with the existing driveway will be replaced where needed to align with the new driveway curve and faced with natural stone. A pedestrian path is added at the front entrance through the boulevard. A new cedar hedge is to be

planted along the north, east and south property lines where it will tie in with the existing cedar hedge. A new cedar fence (located within Clovelly Walk) will replace the existing, rotting fence. See **Appendix E** for the planting design and plan summary. The landscape plans are included within Appendix F.

The District supports the retention of the existing driveway access as it maintains existing neighbourhood character and helps to achieve environmental protection and increases the net riparian area on the property. The District also supports the replacement fencing within Clovelly Walk as it maintains existing neighbourhood character and does not interfere with pedestrian access or District infrastructure.

No rock removal is permitted for landscaping, terraces or other ornamental garden treatments. Some rock removal will be necessary to realign the watercourse channel and construct the house. Once the existing dwelling is removed, rock removal will be estimated. Rock removal volumes must comply with the Soil Removal and Deposit Regulation.

Form & Character

The proposed dwelling is a contemporary in character, with a combination of flat and gently sloping roofs and ample glazing. Traditional building materials will be used including grey shingles, natural stone, stained wood and natural wood soffit and beams to blend with the character of Lower Caulfeild.

Construction Plan

1. Install protective fencing around retained trees and vegetation.
2. Demolish the existing dwelling and site clearing.
3. Realign the watercourse following the direction of a professional engineer and the District's Environmental Protection Officer. The realigned watercourse is to properly connect to the District's storm water system.
4. Construct the new dwelling.
5. Complete landscaping, paving and fencing.

LCAC Review:

Specific items that staff would like the Committee to comment on include:

- a. Treatment of the edge conditions adjacent to Piccadilly South and Clovelly Walk related to:
 - i. removal and replacement of trees and vegetation;
 - ii. maintenance of the driveway and fencing locations; and
 - iii. the added pedestrian access from the boulevard.
- b. Potential impacts to neighbouring properties.
- c. The proposed west side yard setback variance.
- d. General site design, architecture and landscape character in context of the guidelines.

Date: January 13, 2016 Page: 6
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Piccadilly South**

Appendices:

- A. Project Profile and Guideline Review
- B. Applicant Summary Report
- C. Arborist Report
- D. Watercourse Realignment Hydrology Report
- E. Planting Design and Plan Summary
- F. Proposed Heritage Alteration and Environmental Development Permit No. 15-058 (includes Schedule A)