



4798 The Highway Proposed Heritage Alteration Permit

Council Meeting

June 22, 2026

Subject Property & Context



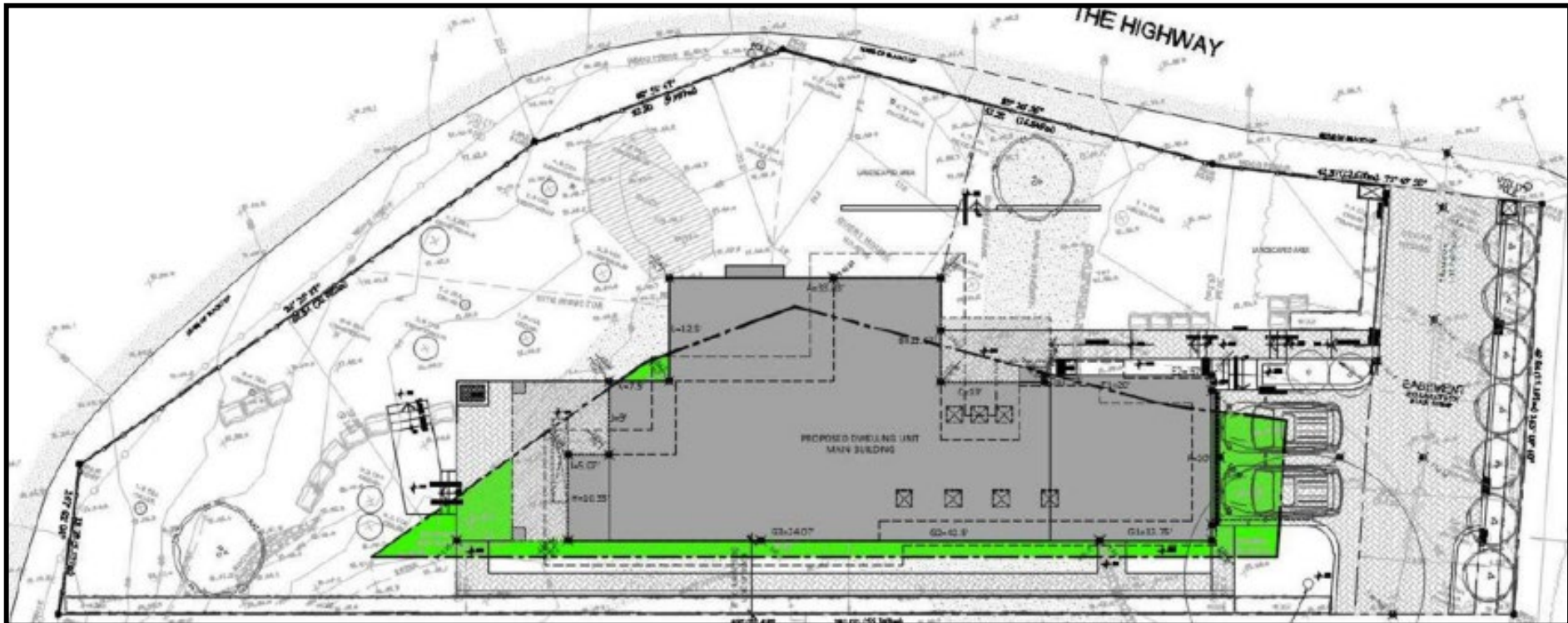
Site Background

- Formed by subdivision in 1904
- Since 1986, part of a larger residential site
- 2021 - 3 lots for sale
- 2021 - 4796 The Highway purchased (2 lots with one dwelling)
- 2022 - 4798 The Highway purchased
- 2024 - 4798 The Highway HAP application



Previous Proposal

- Flat roof two-storey dwelling
- No basement or secondary suite (with shared driveway)
- Required 2.63 m (8.62 ft.) front yard variance
- Applicant withdrew proposal to conduct additional neighbourhood consultation



Public Engagement

Preliminary Public Information Meeting – May 15, 2024

- Removal of two-storey coach house adjacent to driveway entrance.

Proposed Development Information Meeting – January 8, 2025

- Modified elevations to provide a more traditional and ‘forest like’ appearance.
- Removal of the (initially proposed) streetside parking stall.
- Modified the proposed streetside fencing and landscaping.
- Introduced further privacy improvements for southern neighbour (privacy slats and landscaping).

“Design Workshop Meeting” (St. Francis-in-the-Wood) – March 9, 2026

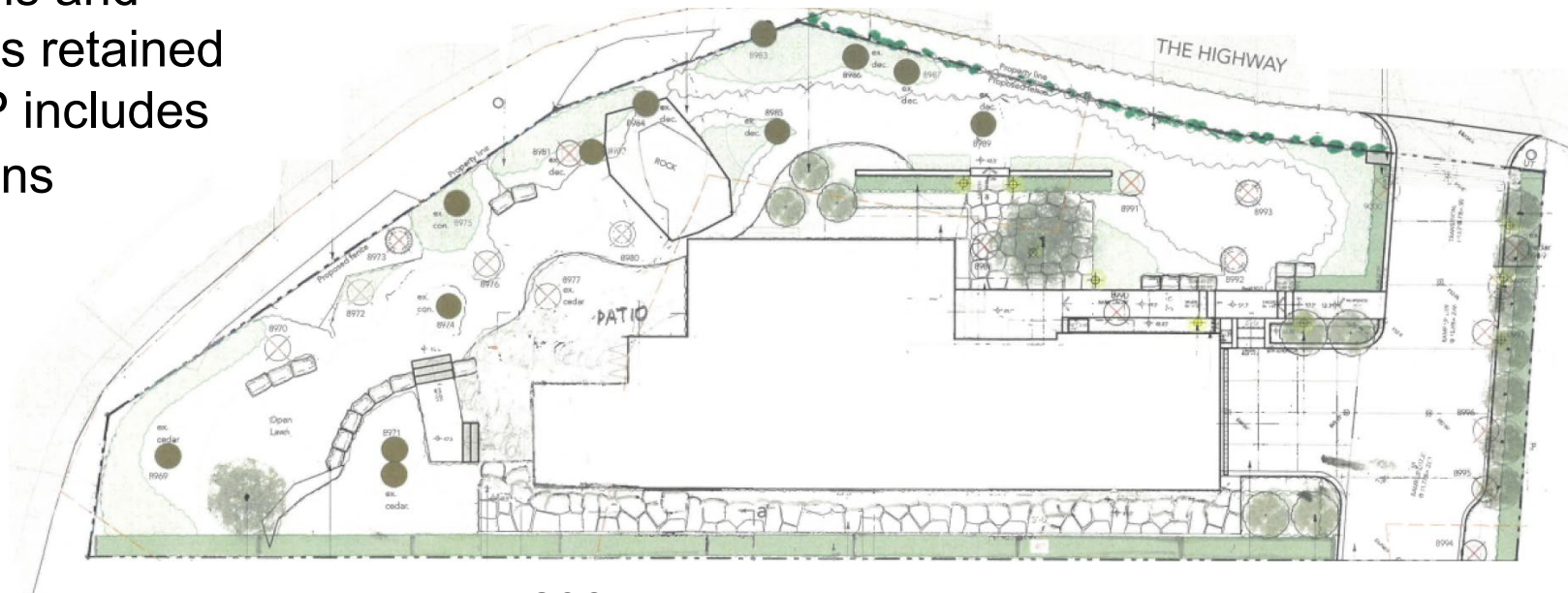
- 12 neighbours and a representative from the NSHP Society.
- Feedback used to further revise design (to current proposal).

“Overview and Feedback Meeting” (Onsite) – April 28, 2026

- 13 neighbours and a representative from the NSHP Society.
- Revised plans were available and siting shown with stringline.
- Feedback from attendees was generally positive, with minor suggestions related to landscaping and vegetation retention.

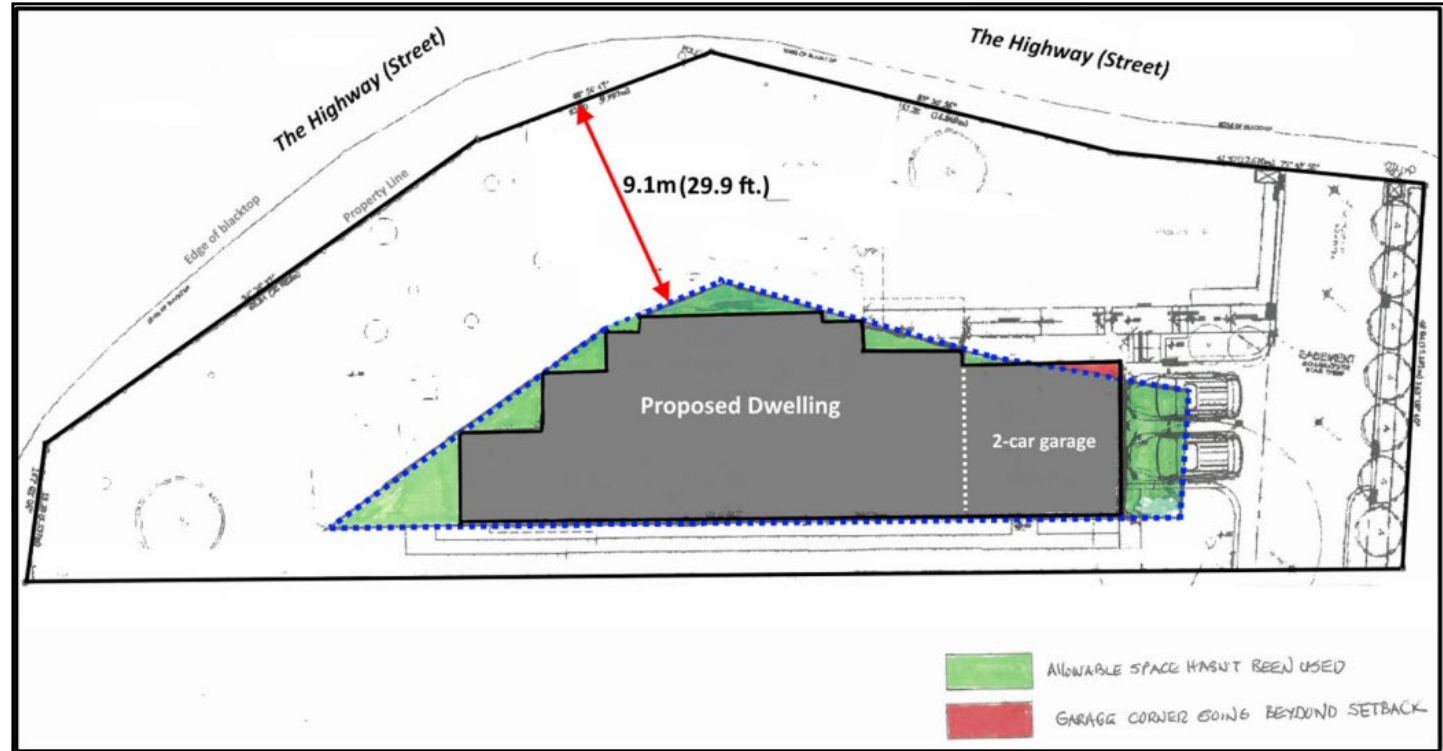
Revised Proposal

- Revised design (West Coast Modern) - “Heritage inspired” tongue & groove siding, natural wood tones, limited flagstone cladding
- 3,074 sq. ft. gross floor area
- Approximately 30% lot coverage
- Landscaping and fencing for buffer
- Rock formations and natural features retained
- Proposed HAP includes conceptual plans



Proposed Zoning Variance

- RS3 zone requires 9.1 m (30 ft.) front yard
- Proposed 0.76 m (2.5 ft.) front yard for portion of two-car garage
- Provides a 2.13 m (7 ft.) setback and privacy improvements for neighbour

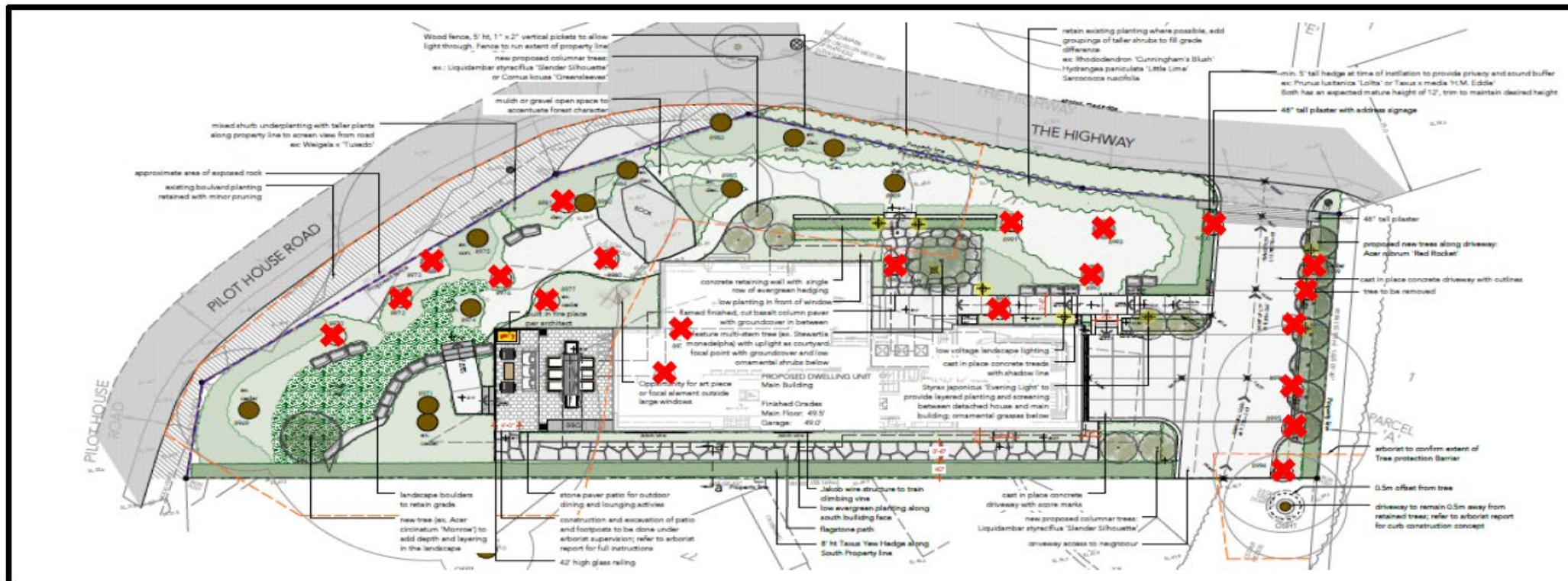


Policy Considerations – Lower Caulfeild

- **Alteration of existing terrain should be avoided, or minimized**
 - ✓ *No blasting or significant site alteration required.*
- **Conserve a site's natural characteristics**
 - ✓ *Tree and natural rock outcropping retention. Shared driveway access, significant perimeter vegetation and deciduous plantings.*
- **Healthy trees and vegetation should be retained**
 - ✓ *Mature conifers retained on western portion of site.*
- **Natural rock outcroppings should be retained/incorporated**
 - ✓ *Natural rock outcropping retained and incorporated into design.*
- **Perceived scale of new development should be minimized through design considerations**
 - ✓ *Flat roof reduces overall massing with Westcoast inspired 'projections and recessions' on the streetside façade.*
- **Design and siting of new buildings should consider primary views from neighbours**
 - ✓ *Proposal does not impede any primary neighbouring views.*
- **Overlook of adjacent properties should be minimized**
 - ✓ *Only transom windows on 2nd storey & no upper storey decks (facing south neighbour).*
- **Traditional building materials and exterior finishes should be used**
 - ✓ *Uses stone cladding and composite wood-look siding with glazing that maximizes access to daylight and connection to natural surroundings.*

Policy Considerations - Wildfire

- Requires 'fire-smart' measures
- Fire-resistant building materials
- Increased spacing from easily combustible vegetation
- 21 trees to be removed
- 11 trees to be retained including 3 conifers/protected trees (with pruning)
- Fire resistant species to be planted



Staff Recommendation

It is recommended that Council approve the heritage alteration permit proposal:

- Consistent with the Lower Caulfeild Heritage Conservation Area and Wildfire Hazard development permit area guidelines.
- Design improvements have been implemented by applicant throughout public engagement process.
- The proposal exhibits a scale, form, and landscaping that complement the local area and mitigates privacy impacts to the neighbour to the south.
- The proposed variance will not negatively impact the 'heritage character' of Lower Caulfeild.

Thank You!
Questions?

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