



# Lower Caulfeild Advisory Committee (LCAC)

October 19, 2016

- 1. Call to Order**
- 2. Confirmation of Agenda**
- 3. Elections**
  - 3.1 Chair
  - 3.2 Vice-chair (if required)
- 4. Adoption of Minutes from Meeting of March 30, 2016**
- 5. Referral**
  - 5.1 4701 Piccadilly South (File No. 15-058) (third submission)**

Applicant response to March 30, 2016 LCAC recommendation and presents revised house plans.
- 6. Public Question Period** *(regarding process and/or disposition only)*
- 7. Next Meeting** *(to be determined)*
- 8. Adjournment**

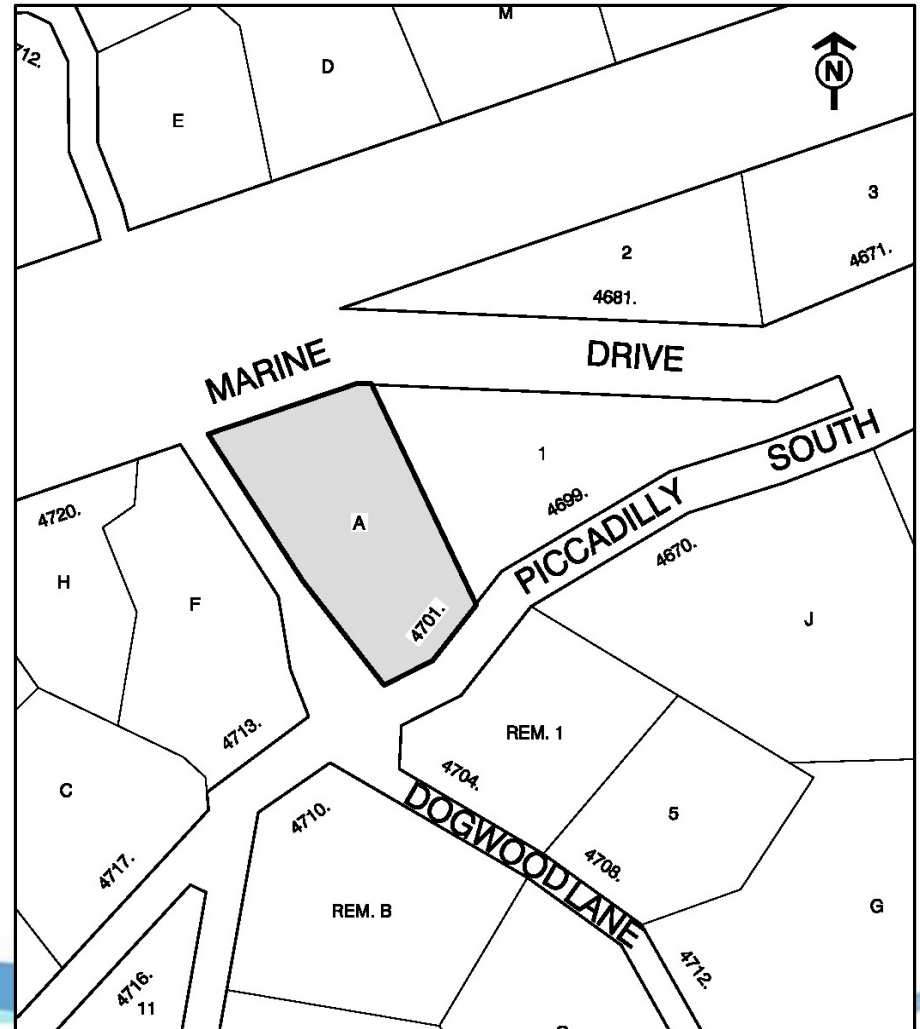
1. Staff introduces the application.
2. Presentation by the applicant.
3. Public invited to speak to the application.
4. LCAC members may ask clarification questions.
5. Applicant may provide final comments.
6. LCAC makes its recommendation.

### **LCAC PURPOSE**

The Lower Caulfeild Advisory Committee (LCAC) is established as an advisory body to Council and the Director of Planning in the application of objectives and guidelines for the Lower Caulfeild Heritage Conservation Area.

## ITEM NO. 5.1: 4701 PICCADILLY SOUTH

- 1) Applicant's response to the March 30, 2016 recommendation; and
- 2) Referral of the revised house plans.



## LCAC MARCH 30, 2016 RECOMMENDATION

*THAT the applicant develop two streetscape plans:*

- 1. one to show the joint-access driveway via Clovelly Walk;  
and*
- 2. the second showing no driveway access via Clovelly  
Walk,*

*and clearly demonstrating the impact (extent) of the  
required blasting, grading, retaining walls and landscaping  
at 4701 Piccadilly South from the street view.*

## PROPOSED ACCESS

Applicant will be presenting two access options as requested by the LCAC:

- Via Clovelly Walk
- Via Piccadilly South

In either scenario, the access is approvable by the District.





# PROPOSED DWELLING REFERRAL

## Complies with Zoning Bylaw:

- *Proposed FAR: 0.35 (max)*
  - *Main Floor: 3,415.5 sq ft*
  - *Second Floor: 2,258.25 sq ft*
  - *Net Basement: 341.77 sq ft*
  - *Garage: 294.84 sq ft*
    - *Total Floor Area: 6,310.36*
- *Site Coverage: 24% (max 30%)*
- *Permitted Basement Suite: 968 sq ft (max)*
- *Setbacks: All Comply*
- *Watercourse: “no net habitat loss” therefore complies*





Recommendation on:

1. Site access; and
2. Compliance of the proposal with the guidelines.

