



MEMORANDUM

Date: July 24, 2014 Our File: 1010-20-12-060
To: Bob Sokol, Director of Planning
From: Lisa Berg, Senior Community Planner
Re: Heritage Alteration Permit No. 12-060 for 4733 Piccadilly South

Heritage Alteration Permit No. 12-060 was approved on March 18, 2013. The permit provided for extensive renovations to the existing single family dwelling and included variances to legalize non-conforming items (rear yard setback, building height, number of storeys and highest building face).

The applicant is proceeding with construction and proposes the following adjustments to the approved plans:

Entry Level (Drawing A103):

- Rearrangement of the washroom. Interior work only, does not affect exterior.

Main Level (Drawing A104):

- Door deleted from kitchen nook, and replaced with a window.
- Eclipse doors added to the rear deck (in lieu of door access from kitchen nook).

Upper Level (Drawing A105):

- Additional window light on either side of the master bedroom balcony door.
- The main bath and laundry room have been reversed within the existing envelope. This was done as the previous plans left Bedroom No. 3 with no window (BC Building Code issue) and to maximize the bedroom's headroom (due to the sloping roof). From the exterior, this results in:
 - the addition of a window at the front of the building for the bedroom;
 - deletion of a skylight in the area which is now the bedroom; and
 - a marginally larger window on the east elevation, to allow for exiting requirements (Fire Code).

Roof (Drawing A106):

- Because of the new bedroom/bathroom arrangement on the upper floor, a skylight on the front face of the roof has been deleted. This skylight was in the same area as the new front bedroom window (as described above).

748865v1

Date: July 24, 2014
To: Bob Sokol, Director of Planning
From: Lisa Berg, Senior Community Planner
Re: **Heritage Alteration Permit No. 12-060 for 4733 Piccadilly South**

Page: 2

- On the west facing roof, a skylight has been deleted. Two skylights in this area were not necessary.
- Another skylight on the east facing room has been deleted as it was unnecessary.

Overall Exterior:

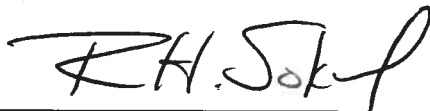
- With limited exceptions, cedar-strip siding has replaced shakes on the exterior of the entry and main level. This was done for cost reasons, and to break up what the owners felt was a "sea" of cedar shake (making the building appear taller and more imposing in their opinion), with the vertical lines of the cedar strip (batten board). This is particularly so given that, from the front, the house is essentially four floors and the road is lower than the house. Adding cedar strip siding in an horizontal application on the second and third floor will help to break up the massing.
- The cedar shakes have been maintained on the upper floor of the front elevation, and added (in place of batten board) on the remaining upper floor elevations to give a consistent look.

Summary:

Overall, the proposed changes are in substantial compliance with the approved HAP. There were no issues raised during the project's consideration that would be affected by these changes. They help to reduce the appearance of the overall massing by breaking it up with materiality. Window and door adjustments are in response to finalizing the floor plans. In addition, the applicant has provided emails from the adjacent neighbours to the east and west that they are aware of the proposed changes and have no concerns.

Staff approves the requested amendments to the plans, which will now be considered part of the approved HAP and that the revised plans will be placed on the District website.

CONCUR



July 24, 2014

Bob Sokol, Director of Planning, Land Development and Permits

Date

Attachments:

Revised Plans dated July 24, 2014

Cc: S. Urquhart, Building Dept
S. Cordell (via email)