

October 17, 2014

District of West Vancouver
Planning Department
750 – 17th Street
West Vancouver, B.C.
V7V 3T3

Attention: Ms. Lisa Berg

**RE: HERITAGE ALTERATION PERMIT APPLICATION
CAPLAN RESIDENCE
4753 PILOT HOUSE ROAD
WEST VANCOUVER, B.C.**

We are pleased to submit this application on behalf of Guy and Christina Caplan, for a Heritage Alteration Permit for the above property.

The proposal is to replace the existing dwelling with a new single family residence in compliance with the current zoning Bylaw. No variances are requested at this time.

The following are in response to the Lower Caulfeild Heritage Conservation Area Guidelines HE 6:

1.0 SITE DESIGN AND LANDSCAPE

1.1 Alteration of existing terrain should be avoided, or minimized where it is not practical to avoid disruption, to conserve a site's natural characteristics.

-The new dwelling is proposed to fit into the existing grade that was blasted into the site by the previous structure and generally fits over the existing footprint so as to minimize site disruption and blasting.

1.2 Healthy trees and vegetation should be retained, taking into account protection of existing views and vistas, and access to sunlight.

-There are no significant trees on the property. It is proposed to preserve an existing hedge along the South property line and a stand of bamboo on the North property line to preserve privacy to the adjoining properties. Existing shrubs will be salvaged and relocated where practical.

1.3 Natural rock outcroppings should be retained and incorporated into the landscape design.

-Natural rock outcrops and existing stone retaining walls will be retained as landscape features of the property.

1.4 The visual impact of swimming pools and deck areas should be minimized, and removal of rock outcroppings for swimming pools should be avoided.

-The proposed swimming pool is located in a natural depression in the site so that rock removal will not be necessary. The pool deck will meet the lowest floor elevation and step down on the street side to minimize visual impact.

1.5 Retaining walls, particularly those that would be visible from the property's road frontage or public lands should be avoided. If not practical to do so, mitigation measures should be implemented to reduce visual impacts of retaining walls, such as stepped construction and landscape screening. Retaining walls should be constructed of, or faced with, natural or split rock material.

-We are proposing to retain and repair the low existing stone wall at the street property line. A continuous 5'0" yew hedge would be planted above this wall to screen the pool deck.

2.0 ARCHITECTURAL DESIGN

2.1 Where practical, new replacement buildings should be sited on previously disturbed areas of the property in order to retain remaining natural site features.

-The proposed new building is located over the footprint of the existing structure.

2.2 Additions and renovations to existing buildings should be in keeping with the established architectural and landscape character of the property.

-N/A – New Build

2.3 The perceived scale of new development should be minimized through one or more of the following design considerations:

- building massing
- careful siting of buildings in relation to neighbouring buildings, roadway, and other public spaces
- increased yards
- sloping roofs
- varied building forms

-The architectural design of the proposed residence borrows from the traditional West Coast style with large sloping roof overhangs and strong horizontal lines similar to the character of the residence immediately to the North. The building massing is terraced on both the South and East elevations to reduce bulk. The terraced design also results in increased setbacks and varied building forms.

- 2.4 Design and siting of new or renovated buildings or structures should take into consideration the primary views from neighbouring properties.

-Since the site is so much lower than neighbouring properties there is little impact of the new structure to primary views of neighbouring properties. Existing hedges and landscaping are higher than the proposed structure.

- 2.5 Overlook of adjacent properties should be minimized when designing decks, balconies and windows.

-Existing and proposed landscaping will provide screening to decks, terraces and windows of the new building.

- 2.6 Traditional building materials and exterior finishes should be used – e.g. wood siding, wood-framed windows and doors, natural stone or brick masonry (including chimneys) and cedar shakes and shingles for roofing. Where stucco is proposed, it should be used in combination with other facing materials such as wood, stone or brick.

-The proposed exterior finishes will consist of stone facing on the lowest level, cedar siding and glass on the upper floors, exposed rafter detailing for the roof structure and laminated fiberglass traditional 3 tab shingles for the roofing. Roof terraces would be concrete pavers.

- 2.7 All mechanical equipment should be screened from view, and measures should be taken to avoid noise impacts.

-Mechanical and pool equipment will be located inside mechanical rooms or screened from view.

3.0 DRIVEWAYS AND GARAGES

- 3.1 Minimize the visual impact of driveways and surface parking areas using techniques such as: single-width driveways on smaller lots; narrow, curved driveways on larger lots; and landscape screening.

-The proposal is to maintain the existing driveway but narrow the width at the street and provide additional screening with vines on an overhead arbor.

3.2 Garages (integrated, attached or detached) should be designed in the same style and finished with the same materials as the house.

-The proposed garage is integrated into the lower floor of the new structure with a stone surround and cedar siding finish on garage door to match house siding.

3.3 Garage doors should be designed and located so as to not dominate the view from the public roadway.

-The garage door will be clad in cedar siding to appear as a wall finish.

4.0 STREETScape CHARACTER

4.1 To maintain the area's 'neighbourly' qualities, private properties should be bordered with soft landscaping, hedges, and/or ornamental fencing. Tall and solid fences, walls, and prominent security gates are discouraged.

-The existing solid fence at the street will be replaced with a 5'0" yew hedge. Existing hedges and landscaping along property side yards will be maintained and a new cedar hedge will be located at the rear property line. Iron fencing around the pool will be integrated into the hedges and landscaping.

4.2 Public boulevards and adjacent private lands should be landscaped to maintain the 'naturalized' landscape character of the area.

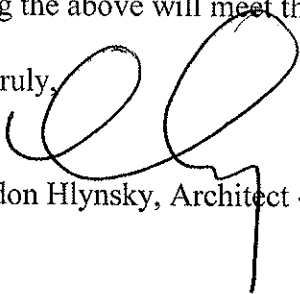
-The narrow boulevard area along the street will be replanted with a low groundcover.

4.3 Exterior lighting should be kept at low level intensity and directed downward to preserve Lower Caulfeild's dark sky environment. Light pollution onto adjacent properties and public areas should be avoided.

-Exterior lighting will consist of minimal step lighting, pool light and recess lighting on the structure.

Trusting the above will meet the Lower Caulfeild Conservation Area Guidelines.

Yours truly,


B. Gordon Hlynsky, Architect - AIBC