

PROJECT PROFILE

at January 6, 2016

Project:	4701 Piccadilly South HAP
Application:	HAP No. 15-058
Applicant:	Sukhi Muker
Architect:	Daniela Virda-Sedler
Address:	4701 Piccadilly South
Legal Description:	Lot A (Explanatory Plan 8869) of Lot 1 Block 8 District Lot 811 Plan 4763
PID:	011-305-223
OCP Policy:	Lower Caulfeild Heritage Conservation Area
Zoning:	RS3
Community Heritage Register	No
Previously Before Council:	Not previously before Council
Summary:	HAP for a new single family dwelling.

Site Area: 1,659.2 sq m (17,859.5 sq ft)

	BYLAW RS3	PROPOSED¹	COMMENTS
Site Width	24.4 m	24 m	Existing/complies
Site Depth	Max 4X width	49 m	Existing/complies
Floor Area*	n/a	6,322.4 sq ft	Complies
Floor Area Ratio	0.35	0.35	Complies
Site Coverage	30%	22%	Complies
Setbacks			
Front Yard (South, Piccadilly)	9.1 m	9.1 m	Complies
Rear Yard (north, Marine Drive)	9.1 m	15.0 m	Complies
Side Yard (East)	2.6 m	7.1 m	Complies
Side Yard (West, Dogwood Lane)	2.6 m	0 m	Variance (to avoid watercourse)
Combined	6.4 m	7.1 m	Complies
Creek Channel	5 m TOB	5 m TOB	Complies
Building Height	7.62 m	7.62 m	Complies
Highest Bldg Face	6.7 m		
No. of Storeys	2 + bsmt	2 + bsmt	Complies
Parking	1 + suite	2 + suite	Complies
Secondary Suite:	Permitted	Yes	Complies
Min. Suite Size	20 sq m		Complies
Max. Suite Size	90 sq m or 40%	88.9 sq m	Complies

**plus basements & exempted areas*

¹ Source: Information provided by applicant

Planning:	
LUC/DAA	No
DPA	No
Heritage	Heritage Alteration Permit Area
ROWs	None
Easements	None
Covenants	Yes – Historical land conveyance
Engineering:	
Rock Removal	Yes – to be determined for house construction. Preservation of yard rock outcrops to be avoided
Max Driveway Slope	Existing access from Dogwood Lane/Clovelly Walk (to preserve front yard boulevard, rock outcrop and watercourse)
Roads	Piccadilly South & Dogwood Lane/Clovelly Walk
Sanitary	Piccadilly South
Storm Water	Marine Drive
Water	Dogwood Lane/Clovelly Walk

HE6 Guideline Review

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.

Staff Comments:

- *Some rock removal required to construct house and garage.*
- *Exposed rock outcrops in yard to remain.*
- *Existing driveway access and grade to be used to avoid further site disruption.*
- *Existing watercourse to be relocated (to the east) to create a building envelope. Reviewed in conjunction with the District’s Environmental Protection Officer. Heritage Alteration Permit to include Environmental Development Permit conditions for this work.*

Applicant Comments:

- *Relocation of the water channel is proposed to create a building envelope. The District regulations require a 5 foot setback on either side of the watercourse.*
- *Some rock removal required for relocation of watercourse.*

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

Staff Comments:

- *Peripheral trees on the site that are in good condition to be retained.*
- *Trees in poor condition (i.e. previously topped, suffering from disease or rot), or those within close proximity of the building site to be removed.*
- *Trees to be replanted and incorporated into landscaping plan, including a mixture of conifer and deciduous.*

Applicant Comments:

- *Existing cedar hedge at driveway entrance to be retained and augmented with new hedging.*

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

Staff Comments:

- *Rock removal for landscaping purposes is not permitted.*
- *Rock outcrops in the yards to be retained.*

Applicant Comments:

- *No rock removal for landscape design.*

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.

Staff Comments:

- *Indoor pool proposed, to rear of house incorporated into building design.*
- *Deck/patio areas confined to areas adjacent to house.*

Applicant Comments:

- *Visual impact of deck areas are minimized by remaining adjacent to house.*

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.

Staff Comments:

- *Retaining walls are broken up with steps and transition areas.*
- *Retaining walls are located within landscaped areas to buffer appearance.*
- *Faced with natural stone.*

Applicant Comments:

- *Retaining walls visible and close to the property's road frontage will be finished with natural stone (adjacent to driveway).*
- *Other retaining walls will be concrete and/or wood tie finished.*

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.

Staff Comments:

- *New house to be located over footprint of existing home.*
- *West side yard variance required to shift the house away from the riparian area associated with the relocation of the watercourse.*
- *Existing driveway area to be retained to maintain boulevard character.*

Applicant Comments:

- *Natural site features will be retained by building over the existing home footprint.*

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

Staff Comments:

- *Not applicable: new build.*

Applicant Comments:

- *Not applicable.*

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

Staff Comments:

- *The building envelope is shifted to the west to allow a riparian setback area of 5 feet (either side of watercourse).*
- *Riparian area does not affect adjacent property to the east.*
- *Remainder of building envelope maintained.*
- *Building mass complies with zoning.*

Applicant Comments:

- *New development roof height will be lower than existing home with a combination of flat and gently sloping roofs.*

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

Staff Comments:

- *Property backs onto Marine Drive at the rear, little to no view impacts resulting from the new build.*
- *Property is lower than Marine Drive.*

Applicant Comments:

- *Neighbouring properties primary views will not be inhibited and even enhanced from the new development height.*

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

Staff Comments:

- *Landscape plans call for screening of the property with new hedging and tree retention on the perimeter.*

Applicant Comments:

- *Windows, decks and balconies are minimized on the east and west side of the new development (where adjacent properties are located).*

- 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.

Staff Comments:

- *See applicant comments.*

Applicant Comments:

- *Traditional building materials including grey shingles, natural stone, stained wood and natural wood soffits and beams.*
- *Materials, colours and textures are consistent with other homes in the Lower Caulfeild area.*

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

Staff Comments:

- *Enclosed.*

Applicant Comments:

- *Yes.*

3.0 DRIVEWAYS AND GRADES

- 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.

Staff Comments:

- *Existing curved driveway grade and shape maintained.*
- *Boulevard landscaping.*

Applicant Comments:

- *Yes.*

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

Staff Comments:

- *Integrated into house design.*

Applicant Comments:

- *Garage finished with same materials as the dwelling.*

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

Staff Comments:

- *Garage doors turned away from street to reduce visibility and to align with existing driveway location.*

Applicant Comments:

- *Garage doors turned to face west so that they do not dominate the view from the public roadway.*

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.

Staff Comments:

- *Existing driveway wall to be rebuilt to align with new driveway path (using existing grades and similar siting).*
- *Municipal right-of-way to the west (Clovelly Walk) to remain open for pedestrian connection between Marine Drive and Piccadilly South.*

Applicant Comments:

- *Driveway to remain in the same location and paved with black asphalt, like the existing driveway.*
- *New and retained hedging along the north, south and east property lines.*
- *Rock wall at driveway entrance to be rebuilt (to align with new driveway) with concrete and faced with natural stone.*
- *Existing fence to the west (within municipal right-of-way known as Clovelly Walk) to be replaced with a new fence as it is rotting.*
- *New 6 foot cedar fence to be installed along rear and east property lines. No fencing at the south property line.*
- *No (vehicle) security gate proposed.*
- *Security gate north of garage along walkway proposed (not visible from the street).*

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

Staff Comments:

- *No retaining walls, steps or other infrastructure within boulevard.*

Applicant Comments:

- *Existing landscaping is infested with invasive species or is rotting from previous tree topping and neglect.*
- *New landscaping to be installed with a mixture of low growing ground covers, shrubs and trees.*
- *Cedar hedge at front driveway entrance to be retained and augmented with new cedar hedging.*

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.

Staff Comments:

- *Lighting to be downward facing and capped lights integrated into house and landscape designs.*

Applicant Comments:

- *Capped lighting integrated into walls to illuminate the front entrance path.*
- *Lighting is downward facing on the house.*