



MEMORANDUM

Date: October 11, 2016 Our File: 1010-20-15-058
To: Lower Caulfeild Advisory Committee
From: Lisa Berg, Senior Community Planner
Re: **Heritage Alteration Permit No. 15-058 for 4701 Piccadilly South (third submission)**

This memo deals with the application for a Heritage Alteration Permit at 4701 Piccadilly South that has been previously considered by the LCAC at its January 27, 2016 and March 30, 2016 meetings.

Summary

Following the direction of the LCAC on March 30, 2016, the applicant is presenting information on access and impact as it relates to: a) via Clovelly Walk; and 2) via Piccadilly South. The applicant has also prepared revised house plans for the committee's consideration.

LCAC March 30, 2016

The LCAC considered the proposal at its March 30, 2016 meeting. The Committee passed the following recommendation:

THAT the applicant develop two streetscape plans: one to show the joint-access driveway via Clovelly Walk; and the second plan 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.

Applicant Responses to the LCAC Recommendation:

The applicant puts forward the following information for consideration by the LCAC:

1. One plan showing a joint-access driveway via Clovelly Walk. This plan is accompanied by a street-view sketch and proposed landscaping.
2. One plan showing no driveway access via Clovelly Walk (i.e. from Piccadilly South). This plan is accompanied by a street-view sketch and proposed landscaping.
3. Revised house plans demonstrating compliance with the Zoning Bylaw. Information on retaining walls and driveway grades is shown on these plans.

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Date: October 12, 2016
To: Lower Caulfeild Advisory Committee
From: Lisa Berg, Senior Community Planner
Re: **Heritage Alteration Permit No. 15-058 for 4701 Piccadilly South (third submission)**

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The proposed house would be finished as previously proposed: a contemporary character, with flat roofs and ample glazing. Traditional building materials will be used including grey shingles, natural stone, stained wood and natural wood soffit and beams to blend with the character of Lower Caulfeild. The applicant has prepared an updated Riparian Area Assessment report which reveals a net gain of 104 square metres (approximately 1,100 square feet) of riparian area.

Renderings from the southwest and southeast perspectives of the house (as viewed from Piccadilly South) are included for the Committee's information.

As part of the driveway access options, the applicant has proposed a landscape plan that includes portions of Clovelly Walk. In either scenario, the applicant will be responsible for landscaping those portions of Clovelly Walk. This would be secured through the Heritage Alteration Permit.

Consideration

Staff requests the LCAC:

- consider the concept plans provided by the applicant for both the access and the house; and
- provide a recommendation to the Director of Planning and Development Services regarding the access and the house that is able to assist in the determination on the appropriate course of development.

Appendices:

- A. Sketch of proposed access via Clovelly Walk (with attached landscape plan and planting list)
- B. Sketch of proposed access via Piccadilly South (with attached landscape plan and planting list)
- C. Proposed house plans (revised to comply with Zoning Bylaw)
- D. Perspective renderings
- E. Revised Riparian Assessment report
- F. McLean & Armstrong Letter – for information