

**Application for Heritage Alteration Permit
Tilby/Schaffner Residence - 4768 The Highway, West Vancouver**

In 2013 we presented our proposed house plans to the Lower Caulfeild Advisory Committee. They recommended support of our application subject to resolving three issues, namely:

- (a) removal of the proposed vehicular gate,
- (b) the potential overlook on the property to the south, and
- (c) Robert and Barbara Longes' issue of their view corridor.

We have removed the vehicular gate from our plans, and the neighbour to the south has no issue with the overlook. However, we have been unable to resolve the issue with the view corridor.

The Longes arguably have one of the most extensive panoramic views in our area. Our proposed house will sit lower than the existing house providing them with even more view than they currently have. The contentious issue is the view of one particular rock outcrop to the south that the Longes can see from the side of their house. Our proposed house would block that rock outcrop.

We hired Bill Chapman to resurvey the property and we asked our architect to see if he could modify the design so as to retain their view of that rock. The configuration of the property and its location limits where we can place our house and the consensus is that we need to use the piece of property that is in line with the Longes' view of the rock. That portion of our house would have to be lowered by 4 feet to retain the Longes' view. To do so would require extensive blasting, would change the look and feel of our home, and would leave us with no view on that side of the house. This is not a tenable solution for us.

We met with Jim Bailey and Lisa Berg in December to discuss our situation and our application has been referred back to the LCAC for further consideration.

RECEIVED

JAN 11 2016

Planning, Land Development &
Permits District of West Vancouver

4761 Pilot House Road
West Vancouver, BC V7W 1J2

December 1, 2015

District of West Vancouver
Planning Department
Municipal Hall
750 – 17th Street
West Vancouver, BC V7V 3T3

RECEIVED

JAN 11 2016

Planning, Land Development &
Permits District of West Vancouver

To whom this may concern:

Re: Proposed New Residence at 4768 The Highway, West Vancouver, BC

This letter is to confirm that we have been provided with a copy of the proposed building plans for the above referenced property and have no objection.

Yours truly,

v

Catherine Tilby and David Schaffner
4768 The Highway
West Vancouver, BC V7W 1J5

January 6, 2016

District of West Vancouver
Planning Department
Municipal Hall
750 – 17th Street
West Vancouver, BC V7V 3T3

RECEIVED

JAN 11 2016

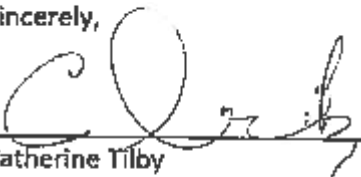
Planning, Land Development &
Permits District of West Vancouver

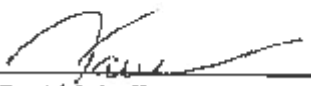
To whom this may concern:

Re: Alteration Permit for 4768 The Highway, West Vancouver, BC

This letter is to confirm that we do not intend to install a vehicular gate to our property and have removed the gate from the proposed Landscaping Plans as requested by the LCAC at our presentation June 4, 2013.

Sincerely,


Catherine Tilby


David Schaffner

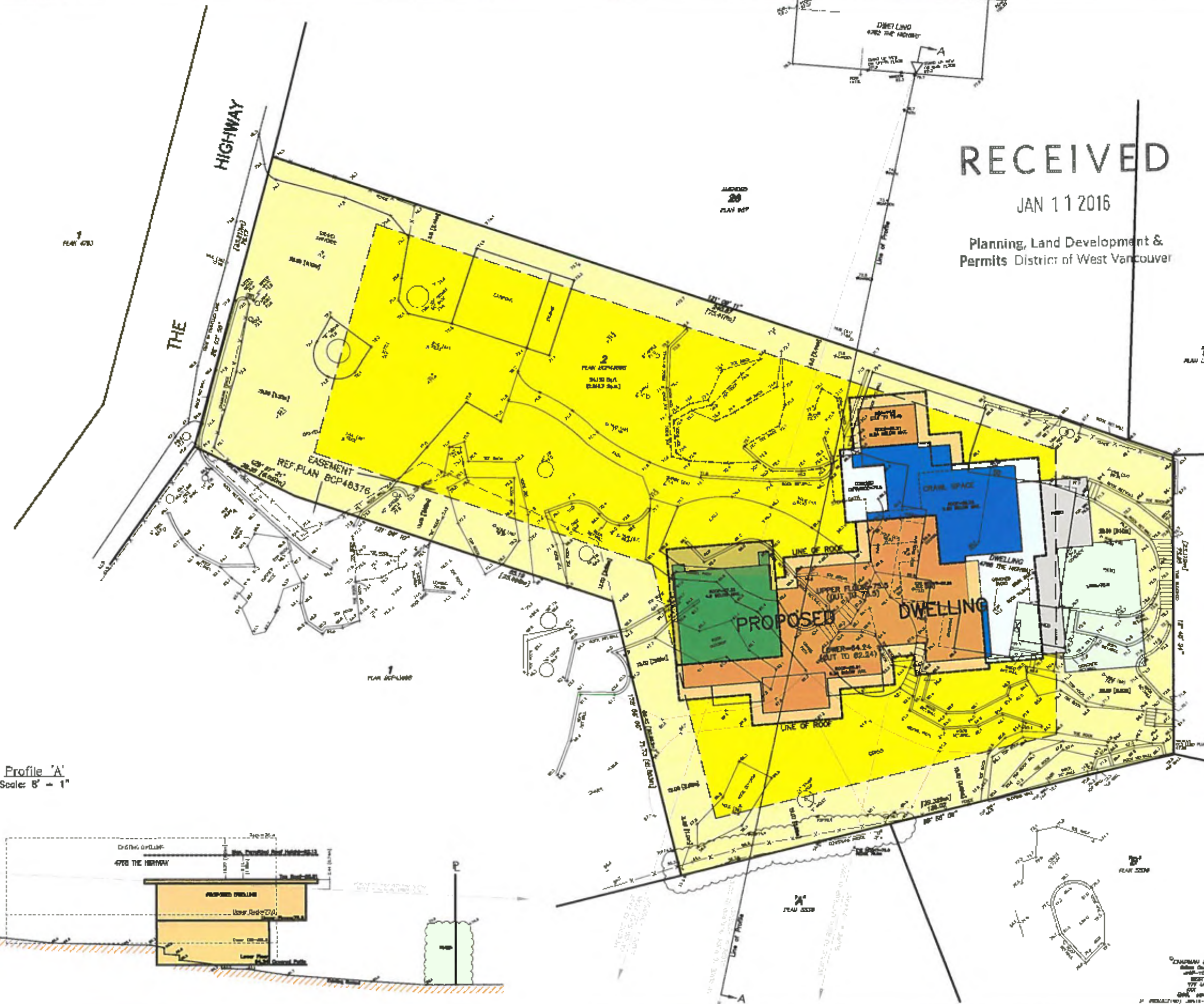
TOPOGRAPHIC PLAN OF
 LOT 2
DISTRICT LOT 811
 GROUP 1, NEW WESTMINSTER DISTRICT
 PLAN BCP43698
 P.I.D. 028-192-480
 SCALE: 8 FEET TO 1 INCH



RECEIVED

JAN 11 2016

Planning, Land Development &
 Permits District of West Vancouver



Approved proposal for final December 1, 2015.

Notes:
 -This site may be affected by a parcel under part
 23 of the local government act, see 8880274.
 -Subject to the provisions of the act 8880274.

Boundaries with the City of West Vancouver are not shown
 from survey for the purpose of this plan.

Approved plan was completed November 27, 2015.

(L.S.P.A.) Section 20(1) measurement.

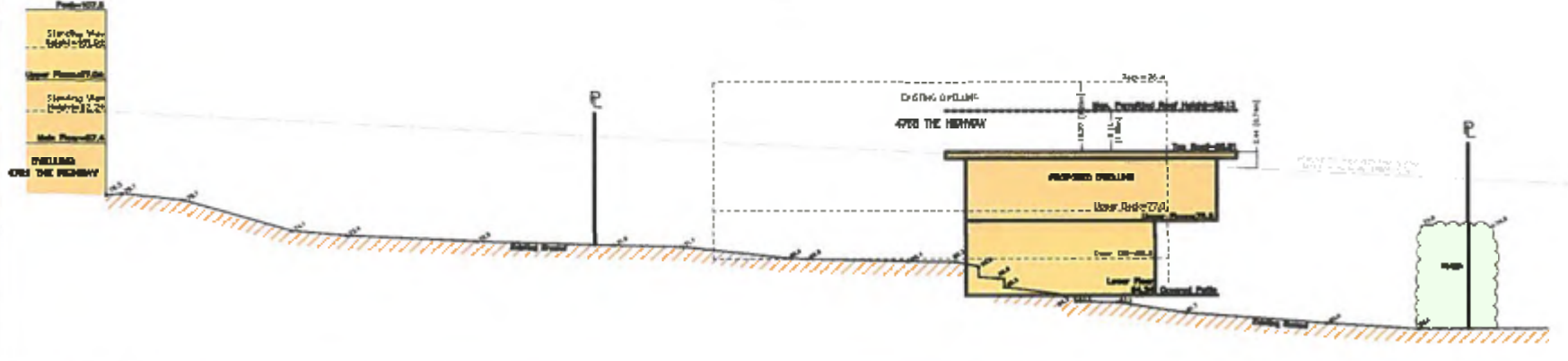
Not to be used for building purposes.

This document is not valid unless properly
 signed and sealed.

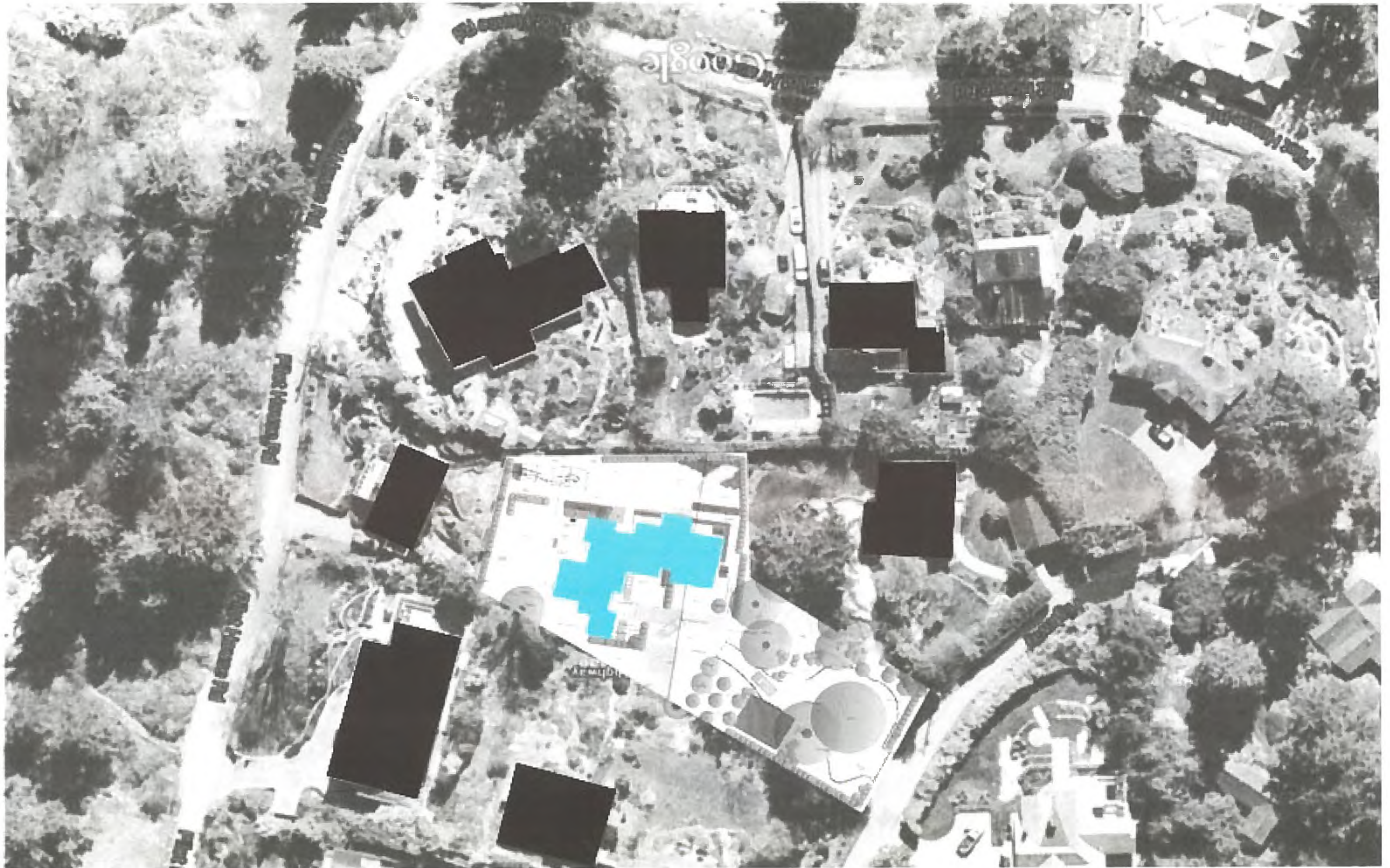
Graded terrain according to the L.S.P.A.

SCALE
 8 FEET TO 1 INCH
 Date of issue: December 2015.

Profile 'A'
 Scale: 8' = 1"



CHAMBERLAND SURVEYING LTD.
 8880 236 Street, West Vancouver, BC
 V8V 2R2
 TEL: 779-442-8888
 FAX: 779-442-8889
 WWW.CHAMBERLANDSURVEYING.COM







BYLAW INFORMATION:

PROJECT: 4768 THE HIGHWAY, WEST VANCOUVER, B.C.
LOT 2, D.L. #11, PLAN BCP43648
ZONE: R53
LOWER GAULFEILD HERITAGE CONSERVATION AREA

SITE AREA:	24,130.0 SQ.FT. 2,241.70 SQ. m
LOT WIDTH:	80.021' / 24.392m
REQUIRED SIDERYARD SETBACK:	20.006' / 6.097m (25.0%)
PROPOSED SIDERYARD SETBACK:	20.556' / 6.265m
REQUIRED FRONT YARD SETBACK:	30.0' / 9.14m
PROPOSED FRONT YARD SETBACK:	125.06' / 38.11m
REQUIRED REAR YARD SETBACK:	30.0' / 9.14m
PROPOSED REAR YARD SETBACK:	55.997' / 10.912m
MAX ALLOWABLE FLOOR AREA:	8,445.50 SQ.FT. / 35.0%
PROPOSED FLOOR AREA SHOWN:	4,097.48 SQ.FT. / 16.98%
MAX. SITE COVERAGE:	7,239.0 SQ.FT. / 30.0%
PROPOSED SITE COVERAGE SHOWN:	3,878.0 SQ.FT. / 16.07%
AVERAGE NATURAL GRADE:	67.13' / 20.46m
AVERAGE FINISHED GRADE:	67.13' / 20.46m
ALLOWABLE MAX. BUILDING HT ELEV:	92.13' / 28.08m
PROPOSED MID-POINT/ T.O. PARAPET:	84.33' / 21.22m
PROPOSED BUILDING HEIGHT SHOWN:	22.20' / 6.76m (-2.5' / 8534m)
HIGHEST BUILDING WIDTH FACE:	88.50' / 26.975m
MAX. ALLOWABLE OVER 22.0':	29.50' / 8.99m
BUILDING FACE SHOWN OVER 22.0':	21.00' / 6.40m
FRONT YARD AREA:	2,285.10 SQ. FT.
MAX. FRONT YARD COVERAGE:	1,142.55 SQ.FT.
PROPOSED FRONT YARD COVERAGE:	EXISTING GRAVEL SURFACE
PROPOSED OVERALL DRIVEWAY SLOPE:	10.5%

- Scope of Work:
- Replace existing structure with a new single family residence.
 - Convert existing 2-car carport to a garage and renovate to match the character of the new home.

- Site Access & Boulevard:
- The existing site access will remain in its current location.
 - The existing driveway circling the large cedar tree will remain, with crushed rock paving material.
 - A driveway of saw-cut architectural concrete will be added to connect the existing circular driveway to the dwelling.
 - Within the boulevard and the first 100.0' of the property the existing trees and overall vegetation will be preserved, with an overall trimming and general cleanup executed.
- Please refer to the landscape design provided for additional information.*

- Existing Dwelling:
- The existing structure is of no significant historical or architectural merit.
 - The dwelling comprises 2 storeys built on bedrock with the main entry on the lower floor and a terraced walk-out off the upper floor.
 - The existing dwelling is non-conforming to the current zoning bylaws and is non-conforming in its building setbacks.
 - A renovation of or addition to the current dwelling is not an option that adequately reflects the design vision of the client.

- Proposed Dwelling:
- A great deal of consideration for working with the existing natural terrain of the site was taken into account when designing the proposed new dwelling.
 - The proposed dwelling is one storey, with a partial basement that takes advantage of the natural fall of the site to the south/west.
 - This was achieved by taking advantage of the site's natural fall to the south/west, placing the partial basement in this area.
 - This allows a garden walk-out off the main floor to the east and off the basement level to the south/west.
 - By doing so we do not anticipate any need for rock-removal by means of blasting.
 - This places a structure in this area that did not previously exist.
 - The new roof height is 7.08' lower than the existing structure's highest roofline.
 - Care and consideration was taken to impede as little as possible the surrounding neighbour's views and light corridors.
 - Other considerations taken when situating the new home were:
 - Preserving the property's current street appeal by retaining the existing trees and circular driveway entrance.
 - Preserving 3 significant natural rock outcrops, one to the north of the driveway and the two in the south side yard.
 - Avoiding the requirement of retaining walls by working with the existing grades on the property lines. **please refer to landscape plan provided.*
 - Extensively using natural materials - stone, wood siding, wood windows and soffits - balanced with the stucco surfaces is in keeping with West Coast Contemporary design elements.
 - The proposed roof assembly comprises flat surfaces with varying heights, creating strong horizontal lines that anchor the structure to the surrounding natural landscape, in keeping with West Coast Contemporary design principles.
 - The site is 24,130.00 sq.ft. and could support a much larger home under the West Vancouver's Zoning Bylaws.
 - The proposed dwelling uses only approximately 50% of the maximum allowable floor space area and site coverage, and is well under the maximum allowable building height.
 - The approach with this project has been to maintain the natural park/garden setting of this site, while capturing the best available view corridors from the dwelling.

**Please refer to Bylaw Information provided above.*



EAST FRONT YARD STREET VIEW



WEST VIEW ON PROPERTY TO STREET



EAST FRONT YARD / SOUTH SIDE YARD VIEW



SOUTH / WEST SIDE YARD VIEW



NORTH SIDE YARD VIEW



WEST SIDE YARD VIEW



NORTH SIDERYARD VIEW



NORTH SIDERYARD VIEW



REAR YARD EAST / SOUTH VIEW



PROPOSED DWELLING FOOTPRINT

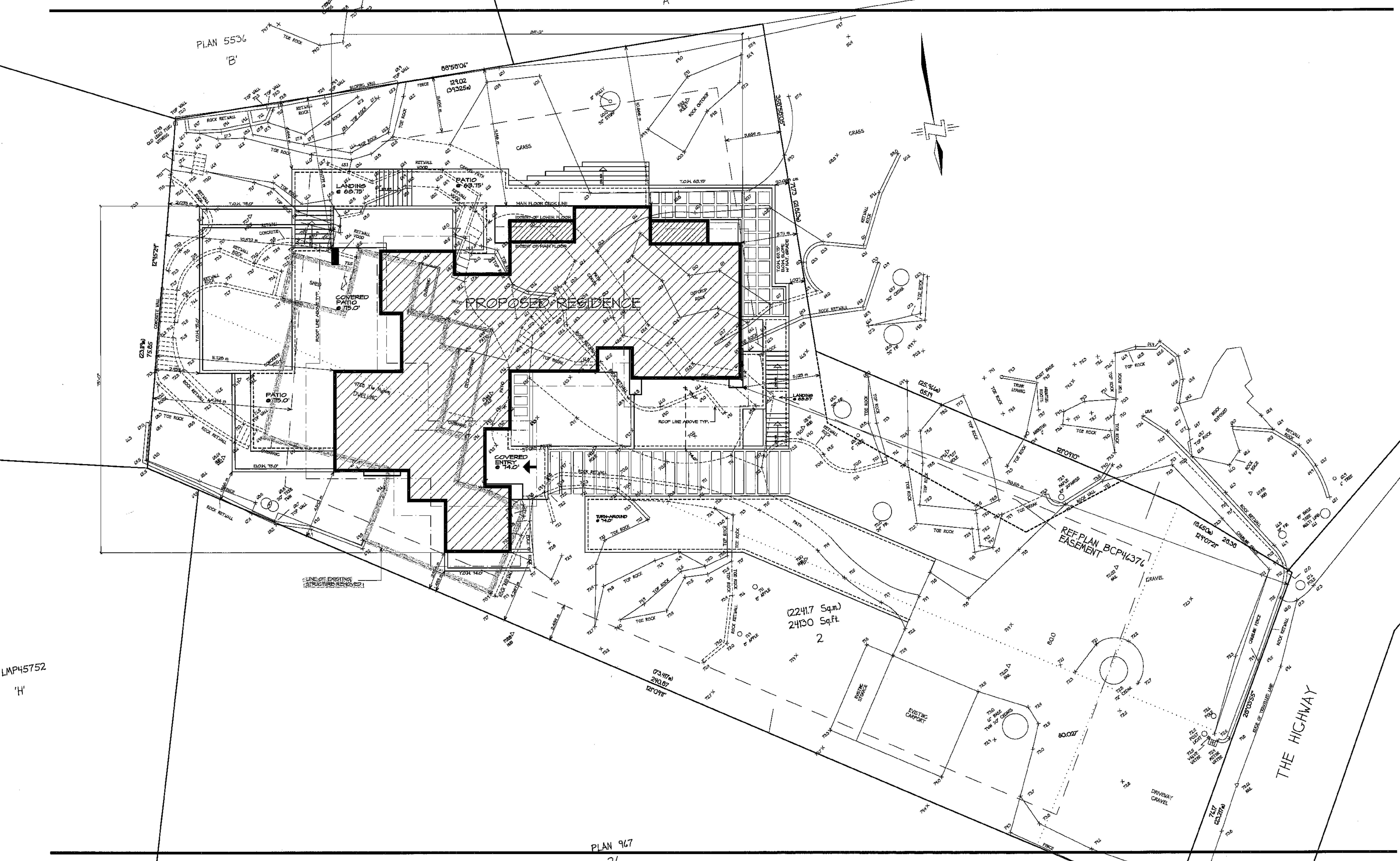


EXISTING DWELLING FOOTPRINT

Copyright Reserved. This plan is and all of it remains the exclusive property of Chevalier Inc. and cannot be used without the designer's written consent.

raig@chevalierdesign.com
 www.chevalierdesign.com

SCALE: 1/8"=1'-0"
 JOB# CDC13-01
 DECEMBER 2012
 PROPOSED RESIDENCE FOR
 DAVID SCHAFFNER &
 CATHY TILBY
4768
 THE HIGHWAY
 WEST VANCOUVER,
 BRITISH COLUMBIA



LMP45752
 'H'

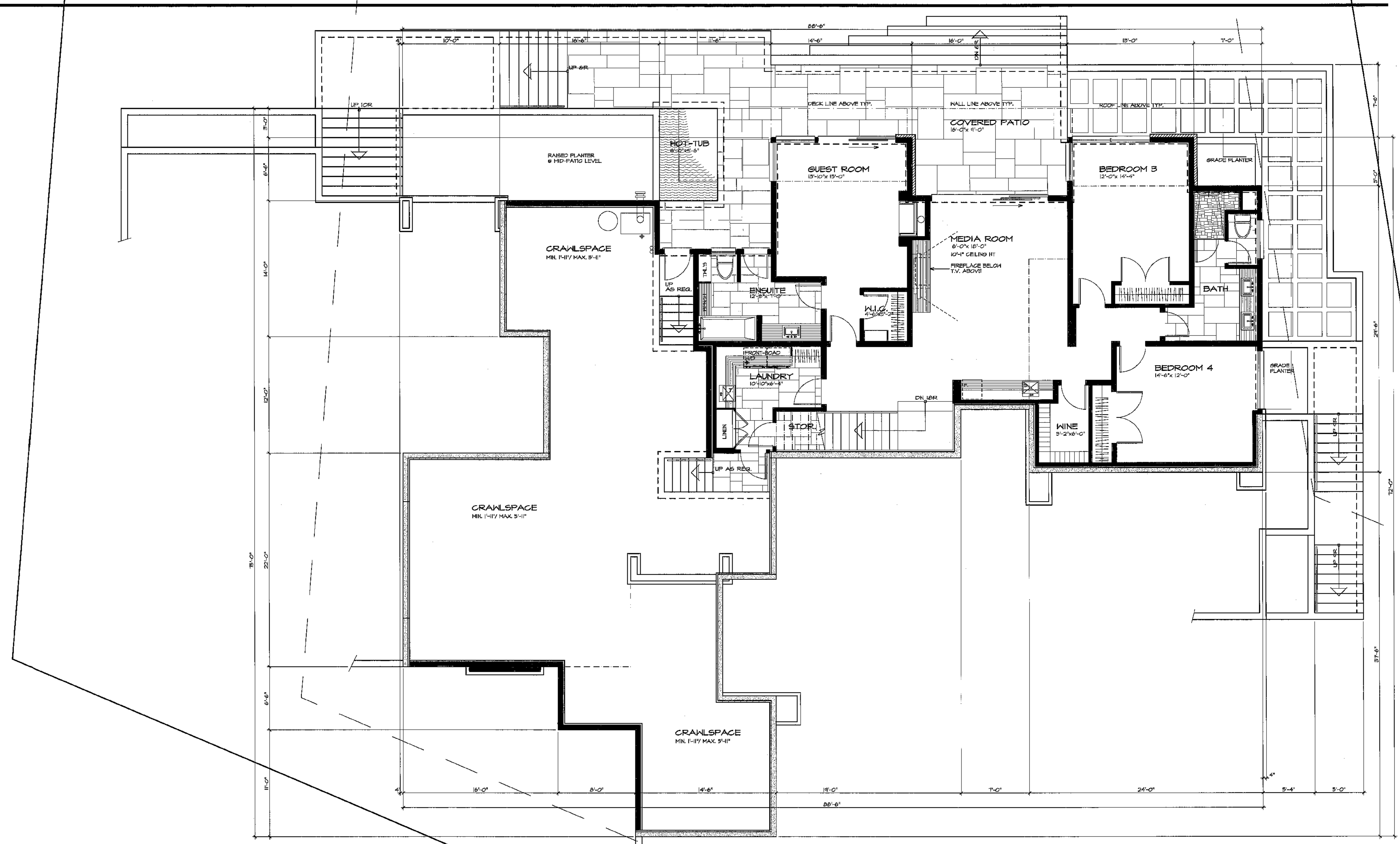
Copyright Reserved This plan is and
and all of its rights remain the exclusive
property of Chevalier Inc.
and control its use without the
designer's written consent.

cdg@chevalierdesigns.com
www.chevalierdesigns.com

SCALE: 1/4"=1'-0"
JOB# CCD13-01
DECEMBER 2012

PROPOSED
RESIDENCE FOR
DAVID SCHAFFNER &
CATHY TILBY

4768
THE HIGHWAY
WEST VANCOUVER,
BRITISH COLUMBIA



LOWER FLOOR PLAN

1736.0 SQ.FT. TOTAL AREA
 L2- 1610.50 SQ.FT. @ 74.33% = 1197.08 SQ.FT.
 L1- 125.50 SQ.FT. 100% COUNTABLE
 1280.98 SQ.FT. COUNTABLE

Copyright Reserved. This plan is and all of its parts remain the exclusive property of Chevalier Inc. and cannot be used without the designers written consent.

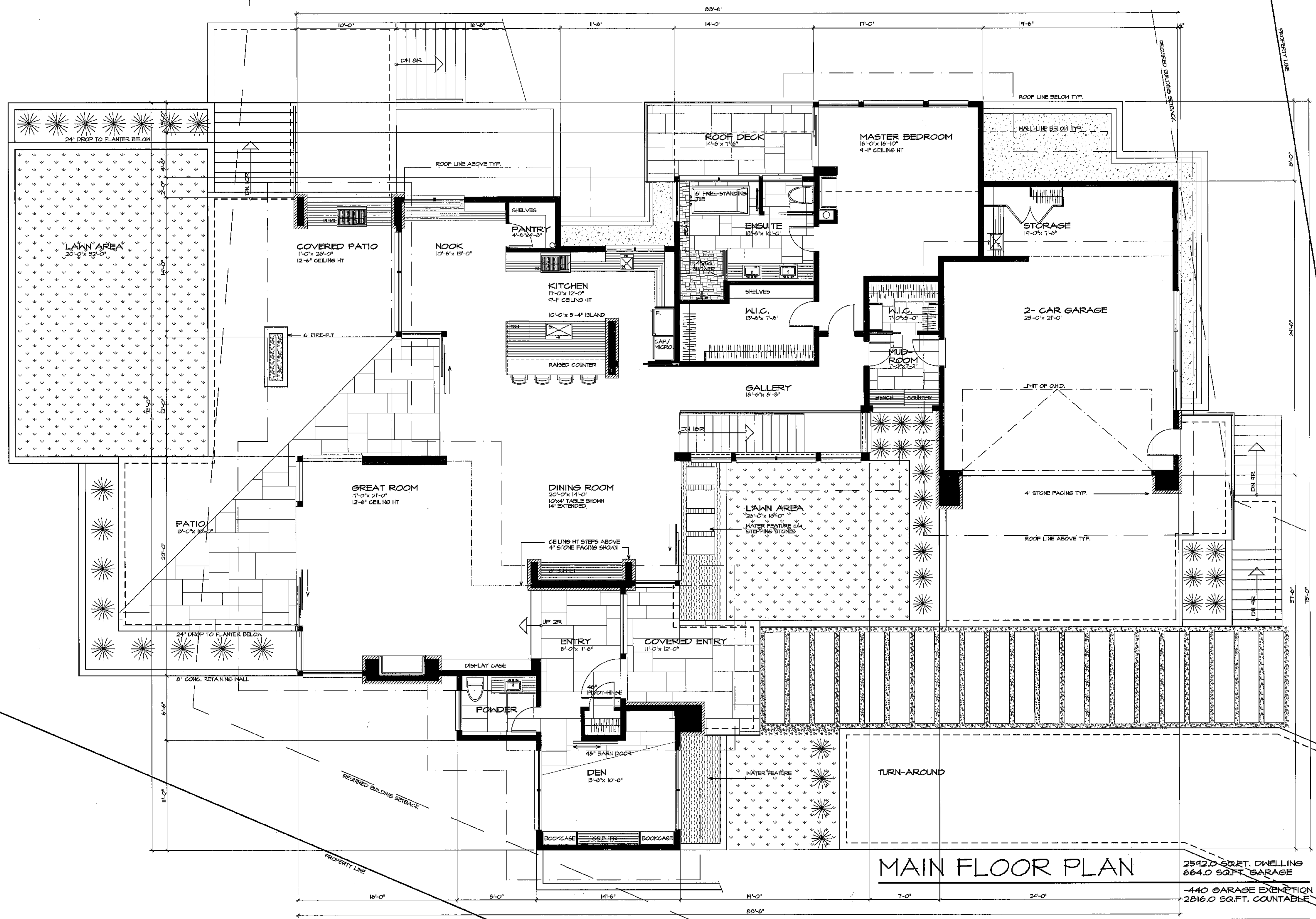
raig@chevalierdesigns.com
 www.chevalierdesigns.com

SCALE 1/4"=1'-0"
 JOB# CCD13-01
 DECEMBER 2012

PROPOSED RESIDENCE FOR
 DAVID SCHAFFNER &
 CATHY TILBY

4768
 THE HIGHWAY WEST VANCOUVER,
 BRITISH COLUMBIA

3 • 8



MAIN FLOOR PLAN

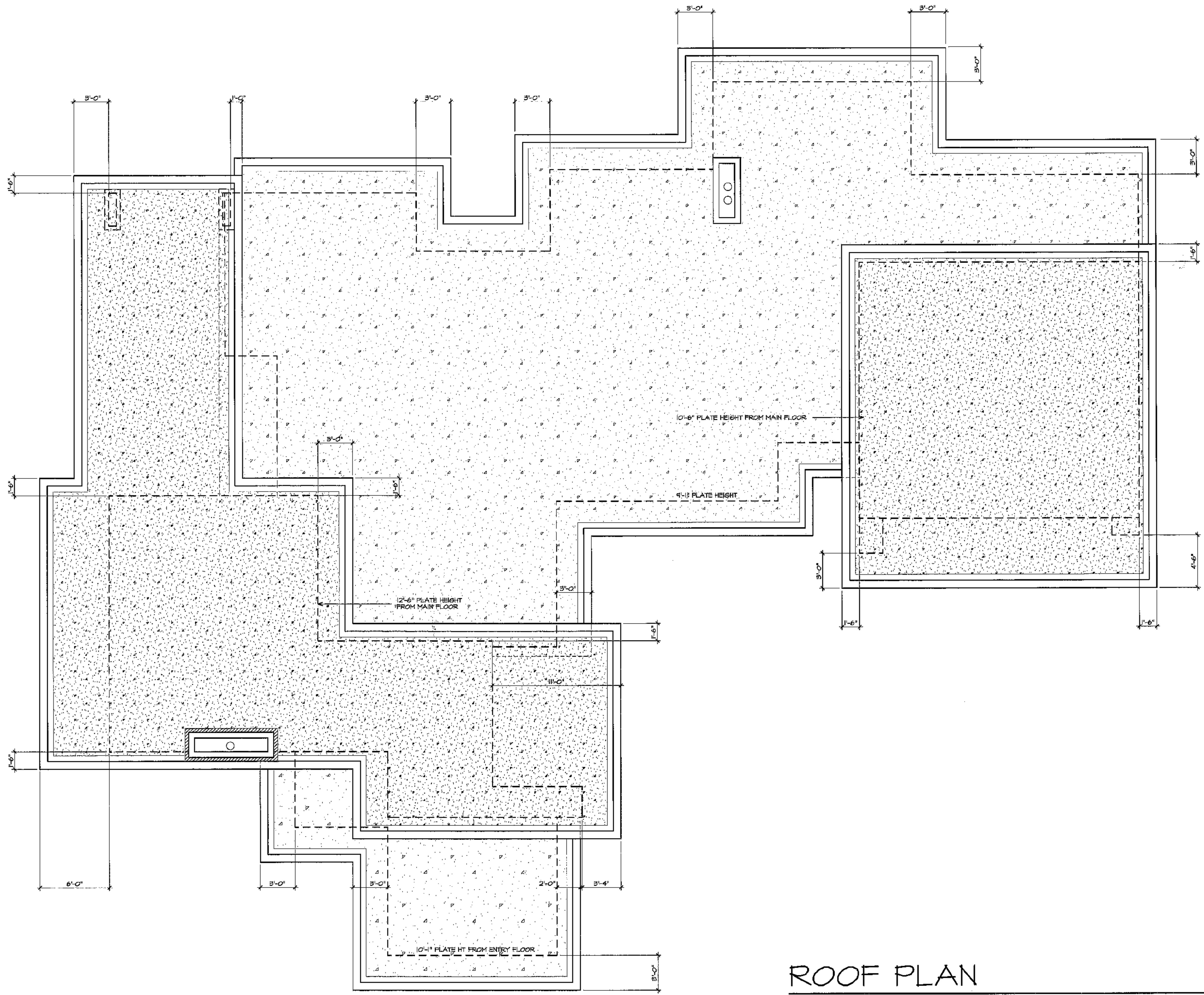
2592.0 SQ.FT. DWELLING
 664.0 SQ.FT. GARAGE

-440 GARAGE EXEMPTION
 2816.0 SQ.FT. COUNTABLE

Copyright Reserved. This plan is and
and of all things remains the exclusive
property of Chevalier Inc.
and cannot be used without the
designer's written consent.

craigchevalierdesigns.com
www.chevalierdesigns.com

SCALE: 1/4"=1'-0"
JOB# CCD13-01
DECEMBER 2012
PROPOSED
RESIDENCE FOR
DAVID SCHAFFNER &
CATHY TILBY
4768
THE HIGHWAY
WEST VANCOUVER,
BRITISH COLUMBIA



ROOF PLAN

Copyright Reserved. This plan is and all of its parts remain the exclusive property of Chevalier Design Inc. and cannot be used without the designer's written consent.

raigchevalierdesigns.com
www.chevalierdesigns.com

SCALE 1/4"=1'-0"
JOB# CCD13-01

DECEMBER 2012

PROPOSED RESIDENCE FOR DAVID SCHAFFNER & CATHY TILBY

4768
THE HIGHWAY WEST VANCOUVER, BRITISH COLUMBIA

EXISTING DWELLING RIDGE ELEV. 96.41'

MAX. BUILDING HT ELEV. 92.13'

T.O. PARAPET ELEV. 84.33'

GREAT ROOM CEILING ELEV. 88.02'

MAIN CEILING ELEV. 84.58'

MAIN FLOOR ELEV. 75.50'

LINE OF NATURAL GRADE ALONG PROPERTY LINE
AVERAGE NATURAL GRADE: 67.13'

SARAGE CEILING ELEV. 26.02'

MAIN CEILING ELEV. 84.58'

EXISTING 32" FIR TREE IN BASEMENT

EXISTING 34" FIR TREE

EXISTING NATURAL OUT-CROP

1x4 CLEAR/SMOOTH CEDAR SIDING 1/2" SHIPLAP

4" STONE FACING INSITALL TO OWNERS & SUPPLIERS SPEC. TYP.

MAIN FLOOR ELEV. 75.50'

ENTRY/DEN FLOOR ELEV. 74.50'

BASEMENT CEILING

GRAVELSPACE CEILING

BASEMENT SLAB ELEV. 64.24'

LEFT ELEVATION

84'-2" HIGHEST BLD'G FACE/ 24.12' ALLOWABLE OVER 22.0'

6'-8" OVER 22.0'

17'-0" OVER 22.0'

3'-0"

3'-0"

MAX. BUILDING HT ELEV. 92.13'

FILL METAL WRAP FASCIA 1/2" SEAM FLASH AND COUNTER FLASH AS REQUIRED TYP.

T.O. PARAPET ELEV. 84.33'

GREAT ROOM CEILING ELEV. 88.02'

MAIN CEILING ELEV. 84.58'

4" STONE FACING INSITALL TO OWNERS & SUPPLIERS SPEC. TYP.

MAIN FLOOR ELEV. 75.50'

CEILING

AVERAGE NATURAL GRADE: 67.13'

ARCHITECTURAL CONCRETE RETAINING WALL TO OWNERS SPEC. TYP.

SARAGE CEILING ELEV. 26.02'

MAIN CEILING ELEV. 84.58'

EXISTING 32" FIR TREE IN BASEMENT

EXISTING 34" FIR TREE

EXISTING NATURAL OUT-CROP

SAND-TEX STUCCO ON BASE & SCRATCH COATS ON FRESHBATH WITH CONTROL JNTS AS REQ'D.

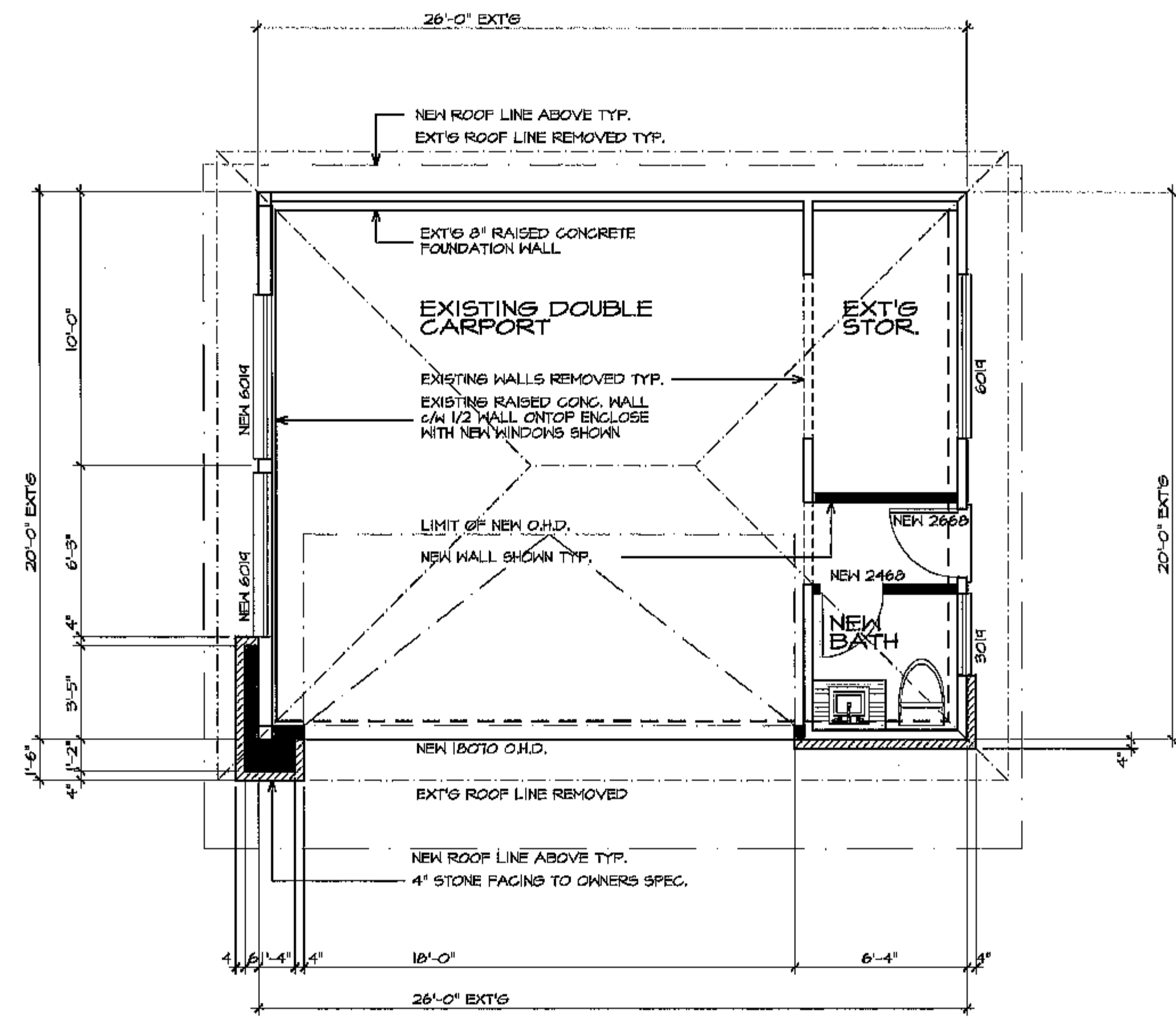
MAIN FLOOR ELEV. 75.50'

BASEMENT CEILING

BASEMENT SLAB ELEV. 64.24'

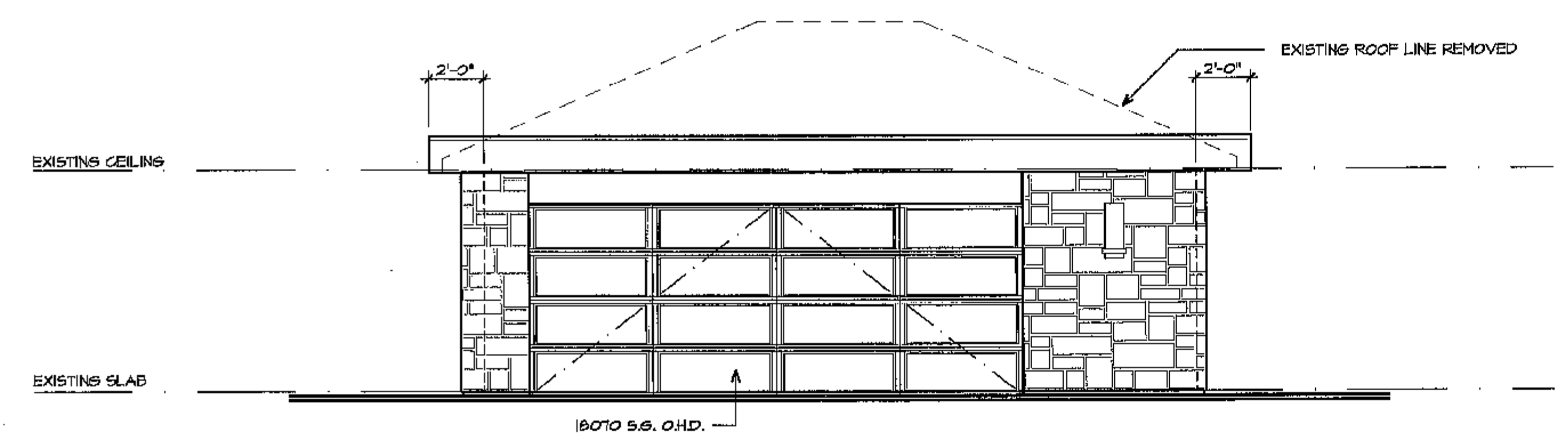
LINE OF NATURAL GRADE ALONG BUILDING FACE TYP.

RIGHT ELEVATION

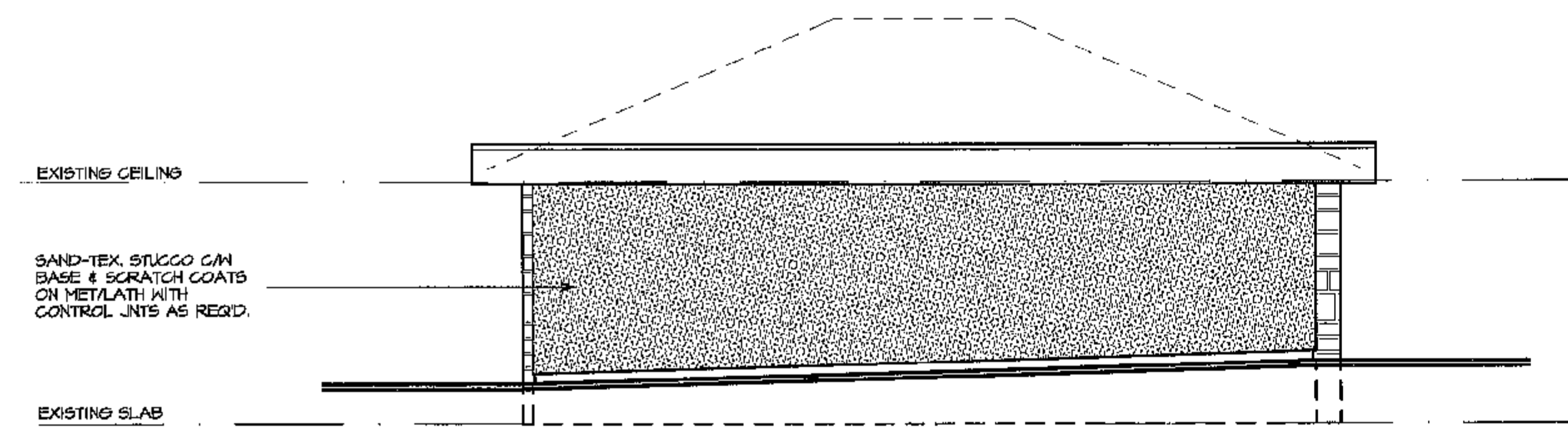


DETACHED GARAGE PLAN

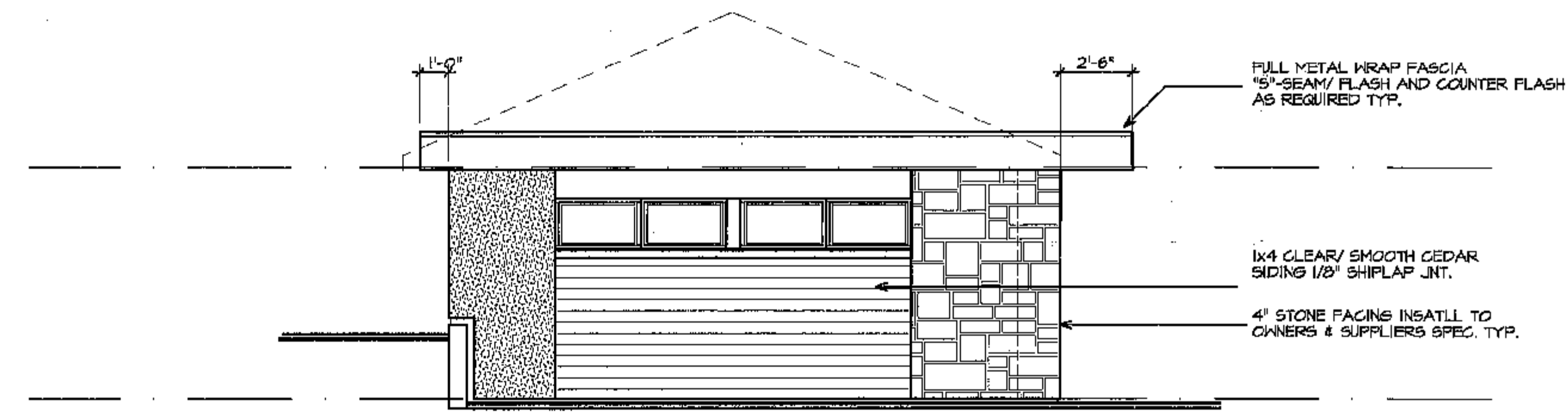
520.0 SQ. FT. EXISTING



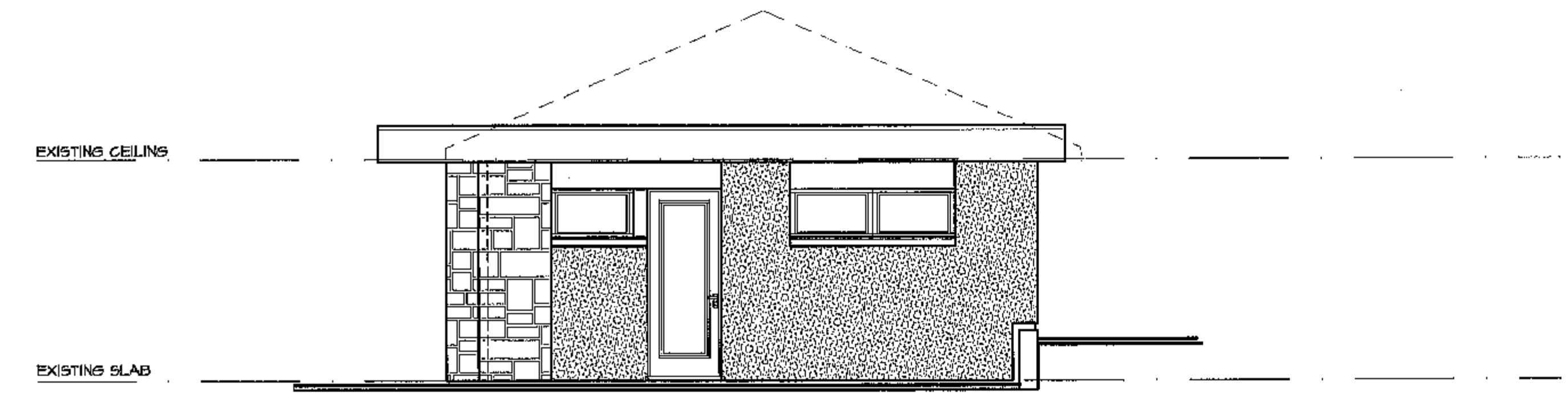
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

