

MEMORANDUM



Date: November 10, 2022 Our File: 05.1010.20/22-113.2022
To: Lower Caulfeild Advisory Committee (LCAC)
From: Erik Wilhelm, Senior Community Planner
Re: **4648 Piccadilly South – Proposed Driveway Security Gate**

Subject Property:

The subject property is located at 4648 Piccadilly South on the eastern edge of the Lower Caulfeild Heritage Conservation Area boundary (Figure 1). The site is approximately 2,257 sq. m. (24,294 sq. ft.) in area, zoned RS3 and backs onto Caulfeild Park to the South.

The site slopes considerably from street level southwards. To provide vehicular and pedestrian access, there is a steep driveway that winds down the property (Figure 2). There is a two-car garage at the top of the driveway near Piccadilly South and a secondary garage down the driveway closer to the single-family dwelling (**Appendix A** and Figure 2).

Background:

A solid metal driveway security gate, approximately 7 ft. tall, had been installed by the previous owner in 2015 (Figure 3 – on the next page). This gate was installed without proper approval from the District of West Vancouver (a “Heritage Alteration Permit”). Subsequently, following complaints from residents, the District of West Vancouver compelled the property owner through a court order to remove the security gate in 2017.

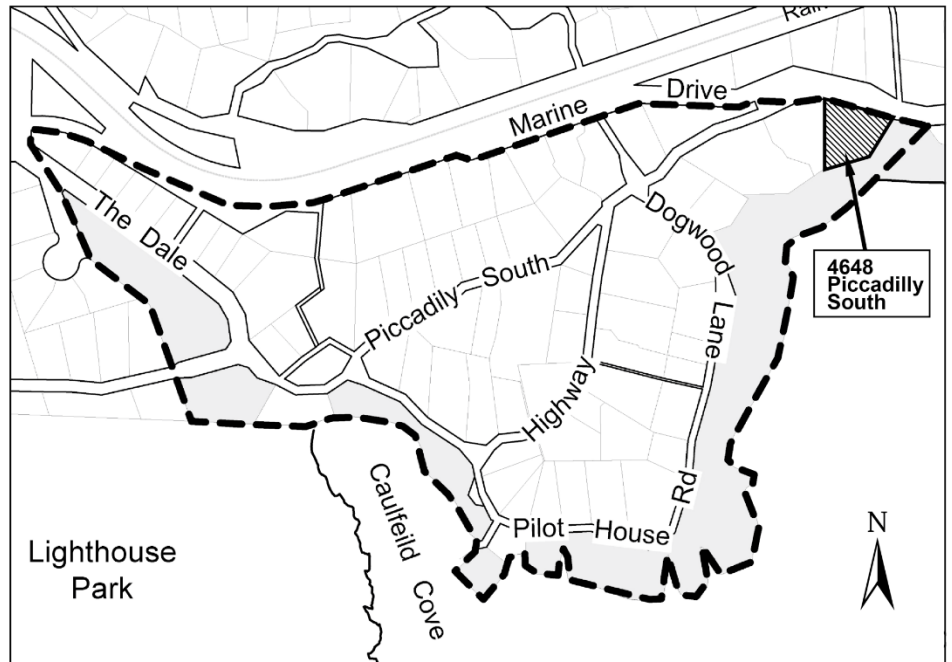


Figure 1- Context Map



Figure 2 – Aerial Image

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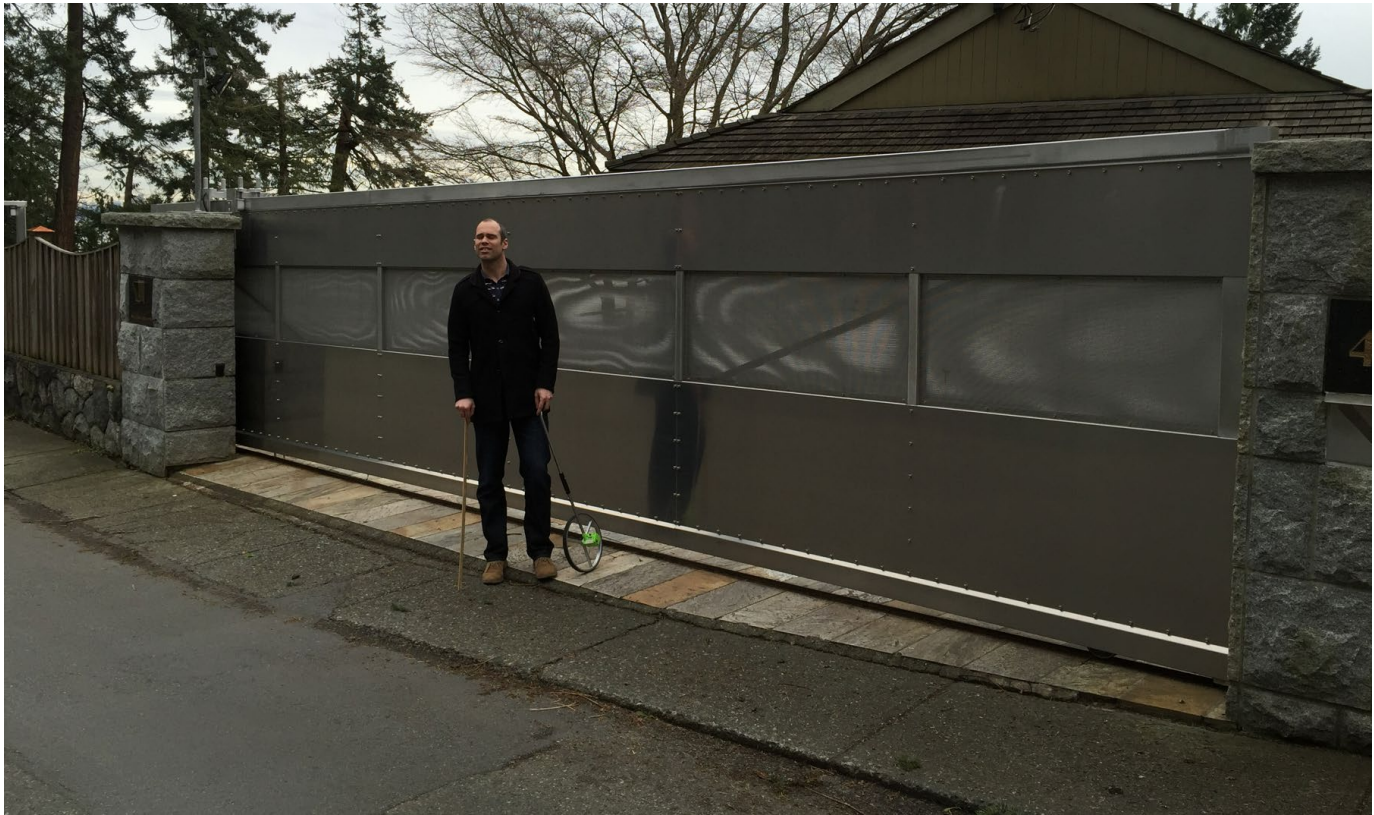


Figure 3 – Photograph of previous gate (circa 2016)

Proposal Overview:

The property owner wishes to install a security gate in-between the two stone entrance columns at the edge of the road (Figure 4). Detailed drawings of the gate proposal can be found in **Appendix B**. The owner wishes to provide a gate that complies with the Lower Caulfeild Heritage Conservation Area guidelines while still providing safety and security for the property. Installation of such a gate would require approval of a Heritage Alteration Permit (HAP).



Figure 4 – Rendering of proposed gate

Policy:

HAPs in this heritage conservation area are to be reviewed against the OCP’s Lower Caulfeild Heritage Conservation Area guidelines (**Appendix C**). The guidelines aim “To maintain Lower Caulfeild’s distinctive character as expressed by natural rock outcroppings, native trees, naturalized plants in domestic rock gardens, curving and narrow lanes, informal road edges, waterfront parkland, rocky shoreline, and sensitively-sited buildings”. However, the guidelines only provide limited direction with respect to driveways, garages and streetscape character (Figure 5).

3. DRIVEWAYS AND GARAGES

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 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. | 3.2 Garages (integrated, attached or detached) should be designed in the same style and finished with the same materials as the house. |
| | 3.3 Garage doors should be designed and located so as not to dominate the view from the public roadway. |

4. 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. | 4.3 Exterior lighting should be kept at a 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. |
| 4.2 Public boulevards and adjacent private lands should be landscaped to maintain the ‘naturalized’ landscape character of the area. | |

Figure 5 – Excerpt of Lower Caulfeild Heritage Conservation Area Guidelines

Analysis:

Through the preliminary application process, which is a requirement prior to the HAP process, the applicant modified the proposal to better align with the heritage guidelines. Improvements to the gate included a more wrought iron look with inclusion of wildlife and grassland designs within the gate to soften the appearance of the gate.

There are very few driveway security gates within the Lower Caulfeild area, however, this portion of Piccadilly South is considerably busier than other streets in the area and, according to the applicant, the driveway is consistently used as a turnaround area. As shown in the excerpt from the guidelines, driveway security gates are not prohibited, however, prominent security gates are generally discouraged. The gate design is not solid and provides a ‘heritage inspired’ look. Given the proposed design and recognizing potential security and safety concerns, planning staff are willing to consider the proposed security gate and are seeking the Committee’s input.

Recommendation Options:

Staff looks forward to LCAC’s consideration of the proposed driveway security gate and have provided three potential recommendation options:

THAT the Lower Caulfeild Advisory Committee support the application at 4648 Piccadilly South regarding a proposed driveway security gate as outlined in the report from the Senior Community Planner dated November 10, 2022.

OR

Date: November 10, 2022
To: Lower Caulfeild Advisory Committee (LCAC)
From: Erik Wilhelm, Senior Community Planner
Re: 4648 Piccadilly South – Proposed Driveway Security Gate

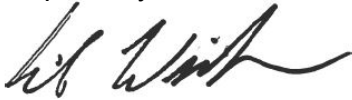
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THAT the Lower Caulfeild Advisory Committee require resubmission of the application at 4648 Piccadilly South regarding a proposed driveway security gate as outlined in the report from the Senior Community Planner dated November 10, 2022 to address the following concerns: *To be determined by the LCAC.*

OR

THAT the Lower Caulfeild Advisory Committee do not support the application at 4648 Piccadilly South regarding a proposed driveway security gate as outlined in the report from the Senior Community Planner dated November 10, 2022.

Respectfully submitted,



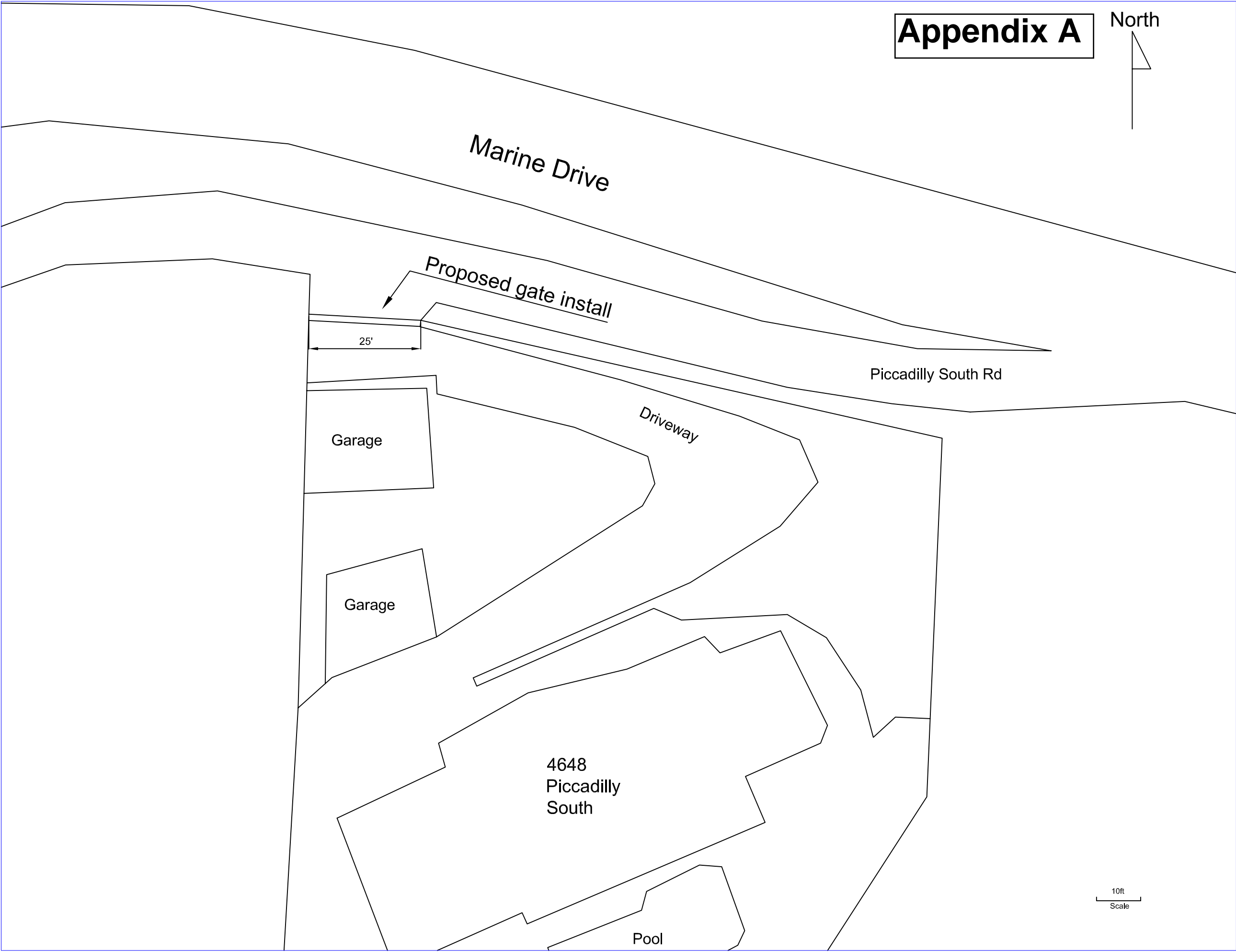
Erik Wilhelm, MCIP, RPP
Senior Community Planner

Appendices

- A. Site Plan
- B. Security Gate Drawings and Renderings
- C. Lower Caulfeild Heritage Conservation Area Guidelines

Appendix A

North



General Notes

Sliding aluminum gate to be installed on the existing rail tracks at the residence to open and close the 25ft opening to the residence.

Gate to be composed of black colored powdercoat finish.

| No. | Revision/Issue |
|-----|----------------|
| | |
| | |

Firm Name and Address
 Mogil Holdings Ltd
 9434 193A St
 Surrey

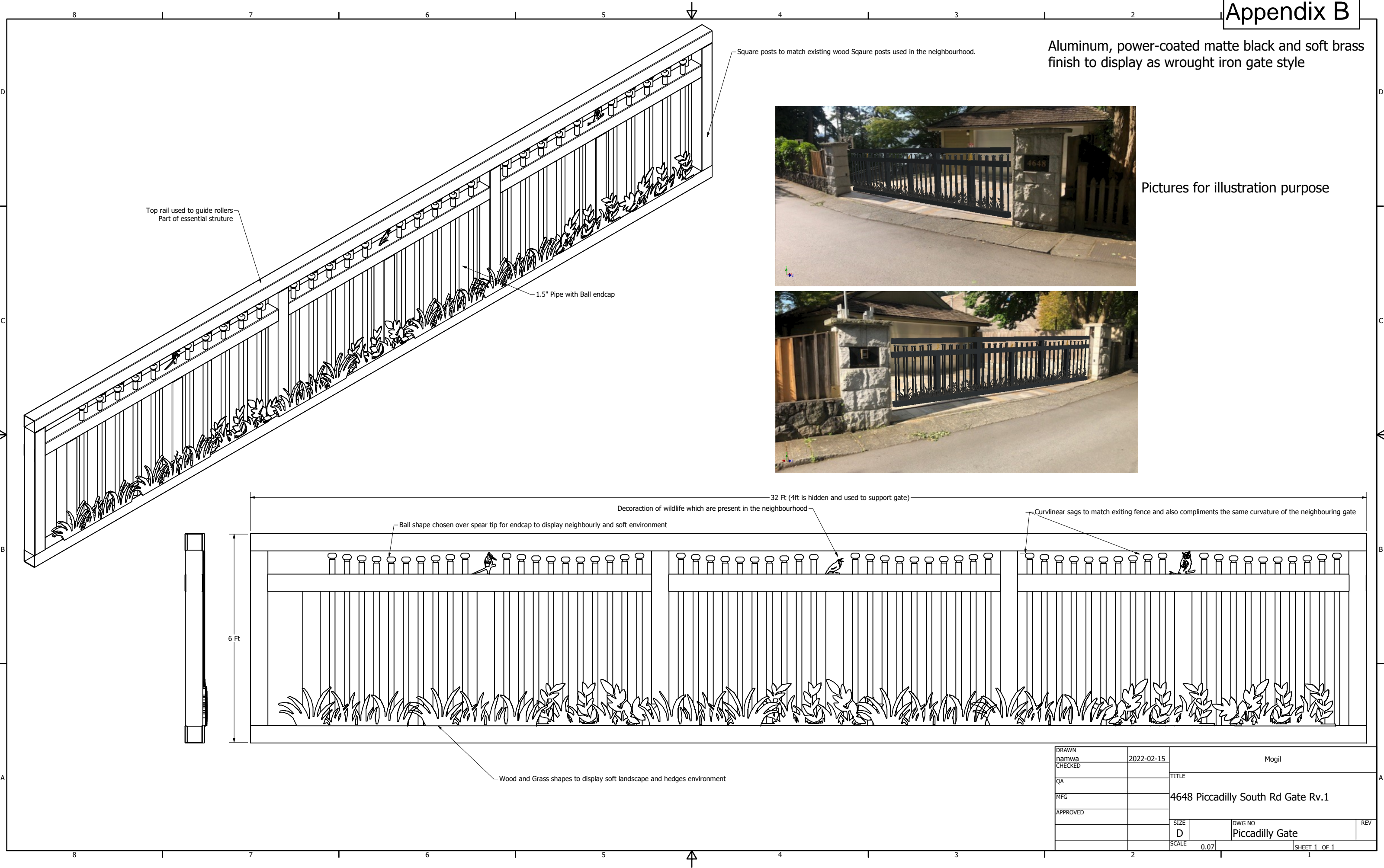
Project Name and Address
 Gate install on
 4648 Piccadilly South Rd
 W.Vancouver

| | |
|--------------------------------|---------------------------|
| Project Gate install | Sheet Site Plan |
| Date 2022 Mar 2 | |
| Scale 1 : 250 | |

Aluminum, power-coated matte black and soft brass finish to display as wrought iron gate style



Pictures for illustration purpose



| | | | | |
|----------|-------|------------|------------------------------------|-----------------|
| DRAWN | namwa | 2022-02-15 | Mogil | |
| CHECKED | | | TITLE | |
| QA | | | 4648 Piccadilly South Rd Gate Rv.1 | |
| MFG | | | SIZE | DWG NO |
| APPROVED | | | D | Piccadilly Gate |
| | | | SCALE | 0.07 |
| | | | | SHEET 1 OF 1 |

GUIDELINES

HERITAGE CONSERVATION AREA GUIDELINES

GUIDELINES HE 6

LOWER CAULFIELD HERITAGE CONSERVATION AREA

Heritage Conservation Area Designation HE 6

The Lower Caulfeild Area, as defined and illustrated by the Lower Caulfeild Heritage Conservation Area Designation Map HE 6, is designated as a Heritage Conservation Area.

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|--------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lower Caulfeild Heritage Conservation Area | Category | Local Government Act s. 614 (1) |
| | Heritage Features and Characteristics | <p>Lower Caulfeild is the collection of private residences, St. Francis-in-the-Wood Anglican Church, and public lands (parks and streets) situated on the peninsula between Pilot Bay and Caulfeild Cove, just east of Lighthouse Park.</p> <p>The Lower Caulfeild area is important as an historic neighbourhood that combines the natural beauty of the coastal landscape with the picturesque English architectural and garden landscape traditions adapted by British settlers to coastal British Columbia.</p> <p>Originally part of a large parcel of land purchased in 1899, Lower Caulfeild was conceived by Francis Caulfeild as a village of good design set naturally in the landscape, with the coastline primarily reserved for public enjoyment. It was subdivided with properties of varying size and shape, irregularly arrayed along narrow, winding country lanes.</p> <p>The landscape of Lower Caulfeild is important for the prominence of its natural features. It has a mostly undisturbed coastline, with rocky promontories and a sandy cove; and there are rocky outcroppings throughout the neighbourhood. It is also important as a setting for native plant species (cedar, Douglas fir, vine maple, arbutus and dogwood) and coastal ecologies, as well as ornamental and naturalized gardens.</p> <p>The character-defining elements of Lower Caulfeild include:</p> <ul style="list-style-type: none"> • a residential neighbourhood edged by waterfront parkland; • a landscape of natural rock outcroppings and primarily native plant species; • narrow, winding lands with informal verges; • properties dominated by naturalized landscapes and rockeries in the English garden tradition; • houses lightly situated on and amidst undisturbed or lightly modified rock outcroppings; and • vistas east, west (Lighthouse Park), and south (water) from many points configuration of lots |
| | Objectives | <p>To maintain Lower Caulfeild's distinctive character as expressed by natural rock outcroppings, native trees, naturalized plants in domestic rock gardens, curving and narrow lanes, informal road edges, waterfront parkland, rocky shoreline, and sensitively-sited buildings.</p> <ul style="list-style-type: none"> • To conserve and enhance the heritage character of Lower Caulfeild through: <ul style="list-style-type: none"> - the retention and renovation of existing buildings; and - new development that is designed to fit with and retain natural site attributes |
| | Guidelines Schedule | Guidelines HE 6 shall apply. |

| | |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Heritage Alteration Permits</p> | <p>An Alteration Permit shall be required for development on private property involving:</p> <ul style="list-style-type: none"> • subdivision, including lot line realignment; • new buildings or structures; • alteration of and/or addition to an existing building or structure; and • alteration of natural landforms, site features, or established grade. <p>Nothing in this Policy requires Council or its delegate to issue a Heritage Alteration Permit if it believes that the Permit would allow development contrary to the guidelines of this Schedule. This Policy does not in any way affect or diminish the powers of the Approving Officer</p> |
| <p>Exemptions for Heritage Alteration Permits</p> | <p>An Alteration Permit shall not be required for:</p> <ul style="list-style-type: none"> • interior work that does not materially affect the external appearance of a building or increase the floor area; or • demolition of an existing building or structure; or • tree cutting or fence construction for which no municipal approval is required, except within any required yard abutting a road or public property; or <p>a renovation or addition to an existing building, comprising a floor area increase of less than 10% of the existing building, that is consistent with Guidelines HE 6, conforms to the Zoning Bylaw, and does not include other site alteration.</p> |
| <p>Delegation of issuance of Heritage Alteration Permits.</p> | <p>In accordance with the provisions of s. 617 of the Local Government Act, Council delegates to the Director of Planning, Lands and Permits the authority to issue or refuse a Heritage Alteration Permit if the proposed development is:</p> <ul style="list-style-type: none"> • a lot line realignment; or • construction of a new building or structure, or renovations to an existing building or structure, that is consistent with guidelines HE 6 and conforms to the Zoning Bylaw; or • construction of a new building or structure, or renovations or additions to an existing building or structure, that is consistent with guidelines HE 6 and in substantial conformity to the Zoning Bylaw, meaning that any variance is minor and compliance with the Zoning Bylaw would involve hardship or loss of heritage value or character; or <p>replacement of an existing building or structure that was lawfully constructed but does not conform to the current Zoning Bylaw, with a new building or structure that maintains the same siting and massing, and does not require any further variances to the Zoning Bylaw.</p> |

Policy HE 6

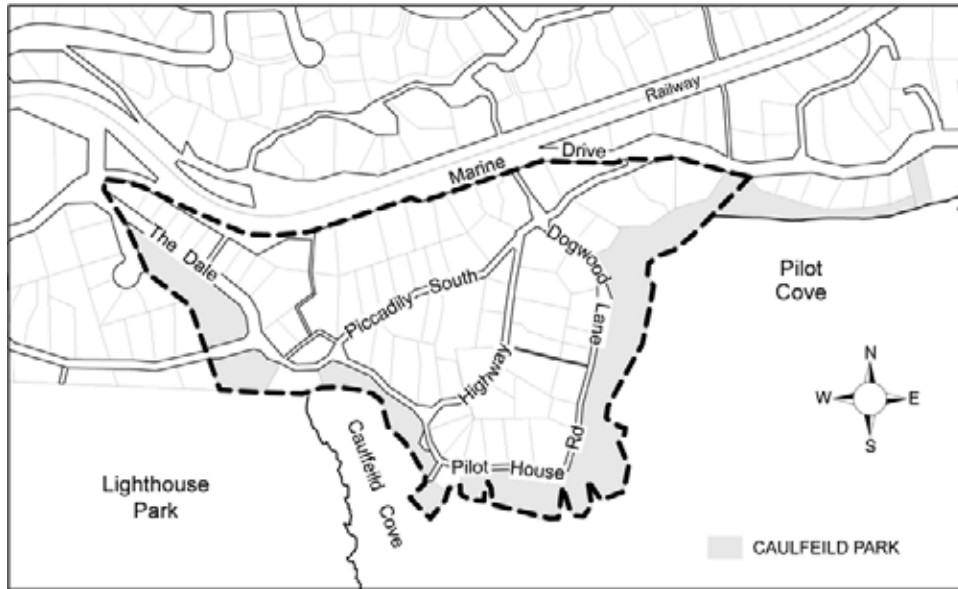
Conserve the heritage value and character-defining elements of the Lower Caulfeild neighbourhood as shown on Map HE 6.

Policy HE 7

Any proposals for significant change by the District of West Vancouver within a park or public right-of-way, including boulevards, roads and walkways, shall require community consultation prior to plans being finalized.

Policy HE 8

Applications for the cutting of trees on public land shall comply with the Municipal Tree Policy and/or the Caulfeild Park Management Plan.



Lower Caulfeild Heritage Conservation Area Map HE 6

The following guidelines apply to development within the context of the objectives of HE 6. In specific situations, adherence to a particular guideline may not be appropriate to achieve the intent of the Conservation Area designation.

1. SITE AND LANDSCAPE DESIGN

- 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.
- 1.2 Healthy trees and vegetation should be retained, taking into account protection of existing views and vistas, and access to sunlight.
- 1.3 Natural rock outcroppings should be retained and incorporated into the 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.
- 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.

2. 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.
- 2.2 Additions and renovations to existing buildings should be in keeping with the established architectural and landscape character of the property.
- 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
- 2.4 Design and siting of new or renovated buildings or structures should take into consideration the primary views from neighbouring properties.
- 2.5 Overlook of adjacent properties should be minimized when designing decks, balconies and windows.
- 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.
- 2.7 All mechanical equipment should be screened from view, and measures should be taken to reduce noise impacts.

3. 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.
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