

# REPORT TO COMMITTEE



**Date:** February 15, 2018

**RIM No.** 0940-60

**To:** Heritage Advisory Committee

**From:** Community Planning Department (TA)

**Application:** HAP18-0001      **Owner:** Shelly Kathleen Davies  
Gregory Alan Andronik

**Address:** 2050 Long Street      **Applicant:** Westerkamp Design Inc.

**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott/Marshall Heritage Conservation Area

Heritage Register: Not Included

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## 1.0 Purpose

To consider a Heritage Alteration Permit for a new Single Family Dwelling within the Heritage Conservation Area.

## 2.0 Proposal

### 2.1 Site Context

The subject property is located on the south-east corner of Long Street and Burne Avenue. The neighbouring properties along Long Street between Cadder Avenue and Park Avenue feature a mix of open front yards, and substantially landscaped front yards with dense hedges where the buildings are only semi-visible to the street. The styles within this block display a mix of Early Suburban, Late Vernacular Cottage and Early Arts and Crafts.

The neighbouring properties along Burne Avenue also present a mix of open front yards and substantially landscaped front yards, however the open front yards are more prevalent on the streetscape. The styles along Burne Avenue also display a mix of the Late Vernacular Cottage and Early Suburban Style.

The subject property is identified as Early Suburban on the Abbot Mashall St Heritage Conservation Area Map 1: Building Style Map. The dominant style for the block is identified as Late Vernacular Cottage on Map 2: Dominant Style Map. Most of the neighbouring homes are 1-2 storeys in height with foundations approximately 2 feet above grade. The roof slopes along this block vary from approximately 20 – 45 degrees with one exception across the street along Burne Ave having a flat roof.

## 2.2 Background

The existing single storey single family dwelling will be demolished as a function of this development.



## 2.3 Proposed Design

The proposed 2 ½ storey design meets several guidelines for the “Late Vernacular Cottage” Style with an asymmetrical façade design, clustered vertical window sashes, gable roof forms, horizontal siding, and minor decorative detailing. It also integrates itself into the variation of architectural styles along Long Street from Royal Avenue to Park Avenue.



Located on the corner of Long Street and Burne Ave the proposed landscape design continues the established street pattern with open front yards on both streets and a small picket fence. Wide porches are integrated on both facades creating a strong interaction between the public and private realms. While the additional half-storey is not consistent with the Late Vernacular Cottage characteristics, the streetscape massing on the nearby blocks varies considerably. The foundation has been kept to the existing grade to minimize the impact of the additional half storey.

Parking is accessed from the lane which is visually protected to Long Street by tall hedges and shrubs. The amount of parking stalls meets the zoning requirements for the operation of a 4 bedroom Bed & Breakfast.

There are no variances requested, therefore with support from the Heritage Advisory Committee the Heritage Alteration Permit could be issued at a Staff level.

### Subject Property Map: 2050 Long Street



### 3.0 Community Planning

Community Planning staff is seeking a recommendation of support or non-support from the Heritage Advisory Committee to issue the Heritage Alteration Permit based on the form and character of the single family dwelling as it relates to the Heritage Conservation Area Guidelines.

**Report prepared by:** Trisa Atwood, Planner II

**Approved for Inclusion:** Terry Barton, Urban Planning Manager

#### **Attachments:**

Attachment A: Heritage Guidelines

Attachment B: Applicant Rationale

Attachment C: Plans & Drawings