

REPORT TO COMMITTEE



Date: October 15, 2020

RIM No. 0940-60

To: Heritage Advisory Committee

From: Development Planning Department (KB)

Application: HAP20-0007 **Owner:** Ian James Mackay

Address: 286 Lake Avenue **Applicant:** Urban Options Planning & Permits

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

Heritage Conservation Area: Abbott Marshall

Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit (HAP) to facilitate the development of a carriage house on the subject property within the Heritage Conservation Area.

2.0 Proposal

2.1 Background

The applicant has applied for rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House. The adoption of Zoning Bylaws are the authority of Council. Ultimately, if granted approval for rezoning, the applicant is proposing to construct a new carriage house in the rear of the property, with vehicular access off the lane.

The subject property currently contains an existing single family dwelling and detached garage. The applicant is proposing to demolish the existing detached garage in order to accommodate the proposed carriage house. The existing single family dwelling would remain throughout this development. The existing residence was constructed in 1922 and is a good representative of the Late Arts & Crafts era.

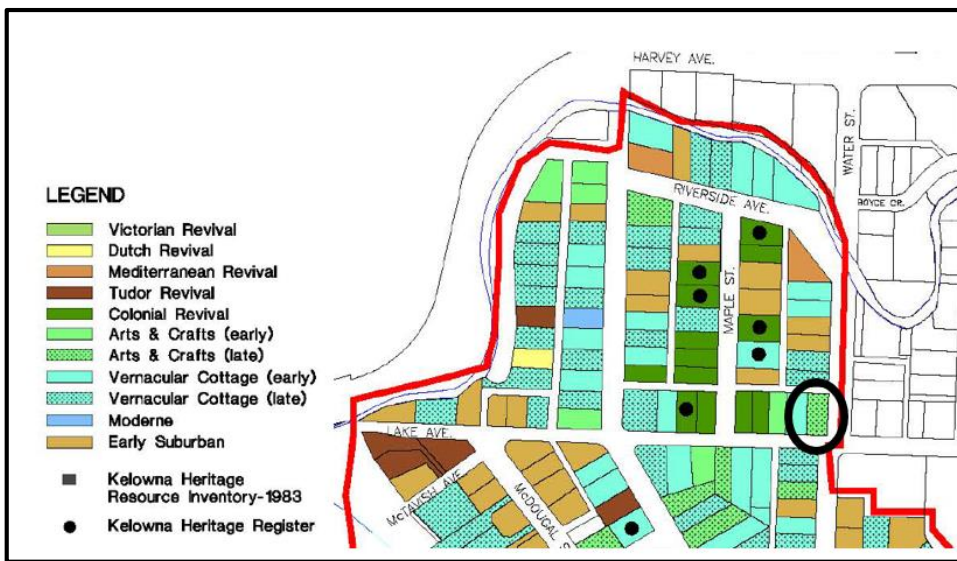
The applicant has engaged a Registered Heritage Professional and their Heritage Report is provided in Attachment C.

2.2 Site Context

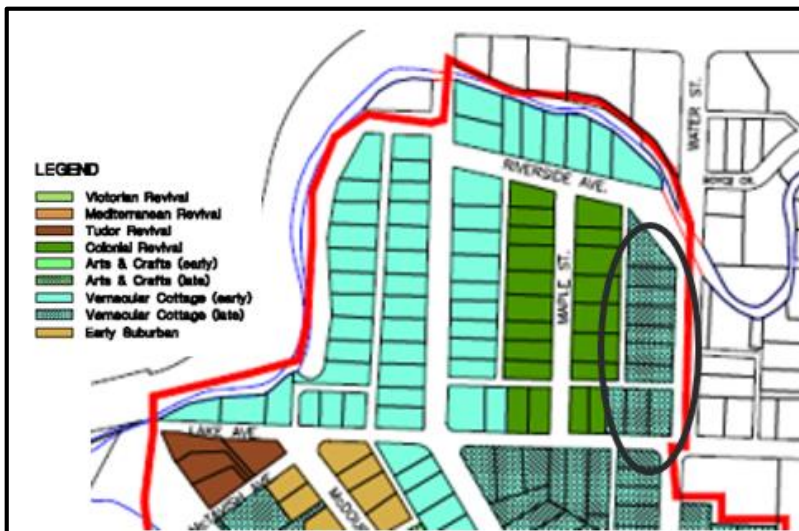
The subject property is located at the corner of the Lake Avenue and Water Street. It is within the Abbott Marshall Heritage Conservation Area and within the City's Central City OCP Sector.

As per the Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines "Map 1 – Building Style" the block includes a mix of building styles, including Colonial Revival, Arts & Crafts (early and late) and Vernacular Cottage (early). The dominant style of the subject property as per "Map 2 – Dominant Style" is Vernacular Cottage (late).

Abbott Street Conservation Area Map 1 – Building Style (Partial Map) – 286 Lake Ave



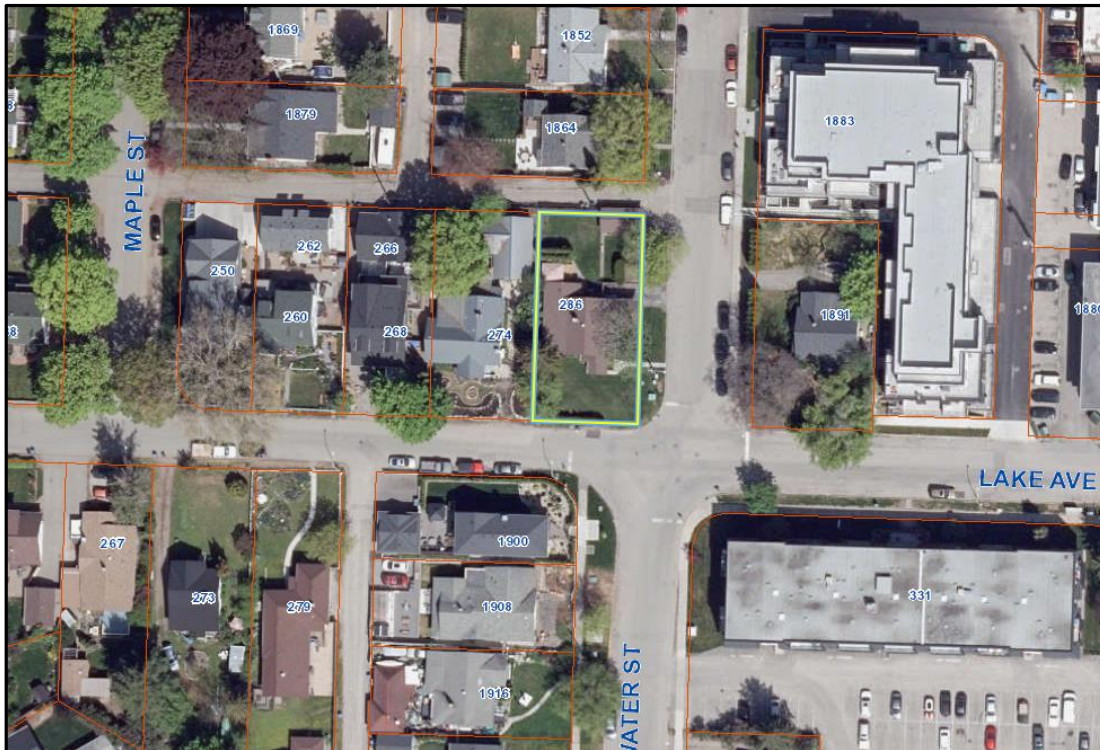
Abbott Street Conservation Area Map 2 – Dominant Style (Partial Map) – 286 Lake Ave



Existing Single Family Dwelling on the Subject Property



Subject Property Map: 286 Lake Ave



2.3 Project Description

The proposal is to construct a new carriage house in the rear of the property. The carriage house will be one and a half storeys in height, with the ground floor containing required parking stalls and the living space located above. The main entrance provides pedestrian access from Water Street and is located on the east elevation. It is made prominent through the use of a small gabled overhang. The dominant roof style along this section of Lake Avenue and Water Street is a gable form. The carriage house is proposed to use the same style and pitch of gable roof as the existing house, and the gable of the existing dwelling would be changed to shingles to match the proposed carriage house.

The cladding of the new carriage house will be comprised of horizontal cementitious cladding, stucco and wood shingles, which are based on the materials of the existing dwelling. The exterior colours are intended to match the existing principle dwelling. The full drawing package and colour board has been included in Attachment D.

The current landscape of the property will remain the same.

2.4 Zoning Analysis Table

| Zoning Analysis Table | | |
|--|--------------------------|--|
| CRITERIA | RU1c ZONE REQUIREMENTS | PROPOSAL |
| Development Regulations | | |
| Maximum Site Coverage (Buildings) | 40 % | 34.6 % |
| Maximum Site Coverage (Buildings, Driveways and Parking Areas) | 50 % | 35.6 % |
| Carriage House Development Regulations | | |
| Maximum Height (to mid-point) | 4.8 m (1 ½ storeys) | 4.6 m (1 ½ storeys) |
| Peak to Peak Comparison | Existing Dwelling 6.38 m | Carriage House 6.35 m |
| Minimum Front Yard (south) | 9.0 m | 25.9 m |
| Minimum Flanking Side Yard (east) | 4.5 m | 4.59 m |
| Minimum Side Yard (west) | 1.5 m | 2.9 m |
| Minimum Rear Yard (north) | 0.9 m | 0.9 m |
| Minimum Parking Stalls | 3 stalls | 3 stalls |
| Maximum Net Floor Area | 90 m ² | 89.8 m ² |
| Maximum Accessory Site Coverage | 14 % | 13.46 % |
| Maximum Net Floor Area to Principal Building | 75 % | 63.78 % |
| Minimum Private Open Space | 30 m ² | Carriage House 46 m ² Principal Dwelling 90 m ² |

3.0 Heritage Advisory Committee Considerations

Development Planning Staff are requesting comments and recommendations regarding the, form and character, site layout and context of the proposed carriage house. Key considerations include:

- i. Compatibility, scale and massing of the proposed development within the neighbourhood context; and
- ii. Design elements and proposed exterior in relation to the Late Arts & Crafts Style Characteristics.

Report prepared by: Kimberly Brunet, Planner II

Approved for Inclusion: Jocelyn Black, Urban Planning Manager

Attachments:

Attachment A - Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

Attachment B – Applicant Rationale, Zoning Analysis and Photos

Attachment C – Heritage Report

Attachment D – Site Plan, Elevations and Colour Board