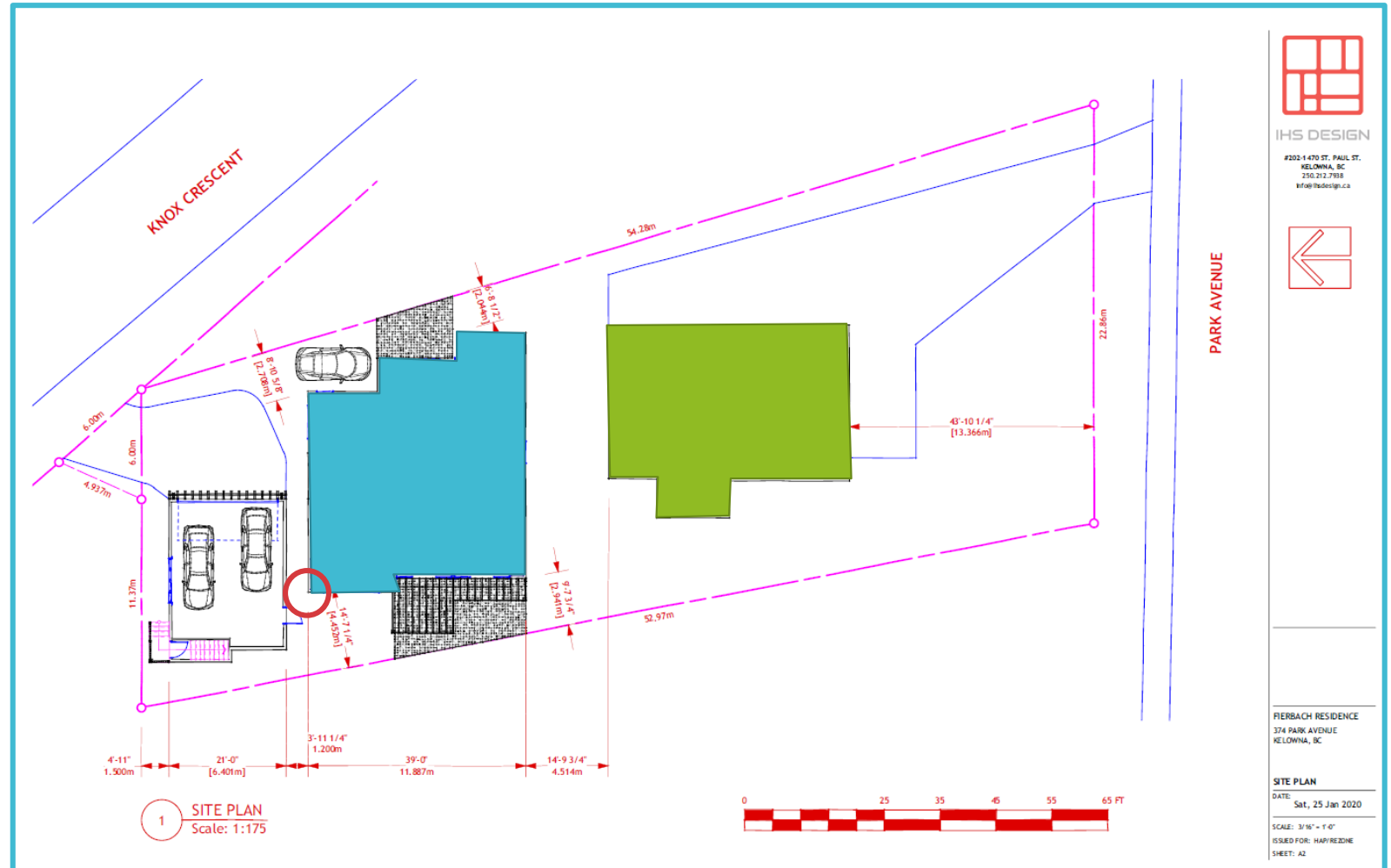


374 Park Avenue

Seeking HAP and variance to allow the construction of a second dwelling



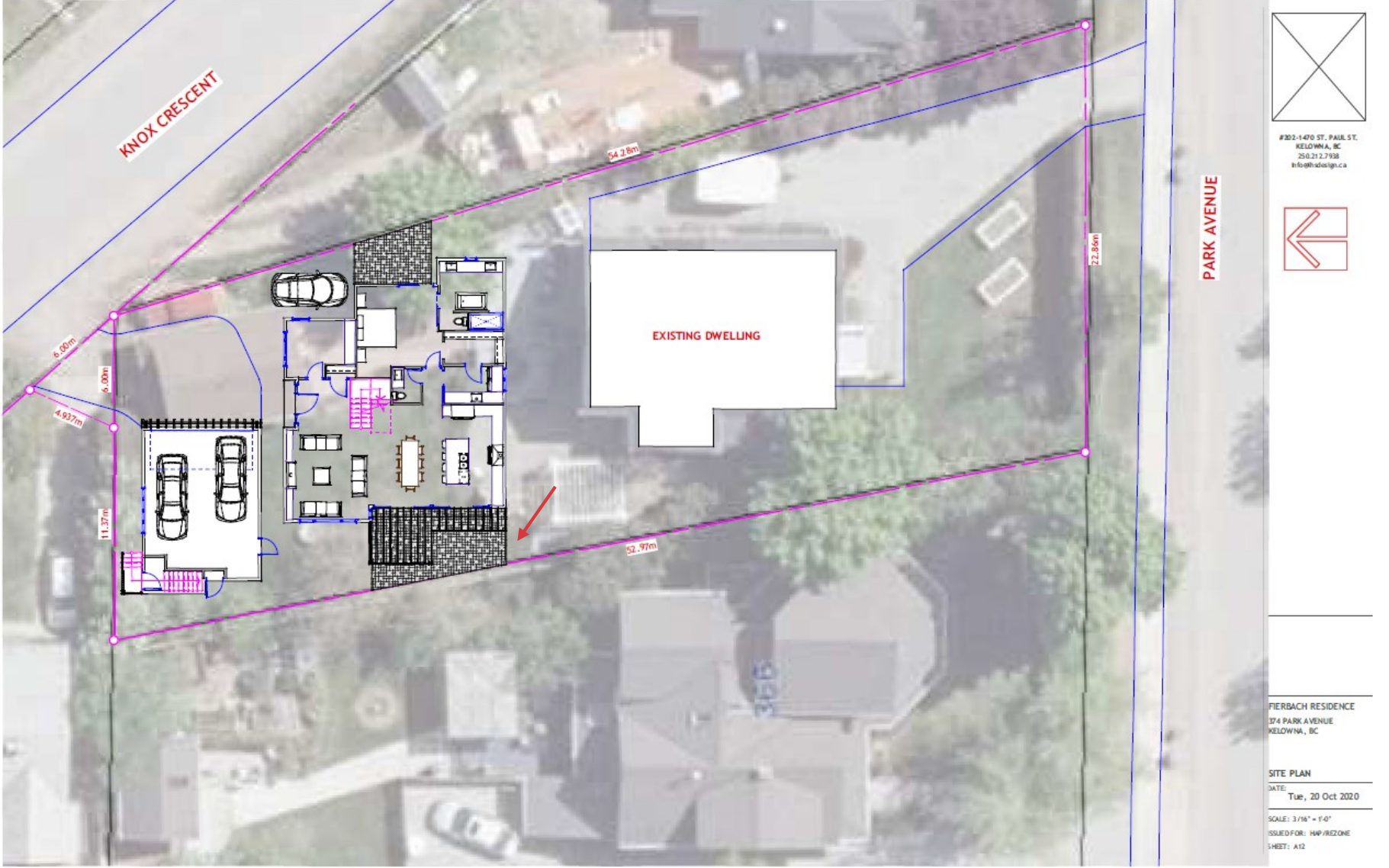
The plan....



View from Park
Avenue with
proposed
second dwelling



Relation to immediate neighbours



Form and Character highlights

- elements reminiscent of the “Victorian Revival” style include:
 - Gable roof forms
 - Gable dormer forms
 - Returned eaves & projecting verges
 - Up to 2.5 storey massing (note the proposed building is 2 storeys in height similar to the existing)
 - Vertical double-hung window openings
 - Multiple pane windows (leaded glass)
 - Side or rear yard parking





Streetscape



Neighbourhood concerns



Proposed view from Knox Crescent

Recent projects
using similar
colour palette
and materials



Heritage Consultants notes:

- Streetscape has varied aesthetic value
- Proposed home appropriately does not mimic heritage style or pretends to be old
- New home slightly taller than existing, but massing is smaller and fits in neighbourhood
- Roof form emulates existing home and is similar to gable roof forms found along Knox Ave.
- Light colour scheme is in keeping with immediate neighbourhood
- Prominent visible door
- Daylighting standards are met
- Respectful to historic architecture of the existing dwelling

• Questions?



4 **EAST ELEVATION**
Scale: 1/8" = 1'-0"



certain Easement as hereinafter defined:

NOW THEREFORE, in consideration of the sum of One (\$1.00) Dollar now paid by the Grantee as owner of the Dominant Tenement to the Grantor as owner of the Servient Tenement (the receipt whereof is hereby acknowledged) the Grantor as owner of the Servient Tenement hereby grants, conveys and transfers unto the Grantee as owner of the Dominant Tenement, his successors and assigns, the right, license, liberty, and privilege to use that portion of the Servient Tenement shown outlined in bold on an Explanatory Plan of Easement in Lot 2, District Lot 14, ODYD, Plan 3971, prepared by D.A. Goddard, B.C.L.S, and certified correct on the 11th day of March, 1992, (hereinafter called the "Easement Area") for the purpose of a vehicle driveway and pedestrian walkway together with the right of ingress and egress over the Easement Area to the Dominant Tenement at all hours of the day and night, TOGETHER with the right of free and unimpeded access to the owner of the dominant tenement, his agents, servants, workmen, equipment and supplies at all times and for all purposes

2 trees to be
removed
to
accommodate
the second
dwelling



Maple tree – large and lovely but has a split base and thus is unsafe