



MEMORANDUM

March 15, 2005

TO: Mayor and Council

CC: J. Rogers, City Manager
B. MacGregor, Deputy City Manager
J. Forbes-Roberts, General Manager, Community Services
S. Baxter, City Clerk
L. Beasley, Director, Current Planning
G. McGeough, Senior Heritage Planner

FROM: Hugh McLean, Heritage Planning Analyst

SUBJECT: Public Hearing Item No. 3 - 1498 Laurier Avenue

This is to elaborate on the public notification section in the Council report for 1498 Laurier Avenue.

The neighbour to the west opposes the proposed accessory building at the rear as two storeys for reasons of privacy; in subsequent discussion a concern for shadowing was also expressed. A staff offer to meet with the neighbour was declined.

In the absence of further input from the neighbour, staff have sought to address the issues of privacy and shadowing by directing the applicant to make changes to the proposal.

The applicant proposes to shift the location of the garage two feet to the east to compensate for the two feet in height overage, and to reduce the size and raise up the windows on the west side to prevent viewing down into the neighbour's yard. These provisions will be incorporated into the final conditions of the Development Permit.

The attached south and west elevations of the garage show how the proposal has evolved to address comments from the First Shaughnessy Advisory Design Panel and the neighbour to the west.

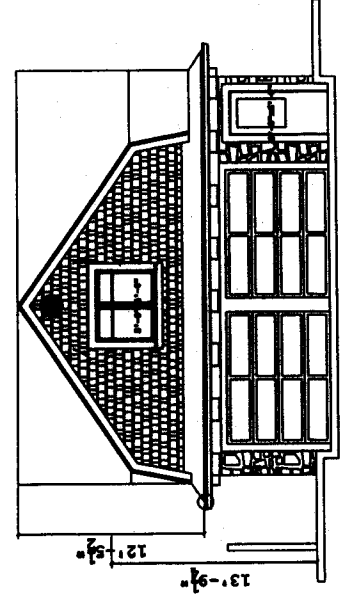
Hugh D. McLean
Heritage Planning Analyst

Phone: 604.873.7056
Fax: 604.873.7060

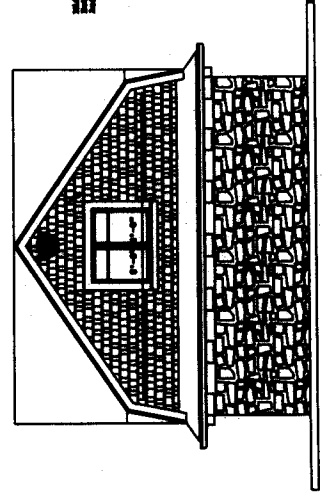
HDM/hm

Attachment

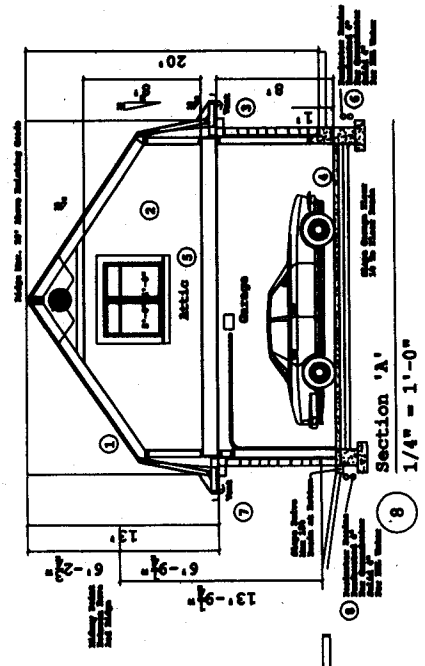
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3 South (Lane) Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

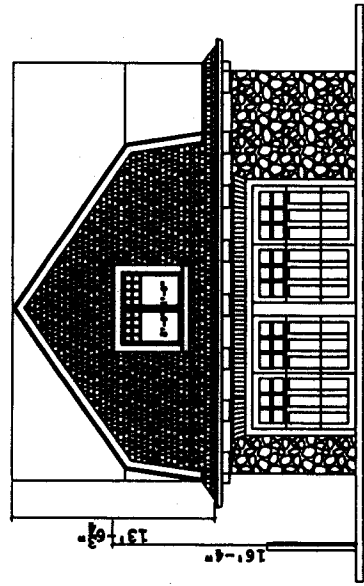


Enquiry Stage October 2004

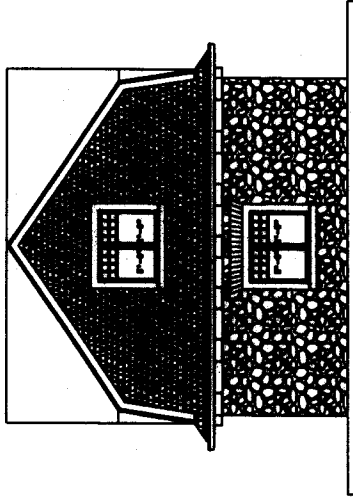
1498 Laurier Avenue

Initial Submission as Presented to First Shaughnessy Advisory Design Panel

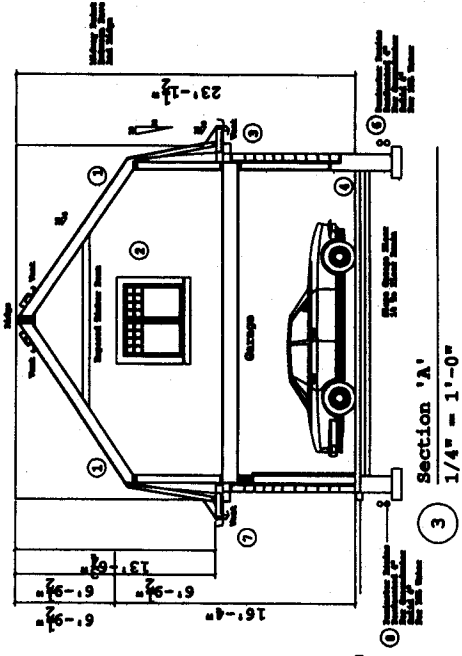
- 1. Floor Slab Depressed 12" Below Lane
- 2. Roof Height Kept within Accessory Building Envelope



3 South (Lane) Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



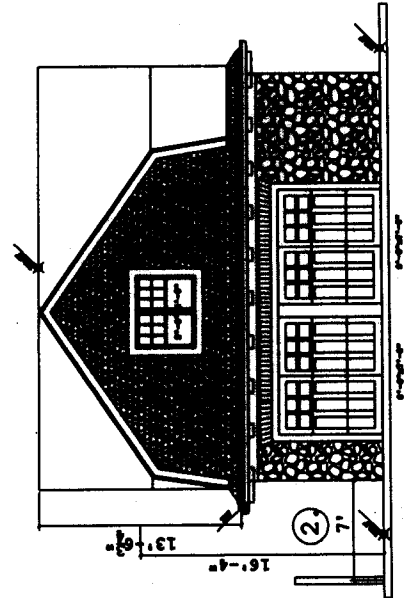
3 Section 'A'
1/4" = 1'-0"

Changes following FSADP November 2004

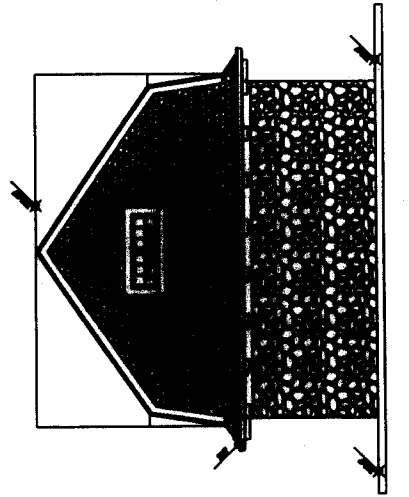
1498 Laurier Avenue

Following Recommendations Of First Shaughnessy Advisory Design Panel

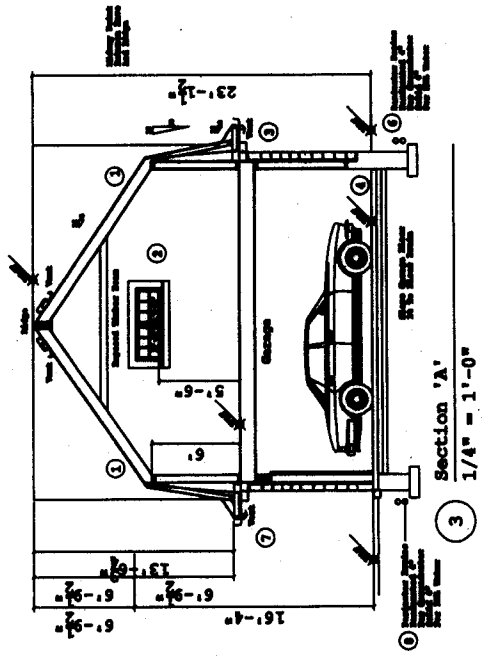
1. Raise Slab Elevation to Match Lane
2. Increase height of Lower Storey to Match House Proportions



3 South (Lane) Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



3 Section 'A'
1/4" = 1'-0"

Changes to Increase Privacy

March 2005

Following Meeting with City Planners to Address Neighbour's Expressed Concerns

1. Raise Windowsill from 3' to 5'-6"
2. Increase Sideyard from 5'-0" to 7'-0"

1498 Laurier Avenue