

## **I. REPORTS OF COMMITTEES**

### **I.1 Committee of the Whole**

#### **I.1.a Report from the September 5, 2019 COTW Meeting**

*Councillor Isitt withdrew from the meeting at 10:44 p.m. due to a non-pecuniary conflict of interest with the following item, as people he is closely associated with live in close proximity.*

##### **I.1.a.h 2251 Lydia Street - Heritage Alteration Permit with Variance Application No. 00015 and Development Permit with Variances Application No. 00040 (Fernwood)**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

##### Development Permit with Variances Application No. 00040

That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:

1. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and
2. revise the design of Lot 3 to create more consistency with the *Small Lot House Design Guidelines*.

Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

Heritage Alteration Permit with Variance Application No. 00015

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans, date stamped June 24, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Loveday

**CARRIED (5 to 1)**

*Councillor Isitt returned to the meeting at 10:45 p.m.*

**F. LAND USE MATTERS**

**F.1 2251 Lydia Street - Heritage Alteration Permit with Variance Application No. 00015 and Development Permit with Variances Application No. 00040 (Fernwood)**

Council received two reports dated August 22, 2019 from the Acting Director of Sustainable Planning and Community Development providing information on an application for a Development Permit with Variances to allow for the construction of two new small lot single family dwellings and a Heritage Alteration Permit that would allow for the addition of a powder room, a garage, and a deck. The recommendations are to approve the Development Permit with Variances, and decline the Heritage Alteration Permit with Variances.

Committee discussed:

- Lack of concerns from the public and the Heritage Advisory Panel in regards to the application

**Moved By** Councillor Young

That Council decline Heritage Alteration Permit with Variance Application No. 00015 for 2251 Lydia Street.

**Failed to proceed due to no seconder**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans, date stamped June 24, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (2): Councillor Loveday, and Councillor Young

**CARRIED (6 to 2)**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:

- a. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and
- b. revise the design of Lot 3 to create more consistency with the *Small Lot House Design Guidelines*.

Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

**CARRIED UNANIMOUSLY**





## Committee of the Whole Report

For the Meeting of September 5, 2019

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**To:** Committee of the Whole **Date:** August 22, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00040 for 2251 Lydia Street

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### RECOMMENDATION

That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:

- a. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and
- b. revise the design of Lot 3 to create more consistency with the *Small Lot House Design Guidelines*.

Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 2251 Lydia Street in the Fernwood neighbourhood. The application is to approve the design and construction of two new small lot single family dwellings in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The existing house is subject to a separate Heritage Alteration with Variance Permit Application (see accompanying report). Setback variances are requested on all lots.

The following points were considered in assessing this application:

- the design of the proposed dwellings were reviewed for consistency with the *Small Lot House Design Guidelines*. The design of the proposed dwellings would benefit from revisions for consistency with the *Small Lot House Design Guidelines*. The changes requested would result in infill dwellings that are more sensitive to the immediate area and larger context.
- there are a number of variances for siting (setbacks) associated with this application. The variances were reviewed in response to potential privacy and visual impacts on adjacent properties.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct two new small lot houses and retain the existing heritage-designated house. Specific details include:

- each of the new houses is two storeys with three bedrooms and a basement
- the traditional design of each new house features a front porch and gables
- materials include board and batten panels, cedar shingles and Hardie panel wood siding
- parking for the Denman Street property is surface parking, with a separate entrance to a bicycle room and a home office on the basement level
- the Lydia Street property incorporates a single car garage
- landscaping consists of a concrete patio in the rear yard of each house, lawn area and two new trees and retention of a number of existing trees and some fencing to match the existing fences.

The applicant is requesting several setback variances from the R1-S2 Zone. The proposed variances are related to:

- Proposed Lot 2 (Lydia Street) – both side yard setbacks due to the placement of a habitable window and a rear yard setback due to the exterior stair location
- Proposed Lot 3 (Denman Street) – a side yard setback due to the placement of habitable windows and a rear yard setback due to the exterior stair location.

These variances are further discussed in the Analysis section of this report.



## **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

## **Active Transportation Impacts**

The applicant has not identified any active transportation impacts in association with this application.

## **Public Realm Improvements**

No public realm improvements are proposed in association with this application.

## **Existing Site Development and Development Potential**

Under the current R1-S2 Zone, Restricted Small Lot (Two Storey) District, the property could be developed at a density of 0.6:1 Floor Space Ratio (FSR) for a single family dwelling. This zone does not permit secondary suites or garden suites.

## **Land Use Context**

There are two small lot houses in the immediate area directly across Denman Street to the north. The adjacent single family dwelling to the east is set back from Denman Street and is two storeys in height. There are also single family dwellings to the south and west. In general, the area is composed of predominantly single family dwellings of various styles, sizes and designs.

## **Relevant History**

In April 2007, Council approved Rezoning Application No. 00014 to rezone the subject lands from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone to permit the land to be subdivided for three small lot single family dwellings. The subdivision into the three small lots has not been finalized, and can be concluded dependent on the direction from Council on the Heritage Alteration Permit with Variance Application.

## **Data Table**

The following data table compares the proposal with the R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the existing zone (variances requested). A double asterisk indicates an existing situation.

Zoning Criteria	<b>Lot 2 Lydia Street</b>	<b>Lot 3 Denman Street</b>	<b>Zone Standard R1-S2</b>
Site area (m <sup>2</sup> ) - minimum	260	324	260
Density (Floor Space Ratio) - maximum	0.46:1	0.51:1	0.6:1
Total floor area (m <sup>2</sup> ) - maximum	135.7	162.1	190 (1 <sup>st</sup> and 2 <sup>nd</sup> floor, excluding floor space under a ceiling less than 1.8m above grade)
Lot width (m) - minimum	10.02	15.24	10
Height (m) - maximum	7.24	7.36	7.5
Basement ceiling height from grade (m) - maximum	0.79	1.2	1.2
Roof deck	No	No	Not permitted
Storeys - maximum	2	2	2 Any floor area 1.2m above grade is a first storey
Basement	Yes	Yes	Permitted
Site coverage % - maximum	35.50	35.50	40
<b>Front</b> (Street) (m) - minimum	6.0 (Lydia)	6.02 (Denman)	6.0
Projections (m) stairs - maximum	n/a	1.5	2.5 (1.7 m max height)
Projections (m) porch roof - maximum	n/a	n/a	maximum
<b>Rear</b> (m) - minimum	<b>5.25* (east) stairs</b> <b>(letter states 5.4m)</b>	<b>4.8* (south) stairs</b> <b>(letter states 5m)</b>	6.0
<b>Side</b> (m) - minimum	<b>1.50* (south) habitable</b>	<b>1.50* (east) habitable</b>	1.5 non-habitable 2.4 habitable (rec room)
<b>Side</b> (m) - minimum	<b>1.60* (north) habitable</b>	3.04 (west) habitable	1.5 non-habitable 2.4 habitable



Zoning Criteria	Lot 2 Lydia Street	Lot 3 Denman Street	Zone Standard R1-S2
Side on flanking street (m) - minimum	n/a	n/a	2.4
Parking - minimum	1	1	1

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the application and revisions were referred to the Fernwood Community Association four times for the 30-day comment periods. At the time of writing this report, a letter from the CALUC had not been received on this application.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

### ANALYSIS

#### Development Permit Area and Design Guidelines and Variances

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15A: Intensive Residential Small Lot. The proposal is subject to the *Small Lot House Design Guidelines*; the purpose of these guidelines is to encourage a sensitive fit and infill that enhances an established streetscape. There are inconsistencies with the design guidelines, which compromise key principles related to privacy and the streetscape. As the design and variances are closely intertwined, the variances will be analyzed in this section.

#### Lot 2: Proposed House - Lydia Street

##### a) Street Relationship

The *Small Lot House Design Guidelines* encourage lessening of the visual impact of garage doors so it is not a dominant design element. Detailing such as recessing the garage doorway to create deep shadows, providing plant shelf recesses flanking the door or setting the garage façade back from the rest of the house would lessen its visual impact.

Stairs to the principal entry should be wide and interesting from the street. They may include planters, intermediate landings, sidewalls, banisters and walkway lighting.

Staff have recommended that the garage be recessed further into the façade of the house and that the main entry be brought closer to the street in order to lessen the visual impact of the garage and to create a more positive street relationship. The applicant has responded by creating a larger porch, but has not recessed the garage further into the façade. Staff do not believe this change is sufficient to address the Guidelines.

#### b) Side Yard Setback Variances for Habitable Room Windows

The applicant is seeking variances to reduce the side yard setbacks (north and south) from 2.4m to 1.5m to accommodate habitable room windows. On the north side, the setback variance is required for the family room (lower level). Potential for overlook and privacy concerns are minimal on these windows due to their size and placement and additional light into the basement level would improve liveability.

On the south side, the setback variance is required for the family room (lower level) and dining/living area on the main floor. With respect to the windows on the main floor (south side), it is recommended that they be redesigned or have obscured glass to mitigate privacy issues with respect to 2235 Lydia Street. The applicant has provided a photo showing the location of these windows illustrating the extent of the overlook. Staff are suggesting the changes noted and recommend the variance to the south side setback is supportable subject to the recommended revisions.

#### c) Rear Yard Setback Variance

In order to accommodate a set of stairs to the rear yard, the applicant requires a rear yard setback variance from 6.0m to 5.25m. As the building façade meets the setback requirement, and as this is not an area of concern regarding privacy, staff recommend that Council support this variance.

#### Lot 3: Proposed House - Denman Street

The *Small Lot House Design Guidelines* state the following:

- massing and building proportion of established housing should be reflected in the new development
- the proportion, size and detailing of windows should relate to that of neighbouring houses.

#### a) Street Relationship

Generally, the proposal does not form a positive relationship with the street nor is there a relationship to local context. This is reflective of the building massing, roof form and pitch, fenestration, lack of articulation, competing architectural elements, materials and colours and inclusion of a below-grade bike storage area.

It is the opinion of staff that further design refinement is needed to create a more positive street relationship, specifically that the following be considered:

- reduce the area of the upper storey
- redesign the barn style roof and/or redesign dormers that are more integral to the roof structure
- simplify the fenestration of the front façade to achieve a more cohesive design and to be more in keeping with neighbouring properties
- simplify the materials to form a more cohesive design
- change the bicycle storage access from the front of the house to the side or rear, and reduce the width of the ramp/grade change and reduce the amount of additional pavement as the width is excessive for bike access.



#### b) Side Yard Setback Variance for Habitable Room Windows

A variance is requested for the east elevation for two upper storey bedroom windows. Staff recommend support for this variance as the neighbouring property line and placement of the dwelling unit at 1711 Denman Street (adjacent house) is stepped back from the street which minimizes potential overlook and privacy concerns.

#### c) Rear Yard Setback Variance

In order to accommodate a set of stairs to the rear yard, the applicant requires a rear yard setback variance from 6.0m to 4.8m. As the building façade meets the setback requirement, and as this is not an area of concern regarding privacy (stairs face a garage), staff recommend that this variance is supportable.

### Local Area Plan

Although the subject lands are considered part of the Fernwood neighbourhood, the policies for this area are contained in the *Jubilee Neighbourhood Plan*. This Plan recommends that small lot house subdivisions and construction be considered and that applications comply with the *Small Lot House Design Guidelines*, as well as the standards set out in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The current proposal requires several variances from the standards set out in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, as previously described.

### Tree Preservation and Urban Forest Masterplan

There are nine existing trees on the subject site, none of which are bylaw protected. A protected Horse Chestnut tree was removed several years ago with permits as it was diseased, and two replacement trees will be planted on Lots 1 and 3 as required by the Tree Preservation Bylaw as part of the final landscaping. Another Horse Chestnut tree (not protected) is proposed for removal as it would be too heavily impacted by Lot 3 adjacent home construction.

There are two existing public trees on Denman Street: a Flowering Plum and a Hawthorne. They will be retained and protected during construction. Two new boulevard trees are proposed with this development's frontage improvements along Lydia Street. Their species will be determined at Building Permit stage by Parks staff.

### Regulatory Considerations

The proposed variances from the *Zoning Regulations Bylaw* which were discussed in the Analysis section of this report can be summarized as:

- reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m (supportable)
- reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m (supportable subject to revisions)
- reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.60m (supportable)
- reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m (supportable)
- reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m (supportable).

## CONCLUSIONS

The proposed dwellings were reviewed for consistency with the *Small Lot House Design Guidelines*. It is the opinion of staff that the design of the proposed dwellings would benefit from further revisions for consistency with the *Small Lot House Design Guidelines*. Changes requested to the proposed house on Lot 2 (Lydia Street) would decrease the prominence of the garage and create a more welcoming and positive street frontage. The changes requested to the proposed house on Lot 3 (Denman Street) are more substantial in nature in order to provide for a better fit of the proposed dwelling in the immediate and larger context.

The requested side yard variances for proposed Lot 2 (Lydia Street) to accommodate habitable room windows is not supportable due to the impact on the privacy and overlook of the neighbouring dwelling; however, the recommended changes by staff are relatively minor (change to size of windows or glazing), and with these changes this variance would be supportable.

The rear yard variances for proposed Lots 2 and 3 for the placement of stairs and landings are supportable and do not present privacy or overlook issues.

## ALTERNATE MOTIONS

### Option 1: Approve as presented

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution."

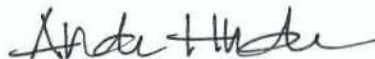
### Option 2: Decline

That Council decline Development Permit with Variances Application No. 00040 for the property located at 2251 Lydia Street.

Respectfully submitted,



Lucina Baryluk  
Senior Planner  
Development Services Division



Andrea Hudson, Director (Acting)  
Sustainable Planning and Community  
Development Department



Report accepted and recommended by the City Manager:

*Joseph Enslin*  
Date: Aug 27, 2019

**List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, dated/date stamped May 14, 2019
- Attachment D: Letter from applicant to Mayor and Council, dated June 22, 2019 and public survey.



## **Committee of the Whole Report**

### **For the Meeting of September 5, 2019**

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**To:** Committee of the Whole **Date:** August 22, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** **Heritage Alteration Permit with Variance Application No. 00015 for 2251 Lydia Street**

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### **RECOMMENDATION**

That Council decline Heritage Alteration Permit with Variance Application No. 00015 for 2251 Lydia Street.

### **LEGISLATIVE AUTHORITY**

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

### **EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with information, analysis and recommendations for a Heritage Alteration Permit with Variance Application for the heritage-designated residence located at 2251 Lydia Street. The proposal is for an addition to the south elevation of the house that includes a new powder room, garage and deck. A side yard setback variance is requested. The property is subject to the small lot regulations.

The main issue is the location of the proposed addition and its impact on the neighbours. Staff recommend that Council decline this application.

### **BACKGROUND**

#### **Description of Proposal**

As a condition of the Rezoning Application in 2007 to allow two small lots to be subdivided from this parcel, the existing house received Heritage Designation. The garage that was attached to

the house at that time was not included in the designation as the garage was not original to the house. This garage has subsequently been demolished, and the proposal is to construct a new garage on the south elevation with a roof deck above and a projection for a new powder room.

The applicant is requesting a variance from the R1-S2 Zone. The proposed variance is related to placement of the new garage and deck.

### **Sustainability Features**

Diverting waste from the landfill by maintaining an existing house and reuse and refurbishing of existing materials supports green building principles.

### **Active Transportation Impacts**

The applicant is not proposing any active transportation features with this proposal.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Heritage Alteration Permit Application.

### **Relevant History**

The existing house was built in 1910. It is an Edwardian Vernacular Arts and Crafts style and was a popular housing type built during the period of suburban expansion in Victoria. The Heritage Designation was a condition of a Rezoning Application to rezone the entire lot to a small lot zone to allow one lot to be taken off the side yard on Lydia Street and one lot to be taken off the rear yard on Denman Street. These new small lots have not been subdivided and a Development Permit Application for these two houses is also before Council; however, for the purposes of assessing this application, it is assumed that the subdivision is in place.

The owner has undertaken renovations to the house under a Delegated Heritage Alteration Permit issued in October 2018. The renovations are underway and include replacement of the foundation, replacement of the front and rear porches with similar (in-kind) materials and removal of the upper storey shingles to reveal the original underlying cladding.

### **Data Table**

The following data table compares the proposal with the existing R1-S2 Zone, Restricted Small Lot (Two Storey) District. The table is based on the assumption that the small lot subdivision is in place. An asterisk is used to identify where the proposal is less stringent than the existing zone (variance requested). A double asterisk is used to identify where the existing house has non-conforming status.



<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard R1-S2</b>	<b>Comments</b>
Site area (m <sup>2</sup> ) - minimum	291	260	
Site area (m <sup>2</sup> ) - minimum	291	260	
Density (Floor Space Ratio) - maximum	0.52:1	0.6:1	
Total floor area (m <sup>2</sup> ) - maximum	150.7	190	Excludes lower floor
Lot width (m) - minimum	11.23	10	
Height (m) - maximum	8.31**	7.5	
Basement ceiling height from grade (m) - maximum	1.69**	1.2	
Basement	No	Permitted	Floor area above 1.2m is a first storey
Storeys - maximum	3**	2	
Site coverage (%) - max	34.4	40	
<b>Setbacks (m) - minimum</b>			
Front (Lydia Street)	3.27**	6.0	To building face 1.83** m to stairs and porch
Rear (east)	7.39	6.0	
<b>Side (south)</b>	<b>0.61*</b>	<b>1.5</b>	<b>Proposed garage/deck</b>
Side on flanking street (north)	0.5**	2.4	
Vehicle parking - minimum	1	1	

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, this current application has been referred to the Fernwood Community Association four times, as there were a number of revisions.

A letter from the Fernwood Community Association, dated August 9, 2019, is attached to this report.

This application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

## ISSUES AND ANALYSIS

In terms of the proposal, the main issues are minor and can be summarized as follows:

- the appropriateness of the scale of the garage and deck: The applicant's intent is to retain the same proportions and openings as the original garage, with the inclusion of a deck and railing.
- protecting the character-defining elements of the house: The bevel siding pattern would be continued as the cladding material for the new garage. It is noted that this elevation has the least exposure to the public realm.
- the deck rails as an appropriate choice of materials: The deck rails have been chosen to match the original railing pickets on the stairs (as shown on inset photo provided on plans).

The primary concern is related to the requested variance for the reduced side yard setback to accommodate the proposed garage and deck, its proximity to the adjacent proposed small lot house to the south, and its effect relating to privacy and overlook of the neighbouring dwelling.

While the previous garage has been a point of discussion between the applicant and City staff, the garage has now been removed to accommodate the changes to the height of the basement (the house was lifted to accommodate a full height basement). However, the applicant wishes to construct a garage in the same location (using the same building footprint) and construct outdoor patio space on top of this garage.

The required side yard setback for this interior lot line is 1.5m. The proposed garage (using the same footprint) is 0.6m from this side lot line. As such, to construct a garage in the proposed location, the side yard setback must be decrease from 1.5m to 0.6m.

If the previous garage had been retained, this setback reduction would also be required to accommodate the subdivision, as the subdivision approval cannot create a situation that is contrary to the *Zoning Regulation Bylaw*. For clarity, the existence of a garage in that location would not provide any non-conforming status. Additionally, the garage has been fully demolished.

The *Small Lot House Design Guidelines* state that variances may be appropriate to facilitate interesting and innovative design solutions provided the encroachment into the setback does not adversely affect the privacy, sunlight or views of the adjacent property. Further, the guidelines state that above-ground balconies, decks and windows should be carefully placed and may be oriented to face away from neighbouring yards to respect the neighbours' wishes for privacy.

Of main concern is the potential privacy impacts with windows on the proposed small lot house to the south, and potential overlook into the rear yards of both small lots. An elevated deck off



of the kitchen may potentially be well-used by its occupants and create sound and other intrusions affecting the neighbours' privacy.

The applicant has provided house plans for the new small lot houses, which the applicant intends to construct. The proposed dwelling on Lydia Street would be most impacted by the deck location. The proposed dwelling will be sited 1.5m from the common lot line. The window locations are in the rooms as follows:

- basement level: recreation room and living area (habitable space) and bathroom
- main floor: kitchen
- upper floor: bathroom and laundry.

As per the applicant's letter, the garage location is fixed as the roof supports a new washroom; as such, relocating the garage to the rear yard is not practical. The applicant also notes that complying with the setbacks would reduce the width of the garage and would not be practical for vehicular parking. However, vehicle parking can be accommodated in the side yard without the presence of a garage addition, and other options to provide on-site bike storage are available that do not require a variance.

In terms of privacy concerns, the deck would be approximately 1.8m above grade, meaning it could potentially cause privacy concerns with windows on the proposed house on Lot 2, as well as an overlook situation into the rear yards of Lot 2 and Lot 3.

The driveway on this side of the house provides the opportunity for sufficient off-street parking. Staff recommend that Council decline this variance. It is recognized that the deck would be built before either of the neighbouring houses, and as such, the owners/occupiers of the new small lot houses could assess any apparent potential for privacy and overlook concerns. The planning rationale is to limit the creation of situations that could be potential issues for future occupants. Given these perspectives, an alternate motion is provided if Council wishes to advance this application to an opportunity for public comment.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

The details of the tree preservation are discussed in detail in the Development Permit report on this property.

### **Heritage Advisory Panel**

The application was reviewed by the Heritage Advisory Panel at its August 13<sup>th</sup> meeting and the Panel recommended approval subject to the trim board feature on the house being continued along the top of the garage to better visually tie in with the house. The applicant has agreed to these changes in discussion with the Heritage Advisory Panel.

### **CONCLUSIONS**

As the exterior of the home is protected, changes to the exterior of the existing house, and additions to the house (such as a garage) require further approvals by way of a Heritage Alteration Permit to ensure any additions are sympathetic to the existing architectural style. The addition of the garage and deck do not create a concern with respect to the heritage aspects of this proposal; the issue is with respect to the variance request. The requested side yard variance for Lot 1 (existing) for the garage and roof deck is not supportable. Generally roof decks are prohibited in single family residential zones due to the potential of views (privacy

concerns) into adjoining properties. The *Small Lot House Design Guidelines* specifically note privacy and overlook concerns associated with above grade balconies.

If the garage is removed from the plans, a variance is not required, construction can continue on this house (with modifications to the existing building permit) and the subdivision can proceed.

### ALTERNATE MOTION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

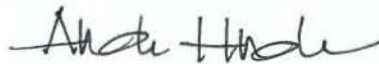
1. Plans, date stamped June 24, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Lucina Baryluk  
Senior Planner  
Development Services

JH.



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager



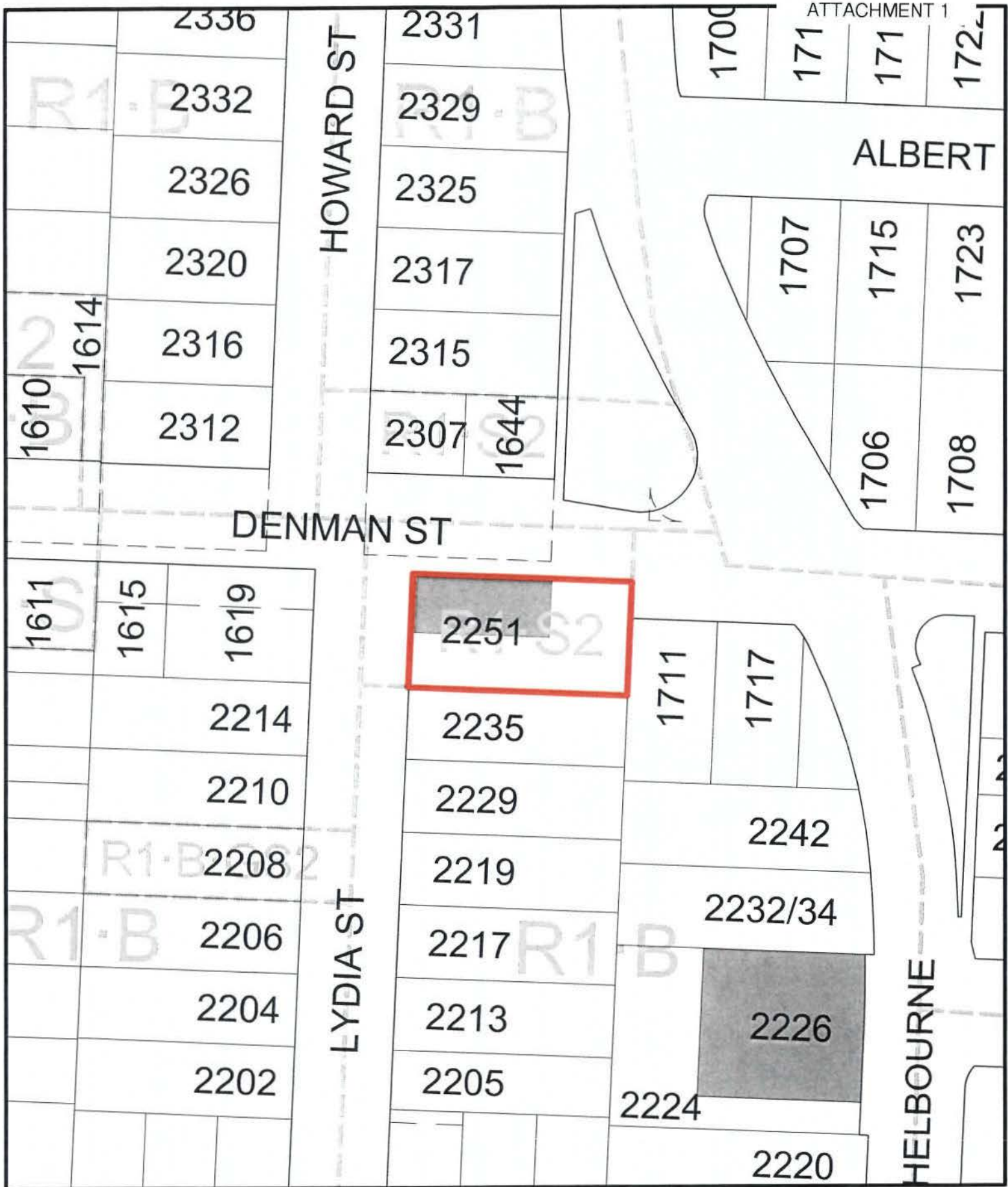
Date: \_\_\_\_\_

Aug 28, 2019

### List of Attachments

- Attachment 1: Subject Map
- Attachment 2: Aerial Map
- Attachment 3: Plans, date stamped June 24, 2019
- Attachment 4: Applicant's letter, dated June 22, 2019
- Attachment 5: Letter from the Fernwood Community Association, dated August 9, 2019.





2251 Lydia Street



Heritage Alteration Permit with Variance #00015



Designated

Registered







2251 Lydia Street

Heritage Alteration Permit with Variance #00015



Designated

Registered





# Colour Scheme for HAP and Development Permit

2251 Lydia Street

VC-1  
Oxford Ivory

VC-16  
Comox Sage

VC-27  
Strathcona Red  
Window and Door Trim

VC-22  
Pendrell Verdigris

3D ISOMETRIC RENDERING  
OF 2251 LYDIA STREET  
GENERAL REPRESENTATION  
NOT TO SCALE

Received  
City of Victoria

JUN 24 2019

Planning & Development Department  
Development Services Division

AJB HOME  
DESIGN

8034-4011 2nd Floor, West  
Vancouver, BC V6P 2G9  
Office: 604-555-0888  
Email: ajb@ajbhome.com  
www.ajbhome.com

#	DATE	DESCRIPTION
1	2019-06-20	Initial Design & Rendering
2	2019-06-20	Revised Design & Rendering

PROJECT TYPE  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

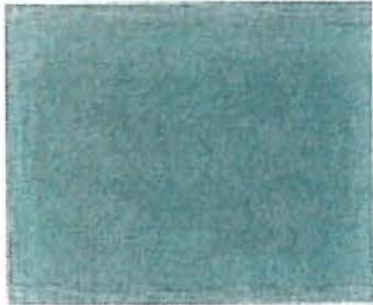
SITE: LYDIA & DENMAN  
DEVELOPMENT

CLIENT: CUNNIN

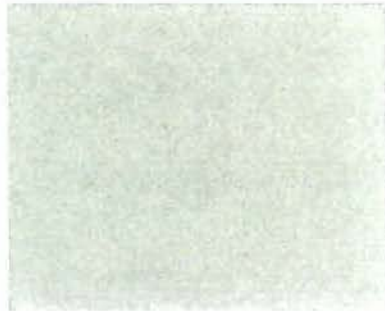
DRAWN BY: Taylor SE  
DRAWING NO:

A-1 of 2

## COLOUR SCHEME (HERITAGE) FOR 2251 LYDIA STREET



VC-22  
Pendrell Verdigris



VC-16  
Cornox Sage

VC-1  
Oxford Ivory



VC-27  
Strathcona Red

Main siding - Stucco under Tudor - Primary Trim - windows sashes

All Colours are from Benjamin Moore Heritage Palette

Heritage Alteration and

Development Permit for Cunnin - 2251 Lydia







1711 DENMAN STREET  
EXISTING RESIDENCE



1708 DENMAN STREET  
PROPOSED RESIDENCE



2251 LYDIA STREET  
PROPOSED RESIDENCE  
(SIDE VIEW)

LYDIA STREET

## STREETSCAPE OF DENMAN STREET

1/8" = 1'



2251 LYDIA STREET  
PROPOSED RESIDENCE  
(FRONT VIEW)



2243 LYDIA STREET  
PROPOSED RESIDENCE



2235 LYDIA STREET  
EXISTING RESIDENCE

DENMAN  
STREET

## STREETSCAPE OF LYDIA STREET

1/8" = 1'



8314-453 Goldstream Avenue  
Victoria BC V5B 2V3  
Office 250-515-0828  
email: ajb@home-design.com  
www.ajbhome-design.com

#	DATE	DESCRIPTION
1	March 2019	Site Plan & Foundation
2	June 2019	Foundation & Framing Plans

**PROJECT TYPE**  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

**SITE:** LYDIA & DENMAN  
DEVELOPMENT

**CLIENT:** CUNNIN

**DRAWN BY:** Taylor SB

**DRAWING NO.**

A-2 of 2

Received  
City of Victoria

JUN 24 2019

Planning & Development Department  
Development Services Division





PROPOSED LOT 1, SECTION 57,  
VICTORIA DISTRICT, PLAN EPP

4. *diagonal* *en* *il* *area* *del* *triangolo*

Elevations are geodetic based on City of  
Victoria Integrated Survey Measurement 15-7 (Auss. +22 133m)  
from lowest approximately to scale

- denotes Utility Pole with light
- denotes pay meter
- denotes Cash Basin
- denotes Water Meter
- denotes Traffic Sign
- denotes fire hydrant
- denotes Rain Water leader
- denotes existing grade
- denotes new boulevard lines applied by Development
- denotes Trees requiring removed proposed tree
- denotes Existing street
- denotes Existing tree

On Proposed LOT 1

DENMAN STREET

Category	Value	Unit
Concrete Slabs	100	m <sup>3</sup>
Reinforcing Steel	100	kg
Formwork	100	m <sup>2</sup>
Base Area	200	m <sup>2</sup>
Top Area	200	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$
Material	100	kg
Time	100	h
Area	100	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$
Material	100	kg
Time	100	h
Area	100	m <sup>2</sup>
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Cost	100	\$
Material	100	kg
Time	100	h
Area	100	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$

14.07.2014 14:07:20


BRL 2261 Lydia		CLIENT: Curren	
FIRST CONSUMER		SECOND CONSUMER	
LINE	REV.	LINE	REV.
1	0.00	1	0.00
2	0.00	2	0.00
3	0.00	3	0.00
4	0.00	4	0.00
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89	0.00	89	0.00
90	0.00	90	0.00
91	0.00	91	0.00
92	0.00	92	0.00
93	0.00	93	0.00

Existing house has had foundation reconstructed, house is now 10cm lower than before. It is in the same location. Concrete in the location of garage rebuild has been poured, but no construction or building permit has been commenced, pending the outcome of a DP application.

JUN 24 2019

2251 Lydia Street  
Subdivision of Am Lot 10, Blk 2, Sec 57, Plan 519

Figure 15 - 19	UL194 2A - 2021
1. 100% (100%)	OK (100%)
2. 100% (100%)	OK (100%)

STATUS	Updated for DVP re-submission	
DATE LAST	Updated for EP re-submission	
WT	116.00 (KGS)	175
	116.00 (KGS) 116.00 (KGS) 116.00 (KGS) 116.00 (KGS) 116.00 (KGS)	175
		1 of 1



**3D VIEW - FRONT PROPOSED**

NTS

NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MEANT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



**3D VIEW - FRONT PROPOSED**

NTS

NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MEANT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.

# **GENERAL NOTES**

1. ALL WORK TO CONFORM TO THE PRESENT EDITION OF THE A.S.B. THE A.S.B. BUILDING STANDARDS AND OTHER REGULATIONS.
2. WORK FOR MAJOR FLOOR JOISTS, ROOF RAFTERS AND CEILING JOISTS ARE TO BE DONE BY THE LICENSED WOOD CARPENTER.
3. ALL ROOF SCALES FROM PLANS, WORK ONLY TO DIMENSIONS INDICATED.
4. ALL CONSTRUCTION WORK IS TO BE DONE WITH A BUILDING PERMIT.
5. ALL ELECTRICAL WORK IS TO BE DONE WITH AN ELECTRICAL PERMIT. TO THE ELECTRICAL CODE AND BY A REGISTERED ELECTRICAL CONTRACTOR.
6. ALL PLUMBING WORK IS TO BE DONE WITH A PLUMBING PERMIT. TO THE PLUMBING CODE AND BY A REGISTERED PLUMBING CONTRACTOR.
7. ALL WORK NOT SPECIFIED TO BE NOTICED/NOTED, ALL DIMENSIONS ARE TO BE AS SHOWN.
8. PLUMBING REQUIRED UNDER ALL EXPOSED SPINDLES, ALL DIMENSIONS ARE TO BE AS SHOWN.
9. SINK SCHEDULES IS TO BE AS SHOWN. THE REQUIREMENTS OF THE MANUFACTURER AND THE SINK SCHEDULE.
10. ALL MATERIALS, WORK OR THE JOB ARE TO MEET APPLICABLE BUILDING CODES, REGULATIONS AND ANY APPLICABLE DOCUMENTS, STANDARDS AS PER SECTION 1.1.1.1.
11. THESE DRAWINGS SHOW SPECIFIC CONSTRUCTION METHODS AND MATERIALS USED IN THE PROJECT. IF IT IS DETERMINED THAT CHANGES OR SUBSTITUTIONS TO THESE METHODS ARE NECESSARY, THE APPLICABLE BUILDING CODES, REGULATIONS AND ANY APPLICABLE DOCUMENTS, STANDARDS AS PER SECTION 1.1.1.1.
12. THE FOLLOWING LIST CONTAINS WORK THAT IS NOT PART OF THESE PLANS AND MAY BE REQUESTED BY THE OWNER:
  - 12.1 LEGAL, SITE SURVEY.
  - 12.2 THE CURRENT STATUS OF THE HOUSE ON THE PROPERTY.
  - 12.3 ALL SITE SERVICES.
  - 12.4 STRUCTURAL ENGINEER'S REPORTS, FOUNDATION, ETC.
  - 12.5 ALL OTHER ENGINEERING.
  - 12.6 LAYOUT AND FOR ENGINEERING FOR FOUNDATION AND FLOOR SYSTEMS.
  - 12.7 HEATING SYSTEMS.
  - 12.8 MECHANICAL CALCULATIONS, CHECK LIST.
  - 12.9 GEOTECHNICAL REPORTS.
  - 12.10 AIRBORNE PHOTOGRAPHS.

## **DISCLAIMER:**

THIS IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE STATUS OF THE HOUSE ON THE PROPERTY AND THE STATUS OF THE HOUSE ON THE PROPERTY. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE STATUS OF THE HOUSE ON THE PROPERTY. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE STATUS OF THE HOUSE ON THE PROPERTY. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE STATUS OF THE HOUSE ON THE PROPERTY.

## **NOTE TO PRINTERS**

ALL HOME DESIGN SHALL BE PRINTED FOR THE BUILDER OF THESE PLANS TO COPY. SCALE: 1/4" = 1'-0". PRINT: 1/4" = 1'-0".



2514-455 Gadsden Ave.  
Victoria BC V8S 2Y9  
Office 250-655-0354  
email: ajb@home-design.com  
www.ajbhome-design.com

NO.	DATE	DESCRIPTION
1	Jan 2019	Initial Draft Drawings
2	Jan 2019	Revisions & Final Drawings

## **PROJECT TYPE**

NEW CONC FOUNDATION & RENOVATIONS TO HERITAGE SFD RESIDENCE

**SITE:** 2251 LYDIA ST

**FOR:** BC HOMES

**DRAWN BY:** Alan Blason  
**DRAWING NO.**

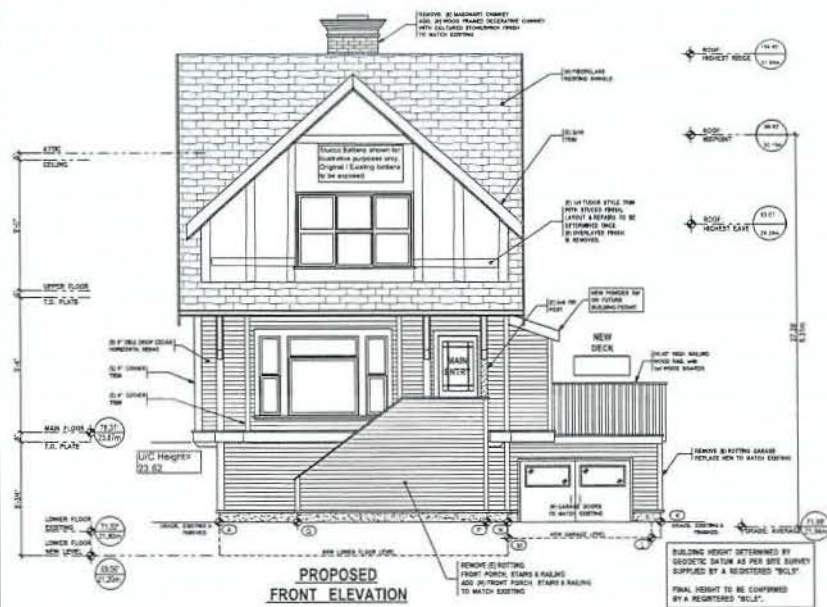
**A-1 of 6**

**Received**  
City of Victoria

**JUN 24 2019**

Planning & Development Department  
Development Services Division





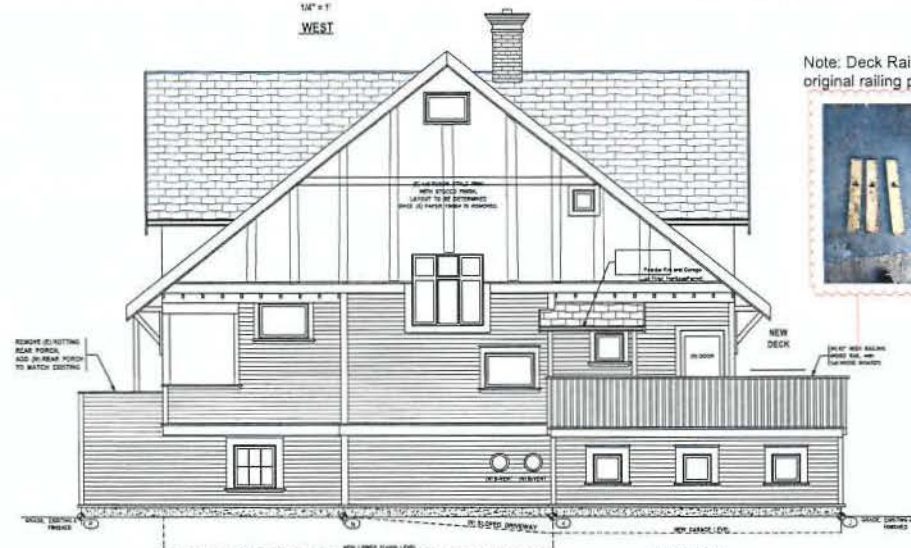
PROPOSED  
FRONT ELEVATION  
1/4\"/>

WEST



PROPOSED  
LEFT SIDE ELEVATION  
1/4\"/>

NORTH



PROPOSED  
RIGHT SIDE ELEVATION  
1/4\"/>

SOUTH



PROPOSED  
REAR ELEVATION  
1/4\"/>

EAST

Note: Deck Rails will match  
original railing pickets



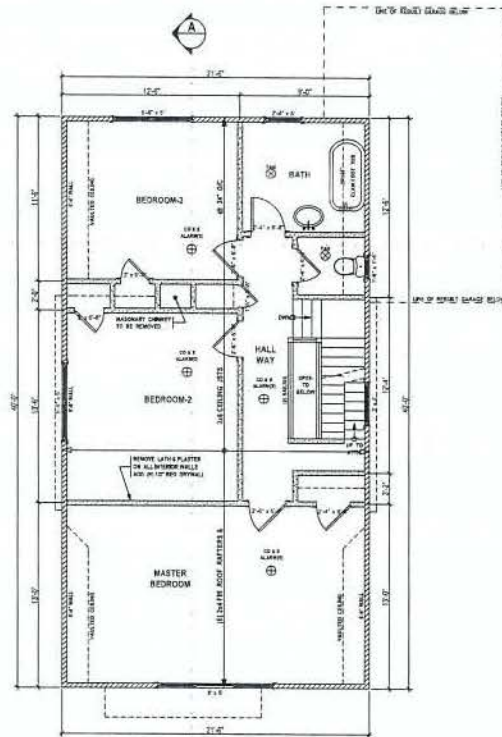
Received  
City of Victoria

JUN 24 2019

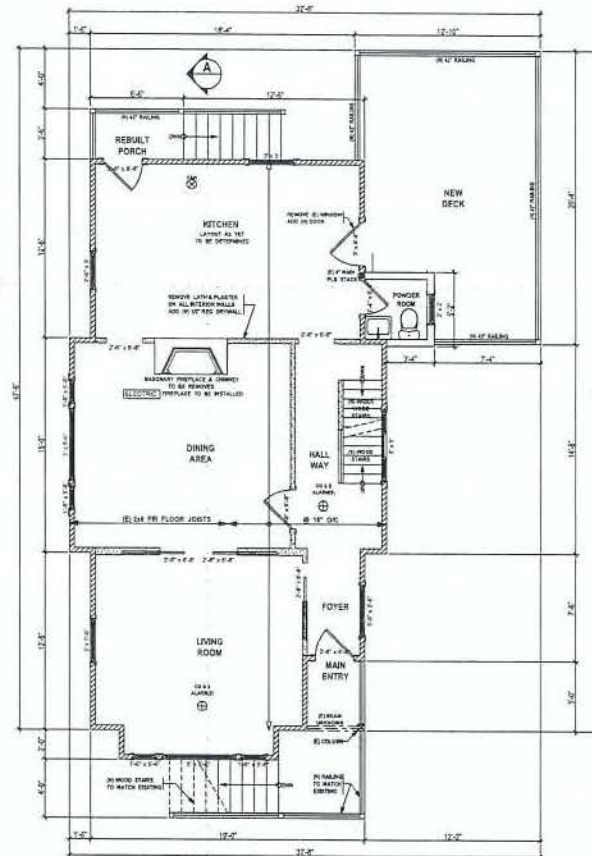
Planning & Development Department  
Development Services Division

<p><b>NOTE TO PERMITTERS</b></p> <p>ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING ACT &amp; BYLAW 1712 SIGNED BY THE PERMITTING OFFICIAL.</p>		
<p><b>AJB HOME DESIGN</b></p> <p>8314-863 Glenora Ave Victoria BC V8P 2M9 Office 250-485-0858 email: ajb@ajbdesign.com www.ajbdesign.com</p>		
NO.	DATE	DESCRIPTION
1	Nov 2018	Design Draft Drawings
2	Nov 2018	Construction & Permit Drawings
<p><b>PROJECT TYPE</b></p> <p>NEW CONC FOUNDATION &amp; RENOVATIONS TO HERITAGE SFO RESIDENCE</p>		
<p><b>SITE:</b> 2251 LYDIA ST</p>		
<p><b>FOR:</b> BC HOMES</p>		
<p><b>DRAWN BY:</b> Alan Bissell</p>		
<p><b>DRAWING NO.</b></p>		
<p><b>A-2 of 6</b></p>		





**EXISTING UPPER FLOOR PLAN**  
1/4" = 1'  
LIVING SPACE: TOTAL PROPOSED @ 818.4 sq ft  
TAKEN FROM V5 FACE OF EXTERIOR WALL TO V5 FACE OF EXTERIOR WALL



**EXISTING MAIN FLOOR PLAN**  
1/4" = 1'  
LIVING SPACE: TOTAL PROPOSED @ 717.6 sq ft  
TAKEN FROM V5 FACE OF EXTERIOR WALL TO V5 FACE OF EXTERIOR WALL

LEGEND	
NEW FLOOR	EXISTING EXHAUST FAN
EXISTING FLOOR	EXISTING WINDOW & DOOR
NEW FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
EXISTING FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
NEW FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
EXISTING FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
NEW FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
EXISTING FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
NEW FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
EXISTING FLOOR - 1/2" BELOW EXISTING	EXISTING GLAZED ALUMINUM WINDOW
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**NOTE TO PRINTERS**

ALL HOME DESIGN DRAWS ITS CONTENT FOR THE PRINTING OF THESE PLANS TO COPY. SCAN AND PRINT TO COLOR. A PAPER COPY MUST BE PRINTED IN 1/4\"/>

**AJB HOME DESIGN**

8314-803 Oakbriar Ave  
Victoria BC V8B 2V9  
Office 250-666-0188  
email: ajb@home-design.com  
www.ajbhome-design.com

NO.	DATE	DESCRIPTION
1	Nov 2015	Design Draft Drawing
2	Nov 2018	Construction & Permit Drawing

**PROJECT TYPE**  
NEW CONC FOUNDATION & RENOVATIONS TO HERITAGE SFD RESIDENCE

**SITE:** 2251 LYDIA ST

**FOR:** BC HOMES

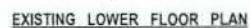
**DRAWN BY:** Alan Bleson  
**DRAWING NO.**

A-3 of 6

**Received**  
City of Victoria

JUN 24 2019

Planning & Development Department  
Development Services Division

[illegible]

PROPOSED ALL NEW LOWER FLOOR PLAN

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01-11-2011 BY 60322 UCBAW/STP

© AJB HOME  
DESIGN

8314-822 Goldenway Ave.  
Victoria BC V8N 2W9  
Office 250-595-0858  
email [athofndesign@shaw.ca](mailto:athofndesign@shaw.ca)  
[www.athofndesign.com](http://www.athofndesign.com)

NO.	DATE	DESCRIPTION
1	Nov. 20/18	Revised Draft Drawings
2	Nov 26/18	(Construction) & Formed Drawings

NEW CONG FOUNDATION  
& RENOVATIONS  
TO HERATAGE SFD RESIDENCE

SITE:	2251 LYDIA ST
FOR:	BC HOMES

DRAWN BY: Alan Blison
DRAWING NO.

A-4 of 6

Received  
City of Victoria

JUN 24 2019

Planning & Development Department  
Development Services Division



**BRAD CUNNIN**

2251 Lydia Street, Victoria, BC  
V8K 4K6

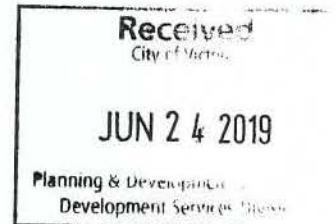
Phone: 250-727-2723  
Cel: 250-480-9693

**City of Victoria**  
31 Centennial Square  
Victoria BC  
V8V 3W4

**22 June, 2019**

**IN THE MATTER OF  
2251 LYDIA STREET –  
HERITAGE ALTERATION PERMIT WITH VARIANCE**

**Attention: Mayor and Council**



I am the owner of the above property, and ask the City to approve this Heritage Alteration permit to allow me to fully restore this old house.

Please find attached plans and materials for the above application, last approved on 11 October, 2018. That application was part of a building permit to rescue \ preserve the old house after the foundation failed. This application is part of a concurrent Development Permit Application for this property, to eventually complete a subdivision of 3 small R1-S2 Lots. The differences between the existing and this applications are

- 1) the reconstruction of the old garage with a deck over, which was not done with the BP stage at Planning's request,
- 2) add a door and restore railings on the roof of the garage so the use of the deck is safer,
- 3) changes to the exterior;
  - a. original stucco was discovered hiding under some shingling on the upper floor which will be restored,
  - b. Increased rail heights for compliance with building code,
- 4) The addition of a small 2 piece washroom on the main floor over a portion of the garage.

From my investigations and demolition work, we judge the age of the old house to be early 1900 (1905?). The records for the house are undated. The style of the house is recognized as Arts and Crafts 'Craftsman", although some of those details have been covered up and removed as the house was painted and re-covered over the years. As we proceed, we are restoring the house in finish material, color and style to an original look that would have been typical in that era. Staff, especially Merinda Conley, and the Victoria Heritage Foundation have been very helpful in this process. The age of the garage is a bit uncertain, but we estimate it was added in the early 20's from its height and doors, and dated materials found in some walls. Its style and siding reflect the old house.

We have now replaced the failed foundation under permit, and in so doing, replaced the entire basement level. During that process we lowered the house by 10cm as we dug 1 ½' further down than the old basement level to get a proper ceiling height in the new basement. This has replaced the old basement in size, shape and fenestration except that :

- 1) the new foundations and walls have a 1' bump out on part of the south side to properly structurally support the south side main floor cantilever at the interior stairs.

- 2) We moved a window from the common wall inside the old garage to the east (rear) wall to bring light into the new family room.

Lifting and dropping the house required the demolition and removal of the old brick chimney. We replaced the flue-works with a modern insulated steel chimney, encasing it in a falsework with true brick cladding that exactly replicates the old brick chimney. We have replaced the old oil furnace with a natural gas combination boiler for domestic hot water and in-floor heating, so the chimney will be for the gas fireplace only.

We take this opportunity to :

- 1) reconstruct the existing garage in exact replacement, with a proper deck on top. The roof of the existing garage had been used as a deck for as long as any neighbor can remember, (more than 20 years) but were no proper railings or door to the house.  
**Please note that as part of our subdivision, we are asking for and hope to have your support for a Variance to the eventual south side setback for this garage.**  
Reconstructed to its current dimensions, the south side (right side) setback will be 0.6m after the new property line is put in place. If we do not achieve this variance, we would have to take 3' off the garage, rendering it too narrow for a vehicular purpose. It would become just a deck and 'bike-port'.
- 2) return the second story exterior to the original Tudor style stucco that we discovered under the old donnacona shingles.
- 3) add a small 2 piece powder room off the main floor kitchen over a small part of the garage, (the old house had only one functional bathroom)
- 4) this work will also give us the opportunity to do interior repairs, upgrading , insulating, and to replace the single pane windows in the house with wood and sealed glass units that will fit into the existing sash-work. This will not be a visible change from the street.

We have applied for and been approved for grants from the Victoria Heritage Society for some of this work.

Please feel free to contact me @ 250-480-9693 or email [brad@cunnin.ca](mailto:brad@cunnin.ca).

Sincerely



Bradley W Cunnin.



## FERNWOOD COMMUNITY ASSOCIATION

August 9, 2019

Mayor and Council  
City of Victoria  
Victoria, B.C.

Re: 2251 Lydia Street, Heritage Alteration Permit with Variance (HAV00015)

Dear Mayor and Council,

The City is considering a Heritage Alteration Permit with Variance application to renovate 2251 Lydia Street, which includes rebuilding the previously existing garage and the deck over it, and also adding a small washroom over the garage.

The garage, deck, and washroom were shown in the plans, for the three home development, presented at the CALUC's Official Community meeting held in June 2014. The neighbourhood supported the application at that time.

As the home immediately to the south of the garage and deck has yet to be built, a future owner or renter will be aware of the proximity of the garage and deck before they purchase or rent the house. This puts all the risk on the developer that the garage and deck will make the house to the south less desirable.

The extensive restoration underway will return the look and feel of this character house that will not be compromised by restoring the existing garage and adding a deck and small washroom over it. This house and the one across Denman Street from it complement each other and represent fine examples of the style of construction for the era when they were built. Mostly we are pleased this prominent and distinct corner house is being saved from the landfill.

Based on the above the Land Use Committee has no concerns in supporting this reduced sideyard setback variance application permitting the garage, deck and washroom.

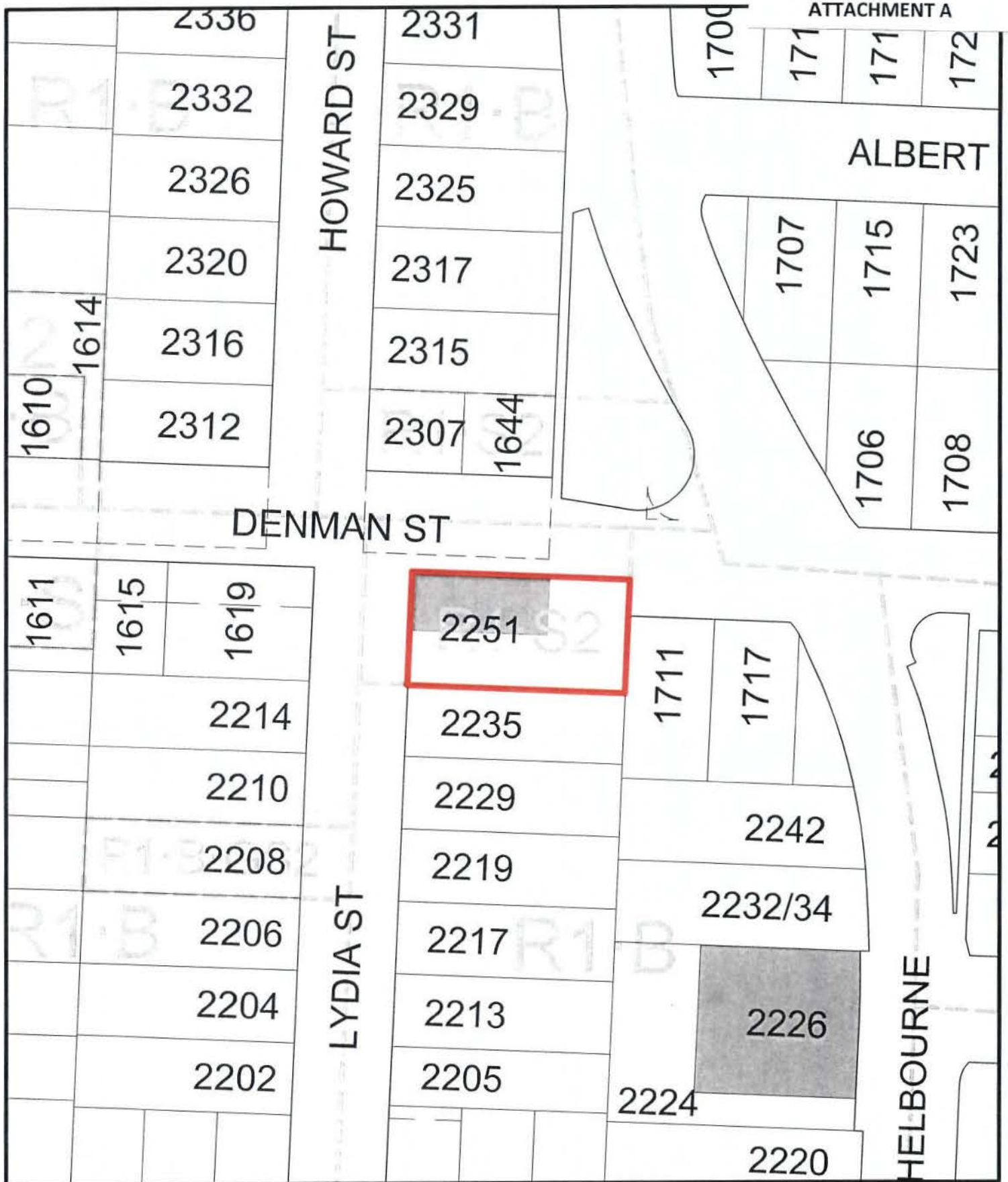
Sincerely,



David Maxwell, Chair

Land Use Committee

Fernwood Community Association



2251 Lydia Street

Heritage Alteration Permit with Variance #00015



Designated

Registered







2251 Lydia Street

Heritage Alteration Permit with Variance #00015



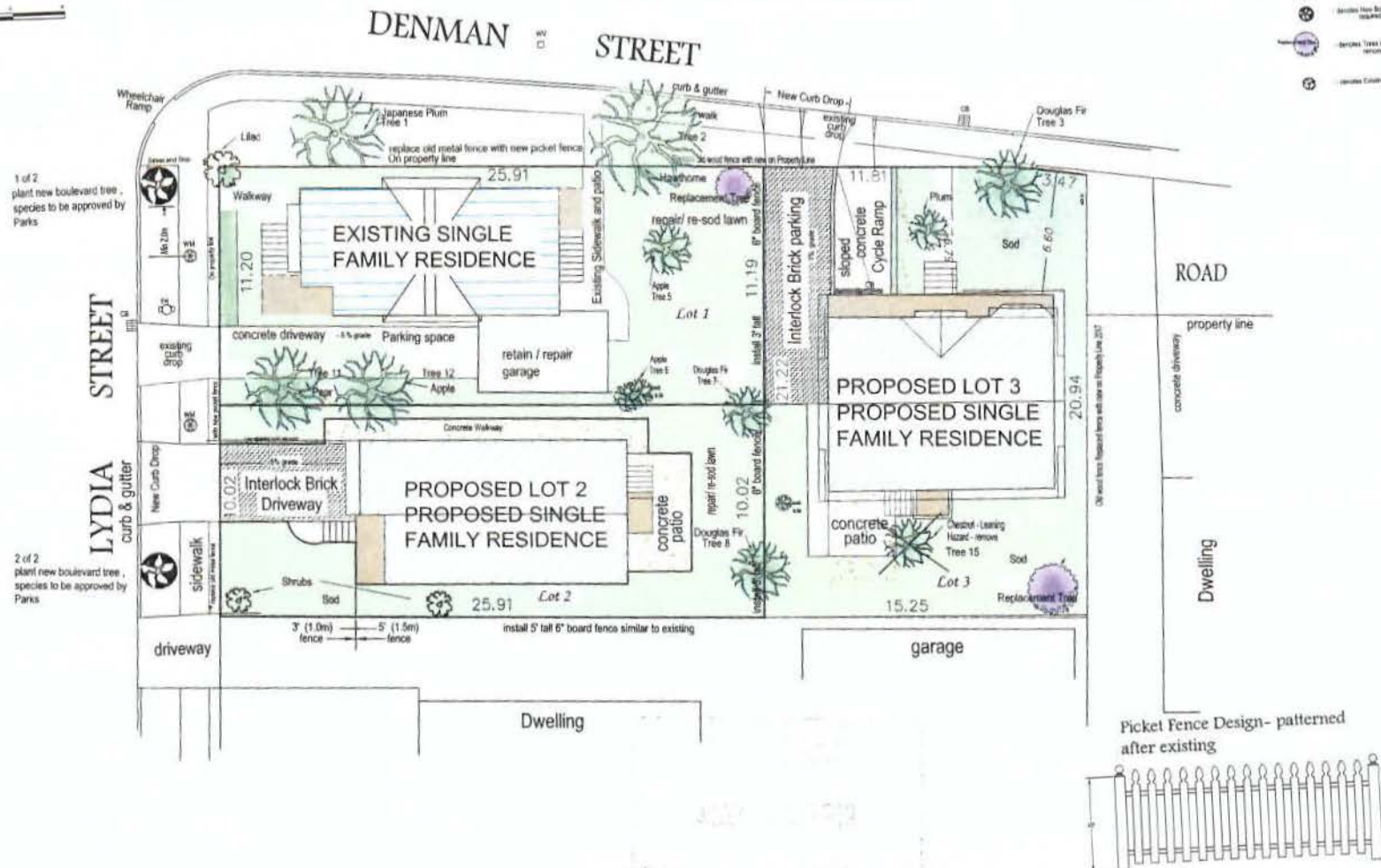
Designated

Registered





SCALE = 1:100



FILE 1149-25  
CONTACT: 514-440-1291/1314  
Brad Cunnin Land Services  
2235 Lynde Street  
Victoria, BC V8N 1G2  
ph: (250)461-8802 / 250-727-7723

ATTACHMENT C





### STREETSCAPE OF DENMAN STREET

1/8" = 1'



### STREETSCAPE OF LYDIA STREET

1/8" = 1'

**AJB HOME DESIGN**

4314-423 Goldstream Avenue  
Victoria BC V8B 2A3  
Office 250-555-0008  
email: ajb@home-design.com  
www.ajbhome-design.com

#	DATE	DESCRIPTION
1	09/01/2019	Architectural & Rendering
2	10/12/2019	Architectural & Rendering Revised

**PROJECT TYPE**  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

**SITE:** LYDIA & DENMAN  
DEVELOPMENT

**CLIENT:** CUNNIN

**DRAWN BY:** Taylor SB

**DRAWING NO.:**  
A-2 of 2

# MATERIAL AND COLOUR SCHEME TO BE USED AT

2247 LYDIA STREET



- 1 PRIMED COMB FACE PINE;  
GENERAL PAINT COLOUR-"BLACK BEAR"  
on  
VERTICAL TRIM  
BELLY BAND  
DECK POSTS  
PORCH POSTS



- 2 PRIMED COMB FACE PINE;  
GENERAL PAINT COLOUR-"MAYNE ISLAND"  
on  
WINDOW TRIM  
DOOR TRIM  
BARGE BOARDS  
EAVES & GUTTERS  
WOOD RAILINGS



- 3 HARDPLANK HORIZONTAL SIDING;  
GENERAL PAINT COLOUR-"CORNICER"

Page 227

- 4 WOOD STAIRS;  
GENERAL PAINT COLOUR-"CHAIN LINK"

Chain Link  
CL 3191W 4/8/27 6/134



- 5 METAL EXTERIOR DOORS;  
GENERAL PAINT COLOUR-"SPRIT BEAR"



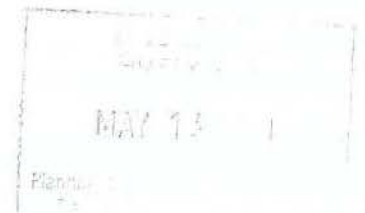
- 6 GAF TIMBERLINE ROOFING;  
"COOL ANTIQUE SLATE"



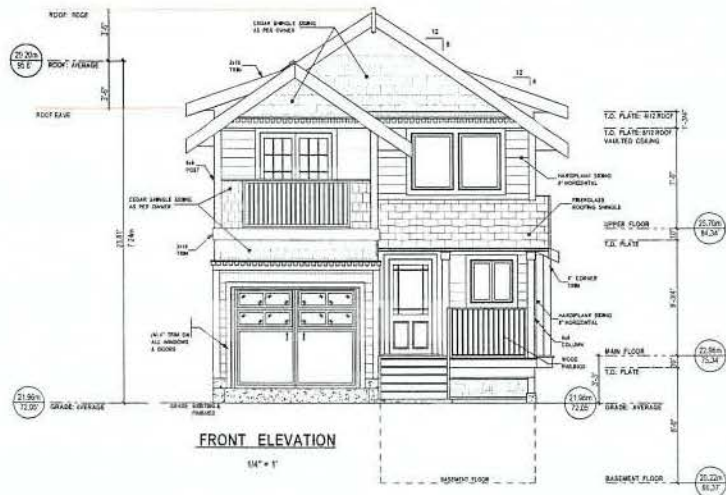
- 7 CEDAR SHINGLES;  
"RED CEDAR" STAIN



3D VIEW - FRONT PROPOSED







Fire Separation  
41.2 sq ft / 745 sq ft = 5.5%  
unprotected openings  
16.8% if all areas of window  
wells calculated.



Fire Separation  
41.0 sq ft / 703 sq ft = 5.8%  
unprotected openings  
7.0% if all areas of window  
wells calculated



NOTE  
THESE PRELIMINARY PLANS ARE NOT FOR  
CONSTRUCTION USE OR ACCURATE PROJECT ESTIMATING.  
SEE WORKING DRAWINGS FOR ACCURATE FINAL DETAILS.

NOTE TO PRINTERS  
ALL HOME DESIGN DRAWS  
ITS CLIENTS FOR THE MAKER  
OF THESE PLANS TO COME  
WITH THE BUILT TO CODE  
FLASH DRY THESE PLANS.  
PRINT IN GREYSCALE



2740 Belmont Ave. Office 250-095-0858  
Victoria BC V8P 4A8  
email: ajb@home-design.ca

NO.	DATE	DESCRIPTION
1	Apr 8/13	1st Preliminary Drawings
2	Apr 10/13	2nd Preliminary Drawings
3	Apr 10/13	3rd Preliminary Drawings
4	Sept 23/13	4th Preliminary Drawings
5	Oct 4/13	5th Preliminary Drawings
6	Dec 1/13	6th Preliminary Drawings
7	May 2/14	7th Preliminary Drawings
8	June 18/14	8th Preliminary Drawings
9	Nov 22/14	9th Preliminary Drawings
10	June 10/16	10th Preliminary Drawings

PROJECT TYPE  
NEW RESIDENCE-SFD

SITE @  
2245 LYDIA ST.

FOR: CUNNING

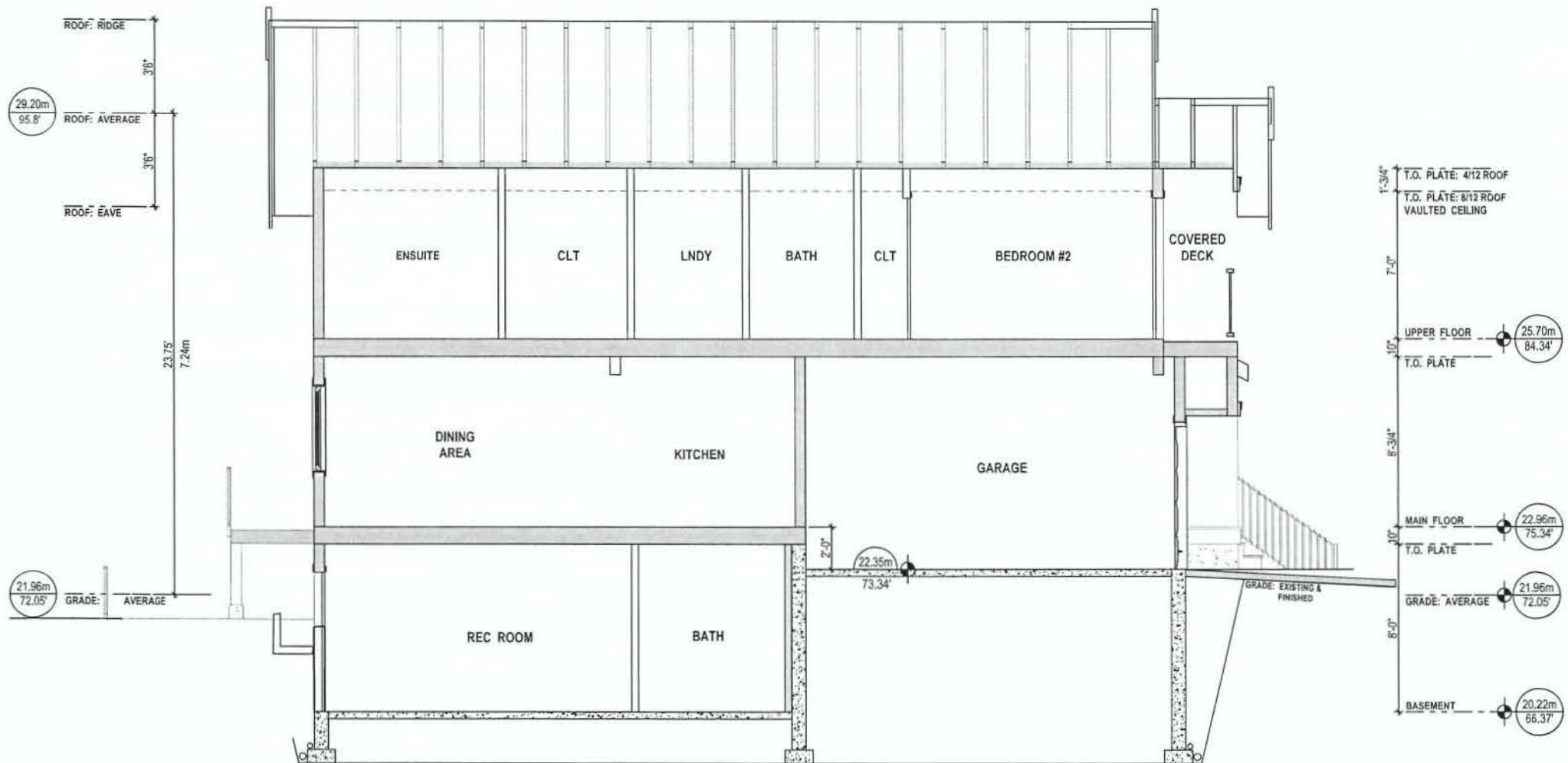
DRAWN BY: Alan Bisson

DRAWING NO.

A-2







**PROPOSED LOT-2  
LYDIA ST.**

**CROSS SECTION AA**

1/4" = 1"

MARCH 17/17

**A-3.1  
4 APRIL, 2017**



- 1 GENERAL PAINT COLOUR "CYPRESS"  
HARDPLANK HORIZONTAL & B&B SIDING:

- 2 GENERAL PAINT COLOUR "CAPTIVA"  
PRIMED COMB FACE PINE:  
on  
VERTICAL TRIM  
BELLY BAND  
DECK POSTS  
PORCH POSTS

- 3 "RED CEDAR" WOOD STAIN:  
CEDAR SIDING SHINGLES

- 4 GENERAL PAINT "SANDSTONE"  
on  
STAIRS & RAILING  
EXTERIOR DOORS

- 5 GAF TIMBERLINE ROOFING:  
"WEATHERED WOOD"

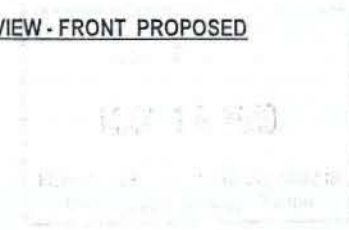
- 6 CULTURED STONE "SANDSTONE"  
on  
RETAINING WALLS

MATERIAL AND COLOUR SCHEME TO BE USED AT

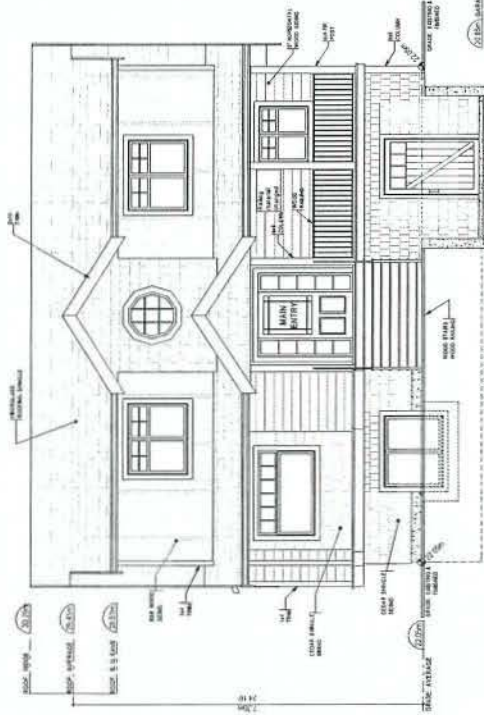
~~2247 LYDIA STREET~~ **DENMAN**



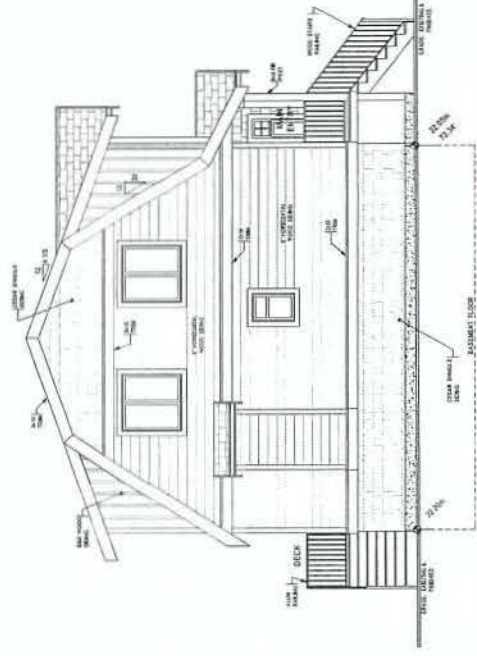
3D VIEW - FRONT PROPOSED



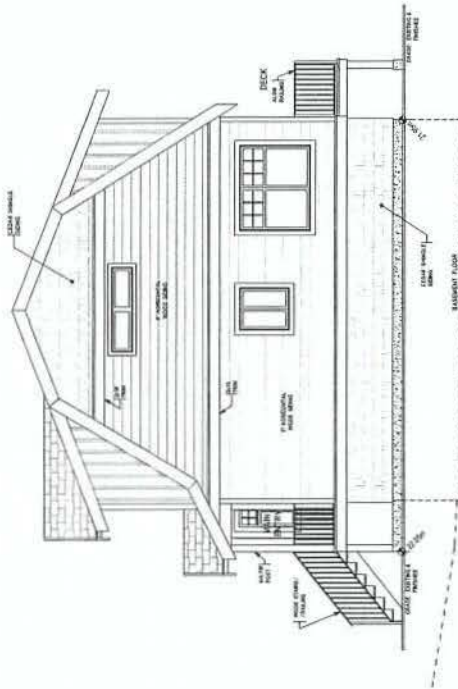




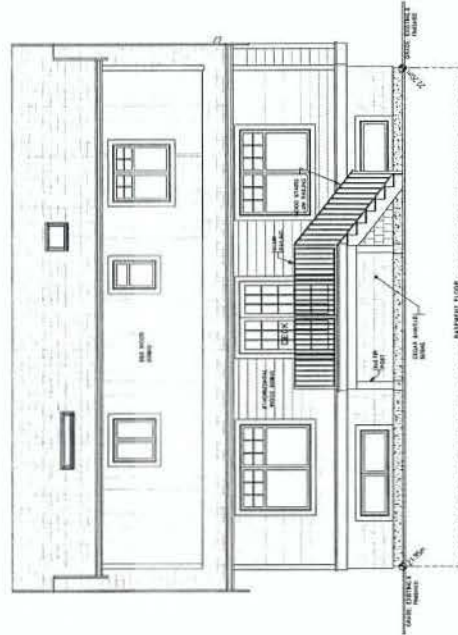
FRONT (North) ELEVATION  
1/4" = 1'



LEFT (East) Side ELEVATION  
1/4" = 1'



RIGHT (West) Side ELEVATION  
1/4" = 1'



REAR (South) ELEVATION  
1/4" = 1'

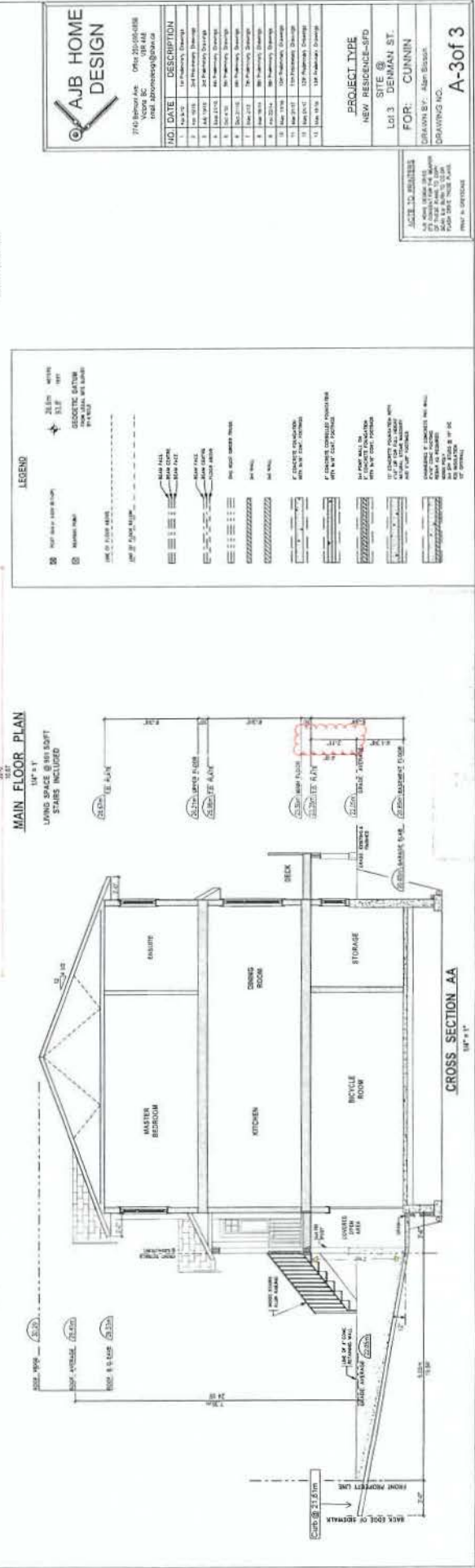


2740 Belmont Ave. Office 350-450-0006  
Nashville, TN 37203  
www.aubhomedesign.com

NO.	DATE	DESCRIPTION
1	10/1/13	Initial Design
2	10/1/13	Final Design
3	10/1/13	Final Design
4	10/1/13	Final Design
5	10/1/13	Final Design
6	10/1/13	Final Design
7	10/1/13	Final Design
8	10/1/13	Final Design
9	10/1/13	Final Design
10	10/1/13	Final Design
11	10/1/13	Final Design
12	10/1/13	Final Design
13	10/1/13	Final Design

PROJECT TYPE  
NEW RESIDENCE-SPD  
SITE @  
LOT 3 DENHAM ST.  
FOR: CUNNING  
DRAWN BY: Alan Bissan  
DRAWING NO.  
A-2 of 3

NOTES TO ARCHITECT  
All work shall be in accordance with the 2012 International Building Code (IBC) and the 2012 International Residential Code (IRC).  
The owner shall be responsible for obtaining all necessary permits and approvals from the local building department.





**BRAD CUNNIN**

2251 Lydia Street, Victoria, BC  
V8K 4K6

Phone: 250-727-2723  
Cel: 250-480-9693

**City of Victoria**  
31 Centennial Square  
Victoria BC  
V8V 3W4

**22 June, 2019**

IN THE MATTER OF

**2251 LYDIA STREET – DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION)**

**Mayor and Council:**

In April of 2007, the City approved a Re-Zoning of the above captioned property to R1-S2 and the required Development Permit for a 3 lot subdivision of the property. My personal priorities shifted and the Development Permit had expired before I commenced construction. As that DP has lapsed, we must re-apply.

It is my intention to complete the 3 small lot subdivision of my house at 2251 Lydia, to build 2 new homes on the new lots, and to restore the original old (~1905) house to its original look and condition. The old house is heritage designated. I have lived in the neighborhood for 13 years now and know most of my neighbours by name. We took the plans of this development to them again recently with a petition, and they again gave their unanimous approval to the project in whole, on all aspects. This petition was given to planning with our application on Nov 14, 2018

This DP application is, for the most part, the same as the DP that was recommended by staff and unanimously approved by council in 2007. The house shapes and sizes, and heights are all generally as they were before. To fit with the neighborhood, the form and character of the houses are of an older style, echoing elements of the nearby houses, without going to the more modern 'edgy' look. Exterior materials and colors are only slightly different than the last application, going towards more organic look (no metal) with more finished wood and shingles, and some stonework. There are variances required that were missed with the previous application that we seek to deal with them now. The only notable change is the preservation/restoration of the old garage on the old house.

The details of the application and requests are as follows:

**1) LOT 1 – 2251 LYDIA -EXISTING HOUSE – SIDE YARD VARIANCE TO RETAIN GARAGE**

After the original application, the foundation buckled and failed, and I have a Building Permit in progress replacing the basement to preserve this house, and to fully restore the exterior to the original heritage condition, including uncovering and restoring the stucco exterior on the upper floor. We wish to re-build the garage and the deck on top of it, as we could not include that original structure in the lift and drop for the foundation.

I ask the City to vary the interior side yard setback on the south side of the garage, from 1.5m to 0.6m, (a 90 cm variance) to preserve its use as a garage. Staff felt they are unable to support this request, indicating privacy and

overlook as their concern. I point out that a 60cm setback is the standard for accessory buildings, so if this garage was built detached from the house, no variance would be required. The City has allowed several minor variances in recent small lot re-zonings where they have preserved an amenity, and where the variance was not necessary to allow the development with reduced lot widths, or to allow for an increased house size. Such is the case here. For this house to comply without this variance we would have to tear off a perfectly good garage and replace it with just a deck. Having now lived there for more than 10 years, I feel the loss of the garage will be detrimental for the following reasons:

- 1) The garage allows one more car to be safely and securely parked off the street.
- 2) As an avid cyclist/cycle commuter, a safe, secure, dry place to keep and repair bicycles is desirable. Locking them outside anywhere in view (ie in a covered carport) is an invitation for trouble. I do not wish to tempt anyone with them or to have to replace them again un-necessarily. In the past, this neighbourhood has experienced a number of thefts from properties and vehicles (I have regrettable experience with that).
- 3) There are 2 trees; a pear and a plum, that we wish to retain. They hang over the driveway along the new property line. These trees drop sap and detritus that damage cars and increase significantly the amount of washing required. Preserving the garage aids in environmental preservation by reducing water used in constant vehicle washing, and reduces pressure to remove the trees.
- 4) With regard to the deck on the garage, and concerns about overlook and privacy, the wall on the side of the garage that is the subject of the variance request is only 6' above grade, and will be adjacent to a new house that I will build as part of this project. On the side of that proposed house there are only a door and window to the garage and a small kitchen window on the main floor. There are obscured windows to the second floor bathroom, and windows in wells for the basement, so no privacy is affected. The back wall of that house is further to the rear than this garage, with an apple tree between them, so there is no 'overlook' situation either.
- 5) A staff member in the past asked why not build a garage in the 'rear' yard of the old house. This is possible under the current bylaws without variance, but is clearly that is a wasteful use of land requiring a 65' driveway and under-utilizes a valuable back yard as car parking when it is better used as outdoor living space.

The Victoria Heritage Committee has seen and approved this variance in principal, and a heritage alteration permit had been granted. It is in the process of being renewed.

I trust that council can see this as a reasonable minor variance that is not necessary for the subdivision, but desirable from a good land use / utility / amenity preservation, and grant the variance.



## 2) LOT 2 – 2245 LYDIA STREET - Missed Variances for Rear Yard (Stairs) and Side Yard (Windows)

The overall design of this house is nearly identical to the first design, save that it has been amended to incorporate comments from staff in lowering the driveway, and pushing the garage door back behind the front line of the house and under the floor above, reducing its presence to the street. In the first approved DP application, 3 variances were missed, namely, a rear yard variance to accommodate the rear stairs and landing, and side yard variances triggered by 2 windows in the south wall of the building, and window wells on the north wall. There were and are two small proposed piano windows to the living room (habitable area) which increase the required side yard from 1.5m to 2.4m. These items were on the plans provided in the earlier application, but both staff and our designer missed that they triggered variances. Because there is no privacy issue with these windows, we do not wish to use obscured or fogged glass. The actual house complies with or exceeds the required setbacks. Similarly for the window wells.

## 3) LOT 3 – 1705 DENMAN STREET - House Plan Mirrored- Under-house bicycle parking added.

We feel it is better to mirror the proposed house from the old design, and place the driveway on the west / right side. This will preserve the existing Douglas Fir tree on the northeast corner of the lot, re-uses an existing driveway location, and provides better overall parking. We have also decided to place a bicycle room under the house, since we could not get a garage under the house due to driveway grade issues. From the street, since the house plan is nearly symmetrical, the mirroring of the house from the original DP is not particularly obvious.

Missed Variances. As with Lot 2 on the previous approved DP application, 2 minor variances for the rear porch/landing and for upper storey windows to habitable space were not noticed by my designer or by city staff, although they were depicted on the plans presented. We now request those variances. The actual building complies with or exceeds the required setbacks.

As you are aware, I am on the Fernwood Land Use Committee. I presented these matters to my fellow members on the Fernwood Community Association, and then had an informal Community Meeting, and no one at the meeting expressed any significant concerns about requesting any of these variances as evidenced by the letter from the secretary, Stephanie Hill, which was delivered to planning in December 2016.

In summary, the variances generated by these plans to be included in the Development Permit are:

### Lot 1- 2251 Lydia - existing house

- To vary the sideyard from 1.5m to 0.6m to retain the attached garage.

### Lot 2 – Lydia - new house

- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (south side)
- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (north side)
- To vary the rear yard set-back from 6.0m to 5.4m to permit construction of stairs.

Lot 3 – Denman – new house

- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (east side upper bedroom windows )
- To vary the rear yard set-back from 6.0m to 5.0m to permit construction of rear stairs.

I respectfully ask that council re-approve the Development Permit for the property that I might complete this project and commence building the new homes for my children. I am available to you by phone or email at any time.

Please feel free to contact me by 'phone at 250-480-9693 or email at [brad@cunnin.ca](mailto:brad@cunnin.ca). if you wish any clarity on any of these matters.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bradley W. Cunnin', written in a cursive style.

Bradley W Cunnin.



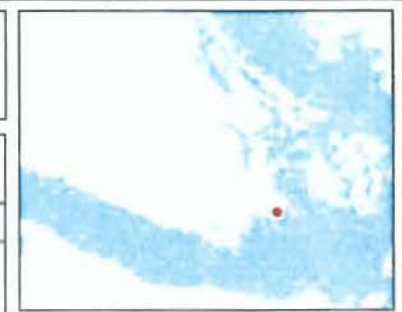


Location and height of  
Piano Windows - limited 'overlook'

Property Line

Building footprint





Legend

Brad = Owner

Approved by  
Neighbour.

Received  
City of Victoria

AUG 31 2018

Planning & Development Department  
Development Services Division

1: 1,526



Notes



NAD\_1983\_UTM\_Zone\_10N  
© Capital Regional District

Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.



# BRAD CUNNIN

2235 Lydia Street, Victoria, BC  
V8K 4K6

email: brad@cunnin.ca  
Cel: 250-480-9693

**25 March, 2018**

**2251 LYDIA STREET –  
DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION)  
DELEGATED HERITAGE ALTERATION PERMIT**

**NEIGHBORS!**

In April of 2007, the City approved a Re-Zoning of the above captioned property to R1-S2 and the required Development Permit for subdivision for my old house at 2251 Lydia Street. My priorities shifted and Development Permit had expired before we commenced construction. As the DP has lapsed, we must re-apply.

It is my intention to complete the 3 small lot subdivision and to build 2 new homes on the vacant lots, and to restore the original old (1905) house to a proper condition. The old house is heritage designated, and the alterations to the old house will require a Heritage Alteration Permit for the deck on the garage and a new bathroom on the main floor. (See sketches provided) .

This DP application is, for the most part, the same as the DP that was approved in 2007. The house shapes and sizes, and heights are all generally as they were before. To fit with the neighborhood, the houses are of an older style, echoing elements of the nearby houses, without going to the more modern 'edgy' look. There are variances required that were missed by the City with the previous application that would have become apparent at the building permit stage, and fortunately are able to deal with them now.

The details of the application and requests are as follows:

**1) LOT 1 – 2251 LYDIA -EXISTING HOUSE – SIDE YARD VARIANCE TO RETAIN GARAGE - HERITAGE  
ALTERATION PERMIT**

You will have noticed that we are in the process of replacing the basement of the old house. The foundation has failed and we must act quickly to preserve the house. Since we will be in the construction process, we are also asking the City to re-approve a Heritage Alteration Permit to add a bathroom to the second floor, and to formalize the deck on the garage roof.

As part of the small lot subdivision, we are asking for a variance on the south side of the existing garage. This variance is not necessary for lot width, or setback from the main house. Without a variance, we would have to tear off a perfectly good garage and replace it with surface parking spot.

I would justify this request with the following comments:

- 1) There is limited parking in the area and it allows one more car to be safely parked off the street.
- 2) As an avid cyclist/cycle commuter, having a safe, secure, dry place to keep and repair bicycles without having to carry them through the house to the basement is desirable. Locking them outside anywhere in view (ie in a covered carport) is an invitation for trouble. In the past, the neighbourhood has experienced a number of thefts from properties and vehicles (I have regrettable experience with that). This garage provides valuable secure and covered storage for a vehicle and bicycles.

3) There are 2 trees; a pear and a plum, over the driveway along the new property line that we wish to retain. These trees drop sap and detritus that damage cars and increase significantly the amount of car washing required. Preserving the garage aids in environmental preservation by reducing water used in constant vehicle washing, and reduces pressure to remove the trees.

4) The wall on the side of the garage that is the subject of the variance request is only 6.5' tall above grade, and will be adjacent to a new house that I will build as part of this project. On the near side of that house is only a door and window to the garage, a small kitchen window, and obscured windows to the second floor bathroom, so no privacy is affected.

5) Destroying a garage is a waste of resources, time and seems to run contrary to the cities efforts to usher in sustainable practices. Preserving it would have the least amount of impact.

The Victoria Heritage Committee has seen and approved this variance in principal, and a new heritage alteration permit had been granted and will likely be renewed.

### 2) LOT 2 – 2245 LYDIA STREET - Missed Variances for Rear Yard (Stairs) and Side Yard (Windows)

In the first approved DP application, 2 variances were missed by the City, namely, a rear yard variance to accommodate the rear stairs and landing, and a side yard variance triggered by 2 windows in the south wall of the building. There were and are two small proposed windows to the living room (habitable area) which increase the required side yard from 1.5m to 2.4m.

### 3) LOT 3 – 1705 DENMAN STREET

This is a mirrored Version of the original house with a bicycle room under the proposed house and place the driveway on the west side (right side) of the house. This will preserve the existing tree on the northeast corner of the lot. As with Lot 2, on the previous approved DP application, 2 minor variances for the rear porch/landing and for upper storey windows to habitable space were not noticed by my designer or by city staff, although they were depicted on the plans presented. The actual building complies with or exceeds the required setbacks.

In summary, to ensure that I have covered all bases, my understanding of the variances generated by these plans to be included in the Development Permit are:

#### Lot 1- 2251 Lydia - existing house

- To vary the sideyard from 1.5m to 0.6m to retain the attached garage.

#### Lot 2 – Lydia - new house

- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (south side)
- To vary the rear yard set-back from 6.0m to 5.4m to permit construction of stairs.

#### Lot 3 – Denman – new house

- To vary the number of stories from 2 to 3,
- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (east side upper bedroom windows )
- To vary the rear yard set-back from 6.0m to 5.0m to permit construction of rear stairs.

Please feel free to contact me by 'phone at 250-480-9693 or email at [brad@cunnin.ca](mailto:brad@cunnin.ca).

Sincerely,



Bradley W Cunnin.



25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Tom West

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2229 Lydia,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: J. West, \_\_\_\_\_

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Andrew Bradley / Elise

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2307 Howard,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☐ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: A. Bradley, Elise



25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the YANG, Hsien Ming

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2312 Scott Howard,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: 楊成海, 25 March, 2018

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Beverly Kirk

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2316 Howard St.

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: \_\_\_\_\_

B. Kirk



25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Roger Stephen

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2214 Lydia,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    o Specific \_\_\_\_\_

Comments :

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Signature or initials: shw

25 March, 2018

**Neighborhood Canvassing**

**2251 LYDIA STREET –**

**DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision**

**DELEGATED HERITAGE ALTERATION PERMIT**

I / We, the Mandeep Shahi

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 1171 Denman,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

Plans look very nice!  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature or initials: MS



25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET -

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the BRADLEY CUNNING

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2235 Lydia

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    o Specific \_\_\_\_\_

Comments :

Great - PLANS!  
- DEVELOPMENT!  
- LAND USE!  
- Neighbor!

Signature or initials: 