

**F.1.b Report from the August 6, 2020 Committee of the Whole**

**F.1.b.d. 202 Raynor Avenue: Rezoning Application No. 00724 and Heritage Alteration Permit with Variance Application No. 00021 (Victoria West)**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Potts

Rezoning Application No. 00724

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00724 for 202 Raynor Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00137

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00724, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00137 for 202 Raynor Avenue, in accordance with:

1. Plans date stamped June 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Reduce the front yard setback from 6.00m to 3.49m.
3. The Development Permit lapsing two years from the date of this resolution.”

Heritage Alteration Permit with Variance Application No. 00021

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00724, if it is approved, consider the following motion:

“That Council authorize the issuance of Heritage Alteration Permit with a Variance Application No. 00021 for 202 Raynor Avenue, in accordance with:

1. Plans, date stamped June 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. To reduce the required rear yard setback from 6 metres to 3 metres.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit with Variance lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**G.3 202 Raynor Avenue: Rezoning Application No. 00724, Development Permit with Variances Application No. 000137, and Heritage Alteration Permit with Variance Application No. 00021 (Victoria West)**

Committee received a report dated July 9, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning application and Heritage Alteration Permit with Variance Application for 202 Raynor Avenue in order to subdivide the lot while retaining the existing heritage-designated house.

**Moved By** Councillor Alto  
**Seconded By** Councillor Dubow

**Rezoning Application No. 00724**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00724 for 202 Raynor Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

**Development Permit with Variances Application No. 00137**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00724, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00137 for 202 Raynor Avenue, in accordance with:

1. Plans date stamped June 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Reduce the front yard setback from 6.00m to 3.49m.
3. The Development Permit lapsing two years from the date of this resolution."

**Heritage Alteration Permit with Variance Application No. 00021**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00724, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with a Variance Application No. 00021 for 202 Raynor Avenue, in accordance with:

1. Plans, date stamped June 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. To reduce the required rear yard setback from 6 metres to 3 metres.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit with Variance lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**





## Committee of the Whole Report For the Meeting of August 6, 2020

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**To:** Committee of the Whole **Date:** July 9, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00724 for 202 Raynor Avenue

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### RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00724 for 202 Raynor Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

### LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 202 Raynor Avenue. The proposal is to rezone from the R-2 Zone, Two Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to subdivide the lot while retaining the existing heritage-designated house. There is an associated Development Permit with Variance Application for the proposed small lot house, and a Heritage Alteration Permit with Variance for the existing house, which will be discussed in the accompanying reports.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development, as described in the *Official Community Plan* (OCP, 2012)
- the proposal is consistent with the policies in the *Small Lot House Rezoning Policy* (2002) and retains the existing heritage-designated house
- the proposal is generally consistent with the *Victoria West neighbourhood Plan* (2018) and is compatible with the established lot patterns.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application proposes to subdivide the property in order to create two small lots, while retaining the existing heritage-designated house on one of the small lots. The Development Permit with Variance Application for the small lot house and the Heritage Alteration Permit with Variance Application for the existing house will be discussed in concurrent reports.

### **Affordable Housing**

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

### **Tenant Assistance Policy**

The proposal is to retain the existing house and add another dwelling unit. The house is owner-occupied, therefore consistent with the *Tenant Assistance Policy*, a Tenant Assistance Plan is not required.

### **Sustainability**

As indicated in the applicant's letter dated June 5, 2020 the following sustainability features are associated with the new small lot house proposal:

- certified Passive House
- on-site storm water management
- Photovoltaic panel capability.

### **Active Transportation**

The applicant has not identified any active transportation features associated with this application.

### **Public Realm**

No public realm improvements beyond the basic City standard are proposed in association with this Rezoning Application.

### **Accessibility**

The British Columbia Building Code regulates accessibility as it pertains to buildings.

### **Land Use Context**

The area is characterized by single family dwellings and commercial buildings.

Immediately adjacent land uses include:

- North – heritage-designated single family dwelling (across Raynor Avenue)
- West – single family dwelling
- East – commercial building
- South – small lot single family dwelling.

## Existing Site Development and Development Potential

The site presently contains a single-family dwelling that is heritage-designated.

Under the current R-2 Zone, Two Family Dwelling District, the property could be developed as a duplex; or the uses in the R1-B Zone, Single Family Dwelling District, including a house conversion, or single family dwelling with a secondary suite or garden suite.

### Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District, and the proposed zone, R1-S2, Small Lot (Two Storey) Single Family Dwelling District. While the property is zoned R-2, Two Family Dwelling District, it currently contains a single-family dwelling and therefore the R1-B Zone, Single Family Dwelling District regulations apply. An asterisk is used to identify where the proposal does not meet the requirements of the proposed Zone. Two asterisks are used to identify where there are legal, non-conformities with the existing structure.

Zoning Criteria	Proposal (existing house)	Proposal (small lot house)	Proposed Zone R1-S2	Existing Zone R1-B
Site area (m <sup>2</sup> ) - minimum	419.00	305.00	260.00	460.00
Lot width (m) - minimum	18.01 (Raynor Avenue)	17.05 (Alston Street)	10.00	15.00
Density (Floor Space Ratio) - maximum	0.45	0.42	0.60	n/a
Total floor area (m <sup>2</sup> ) - maximum	188.00	128.00	190.00	n/a
Height (m) - maximum	7.29	7.50	7.50	7.60
Storeys - maximum	2	2	2	2
Basement	yes	yes	Permitted	Permitted
Site coverage (%) - maximum	25.00	23.00	40.00	40.00
<b>Setbacks (m) – minimum</b>				
Front yard	<b>4.14 **</b> (Raynor Avenue)	<b>3.49 *</b> (Alston Street)	6.00	7.50
Projections – stairs (max.)	1.22	n/a	2.50	2.50
Projections – porch roof	n/a	n/a	1.60	1.60

Zoning Criteria	Proposal (existing house)	Proposal (small lot house)	Proposed Zone R1-S2	Existing Zone R1-B
(max.)				
Side yard	2.54 (west)	3.85 (north)	2.40	1.50
Side yard	n/a	4.72 (south)	2.40	3.00
Side yard on flanking street	7.66 (Alston Street)	n/a	2.40	3.50 or 10%
Rear	<b>3.07 *</b> (south)	6.00 (west)	6.00	7.50
Parking – minimum	1	1	1	1

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Victoria West CALUC at a Community Meeting held on June 18, 2019. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 75% support the Application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

## ANALYSIS

### Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. Additionally, the OCP encourages infill to be developed in a way that respects sense of place, responding to existing heritage buildings, and retaining and enhancing heritage-designated properties. The proposal is consistent with the objectives of the OCP to support sensitive infill and to retain and enhance heritage-designated properties.

### Victoria West Neighbourhood Plan

The *Victoria West Neighbourhood Plan* supports infill and small lot homes when they are compatible with the historical patterns. The Neighbourhood Plan identifies this area as the North Catherine Street Sub-Area. Within this area, small lots that meet the *Small Lot Rezoning Policy* are considered to be supportable. Further, small lot proposals are not supported when the subdivision results in demolition of the existing house. The proposed new house is compatible within the context of the area and historical lot pattern, and the proposal retains the existing heritage-designated house.

## Small Lot House Rezoning Policy

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits with the existing character of a neighbourhood. The proposed small lot meets the minimum lot size of 260m<sup>2</sup> and lot width of 10m in the Policy. Additionally, the Policy does not support demolition of existing houses to facilitate development of small lots. The proposal retains the existing heritage-designated house.

## Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This permit application was received after October 24, 2019; therefore, it falls under Tree Preservation Bylaw No. 05-106 consolidated November 22, 2019. The tree inventory for the proposal, outlined in the arborist report, includes nine trees that may be impacted by the proposal: seven on the subject lot, and two trees on City property. Three trees are proposed for removal on the subject property including one bylaw protected purple-leaf plum. Removal is required for construction of the proposed dwelling and new retaining walls. The applicant is proposing to plant two trees on the subject lot, both of which will be bylaw replacement trees.

## CONCLUSIONS

This proposal to rezone the subject property to allow for the creation of two small lots through subdivision, while retaining the existing heritage-designated house, and constructing one new small lot house is consistent with the applicable City policies and allows for a form of sensitive development that generally fits with the existing neighbourhood context. Staff therefore recommend that Council consider supporting this application.

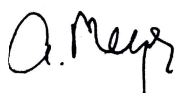
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00724 for the property located at 202 Raynor Avenue.

Respectfully submitted,



Chelsea Medd  
Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: July 27, 2020

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 9, 2020
- Attachment D: Letter from applicant to Mayor and Council dated June 9, 2020
- Attachment E: Design Summary from Waymark Architecture dated June 9, 2020
- Attachment F: Small Lot House Rezoning Petition Map, Summary and Petitions
- Attachment G: Tree Protection Plan dated February 28, 2020
- Attachment H: Arborist Inventory dated February 13, 2020
- Attachment I: Heritage Advisory Panel Minutes from May 12, 2020
- Attachment J: Statement of Significance
- Attachment K: Conservation Plan for 202 Raynor Avenue by Waymark Architecture Inc.
- Attachment L: Correspondence (Letters received from residents).



## Committee of the Whole Report For the Meeting of August 6, 2020

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**To:** Committee of the Whole **Date:** July 9, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00137 for 202 Raynor Avenue

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00724, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00137 for 202 Raynor Avenue, in accordance with:

1. Plans date stamped June 9, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Reduce the front yard setback from 6.00m to 3.49m.
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 *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 Variance Application for the property located at 202 Raynor Avenue. The proposal is to subdivide the rear portion of the heritage-designated property to create a new lot, retain the existing heritage-designated house, and construct a small lot house

on the newly subdivided lot. The proposed variance for the new small lot house is to decrease the front yard setback from 6.00m to 3.49m.

Concurrent with the application are:

- Rezoning Application No. 00724 that proposes to change the zoning for both lots from the R-2 Zone, Two Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District
- Heritage Alteration Permit with Variance Application No. 00021 that proposes a variance for the existing house to reduce the rear yard setback.

The following points were considered in assessing this application:

- The proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan* (OCP, 2012)
- The proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy* (2002).
- The proposal is consistent with the *Victoria West Neighbourhood Plan* (2018) which supports infill development when consistent with the context and character of the neighbourhood, and *Small Lot House Design Guidelines*.
- The proposed variance for the new small lot house is to reduce the front yard setback. This variance is supportable given the setback variance could potentially reduce the shadow impact to neighbouring properties outdoor space, provides private outdoor space for the new lot, and it would generally fit with the established streetscape pattern.

## BACKGROUND

### Description of Proposal

The proposal is to subdivide the rear portion of the property, while retaining the existing heritage-designated house, to create a new lot for a detached home. The Development Permit with Variance application relates only to the new small lot house and includes a variance for a reduced front yard setback from 6.00m to 3.49m.

Specific details of the new small lot house include:

- two storey building with a basement
- designed to meet Passive House criteria
- contemporary pitched roofline and front facing entry
- extensive landscaping and rainwater management.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* identifies this property within Development Permit Area 15A: Intensive Residential - Small Lot. The proposed design of the new small lot house is generally consistent with the *Small Lot House Design Guidelines*.

The Design Guidelines encourage small lot houses to fit with the streetscape and neighbourhood context but does not preclude opportunities for contemporary design. It acknowledges that building patterns and rhythms should be respected, and these can be established by height, form, roof shape, massing, and details. The immediate context of the subject site is a mix of single-family dwellings and commercial buildings. There are four



heritage-designated houses on Raynor Avenue including the subject site, but none of the houses on this block of Alston Street are heritage-designated. The rooflines in the area are a mix of gable, hipped roofs, and some of the heritage homes have turrets. The proposed house is designed with an off-camber gable roof, with large eaves. Massing in the immediate context is quite varied, and the proposed house is similar in massing to the house to the south on Alston Street. The materials used in the neighbourhood are also varied, featuring stucco, horizontal siding, and shakes. The materials for the proposed house are fibre cement with hidden fasteners, with cedar soffits and wood trim.

The siting of new small lots should respect the topography and adjoining properties in terms of shading, privacy and significant views. The proposed house is sited toward the front of the property, similar to the neighbours to the south. By siting the house further toward the front of the property, it reduces potential shading of the rear yard and deck for the neighbours to the west, and for the outdoor patio of the heritage-designated house. The proposed house will sit slightly above street level due to the slope of the site and design of the building, and the existing retaining wall will be re-built on the subject property to reflect the retaining wall in front of the heritage-designated house.

The design guidelines acknowledge that entries and windows make up the most distinctive elements of a house façade and encourage having apparent and clear entries. The proposed house has stairs to a prominent door with large windows spanning two stories. The guidelines encourage echoing character elements or introducing an equivalent focal detail. The proposal introduces a new design style that emphasizes the entry and creates a welcoming focal point.

Window placement should respect the privacy of neighbouring properties. The south side yard has a setback of 4.72 metres to provide breathing room for the neighbour's property. Though windows are proposed on the south side, there is no overlap between windows on the proposed house and neighbours house. Landscaping and a fence are also proposed to provide a visual buffer.

Parking for small lots is encouraged to be on the side or rear yard to reserve the front yard for open space, with landscaping and materials that make the parking stall an integral part of the landscaping. Parking for the proposed house is located adjacent to the new parking stall provided for the existing house. The two parking stalls, one on each lot, will be separated with a short fence with privacy vines and permeable paving.

Landscaping is an important element of design and proposed landscaping should fit with the existing character found in the neighbourhood. The existing neighbourhood has quite extensive and mature gardens. The proposal includes building a retaining wall with reclaimed stone from the existing retaining wall. As well, several trees will be planted along the frontage with garden beds. The sides and rear yard will also be landscaped with rain gardens and water features.

## **Victoria West Neighbourhood Plan**

The *Victoria West Neighbourhood Plan* supports infill development consistent with the Small Lot Design Guidelines, and guidelines for Vic West. It supports a variety of modest setbacks, with sufficient space for landscaping, and respect for patterns on the street.

The Neighbourhood Plan also recognizes that potential infill should maintain existing character and retain existing heritage-designated buildings. The proposal retains the existing heritage-designated house, and slightly modifies some of the landscaping and the parking location.

## Regulatory Considerations

The proposed variance from the *Zoning Regulation Bylaw* is to reduce the front yard setback from 6.0m to 3.49m.

The *Victoria West Neighbourhood Plan* recognizes there are a variety of modest front setbacks found in Victoria West. It encourages sufficient space for landscape but also respect for existing patterns along the street, which can vary between 3.5 and 6.0 metres. The *Small Lot Policy* also encourages front setbacks that generally fit with the established streetscape. The proposed setback is 3.49 metres, which is slightly smaller than the two neighbouring houses to the south. The existing heritage-designated house faces Raynor Avenue and has a generous side yard of 7.66 metres on Alston Street.

The variance to reduce the front yard setback is generally in line with other nearby houses and allows more sunlight onto outdoor spaces; therefore, staff would consider this variance supportable.

## CONCLUSIONS

The proposal to construct a new small lot house is consistent with Development Permit Area 15A: Intensive Residential – Small Lot. The small lot house is a form of infill development that is sensitive to the character of the neighbourhood including the existing heritage house. Staff recommend that Council consider supporting this application.

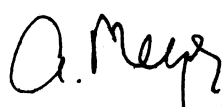
## ALTERNATE MOTION

That Council decline Development Permit Application No. 00137 for the property located at 202 Raynor Avenue.

Respectfully submitted,



Chelsea Medd  
Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: August 5, 2020

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 9, 2020
- Attachment D: Letter from applicant to Mayor and Council dated June 9, 2020
- Attachment E: Design Summary from Waymark Architecture dated June 9, 2020

- Attachment F: Small Lot House Rezoning Petition Map, Summary and Petitions
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## Committee of the Whole Report

### For the Meeting of August 6, 2020

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**To:** Committee of the Whole **Date:** July 9, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Heritage Alteration Permit with Variance Application No. 00021 for 202 Raynor Avenue**

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00724, if it is approved, consider the following motion:

“That Council authorize the issuance of Heritage Alteration Permit with a Variance Application No. 00021 for 202 Raynor Avenue, in accordance with:

1. Plans, date stamped June 9, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. To reduce the required rear yard setback from 6 metres to 3 metres.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit with Variance lapsing two years from the date of this resolution.”

### 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 present Council with information, analysis and recommendations for a Heritage Alteration Permit with a Variance application for the property located at 202

Raynor Avenue. The proposal is to subdivide the rear portion of the heritage-designated property to create a new lot, alter the retaining wall along the Alston Street frontage to create a new parking space for the existing house and reduce the rear yard setback from the newly created rear lot line.

Concurrent with the application are:

- Rezoning Application No. 00724 that proposes to change the zoning for both lots from the R-2 Zone, Two Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.
- Development Permit with Variances Application No. 00137, which relates to the proposed new dwelling on the new lot.

The heritage-designated, 2-storey Queen Anne style house located at 202 Raynor Avenue was built in 1894. It is located at the south west corner of Raynor Avenue and Alston Street and elevated above both adjacent streets. As part of the proposal, the applicant prepared a statement of significance for the building and a concise building condition assessment (attached).

The following points were considered in assessing this application:

- the application is consistent with policies in the *Official Community Plan* (OCP, 2012) under Chapter 8: Placemaking - Urban Design and Heritage
- the proposal is generally consistent with the objectives of Development Permit Area (DPA) 15A: Intensive Residential- Small Lot Development
- the proposal is generally consistent the *Victoria West Neighbourhood Plan (2018)* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*

The application was reviewed by the Heritage Advisory Panel at its May 12, 2020 meeting and was recommended for approval with the following changes:

- For further consideration be given to the compatibility of the design [of the new infill dwelling] with the historic nature of the heritage house and neighbourhood.

Staff have reviewed the compatibility of the design with the immediate context and concluded that it is sufficiently compatible with the heritage house and the Alston Street context.

## **BACKGROUND**

### **Description of Proposal**

The application proposes to subdivide the rear portion of the heritage designated property in order to create a new lot for a detached home. The HAV application relates only to the existing house and includes a variance for a reduced rear yard setback. Also proposed is the alteration of the retaining wall along Alston Street to create a new driveway access and parking space for the existing house. The existing house would not be physically altered in any way. An accessory building at the rear of the house, which does not have heritage significance, would be demolished.

The following data table compares the proposal with the existing R1-B, Single Family Dwelling District and the proposed 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. A double asterisk indicates an existing condition.

Zoning Criteria	Proposal (existing house)	Proposal (small lot house)	Proposed Zone R1-S2	Existing Zone R1-B
Site area (m <sup>2</sup> ) - minimum	419.00	305.00	260.00	460.00
Lot width (m) - minimum	18.01 (Raynor Avenue)	17.05 (Alston Street)	10.00	15.00
Density (Floor Space Ratio) - maximum	0.45	0.42	0.60	n/a
Total floor area (m <sup>2</sup> ) - maximum	188.00	128.00	190.00	n/a
Height (m) - maximum	7.29	7.50	7.50	7.60
Storeys - maximum	2	2	2	2
Basement	yes	yes	Permitted	Permitted
Site coverage (%) - maximum	25.00	23.00	40.00	40.00
<b>Setbacks (m) – minimum</b>				
Front yard	<b>4.14 **</b> (Raynor Avenue)	<b>3.49 *</b> (Alston Street)	6.00	7.50
Projections – stairs (max.)	1.22	n/a	2.50	2.50
Projections – porch roof (max.)	n/a	n/a	1.60	1.60
Side yard	2.54 (west)	3.85 (north)	2.40	1.50
Side yard	n/a	4.72 (south)	2.40	3.00
Side yard on flanking street	7.66 (Alston Street)	n/a	2.40	3.50 or 10%
Rear	<b>3.07 *</b> (south)	6.00 (west)	6.00	7.50
Parking – minimum	1	1	1	1

## **Description of Historic Place**

The two-storey Queen Anne style house at 202 Raynor Street was built in 1894. Construction of the house followed a period of population growth and a series of investments in public buildings and regional infrastructure in the 1880's, including the Esquimalt and Nanaimo Railway. The original owner of the house was a plumber named Robert Nott. Character-defining elements include the following:

- form, scale and massing of the house
- patterned wood shingles
- decorative corner brackets on the ground floor bay window and porch
- hipped main roof and gables on all sides
- squared palladian windows in the upper bays and Queen Anne glass in all bays.

The rear yard landscaping, retaining wall and the size and shape of the lot do not have any particular significance according to the City's files or the Victoria Heritage Foundation records. The heritage designation by-law does not protect the land or any landscape features.

## **Building Condition**

The building is in excellent condition according to the architect's building condition assessment. Staff confirmed this finding in a follow-up site inspection. The owner has completed maintenance to the house at regular intervals and prepared a maintenance history for a future owner.

## **ANALYSIS**

The following sections provide a summary of the application's consistency with the relevant City policies, regulations and guidelines.

### **Consistency with Policies and Design Guidelines**

#### Official Community Plan

The proposal outlined in the application is consistent with the OCP and advances the following policies:

- 8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.
- 8.52 Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and, zoning variances.
- 8.55 Continue to produce and update, as required, statements of significance for all property on the heritage register.

The urban place designation of the property is Traditional Residential, which generally supports modest infill in the form of new ground-oriented dwellings.

The proposal includes this property in Development Permit Area (DPA) 15A: Intensive Residential- Small Lot Development. Objectives of the designation include accommodating 10% of Victoria's expected population growth and housing growth in Small Urban Villages and residential areas, accommodating gradual, small scale housing growth in Traditional Residential

areas, integrating more intensive residential development on small lots, achieving high quality architecture, landscape and urban design and integrating compatible infill development into Traditional Residential areas.

The subdivision of the lot for a new dwelling meets the Development Permit Area's objectives of modest intensification and both houses demonstrating compatibility with the surrounding area in their adherence to the majority of zoning standards under the proposed R1-S2 Zone, Restricted Small Lot (Two Storey) District. The high level of conformity with the standards indicates that the proposed subdivision and new house are an appropriate form of intensification under the OCP and *Zoning Regulation Bylaw*. The existing lot is of a sufficient size that despite the subdivision, both the new house and the existing house exceed the majority of setback requirements, and are under the maximum allowed floor space ratio of 0.45, which is well below the zoning standard of 0.6. The height of the new dwelling also complies with the height limit in the Zoning Bylaw.

#### Small Lot House Rezoning Policy

The proposal also complies with the *Small Lot House Rezoning Policy*, which states that a small lot rezoning is not intended to facilitate the demolition of an existing house and that care should be taken to conserve heritage features of the property. The proposal retains all features of significance on the property.

#### Victoria West Neighbourhood Plan (2018)

The proposed subdivision of the lot, retention of the existing heritage house and construction of a new small lot house on the subdivided parcel is consistent with the *Victoria West Neighbourhood Plan (2018)*, which encourages a mix of housing sizes, costs, tenures and types in Traditional Residential Areas. Under the plan, the property is located in the North Catherine Street Sub-Area. Housing types envisioned in the area include "Small Lot Houses" such as the proposed.

The proposal is consistent with Section 6.8- Heritage Considerations, which states that redevelopment should retain existing buildings of heritage merit. The redevelopment of the lot without any physical impact to the existing house is also consistent with Section 10-Heritage.

#### Standards and Guidelines for the Conservation of Historic Places in Canada

Because there are no physical alterations to any character defining elements of the property, it is staff's opinion that the proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Staff consider the subdivision to be supportable, because none of the property's landscape features are identified as character-defining elements in the City's file, the applicant's statement of significance or Victoria Heritage Foundation records.

### **Regulatory Considerations**

#### Rear Yard Setback Variance

The proposal includes a variance to permit a reduced rear yard setback from 6 metres to 3 metres. The proposed rear yard setback reduction of 3 metres still leaves a functional, rear yard buffer between the back wall of the heritage house and the new lot line, and the east side yard setback of over 7 metres ensures that future residents still have a generously sized yard facing



Alston Street. The new proposed small lot house includes a 3.8 metre side yard setback to the newly created property line for a combined 6.8 metre distance between the houses. In staff's opinion, the rear yard setback variance is minor in nature and considered supportable.

## **ISSUES AND ANALYSIS**

### Statement of Significance

The applicant's architect prepared the attached statement of significance for the site based on information from the City's files and Victoria Heritage Foundation records. Staff reviewed it for consistency with the provincial guidelines for statements of significance.

### **Heritage Advisory Panel**

The application was reviewed by the Heritage Advisory Panel at its May 12, 2020 meeting and was recommended for approval with the following changes:

- for further consideration be given to the compatibility of the design [of the infill dwelling] with the historic nature of the heritage house and neighbourhood.

Staff completed a review of the design and concluded that the design of the infill dwelling is sufficiently compatible with the heritage house and the streetscape. Being a corner property, the heritage designated house has two frontages on two different streetscapes- Raynor Avenue and Alston Street. The front of the heritage house faces Raynor Avenue, which includes multiple heritage designated properties on both sides of the street forming a cohesive group with shared characteristics. However, much of the side elevation of the heritage house facing Alston Street is screened from view by existing vegetation and is not clearly visible along its whole length. Alston Street is eclectic and has new and renovated houses on the west side of the street and plain, industrial and commercial buildings on the east side of the street. The design of the infill house, which faces Alston Street reflects the diversity of building forms, while including wood trim around the windows, a pitched roof and wood trim at the gable end. These features are also found on the heritage house and the house immediately south of the new proposed lot.

In assessing whether fundamental changes to the infill house's design were necessary, staff also considered its purposeful design, intended to achieve the passive house standard. For example, the asymmetric roofline of the house, which has a longer slope and larger surface area facing south will maximize the number of photovoltaic panels that can be oriented towards the sun. The long, projecting eaves passively shade the large south facing windows from direct sunlight. While these features are not found elsewhere on the street, the sustainability goals they will achieve are supported in the OCP.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* urges new construction on a heritage property to achieve a balance between mere imitation of the existing form and pointed contrast. While the design of the infill house contrasts with the heritage house, staff do not believe it represents a pointed contrast. The pitched roof form, wood window trim and wood trim at the gable end of the infill house soften its appearance, while the absence of heritage character on Alston Street and the sustainability objectives of the project help justify a more contemporary design approach.

## **CONCLUSIONS**

The proposal to subdivide the rear portion of the heritage designated property in order to create a new small lot for a detached home is consistent with the applicable City policies and

guidelines, and allows for a modest form of infill to be constructed on the newly created lot. The proposal has no physical impacts to the heritage designated building. Staff therefore recommend that Council consider supporting the proposal.

### ALTERNATE MOTION

That Council decline Heritage Alteration Permit with a Variance Application No. 00021 for the property located at 202 Raynor Avenue.

Respectfully submitted,



John O'Reilly, Senior Heritage Planner  
Sustainable Planning and Community  
Development Department



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

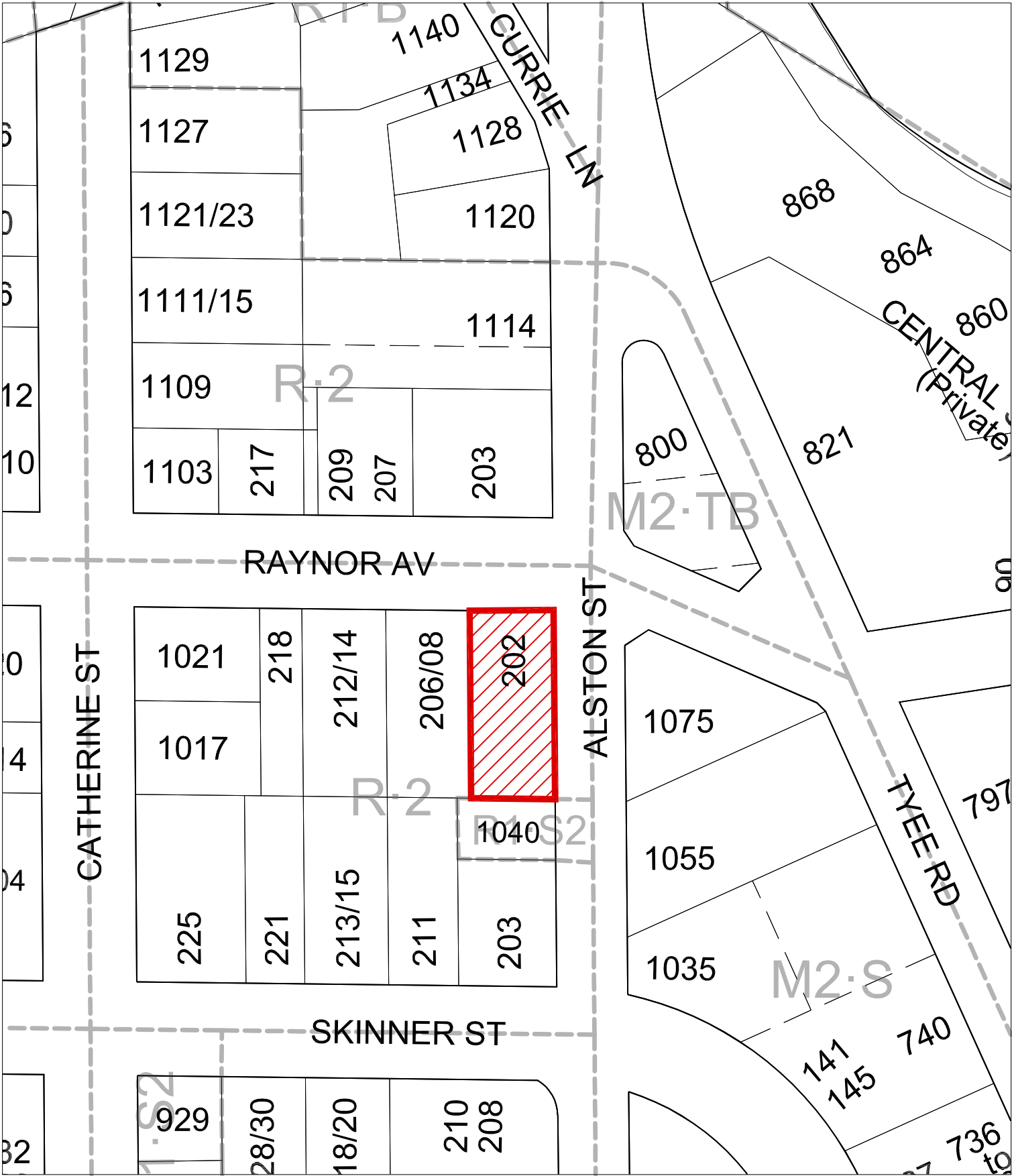
Report accepted and recommended by the City Manager:



Date: July 27, 2020

### List of Attachments

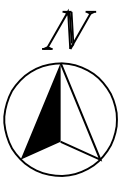
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 9, 2020
- Attachment D: Letter from applicant to Mayor and Council dated June 9, 2020
- Attachment E: Design Summary from Waymark Architecture dated June 9, 2020
- Attachment F: Small Lot House Rezoning Petition Map, Summary and Petitions
- Attachment G: Tree Protection Plan dated February 28, 2020
- Attachment H: Arborist Inventory dated February 13, 2020
- Attachment I: Heritage Advisory Panel Minutes from May 12, 2020
- Attachment J: Statement of Significance
- Attachment K: Conservation Plan for 202 Raynor Avenue by Waymark Architecture Inc.
- Attachment L: Correspondence (Letters received from residents)



202 Raynor Avenue  
Rezoning No.00724








202 Raynor Avenue  
Rezoning No.00724







**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans  
**Received Date:**  
July 21, 2020  
**Deemed Date:**  
June 9, 2020

202 Raynor Avenue  
Drawings issued for: Small Lot Re-Zoning

OWNER

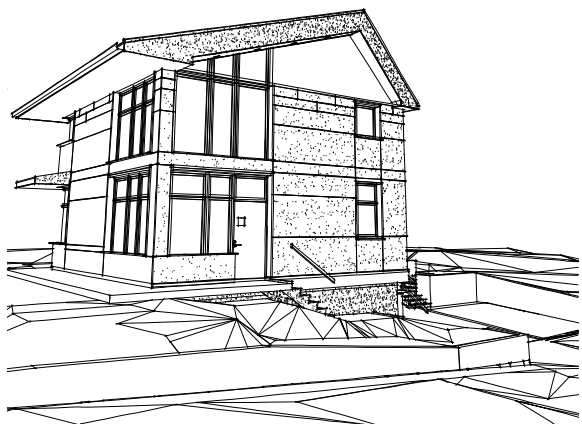
Rosemary and Lars Mueller  
  
Contact: Rosemary  
Phone: 1 250 727 4113  
Email: rmueller@telus.net

ARCHITECT OF RECORD &  
COORDINATING REGISTERED  
PROFESSIONAL

Waymark Architecture  
  
1826 Government Street  
Victoria, BC V8T 4N5  
  
Contact: Will King  
Phone: (778) 977 0660  
Email: will@waymarkarchitecture.com

Landscape Designer

Biophillic Design Collective  
  
Contact: Bianca Bodley  
Phone: 250 590 1156  
Email: bianca@biophillicollective.ca



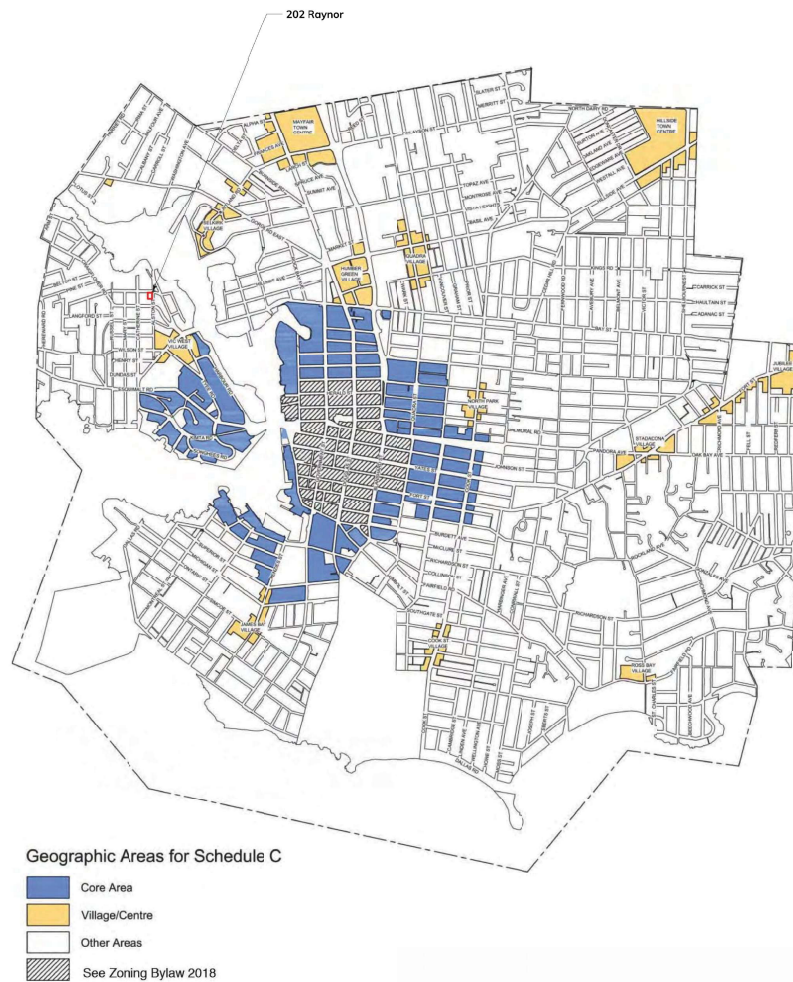
Project ID: 2019-001



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Mueller Residence

2019-001  
DP-000  
Cover Sheet



2 Site Plan  
DP-001  
Scale: 1:600







207 RAYNOR AVE



203 RAYNOR AVE



202 RAYNOR AVE



800 TYEE RD



206/208 RAYNOR AVE



212/214 RAYNOR AVE



211 SKINNER ST



1040 ALSTON



1075 ALSTON



1055 ALSTON



203 SKINNER ST

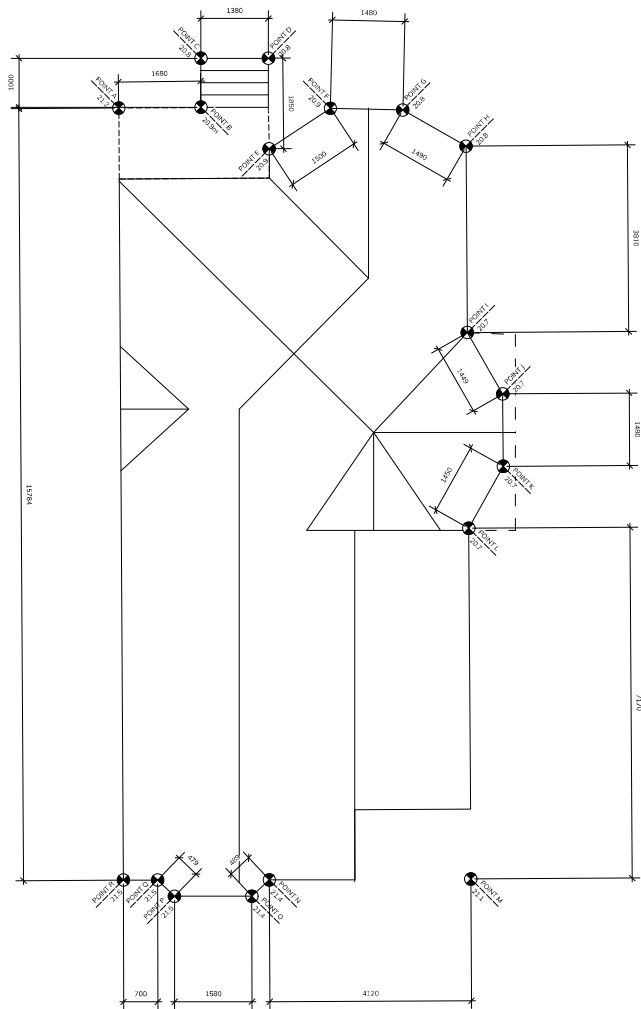


1035 ALSTON

Mueller Residence







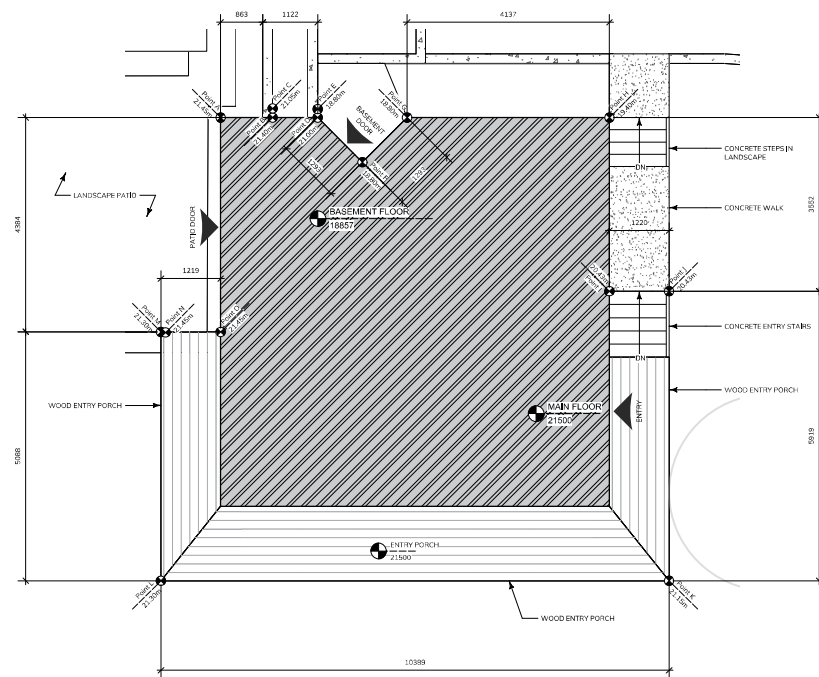
5 Site Plan  
Scale: 1:50

AVERAGE GRADE:

POINT		AVE.	LENGTH	TOTALS	
A	21,2	POINT A-B	21,05	1,68	35,364
B	20,9	POINT B-C	20,85	1	20,85
C	20,8	POINT C-D	20,8	1,38	28,704
D	20,8	POINT D-E	20,85	1,85	38,573
E	20,9	POINT E-F	20,9	1,5	31,35
F	20,9	POINT F-G	20,85	1,48	30,858
G	20,8	POINT G-H	21,15	1,49	31,513
H	20,8	POINT H-I	20,75	3,81	79,098
I	20,7	POINT I-J	20,7	1,449	29,594
J	20,7	POINT J-K	20,7	1,48	30,636
K	20,7	POINT K-L	20,7	1,45	30,015
L	20,7	POINT L-M	20,9	7,17	149,883
M	21,1	POINT M-N	21,25	4,12	87,55
N	21,4	POINT N-O	21,4	0,489	10,465
O	21,4	POINT O-P	21,45	1,58	33,891
P	21,5	POINT P-Q	21,35	0,479	10,227
Q	21,5	POINT Q-R	21,2	0,7	14,84
R	21,5	POINT R-A	21,15	15,784	333,632

TOTAL PERIMETER: 48,891

AVERAGE GRADE: 21,018



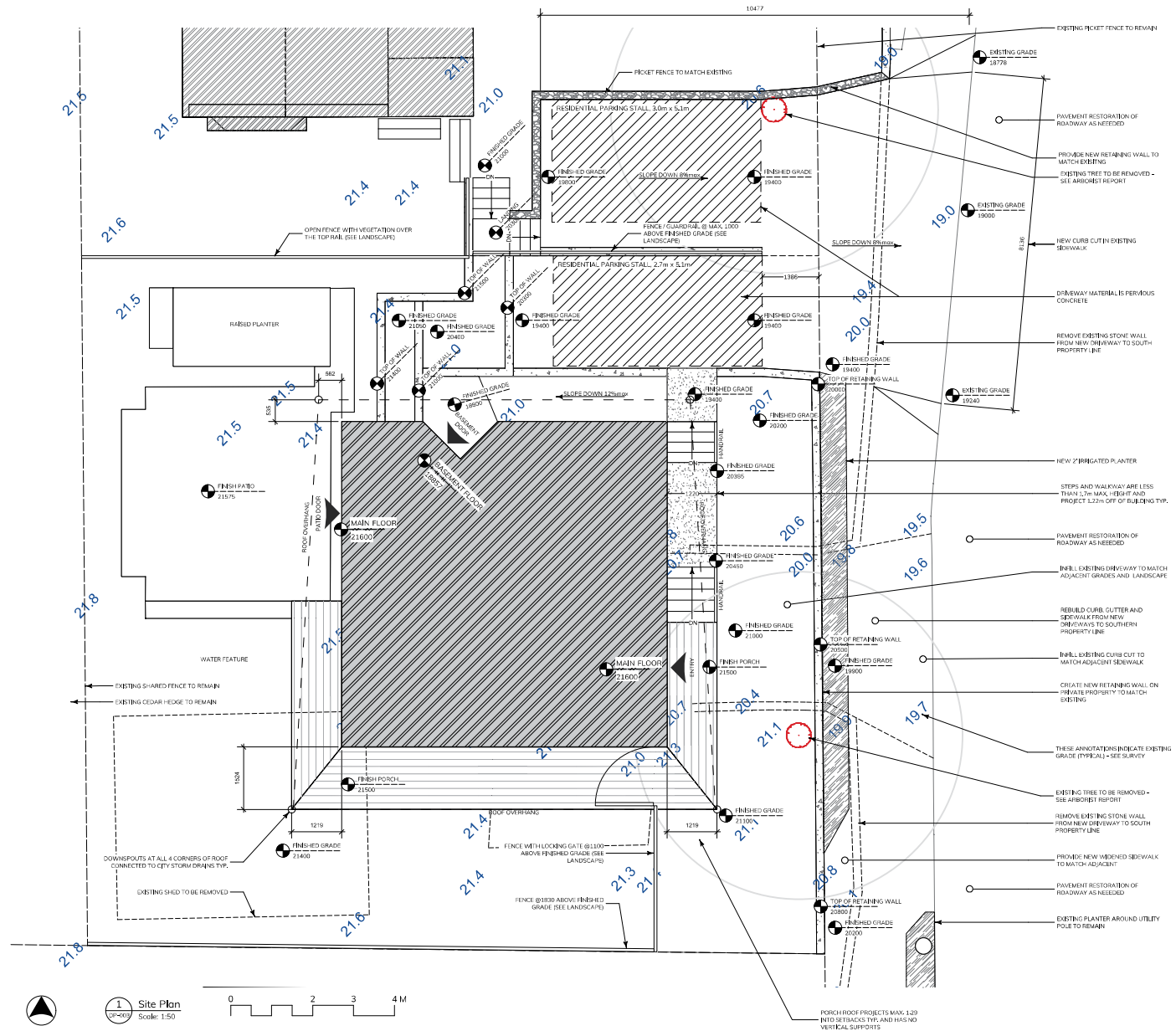
4 Site Plan  
Scale: 1:50

AVERAGE GRADE:

POINT		AVE.	LENGTH	TOTALS	
A	21,45	POINT A-B	21,425	1,063	22,775
B	21,4	POINT B-C	21,225	0	0
C	21,05	POINT C-D	21,025	0,922	19,385
D	21	POINT D-E	19,9	0	0
E	18,8	POINT E-F	18,8	1,294	24,327
F	18,8	POINT F-G	18,9	1,294	24,457
G	19	POINT G-H	19,2	4,137	78,43
H	18,4	POINT H-I	18,015	3,552	70,738
I	20,43	POINT I-J	20,43	1,22	24,925
J	20,43	POINT J-K	20,825	7,85	165,559
K	21,22	POINT K-L	21,26	10,389	220,87
L	21,3	POINT L-M	21,3	5,088	108,374
M	21,3	POINT M-N	21,375	0	0
N	21,45	POINT N-O	21,45	1,22	26,469
O	21,45	POINT O-A	21,45	4,384	94,037

TOTAL PERIMETER: 42,913

AVERAGE GRADE: 20,724



ALSTON STREET

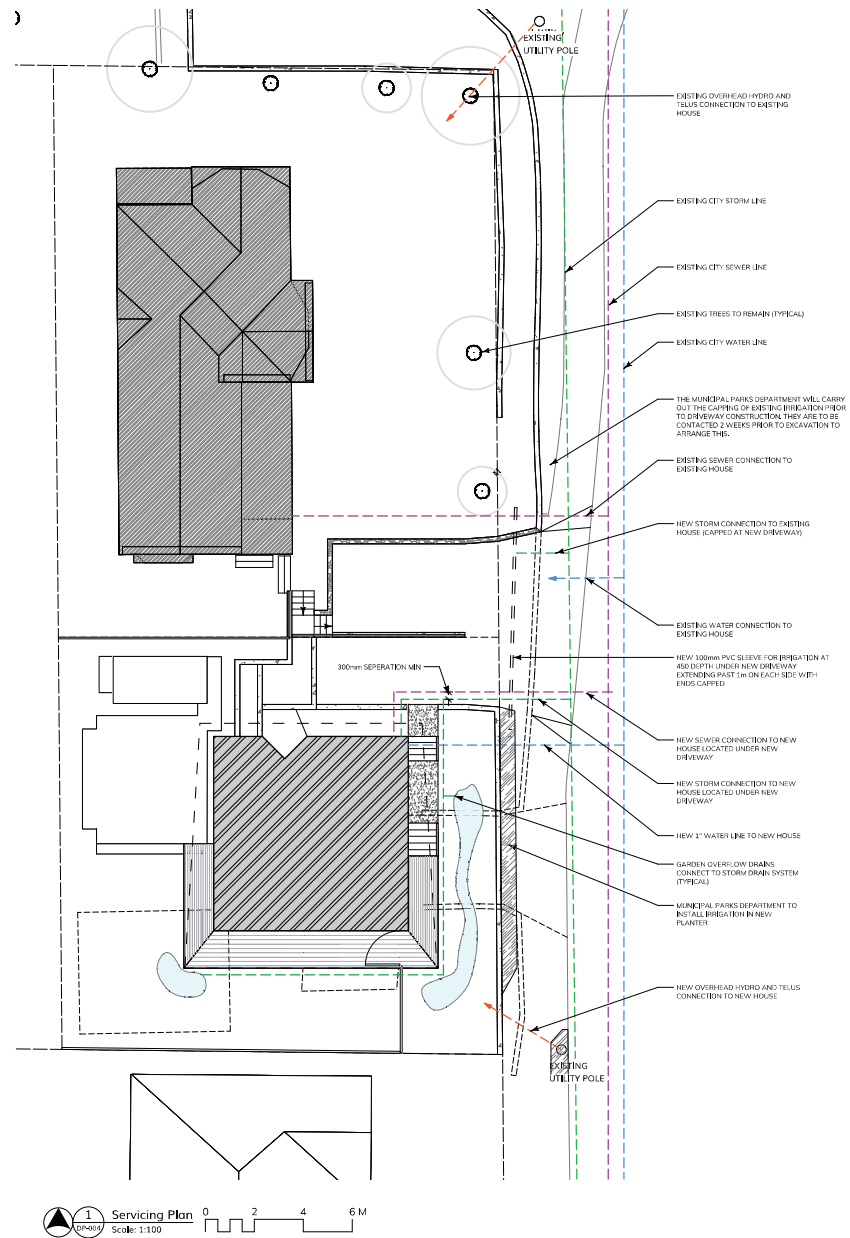
Mueller Residence

20190601

Site Plan - New Lot

WAYMARK

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1 Servicing Plan  
DP-004  
Scale: 1:100



Project: 2019-0001



















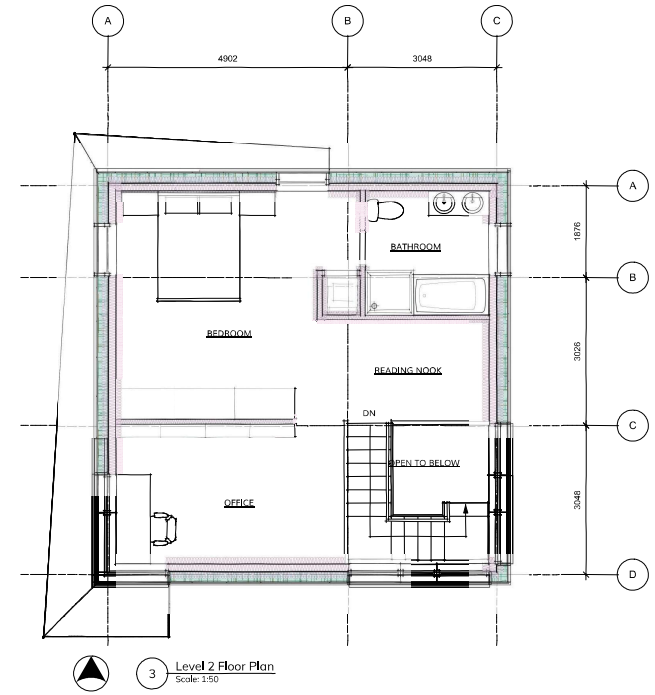
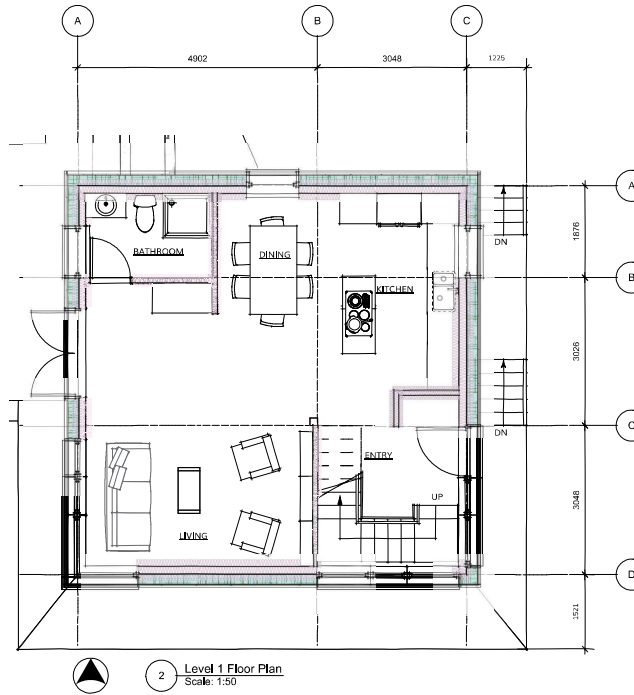
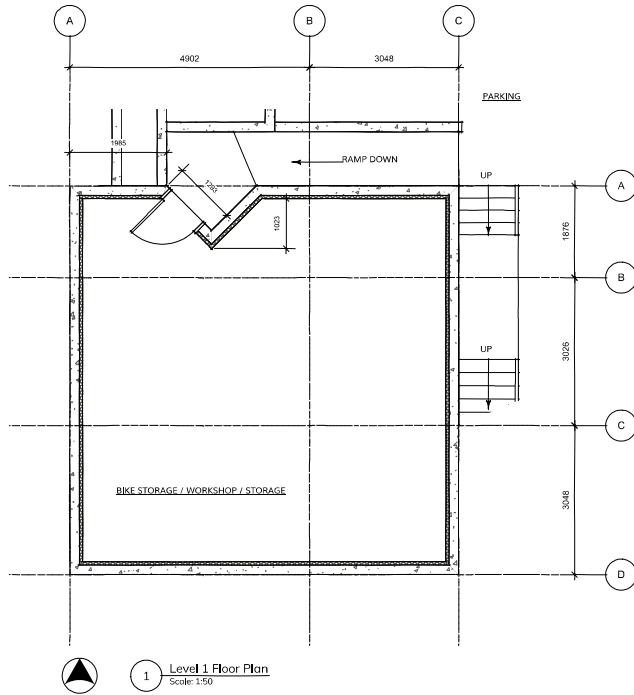


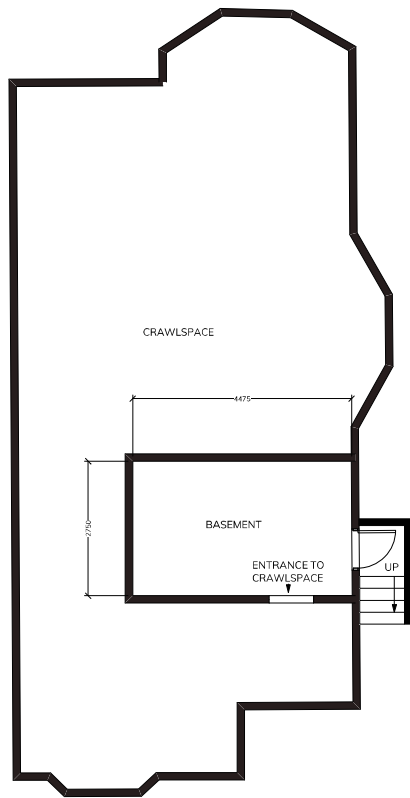


Alston street, existing perspective looking north

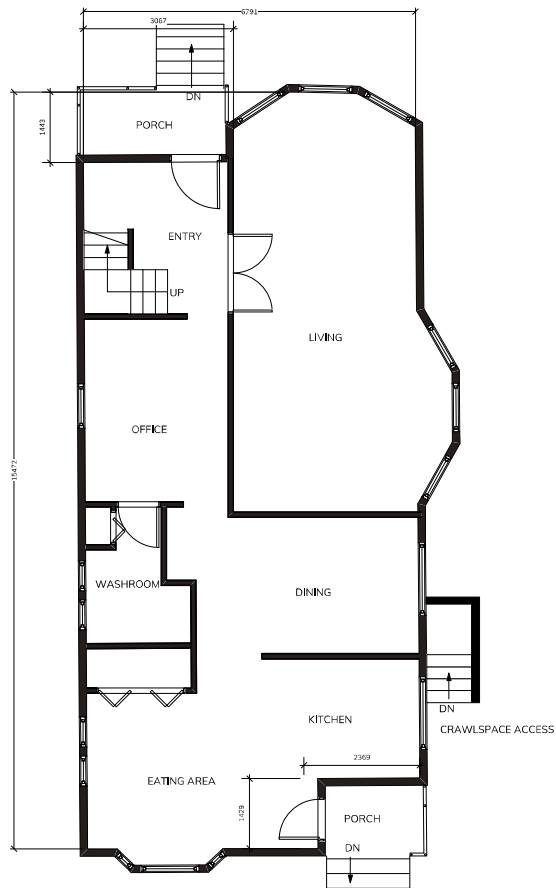


Alston street, new perspective looking north with proposed house  
note: proposed replacement trees in front of the new house are not shown for clarity

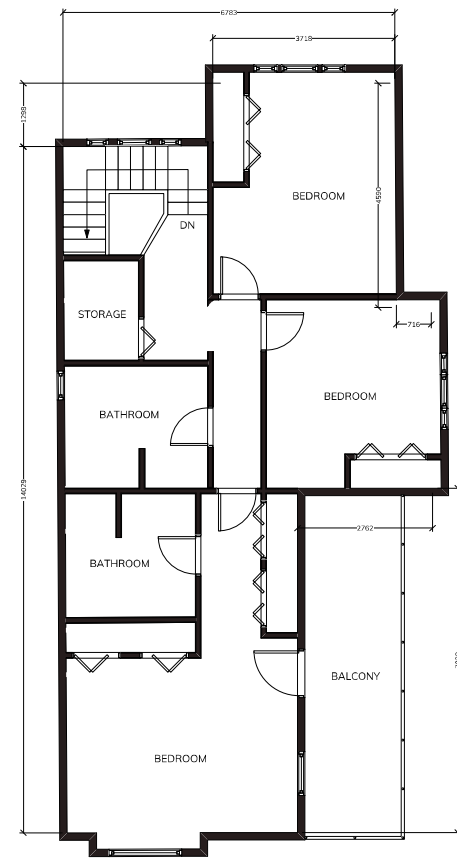
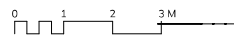




4 Existing House - Level 1  
Scale: 1:50



3 Existing House - Level 1  
Scale: 1:50



4 Existing House - Level 2  
Scale: 1:50



\*NOTE: ALL FLOORPLANS TO REMAIN UNCHANGED

#### FLOOR AREA

LEVEL 1	- 98.9m <sup>2</sup>
LEVEL 2	- 89m <sup>2</sup>
TOTAL	- 187.9m <sup>2</sup>
BASEMENT	- 12m <sup>2</sup>

Mueller Residence

Floorplans - Existing House

2018-01-04

DP-101

WAYMARK

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EXISTING PROPERTY AT 202 RAYNOR



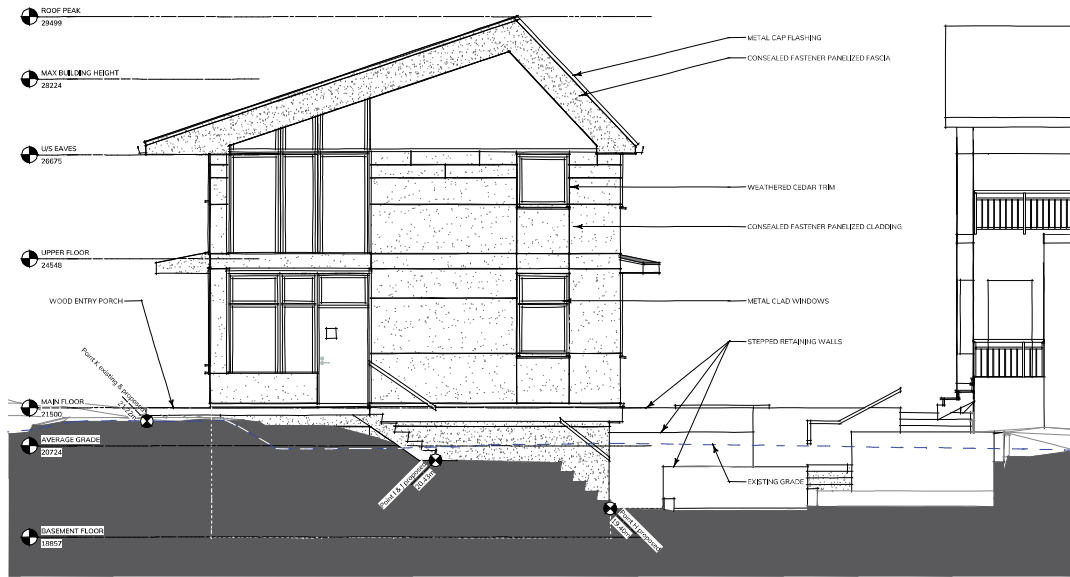
1 Existing Alston Streetscape

NEW HOUSE & PROPERTY ON ALSTON

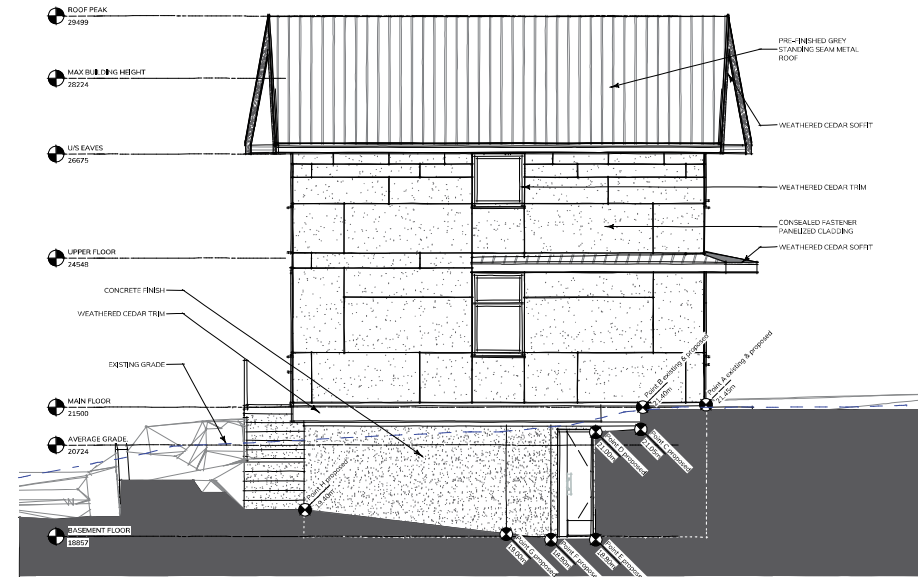
REMAINING PROPERTY AT 202 RAYNOR



2 Proposed Alston Streetscape



1 East Elevation Along Alston St  
Scale: 1:50



2 North Elevation  
Scale: 1:50

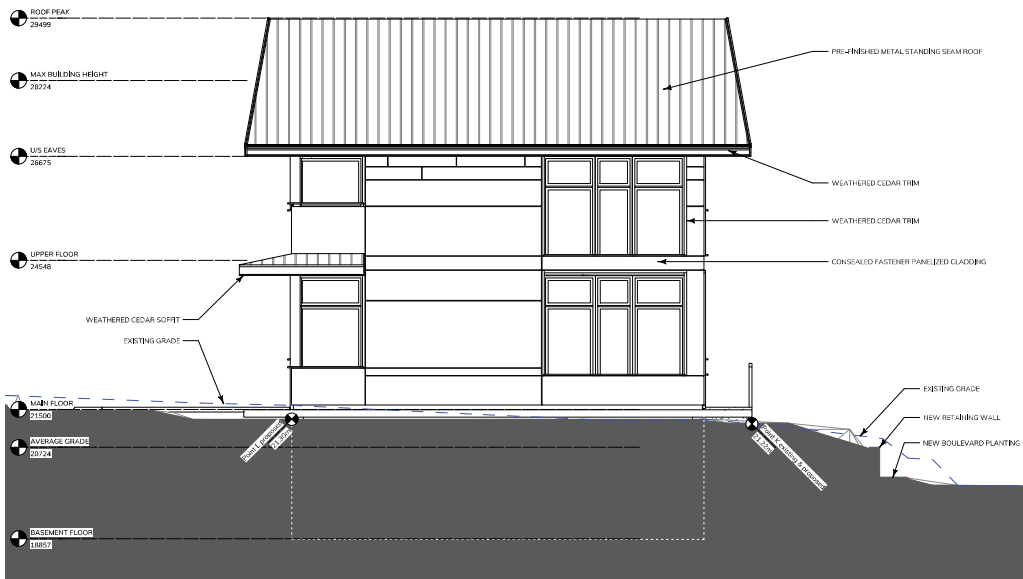


WAYMARK

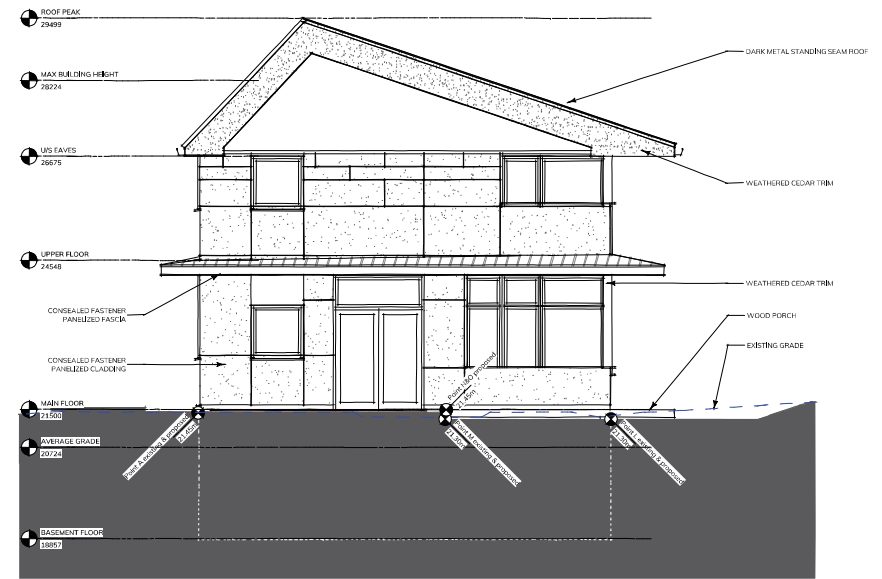
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Mueller Residence

2018-01-04  
DIP-201  
Elevations

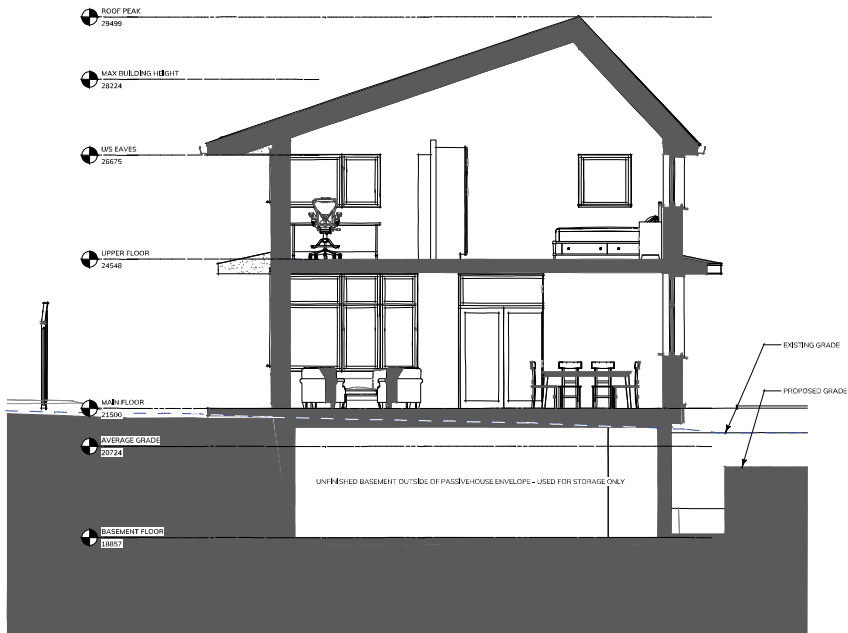


1 South Elevation  
Scale: 1/50



2 West Elevation  
Scale: 1/50

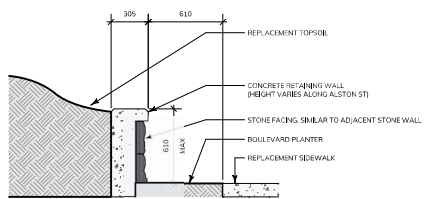




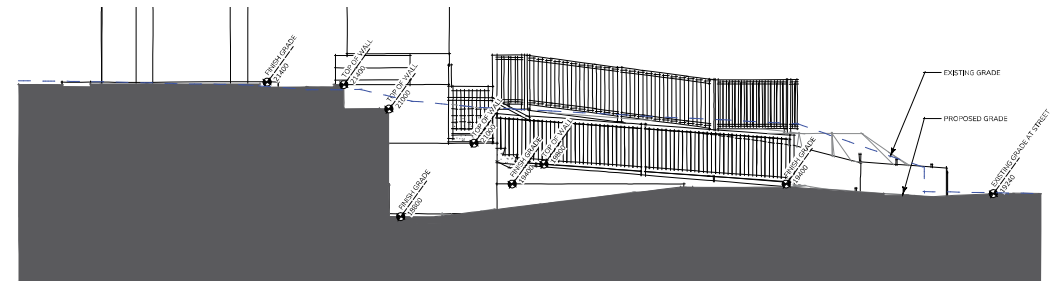
1 Building Section: North-South  
Scale: 1:50



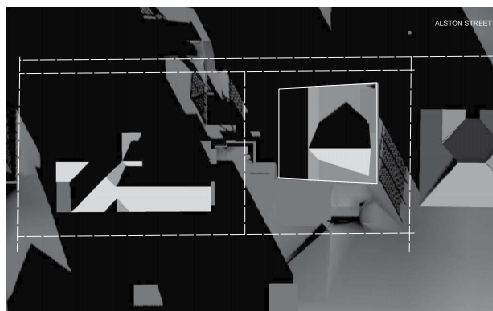
2 Building Section: East-West  
Scale: 1:50



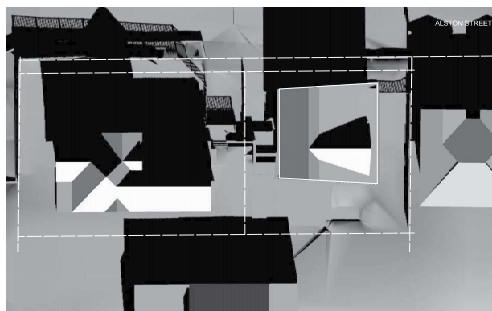
4 Retaining/Rock Wall Detail  
Scale: 1:20



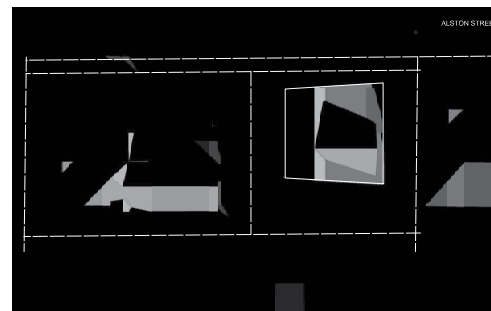
3 Landscape Section: Parking Area  
Scale: 1:50



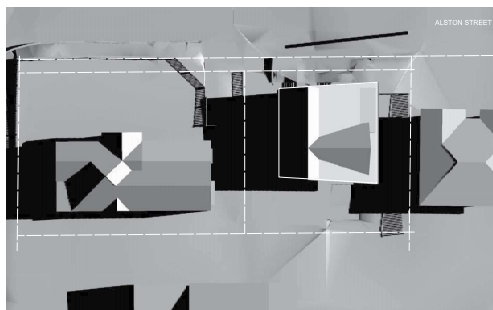
2 EQUINOX : EVENING  
Scale: 1:250



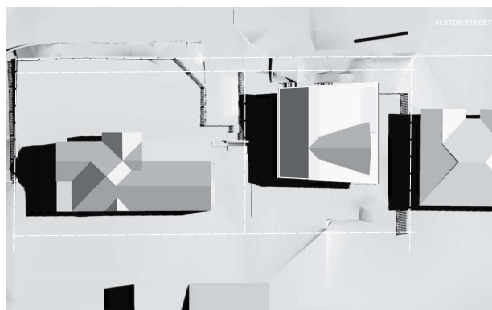
5 SUMMER : EVENING  
Scale: 1:250



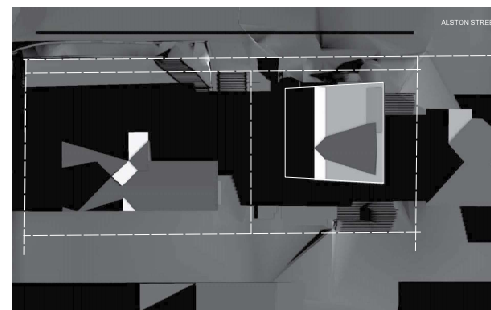
9 WINTER : EVENING  
Scale: 1:250



1 EQUINOX : NOON  
Scale: 1:250



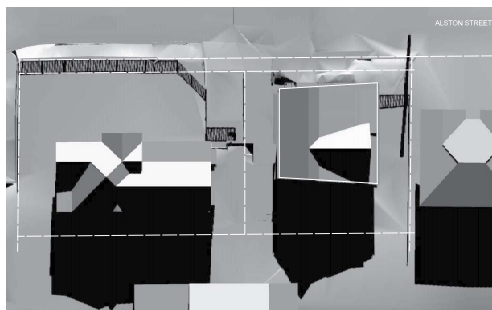
4 SUMMER : NOON  
Scale: 1:250



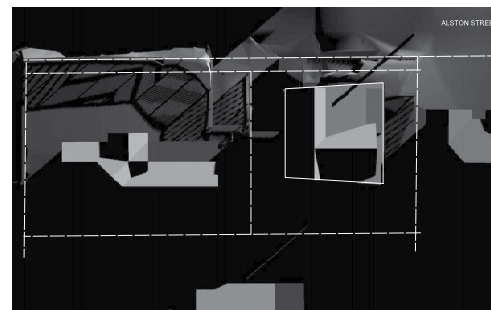
8 WINTER : NOON  
Scale: 1:250



7 EQUINOX : MORNING  
Scale: 1:250



3 SUMMER : MORNING  
Scale: 1:250



6 WINTER : MORNING  
Scale: 1:250

NOTE:  
SITE PLAN ORIENTATION HAS CHANGED.  
SEE NORTH ARROW



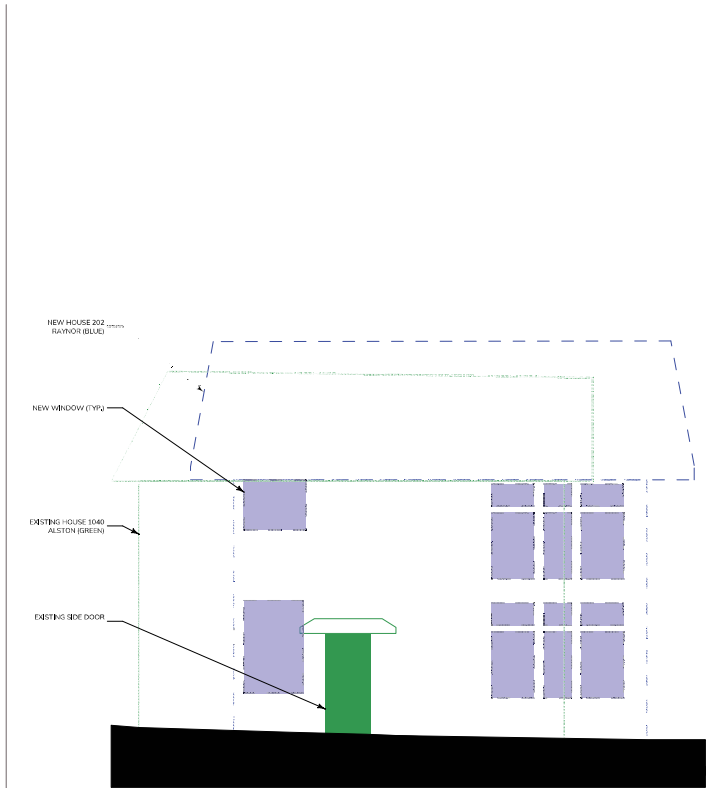




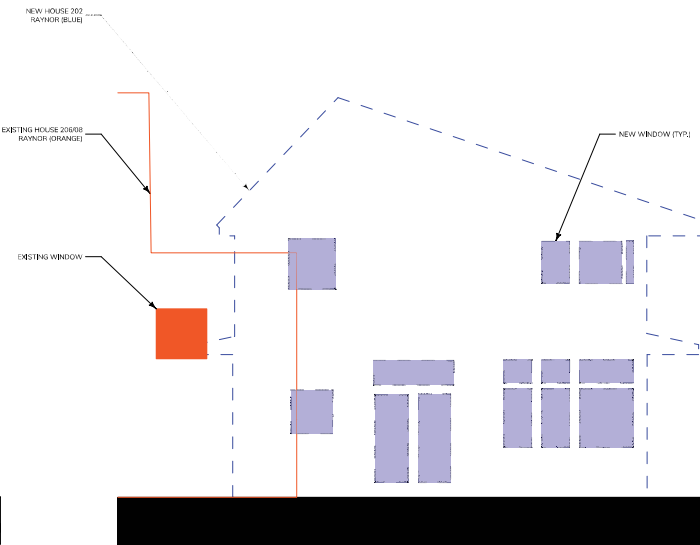
1 Partial Perspective  
NTS



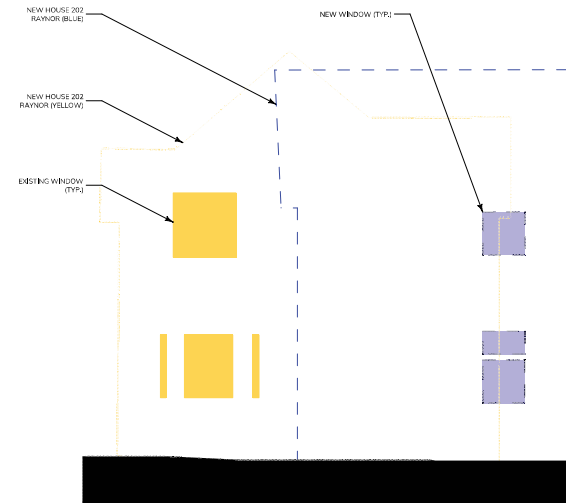
- 1) WEATHERED CEDAR SOFFIT
- 2) BLACK METAL CLAD WINDOW AND DOOR ASSEMBLIES
- 3) SMOOTH CONCRETE
- 4) CONCRETE RETAINING WALLS WITH TALL GRASSES AND OTHER VISUAL SCREEN PLANTS
- 5) PRE-FINISHED STANDING SEAM METAL ROOF
- 6) WHITE FIBER-CEMENT PANEL RAINSCREEN WALL ASSEMBLY, WITH CEDAR TRIM & ACCENTS
- 7) WHITE FIBER-CEMENT PANEL FASCIA
- 8) CHARCOAL ALUMINUM PATIO GATES



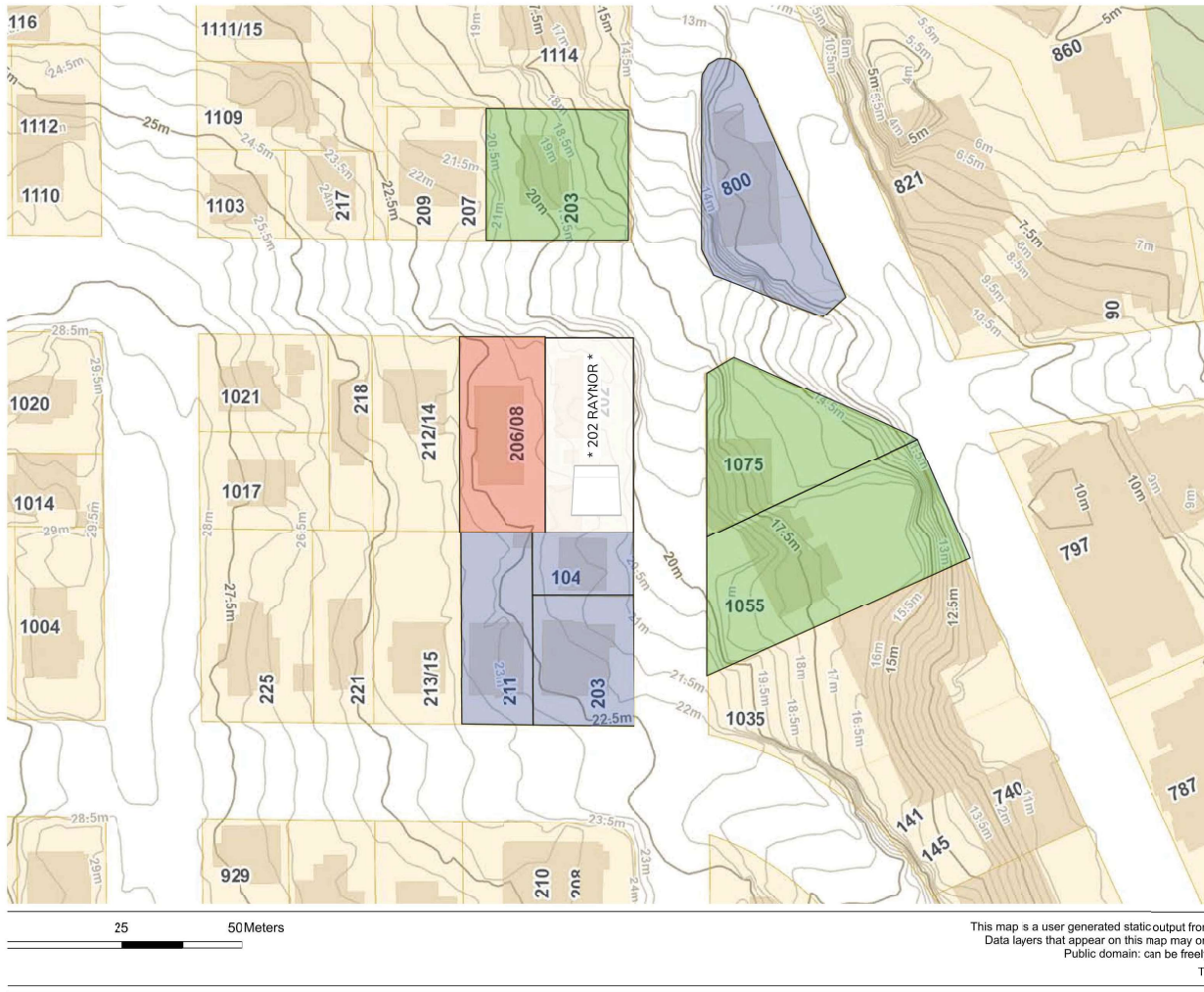
1 Opening Overlay - 1040 Alston Street  
Scale: 1:50



2 Opening Overlay - 206/08 Raynor Avenue  
Scale: 1:50



3 Opening Overlay - 202 Raynor (Existing)  
Scale: 1:50



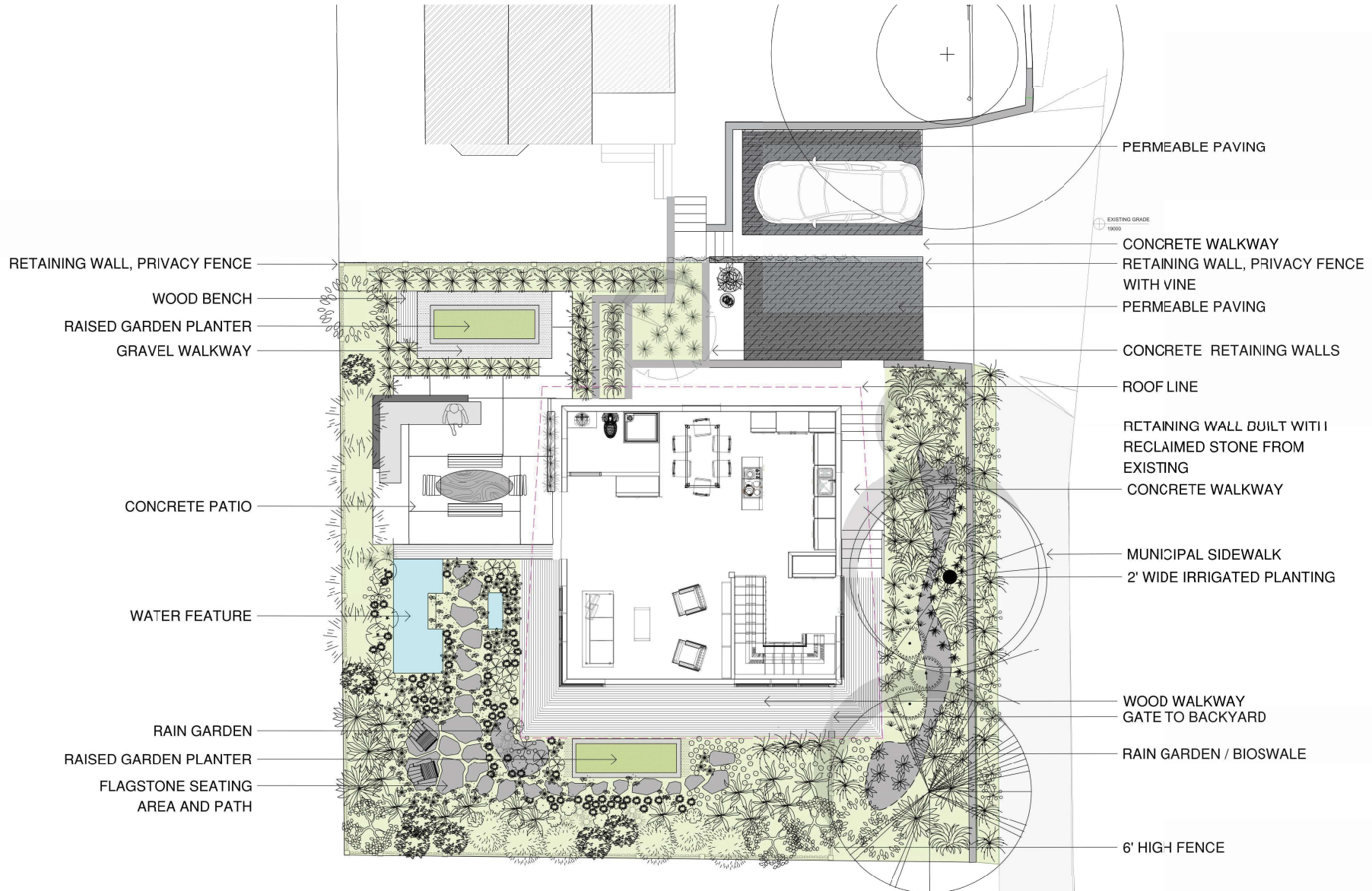
**LEGEND**

IN FAVOUR

NEUTRAL

OPPOSED





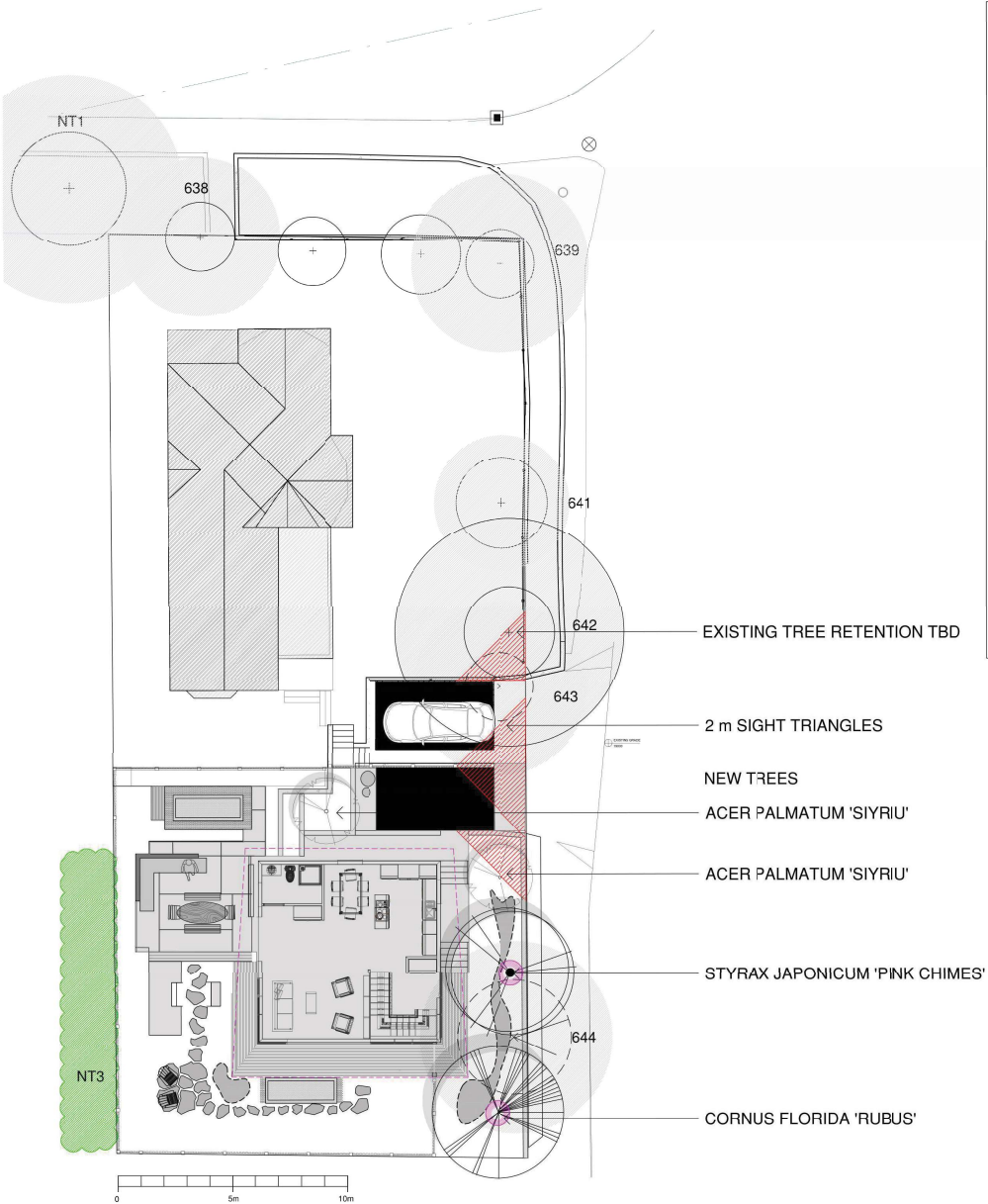
Scale: 1:50



**L1** Landscape Site Plan

DATE  
July 2020





February 13, 2020

202 Raynor Ave  
Tree Resource Spreadsheet

Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm)	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendation
NT1	Cherry	<i>Prunus spp.</i>	43	5	5.0	Moderate	Good	Fair	Municipal tree on frontage of 206 Raynor, topped under utility lines
NT2	Plum	<i>Prunus spp.</i>	33	6	4.0	Moderate	Fair	Fair	Municipal, pruned for clearance from utility lines
NT3	Pyramidal Cedar hedge	<i>Thuja spp.</i>	Multi-stem	1	1.5	Poor	Good	Good	Neighbour's, next to fence, >10 stems
638	Laburnum	<i>Laburnum spp.</i>	13, 13, 11, 10, 9, 6	3	3.5	Moderate	Fair	Fair	
639	Holly	<i>Ilex spp.</i>	25, 24	3	4.0	Good	Good	Fair	
640	Weeping Deodar Cedar	<i>Cedrus deodara 'Pendula'</i>	16	3	2.0	Moderate	Good	Good	
641	Holly	<i>Ilex spp.</i>	18, 16	4	3.0	Good	Fair	Fair	Thinning crown on one stem
642	Honey Locust	<i>Gleditsia triacanthos</i>	16, 10	4	2.0	Good	Good	Fair	
643	Strawberry Tree	<i>Arbutus unedo</i>	18, 12	3	4.0	Poor	Good	Fair	lean
644	Purple Leaf Plum	<i>Prunus cerasifera</i>	35 below anions	5	4.0	Moderate	Good	Fair	

Prepared by:  
Talbot Mackenzie & Associates  
ISA Certified and Consulting Arborists  
Phone: (250) 479-8733  
Fax: (250) 479-3060  
email: tmtreehelp@gmail.com

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE  
- SEE ARBORIST REPORT  
PREPARED BY TALBOT  
MACKENZIE & ASSOCIATES
- TREE PROTECTION FENCING  
- TO OUTSIDE OF DRIPLINE WHERE  
POSSIBLE (AS SHOWN)  
- TO BE MAINTAINED UNTIL  
COMPLETION OF CONSTRUCTION  
TO MUNICIPAL STANDARD
- DESIGNATED REPLACEMENT TREE

Scale: 1:50



L2 Tree Protection & Removal Plan

DATE July 2020

Biophilia design collective Ltd.  
250.590.1156  
info@biophiliacollective.ca

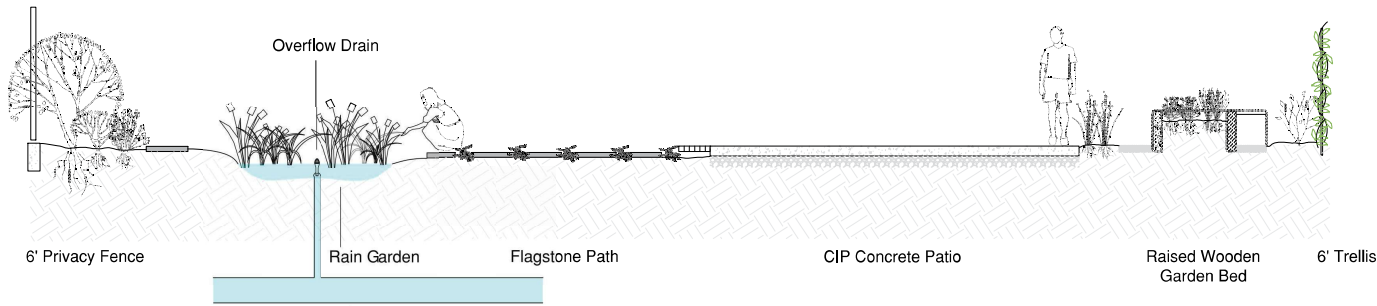
CLIENT NAME  
Waymark

PROJECT  
Mueller House

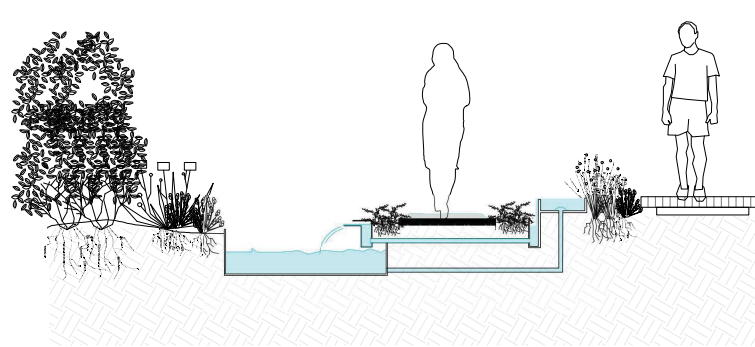
ADDRESS  
202 Raynor,  
Esquimalt, BC

DESIGNED BY  
Bianca Bodley

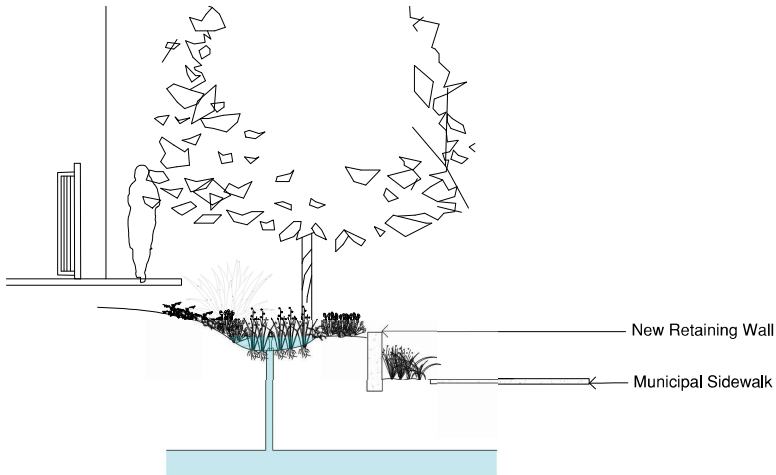
DRAWN BY  
KH/EB



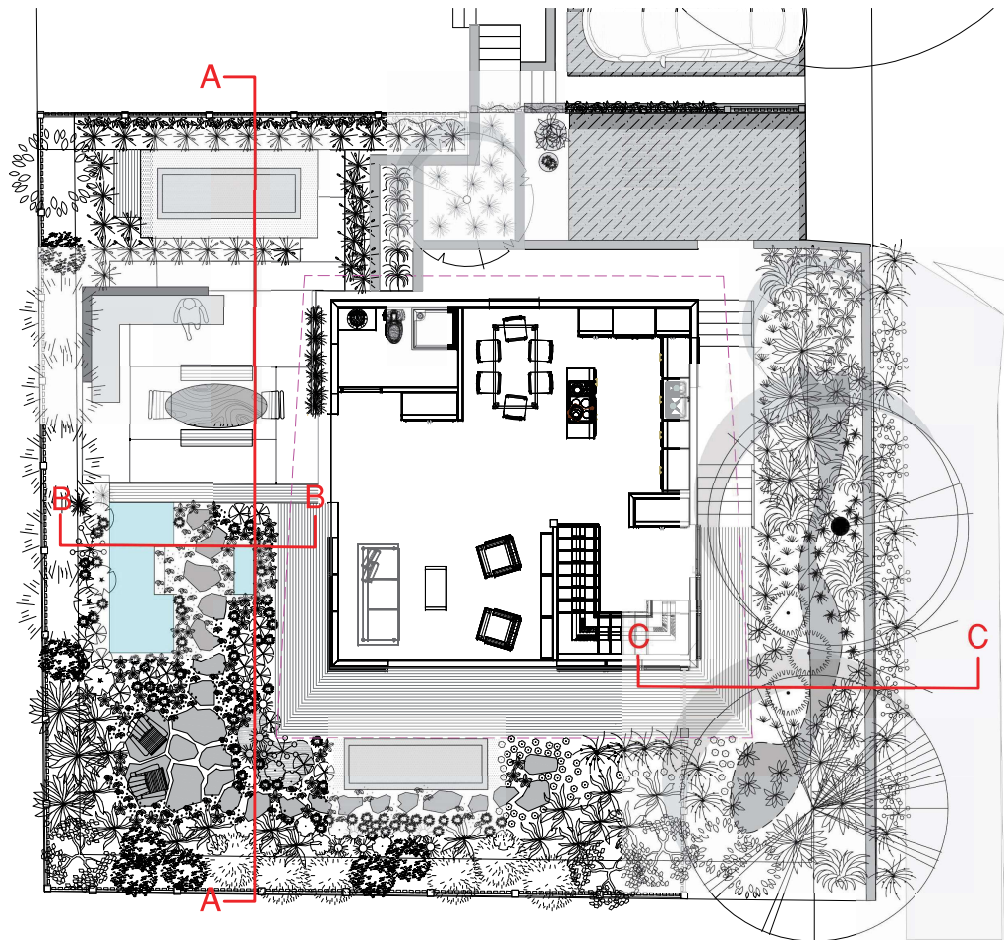
**A** Section A: Rear Rain Garden (with overflow to storm)  
SCALE 1:30



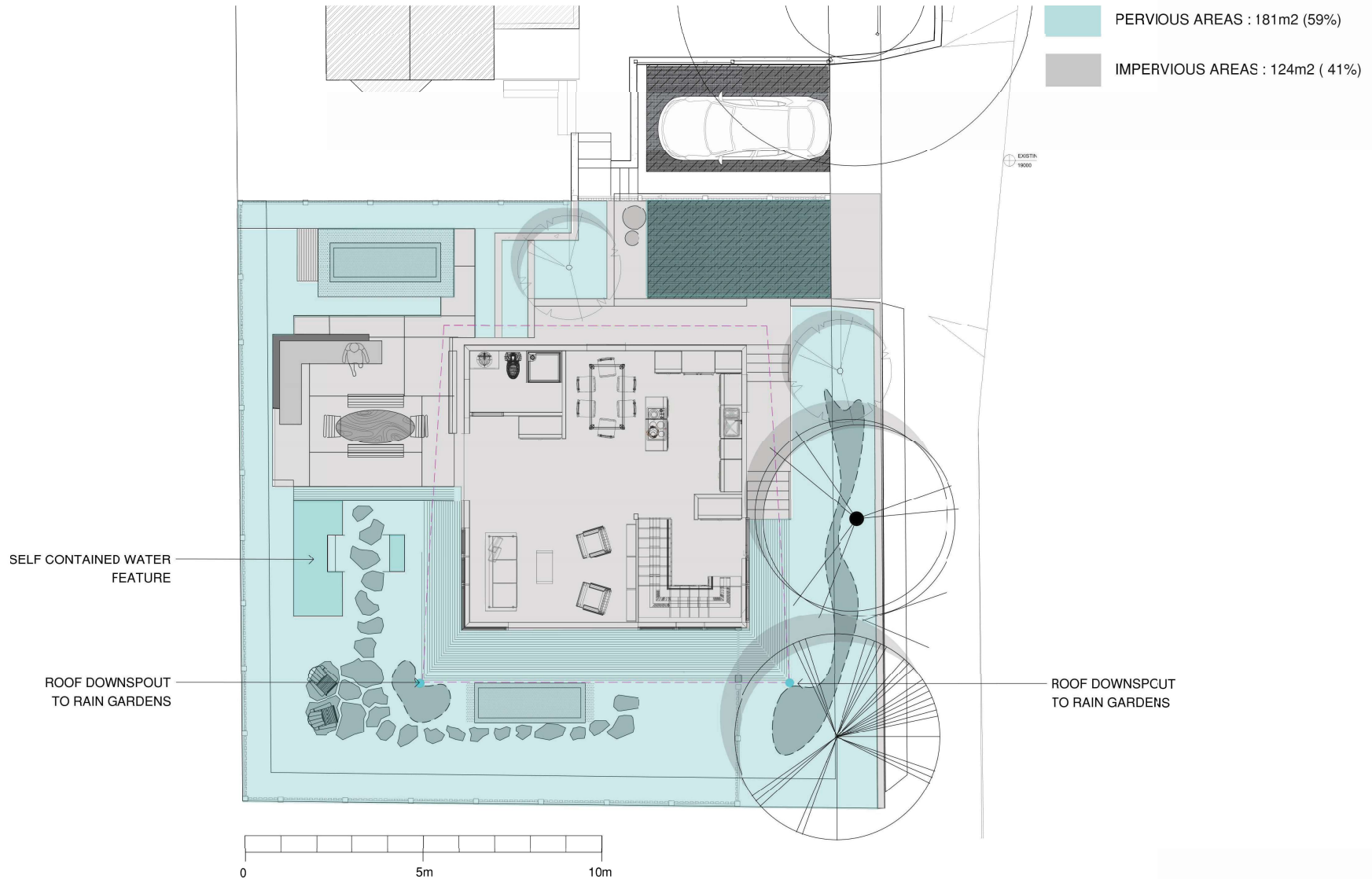
**B** Section B: Water Feature  
SCALE 1:20



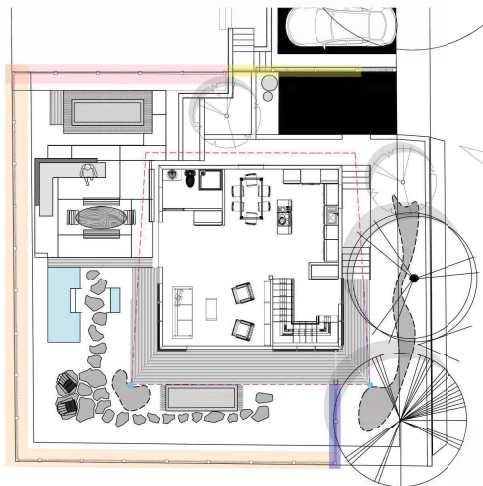
**C** Section C: Front Rain Garden (with overflow to storm)  
SCALE 1:30



**3.1 Section Key**  
SCALE 1:50





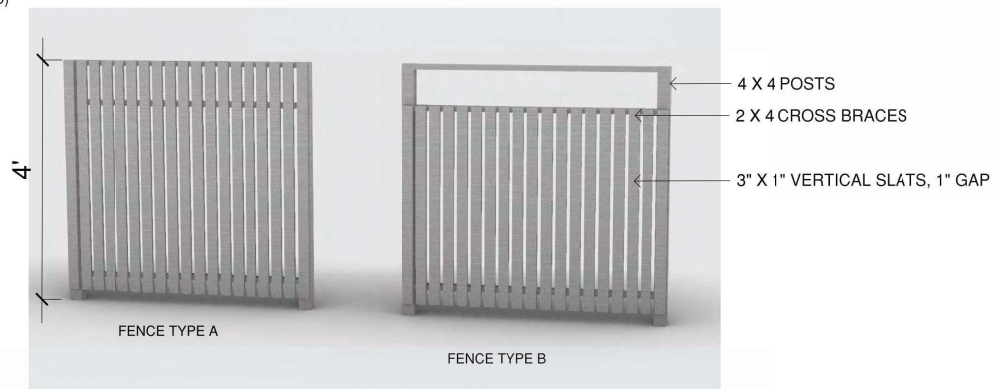


- FENCE TYPE A
- FENCE TYPE A 4' IN HEIGHT (DOUBLE FACED)
- FENCE TYPE A, SEE DRAWING 5.3 FOR DETAIL
- FENCE TYPE B (WITH TRELLIS)

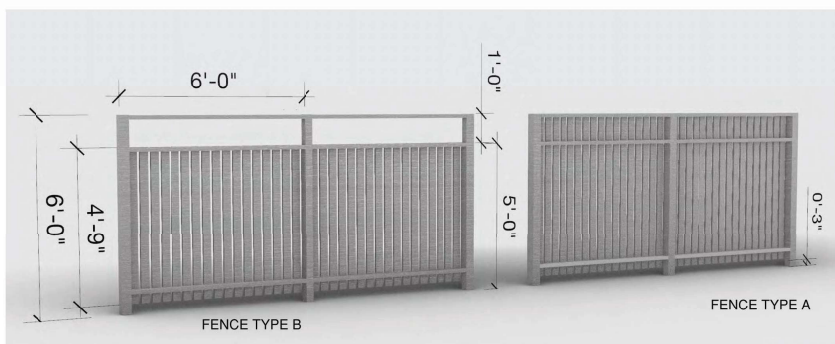
5.1- FENCE TYPOLOGY KEY

#### MATERIALS:

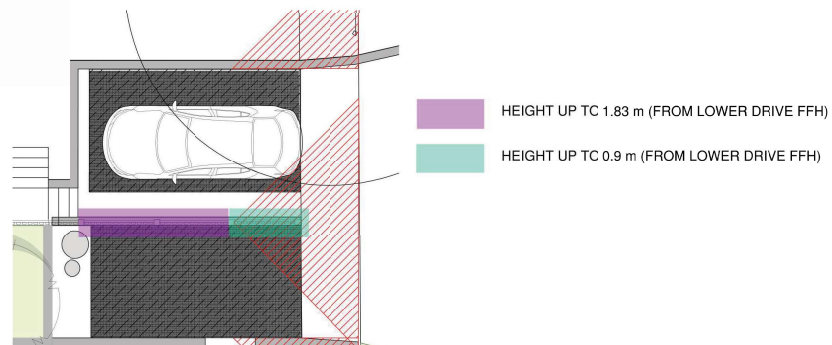
CEDAR FENCING WITH LIFETIME WOOD STAIN \*\* TO BE APPLIED TO DRY WOOD ONLY



5.2 FENCE TYPOLOGIES, INSIDE FACE (FRONT)

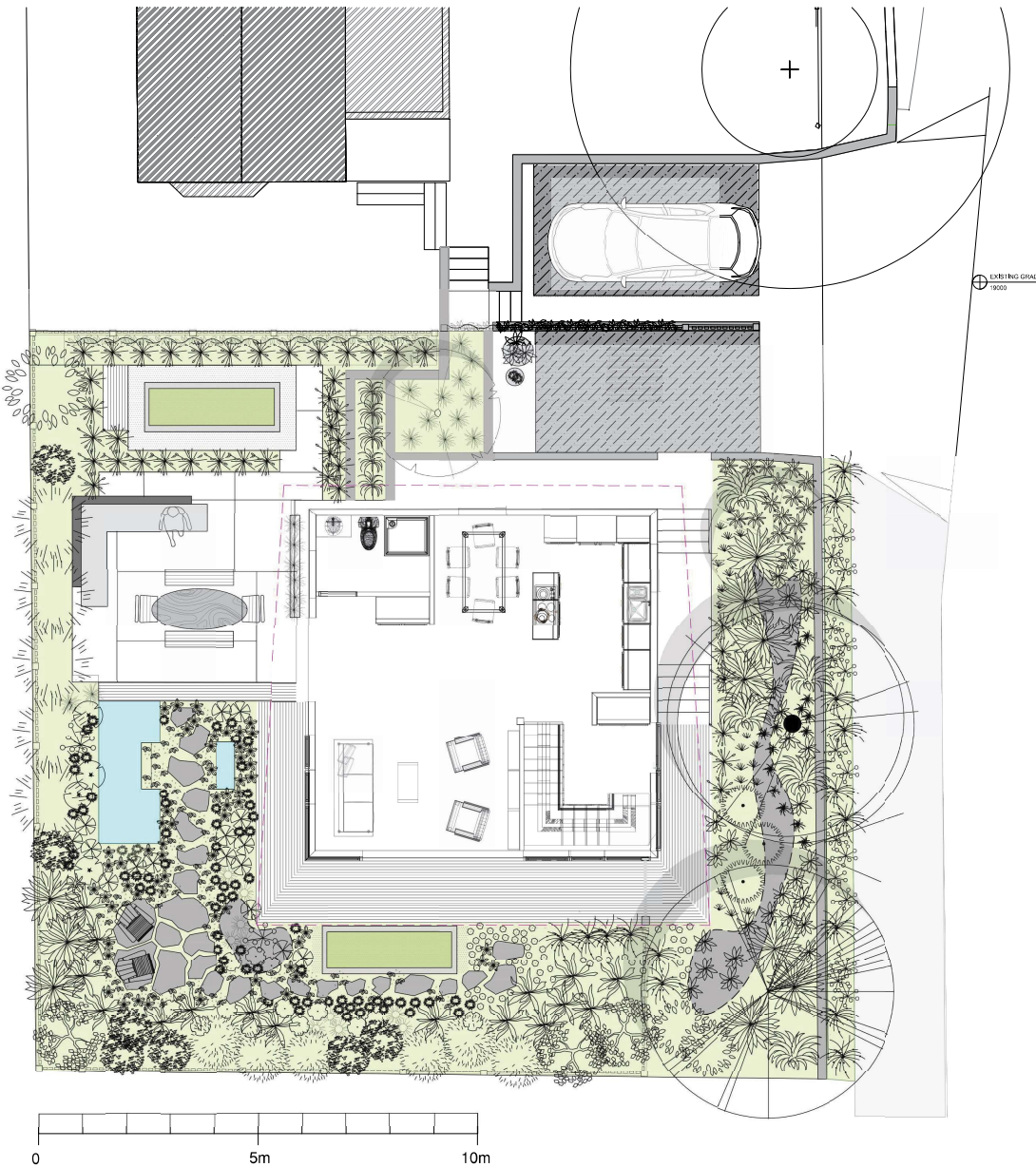


5.3- FENCE TYPOLOGIES, OUTSIDE FACE (BACK) WITH DIMENSIONS



5.4- PRIVACY FENCE BETWEEN PARKING STALLS





Quantity	Symbol	Latin Name	Common Name
<b>TREES</b>			
2		<i>Acer palmatum 'Seiryu'</i>	Seiryu maple
1		<i>Cornus florida var. rubra</i>	Pink flowering dogwood
1		<i>Styx japonicus 'Pink Chimes'</i>	Pink Chimes Japanese Snowbell
<b>PLANTS &amp; SHRUBS</b>			
10		<i>Ozothamnus 'Sussex Silver'</i>	Sussex Silver
16		<i>Helictotrichon sempervirens</i>	Blue oat grass
7		<i>Prostanthera cuneata</i>	Australian mint
3		<i>Ligustrum japonicum</i>	Japanese privet
6		<i>Pittosporum tenuifolium</i>	Golf ball
		<i>Cornus canadensis</i>	Creeping dogwood
5		<i>Stipa gigantea</i>	Golden oat
3		<i>Osmanthus burkwoodii</i>	Burkwood osmanthus
		<i>Acanthus spinosus</i>	Bear's breeches
16		<i>Nassella tenuissima</i>	Mexican feather grass
16		<i>Salvia nemorosa</i>	Woodland sage
		<i>Juncus effusus</i>	Soft rush
		<i>Chondrus crispus</i>	Irish moss
5		<i>Pennisetum alopecuroides 'Moudry'</i>	Fountain grass
		<i>Wisteria floribunda 'Alba'</i>	White Japanese wisteria
41		<i>Lavandula angustifolia</i>	English lavender
1		<i>Syringa vulgaris 'Madame lemoine'</i>	Madame lemoine
6		<i>Pittosporum tenuifolium</i>	Wrinkled Blue Kohuhu
		<i>Atrantia major 'Star of Billion'</i>	Great Masterwort
		<i>Liriope muscari, Helxine soleirolii, Cornus canadensis</i>	Lily turf, Baby's tears, Creeping dogwood
5		<i>Allium Millenium</i>	Millenium Ornamental Onion
16		<i>Siberian Iris</i>	Iris sibirica Butter & Sugar

WAYMARK

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Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria BC  
V8W 1P6

June 5, 2020

**RE:           Small Lot Sub-division and Rezoning, 202 Raynor Ave**

Dear Mayor Helps and members of City of Victoria Council,

On behalf of Lars Forss and Rosemary Mueller, Waymark Architecture is pleased to submit for your consideration an application for a Small Lot Sub-Division and subsequent Rezoning application for their property at 202 Raynor Ave.

## **DESCRIPTION OF PROPOSAL**

The current lot is on the corner of Raynor Ave and Alston St. and contains a heritage home facing Raynor Ave to the north. The owners of this home would like to divide their property into two lots, creating a new lot facing Alston St, to the south of the existing house. The existing heritage house will remain unaltered while a new, highly efficient, single family house will be built on the new lot.

## **SUMMARY OF PROJECT BENEFITS**

This project has several benefits for the city and surrounding neighbourhood:

- The existing heritage house will be maintained and have an updated Statement of Significance, record drawings and a conservation plan filed with the Planning Department
- The existing corner lot will be divided in two, making a modest increase in the density of the neighbourhood
- A new, small house will be built in the neighbourhood adding to the diversity of houses in the area
- The new house will be a highly efficient Passive House building, ensuring the lowest ongoing carbon footprint we can expect from new buildings.
- The new house will be created with high quality materials and craftsmanship, suitable for modern sustainable design.
- The new house will also be able to provide on-site solar power and stormwater management
- The lot subdivision, re-zoning and proposed new building all meet many imperatives of the OCP, and will demonstrate progress in many important areas of our city's planned development.

A detailed description of the project benefits and amenities, and their relation to the Official Community Plan are identified in the pages to follow.





## PROJECT BENEFITS AND AMENITIES

The property lies at the edge of a Traditional Residential neighbourhood directly across the street from a small pocket of Employment Residential and adjacent to Urban Residential. The closest Small Urban Village is the Craigflower Village, a few blocks to the west.

Our proposal has made every effort to meet objectives identified in the Official Community Plan, in particular:

- Item 6.21: In areas of Traditional Residential, consider new development, infill, and redevelopment consistent with the density and use ranges established in this plan.
- Item 12.7: Sustainable Energy Principals
  - Energy Conservation and Efficiency: using building systems and technologies to improve energy efficiency including re-use of waste heat, waste to energy and waste water heat recovery.
  - Diverse Energy Supply: using a diversity of energy sources in building systems.
  - Renewable Energy Resources: using renewable resources to generate heat and electricity.
- 12.17: ... enable the private development of green buildings
- item 8.43: Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City.
- item 8.44: Support new infill and building additions that respond to context through sensitive and innovative design.
- Item 8.45: Encourage human scale in all building designs, including low, mid-rise and tall buildings, through consideration of form, proportion, pattern, detailing and texture, particularly at street level.
- Item 8.48: Integrate off-street vehicle parking in a way that does not dominate development or streetscapes
- Item 8.50: Encourage new development to avoid the demolition of heritage property, or one or more of its facades.
- Item 8.52: Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and, zoning variances
- item 13.1: Seek to accommodate population growth in the strategic locations, as identified in Map 2, including an additional 10,000 residents in the Urban Core; 8,000 residents in and within close walking distance of Town Centres and Large Urban Villages, and 2,000 in Small Urban Villages and the remainder of residential areas in the city.
- item 13.9: Support a range of housing types, forms and tenures across the city and within neighbourhoods to meet the needs of residents at different life stages
- item 13.34: Promote a diversity of housing types to create more home ownership options such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row-houses and other housing forms





From OCP, Appendix A - Development Permit Areas

DPA 15A: Intensive Residential – Small Lot

The special conditions that justify this designation are:

- (a) Victoria is a built-out city with few existing vacant lots available to accommodate new ground-oriented housing within the Traditional Residential areas. Capacity can be created through subdivision of existing parcels into smaller lots for development of infill housing.
- (b) The neighbourhoods throughout Traditional Residential areas each have a unique sense of place and traditional character.

The objectives that justify this designation include:

- (a) To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages, and residential areas to encourage and support future and existing commercial and community services.
- (b) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.
- (c) To integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.
- (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
- (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking

This proposal would create a new additional home on an existing lot in the Victoria West neighbourhood, which is consistent with the OCP objectives identified above.

## ZONING REQUIREMENTS

Our proposal requires the new lot to be assigned a R1-S2 (Restricted Small Lot) zoning, and also requires the rezoning of the remaining lot with the existing heritage house from an R2, to an R1-S2 lot as well. Fortunately, the existing heritage house is small enough to fit within the maximum floor area and FAR of the R1-S2 zoning.

The existing house will require variances to the setbacks set out in the R1-S1 zone. The front setback was noted to be 7.5m or the average of the neighbouring homes in its current R2 zoning. It can be considered an existing non-conforming condition, as it is one of the closer houses to the street at 4.14m. It will require a variance for this condition. The rear yard condition of the existing house would not have required a variance in its original R2 zoning, however in order to create a new lot large enough to meet the minimum requirements of the R1-S2 zone to south of the house, the new lot line would create a new variance requirement of the rear yard setback. While





the rear yard of this house will be smaller, we believe the property will still possess a generous garden and yard space to the east of the building, along Alston St.

The new house will require one variance to the front yard setback. The building will be situated in such a way as to meet all other setback requirements, and was located in the front of the lot deliberately to increase the space in the rear yard. By keeping the new home closer to the street, the new building will not create as much shade over the existing patio to the south of the existing heritage house. It will also create more of a buffer between the new building and the existing neighbours to the west, who enjoy an elevated patio and views over our yard to the downtown area. The new home will also create more eyes on the street, by offering more oversight up and down Alston St., an area that would benefit from any additional vigilance.

While we recognize the placement of the new house will require a significant front yard variance, we would like to also point out that with a lot depth of 16.6m, and front and rear yard setbacks of 6m each, a building would need to be only 4m in depth to avoid a setback in one form or another. We believe that requesting a variance for the front yard setback would be most beneficial to neighbours and to the new occupants, by maintaining reasonable space in the rear yards and reducing the unused yard space along the street.

The proposal meets all other requirements of the R1 S-2 zone.

## DESIGN GUIDELINES

The Small Lot Rezoning Package offers a great set of design guidelines to consider when contemplating this process. These guidelines were studied and used to help draw specific form and character elements from the neighbourhood

In particular we would like to bring the following to your attention:

- Context:
  - The neighbourhood is an eclectic mix of building types, forms and vintages. Homes vary in overall form and size, though they are generally all two storey buildings with sloped roofs. The proposed house will offer a modern take on this housing form, nestled between an early 20th century heritage house and a 1990's building to the south. The building across the street is a commercial building, of a 1970's/80's vintage.
- Massing:
  - The proposed building references the two story massing which is common to the area. Some of the heritage buildings in the neighbourhood also break up the street face with a glazed entry porch to the side of a major vertical form. This is referenced in the new building with a glazed corner to the south of the facade which also hosts the front door.
  - The width of the facade is roughly the same as the building height, again referencing some of the more elegant houses in the neighbourhood.
  - This building facade is also segmented into three strata in a similar way by creating a horizontal trim at the main floor level, exposing the foundation or basement wall below, and with a transition in the cladding materials above the upper floor in the gable of the roof.
- Entry:







- The front door is raised above the grade of front yard by a few steps with an entry porch protected with a roof overhang. This exposes a 'skirt', or band of the foundation wall, raising the principal cladding materials above grade
- There is a change in cladding material at the base of the house to show a basement foundation, as well as a more subtle change of cladding at the roof level to accent the gable end of the roof.
- Windows:
  - The windows on the street facing elevation will be of two primary types: a large window assembly to create a solar atrium at the south east corner and smaller casement windows in the principal plane of the wall. The solar atrium draws its character from the glazed in entry porches of heritage houses, while the smaller windows are of a similar shape and scale to heritage windows of the older homes. As such they are also slightly smaller on the upper storey. All the windows will be Passive House certified and of a very high quality
- Exterior Finishes
  - Primary cladding materials proposed are fibre-cement cladding with concealed fasteners. This cladding system will create a smooth, uniform finish with extremely high quality and durable materials. Products will be Swisspearl or similar.
  - This cladding will be accented with cedar trim around doors and windows as well as at horizontal bands at the base of the cladding and at the transition to the wood cladding in the gables. It will remain naturally coloured, with a silvering finish
- Open Spaces and Landscaping:
  - The landscaping along Alston street is dominated by a stone retaining wall, which will be altered and rebuilt in kind. The new landscaping in front of the house will be placed on new fill to return the natural grade to the area, and will be held in place with a continuation of the existing stone wall.
  - Decorative planting and new trees will be added to the front garden area. These features will provide continuity from the gardens and trees of the original gardens to the north, and the neighbour to the south
  - Gardens on the south side of the house will also protect pathways from view and ensure a private setting in the rear yard.
  - The house will add one new off street parking space and will combine this with a new space for the existing house. The two parking spaces will create an opening in the stone retaining wall and the need for new stepped retaining walls. These new walls will be stepped and planted in a way to ensure layering of decorative plants.

## TRANSPORTATION

This site is located in one of the most walkable neighbourhoods in the city, and is just a block away from the Galloping Goose trail system. We certainly hope that city will allow the street to remain quiet, small and pedestrian and bike-friendly.

## HERITAGE

The existing house at 202 Raynor is Heritage Designated and will remain untouched throughout this process. It is a primary intent of this application to avoid renovation of this building, by creating a more suitable home for the owners in a new building. It is our intent that the heritage building will be maintained in its original form.







## GREEN BUILDING FEATURES

### Site Selection

The site and its proximity to the Galloping Goose, the downtown core, and the Gorge waterway makes this an excellent location for a modest increase in density. Where there is now one family home, there will be two, without any additional load on public infrastructure or change to the neighbourhood character.

### Building Reuse

As noted above, the original heritage building will remain intact and protected throughout this project.

### Energy Efficiency

This project will be a certified Passive House and will be roughed in for photovoltaic panels on the roof to provide enough energy to become net zero, or even net positive upon completion.

### Water

Low flow fixtures will be used throughout the building.

Flow-through landscape planters will reduce the rate of stormwater runoff.

We will look at retaining stormwater for irrigation.

### Landscaping and Urban Forest

The project will require the removal of two decorative trees which will be replaced with more appropriate varieties for this area. The rest of the landscaping is designed to create a lush and natural setting all around the house, that ties into the adjacent properties and other local landscaping elements.

### Urban Agriculture

Our proposal includes raised beds which residents may use for growing vegetables.

## CONCLUSION

By providing a high quality, Passive House building in a neighbourhood that has the room support it, we feel this development is a positive and sustainable addition to the VicWest neighbourhood.

Sincerely,

Waymark Architecture

Will King, Architect AIBC, MRAIC. LEED AP







Mayor Helps and Victoria City Council

**RE: SMALL LOT SUBDIVISION, REZONING AND DEVELOPMENT PERMIT FOR 202 RAYNOR AVE**

To the Honourable Mayor and Council members,

The following letter is respectfully submitted to provide a design summary for the lot subdivision and rezoning required of 202 Raynor Ave in order to build a new house on Alston St. We will begin with an explanation of the design rationale for the subdivision of the lot and then describe the process that determined the location of the new building on the newly proposed lot. Finally, the summary will describe the process and decisions that governed the form and character of the proposed house.

The existing property is a corner lot, facing Raynor Ave, with a long side lot exposure on Alston St. It was determined that the existing lot could be divided such that a new lot facing Alston could be created that offered reasonable street frontage while maintaining the general character of the existing corner lot. Both lots will need to be rezoned as Restricted Small Lots.

It was determined that a new partitioning lot line could not be placed far enough to the south to prevent a rear-yard set back variance of the existing house, without reducing the new lot to an area below the allowable threshold. This variance is noted in the site plans and addressed in the Heritage Alteration Permit. The location of the new partitioning lot line - running east-west to create a new property to the south of the existing house - was subsequently placed in a location that allowed an existing rear yard patio to remain behind the existing house, while allowing enough space for off street parking between the new and existing buildings. The resulting lot line creates a street frontage of 17m along Alston and a reasonable balance between the new and existing house lot.

The new house is intended to be a small building, at only 128m<sup>2</sup> over two stories (approximately 1400sf). It is also intended to meet passive house standards and be a net zero energy building. This requires its small size to be contained in an extremely efficient envelope, with careful consideration for solar orientation, shading and fenestration. A cubical form with south-facing roof overhangs met these requirements best. Variations and evolutions of this basic form were then developed from the local context, environment and interior floor plans.

The placement of the new building on the new lot was studied a great deal and several variations were considered. The results of our study revealed primary concerns of the new occupants and neighbours related to the yards and living spaces of the immediate neighbourhood. Creating a new building without crowding its neighbours became the primary objective. An immediate consideration was the effect of shading the sunny rear patio of the existing heritage house. Moving the new building far enough south to prevent shading the existing patio would crowd the neighbour to the south. It would also limit the solar gain required to meet Passive House standards in the new house.

Another equally compelling consideration was the neighbour to the west and the upper level balcony space that they enjoy. Moving the new building too far into the rear yard would place the home directly under the nose of the neighbours, restricting their views and creating privacy issues for the new occupants. The resulting placement of the new building on the new lot is based in part on finding suitable proximities to the neighbouring homes on the north, west and south boundaries. These considerations were discussed at length with the neighbours who took part in the CALUC meeting held in June of 2019.





The other important consideration was the intended use of the yard space surrounding the new house. To begin with, there were requirements for two off-street parking spots, one for each new lot. These were combined in the space between the buildings to reduce the impact on the street. This occupied the majority of the north yard and meant that the outdoor living space would be restricted to the rear yard and the southern side yard. In order to provide adequate living space in the rear yard, the building was pushed closer to the street. This created several synergies, while creating a variance requirement at the same time.

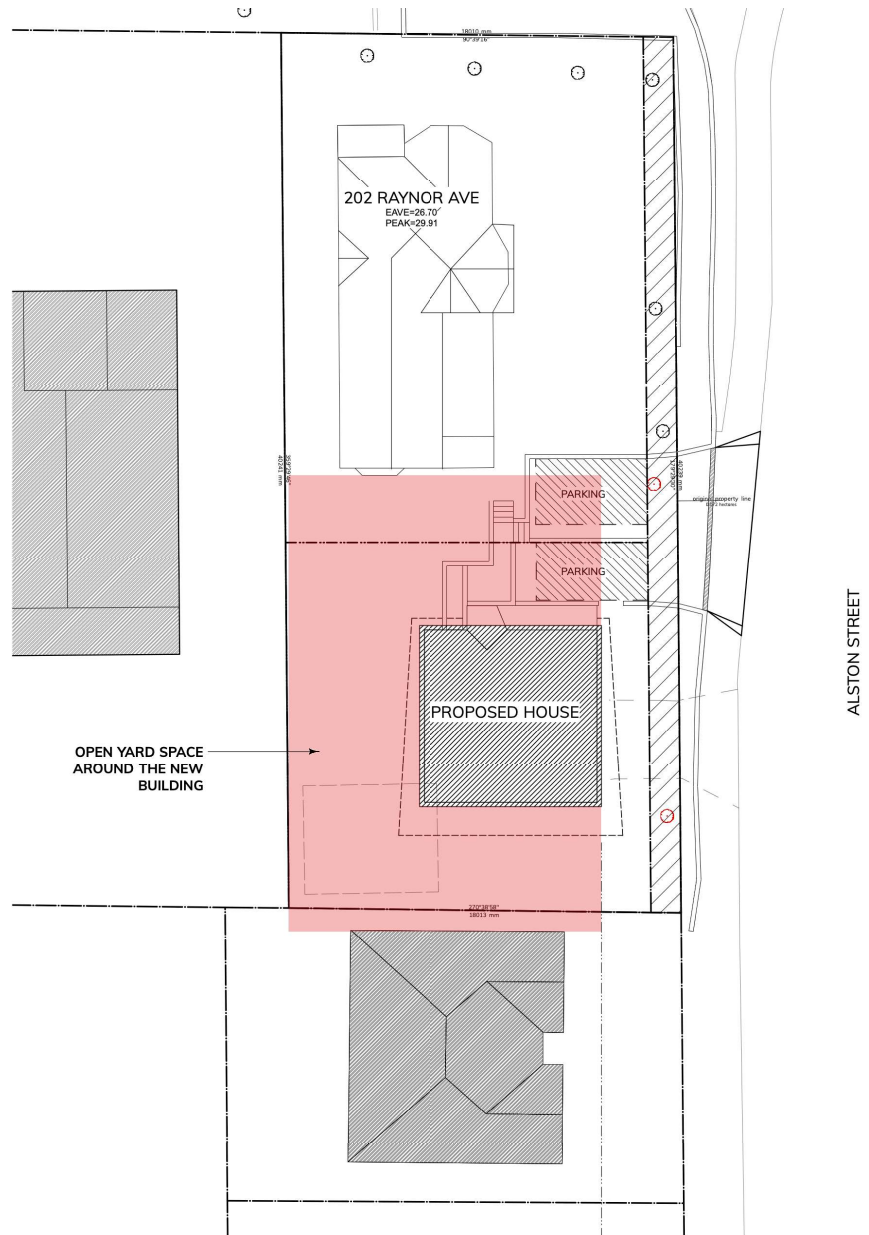
Moving the building closer to the street creates new eyes on the street, in a neighbourhood that could certainly benefit from added design efforts to curb crime. It also opened the rear yard of the heritage house to the sunlight that the existing patio had long exploited. In addition to this, the neighbour to the west has more room to enjoy the views from their second story deck space and are a little further away from the windows of the new house.

The new house, as noted above, is designed to meet Passive House and net-zero energy criteria. The required control of solar gains meant that large south facing windows would be required to gain heat in the winter months, while overhangs would be needed to protect from overheating in the summer.

Additionally, the need for south facing solar panels on the roof resulted in a primary roof face sloping to the south and extending about 1.5m over the south facade.

The street facing facade was developed to reference a few dominant forms of the buildings in the neighbourhood:

The neighbourhood is a mixed group of building forms and types, including a variety of ages and styles, as shown on DP-001.1. There were a few buildings in the neighbourhood that we felt demonstrated refined compositions, including some heritage buildings as well as few more modern examples.







Some of the more refined single family homes tended to have a massing that is about equal in height to width, but with a primary and secondary component to the facade.

The main entry is often set into the smaller massing, sometimes in the form of a porch. The entries are often accessed by a short flight of stairs that raised the main floor of the house about 1m above the street. In some cases the stairs are accessed directly from the sidewalk, and from a driveway or sideboard in other locations.

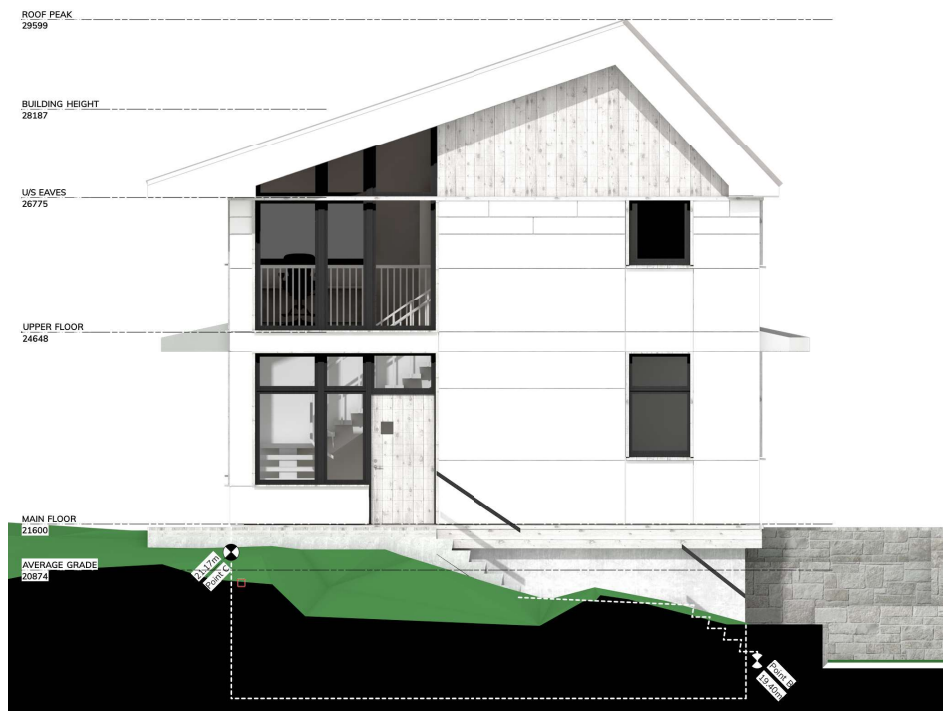
The front yards are manicured, but decorative and not functional outdoor spaces. They expose the foundation walls of the house, sometimes with small windows to a basement space.

The street facing facade of the new building will carry several of these themes forward. The facade is broken into major and minor elements by creating glass corner in contrast to the larger, more solid wall. The glass corner is similar in its massing to the neighbourhood front porches and also hosts the front door of the house. The front door is accessed from a porch that sits about 1m above the street and is accessed from stairs and a path from the parking area in the north side yard. The foundation walls below the principal cladding are increasingly exposed as they lead to a basement entry around the north side of the house.

It should be noted that while these features of several heritage homes were carried in the modern design, the building will not attempt to mimic heritage details or copy heritage forms verbatim. A point taken from the Standards and Guidelines for the Conservation of Historic Places is that modern buildings should not attempt to replicate or mimic features of historic buildings.

The immediate site context has guided significant aspects of the house and landscape design. The existing house is situated atop a plateau as both Raynor Ave and Alston Street fall away to the north east. A large stone retaining wall was built in two steps to hold the grades. The lot subdivision requires two parking spaces to be accessed from the street, and as a means to maintain as much of the stone wall as possible, a single opening in the wall will be made. The parking spaces will require new retaining walls that will be tiered like the old stone ones and will tie into the existing walls at the north side. The white picket fence that sits atop the stone wall around the heritage house will be maintained and modified to follow the new stone wall around the parking spaces.

The yard in front of the new house will be planted over the original parking space and to facilitate the new grades the existing curb cut will be modified with a new stone wall that ties into the existing wall along Alston. The new front yard will be planted to complement the adjacent gardens along Alston.





The character of the neighbourhood is quite varied, as the homes in the area vary from turn of the century heritage buildings to 80's and 90's rental stock to brand new townhouse developments. Materials and colour palettes are similarly varied and include wood shakes, shiplap boards, a variety of stucco styles, vinyl siding, concrete block and cement fibre board. While the materials themselves offer no theme in particular, they are each placed on their buildings in a utilitarian way, with little in the way of decorative details. The exception are a few of the heritage homes that offer some of the typical details of their time period. The exterior trim and detailing that is most common in the area seems to be a use of wood, derived from the heritage trims, but executed in a simplistic and utilitarian fashion.

The treatment of the exterior cladding and trims on the proposed house will be similarly simple in colour and materials, and indeed utilitarian in purpose, however as a Passive House building, the utility will be an important part of an extremely high quality construction. The material of the facade is proposed to be a high quality fibre-cement material with hidden fasteners, like a Swisspearl product. This will be accented by cedar soffits and wood trim around the deep windows. Windows themselves will be Passive House certified vinyl windows, although there are options for fibreglass and aluminum clad options that are also Passive House certified. The cedar soffits will be mirrored on the patios below, which will be supported by smooth cast-in-place concrete foundations. Roof materials will be dark coloured standing seam metal, with accompanying flashings and roof gutters. These materials are similar to other newer buildings in the surrounding residential areas.

The new house will be a unique building. It will however carry many of the most useful design typologies of the homes in the area, and its character will be exemplified by the simple uses of high quality materials and construction details. Building to Passive House standards will also offer another demonstration of the quality buildings that our city must create to reduce our carbon footprint for the generations to come.

Sincerely,

Will King, Architect AIBC, MRAIC. LEED AP





**LEGEND**

IN FAVOUR

NEUTRAL

OPPOSED

Project ID: 2018-002



WAYMARK

IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.

Neighbourhood Support Petition Map

Mueller Residence 2019-04-24  
Petition-1

# SUMMARY SMALL LOT HOUSE REZONING PETITION

I, Rosemary Mueller, have petitioned the adjacent neighbours\* in compliance with  
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at \_\_\_\_\_  
(location of proposed house)

202 Raynor Ave and the petitions submitted are those collected by 10 July 2019.\*\*  
(date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
203 Raynor Ave	✓		
206 Raynor Ave		✓	
208 Raynor Ave			✓
1040 Alston St (tenants)			✓
1040 Alston St (owner)			✓
203 Skinner St			✓
203 Skinner St			✓
211 A Skinner St			✓
211 B Skinner St			✓
211 Skinner St (owner)			✓
1075 Alston VIC	✓		
1065 Alston (owner)	✓		
<del>1065 Alston (tenants)</del>			
800 Tyee (owner)			✓
800 Tyee (tenant)			✓

NA

SUMMARY	Number	%
IN FAVOUR	3	75%
OPPOSED	1	25%
TOTAL RESPONSES	4	100%

\*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

\*\*Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.



In preparation for my rezoning application to the City of Victoria, I,

Rosemary Mueller  
(print name)

property located at 202 Raynor Ave

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) RORY KUMARA, VANCOUVER ISLAND CONSTRUCTION ASSOCIATIONS (see note above)

ADDRESS: 1075 ALSTON ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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24 JUN 19  
Date

[Signature]  
Signature CEO

In preparation for my rezoning application to the City of Victoria, I,

Rosemary Mueller  
(print name)

, am conducting the petition requirements for the

property located at 202 Raynor Ave

to the following Small Lot Zone: R1 - S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) DAVE HOGG (see note above)

ADDRESS: 203 RAYNOR AVE

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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---

---

JUNE 12/2017  
Date

[Signature]  
Signature

In preparation for my rezoning application to the City of Victoria, I,

Rosemary Mueller, am conducting the petition requirements for the  
(print name)

property located at 202 Raynor Ave

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) JULIE DERY (see note above)

ADDRESS: 206 RAYNOR AVE

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☒ I am opposed to the application.

Comments:

CHANGES NEEDED TO ENSURE IT DOESN'T  
BLOCK TOO MUCH SUNLIGHT TO OUR KITCHEN,  
ROOF IS TOO HIGH. CONCERNED ABOUT DESIGN  
NOT FITTING IN WITH NEIGHBOURHOOD,

June 7/19  
Date

[Signature]  
Signature

In preparation for my rezoning application to the City of Victoria, I,

Rosemary Mueller (print name), am conducting the petition requirements for the

property located at 202 Raynor Ave

to the following Small Lot Zone: R1 - S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) PHOENICOP MANAGEMENT (see note above)  
M. R. (SANDY) MCNICOLL

ADDRESS: 1055 ALSTON STREET

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

DESIGN OF PROPOSED HOUSE IS VERY BASIC WHICH DOESN'T  
DO THE EXISTING HERITAGE HOUSE JUSTICE (I'M BIASSED BECAUSE  
I HAVE A 1913 HOUSE). I HAVE CONCERNS ABOUT SIGHT LINES &  
ELEVATION FOR THE NEW DRIVEWAY TO THE EXISTING HOUSE WITH THE TRAFFIC  
ON ALSTON. NO GUEST PARKING ON STREET. DRIVERS USE OUR LOT TO  
PARK IN. HAVE NOW SIGNED IT AS TOW-A-WAY BECAUSE OF THE ABUSE.

2019/06/20  
Date

  
Signature



Talbot Mackenzie & Associates

Consulting Arborists

# **202 Raynor Ave, Victoria**

## **Construction Impact Assessment & Tree Preservation Plan**

Prepared For: Waymark Architecture  
1826 Government St  
Victoria, BC  
V8T 4N5

Prepared By: Talbot, Mackenzie & Associates  
  
Noah Borges  
ISA Certified # PN-8409A  
TRAQ – Qualified

Date of Issuance: February 28, 2020

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6  
Ph: (250) 479-8733  
Fax: (250) 479-7050  
Email: [tmtreehelp@gmail.com](mailto:tmtreehelp@gmail.com)





## Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 202 Raynor Ave, Victoria, BC

Date of Site Visits: February 14, 2020

Site Conditions: Residential lot. No ongoing construction activity.

### **Summary:**

- Three trees will have to be removed, one of which, #Plum #644, is bylaw protected. #644 is likely to be significantly impacted by construction of the new house.
- Caution must be exercised when demolishing the existing shed to not damage roots from the neighbour's cedar hedge NT3. We recommend this be completed under arborist direction and that barrier fencing be erected 1m from the property line to ensure the soil within the critical root zones of the trees is not compacted.
- No construction materials or equipment should be stored within the CRZs of municipal or bylaw protected trees on the subject property. Barrier fencing will be required around bylaw protected trees #638 and 639, and municipal trees NT1 and NT2 if any construction activity occurs north of tree #641 (not protected).

### **Scope of Assignment:**

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to subdivide the property into two lots and construct a new house and two new parking spaces
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

### **Methodology:**

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.

- The conclusions reached were based on the information provided within the attached plans from Waymark (dated April 24, 2019).

**Limitations:**

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- No servicing plans were provided for this assessment. The installation of underground services (water, storm, sewer, gas, electrical) could result in additional tree impacts.
- Where trees were not surveyed on the plans provided, we have added their approximate locations. The accuracy of our estimated locations has not been verified by a professional surveyor.

**Summary of Tree Resource:** Ten trees were inventoried, including three bylaw protected trees on the subject property, two municipal trees, and one hedge on the west neighbour's property (206 Raynor Ave).

**Trees to be Removed:**

- **Honey Locust #642 (16, 10cm DBH):** This tree is within the sight line area north of the new parking spaces. A significant grade reduction will also be required for vehicle access, which will likely require excavation within 2m of the base of the tree. This tree is not bylaw protected.
- **Strawberry tree #643 (18, 12cm DBH):** This tree is within the footprint of one of the new proposed parking spaces. This tree is not bylaw protected.
- **Plum #644 (35cm diameter below unions):** This tree is approximately 2.5m from the proposed new house. Assuming excavation will occur 1m outside the house footprint, we anticipate the health of this tree will be significantly impacted by excavation and recommend it be removed. This tree is bylaw protected.

**Potential Impacts on Trees to be Retained and Mitigation Measures**

- **Shed Removal:** We recommend the shed be removed under the direction of the project arborist to ensure roots from the neighbour's cedar hedge are not damaged. Care must be taken to not over-excavate as roots may be growing up against or underneath the building foundation or underneath the adjacent slab. Barrier fencing should be erected 1m from the property line to protect roots from the neighbour's cedar hedge (NT3) following building removal.
- **Site Access and Materials Storage:** We anticipate the existing driveway access off Alston St will be used for site access. No materials may be stored on the municipal boulevard within the

CRZs of trees NT1 and NT2, or in the front or side yards of the existing house north of tree #641 (not protected). If the entrance to the property on Raynor Drive is to be used for access, or any construction activity is to occur north of #641, additional barrier fencing will need to be erected around the municipal and bylaw protected trees.

- **Service Connections:** There are existing water, SS, and SD mains underneath Alston St. We do not anticipate installing service laterals from these mains to the new house will impact any trees to be retained. We do not anticipate any bylaw protected trees will be impacted if gas or hydro service connections are to be installed either.
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. This includes (but is not limited to) the following activities:
  - Demolition of the existing shed and removal of the adjacent slab within 2m of the property line adjacent to the neighbour's cedar hedge NT3.
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.
- **Barrier Fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones.

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
  - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.

- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.
- **Demolition of the Existing Building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.
- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating the barrier fencing
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation within the critical root zones of trees to be retained
  - Reviewing and advising of any pruning requirements for machine clearances
- **Review and Site Meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,



Noah Borges  
ISA Certified #PN- 8409A  
TRAQ – Qualified

Talbot Mackenzie & Associates  
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site survey, 1-page site plan, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

**Disclosure Statement**

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a “risk assessment” of the trees included.

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



Tree ID	Common Name	Latin Name	DBH (cm)	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status
NT1	Japanese Flowering Cherry	<i>Prunus serrulata</i>	43	5	5.0	Moderate	Good	Fair	Municipal tree (ID: 29882) on frontage of 206 Raynor Ave, topped under utility lines	Y (municipal)	Retain
NT2	Purple Leaf Plum	<i>Prunus cerasifera</i>	33	6	4.0	Moderate	Fair	Fair	Municipal tree (ID: 29881), pruned for clearance from utility lines	Y (municipal)	Retain
NT3	Pyramidal Cedar hedge	<i>Thuja spp.</i>	Multistem	1	1.5	Poor	Good	Good	Neighbour's (206 Raynor Ave), next to fence, >10 stems	N (neighbour's)	Retain
638	Laburnum	<i>Laburnum spp.</i>	13, 13, 11, 10, 9, 6	3	3.5	Moderate	Fair	Fair		Y	Retain
639	Holly	<i>Ilex spp.</i>	25, 24	3	4.0	Good	Good	Fair		Y	Retain
640	Weeping Deodar Cedar	<i>Cedrus deodara 'Pendula'</i>	16	3	2.0	Moderate	Good	Good		N	Retain
641	Holly	<i>Ilex spp.</i>	18, 16	4	3.0	Good	Fair	Fair	Thinning crown on one stem	N	Retain
642	Honey Locust	<i>Gleditsia triacanthos</i>	16, 10	4	2.0	Good	Good	Fair		N	X
643	Strawberry Tree	<i>Arbutus unedo</i>	18, 12	3	4.0	Poor	Good	Fair	Lean	N	X
644	Purple Leaf Plum	<i>Prunus cerasifera</i>	35 below unions	5	4.0	Moderate	Good	Fair		Y	X

**Site Plan Of:**  
**Lot 157A, Block U, Section 31,**  
**Esquimalt District, Plan 549.**  
**P.I.D. 008-921-709**



Scale = 1:200

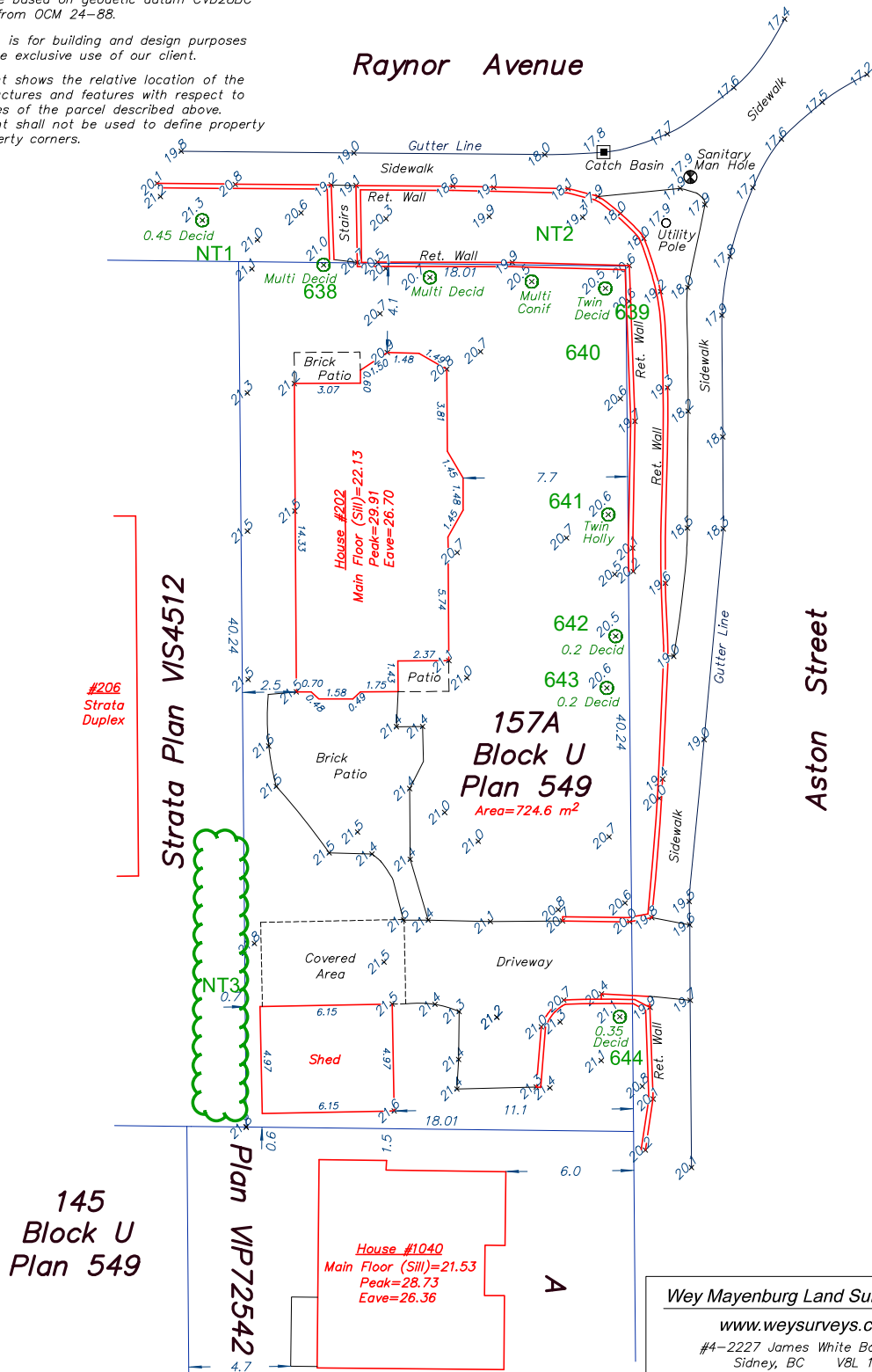
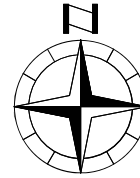
Dated this 27th day of August, 2018.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 24-88.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard

Sidney, BC V8L 1Z5

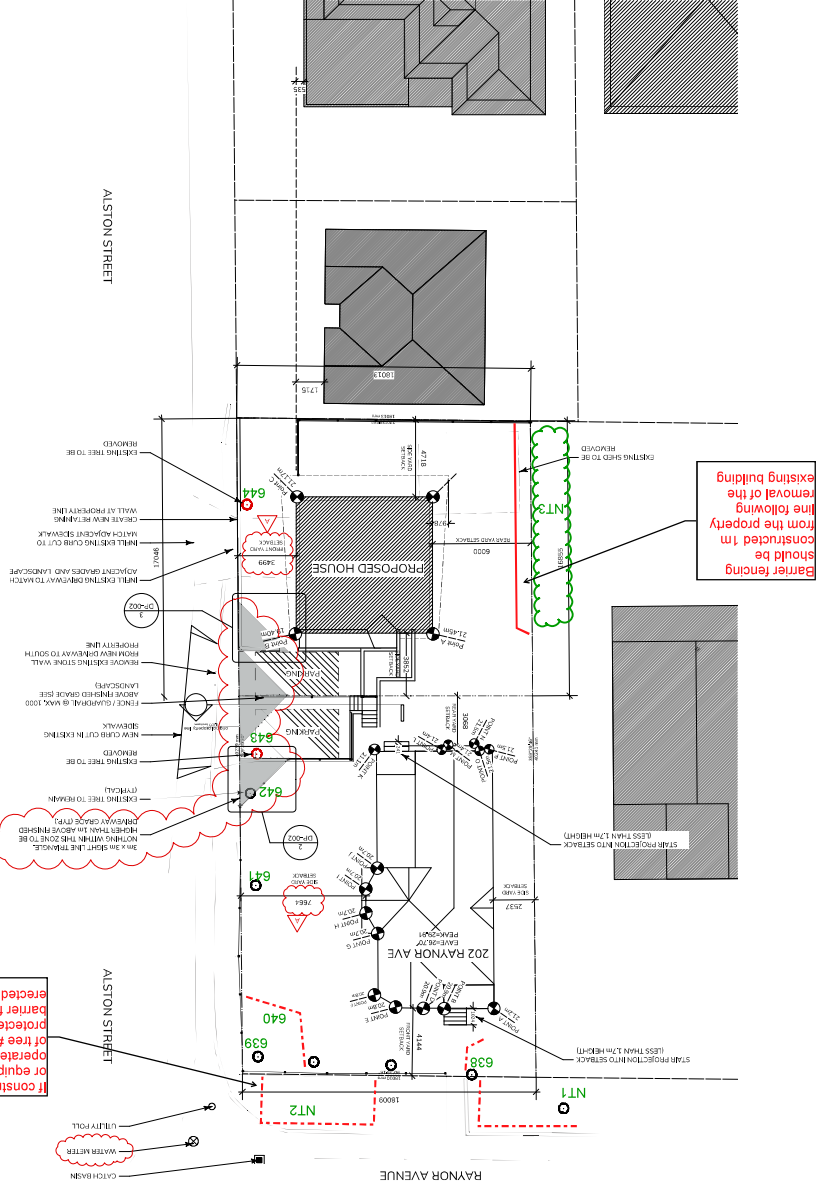
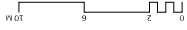
Telephone (250) 656-5155

File: 180251\SIT\GH



WAY MARK

1 Site Plan  
Scale: 1:150

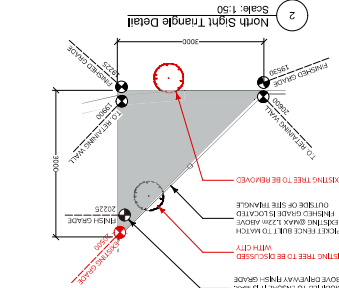
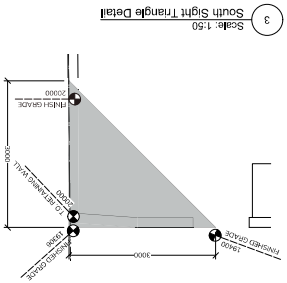


If construction materials protected, additional barrier fencing must be erected (dashed lines)

AVERAGE GRADE: 20.72

TOTAL PERIMETER: 33.43

POINT	A	21.45	POINT A-B	20.425	8.36	170.73
	B	21.17	POINT B-C	20.265	8.36	169.83
	C	21.17	POINT C-D	21.21	8.36	171.62
	D	21.45	POINT D-A	21.45	8.36	179.22
			AVE. LENGTH	TOTALS		



AVERAGE GRADE: 21.11

TOTAL PERIMETER: 46.9

POINT	A	21.12	POINT A-B	21.05	8.07	64.53
	B	20.9	POINT B-C	20.85	8.07	64.53
	C	21	POINT C-D	20.95	8.07	64.53
	D	20.9	POINT D-E	20.85	8.07	64.53
	E	20.8	POINT E-F	20.75	8.07	64.53
	F	20.6	POINT F-G	20.75	8.07	64.53
	G	20.7	POINT G-H	21.1	8.07	64.53
	H	20.7	POINT H-I	20.7	8.07	64.53
	I	20.7	POINT I-J	20.7	8.07	64.53
	J	20.7	POINT J-K	20.9	8.07	64.53
	K	21.1	POINT K-L	21.25	8.07	64.53
	L	21.4	POINT L-M	21.4	8.07	64.53
	M	21.4	POINT M-N	21.45	8.07	64.53
	N	21.5	POINT N-O	21.5	8.07	64.53
	O	21.5	POINT O-P	21.5	8.07	64.53
	P	21.5	POINT P-A	21.35	8.07	64.53
			AVE. LENGTH	TOTALS		

DATA SHEET/ZONING ANALYSIS (LOT WITH EXISTING HOUSE)

LEGAL DESCRIPTION: Lot 157/A, Block U, Section 31 Equumale, Plan 549

STREET ADDRESS: 202 RAYNOR AVENUE

ZONING REGULATIONS: CITY OF VICTORIA, RL-S2 RESTRICTED SMALL LOT

BUILDING FOOTPRINT: 106m2

Section	1	2	3	4	5	6	7	8	9	10	11
Permitted Uses	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Min. Parcel Size	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2
Max. Floor area	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m
Max. Floor area ratio	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1
Lot Coverage	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
String Requirements	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
Front Setback	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
West Side Setback	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
East Side Setback	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Rear Setback	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
Star projection into Required Setback	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Porch roof projection into Required Setback	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Setbacks	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing building is non-conforming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Comments											

DATA SHEET/ZONING ANALYSIS (LOT WITH NEW HOUSE)

LEGAL DESCRIPTION: Lot 157/A, Block U, Section 31 Equumale, Plan 549

STREET ADDRESS: 202 RAYNOR AVENUE

ZONING REGULATIONS: CITY OF VICTORIA, RL-S2 RESTRICTED SMALL LOT

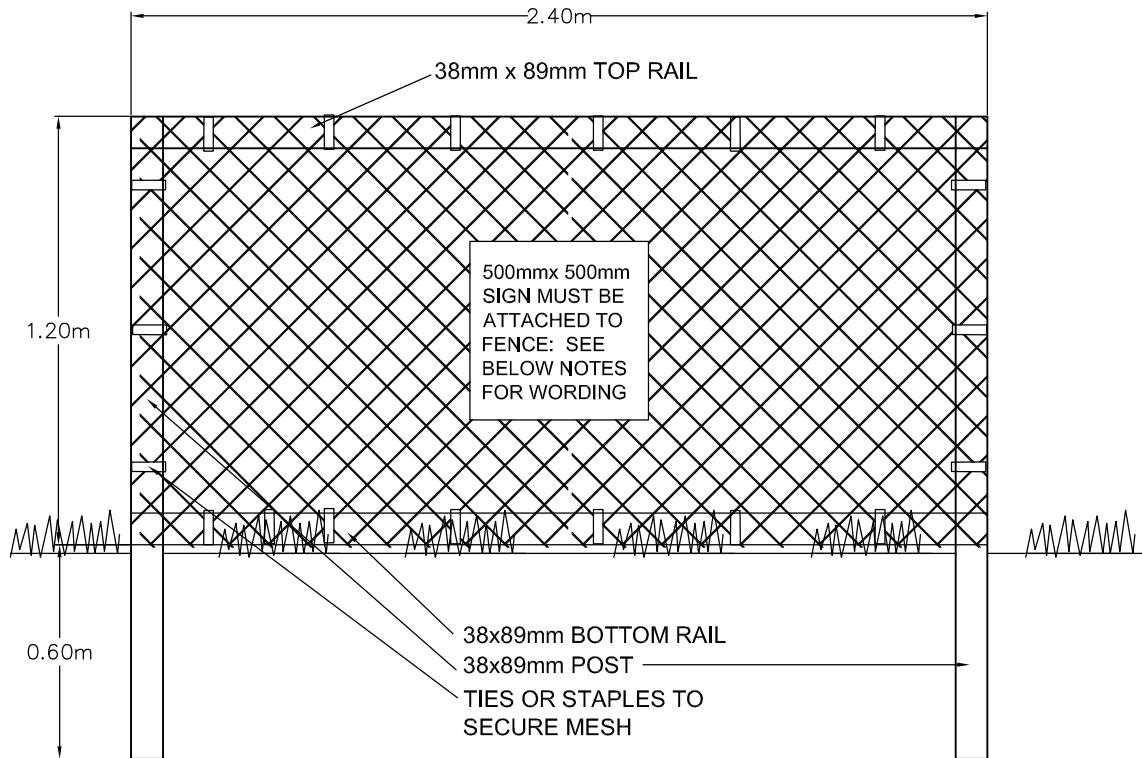
BUILDING FOOTPRINT: 70m2

Section	1	2	3	4	5	6	7	8	9	10	11
Permitted Uses	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Min. Parcel Size	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2
Max. Floor area	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m
Max. Floor area ratio	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1
Lot Coverage	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
String Requirements	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
Front Setback	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
West Side Setback	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
East Side Setback	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Rear Setback	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
Star projection into Required Setback	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Porch roof projection into Required Setback	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Setbacks	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing building is non-conforming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Comments											

AREA CALCULATION:

Section	1	2	3	4	5	6	7	8	9	10	11
Permitted Uses	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Min. Parcel Size	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2	250m2
Max. Floor area	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m	10m
Max. Floor area ratio	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1	8 to 1
Lot Coverage	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
String Requirements	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
Front Setback	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
West Side Setback	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
East Side Setback	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Rear Setback	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m	6m
Star projection into Required Setback	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Porch roof projection into Required Setback	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Setbacks	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing building is non-conforming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Comments											

PAVING CALCULATIONS:  
1 space per dwelling unit = 1



**TREE PROTECTION FENCING**

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS \* USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
  2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- \* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



## Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

### **Tree Resource Spreadsheet Methodology and Definitions**

**Tag:** Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

**DBH:** Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

\* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

**Crown Spread:** Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

**Relative Tolerance Rating:** Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

**Critical Root Zone:** A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).



**Health Condition:**

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

**Structural Condition:**

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

**Retention Status:**

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain \* - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



Tree ID	Common Name	Latin Name	DBH (cm)	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations
NT1	Cherry	<i>Prunus spp.</i>	43	5	5.0	Moderate	Good	Fair	Municipal tree on frontage of 206 Raynor, topped under utility lines
NT2	Plum	<i>Prunus spp.</i>	33	6	4.0	Moderate	Fair	Fair	Municipal, pruned for clearance from utility lines
NT3	Pyramidal Cedar hedge	<i>Thuja spp.</i>	Multistem	1	1.5	Poor	Good	Good	Neighbour's, next to fence, >10 stems
638	Laburnum	<i>Laburnum spp.</i>	13, 13, 11, 10, 9, 6	3	3.5	Moderate	Fair	Fair	
639	Holly	<i>Ilex spp.</i>	25, 24	3	4.0	Good	Good	Fair	
640	Weeping Deodar Cedar	<i>Cedrus deodara 'Pendula'</i>	16	3	2.0	Moderate	Good	Good	
641	Holly	<i>Ilex spp.</i>	18, 16	4	3.0	Good	Fair	Fair	Thinning crown on one stem
642	Honey Locust	<i>Gleditsia triacanthos</i>	16, 10	4	2.0	Good	Good	Fair	
643	Strawberry Tree	<i>Arbutus unedo</i>	18, 12	3	4.0	Poor	Good	Fair	Lean
644	Purple Leaf Plum	<i>Prunus cerasifera</i>	35 below unions	5	4.0	Moderate	Good	Fair	



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- NS - Not suitable to retain due to health or structural concerns



**CITY OF VICTORIA  
HERITAGE ADVISORY PANEL  
MEETING MINUTES  
MAY 12, 2020**

**Present:** Pamela Madoff, Chair  
Julie Bréhéret  
Doug Campbell  
Katie Cummer  
Graham Walker  
Shari Khadem  
Steve Barber

**Absent:** Lisa MacIntosh, Hal Kalman

**Staff:** John O'Reilly, Senior Heritage Planner  
Alison Meyer, Assistant Director, Development Services  
Andrea Walker Collins, Planning Secretary

The Chair called the meeting to order at 12:05pm.

**1. Adoption of the Agenda**

**Moved** by Shari Khadem

**Seconded** by Katie Cummer

**Carried Unanimously**

**2. Adoption of the Minutes of the March 10, 2020 Meeting**

**Moved** by Doug Campbell

**Seconded** by Shari Khadem

**Carried Unanimously**

**3. Announcements**

John O'Reilly:

- Introduction of Andrea Walker Collins, the new Planning Secretary providing administrative support to the Heritage Advisory Panel (HAPI).
- Victoria High School is moving forward with their seismic upgrade as well as constructing an addition. City staff have met with the applicant. As a courtesy the applicant would like to present to the HAPI. The building is on the Heritage Registry, but is not designated. No permits are required for the alterations to the building. There will be an opportunity for Panel members to tour the building in the coming weeks.
- The Heritage-Designated house at 223 Robert Street was reported by local media regarding a fire. The owner and their insurance provider wish to restore the building. Early indications are that there is extensive damage, but it could be restored. A full report is not yet available.

- The current Panel members' terms will expire at the end of June. Any members who are serving on their third term will not be able to apply at this time. An open call for applicants is now available until May 27<sup>th</sup>.

*Steve Barber joined the meeting at 12:22pm.*

**4. 404 Henry Street  
Heritage Designation Application No. 00189**

John O'Reilly provided an introduction to the application.

**Motion**

That Council approve the designation of the property located at 404 Henry Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

**Moved** by Doug Campbell

**Seconded** by Shari Khadem

**Comments:**

- Doug Campbell said the site is beautiful both inside and outside of the building structure, and that he believes the site is deserving of a designation.
- Shari Khadem said the building is significant because of its uniqueness.
- Steve Barber noted that the landscaping should be included in the Statement of Significance.
- Pamela Madoff expressed her support for the application and said that this is an important historical architect in the community. Would like the Statement of Significance to include that the site determined the specific design of the building.

**Carried unanimously**

**5. 202 Raynor Avenue  
Heritage Alterations with Variance Permit Application No. 00021**

John O'Reilly provided an introduction to the application.

**Comments and Questions:**

- What will be the nature of the design review of the new house to ensure some degree of compatibility to the heritage house?
  - John O'Reilly responded that the review will be based on the local area plan and does not believe there is a precedent for the design to reference the Queen Anne Design, as the neighbourhood is not consistently referencing this design.
- Has there has been any feedback from the neighbours regarding the subdivision of the property?

- John O'Reilly responded that the Planner who is overseeing the Rezoning application would need to respond to that question.
- Pamela Madoff noted that Rezoning applications require an extensive process of reaching out to the community for feedback.
- Doug Campbell commented that he supports the desire to increase density as long as the character of the neighbourhood is maintained. He expressed dissatisfaction in lost green space for the existing house. He would prefer a new, modern building that is reflecting the nature of the district. He noted general support for the proposal.
- Steve Barber agrees with Doug Campbell's statement and says that he has no objection to a new subdivision, but that the design should be subjected to a design review to ensure compatibility with the heritage house.

### **Motion**

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with a Variance Application No. 00021 for 202 Raynor Street be approved as presented.

**Moved** by Pamela Madoff

**Seconded** by Doug Campbell

**Defeated unanimously**

### **Motion**

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with a Variance Application No. 00021 for 202 Raynor Street be approved with the following changes:

- For further consideration be given to the compatibility of the design with the historic nature of the heritage house and neighbourhood.

**Moved** by Steve Campbell

**Seconded** by Katie Cummer

**Carried unanimously**

Adjournment: 1:37 pm

Motioned by Graham Walker  
Seconded by Katie Cummer



## STATEMENT OF SIGNIFICANCE FOR 202 RAYNOR AVENUE

### DESCRIPTION OF HISTORIC PLACE:

The house was built in 1894 and is an example of the Queen Anne style wood framed houses built in Victoria at the end of the 19th Century. It is positioned at the corner of Alston Street and Raynor Avenue, facing north toward the Selkirk waterway. It is set on a level site, raised above the falling elevation of the surrounding the streets, giving it a commanding presence on the corner of Alston and Raynor as it overlooks the north end of Alston Street and Tyee Road toward Bamfield Park and the pedestrian bridge. The house reinforces the historic character of the neighbourhood and nearby Catherine Street.

It is situated just east of the Catherine Street heritage cluster in Vic West, know as Heritage Conservation Area HCA1: Catherine Street North. It is an attractive Queen Anne style house with the typical variety of patterned wood shingles and handsome corner brackets on the ground floor bay windows and porch.





## HERITAGE VALUE:

The house is an important part of Victoria's heritage because it showcases the homes that were being introduced to a newly revitalized city in the 1890's. This decade followed a new series of investments into the Victoria's civic infrastructure and public buildings in the 1880's and a boom in the city's population. The newly completed Esquimalt & Nanaimo Rail was just completed and Vic west was quickly becoming a developed neighbourhood in its own right. The house is located just a block from the Catherine street corridor and is an example of the Queen Anne Style that was common in the area at the time. This building does not have the ornament or expense that is featured in more elaborate Queen Anne examples in the area, but is a fine example of the housing offered for the working class population that were moving to Victoria in the 1890's. The house was purchased by a plumber, Robert Nott and his wife in 1895 where they raised their two children.

## CHARACTER DEFINING ELEMENTS:

- 1½-storey shingled Queen Anne style house with the typical variety of patterned wood shingles
- decorative corner brackets on the ground floor bay window and porch.
- hipped main roof, and gables on all sides.
- The gables at the front (north) and left (east) sides have square bays above bracketed angled bays separated by seven courses of plain shingles painted to give the appearance of a beltcourse.
- Squared Palladian windows in the upper bays and Queen Anne glass in all the bays.







WAYMARK





## CONSERVATION PLAN FOR 202 RAYNOR AVENUE

### DESCRIPTION OF RECENT MAINTENANCE:

year	scope of work
2012	replaced roof, eavestrough and added screen gutters
	replaced roof bathroom vents with larger diameter ones
	replaced wiring and fuseboxes: service to 200A, remaining knob and tube removed; entry of cable to house moved to avoid 2nd floor windows, dug in cement channel in cellar
	two bathrooms fully renovated- all fixtures removed and replaced, radiant floor heating installed
	laundry machine and dryer moved to upstairs
	plumbing checked and upgraded: safety valve added in cellar
	new drywalling in halls, two front upstairs bedrooms: wall and ceilings
	interior painting throughout, laminate floor replacement of existing carpet where no wood floor underneath
	front porch, porch roof and stairs all rebuilt with Heritage Alteration Permit approved
2013	kitchen renovations: new cabinets, new counters, high efficiency vent, new convection stove
2014	removed unsafe interior brick wall, replaced with gypsum board wall
	rebuilt brick fireplace
	installed gas fireplace
2016	repairs made to outside walls, carpentry repairs to balustrade over porch and balcony railing and uprights
	house exterior completely painted using Victoria Heritage Foundation colour suggestions and standards.
2018	new water heater
2019	new furnace

### ROUTINE MAINTENANCE:

- Monitor downspouts every significant rainfall to ensure they are all working properly and ensure water is directed away from basement area.
- Check exterior wood work for signs of rot and other damage, especially at porches and decks
- touch up paint, especially at south side







- check windows jambs, sashes and sills for evidence of rot and damage from sun - repaint as required
- check all caulk joints and flashings each fall before the wet season

**SIGNIFICANT WORK EXPECTED IN THE NEXT FEW YEARS:**

- perimeter picket fence will need to be replaced
- complete exterior painting should be done



**Monica Dhawan**

---

**From:** Andrea Merrick <[REDACTED]>  
**Sent:** Sunday, June 16, 2019 7:40 PM  
**To:** Victoria Mayor and Council; Sean Dance  
**Subject:** Property at 202 Raynor

To Whom it may concern,

My partner and I are the property owners of 1021 Catherine street and would like to express our support for the owners of 202 Raynor Avenue to subdivide their lot. We do not believe that it would be a detriment to the neighbourhood to allow for another dwelling on the aforementioned lot. Although we will not be able to attend the meeting on June 18th, we wish to offer our support to the proposed Land Use change. If you have any further questions or concerns, please do not hesitate to contact us at either of the phone numbers or emails below.

Sincerely,

Andrea Merrick - [REDACTED]

&

Gary Wong - [REDACTED]

## Monica Dhawan

---

**From:** Danielle Bell [REDACTED]  
**Sent:** Sunday, June 09, 2019 6:24 AM  
**To:** landuse@victoriawest.ca; Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Proposed development 202 Raynor - input from owner at Regatta Landing  
**Attachments:** SKMBT\_55219060709030.pdf

Dear Sean Dance,

I received this notice of a proposal for redevelopment of a property within 100 meters of my property at Regatta Landing.

I oppose this development for the following reasons:

1) heritage designation of the existing property. The proposed expansion is incompatible with the heritage nature of the property. The subdivision will take away from the site and undermine the heritage character of the home.

2) the justification does not make sense. What does "so that they can age in place" mean? Is the request is to build a new home on the same lot? If this is the case, my response is absolutely not.

Thank you for sharing the notification with me. I regret that I am unable to attend the meeting as I am currently serving in Iraq.

Kind regards,

Danielle Margaret Bell

----- Forwarded Message -----

[REDACTED]  
[REDACTED]  
**Sent:** Friday, June 7, 2019, 08:34:16 p.m. GMT+3  
**Subject:** 6995 - Owner Correspondance

Hello,

On behalf of the Property Manager, Richard Sims, please see the attached owners correspondence.

Kind regards,

Jamie Wyman

Administrative Assistant

Cornerstone Properties Ltd.

301-1001 Cloverdale Ave



Victoria BC V8X 4C9

[REDACTED]

[REDACTED]

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**From:** Scanner - Cornerstone Properties

**Sent:** June-07-19 9:58 AM

**To:** Jamie Wyman [REDACTED]

**Subject:** Message from KMBT\_552

Rezoning, Development Permit  
with Variance  
and Heritage Alteration Permit  
with Variance Application  
for  
202 Raynor Avenue



1



2

## Subject Site (Raynor)



3

## Subject Site (Alston)



4

---

## 206/208 Raynor Avenue



5

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## 207/209 Raynor Avenue



6



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## 203 Raynor Avenue



7

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## 800 Tyee Road



8



## 1075 Tyee Road

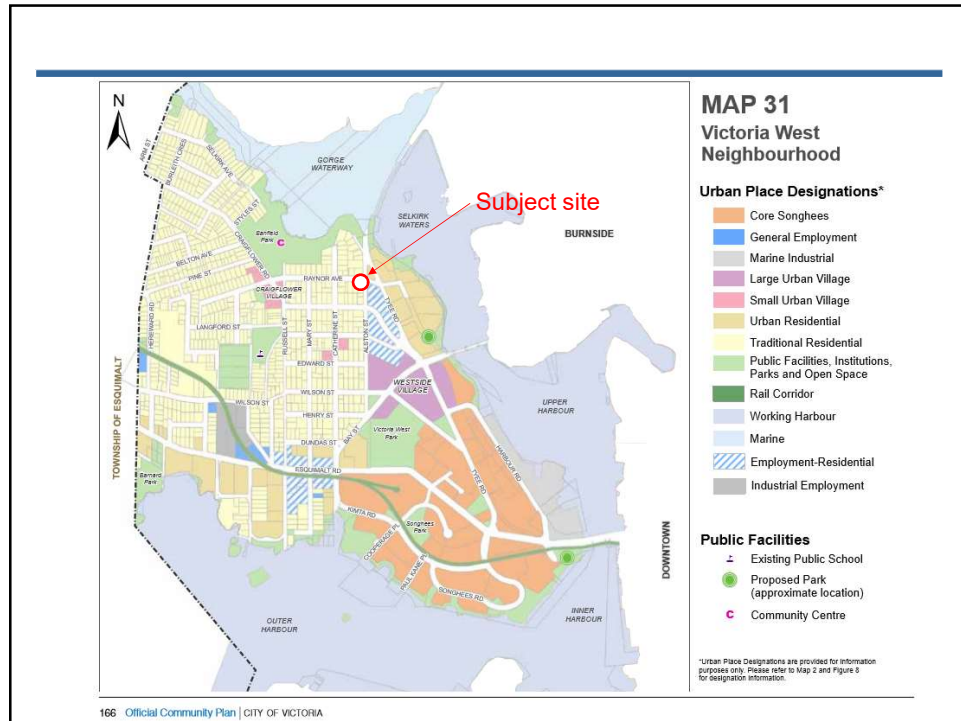


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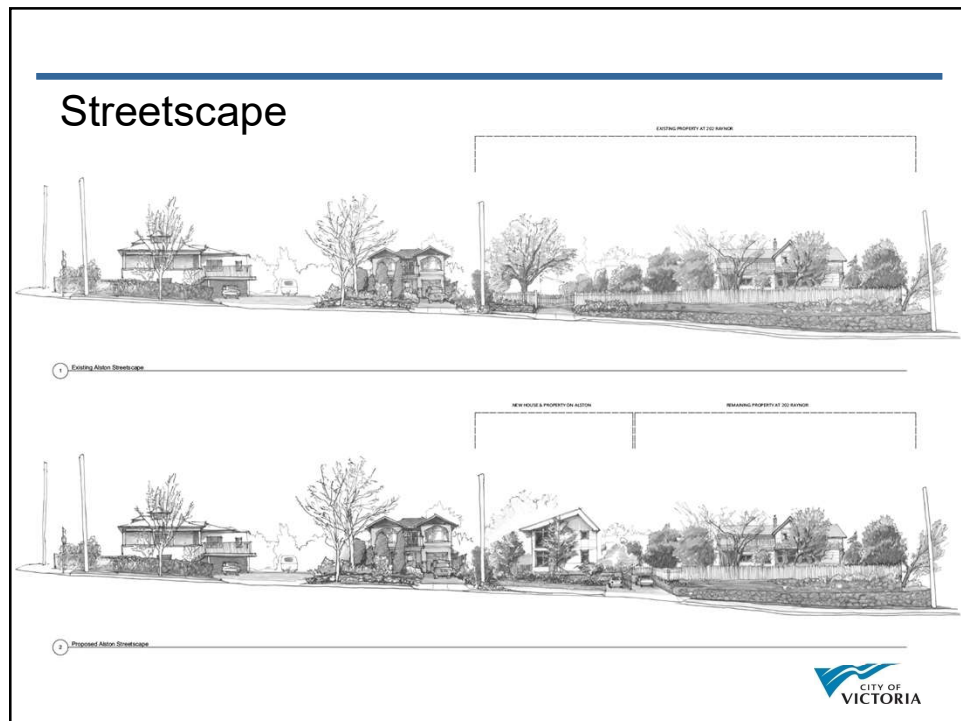
## 203 Skinner Street and 1040 Alston Street



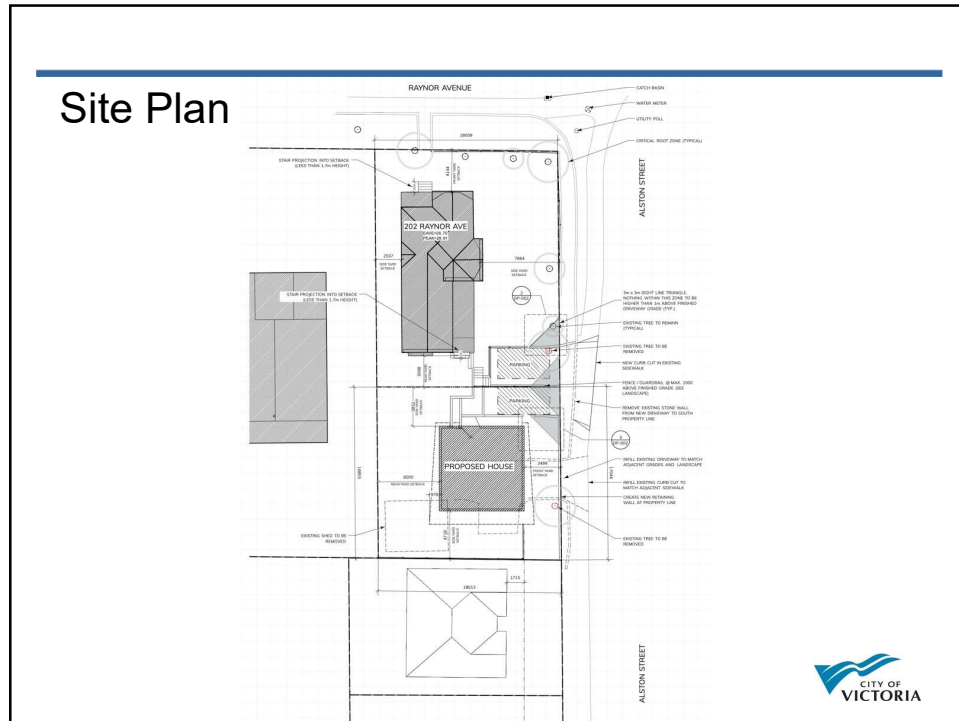
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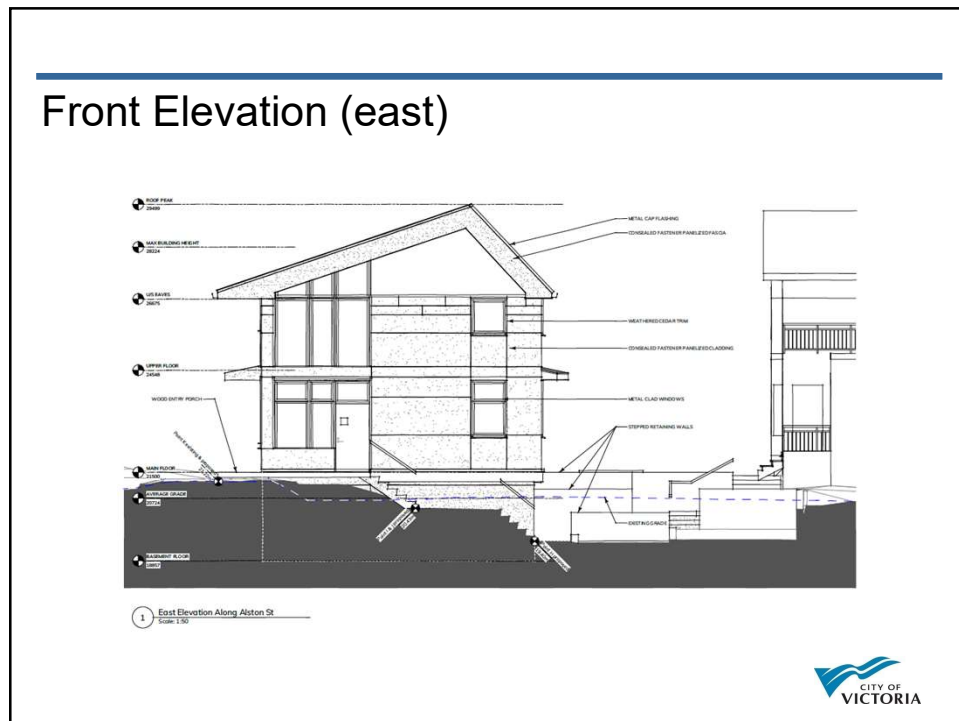
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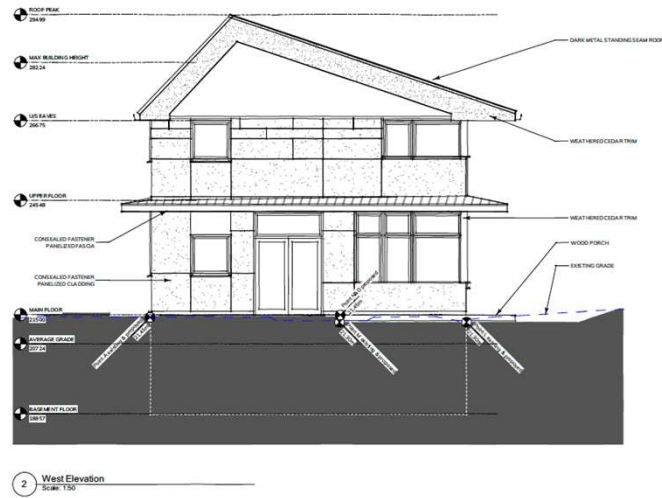


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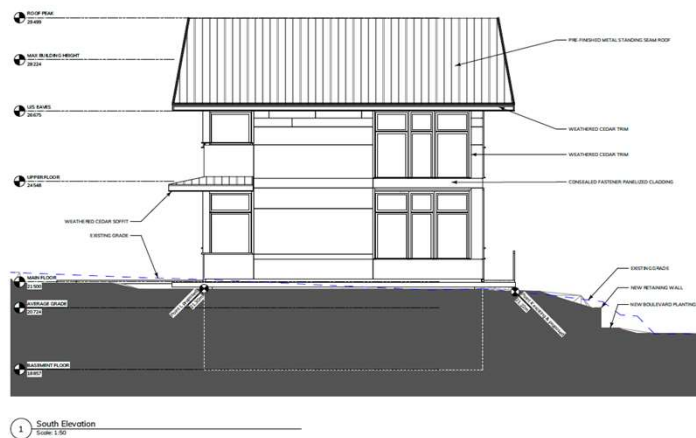
14

## Rear Elevation (west)



15

## Side Elevation (south)

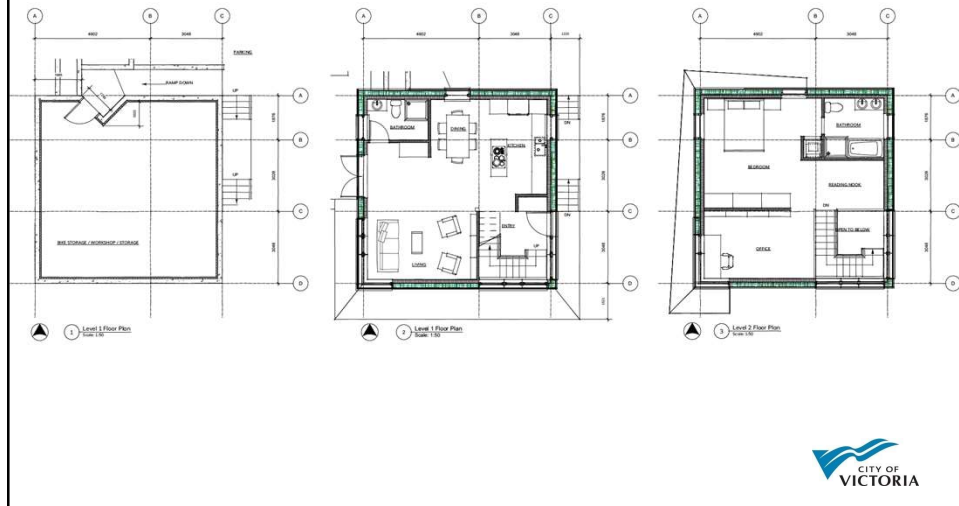


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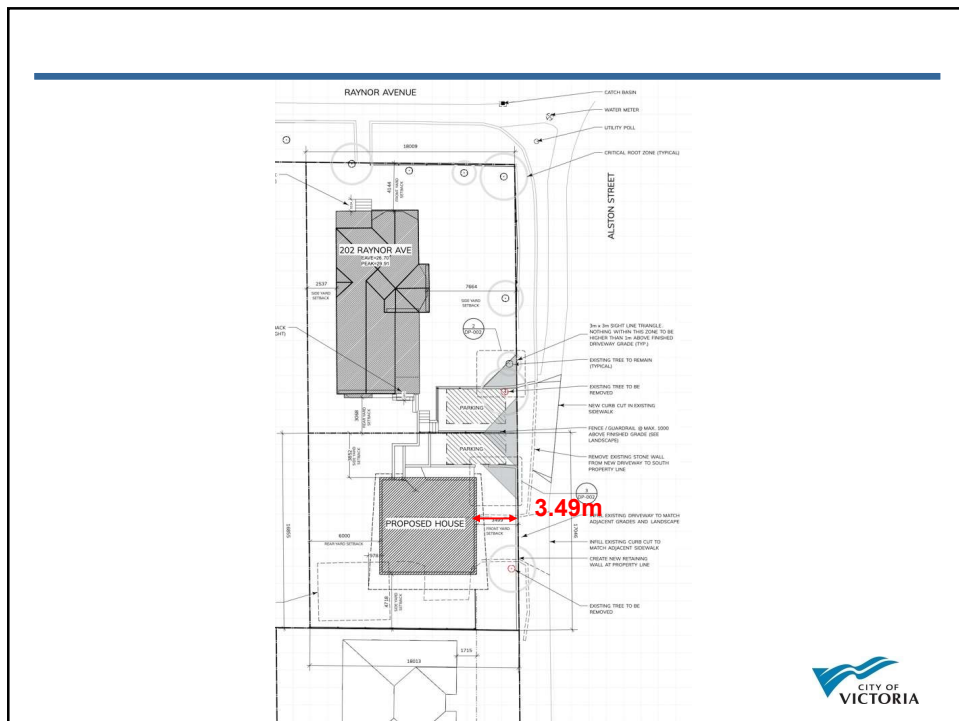




## Floor Plans

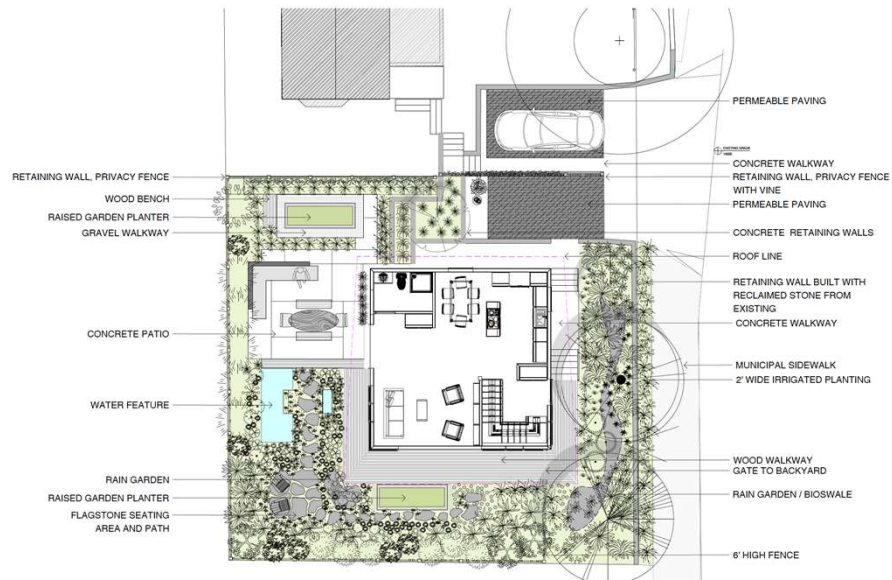


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## Landscape Plan



21



22



23

## Heritage Alteration Permit with a Variance Application for 202 Raynor Avenue



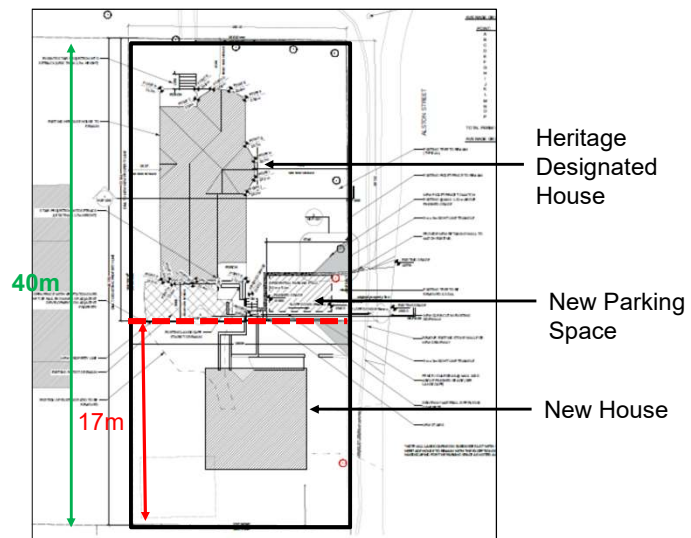
24

## Aerial Map



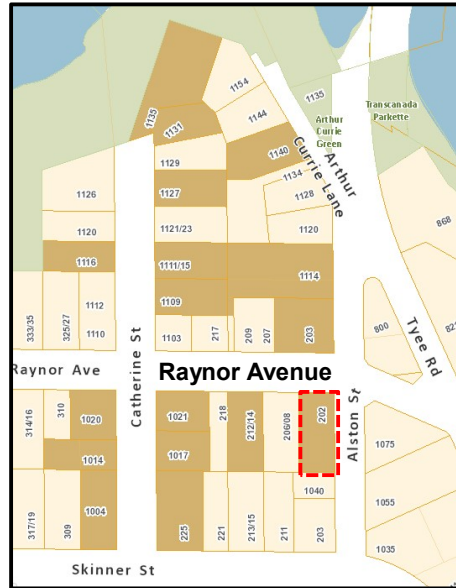
25

## Site Plan



26

## Nearby Heritage Properties



27

## Streetscape Context- Alston Street



203 Skinner Street



1040 Alston Street



1035, 1055 and 1075 Alston Street



28

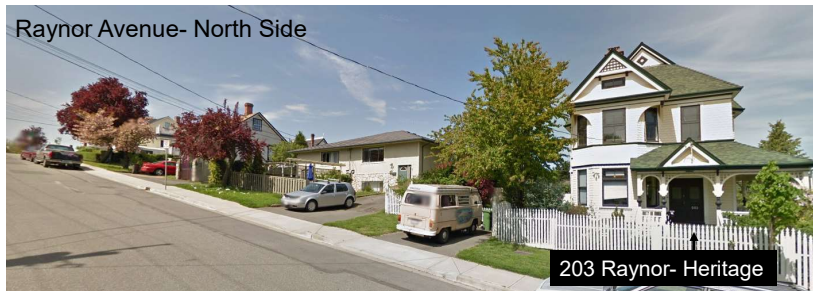


## Streetscape Illustration



29

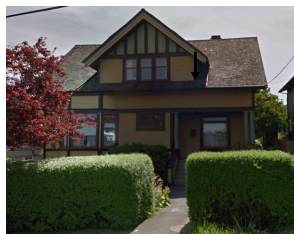
## Streetscape Context- Raynor Avenue



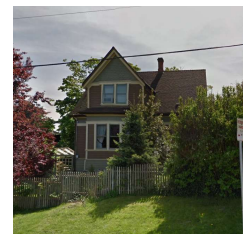
206 Raynor



211/214 Raynor- Heritage



1021 Catherine- Heritage

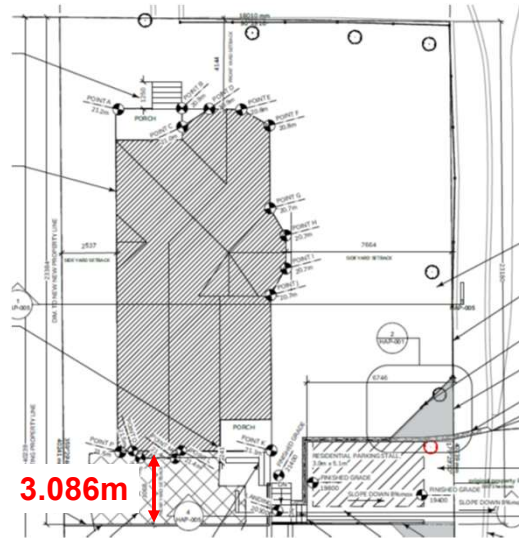


Raynor Avenue- South Side



30

## Variance- Rear Yard Setback



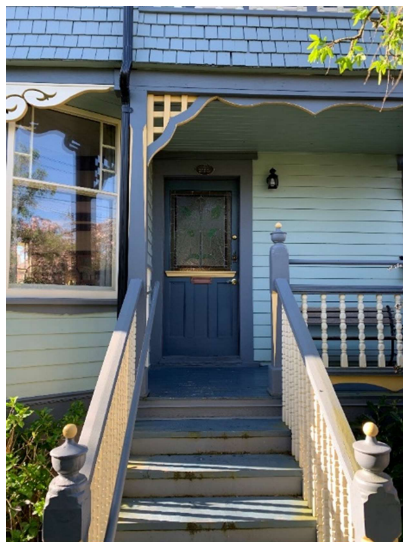
31

## Building Condition



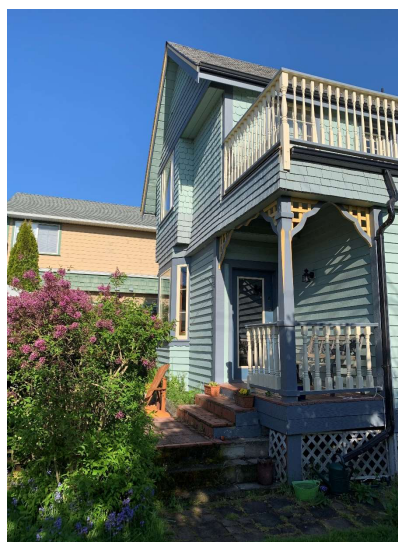
32

## Building Condition



33

## Building Condition



34