

REPORTS OF COMMITTEES

1. Committee of the Whole – May 4, 2017

1. Heritage Alteration Permit with Variance Application No. 00003 for 623 Avalon Road (James Bay)

Motion:

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variance Application No. 00003 for 623 Avalon Road, in accordance with:

1. Plans, date stamped March 20, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - Part 2.1.5 (a) -Reduction of the minimum required front yard setback from 7.50m to 4.35m.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

Carried Unanimously

3. CONSENT AGENDA

3.1 Heritage Alteration Permit with Variance Application No. 00003 for 623 Avalon Road (James Bay)

Committee received a report dated April 24, 2017, from the Director of Sustainable Planning and Community Development regarding an application that was approved by Council on April 28, 2016, but due to a technical error requires a larger variance than what was originally granted.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variance Application No. 00003 for 623 Avalon Road, in accordance with:

1. Plans, date stamped March 20, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - Part 2.1.5 (a) -Reduction of the minimum required front yard setback from 7.50m to 4.35m.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report For the Meeting of May 4, 2017

To: Committee of the Whole **Date:** April 24, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Heritage Alteration Permit with Variance Application No. 00003 for 623 Avalon Road**

RECOMMENDATION

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variance Application No. 00003 for 623 Avalon Road, in accordance with:

1. Plans, date stamped March 20, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - Part 2.1.5 (a) - Reduction of the minimum required front yard setback from 7.50m to 4.35m.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development.
4. Heritage Alteration Permit 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 provide Council with information, analysis and recommendations for a Heritage Alteration Permit with Variance Application for the property located at 623 Avalon Road. This application involves a variance from the original Heritage Alteration Permit with

Variance approved by Council on April 28, 2016. It is required due to a technical error in the labelling of the dimension for the front yard, necessitating a larger variance than was originally granted. Despite this situation, the house remains in its original location on the property. Staff recommend for Council's consideration that Council authorize the issuance of Heritage Alteration Permit with Variance Application No. 00003 for 623 Avalon Road.

BACKGROUND

Description of Proposal

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application with Variance for the property located at 623 Avalon Road. The house is a heritage-designated residence located in the Avalon Road Heritage Conservation Area.

The purpose of the Variance Application is outlined in a letter dated February 14, 2017, from John Keay, of Keay Cecco Architecture Ltd. (see attached). The original application, approved by Council on April 28, 2016, required lifting the house for the construction of a new foundation and a front façade restoration to facilitate a duplex conversion. The original submission showed an "existing" front setback of 4.62m, which was based on drawings previously done for the building in 2002. A survey prior to the lift of the building, as well as a survey completed after the house was lowered to its new foundation, and in the same location, confirmed that the "original" location of the foundation is actually 27cm closer to Avalon Road than what is shown on the initial submission drawings. It was thus determined that a technical error had occurred due to incorrect information referenced on the 2002 drawings, which now requires correction on the current application drawings to ensure the drawings are consistent with the existing "original" site conditions.

This technical miscalculation due to the applicant's error in referencing drawings from 2002 is considered a minor discrepancy and has not impacted the existing site conditions.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 23, 2017, the application was referred for a 30-day comment period to the James Bay Neighbourhood Association. Revised plans were also placed on the Development Tracker on March 22, 2017. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

The application remains consistent with the relevant City policies within the *Official Community Plan* and Development Permit Area HCA 1: Traditional Residential because it conserves and enhances the heritage value and special character of significant buildings, and contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources.

The application also remains consistent with the *James Bay Neighbourhood Plan* as well as the *Standards and Guidelines for the Conservation of Historic Properties in Canada*.

CONCLUSIONS

The existing heritage-designated house at 623 Avalon Road is currently being rehabilitated for a duplex conversion, which was approved by Council on April 28, 2016, allowing for a reduced minimum front yard setback from 7.50m to 4.62m. The technical error of 27cm in the front setback shown on the initial drawings was due to incorrect information referenced from drawings completed in 2002, and was discovered when a survey was completed prior to, and after, the lift of building. Staff recommend that Council consider advancing Heritage Alteration Permit Application with Variance No. 00003 for 623 Avalon Road to an Opportunity for Public Comment.

ALTERNATE MOTIONS

That Council decline Heritage Alteration Permit with Variance No. 00003 for the property located at 623 Avalon Road.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division

A. Mey



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

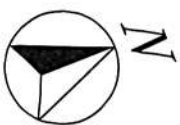


Date: _____

April 29, 2017

List of Attachments

- Subject map
- Aerial photograph
- Letter from applicant, dated February 14, 2017
- Plans, date stamped March 20, 2017
- COTW Report, dated March 24, 2016.



Heritage Altera
Designated

Designated

6223 Avalon Road
Permit with Variance #00003
Registered

Registered





623 Avalon Road

Heritage Alteration Permit with Variance #00003



KEAY CECCO ARCHITECTURE LTD

JOHN KEAY, ARCHITECT AIBC
LARRY CECCO, IA, AIBC, MRAIC
1124 FORT STREET,
VICTORIA, V8V 3K8
February 14, 2017

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

Your Worship and Council,
re: Thomas Booz residence, 623 Avalon Road

You will find enclosed an application for a Heritage Alteration Permit for the above residence. This application is required due to a discrepancy in the front yard setback. In our original submission the setback was shown as 4.62M and described as "existing." A survey with offsets was undertaken prior to lifting the house, and a further survey completed when the house was lowered onto its new foundations. Both of these confirm that the house was lowered to its previous location. These surveys showed however, that the house is located 27cm closer to Avalon Road than the original submission drawings, which were based on drawings previously done for the building in 2002. There are also minor discrepancies in the sideyard setbacks, which I consider to be within the normal range of tolerance given the replacement of some exterior finishes.

The work being undertaken on the building has previously been approved by the Heritage Advisory Committee and Council, and the project is currently underway. I have enclosed my two previous letters which describe the scope of work. There is no change in the value of the work which would result from this application.

This information has been forwarded to the James Bay Neighbourhood Association for their review. It is my understanding that a formal presentation is not required. I trust, given the limited nature of this application, that Council will expedite this application as much as possible.

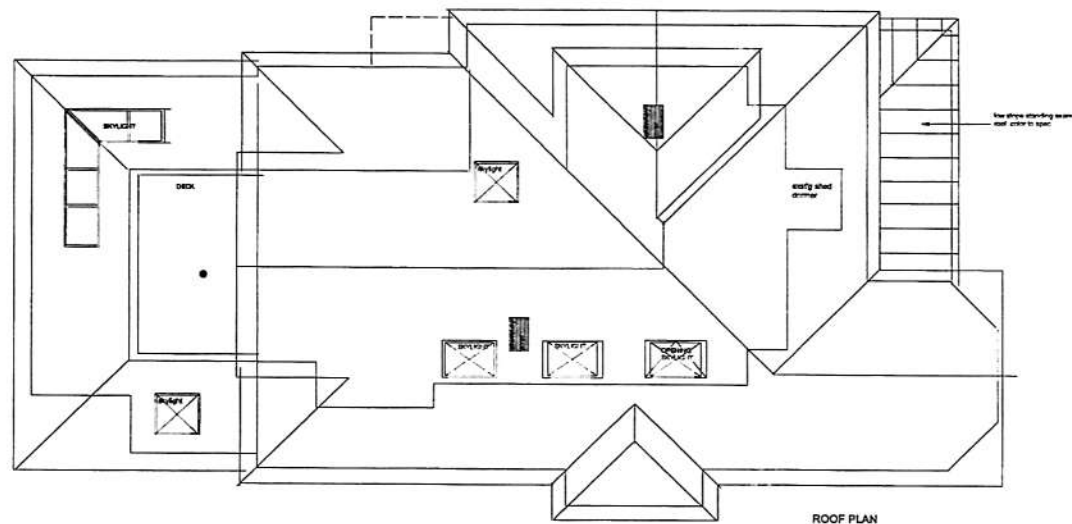
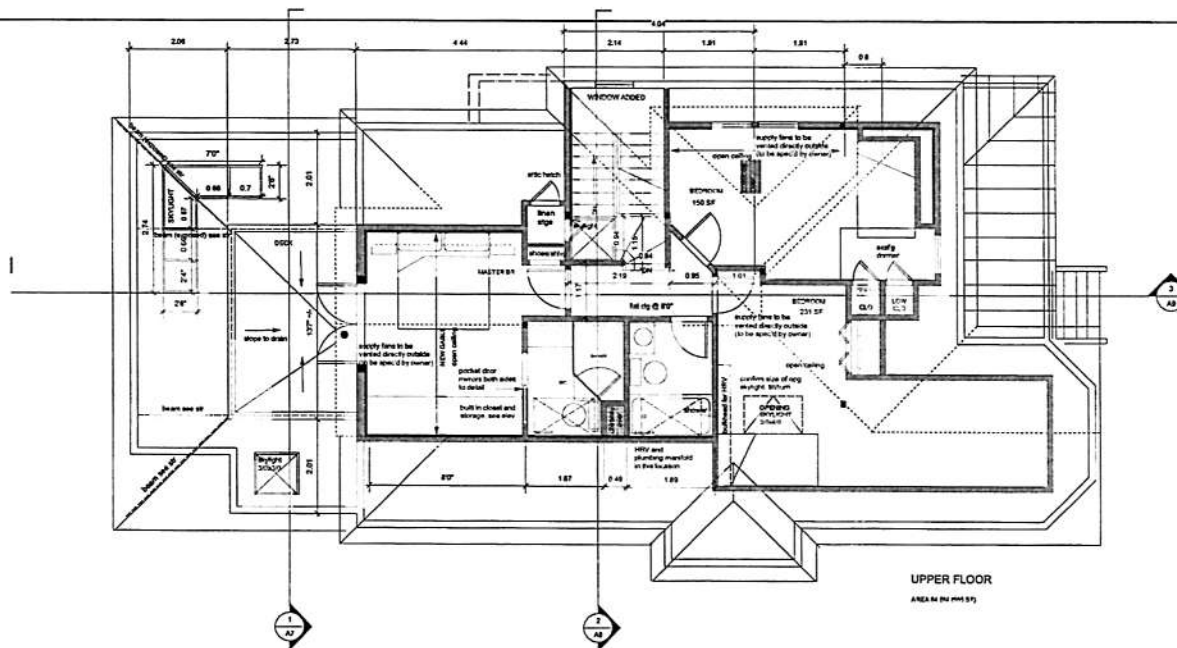
Yours truly,



John Keay, Architect

cc: Merinda Conley
Iain and Celia McBride
Garth and Doreen McBride

Tel: 250 382 3823
Email: john@kcarchitecture.ca



LEGEND

- EXISTING WALLS TO REMAIN
- WALLS REMOVED
- NEW PARTITIONS
- NEW RATED WALLS

REFER TO THE WALL DETAILS, SHEET A-04

NOTE:

- ALL NEW WINDOWS, DOORS AND EXHAUSTS MUST MEET PERFORMANCE GRADE 25 (B08C 2012) 10 OR 17
- GAS BOILER FOR FLOOR HEATING THROUGHOUT BUILDING
- SUPPLY AND EXHAUST AIRWAYS TO BE VENTED DIRECTLY OUTSIDE (SEE A-04 FOR DETAILS)

KEYE CECCE
ARCHITECTURE LTD.

1124 EAST STREET, VICTORIA, BC CANADA V8W 2G5
PHONE: 250-363-1001
EMAIL: info@keycecco.ca

COMMENTS

NO.	REVISION	DATE	BY
1.	FOUNDATION FOR BUILDING PERMIT	1/1/2017	AS
2.	BUILDING PERMIT REVISIONS	1/1/2017	AS
3.	CHIMNEY DETAILS	1/1/2017	AS
4.	CEILING HEIGHT	1/1/2017	AS
5.	WALLS TO REMAIN	1/1/2017	AS
6.	STAIRS	1/1/2017	AS
7.	UPPER FLOOR PLAN	1/1/2017	AS
8.	SITE PLAN REVISED	1/1/2017	AS

GENERAL NOTES

Use of these drawings is limited to the project and site shown. No other use is permitted without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.

PROJECT

MCBRIDE RESIDENCE
ALTERATIONS
623 AVALON ROAD,
VICTORIA

SHEET TITLE

UPPER FLOOR AND ROOF PLAN
1/12 - 1/13

SCALE	AS SHOWN	DATE	1124 - 1536
DATE PLOTTED	March 15, 2017	DESIGNED BY	NP / JC
PROJECT NO.		SHEET NO.	A-03

Received
City of Victoria

MAR 20 2017

Planning & Development Department
Development Services Division



Technical drawing of a window and exterior wall assembly. The drawing shows a cross-section of a wall with a window and a sloped concrete retaining wall. The window is labeled with dimensions and materials. The exterior wall is labeled with materials and construction details. The sloped concrete retaining wall is labeled with dimensions and materials.

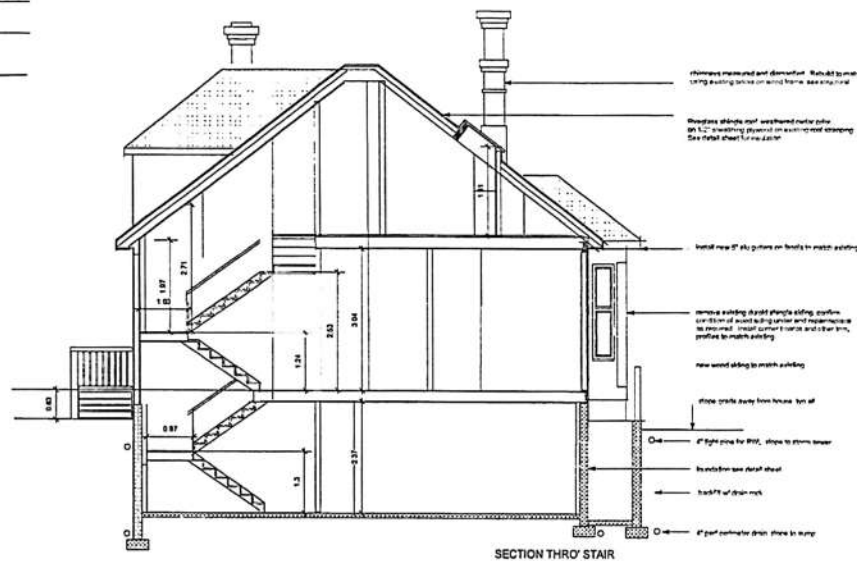
Labels and dimensions:

- edge of tray window
- top of wall to have 1" chamfer, top all
- 32x48 wood frame thermo of window, fixed
- 1/2" gashed exterior parallel steel
- concrete retaining wall, see str
- add the drain, connect to perforated drainage system
- cast concrete stairs
9 treads, 10" high,
7-27" deep

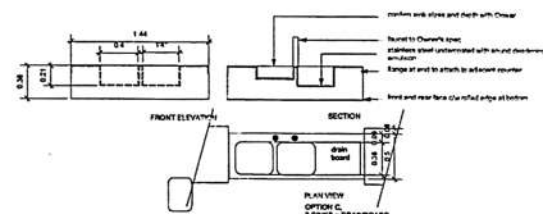
Received
City of Victoria

MAR 20 2017

Planning & Development Department
Development Services Division



SECTION THRO' STAIR



STAINLESS STEEL SINK AND COUNTER

KEY: CECO ARCHITECTURE LTD
FEBRUARY 23, 2017

SK 2 KITCHEN SINK
623 AVALON ROAD

COMMENT

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL FOR BUILDING PERMIT	04/04/00	
2	BUILDING PERMIT NOTATION'S	04/05/00	
3	CHIMNEY DETAILS	04/07/00	
4	CILING HEIGHT ADJUSTING	04/08/00	
5	MPLYWOOD REVISIONS	04/09/00	
6	STAR REVISIONS	04/10/00	JM
7	MPLYWOOD REVISIONS	04/12/00	JM
8	SITE PLAN REVISIONS	04/13/00	JM

GENERAL NOTES

Use of these drawings is limited in their availability in the United States and is not open.

Do not construct from these drawings unless intended to support the structure shown.

All required plate details, drawings, specifications and contract documents prepared by King Linton Architects Ltd., Inc., and used for construction with this contract drawing are the property of KLA and are not to be used or reproduced in any way without the prior written consent of the duly designated owner.

These drawings are often used for the construction of a structure and are not to be used for the construction of a structure without the prior written consent of the duly designated owner.

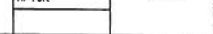
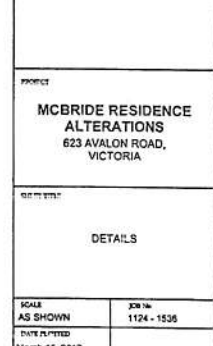
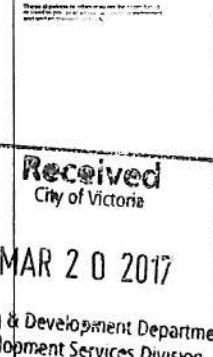
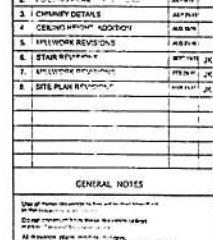
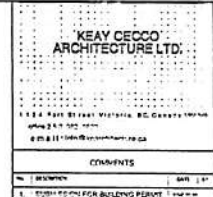
PROJECT

**MCBRIDE RESIDENCE
ALTERATIONS**
623 AVALON ROAD,
VICTORIA

Sheet Title

SECTIONS

SCALE AS SHOWN	JOB No. 1124 - 1536
DATE PLOTTED March 15, 2017	A-07
DRAWN BY NP / JK	





Committee of the Whole Report

For the Meeting of April 7, 2016

To: Committee of the Whole **Date:** March 24, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Heritage Alteration Permit Application with Variances No. 00213 for 623 Avalon Road**

RECOMMENDATION

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

That Council authorize the issuance of the Heritage Alteration Permit Application with Variances No. 00213 for 623 Avalon Road in accordance with:

1. Plans date stamped February 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - Part 2.1.5 (a) - Relaxation for the minimum required front yard setback from 7.50m to 4.62m
 - Part 2.1.5 (b) - Relaxation for the minimum required rear yard setback from 12.80m to 9.63m
 - Part 2.1.5 (c) - Relaxation for the minimum required interior side yard setback (west) from 1.83m to 1.35m
 - Schedule C, Section 4 - Relaxation to the required number of off-street parking spaces to be provided from 2 to 1
 - Schedule F, Section 5 (b) - Relaxation to maximum allowable rear yard coverage from 25% to 28.39%.
3. The Heritage Alteration Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

LEGISLATIVE AUTHORITY

In accordance with Sections 972 and 973 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 Application with Variances for the property located at 623 Avalon Road. The proposal is to rehabilitate the existing heritage-designated house as a duplex and to add additional living space in a rear addition and new gable roof additions on the west and south elevation.

The following points were considered in assessing this Application:

- consistency with the *Official Community Plan (OCP)*
- consistency with local area plans
- consistency with the *Standards and Guidelines for the Conservation of Historic Places in Canada*
- consideration of the impacts of variances from the *Zoning Regulation Bylaw*.

The Application is supportable as the variances relate to existing non-conforming setbacks and site coverage and the Application is in accord with the existing heritage standards.

The Application was reviewed by the Heritage Advisory Panel at its meetings on February 9 and March 8, 2016 and was recommended for approval.

BACKGROUND

Description of Proposal

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application with Variances for the property located at 623 Avalon Road. The house is a heritage-designated house located in the Avalon Road Heritage Conservation Area.

The proposal is outlined in a letter dated January 29, 2016, from John Keay, of Keay Cecco Architecture Ltd. (see attached). The house is covered in asphalt shingles over the existing wood siding and much of the original wood details such as brackets, trim, etc. have been removed. The house requires a new foundation and new services. The applicant is proposing to upgrade the house and convert it to a duplex while undertaking a restoration of original details on the front elevation. A gable roof addition is proposed for the west elevation to provide additional living space on the second floor, while a new addition at the rear will expand the living space for the second residential unit.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 27, 2016, the Application was referred for a 30-day comment period to the James Bay Neighbourhood Association. Revised plans were sent on March 11, 2016. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

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

Official Community Plan (OCP)

The proposed development outlined in the Application is consistent with the OCP because it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources. In addition, a key strategic direction of the OCP would be met by the proposed development where it enables the adaptation and renewal of existing building stock.

Development Permit Area 1 (HC): Traditional Residential

The property is located within the Avalon Road Heritage Conservation Area which is identified in the OCP and whose objectives include:

- (a) To conserve and enhance the heritage value, special character and the significant buildings, features, and characteristics of low scale residential areas.
- (b) To enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.

James Bay Neighbourhood Plan

The proposed development is consistent with the goals and objectives of the *James Bay Neighbourhood Plan* in relation to Housing, where it encourages the retention of significant buildings in the neighbourhood and in relation to Heritage Preservation, where it encourages the conservation and rehabilitation of buildings, lands and structures of heritage significance, which contribute to the neighbourhood's attractive character.

Standards and Guidelines for the Conservation of Historic Places in Canada

Exterior Walls

Recommended: Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value. Designing a new addition in a manner that preserves the character-defining exterior walls of the historic building.

Roofs

Recommended: Designing and constructing additions to roofs, such as access stairs, elevator or mechanical equipment housing, decks and terraces, and dormers and skylights that are inconspicuous from the public right-of-way and do not damage or obscure character-defining elements.

New gable roof additions are proposed for the south and west elevations, and a new addition on the south (rear) elevation. Six new skylights are proposed for the side and rear elevations, which are non-character-defining. While the number of changes is extensive, the primary character-defining front elevation is not being changed and the owner's intention is to remove the asphalt shingle siding and restore the original wood siding, brackets and other detailing, based on further on-site investigation of building materials. As the house will require a new concrete foundation, it will be lifted and the existing brick chimneys will be dismantled and

reconstructed with a brick face on a wood frame. As a new basement is being created and accessed from exterior stairwells, the relationship of the existing house to grade will be modified to increase its height above grade to a minor degree. The proposed interventions will conserve character-defining elements of the building's exterior and are therefore consistent with the Standards and Guidelines where it recommends modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.

Windows, Doors and Storefronts

Recommended: Designing and Installing new windows, doors, or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

The proposal includes the alteration of openings on the south, east and west elevations and the rehabilitation of the exterior wood siding and windows.

The new duplex use proposes a new porch on the west elevation and a new deck on the rear, south elevation. New access stairs to the basement are proposed for the west and east elevations. The proposed new features are designed in a style compatible with the historic character.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its meetings on February 9 and March 8, 2016 and was recommended for approval.

CONCLUSIONS

The existing heritage-designated house at 623 Avalon Road requires extensive upgrading. The proposal to rehabilitate the house for duplex use does require extensive changes and additional floor space, but the proposed work is sensitive to the heritage character of the building and is mostly confined to the rear and side elevations which are considered non-character-defining. The applicant has also committed to the restoration of the wood siding and missing historic trim details and brackets. The rehabilitation of this important house in the Avalon Road Heritage Conservation Area advances the City's heritage conservation objectives and staff recommend that Council consider advancing Heritage Alteration Permit Application with Variances No. 00213 for 623 Avalon Road to an Opportunity for Public Comment.

ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application with Variances No. 00213 for the property located at 623 Avalon Road.

Respectfully submitted,



Steve Barber
Senior Heritage Planner (Interim)
Development Services Division

JH



Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: March 30, 2016

List of Attachments

- Subject map
- Aerial photograph
- Letter from applicant dated January 29, 2016
- Plans date stamped February 29, 2016.