

## **REPORTS OF THE COMMITTEES**

### **Committee of the Whole – April 7, 2016**

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

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 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.

**Carried Unanimously**

#### **4.5 Heritage Alteration Permit Application with Variances No. 00213 for 623 Avalon Road**

Committee received a report dated March 24, 2016, regarding an application to rehabilitate the existing heritage-designated house as a duplex, and to add additional living space in a rear addition, and new gable additions on the west and south elevation.

**Motion:** It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, 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.

CARRIED UNANIMOUSLY 16/COTW



## Committee of the Whole Report For the Meeting of April 7, 2016

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**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

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### 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.





623 Avalon Road

Heritage Alteration Permit #00213



Designated



Registered









# KEAY CECCO ARCHITECTURE LTD

JOHN KEAY, ARCHITECT AIBC  
LARRY CECCO, IA, AIBC, RAIC  
1124 FORT STREET,  
VICTORIA, V8V 3K8

Received  
City of Victoria

JAN 29 2016

Planning & Development Department  
Development Services Division

January 28, 2016

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

Your Worship and Council,

Re: 623 Avalon Road, Heritage Alteration Permit

Please find enclosed an application for the above property. The building, which is designated, is an integral part of the Avalon Road/Huntington Place heritage cluster, and is described in "This Old House." Currently the house is sound, although it has suffered from deferred maintenance, with few improvements other than some rewiring. It is the only remaining house in this heritage precinct which has not been upgraded and restored. Over time, the exterior has been altered with the removal of most of the exterior trim, brackets, and so on, and the addition of asphalt shingles over the siding. When the asphalt shingles are stripped, it is the intention of the Owner to replicate decorative trim elements through a study of shadow and trim outlines and to use these as a basis for replicating the missing exterior details. Unfortunately, there is only the one photograph of the exterior.

The intent of the application is to restore the exterior, and to construct alterations including a rear addition which will permit the building to be occupied with their extended family, and are committed to restoring the existing building. The proposed sympathetic additions and alterations reflect the scale and design intent of the existing house, and have been carefully considered to minimize their impact, while reflecting the fact that they are contemporary alterations. The additions are identified by using a variety of design elements. In the case of the new gables, these are stepped back so that they do not align with the existing roofs. The rear addition is stepped in from the existing building, and has a lower roof profile.

The following variances are being requested:

- i. sideyard variance is being requested for the construction of a side porch and stair to the west elevation
- ii. rear yard setback variance
- iii. parking variance for 1 parking space

The scope of work is envisioned as follows:

- i. new foundations, including basement with exterior and interior access. The building will be raised 1'0" to improve basement access
- ii. the foundation is currently rubble, a new seismic compliant concrete foundation will be clad with a similar stone veneer
- iii. remove asphalt shingle siding, replace missing trim and deteriorated wood elements, as shown
- iv. re and re siding and exterior finishes as required and paint

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



- v. document and dismantle the chimneys, rebuild the exposed sections with brick face on a wood frame
- vi. Rebuild the existing windows, add storm windows as appropriate
- vii. Construct new gables and rear addition as shown

The project as proposed will complete the significant amount of work done over the years to this major heritage precinct. The Clients and I look forward to meeting with the Heritage Advisory Committee and Council, to review the project further. In the meantime, please contact me if there are any questions.

Yours truly,

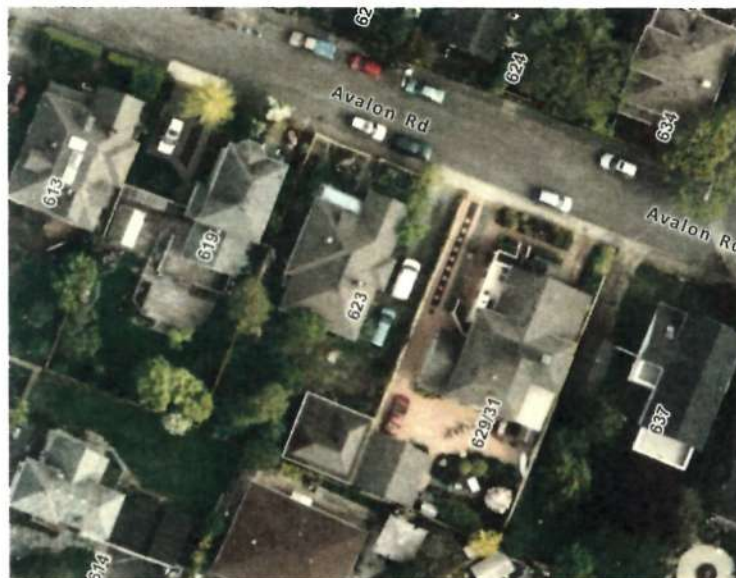
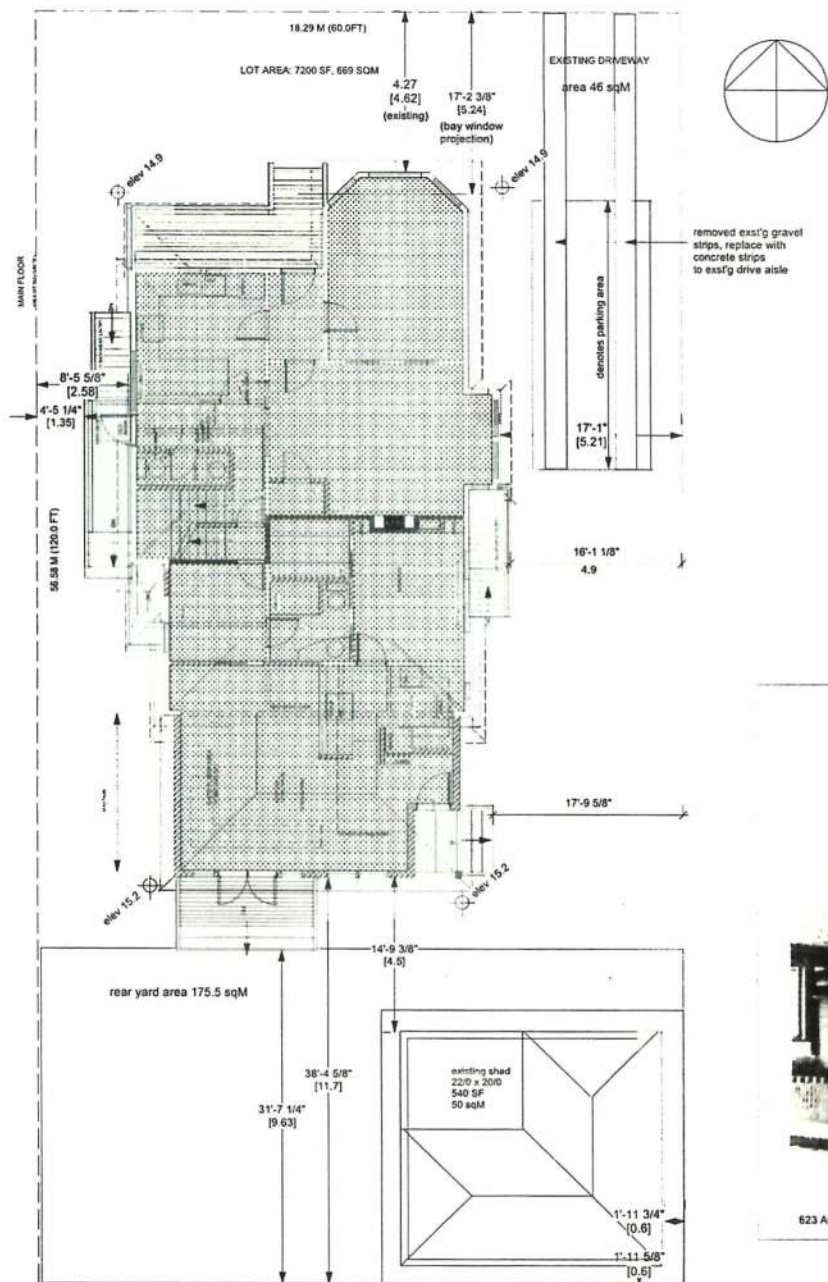
A handwritten signature in black ink, appearing to be 'John Keay', with a long horizontal stroke extending to the right.

John Keay, Architect

cc: Murray Miller, Planning Department  
Iain and Celia McBride  
Garth and Doreen McBride

ZONING: R2

AVALON ROAD



#### PLANNING SUBMISSION CHECKLIST

1. OWNER: GARTH AND DOREEN MCBRIDE
2. LOT 5, PLAN 185, SECTION BF, VICTORIA
3. 623 AVALON ROAD
4. KEAY CECCO ARCHITECTURE LTD.  
382 3823 john@kccarchitecture.ca
5. ZONING: R2
6. SITE AREA: 7200 SQ.FT. 669 SQM
7. SITE COVERAGE: 375
8. TOTAL FLOOR AREA:  
HOUSE: 2370 SQ.FT. 220.2 SQM  
ACCESSORY BUILDING: 440 SF, 50 SQM
9. FLOOR SPACE RATIO: 42
10. GRADE: 15.05, PER EXISTING
11. HEIGHT: 7.15 M (23.5')
12. NUMBER OF STOREYS: 1 1/2 + BASEMENT
13. SETBACKS  
FRONT YARD: 5.24M (17.2')  
EAST SIDE YARD: 5.21 M (17.0')  
WEST SIDE YARD: 1.35 M (4.43') VARIANCE  
REAR YARD: 9.63 M (31.6') VARIANCE
14. OPEN SPACE: .68 (EX ACCESSORY BUILDING)
15. OPEN SPACE, REAR YARD: .7
16. FLOOR AREA INCLUDING BASEMENT: 378 SM
17. PARKING PROVIDED: 1 STALL (VARIANCE)

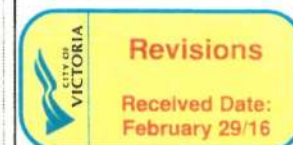
Received  
City of Victoria

FEB 29 2016

Planning & Development Department  
Development Services Division

KEAY CECCO  
ARCHITECTURE LTD.

124 FORT STREET, VICTORIA, V8W 3K8  
tel: 250 382 3823  
email: info@kccarchitecture.ca



PROJECT

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

SHEET TITLE

SITE PLAN

JOB No.  
1536

SCALE  
AS SHOWN

DATE  
FEB 22, 2016

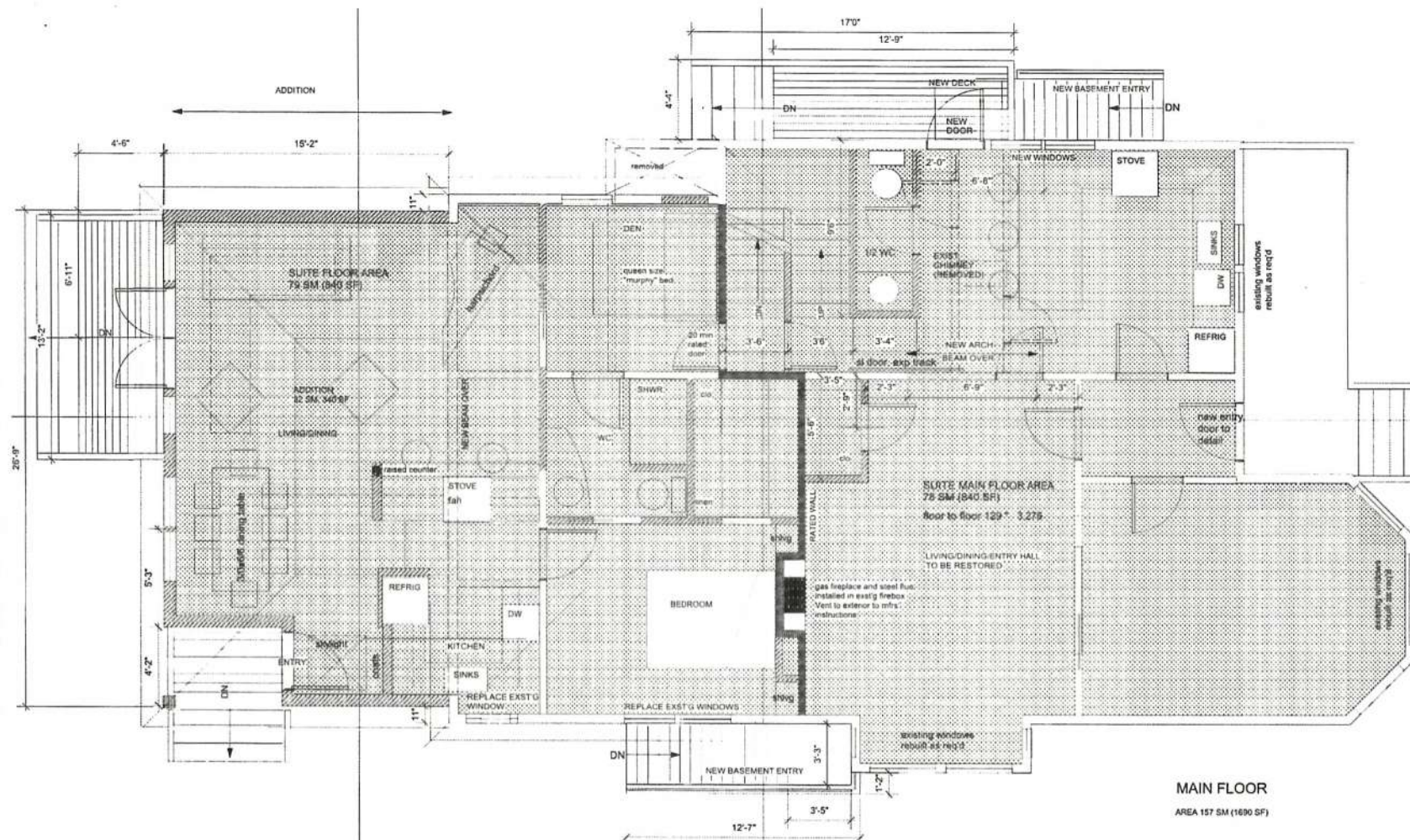
DATE PLOTTED  
FEB 22, 2016

A-01



KEYE CECCE  
ARCHITECTURE LTD.

104 FORT STREET, VICTORIA V8V 3K8  
tel 250 382 3823  
email info@keyce.ca



MAIN FLOOR  
AREA 157 SM (1690 SF)

LEGEND

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

REFER TO THE WALL DETAILS, SHEET A10

Received  
City of Victoria

FEB 29 2016

Planning & Development Department  
Development Services Division

PROJECT

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

SHEET TITLE

MAIN FLOOR OPTION 2

JOB No.  
1536

SCALE  
1/4" = 1'0"

DATE  
FEB 22, 2016

DATE PLOTTED  
FEB 22, 2016

A-02

124 FORT STREET, VICTORIA V8V 3K8  
tel 250 382 3823  
email [info@kicarrhite-bureau.com](mailto:info@kicarrhite-bureau.com)



Planning & Development Department  
Development Services Division

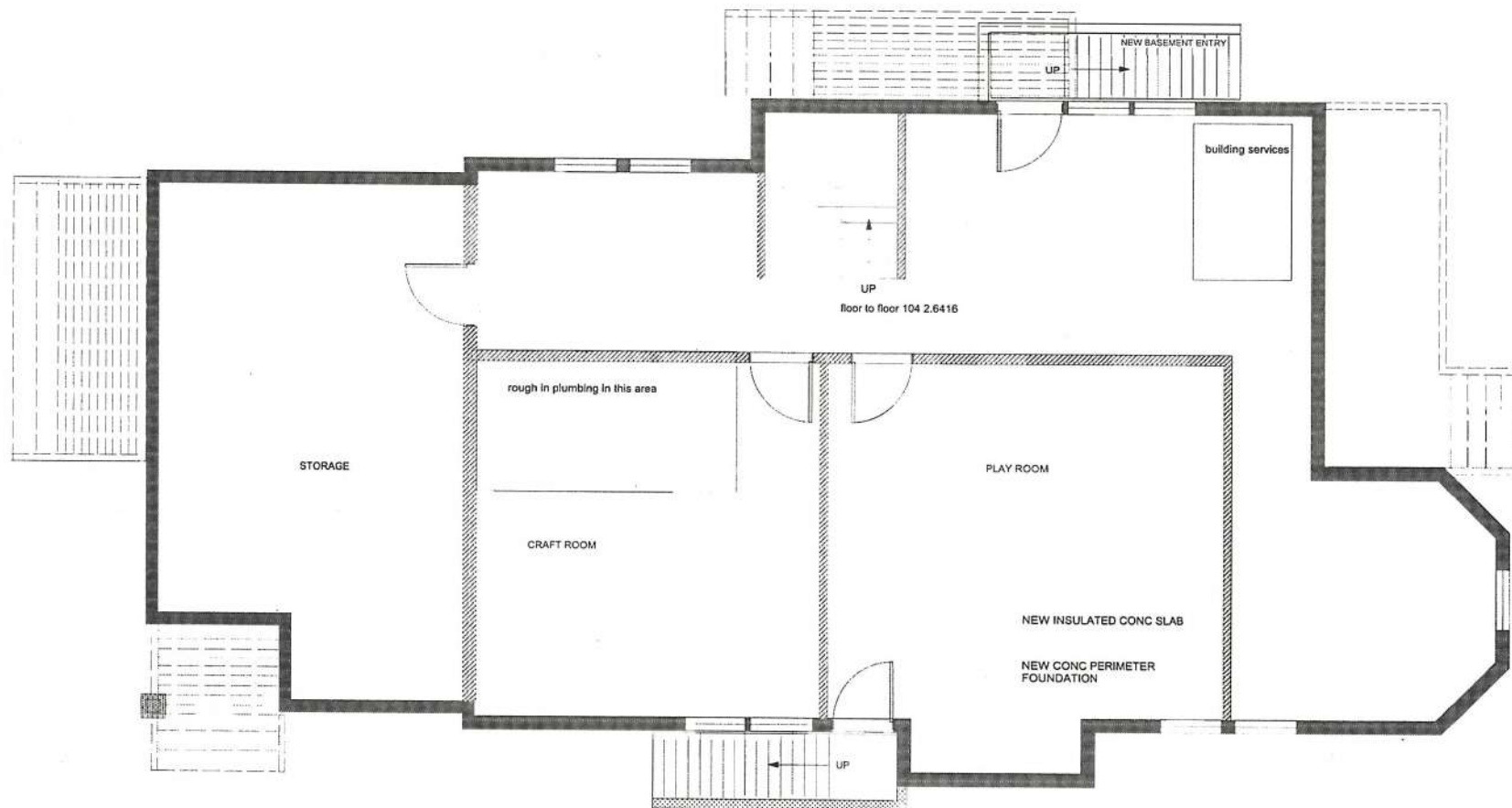
REFER TO THE WALL DETAILS, SHEET A10

A -03



KEYEY CECCO  
ARCHITECTURE LTD.

124 FORT STREET, VICTORIA V8Y 3K8  
tel 250 382 3823  
email info@keyceccoarchitects.ca



Received  
City of Victoria

FEB 29 2016

Planning & Development Department  
Development Services Division

LEGEND

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

REFER TO THE WALL DETAILS, SHEET A10

PROJECT

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

SHEET TITLE

**BASEMENT**

JOB No.  
1536

SCALE  
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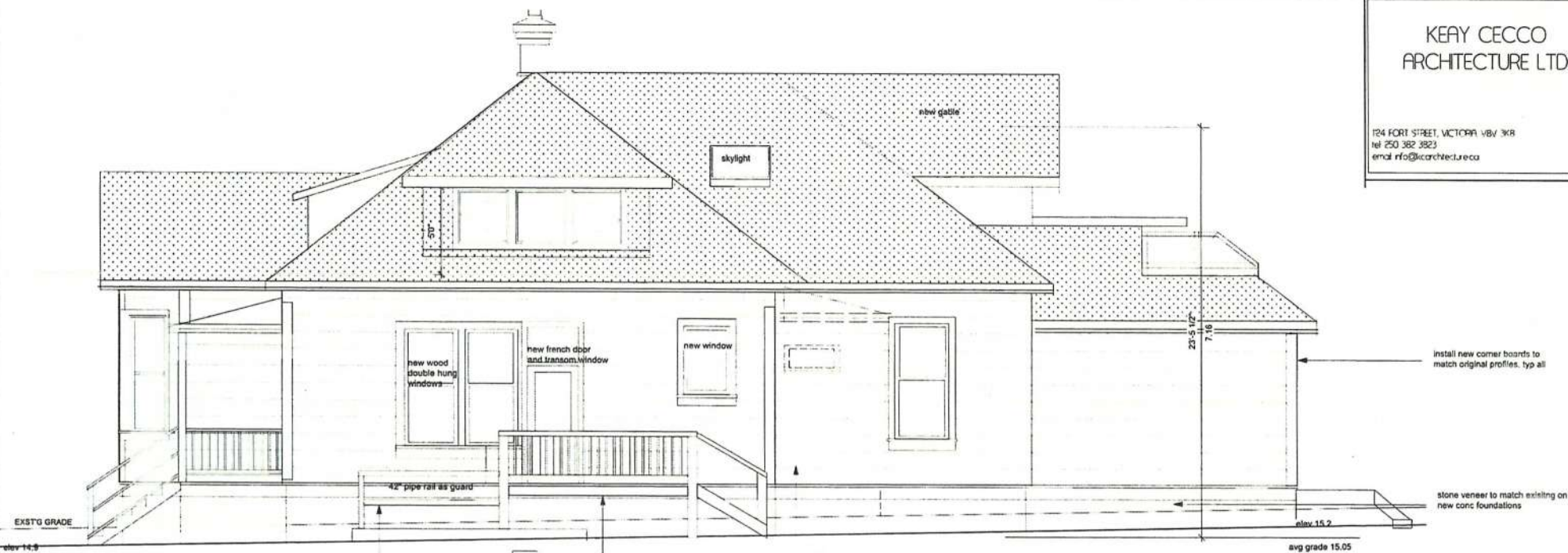
DATE  
FEB 22, 2016

DATE PLOTTED  
FEB 22, 2016

A-04

KEYE CECCO  
ARCHITECTURE LTD.

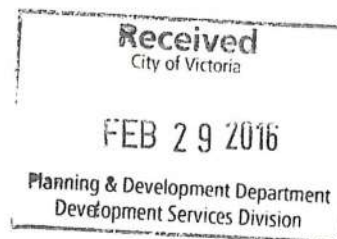
124 FORT STREET, VICTORIA V8V 3K8  
tel 250 382 3823  
email rfo@keycecco.ca



WEST ELEVATION

NOTE: existing windows which are to be removed shown dashed

- new fibreglas shingle roof, typ
- proposed gable deleted
- confirm gable wall finish, re and re as required
- confirm pattern and size of corner brackets under duroid siding
- install missing trim and corner boards to walls
- windows, hardware, and trim restored
- new partial glazed and panelled front door
- install new water table and fascia
- new wood framed window



NORTH ELEVATION

PROJECT

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

SHEET TITLE

ELEVATIONS

JOB No.  
1536

SCALE  
1/4" = 1'0"

DATE  
FEB 22, 2016

DATE PLOTTED  
FEB 22, 2016

A-05



KEYE CECCO  
ARCHITECTURE LTD.

124 FORT STREET VICTORIA V8V 3K8  
tel 250 382 3823  
email info@keycecco.com



EAST ELEVATION

NOTE: existing windows which are to be removed shown dashed



SOUTH ELEVATION

PROJECT

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

SHEET TITLE

ELEVATIONS

JOB No.  
1536

SCALE  
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DATE  
FEB 22, 2016

DATE PLOTTED  
FEB 22, 2016

A.06

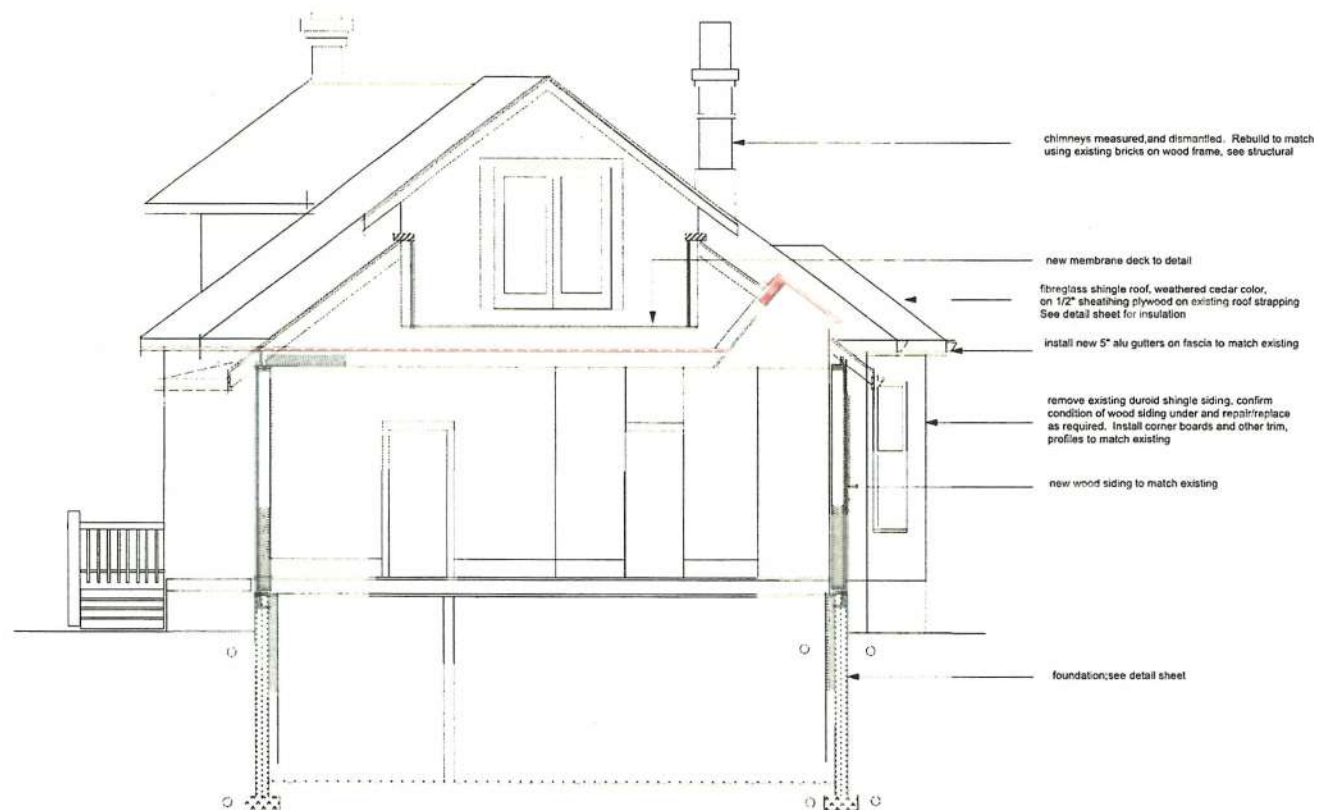
**Received**  
City of Victoria

**FEB 29 2016**

Planning & Development Department  
Development Services Division

KEAY CECCO  
ARCHITECTURE LTD.

124 FORT STREET VICTORIA V8V 3K8  
tel 250 382 3823  
email info@kcecco.com



PROJECT

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

SHEET TITLE

SECTIONS

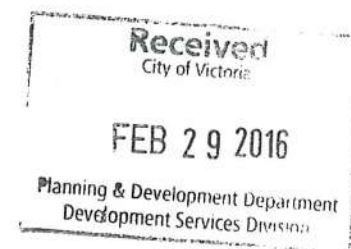
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1536

SCALE  
AS SHOWN

DATE  
FEB 22, 2016

DATE PLOTTED  
FEB 22, 2016

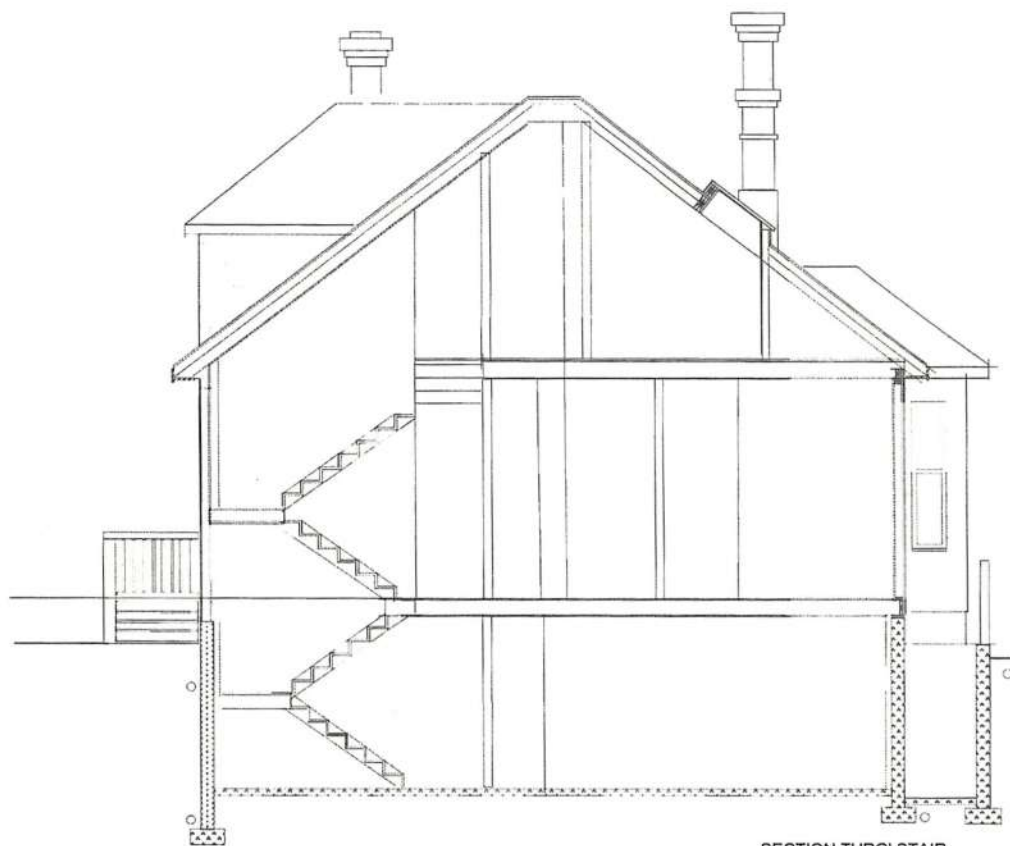
A-07





KEYE CECCO  
ARCHITECTURE LTD.

184 FORT STREET, VICTORIA V8V 3K8  
tel 250 382 3823  
email info@keycecco.com



SECTION THRO' STAIR

fibreglass shingle roof, weathered cedar color,  
on 1/2" sheathing plywood on existing roof strapping  
See detail sheet for insulation

chimneys measured and dismantled. Rebuild to match  
using existing bricks on wood frame, see structural

new membrane deck to detail

install new 5" alu gutters on fascia to match existing

remove existing duroid shingle siding, confirm  
condition of wood siding under and repair/replace  
as required. Install corner boards and other trim,  
profiles to match existing

new wood siding to match existing

foundation: see detail sheet

Received  
City of Victoria

FEB 29 2016

Planning & Development Department  
Development Services Division

PROJECT

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

SHEET TITLE

SECTIONS

JOB No.  
1536

SCALE  
AS SHOWN

DATE  
FEB 22, 2016

DATE PLOTTED  
FEB 22, 2016

A-08

KEYE CECCO  
ARCHITECTURE LTD.

124 FORT STREET, VICTORIA V8V 3K8  
tel 250 382 3923  
email info@keycecco.com



EXIST'G GRADE  
PROPOSED NEW GRADE

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

SHEET TITLE  
**SECTIONS**

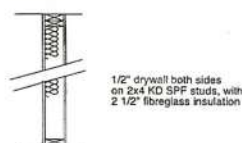
**Received**  
City of Victoria  
  
**FEB 29 2016**  
  
Planning & Development Department  
Development Services Division

JOB No.  
1536  
  
SCALE  
AS SHOWN  
  
DATE  
FEB 22, 2016  
  
DATE PLOTTED  
FEB 22, 2016

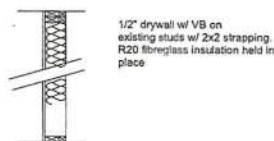
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1 NEW NON-RATED PARTITIONS  
Scale: NTS

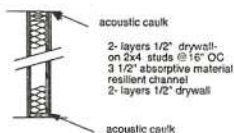


WALL TYPE A  
NEW NON RATED PARTITIONS

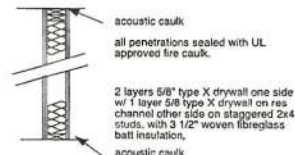


WALL TYPE B  
EXISTING WALLS TO BE INSULATED

2 NEW RATED PARTITIONS  
Scale: NTS



WALL TYPE H  
UPGRADED EXISTING RATED PARTITIONS  
ASSEMBLY W6E  
1 HR RATING, STC 55



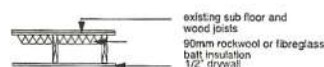
WALL TYPE D  
NEW RATED PARTITIONS  
ASSEMBLY W5A  
45 MIN RATING, STC 51



WALL TYPE E  
UPGRADED RATED EXISTING PARTITIONS  
ASSEMBLY W4A  
1 HR RATING, STC 51

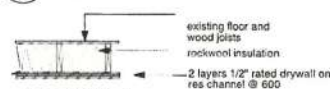
NOTE:  
1. ELECTRICAL BOXES AND WALL PENETRATIONS  
TO BE STAGGERED  
2. CONFIRM BLOCKING AT RATED WALL AND  
CEILING INTERSECTIONS. INSTALL BLOCKING  
AS REQUIRED

3 NON RATED FLOORS  
Scale: NTS

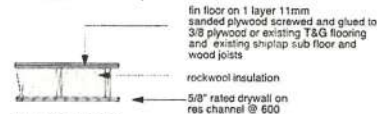


FLOOR TYPE 1  
NON RATED

4 RATED FLOORS  
Scale: NTS

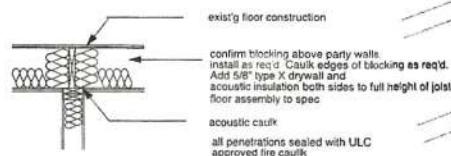


FLOOR TYPE 2  
ASSEMBLY F9H  
1 HOUR RATING, STC 53 IIC 47

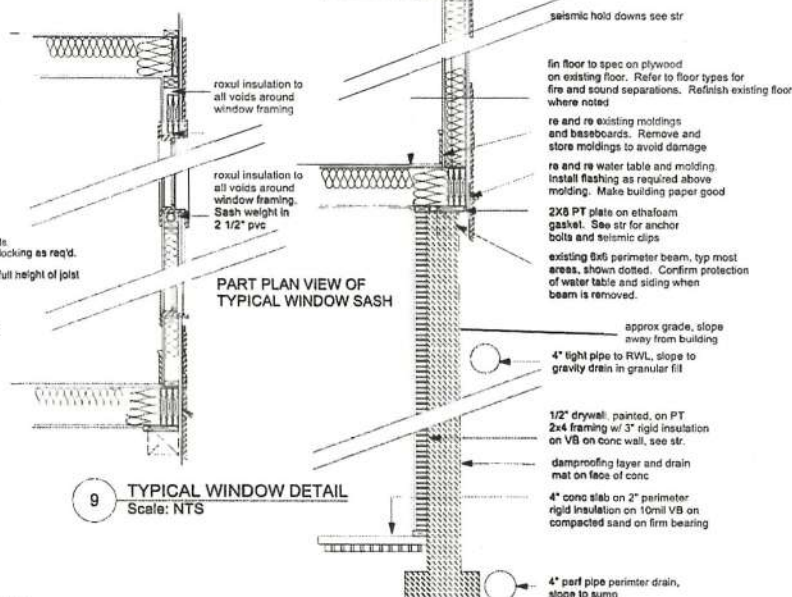


FLOOR TYPE 3  
ASSEMBLY F10E  
1HR RATING, STC 53, IIC 44

5 TYPICAL FLOOR BLOCKING  
Scale: NTS



8 TYPICAL ATTIC AND  
ROOF INSULATION DETAIL  
Scale: NTS



9 TYPICAL WINDOW DETAIL  
Scale: NTS

10 WALL SECTION  
Scale: NTS

Received  
City of Victoria

FEB 29 2016

Planning & Development Department  
Development Services Division

PROJECT

MCBRIDE RESIDENCE  
ALTERATIONS  
623 AVALON ROAD,  
VICTORIA

SHEET TITLE

DETAILS

JOB No.  
1536

SCALE  
AS SHOWN

DATE  
FEB 22, 2016

DATE PLOTTED  
FEB 22, 2016

A-10