DISTRICT OF OAK BAY

PREPARED FOR: Council
FROM: Kyle McStravick, Planner
MEETING DATE: November 12, 2024
SUBJECT: Heritage Revitalization Agreement (HRA00012) – 1318 Transit Road

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RECOMMENDATION(S)

THAT the report titled "Heritage Revitalization Agreement (HRA00012) – 1318 Transit Road", authored by Kyle McStravick, Planner dated November 12, 2024 be received.

And that Council consider the following staff recommendation(s):

THAT "1318 Transit Road Heritage Revitalization Agreement Authorization Bylaw No. 4880, 2024", be given third reading.

THAT "1318 Transit Road Heritage Designation Bylaw No. 4882, 2024", be given third reading.

THAT the property at 1566 Hampshire Road be added to the Community Heritage Register.

Alternatively, staff await another direction from Council.

EXECUTIVE SUMMARY OF REPORT

This report provides Council with information and analysis regarding a Heritage Revitalization Agreement (HRA) bylaw that staff have prepared in relation to an HRA application and development proposed for 1318 Transit Road.

The proposed development of the site entails a Heritage Revitalization Agreement (HRA) which will facilitate a renovation of Glengyle through the addition of a secondary rental suite in the lower floor of the home, completion of some maintenance items on the home, and the creation of three new parcels through subdivision which would be developed with three fee-simple townhouse units.

Staff have reviewed the proposed development plans in accordance with the relevant Official Community Plan (OCP) policies and guidelines. Overall, as this application is in alignment with the District's OCP, staff believe the application is supportable.

BACKGROUND/HISTORIC CONTEXT

Council Direction to Date

The purpose of this report is to seek third and fourth readings of the proposed HRA bylaw and Heritage Designation bylaw which were prepared in response to a Council resolution passed at their regular meeting of June 10, 2024. Council gave first and second bylaw readings at their regular meeting of September 23, 2024, and a Public Hearing for these bylaws was held on November 12, 2024.

Site Context

Located on the western side of Transit Road at the corner of Transit Road and Brighton Avenue, about 44m south of Newport Avenue, the site is currently occupied by Glengyle (also known as the McGregor residence), a house which does not have a heritage designation. The subject property, which is just over ½ of an acre in area (2097m2) has frontage onto Brighton Avenue to the south and Transit Road to the east.

Neighbouring to the north is large residential apartment building at 1400 Newport and another single family dwelling at 1390 Transit Road. To the west of the subject property is a single family lot (1321 David Street). To the east (across Transit) and south (across the Brighton right-of-way) are more single family dwellings (Attachment 1 – Location Plan, Attachment 2 – Zoning Map and Ortho Photo, and Attachment 3 – Site Photos).

Proposed Development

The District has received an HRA application that proposes the following:

- Designating Glengyle through a heritage designation bylaw, that would preserve the building into the future, and completing some maintenance work on the house as well as the creation of a new legal suite in the lower floor.
- Subdividing the land to create three new lots (resulting in a total of four lots).
- Constructing three new fee-simple (non-strata) townhouses on the newly created lots facing towards Transit Road.

As a result of the proposed subdivision, Glengyle would no longer have Transit Road frontage but instead would be fronting onto Brighton Avenue, using the house's existing driveway which exits onto nearby St David Street. The new proposed townhouses would access onto Transit Road.

The applicants have also submitted a set of plans including detailed building, site, and landscape plans (Attachment 4 – Detailed Building Plans), a Rationale Letter (Attachment 5), and a Conservation Plan and Statement of Significance prepared by Donald Luxton and Associates (included as a Schedule to the draft Heritage Designation Bylaw, Attachment 7) in support of this application.

Owner	1318 Transit Holdings Ltd
Applicant	Matthew D Weymar
Civic Address	1318 Transit Road
Legal Address	Lot 1 Block R Section 23 Victoria Plan VIP368B Parcel A, PID No. 009-140-816
Year Built	1896
Existing Lot Size	2097 m2
Existing Zoning	R-4 Residential Use
OCP Land Use Designation	Established Neighbourhoods
Heritage Status	Not designated or included on the

	Heritage Register. A statement of significance has been prepared.

ANALYSIS

Response to Previous Council Direction

An HRA bylaw (Attachment 6) and Heritage Designation bylaw for the subject property (Attachment 7) were drafted in response to Council direction and Council gave first and second readings to these bylaws on the 23rd of September, 2024.

The draft HRA bylaw secures the preservation of the heritage house in accordance with the Statement of Significance and Conservation Plan prepared by the applicant's heritage consultant, and it further grants zoning relaxations to facilitate the applicants' proposed development of three new fee-simple townhouses on land subdivided from the Glengyle property all in accordance with the information presented to Council at the meeting of June 10th, 2024.

Official Community Plan

The Official Community Plan (OCP) is a high-level policy document that represents the community's vision for the future and provides a framework to inform decisions about growth and development in Oak Bay. All bylaws enacted are to be consistent with the OCP. Staff have reviewed the OCP and believe that the present development proposal is generally consistent with the OCP Established Neighbourhoods designation for the property.

The subject property is designated Established Neighbourhoods under the Official Community Plan (OCP). This designation supports a range of housing types including single family homes and triplexes. Policies and objectives for Established Neighbourhoods contained within the OCP support a modest expansion of housing within Oak Bay while still addressing tree protection, streetscape character, and environmental considerations.

The OCP includes Heritage Policies (Section 4.7.2) which align with the current proposal, including:

HR1. Support the retention of heritage and character houses and other buildings through the following measures:

- *Use the authorities enabled under the Community Charter and Local Government Act as appropriate to protect and conserve heritage property including, but not limited to, heritage revitalization agreements, density bonusing, maintenance standards, development of a community heritage register, and designation of heritage property […]*

Provisions of the Heritage Revitalization Agreement

An HRA does not rezone a property, but does override zoning regulations for the affected site. As it carries authority to vary or supplement provisions contained within a permit or land use regulation bylaw, including density provisions, an HRA is similar to a

rezoning in its effect. For this proposed agreement, the applicants have requested the following variances compared to current zoning regulations:

Lot A (Glengyle)		
	R-4 Zone Requirement	**Proposed**
Lot Area	948m2	1029.25m2
Front Yard Setback	6m	8.2m
Rear Yard Setback	7.6m	6.0m
Interior Side Setback (East)	1.5m	1.0m (staircase)
Accessory Building Setbacks	6m front 0.6m rear 0.6m int. side 3.7m ext. side	Existing shed: 1.822m front Existing carport: 0.454 front 0.103m side
Roof Height	9.14m	10.9m
Building Height	7.32m	8.0m
Floor Area Ratio	0.4	0.403

Townhouse Lots				
	R-4 Zone Requirement	**Lot B Proposed**	**Lot C Proposed**	**Lot D Proposed**
Lot Area	948m2	453.54m2	261.99m2	353.19m2
Rear Yard Setback	7.6m		7.7m	7.7m
Interior Side Setback	1.5m	0m (south)	0m (middle unit)	0m (north)
Second Storey Setback	3m		0m (middle unit)	
Exterior Side Setback	3.7m			3.3m (south)
Roof Height	Per table in Zoning Bylaw Schedule B Lot B: 7.05m Lot C: 5.12m Lot D: 6.8m	9.14m	9.14m	9.14m
Building Height	Per table in Zoning Bylaw Schedule B Lot B: 5.6m	7.8m	8.0m	8.0m

	Lot C: 4.1m Lot D: 5.4m			
Floor Area Ratio	0.4	0.52	0.87	.61
Lot Coverage	30% (of which 7% may be accessory buildings)	26.3%	44.1%	31%
Front Yard Paved Surface	25%	46%	66%	49%
Rear Yard Paved Surface	25%	13%	26%	26%

Provincial legislation was amended in 1994 to allow municipal councils to consider Heritage Revitalization Agreements (HRA) as a means of approving redevelopment of a heritage property. Section 610 of the *Local Government Act* sets out that a HRA will take precedent over other relevant bylaws, such as a zoning bylaw, and can set terms and conditions for items such as use, density and setbacks, so long as those conditions are agreed to by both the local government and the property owner.

The HRA process is similar to that followed for a rezoning application. While the subject property in an HRA is not 'rezoned' in the sense of moving from one zone to another, a bylaw is required to implement the HRA and must go through the required bylaw readings and a formal public hearing process. The HRA itself sets out the applicable heritage conservation strategies, and ensure they are implemented in a timely fashion in exchange for Council consideration of an increase in density, variances, or use.

Glengyle Revitalization

A Conservation Plan prepared by the applicants heritage consultant forms part of the HRA bylaw and it outlines the work which will be undertaken on Glengyle to revitalize it now and conserve it into the future. A letter from the applicants detailing planned revitalization work is included as Attachment 8, and the Conservation Plan is attached as an appendix to the HRA Bylaw.

In creating the Conservation Plan, the Heritage Consultant conducted a site visit to assess the building and determine strategies for the building's conservation. Based on site observations, archival documents and paint samples, the Conservation Plan presents a strategy for maintaining Glengyle into the future. The house is found to be in overall sound condition and the strategy mostly focusses on preservation of existing elements. Key recommended points of the strategy include:

- Maintaining the current location and orientation of the residence including its additions and earlier alterations (the most recent of which was in 1921)
- Preserve original wood siding, wood trim and stucco walls on all elevations including by cleaning, repairing or replacing siding and painting as needed
- Preservation of existing original wood and leaded glass windows - any repair or future replacement should be with new windows matching the originals. Certain

basement windows to be rehabilitated to suit the addition of a basement suite and related Building Code requirements, any replacements to match original wooden construction. Window specifications are included in the Conservation Plan.
- While the current asphalt shingle roof is in good condition, it should be de-mossed and cleaned. When it requires replacement in the future, a cedar shingle roof should be installed.
- Chimney should be preserved, cleaned and rejointed as required.
- The stone wall on the Transit frontage will be rehabilitated and altered to create new openings to facilitate the proposed townhouse development - stone will be salvaged and used in the rehabilitation of other sections.
- Walls should be reviewed by qualified consultant and/or contractor to assess structural integrity, and overall cleaning and repair of the stone and mortar should be carried out.
- A detailed maintenance plan is also included in the document to ensure ongoing preservation of Glengyle.

Other revitalization and maintenance work planned for the house as part of this project includes:

- paving the driveway for greater safety
- hardwood floor refinishing or replacement
- attic resealing to prevent rodent incursion
- repairs to the garage
- creation of a secondary rental suite in the basement

Three Townhouses
In addition to the Glengyle revitalization, the applicants propose to create three new lots with fee-simple townhouses. The two new lots would be created from, approximately, the eastern half of the subject property. The townhouses are designed in a contemporary style featuring sloped rather than flat roofs, and a material schedule featuring stone cladding and natural tones which will help the units gently blend into the neighbourhood context. Driveway access to the three townhouses will require the creation of new openings in the rock wall along Transit Road. The table above labelled “Townhouse Lots” outlines the zoning variances required to facilitate this townhouse development, and detailed building plans including full colour 3D renderings and elevations are included in Attachment 4 – Site Plans.

Tree Impacts
Some loss of trees will result from the proposed townhouse development, and a detailed landscape plan prepared by Small & Rossell Landscape Architects illustrates significant landscape planting including the addition of new Garry Oaks to ensure adequate canopy coverage post-development.

The applicants have submitted a Construction Impact Assessment & Tree Management Plan prepared by Talmack Urban Forestry Consultants Limited, which notes that the proposed plans will require the removal of six on-site bylaw protected trees and two non-protected trees. The report further notes that through the replanting specified on the replanting plan, post-construction canopy coverage will exceed the required 35% on Lot A. The Parks department has reviewed this application and did not raise any objections.

Housing Supply Act and Bill 44 (Small-Scale Multi-Unit Housing) Analysis
By redeveloping the subject property from a single-family dwelling to a single-family dwelling with a secondary suite and three new townhouses, the applicants propose to increase the unit density of the subject property by a ratio of 1:5.

The District recently updated its Zoning Bylaw to permit small-scale multi-unit housing (SSMUH) throughout previously single-family and duplex zoned areas in the community. As a property which was not protected by a heritage designation prior to the implementation of Bill 44, 1318 Transit is subject to the SSMUH zoning. Consequently, the site was rezoned to permit up to four units to be built on it along with all other previously single-family zoned lots in Oak Bay. If the property receives a heritage designation now, following the implementation Bill 44, the house will be protected but the Glengyle lot will nevertheless be permitted to be developed with up to four residential units. The applicants propose to add a secondary rental suite to the lower level of the home currently, but it is possible that additional units could be added in the future.

Meanwhile, the three fee-simple townhouse lots will be subject to the underlying R-4 zone – the relaxations granted by the proposed HRA will allow for smaller lot sizes and reduced setbacks (among other things, as discussed earlier in this report) but will not restrict the density of the newly created lots. Accordingly, it would be possible for the owners to add secondary suites, for example, to the townhouses if they chose.

Oak Bay is required to achieve provincially mandated housing targets under the Housing Supply Act. The current proposal would add four net new housing units to Oak Bay, and the following table presents information about the current proposal in relation to these housing targets:

Housing Supply Act Metrics	Numbers	Comments
Number of Net New Housing Units	4-9	The applicants propose to construct three new townhouses and add a basement suite to the existing home (four net new housing units). The potential exists, however, for the Glengyle lot to be developed with up to four units and for each of the townhouses to be constructed with a secondary suite. In this case there would be nine net new units.
Units by Tenure		
Rental	1	One basement suite in Glengyle.

Owned Units	4	Three new townhouses and an existing single family dwelling.
Rental Affordability		
Market	1	
Below Market	0	
Supportive Rental Units	0	

Community Amenity Contributions
The applicants have indicate a willingness to make a financial contribution in alignment with the District's Community Amenity Contribution Policy, while acknowledging that the CAC policy does not apply to HRA applications. This money would be payable prior to final adoption of the HRA bylaw.

Summary/Conclusion
The development proposed by the current application will restore and preserve a significant heritage home while contributing to the District's housing needs, providing additional infill housing units within an existing residential location - all of which is supported by the District's OCPs vision, goals and policy objectives in relation to both housing and heritage. The primary heritage benefit of this HRA is the long term preservation of Glengyle through restoration, the implementation of a conservation plan and heritage designation of the property.

Overall, staff find that the proposal is in alignment with the goals of the Official Community Plan and broader District policy goals, and it will help to contribute to the District's housing needs, providing infill development that is consistent with the District's OCPs vision, goals and policy objectives.
The HRA bylaw and Heritage Designation bylaw have been prepared and attached to this report for Council’s consideration.

OPTIONS
Option 1
Council could choose to move ahead with the proposed Heritage Revitalization Agreement and heritage designation of Glengyle as presented. The following motions would be in order:

1. THAT "1318 Transit Road Heritage Revitalization Agreement Authorization Bylaw No. 4880, 2024", be given third reading.

THAT "1318 Transit Road Heritage Revitalization Agreement Authorization Bylaw No. 4880, 2024", be adopted.

THAT "1318 Transit Road Heritage Designation Bylaw No. 4882, 2024", be given third reading.

THAT "1318 Transit Road Heritage Designation Bylaw No. 4882, 2024", be adopted.

Option 2

Council could choose to deny the present application for a Heritage Revitalization Agreement and heritage designation. The following motion would be in order:

> THAT Heritage Revitalization Agreement (HRA00012) – 1318 Transit Road be denied.

Option 3
Council could give alternative direction to staff with respect to the current application.

ADVISORY BODY RECOMMENDATIONS WITH MINUTES EXCERPT (IF APPLICABLE)
On the 7th of February, 2024, the Heritage Commission reviewed the HRA application and passed the following motion:

> *THAT the Heritage Commission recommends that Council approve Heritage Revitalization Agreement Application HRA00012 for 1318 Transit Rd with the following considerations:*
>
> 1. *Subject to the provision of conservation plan prepared by a Heritage Consultant;*
> 2. *Retention of the east stairway and support for the resultant increase in lot coverage percentage and floor space ratio;*
> 3. *Insuring the 35% canopy coverage as outlined in the report;*
> 4. *Consideration of the restoration and designation of the stonewall along Brighton Street;*
> 5. *Statement of Significance to be amended to include the words 'included but not limited to' in relation to character defining elements;*
> 6. *Request Council to have the Heritage Commission review the revised edition of the heritage Revitalization Agreement;*
> 7. *Council considers defining the Brighton pathway between St. David Street and Transit Road, and Hampshire Road and Victoria Avenue as natural parks.*

> The Advisory Design Panel reviewed the Development Permit portion of the application at their regular meeting of April 9th, 2024, and passed the following two resolutions:

> *THAT the ADP recommends that Council approve Development Permit application DP000047 for 1318 Transit Road with further considerations of softening the divide between the two properties.*

> *THAT the panel recommend the removal of the stairs unless some focal point or destination can be provided.*

> <u>Eastern Staircase</u>
> In the initial application, the applicants had proposed to remove an entry stair on the east side of the house to make way for the proposed subdivision line between Glengyle and the new townhouse lots. This staircase, which is mentioned under the character defining elements of the house in the Statement of Significance, leads to an entry room foyer via a verandah. After receiving feedback from the Advisory Bodies, the applicants revised their plan of subdivision to move the lot line between

Glengyle and the proposed townhouses slightly eastward in order to retain this staircase, and this revised plan was presented to Council on June 10th.

COUNCIL PRIORITY SUPPORTED
Housing

FINANCIAL IMPACT
The proposal is not expected to have any significant financial implications, although adding additional residential density within an existing neighbourhood will have the effect of making more efficient use of existing municipal utility services and provide an incremental increase to the Districts property tax base.

Application Fee
Applicant paid an application fee of $750 for the Heritage Revitalization Agreement application.

Increased Property Taxation from Increased Density
A successful HRA application that leads to the redevelopment of the property will result in an increased taxation yield from the property (referred to as New Development Taxation Revenue). The District's current practice is to use New Development Taxation revenue to increase annual infrastructure replacement reserve funding.

Community Amenity Contribution (CAC)
Although this is not a rezoning application, HRAs function similarly to rezonings inasmuch as they have the power to confer additional density rights onto properties. The applicants have therefore offered to make a voluntary CAC in alignment with the targets set out in Council Policy PLP00008. The target rate is $4,000 per multifamily unit and $6,000 per single family lot, which in the present case would result in a total of $18,000 with three multi-family lots and one single-family lot.

IAP2 FRAMEWORK ENGAGEMENT
☒ INFORM ☐ CONSULT ☐ INVOLVE ☐ COLLABORATE

A Development sign has been posted on the property, advising the public of the application.

A Public Information Meeting (PIM) was held at Glengyle on April 19th from 1-4pm. Staff attended to observe a portion of the event, and the applicants have submitted a written report of the event which is included here as Attachment 9 - PIM Report. At the PIM, members of the public were invited to view the property and printed materials were available for viewing. The applicant and the project Architect were in attendance to answer questions from the public as well.

TIMELINE/PROCESS/NEXT STEPS
Should Council give third and fourth readings, the two bylaws will have been adopted. A subdivision application for the subject property could be processed by staff, and the applicants will be able to proceed with making a subdivision application and commencing other work associated with the Heritage Revitalization Agreement

Respectfully submitted,

Kyle McStravick, Planner

With respect to the Financial Impact described in this report, I concur with the staff recommendation.

Rianna Lachance

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Rianna Lachance, Director of Financial Services

Reviewed and approved by the Director of Corporate Services.

Dianna Plouffe

_____

Dianna Plouffe, Director of Corporate Services

I have read and consider staff's recommendation to be supportable for Council's consideration.

Selina Williams

_____

Selina Williams, Chief Administrative Officer

ATTACHMENTS(S):

Attachment 1 2 and 3 - Location, Zoning Map and Ortho Plans, Site Photos

Attachment 4 – Detailed Building Plans and Landscape Plan

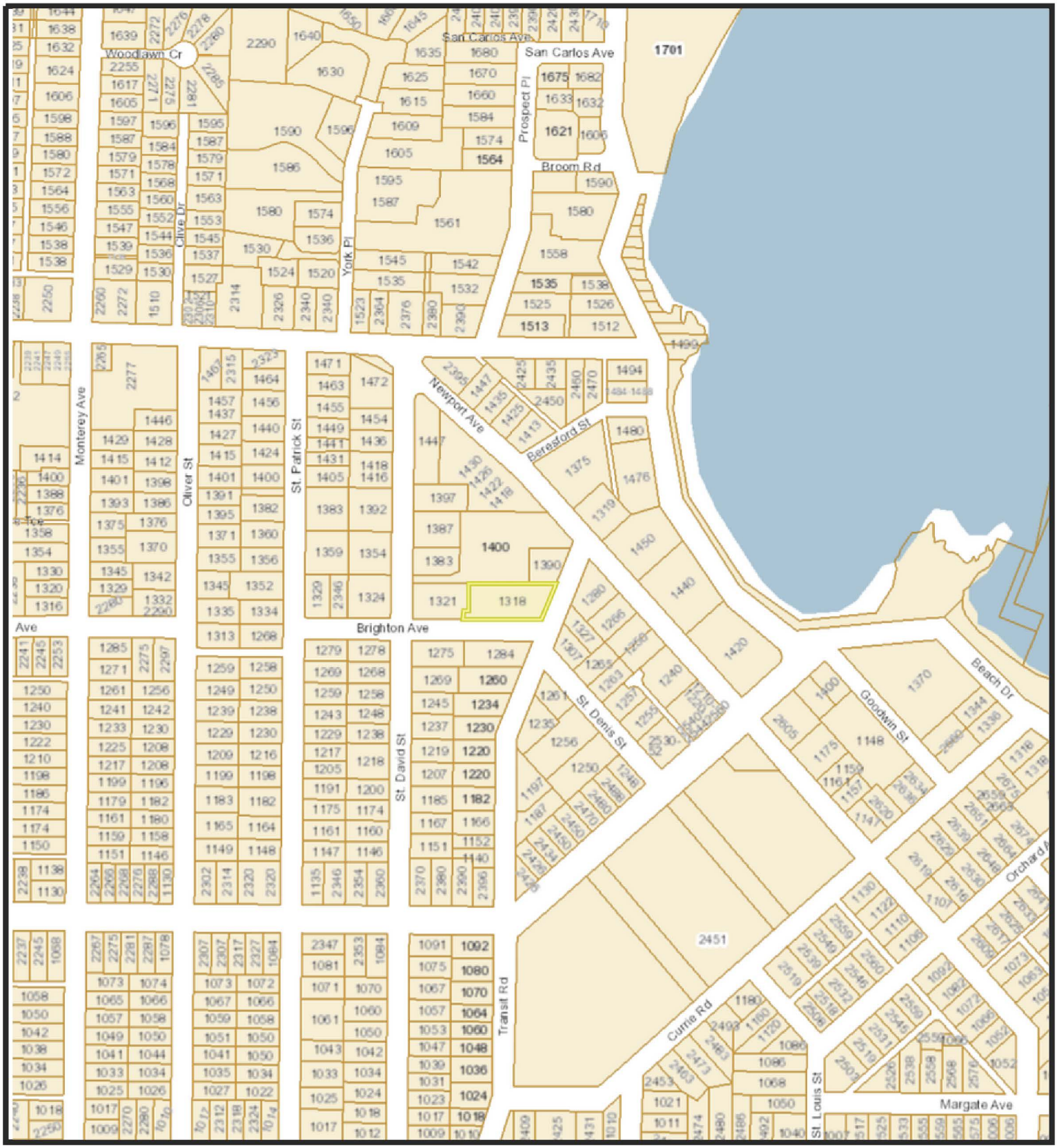
Attachment 5 - Rationale Letter

Attachment 6 - 1318 Transit Road Heritage Revitalization Agreement Authorization Bylaw No. 4880, 2024

Attachment 7 - 1318 Transit Road Heritage Designation Bylaw No. 4882, 2024

Attachment 8 - Supplementary Letter

Attachment 9 - PIM Report



DISTRICT OF OAK BAY	**LOCATION PLAN**	Date:	Sept 23, 2024
		File #:	HRA00012
	1318 Transit Road		

DISTRICT OF OAK BAY	**ZONING MAP AND ORTHO PHOTOS**	Date:	Sept 23, 2024
		File #:	HRA00012
	1318 Transit Road		

DISTRICT OF OAK BAY	**SITE PHOTOS**	Date:	Sept 23, 2024
		File #:	HRA00012
	1318 Transit Road		

1318 TRANSIT ROAD TOWNHOUSES + HOUSE
REZONING + DEVELOPMENT PERMIT APPLICATION
HERITAGE REVITALIZATION AGREEMENT APPLICATION

Parcel A (DD 118746I) of Lot 1, Block R
Section 23, Victoria District, Plan 368B
Parcel Identifier: 009-140-816 in the District of Oak Bay

DRAWING LIST

ARCHITECTURAL
A1.0 COVER SHEET
A1.1 SITE PLAN
A1.2 SITE SURVEY
A1.3 SITE DATA
A2.0 TOWNHOUSE PLANS
A2.1 TOWNHOUSE ELEVATIONS
A2.2 TOWNHOUSE SECTIONS
A3.0 HOUSE PLANS
A3.1 HOUSE/SHED/CARPORT EXISTING ELEVATIONS
A4.0 SHADOW STUDIES
A4.1 SHADOW STUDIES
A5.0 STREETSCAPE ELEVATIONS
A5.1 STREETSCAPE ELEVATIONS
A6.0 EXTERIOR VIEWS
A6.1 EXTERIOR VIEWS

LANDSCAPE
L1 LANDSCAPE PLAN
L2 LANDSCAPE CROSS SECTION FENCES AND PLANTING DETAILS

CIVIL
C1 SEWER, WATER AND DRAIN SERVICES
C2 DRAIN AND SEWER PLAN

APPLICANT

MATTHEW WEYMAR
1318 TRANSIT RD.
VICTORIA, BC

contact: MATTHEW WEYMAR
250.984.4000
1318Transit@gmail.com

CONSULTANT TEAM

ARCHITECT

CAROLYNN WILSON ARCHITECT LTD.
924B RICHMOND AVE.
VICTORIA, BC
V8S 3Z3

contact: CAROLYNN WILSON
250.514.7578
carolynnwilson@me.com

LANDSCAPE ARCHITECT

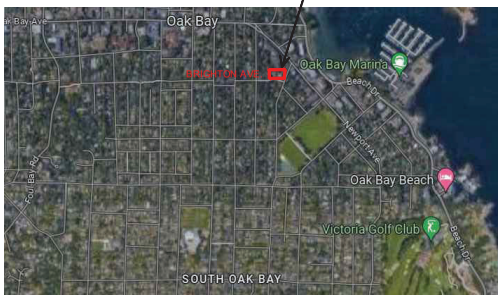
SMALL + ROSSELL LANDSCAPE ARCHITECTS INC.
3012 MANZER ROAD
SOOKE, BC
V9Z 0C9

contact: CAROLE ROSSELL
carole@smallandrossell.com

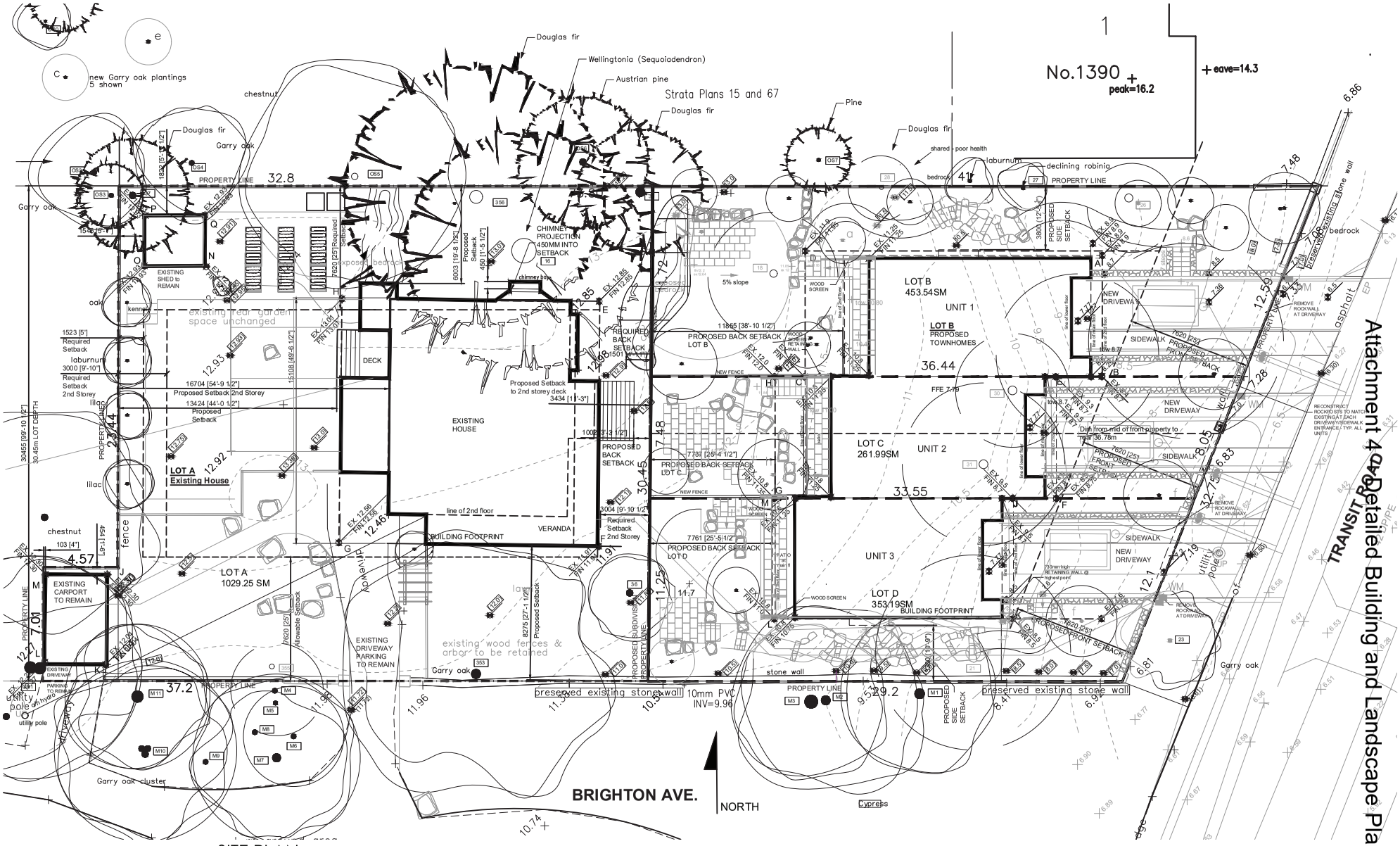
CIVIL ENGINEER

HOEL ENGINEERING LTD.
2B - 40 CADILLAC AVE.
VICTORIA, BC
V8Z 1T2

contact: EDWARD KYLE
ekyle@ekeng.ca



LOCATION PLAN NTS



SITE PLAN
scale 1:100

Attachment 4 - Detailed Building and Landscape Plans

carolynn wilson architect ltd.
924b richmond ave.
victoria, bc
v8s 3z3
250.514.7578
www.carolynnwilsonarchitect.com

1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT. SITE PLAN .

Owner : Diana & Matthew Weymar

APRIL 2024

A1.1

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1318 Transit Road

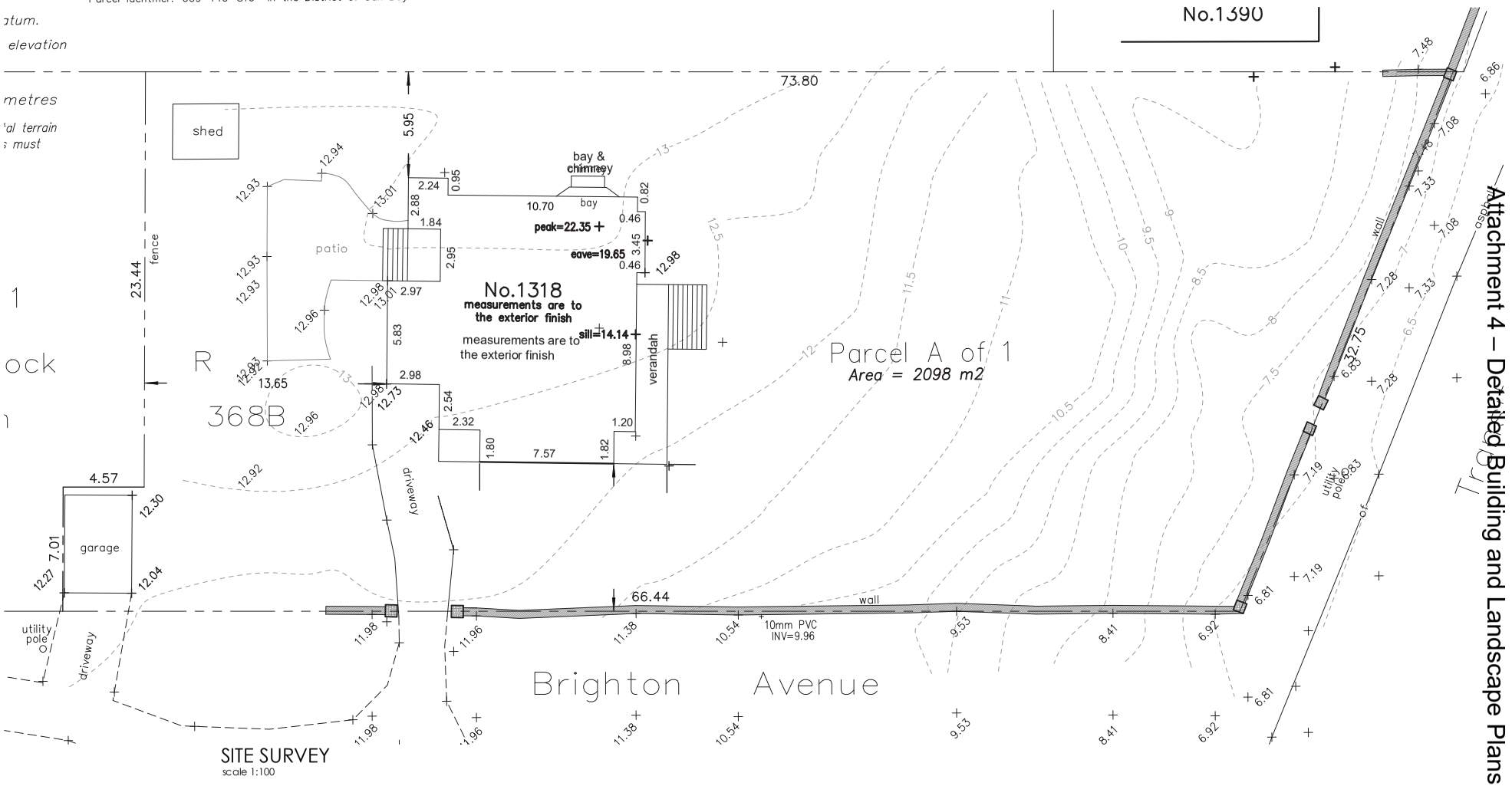
Legal Parcel A (DD 118746I) of Lot 1, Block R, Section 23, Victoria District, Plan 368B

Parcel Identifier: 009–140–816 in the District of Oak Bay

Scale – 1 : 250 Distances are in metres.

0 2 10 20

The intended print size is 11" by 17".



carolynn wilson architect ltd.
924b richmond ave.
victoria, bc
v8s 3z3
250.514.7578
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1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT . SURVEY .

Owner : Diana & Matthew Weymar

SITE DATA

SITE DATA: LOT A - Single Family Dwelling - Existing House			
Existing Zone: RS4 , PROPOSED HRA			
Lot Area: Allowable: 948sm/10,204sf (as per RS-4)			
Proposed Lot Area: 1029.25sm/11078.75sf			
Main Floor Area:	209.2sm/2045.14sf		
2nd Floor Area:	152.2sm/1636.11sf		
Basement Area:	77sm/828.8sf		
PRINCIPAL BLDG AVERAGE GRADE:			
E: 12.85 + F: 11.91 + G: 12.56 + H: 13.01/4 = 50.33/4 = 12.583			
EXISTING SHED AVERAGE GRADE:			
P: 12.93 + Q: 12.93 + O: 12.93 + N: 12.93/4 = 51.72/4 = 12.93			
EXISTING GARAGE AVERAGE GRADE:			
M: 12.30 + J: 12.30 + K: 12.04 + L: 12.27/4 = 48.91/4 = 12.23			
Main floor is above the average grade :14.14 - 12.58 = 1.56m			
PARTIAL BASEMENT EXEMPTION : p = (2.22 - 1.56M) X 100 = 66SM AREA EXEMPTION			
Existing Carport :	21.1sm/227.1sf		
Building Area (largest horizontal area):	209.2/2251.8sf + deck 9.6sm/103.4sf + shed 11.6sm/124.9SF + 21.1/227.1SF = 251.5sm/2707.12SF		
	Proposed		Allowed/Req'd
Site Coverage: (garage not exempt)	230.4sm + 21.1sm (garage) = 251.5sm / 1029.25sm		
	24.4%		30%
FSR (FSR (ex. garage not exempt)	209.2sm + 9.6sm + 152.2sm + 77sm + 11.6sm + 21.1sm - 66sm (exemption)		
	= 414.7/1029.25= 0.403		VARIANCE NEEDED 0.4
Front Setback	8.2m		7.62m
Rear Yard Setback	6.0m VARIANCE NEEDED		7.62m
or 25% of lot depth			30.45 x .25 = 7.62
East Interior Side Setback:	1.0m VARIANCE NEEDED		1.52m
West Side Setback	13.4m		1.52m
2nd Storey EAST Side Setback	3.4m		3.0m
2nd Storey WEST Side Setback	16.6m		3.0m
Combined Side Yard Setback:	14.4m		4.572m
Accessory Building: Shed			
Side Setback:	1.546m		0.610m
Front Setback:	1.822m		7.62m
Accessory Building: Garage			
Side Setback:	0.103m (EXISTING NON-CONFORMING)		0.610m
	VARIANCE NEEDED		
Front Setback:	0.454m (EXISTING NON-CONFORMING)		7.62m
	VARIANCE NEEDED		
LOT DEPTH:	30.45M		
LOT BREADTH	37.2M		
MAIN FLOOR FIN. ELEVATION:	13.9		
2NDFLOOR FIN. ELEVATION:	17.39		
BASEMENT FIN. FLOOR ELEV.:	11.27		
PRINCIPAL BUILDING HEIGHT:	proposed		allowable
OCCUPIED HEIGHT:	4.96M - highest occupied floor level		4.57M
BUILDING HEIGHT:	8.0M - VARIANCE NEEDED		7.32M
MAX. ROOF HEIGHT:	10.9M - roof peak - VARIANCE NEEDED		9.14M
GARAGE BUILDING HEIGHT:	proposed	allowable	
OCCUPIED HEIGHT:	0.00M	0.25M	
BUILDING HEIGHT:	2.54M	3.0M	
ROOF HEIGHT:	2.903M	4.6M	
SHED BUILDING HEIGHT:	proposed	allowable	
OCCUPIED HEIGHT:	0.03m	0.25M	
BUILDING HEIGHT:	2.4M	3.0M	
MAX. ROOF HEIGHT:	3.5M	4.6M	
Front Yard Open Space:			
262.58/290.94 = 90.25	90.25%	25%	

SITE DATA: Proposed TownHouse Unit 1- LOT B - HRA			
Lot Area: 453.54sm/4881.87sf			
Townhouse with single car garage + parking in driveway			
Parking: 2 stalls			
GFA Main Floor Area (incl. patio):	113sm/1216.4sf		
GFA 2nd Floor Area (incl. balconies):	119sm/1281sf		
Basement Area Proposed (exempt):	94sm/1012sf		
Building Area (largest horizontal area):	118.94sm/1280.3sf		
Site Coverage:	118.94/453.54= 26.3%		
Proposed FSR:	113 + 119 = 232/453.54 = 51.2% = 0.52		
AVERAGE GRADE:			
A:8.9+ B:8.4 + C:11.7 + D:11.9 / 4 = 10.22			
LOWEST FLOOR HEIGHT BELOW AV. GRADE:	2430MM > 800MM		
NO. OF STORIES	2		
MAIN FLOOR FIN. ELEVATION:	10.6		
2NDFLOOR FIN. ELEVATION:	13.66		
BASEMENT FIN. FLOOR ELEV.:	7.70		
BUILDING HEIGHT	PROPOSED:		
OCCUPIED HEIGHT:	3.9M		
BUILDING HEIGHT:	7.8M		
ROOF HEIGHT:	9.14M		
	Proposed		Allowed/Req'd
Front Setback:	7.62m	7.62m	
Rear Setback:	11.8m	(25% OF LOT DEPTH): 36.78 X .25 = 9.19m	
Side Setback (interior side- south)	0m	0m	
Side Setback (exterior side - north)	3.8m	1.52m	

SITE DATA: Proposed TownHouse Unit 2 - LOT C - HRA			
Lot Area: 261.99sm/2820sf			
Townhouse with single car garage + parking in driveway			
Parking: 2 stalls			
GFA Main Floor Area (incl. patio):	110.6sm/1190.5sf		
GFA 2nd Floor Area (incl. balconies):	115.4sm/1242.2sf		
Basement Area Proposed (exempt):	92.5sm/995.7sf		
Building Area (largest horizontal area):	95.6sm/1029sf		
Site Coverage:	115.4/261.99= 44.1%		
Proposed FSR:	110.6 + 115.4 = 226/261.99 = 87% = 0.87		
AVERAGE GRADE:			
E:9.3 + F:8.5 + G:10.8 + H:12 / 4 = 10.15			
LOWEST FLOOR HEIGHT BELOW AV. GRADE:	2360MM > 800MM		
NO. OF STORIES	2		
MAIN FLOOR FIN. ELEVATION:	10.6		
2NDFLOOR FIN. ELEVATION:	13.66		
BASEMENT FIN. FLOOR ELEV.:	7.70		
BUILDING HEIGHT	PROPOSED:		
OCCUPIED HEIGHT:	3.9M		
BUILDING HEIGHT:	8.0M		
ROOF HEIGHT:	9.14M		
	Proposed		Allowed/Req'd
Front Setback:	7.62m	7.62m	
Rear Setback:	7.7m	(25% OF LOT DEPTH): 36.78 X .25 = 9.19m	
Side Setback (interior side- south)	0m	0m	
Side Setback (exterior side - north)	0m	0m	

SITE DATA: Proposed TownHouse Unit 3 - LOT D - HRA			
Lot Area: 353.19sm/3801.71sf			
Townhouse with single car garage + parking in driveway			
Parking: 2 stalls			
GFA Main Floor Area (incl. patio):	105.06sm/1130.85sf		
GFA 2nd Floor Area (incl. balconies):	109.12sm/1174.6sf		
Basement Area Proposed (exempt):	87.5sm/941.85sf		
Building Area (largest horizontal area):	109.12sm/1174.6sf		
Site Coverage:	109.12/353.19= 31%		
Proposed FSR:	105.06 + 109.12 = 214.18/353.19 = 61% = 0.61		
AVERAGE GRADE:			
J:9.5 + K:8.5 + L:10.8 + M:10.8 / 4 = 9.9			
LOWEST FLOOR HEIGHT BELOW AV. GRADE:	2110MM > 800MM		
NO. OF STORIES	2		
MAIN FLOOR FIN. ELEVATION:	10.6		
2NDFLOOR FIN. ELEVATION:	13.66		
BASEMENT FIN. FLOOR ELEV.:	7.70		
BUILDING HEIGHT	PROPOSED:		
OCCUPIED HEIGHT:	3.8M		
BUILDING HEIGHT:	8.0M		
ROOF HEIGHT:	9.14M		
	Proposed		Allowed/Req'd
Front Setback:	7.62m	7.62m	
Rear Setback:	7.7m	(25% OF LOT DEPTH): 36.78 X .25 = 9.19m	
Side Setback (interior side- south)	3.3m	1.52m	
Side Setback (exterior side - north)	0m	0m	

FRONT YARD AREA OPEN SPACE - UNITS 1,2,3 COMBINED:
143 (HARDSCAPE)/295SM = 48% OPEN SPACE
SITE OPEN SPACE - UNITS 1,2,3 COMBINED:
345 (bldg + patio) + 143 (driveway/sidewalks) / 1119.9sm
= 43.5% Open Space

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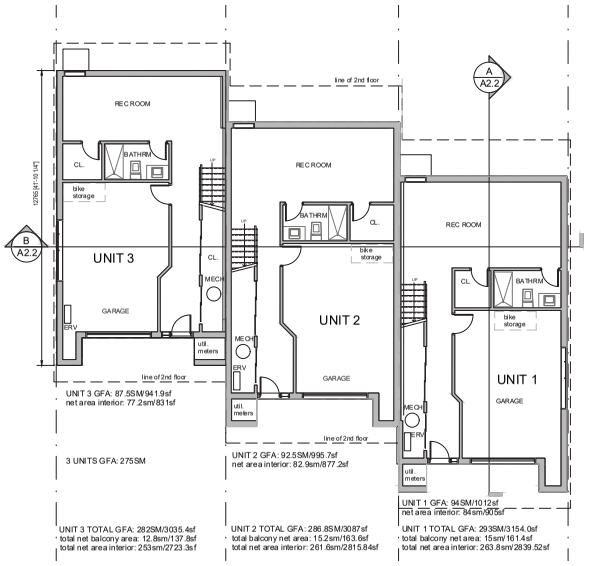
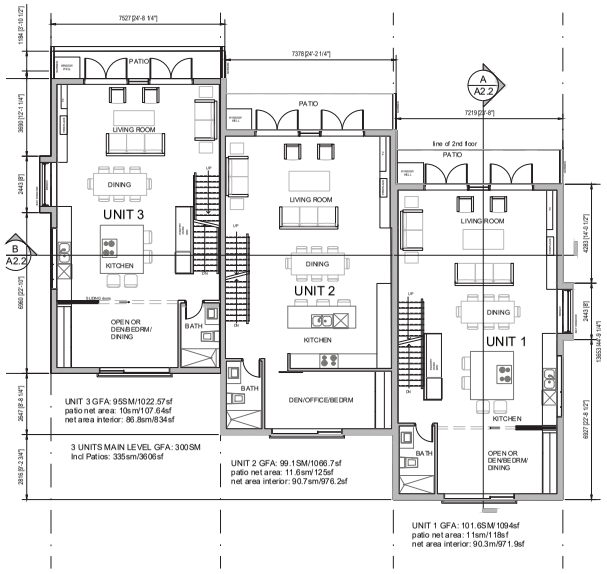
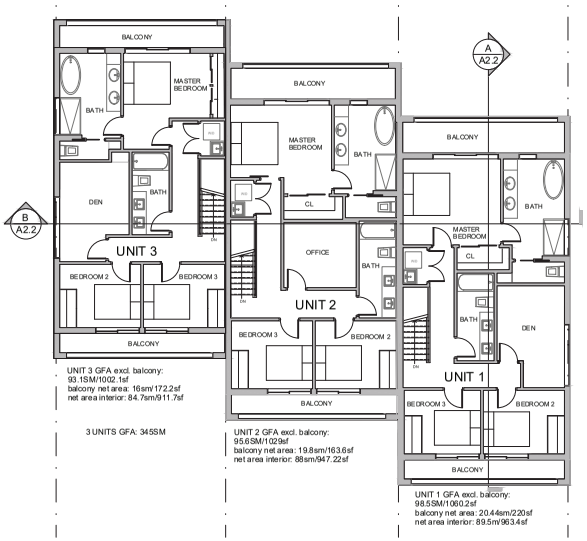


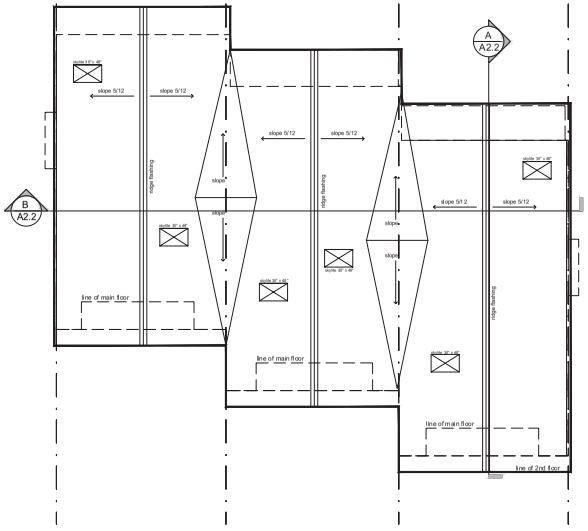
TOWNHOUSES LOWER FLOOR
scale 1:100



TOWNHOUSES MAIN FLOOR
scale 1:100



TOWNHOUSES 2ND FLOOR
scale 1:100



TOWNHOUSES ROOF PLAN
scale 1:100

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TOWNHOUSE PLANS . APRIL 2024
Owner : Diana & Matthew Weymar

REGISTERED ARCHITECT CAROLYNN WILSON BRITISH COLUMBIA 2024-04-17

A2.0

EXTERIOR FINISH SCHEDULE

1 STONE CLADDING - STONE SPRING VALLEY LEDGE - K2

2 HARDIE PLANK LAP SIDING + SOFFIT - LAST EMBERS

3 METAL FASCIA - GREY/SILVER

4 PREFINISHED METAL STANDING SEAM ROOF - GREY

5 BLACK FRAME WINDOWS - DOUBLE GLAZED

6 GLASS GUARDRAIL - GREY/SILVER GUARD + POST

7 EXTERIOR WOOD DOOR COLOUR CHARCOAL: LAST EMBERS

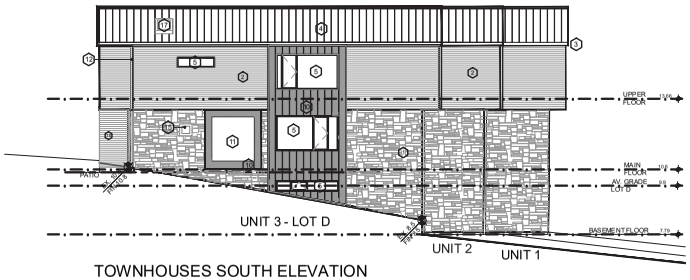
8 OVERHEAD METAL GARAGE DOOR - WOOD COLOUR CHARCOAL: LAST EMBERS

9 EXTERIOR UNIT NUMBER - NEUTRA MODERN - 6"H - SILVER/ALUMINUM COLOUR

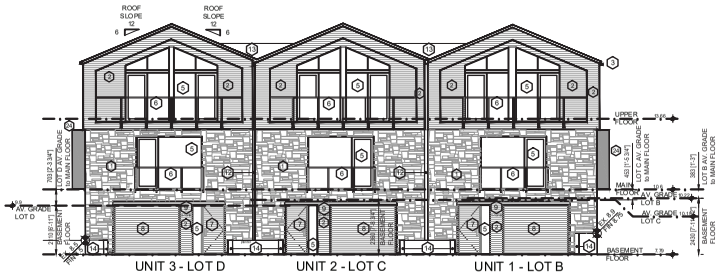
35

10 METAL SIDING - DARK CHARCOAL

11 BOX WINDOW - CHARCOAL METAL FINISH



TOWNHOUSES SOUTH ELEVATION
scale 1:100



TOWNHOUSES EAST ELEVATION
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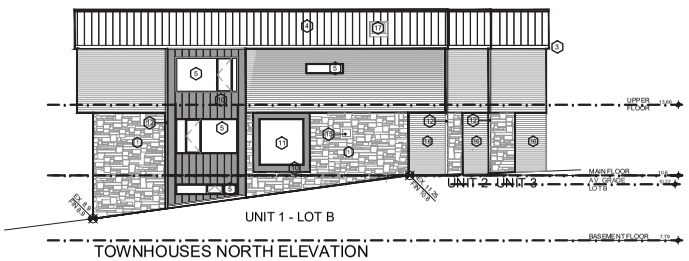
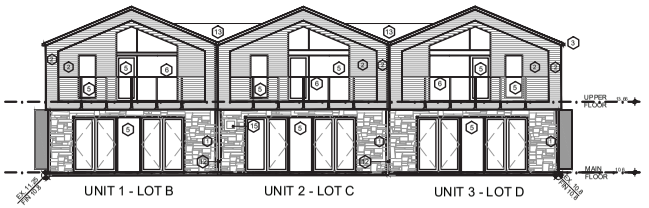


TOWNHOUSES NORTH ELEVATION
scale 1:100



TOWNHOUSES WEST ELEVATION
scale 1:100

EXTERIOR FINISH NOTES

1. STONE CLADDING - STONE SPRING VALLEY LEDGE - K2
2. HARDIE PLANK LAP SIDING + SOFFIT - LAST EMBERS
3. METAL FASCIA - GREY/SILVER
4. PREFINISHED METAL STANDING SEAM ROOF - GREY
5. BLACK FRAME WINDOWS - DOUBLE GLAZED
6. GLASS GUARDRAIL - GREY/SILVER GUARD + POST
7. EXTERIOR WOOD DOOR COLOUR CHARCOAL: LAST EMBERS
8. OVERHEAD METAL GARAGE DOOR - WOOD COLOUR CHARCOAL: LAST EMBERS
9. EXTERIOR UNIT NUMBER - NEUTRA MODERN - 6"H - SILVER/ALUMINUM COLOUR
10. METAL SIDING - DARK CHARCOAL
11. BOX WINDOW - CHARCOAL METAL FINISH
12. PREFINISHED METAL EAVESTROUGH + R.W.L. COLOUR GREY - MATCH ROOF (CARRY DIRECTLY INTO PERIMITER DRAINAGE AT FOUNDATION)
13. SBS ROOFING - LIGHT GREY MATCH METAL ROOF COLOUR
14. CONCRETE WITH STONE VENEER
15. GAS FIREPLACE VENT - SILVER
16. PRIVACY SCREEN - CEDAR SLATS - LIGHT GREY STAIN
17. SKYLIGHTS - FLASHING TO MATCH METAL ROOF

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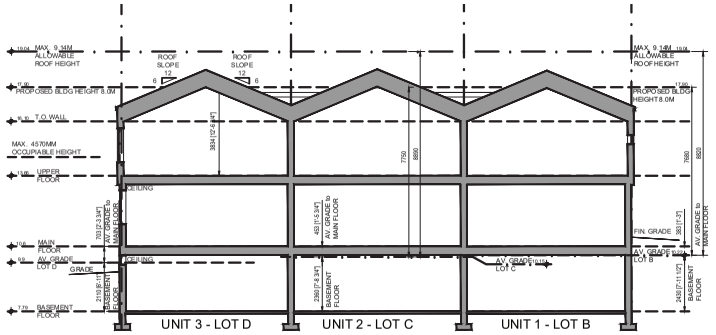
TOWNHOUSE ELEVATIONS . APRIL 2024

Owner : Diana & Matthew Weymar

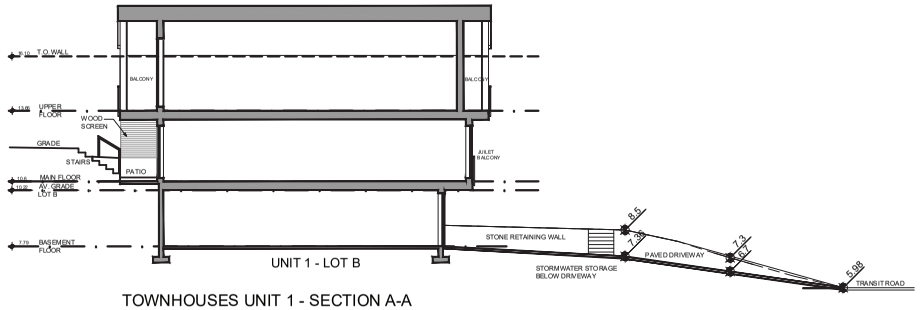
REGISTERED ARCHITECT CAROLYNN WILSON PROVINCE OF BRITISH COLUMBIA

2024-04-17

A2.1



TOWNHOUSES SECTION B-B
scale 1:100



TOWNHOUSES UNIT 1 - SECTION A-A
scale 1:100

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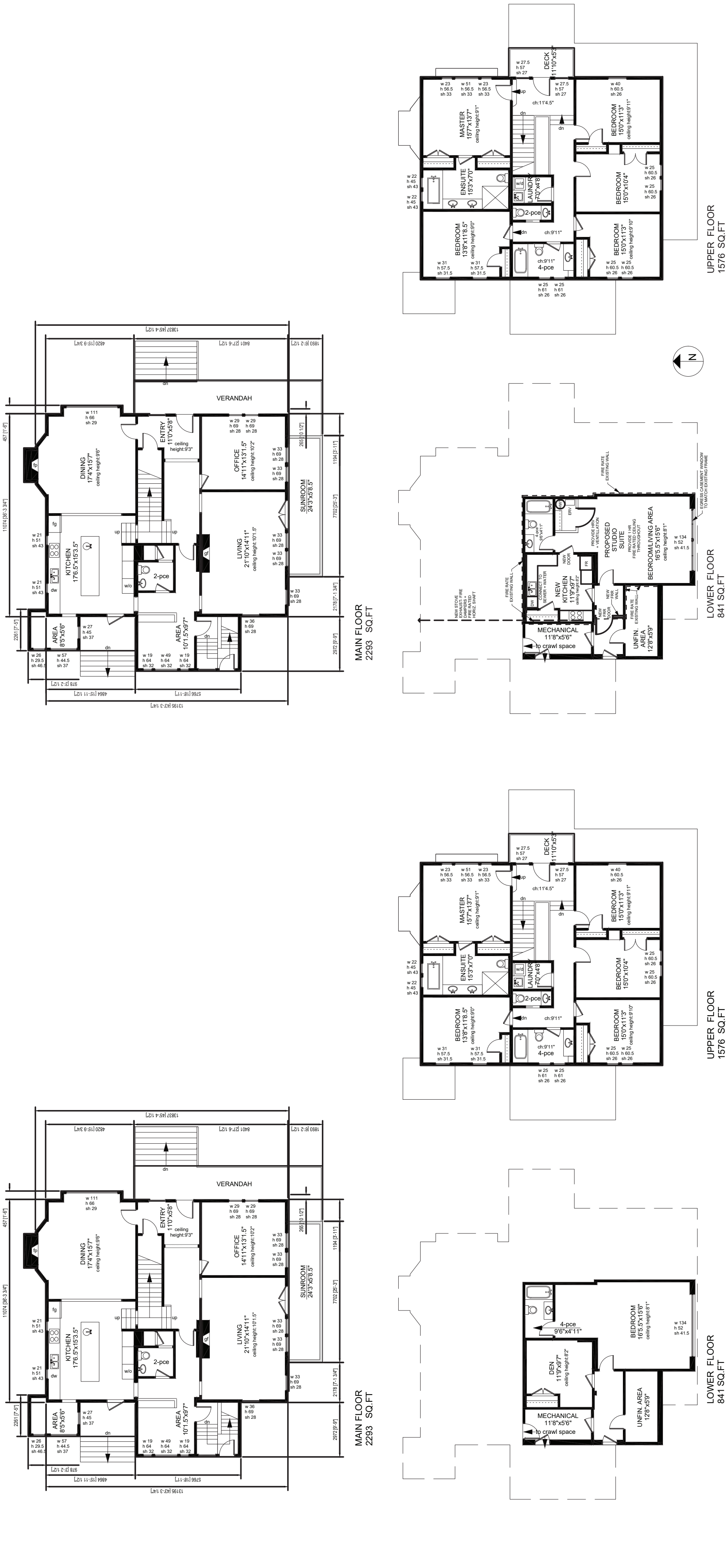
TOWNHOUSE SECTIONS . APRIL 2024
Owner : Diana & Matthew Weymar



PROPOSED FLOOR PLANS
scale 1:100

EXISTING FLOOR PLANS
scale 1:100

A3.0

1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT .

HOUSE - EXISTING + PROPOSED PLANS . APRIL 2024

Owner : Diana & Matthew Weymar

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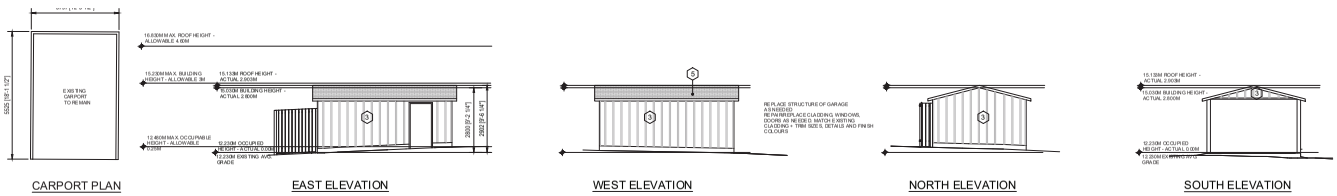
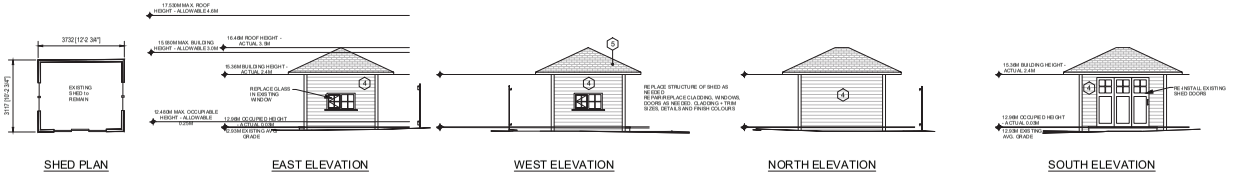
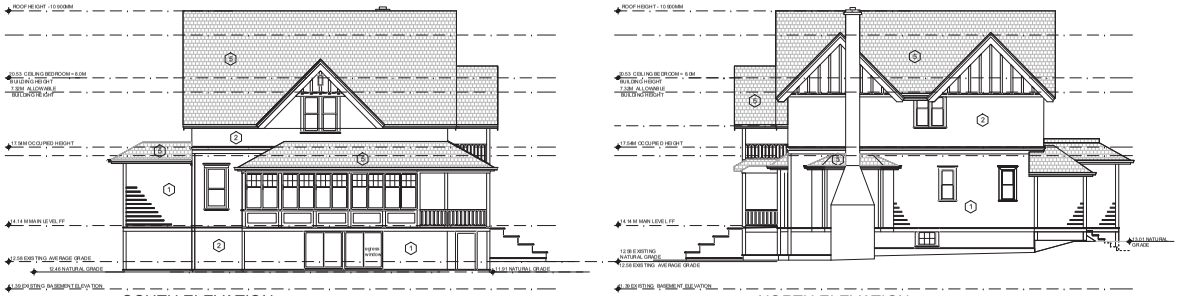
cw a

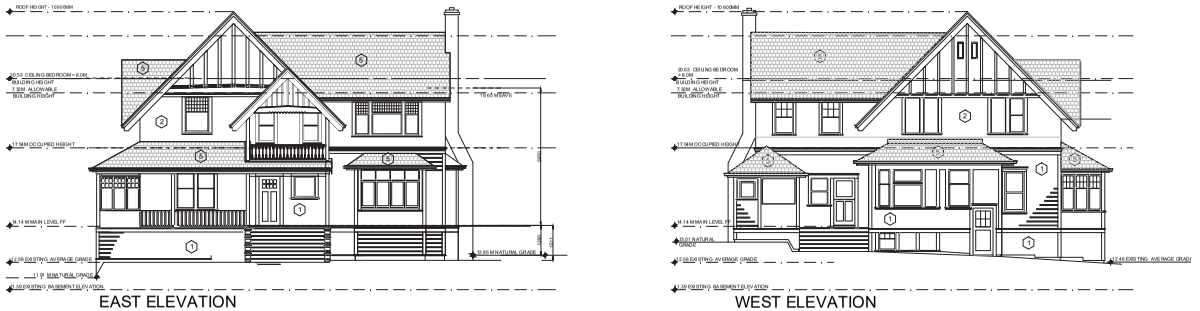


EXISTING CARPORT - LOT A



EXISTING SHED - LOT A





SEE CONSERVATION REPORT FOR BUILDING MAINTENANCE

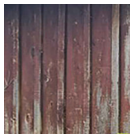
EXISTING HOUSE ELEVATIONS - LOT A
scale 1:100

EXTERIOR FINISH SCHEDULE

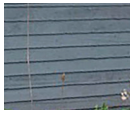
1. EXISTING WOOD SIDING - COLOUR BLUE
WOOD TRIM - COLOUR WHITE

2. EXISTING STUCCO - COLOUR BLUE

3. EXISTING CARPORT WOOD BOARD AND BATTON SIDING TO BE REPLACED



4. EXISTING SHED WOOD SIDING TO BE REPAIRED AND REPLACED AS NEEDED



5. EXISTING ASPHALT ROOFING

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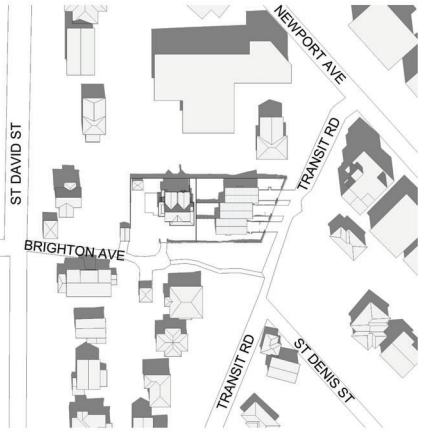
HOUSE/SHED/CARPORT- ELEVATIONS . APRIL 2024
Owner : Diana & Matthew Weymar

A3.1

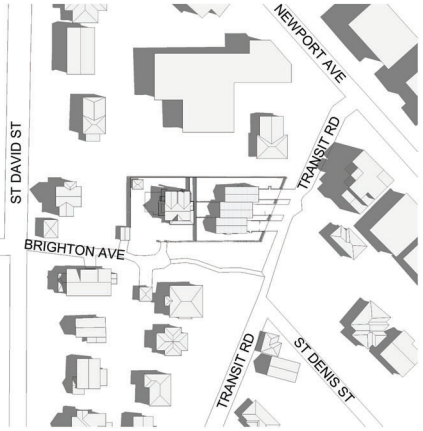
MARCH 21, 2023 - 9AM



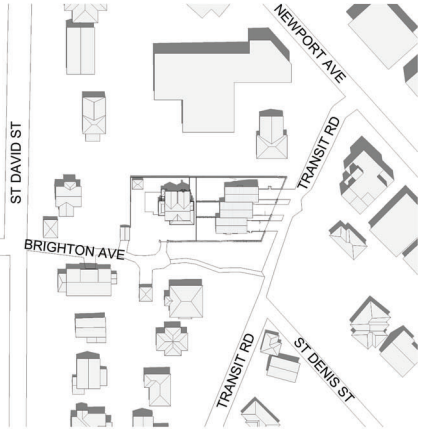
MARCH 21, 2023 - 12PM

MARCH 21, 2023 - 3PM

MARCH 21, 2023 - 6PM



JUNE 21, 2023 - 9AM



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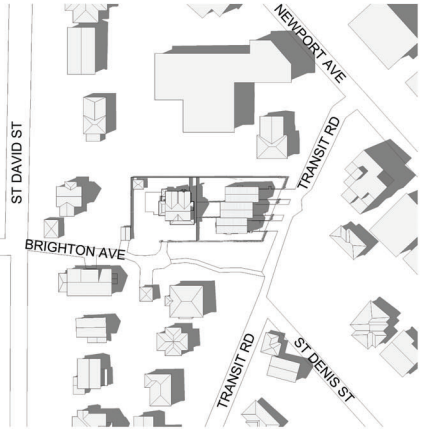
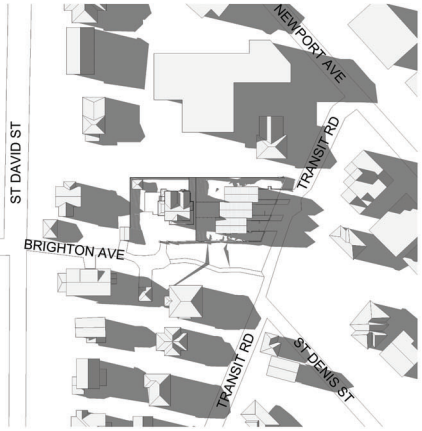


JUNE 21, 2023 - 3PM



JUNE 21, 2023 - 6PM

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SHADOW STUDY. APRIL 2024

Owner : Diana & Matthew Weymar

SEPTEMBER 21, 2023 - 9AM

SEPTEMBER 21, 2023 - 12PM

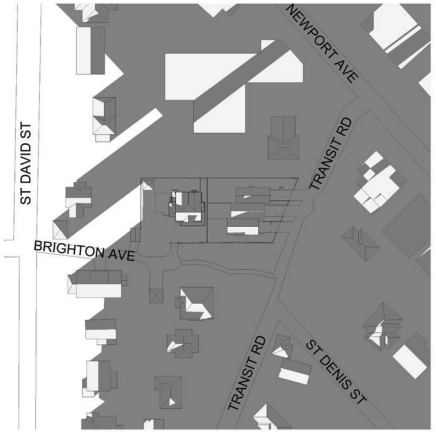
SEPTEMBER 21, 2023 - 3PM

SEPTEMBER 21, 2023 - 6PM

DECEMBER 21, 2023 - 9AM

DECEMBER 21, 2023 - 12PM

DECEMBER 21, 2023 - 3PM



DECEMBER 21, 2023 - 6PM

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1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT.
SHADOW STUDY. APRIL 2024
Owner : Diana & Matthew Weymar

1. Neighbourhood - Brighton Ave

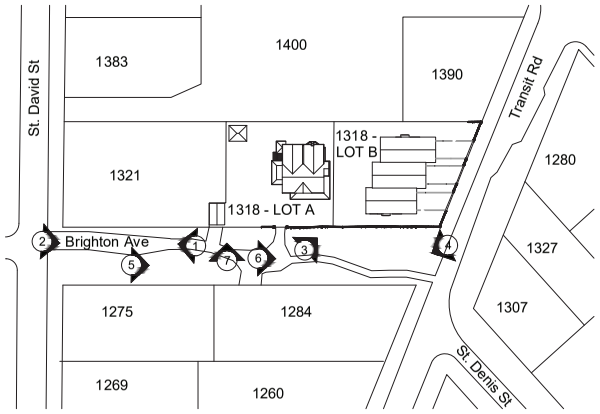
2. Neighbourhood - Brighton Ave

3. Neighbourhood - Brighton Ave Footpath

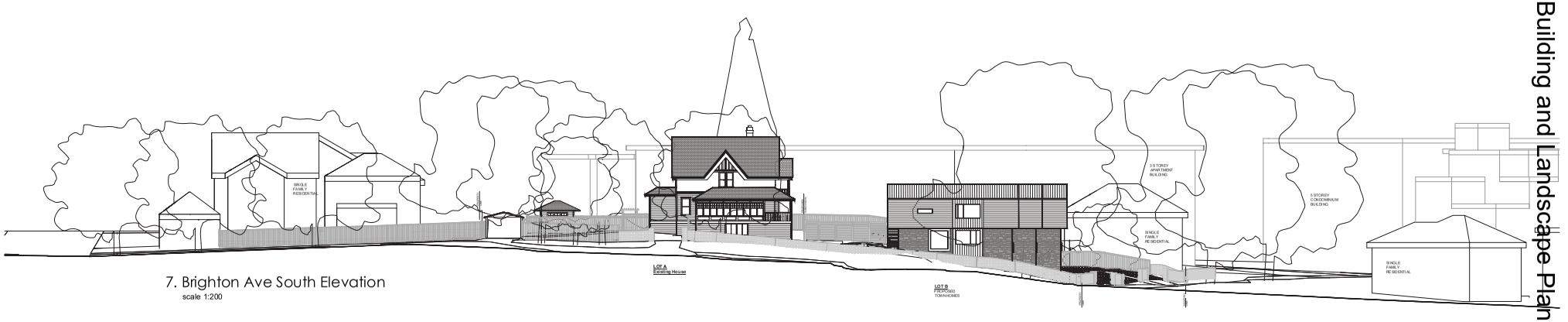
4. Neighbourhood - Brighton Ave Footpath

5. Neighbourhood - Brighton Ave

6. Neighbourhood - Brighton Ave



Neighbourhood Site Plan



7. Brighton Ave South Elevation
scale 1:200

Attachment 4 – Detailed Building and Landscape Plans

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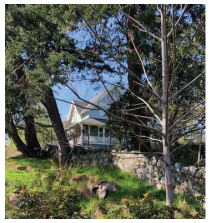
BRIGHTON STREETSCAPE . April 2024
Owner : Diana & Matthew Weymar

REGISTERED ARCHITECT CAROLYNN WILSON BRITISH COLUMBIA

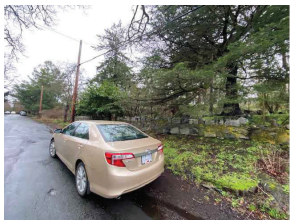
A5.0



8. Neighbourhood - Transit Rd

9. Neighbourhood - Transit Rd

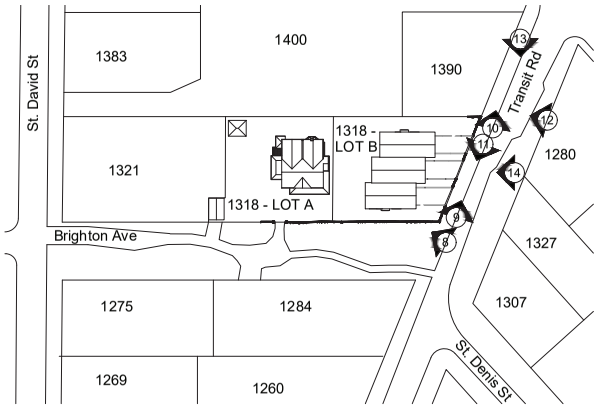
10. Neighbourhood - Transit Rd



11. Neighbourhood - Transit Rd

12. Neighbourhood - Transit Rd

13. Neighbourhood - Transit Rd



Neighbourhood Site Plan

14. Transit Road East Elevation
scale 1:200

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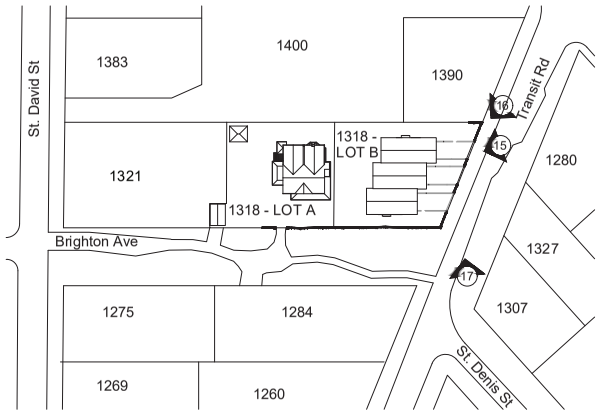
1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT .

TRANSIT STREETSCAPE . APRIL 2024

Owner : Diana & Matthew Weymar

15. Transit Road View Townhouses



Neighbourhood Site Plan

16. Transit Road View Townhouses

17. Transit Road View Townhouses

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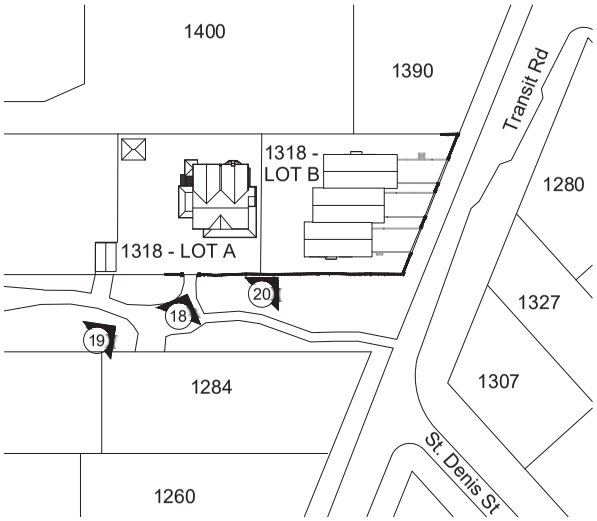
v8s 3z3
250.514.7578
www.carolynnwilsonarchitect.com

1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT .

EXTERIOR VIEWS . APRIL 2024

Owner : Diana & Matthew Weymar

18. Brighton Ave Existing House + Townhouse Rear View



Neighbourhood Site Plan

19. Brighton Ave Pathway, Existing House + Townhouse Rear View

20. West View Townhouses

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924b richmond ave,
victoria, bc
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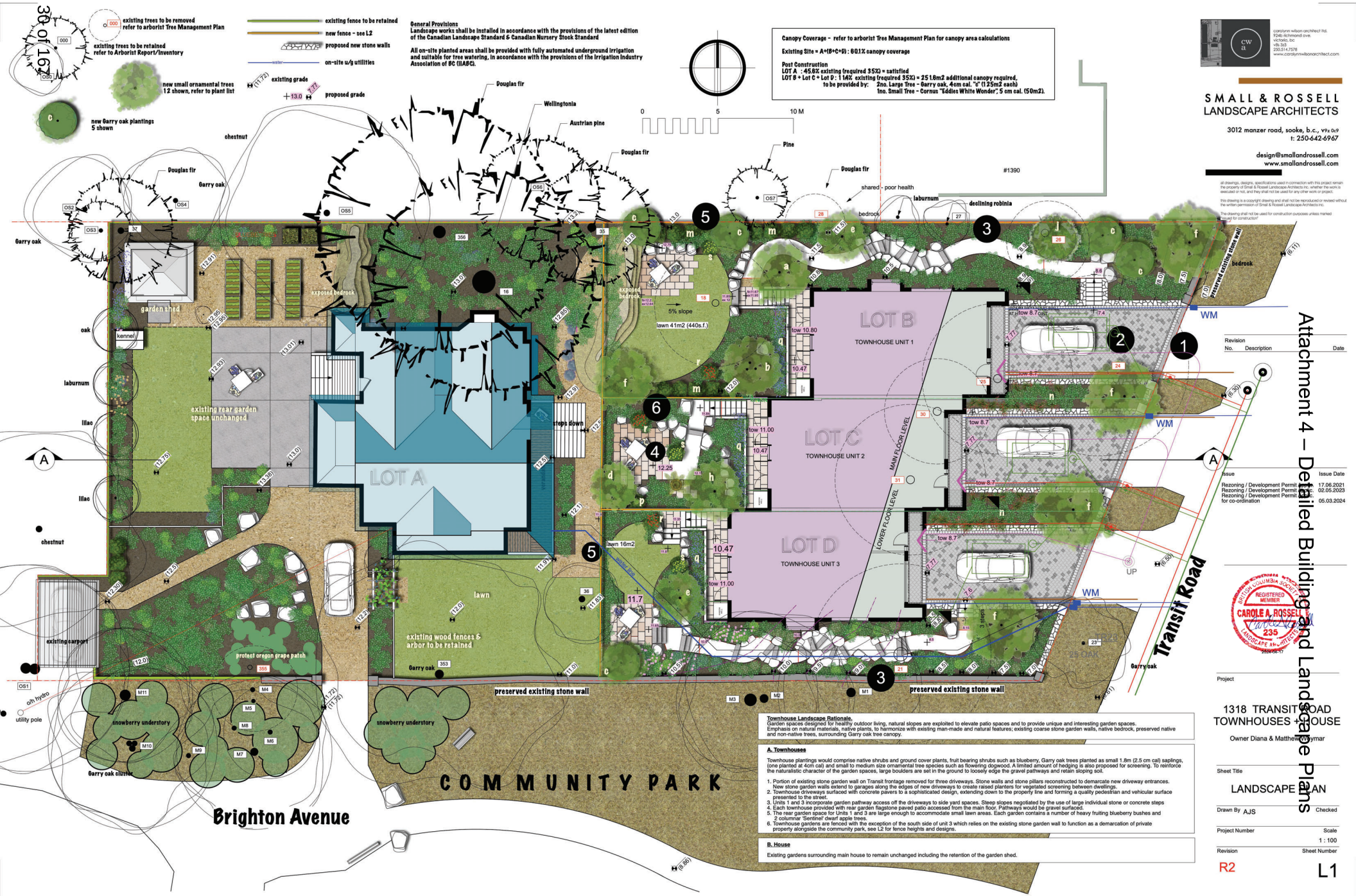

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SMALL & ROSSELL
LANDSCAPE ARCHITECTS
3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967
design@smallandrossell.com
www.smallandrossell.com

Revision No.	Description	Date

Issue	Issue Date
Rezoning / Development Permit	17.06.2021
Rezoning / Development Permit	02.05.2023
Rezoning / Development Permit for co-ordination	05.03.2024

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
CAROLE A. ROSSELL
235
2024-05-17

Project
1318 TRANSIT ROAD
TOWNHOUSES + HOUSE
Owner Diana & Matthew Waymar

Sheet Title
LANDSCAPE PLAN

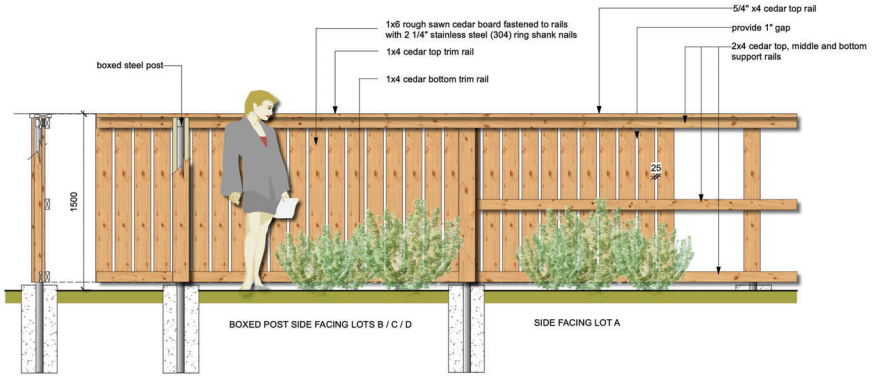
Drawn By AJS | Checked

Project Number | Scale
1 : 100

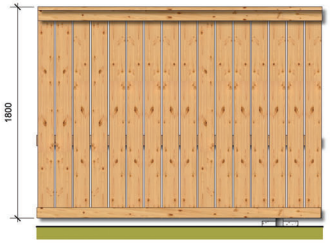
Revision | Sheet Number
R2 | L1

Attachment 4 – Detailed Building and Landscape Plans

LOT A FENCE ADJOINING WITH LOTS B / C / D
horizontal elements to slope to match grade



NORTH PERIMETER FENCE, EAST END LOT A AND LOT B
horizontal elements to slope to match grade



PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY
i.d.	**NATIVE TREES:**			
a	ACER CIRCINATUM	VINE MAPLE	8+B 2M, 4CM CAL	1
b	CORNUS NUTTALLII 'EDDIES WHITE WONDER'	PACIFIC FLOWERING DOGWOOD	5 CM	1
c	QUERCUS GARRYANA	GARRY OAK	4 CM	5
i.d.	**NON-NATIVE TREES:**			
d	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH - MULTISTEM/CLUMP	4 CM	1
e	CORNUS KOUSA 'SNOW TOWER'	SNOW TOWER FLOWERING DOGWOOD	4 CM	2
f	CORNUS KOUSA 'SATOMI'	KOUSA DOGWOOD	4 CM	5
h	MAGNOLIA X 'VULCAN'	VULCAN MAGNOLIA	4 CM	1
j	PICEA OMORIKA	SERBIAN SPRUCE	8+B 3M, 4CM CAL	1
	HEDGES:			
m	DEMMYS LANCEOLATA	MOUNTAIN PEPPER	#5 POT	16
n	LUMA APICULATA	CHILEAN MYRTLE	#2 POT	15
p	THUYA OCCIDENTALIS 'SMARAGD'	ARBORVITAE	#5 POT	5
	NATIVE SHRUBS, 100m2 @ 1 plant per 1.5m2			
	GAULTHERIA SHALLON	SALAL	#2 POT	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT	
	PHILADELPUS LEWISII	LEWIS'S MOCK ORANGE	#2 POT	
	POLYSTICHUM MINUTUM	SWORD FERN	#1 POT	
	RIBES SANGUINEUM	FLOWERING REDCURRENT	#2 POT	
	ROSA GYMNOCARPA	BALDHIP ROSE	#1 POT	
	VACCINIUM OVALIFOLIUM	BLUEBERRY	#2 POT	
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	45
	NATIVE GROUNDCOVER PLANTS & FERNS, 100m2 @ 2 plants per m2			
	ADIANTUM ALEUTICUM	MAIDENHAIR FERN	#1 POT	
	ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK	#1 POT	
	DICENTRA FORMOSA	BLEEDING HEART	#1 POT	
	MAHONIA NERVOSA	LOW OREGON GRAPE	#1 POT	200
	RIMMS:			
q	VACCINIUM 'DUKE'	'DUKE' BLUEBERRY	#2 POT	15
r	MALUS 'SCARLET SENTINEL'	SCARLET SENTINAL APPLE	#10 POT	3
s	MALUS 'GOLDEN SENTINEL'	GOLDEN SENTINAL APPLE	#10 POT	3
	NON-NATIVE SHRUBS, 100 m2 @ 1 plant per 2m2			
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT	
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	#1 POT	
	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2 POT	
	ROSA RUGOSA 'ROSERIE DE LA HAYE'	'ROSERIE DE LA HAYE' HEDGEHOG ROSE	#2 POT	
	VIBURNUM PLICATUM 'ROSEUM'	ROSEUM DOUBLEFILE VIBURNUM	#5 POT	
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT	60
	VINES:			
	LONICERA JAPONICA 'HALLIANA'	HALLIANA JAPANESE HONEYSUCKLE	#2 POT	3

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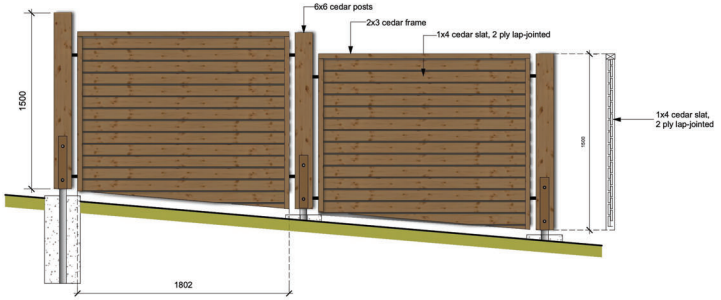
Revision

No.	Description	Date
	Fence heights reduced and board openings increased,	17 April 2024

TOWNHOUSE REAR YARD DIVIDING PRIVACY SCREEN



CROSS SECTION A - A

Issue

	Issue Date
Rezoning / Development Permit Application	17.06.2021
Rezoning / Development Permit Application	02.05.2023
Rezoning / Development Permit Application for co-ordination	05.03.2024

Project

1318 TRANSIT ROAD
TOWNHOUSES + HOUSE

Owner Diana & Matthew Wymar

Sheet Title

LANDSCAPE CROSS SECTION
FENCES & PLANTING DETAILS

Drawn By AJS | Checked

Project Number | Scale 1 : 100

Revision R2 | Sheet Number L2

Attachment 4 – Detailed Building and Landscape Plans

Carolynn Wilson Architect Ltd.
924B Richmond Ave.
Victoria, BC
V8S 3Z3
carolynnwilson@me.com
ph: 250-514-7578
www.carolynnwilsonarchitect.com

His Worship Mayor Kevin Murdoch and Councillors
District of Oak Bay
2167 Oak Bay Ave.
Victoria, BC V8R 1G2

Applicant: Matthew and Diana Weymar
1318 Transit Road
Victoria, BC

RE: 1318 Transit Road — Heritage Revitalization Agreement Application

Design Rationale:

The proposal for 1318 Transit Road envisions preserving the applicants' historic home while providing three fee-simple townhomes that will meet the demand for smaller homes with some yard space close to Oak Bay's parks, schools, commercial areas and public transport. The project offers a transition in scale and housing type from the three- to five-storey multi-unit residential condominiums along Oak Bay Avenue to the single-family residential properties to the south.

The existing heritage home warrants preservation as one of the few surviving pre-1900 houses in Oak Bay. Its architecture exemplifies the growth and evolution of Oak Bay, and its past owners include James Herrick McGregor, an early and prominent land surveyor who played a major role in the development of Oak Bay and British Columbia as a whole.

The townhomes were designed to echo the farmhouse quality and character of the existing house. The pitched roofs and stone cladding evoke the roofline of the existing house and its stone fence. Meanwhile, the fiber cement plank cladding mimics the painted wood siding of the existing house while offering residents a low maintenance solution that will last many decades. Like the existing house with its verandas on the main and second floors, the townhomes also provide balconies on two levels.

The slope of the site allows the townhomes to be three storeys on the Transit frontage with garage entry into the basement while the rear of the townhomes are two storeys with the main level at grade. The patios and back yards of the townhomes will face the existing house, and will be separated from each other and the existing house by wood fences. One townhome will have a side facing the Centennial Trail along Brighton Avenue, and one will have a side facing the north-neighbouring home, separated by existing trees and fences.

The height of the townhomes above average grade is modest with vaulted ceilings in the second level to provide desired ceiling heights. The height of the townhomes at street will be similar in height to the neighbouring homes. The existing house is on a higher grade and will have views over the roofs of the townhomes from the second storey.

The Heritage Revitalization Agreement will provide for a subdivision of the existing lot and the creation of three fee-simple lots for the townhomes, whereby each townhome will be individually titled.

Variances:

The existing structures at 1318 Transit require variances to meet today's zoning requirements for the RS-4 Zone. These include:

- Lot FSR:
  The most sustainable approach is to preserve rather than demolish the existing buildings. To achieve this, a variance is needed to allow a 0.424 FSR in a zone that requires 0.4 FSR.

- House Rear Yard Setback:
  The rear setback of the existing house will be 6.0m rather than the 7.62m required.

- House Building and Roof Height:
  The existing house roof exceeds the RS-4 allowable building height by 0.68m and roof height by 1.76m. The house was built to contemporary standards. From a historical preservation and sustainability perspective, it is preferred to retain the existing heights and character of the house.

- House Second Storey Setback — East Side:
  The East-facing second storey has a covered veranda that is 1.79m from the proposed subdivision, 1.21m less than the bylaw requirement of 3m.

- Carport Side and Front Setbacks:
  In order to preserve the existing site buildings rather than demolish, we propose to retain and grandfather the existing carport.

Sustainability Checklist:

Green Design and Construction

The townhomes will be designed to meet BCBC Step Code 3 Energy performance.

Water Efficiency

The building will include water saving features such as:

- Faucet aerators on sinks and shower heads
- Low-flush and/or dual flush toilets
- High-efficiency washing machines that conserve water and electricity

The site will include water-saving features such as:

- Drought-tolerant plant species
- Stormwater collection and management with storm water storage units below the driveways
- Permeable pavers in the driveways and sidewalks
- Gravel pathways on the sides of the townhomes

Materials and Resources

The proposal will conserve materials and resources by retaining the existing house, carport, shed, and landscaping around the house. The house has been well maintained over the years and is in excellent condition.

The townhomes offer an especially sustainable form of housing with:

- Shared partywalls that reduce exterior walls and overall materials;
- Exterior cladding of stone and fiber cement plank siding that are highly durable, long-lasting and low maintenance; and
- Wood frame construction that is renewable.

Carolynn Wilson, Architect AIBC, M.Arch., B.Tech., LEED AP, Principal

Indoor Air Quality

Low-emitting materials and contemporary ventilation systems will ensure a healthy indoor environment. Features will include:

- The use of non- or low off-gassing materials including:
    - Low-VOC paints;
    - Engineered hardwood flooring and tiled floors;
- Ductwork that will be sealed during construction;
- Mechanically-ducted ventilation into the bedrooms and living areas, as well as operable windows; and
- Carbon monoxide alarms where there are combustion appliances.

Energy

- The townhomes will be designed to meet the BCBC Step Code 3 standard
- They will have heat pumps for high efficiency heating and cooling
- The homes will have ERV's to reuse exhausted heat from the house and improve the overall energy efficiency
- All appliances will be Energy Star Certified
- Windows will be high performance with low-E coating to reduce heat gains
- The townhomes are designed with recessed windows inset in recessed balconies to provide solar shading while providing views and daylight

Community Amenity Contribution:

The owner will be providing a Community Amenity Contribution, per the District of Oak Bay Community Amenity Contributions Policy, File PLP00008.

Conclusion:

The proposed Heritage Revitalization Agreement for 1318 Transit Road will:

- Ensure long-term legal protection for one of the few remaining 19th Century homes in Oak Bay;
- Allow the construction of three townhomes within walking distance of Oak Bay Village; and
- Increase the diversity of housing forms in Oak Bay, allowing downsizing residents to age-in-place.

The proposed project is consistent with the OCP land use designation for the site and seeks a limited number of variances for form and siting.

Best Regards,

Carolynn Wilson
Principal, Architect AIBC
M.Arch, B.Tech., LEED AP
Carolynn Wilson Architect Ltd.

THE CORPORATION OF THE DISTRICT OF OAK BAY

BYLAW NO. 4880

A Bylaw to Authorize a Heritage Revitalization Agreement for 1318 Transit Road

The Municipal Council of The Corporation of the District of Oak Bay, in open meeting assembled, enacts as follows:

1. AGREEMENT

1. The Corporation of the District of Oak Bay is authorized to enter into a Heritage Revitalization Agreement with 1318 Transit Holdings Ltd., Inc. No. BC0799628 for the property known as Parcel A, Lot 1, Block R, Plan VIP368B, Section 23, Victoria Land District, PID: 009-140-816, substantially in the form attached to this Bylaw as Schedule A.
2. The Mayor and the Director of Corporate Services are authorized to do all things and acts necessary to execute the said Heritage Revitalization Agreement and to affix the seal of the District of Oak Bay thereto.

2. CITATION

This Bylaw may be known and cited for all purposes as "1318 Transit Road Heritage Revitalization Agreement Authorization Bylaw No. 4880, 2024".

READ A FIRST TIME the 23rd day of September, 2024

READ A SECOND TIME the 23rd day of September, 2024

PUBLIC HEARING HELD

READ A THIRD TIME THE day of 2024

ADOPTED the day of 2024

_____
MAYOR

_____
CORPORATE OFFICER

SCHEDULE 'A'

To 1318 Transit Road Heritage Revitalization Agreement Authorization Bylaw No. 4880, 2024

HERITAGE REVITALIZATION AGREEMENT

(Pursuant to section 610 of the *Local Government Act*)

1318 Transit Road

THIS AGREEMENT made the _____ day of _____, 2024.

BETWEEN: 1318 Transit Holdings Ltd.
1318 Transit Road
Victoria, BC
V8S 5A3

(the "**Owner**")

OF THE FIRST PART

AND: The Corporation of the District of Oak Bay
2167 Oak Bay Avenue
Victoria, BC V8R 1G2

(the "**District**")

OF THE SECOND PART

A. A local government may, by bylaw, enter into a heritage revitalization agreement with the owner of a heritage property pursuant to section 610 of the *Local Government Act*.

B. The Owner is the registered owner of those parcels of land, lying and being in the District of Oak Bay, in the Province of British Columbia, and more particularly known and described as:

Legal Description: Parcel A (DD118746I) of Lot 1, Block R, Section 23, Victoria District, Plan 368B
Parcel Identifier: 009-140-816
Civic Address: 1318 Transit Road, Victoria, BC, V8S 5A3

(the "**Lands**")

C. Situated on the Lands is a dwelling constructed in or about 1896 (the "**Heritage Building**"), and for the purpose of conservation of the heritage value and heritage character of the Lands, the Owner and the District have agreed to enter into this Agreement, setting out the terms and conditions of continuing protection for the heritage value and heritage character of the Lands;

D. The Owner and the District agree that the Heritage Building has heritage value, and desire to conserve the heritage value and heritage character of the Heritage Building;

E. The Owner wishes to subdivide the Lands into four parcels ("the **Subdivision**"), labelled as Lot A ("**Lot A**"), Lot B ("**Lot B**"), Lot C ("**Lot C**"), and Lot D ("**Lot D**") on a plan of proposed subdivision prepared by V.I. Powell & Associates BC Land Surveyors, date stamped September 11th, 2024, attached as Schedule "1" hereto (the "**Plan**")];

F. The Owner wishes to retain the Heritage Building on Lot A and continue to use the Heritage Building as a single family residence with a secondary suite, to construct a new residential dwelling on Lot B, to construct a new residential dwelling on Lot C, and to construct a new residential dwelling on Lot D.

G. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or permit issued under Part 14 or Part 15 of the *Local Government Act*;

H. The District's Official Community Plan states that the District may consider the use of a Heritage Revitalization Agreement "to protect and conserve heritage property";

I. The Lands are zoned R-4; and

J. The Owner and the District wish to preserve the Heritage Building and to provide for its preservation, rehabilitation, restoration, and maintenance in accordance with the terms of this Agreement, and have voluntarily agreed to enter into this Heritage Revitalization Agreement setting out the terms and conditions by which the heritage value of the Heritage Building is to be preserved and protected, in return for specified variances to District bylaws as set out in this Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual promises exchanged in this Agreement and for other good and valuable consideration (the receipt and sufficiency of which both parties acknowledge), the Owner and the District each covenant with the other pursuant to section 610 of the *Local Government Act*, as follows:

1.0 DEFINITIONS

1.1 In this Agreement, the following words have the following meanings:

"**Conservation Plan**" means the Heritage Conservation Plan referred to in section 4.1 of this Agreement.

"**Director of Community Building and Planning**" means the individual appointed to the position of Director of Community Building and Planning for the District of Oak Bay, or any successor or individual acting in that capacity, including any individual or entity appointed to perform the duties of the Director of Community Building and Planning in the event of reorganization or restructuring of the District of Oak Bay.

"**District**" means the Corporation of the District of Oak Bay

"**Enactment**" has the same meaning as in the *Interpretation Act* (British Columbia).

"**Owner**" includes a person who acquires an interest in the Lands and is thereby bound by this Agreement, as referred to in section 14.1.

"**preservation**", "**rehabilitation**", "**restoration**", and "**maintenance**" have the meanings defined in the Standards and Guidelines.

"**Standards and Guidelines**" means the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)*.

"**Work**" means any work that the Owner must do in order to preserve, rehabilitate, restore and maintain the Heritage Building in accordance with the Conservation Plan and this Agreement.

2.0 REDEVELOPMENT OF THE LANDS

2.1 Subject to the approval of the Plan of Subdivision by the District Approving Officer (the "**Approving Officer**") based on the variances set out herein, the Owner covenants and agrees with the District that it shall develop the Lands strictly in accordance with the terms of this Agreement, and as required under the terms of any permits or approvals issued by the District respecting the development of or construction upon the Lands.

3.0 NO INTERFERENCE WITH OR DEROGATION FROM AUTHORITY OF SUBDIVISION APPROVING OFFICER

3.1 This Agreement represents a necessary but not sufficient step towards approval of the Subdivision and in no way fetters the exercise of the judgement or authority of the District Approving Officer under the *Land Title Act*, and in particular but without limiting the generality of the foregoing does not exempt the Owner in whole or in part from off-site servicing requirements and costs, or any other requirements imposed by the Approving Officer or the District as part of the subdivision review and approval process.

4.0 OBLIGATION OF OWNER TO RESTORE AND CONSERVE HERITAGE BUILDING

4.1 The parties agree that the Heritage Building has heritage value deserving of protection and conservation, and the Owner specifically agrees that the Heritage Building shall not be demolished in whole or in part, moved or removed, structurally altered, altered as to its facade or any other exterior element, or added to, except in accordance with the Heritage Conservation Plan prepared by Donald Luxton and Associates, Inc., completed April 2024 and attached hereto as Schedule "2".

4.2 The Owner covenants and agrees that it shall preserve, rehabilitate, restore and maintain the Heritage Building in accordance with the Conservation Plan.

4.3 Prior to commencement of any Work, the Owner shall obtain from the District all necessary permits and licences, including where necessary, and without limitation, a heritage alteration permit.

4.4 The Work shall be completed at the Owner's sole expense in accordance with the Conservation Plan, and in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of the Conservation Plan, the parties agree that the conflict or ambiguity shall be resolved in accordance with the Standards and Guidelines.

4.5 The Owner shall, at the Owner's sole expense, engage a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia with membership in the BCAHP or CAHP (the "Registered Professional") to oversee the Work to the Heritage Building and to perform the duties of the Registered Professional as set out in this Agreement.

4.6 The Owner shall:

a) erect on the Lands and keep erected throughout the course of the Work a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering on the Lands that the Work involves protected heritage property and is being carried out for heritage conservation purposes; and
b) obtain the District's advance approval for any changes to the Work, including any amended permits that may be required.

4.7 The Registered Professional shall:

a) upon substantial completion of any Work, provide to the District an executed and sealed Certification of Compliance in the form attached hereto as Schedule "3" as confirmation that the Heritage Building is in good repair; and
b) notify the District within one business day if the Registered Professional's engagement by the Owner is terminated for any reason.

5.0 TIMING OF WORK

The Owner shall commence and complete all actions required for completion of any Work, as set out in the Conservation Plan, within 24 months from initiating the Work.

6.0 CONFORMITY WITH DISTRICT BYLAWS

6.1 Except with respect to a provision of a bylaw that is expressly varied by this Agreement, and only to the extent of the authorized variance(s), nothing contained or implied herein shall prejudice or affect the rights and powers of the District in the exercise of its functions under any public or private statutes, bylaws, orders, and regulations, all of

which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the parties.

7.0 APPLICATION OF THIS AGREEMENT

7.1 Unless otherwise stated, the terms and conditions of this Agreement respecting the preservation, rehabilitation, restoration and maintenance of the Heritage Building in accordance with the Conservation Plan apply only to the structure and exterior of the Heritage Building, including, without limitation, the foundation, walls, roof, and all exterior doors, windows and architectural ornamentation.

7.2 For a period of 25 years from the effective date of this Agreement, Lots B, C, and D, shall be developed in substantial accordance with the plans attached to this Agreement as Schedule "4". Minor variations from the plans contained in Schedule 4 may be permitted if approved in writing by the District where, in the opinion of the Director of Community Building and Planning, they are in generally in accordance with the form and character of the designs approved by this Agreement.

7.3 Development on Lots B, C and D shall be exempt from any requirements of this Agreement Twenty Five (25) years after the effective date of this Agreement.

8.0 SPECIAL PERMIT REQUIRED FOR ALTERATIONS

8.1 None of the types of actions, Work, additions or alterations listed in this Agreement or in the Conservation Plan shall be taken, commenced, or carried out with respect to the Heritage Building unless the District has first issued a heritage alteration permit (or other lawful instrument of approval for a building protected by way of Heritage Revitalization Agreement) authorizing the same in accordance with the applicable provisions of the *Local Government Act*, which permit or approval the District, subject to the said statutory provisions, may issue or withhold in its discretion.

9.0 BYLAW VARIANCES

9.1 The District of Oak Bay Zoning Bylaw No. 3531, 1986 (the "**Zoning Bylaw**"), as amended is varied to the extent as specified in Schedule "5" required to eliminate the noncompliance with such provisions that would otherwise preclude approval of the Subdivision, and all of the definitions and regulations set out in the Zoning Bylaw shall apply to the Lands except to the extent that they are specifically varied as set out in Schedule 5.

10.0 AGREEMENT TERMINATES IF SUBDIVISION NOT APPROVED

10.1 This Agreement shall immediately terminate and cease to have any force or effect if the Subdivision has not been approved under the Land Title Act within two (2) years after

the adoption of the 1318 Transit Road Heritage Revitalization Agreement Authorization Bylaw No. 4880, 2024.

11.0 BUILDING MAINTENANCE STANDARDS

11.1 At all times and pursuant to the Conservation Plan, the Owner shall:

a) maintain the exterior of the Heritage Building so as to prevent deterioration due to weather, rot, or insects;

b) keep the exterior of the Heritage Building free from loose, rotted, or broken materials and objects;

c) keep all siding, window frames, railings, decks, stairs, and other wood or metal materials on the exterior of the Heritage Building neatly finished and effectively protected from the elements by paint or stain;

d) maintain all cornices, belt courses, corbels, trim, wall facings, and similar architectural features of the Heritage Building in good repair and safe condition;

e) maintain all roofs, including fascia boards, soffits, cornices, and flashings, of the Heritage Building in a watertight condition; and

f) maintain retaining walls in good repair and in sound structural condition.

12.0 DAMAGE OR DESTRUCTION BY FIRE OR OTHER PERILS

12.1 In the event that the Heritage Building is damaged or destroyed to the extent of less than or equal to 75% of its value above its foundations, as determined by the Director of Building and Planning for the District, the Owner shall unless otherwise permitted in writing by the District, repair or reconstruct the Heritage Building in a manner consistent with the Conservation Plan, and the Standards and Guidelines, subject to the issuance by the District of a heritage alteration permit or other lawful instrument of approval for buildings protected by way of Heritage Revitalization Agreement (the "Repair/Reconstruction Approval"), following which the Owner shall forthwith commence the repairs or reconstruction.

12.2 Where section 12.1 applies, the Owner shall apply for the Repair/Reconstruction Approval within a reasonable period of time after the occurrence of the damage or destruction and shall complete the repairs and reconstruction of the Heritage Building within three years of the District's issuance of the Repair/Reconstruction Approval.

12.3 The District shall act reasonably with respect to a request from the Owner not to repair or reconstruct in the circumstances described in section 12.1. In the event that the

District grants permission not to repair or reconstruct, all use, density of use, and development of Lot A shall thenceforth be in accordance with the Zoning Bylaw and all other applicable bylaws of the District.

12.4 In the event that the Heritage Building is damaged or destroyed to the extent of more than 75% of its value above its foundations, as determined by the Director of Community Building and Planning for the District, the Owner may elect not to reconstruct the Heritage Building, in which case all use, density of use, and development of Lot A shall thenceforth be in accordance with the Zoning Bylaw and all other applicable bylaws of the District. If the Owner does elect to reconstruct the Heritage Building, the reconstruction shall be subject to the issuance by the District of a heritage alteration permit or other lawful instrument of approval for buildings protected by way of Heritage Revitalization Agreement, following which the Owner shall forthwith commence the reconstruction and complete the same within three years from the date of approval.

12.5 Where the owner disagrees with a determination by the Director of Community Building and Planning for the District under sections 12.1 or 12.4:

a) the Owner may at their cost and within 30 days of receipt of written notice of such determination submit to the District a written appraisal of the extent of damage above the foundation prepared by an insurance adjuster retained by the carrier of the current property insurance policy for the Heritage Building and licensed to practice in British Columbia under the *Financial Institutions Act*.

b) The District shall within 30 days of receipt of the appraisal prepared by the said insurance adjuster notify the Owner in writing as to whether or not it accepts the findings of the appraisal.

c) In the event that the District notifies the Owner that it does not accept the findings of the appraisal, the matter of the extent of the damage above the foundation wall shall be determined by binding arbitration by a single arbitrator under the *Arbitration Act*.

13.0 AGREEMENT TO RESTRICT DEVELOPMENT OF LOT A

13.1 Lot A shall not be built upon or excavated except in accordance with this Agreement, and with the exception of building or excavation to be allowed for one accessory garden structure, for the renovation of the existing shed, and for the renovation of the existing garage, which will not be subject to a heritage alteration permit.

13.2 Following completion of the Works in accordance with this Agreement, the Owner shall not alter the heritage character or the exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the District.

14.0 LANDSCAPE BOND FOR LOTS B, C, and D

14.1 The Owner shall provide to the District a landscape security equal to 110% of the estimated cost of the landscape works as described in the Landscape Cost Estimate prepared by Small & Rossell Landscape Architects, dated March 5th, 2024, attached to this Agreement as Schedule "6", before receiving a building permit for the residential development permitted on lots B, C and D. The security deposit shall be refunded to the Owner upon the satisfactory completion of the landscape work as shown in Schedule 4.

15.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

15.1 Notice of this Agreement will be registered in the Land Title Office by the District at the cost of the Owner in accordance with the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of this Notice.

16.0 NOTICE OF DEFAULT

16.1 In the event that the Owner is in breach of or in default with respect to any term of this Agreement, the District may:

a) by registered mail; or
b) by hand delivery,

to the address of the Owner as shown on the most recent revised assessment roll within the meaning of the *Assessment Act*, give the Owner written notice of the breach or default and the Owner shall remedy the same within thirty (30) days of the date of receipt of the notice, or within such longer time as the District may in its discretion specify in the notice or in writing upon subsequent application by the Owner. If the Owner fails or neglects to remedy the breach or default, without derogating from the ability of the District to seek and obtain from a court an order for specific performance, or from any other contract enforcement option, the District may by bylaw cancel this Agreement and the Owner shall for all purposes, including the satisfaction of any requirement set out in the *Local Government Act*, be deemed to have consented to such cancellation and shall ensure that all use and density of use of Lot A and the Heritage Building shall thenceforth be in accordance with the Zoning Bylaw and all other applicable bylaws of the District.

16.2 A notice under section 15.1 shall be deemed to have been received by the Owner 72 hours after the time of mailing or, if hand delivered, upon the date of delivery.

17.0 PROPERTY INSURANCE

17.1 The Owner agrees to make best efforts to obtain and, if obtained, maintain at all times for the Heritage Building, at full replacement value, insurance against all risks of physical loss or damage from all insurable perils including but not limited to fire, earthquake, water escape and flooding.

18.0 NO WAIVER UNLESS EXPRESSLY AGREED

18.1 Except as specifically agreed in writing, no action or failure to act by the District shall constitute a waiver of any right or duty afforded it under this Agreement, nor shall any such action or failure to act constitute an approval, waiver or acquiescence in or of any breach or default hereunder.

19.0 ENFORCEMENT BY DISTRICT

19.1 The parties agree that the enforcement of this Agreement shall be entirely within the discretion of the District and that the execution and registration of this Agreement shall not be interpreted as creating any duty on the part of the District to the Owner or to any other person to enforce any provision or the breach of any provision of this Agreement.

19.2 The Owner acknowledges that it is an offence under Section 621(1)(c) of the *Local Government Act* to alter the Lands or the Heritage Building in contravention of this Agreement, and is enforceable by all remedies under the *Local Government Act*.

19.3 The Owner acknowledges that it is an offence under Section 621(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement and Section 617 of the *Local Government Act*, punishable in the manner described in the preceding section.

19.4 The Owner acknowledges that, if the Owner alters the Lands or the Heritage Building in contravention of this Agreement, the District may apply to the BC Supreme Court for:

a) An order that the Owner restore the Lands or the Heritage Building to their condition before the contravention;

b) An order that the Owner undertake compensatory conservation work on the Lands or the Heritage Building;

c) An order requiring the Owner to take other measures specified by the Court to ameliorate the effects of the contravention; and

d) An order authorizing the District to perform any and all such work at the expense of the Owner.

20.0 INDEMNIFICATION AND RELEASE

20.1 The Owner hereby releases, absolves and forever discharges the District, its officers and employees, from any and all claims, causes of action, actions, suits, proceedings and demands of any nature whatsoever which the Owner has or may have for any loss, damage, death or injury sustained by the Owner, arising directly or indirectly out of this Agreement.

20.2 The Owner shall indemnify and save harmless the District, its officers and employees, from and against all claims, causes of action, actions, suits, proceedings and demands of any nature whatsoever and by whomever made, brought or prosecuted, directly or indirectly arising out of or related to, occasioned by or attributed to a breach of any provision of this Agreement to be performed by the Owner, her agents or contractors.

21.0 NO PARTNERSHIP OR JOINT VENTURE

21.1 The parties agree that nothing contained herein creates a relation between the parties of partnership, joint venture or agency.

22.0 PERSONAL LIABILITY LIMITED TO PERIOD OF OWNERSHIP

22.1 The Owner covenants and agrees that for them, their heirs, administrators, executors, successors and assigns, that they will at all times perform and observe the requirements and restrictions hereinbefore set out and that they shall be binding on the Owner as personal covenants only during the period of their ownership of any interest in the Land.

23.0 GENERAL

23.1 Time shall be of the essence of this agreement.

23.2 The Owner shall execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the District, acting reasonably, to give full effect to the intent of this Agreement.

23.3 This Agreement shall enure to the benefit of and be binding upon the District and its successors, trustees and assigns, and this Agreement shall enure to the benefit of and be binding upon the Owner and successors, trustees and permitted assigns and all parties claiming through them, and this Agreement shall charge and run with the Lands and enure to the benefit of and be binding upon the owners from time to time of the Lands and their respective heirs, executors, administrators, trustees and successors and all parties claiming through them.

23.4 It is mutually understood and agreed between the parties that neither the Owner nor the District has made any representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

23.5 If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remainder, provided the invalid portion is not found by the court to be an integral part thereof, shall continue in full force and effect and be construed as if the Agreement had been executed without the invalid portion.

23.6 Wherever the expressions "Owner" and "District", and the masculine gender, are used herein, the same shall be construed to mean the plural, feminine or body corporate or politic where the context or the parties so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

23.7 Any bylaw or statute referred to herein is a reference to a bylaw or statute of the District or the Province of British Columbia, respectively, as amended, revised, consolidated or replaced from time to time.

23.8 The paragraph or section headings contained in this Agreement are for convenience only and do not purport to define, limit, or extend the scope or intent of the language of the paragraphs to which they pertain.

23.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

23.10 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

23.11 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

23.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

23.13 This Agreement may be amended from time to time upon terms and conditions mutually acceptable to the District and the Owner only if the amendments are in writing and executed by the parties hereto, and only if the amendments are authorized by bylaw of the District.

24.0 PRIORITY

24.1 HSBC Bank Canada, the registered holder of a charge by way of a Mortgage against the Lands and registered under CA623796 respectively (the "Charge") in the Land Title Office at Victoria, British Columbia, for and in consideration of the sum of One ($1.00) Dollar paid by the District to the said Chargeholder (the receipt whereof is hereby acknowledged), agrees with the District that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 610(11) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said Charge.

IN WITNESS WHEREOF the parties have executed this Agreement as of the day, month, and year first above written.

SIGNED BY THE OWNERS,
In the presence of:

_____
Witness (Signature)

_____
Witness (Signature)

_____
Address of Witness

_____
1318 Transit Holdings Ltd.

The Corporate Seal of THE CORPORATION
OF THE DISTRICT OF OAK BAY was hereunto
Affixed in the presence of:

_____
Mayor

_____
Director, Corporate Services

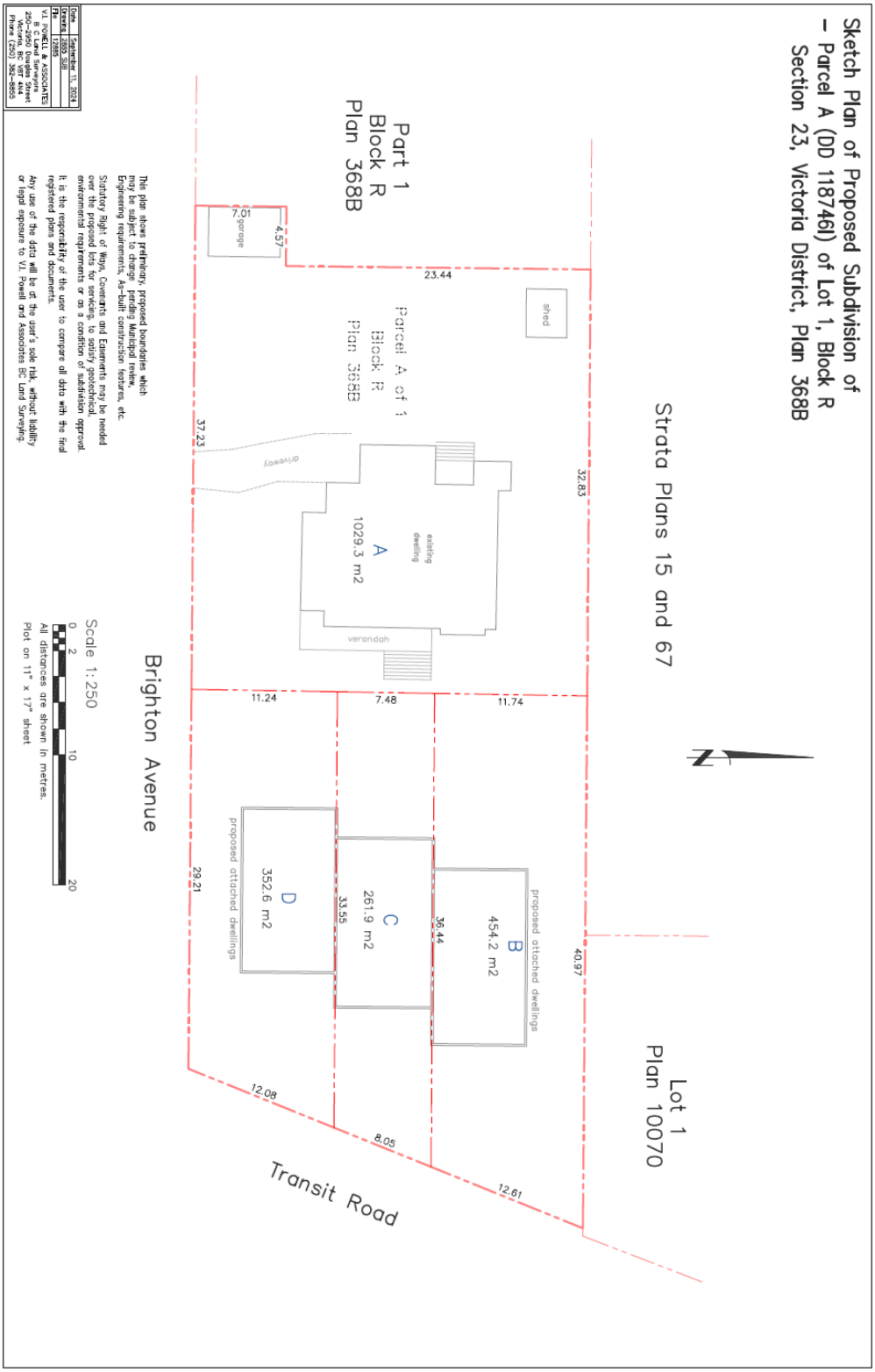
HSBC Bank Canada
By its authorized signatories:

_____
Print Name

_____
Signature

SCHEDULE 1 – PLAN OF SUBDIVISION

(Prepared by V.I. Powell & Associates BC Land Surveyors, date stamped September 11th, 2024)



GLENGYLE

1318 TRANSIT ROAD, OAK BAY, BC

CONSERVATION PLAN

APRIL 2024

DONALD LUXTON
AND ASSOCIATES INC

TABLE OF CONTENTS

1 INTRODUCTION

Building Name:	*Glengyle*
Other Name:	McGregor Residence
Civic Address:	1318 Transit Road, Oak Bay, British Columbia
Legal Description:	Parcel A, Lot 1, Block R, Plan VIP368B (Section 23)
Year of Construction:	circa 1896 | Additions in 1906 and 1921
Original Owner(s):	Eleanor R. McGregor
Architect/Designer:	Unknown (Original c.1896 house attributed to John G. Tiarks)
Builder:	William F. Drysdale (1921)

Glengyle is a unique residence located in the District of Oak Bay that demonstrates the evolution of residential architecture from the late Victorian-era to the Edwardian and post-First World War period. Positioned on a large, roughly rectangle lot on Transit Road between Newport Avenue and St. David Street, the house sits on a rocky bluff facing east and the water beyond. Constructed c.1896, *Glengyle* was built on land owned by James Herrick McGregor, a prominent land surveyor and noteworthy individual for his role in the establishment and development of Oak Bay and British Columbia. The residence was likely commissioned by his stepmother, Eleanor, and father at a period of time when Oak Bay was undergoing rapid growth including the development of nearby Windsor Park by the BCER which drew people to the community.

The *Glengyle* property is undergoing a proposed redevelopment pursuant to a heritage revitalization agreement by which the property will be subdivided, the existing house will be preserved, and three townhomes will be built on the eastern portion of the property. The fee-simple townhomes will be constructed on the subdivided land all with access from Transit Road. *Glengyle* will be preserved in its current location and orientation with proposed interventions limited to its basement level.

This Conservation Plan is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that may occur as part of the proposed project.

2 HISTORICAL CONTEXT

2.1 OAK BAY

From: https://www.oakbay.ca/our-community/about/history

For many centuries, aboriginal groups camped or lived permanently at tidewater sites harvesting the bounty of the Garry Oak meadow landscape and nearby Salish Sea. The lands of Oak Bay still contain many artifacts and archeological sites from this era. The first European explorers arrived in the late 1700's, ultimately establishing Fort Victoria in 1843. At this time the Hudson's Bay Company had control over most of the land that makes up Oak Bay, followed by several family farms established through the second half of the 19th Century to service Victoria. One original farmhouse, Tod House, still stands today as the oldest continuously-occupied home in Western Canada (built c. 1850).

As the 20th Century approached, Oak Bay was revered for its recreational opportunities. Cottages were built beside the sweeping bays while visitors camped by the shore or rented rooms at resorts including the Mount Baker Hotel, Willows Hotel, and later the Oak Bay Beach Hotel. People traveled by horse or electric streetcar to Windsor Park for cycling, rugby, and

Above: 1928 aerial photo of Oak Bay. National Air Photo Library, Roll A229, Frame 46

Next Page: Survey of portion of Oak Bay, VIP368

PLAN
of
OAK HARBOUR
Being Subdivision of parts of
SECTIONS 23 & 69
VICTORIA DISTRICT

Scale-100 FEET = 1 INCH

2 HISTORICAL CONTEXT

cricket, and to the extensive fairgrounds near modern-day Carnarvon Park for horse racing. Other popular Oak Bay activities included sunbathing, swimming, fishing, golf at the Victoria Golf Club (est.1893), and sailing out of the Royal Victoria Yacht Club (est.1892, with move to Oak Bay in 1912).

Oak Bay was incorporated in 1906. The first Reeve was W.E. Oliver, with prominent residents such as Rattenbury, Henderson, and Pemberton making up the first Council. Reliable transportation and newly-laid sewer and water pipes saw the first homes built near Oak Bay Avenue, Cadboro Bay Road, and the central waterfront district. Oak Bay Village formed the nucleus of services at this time, with the municipal hall, police station, post office, high school, and churches built nearby. By the close of the land boom period (1906-1913), much of Oak Bay was planned and mapped into lots, although much of the land was still undeveloped and much of the northern area was still owned by the Hudson's Bay Company.
Between 1945 and 1960, under agreement with the municipality, the Hudson's Bay Company developed their remaining lands into serviced residential properties. By 1950, horse racing had ended at the fairgrounds, the exhibition hall and other buildings had burned to the ground. Together with municipal purchase of the lands, these events all allowed development of the Carnarvon area for residential purposes. In 1960, after a falling out with Oak Bay, the Hudson's Bay Company sold the northernmost section of their land to the University of Victoria.

The early 1960s saw the last push of substantial development in Oak Bay, with Oak Bay Marina being established and the final residential neighbourhoods built out. The architecture of Oak Bay reflects many styles prominent through its history, with fine examples of Tudor Revival, Art Deco, Arts and Crafts and more found throughout the tree-lined neighbourhoods. Throughout its history, Oak Bay has been one of the most desirable places to live in Greater Victoria; it has maintained its primarily single-family residential nature, with a population growing by just 0.1% annually over the last 50 years.

Above: Newspaper advertisement for Oak Bay, 1907-05-20 Victoria Daily Times

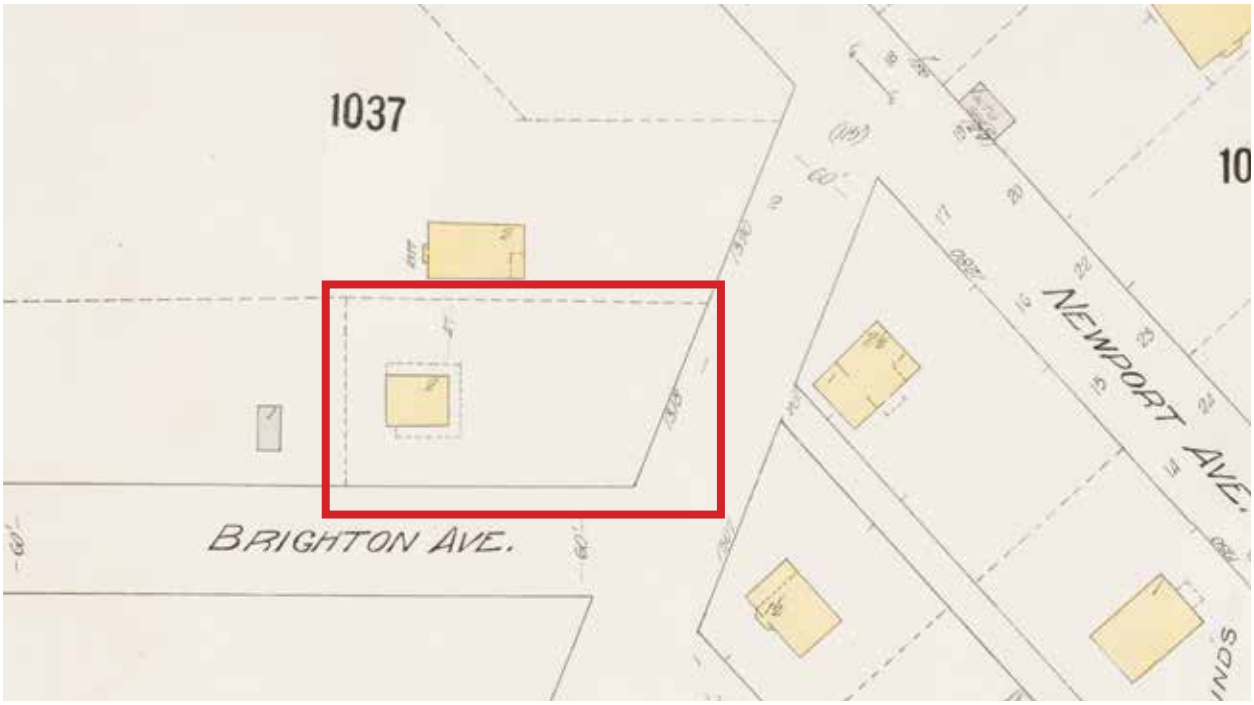
2 HISTORICAL CONTEXT

2.2 *GLENGYLE*

Originally existing as one large block, this land was subdivided into five large lots in 1896 by James Herrick McGregor (1869-1915). McGregor played a major role in the establishment and development of Oak Bay, and British Columbia as a whole. An early and prominent land surveyor, McGregor was past president of the Union Club and an Oak Bay Councillor; there are several sites across the province named in his honour. James H. McGregor's father, James McGregor (1828-1896), and stepmother, Eleanor (1856-1943; née Ruiter), moved to Victoria from Montreal in the late 1880s, with James McGregor (Sr.) becoming the city's first Public Librarian. Construction on *Glengyle* began around the time of the subdivision, presumably commissioned by Eleanor, and possibly her husband prior to his passing – the house initially functioned as an income generating rental property. The house was developed at the same time that nearby Windsor Park was established by the BCER. The park attracted activity and settlement and was promoted as the finest athletic grounds on the Pacific Coast, featuring professional baseball, a cycling track and grandstands for 2,000 people.

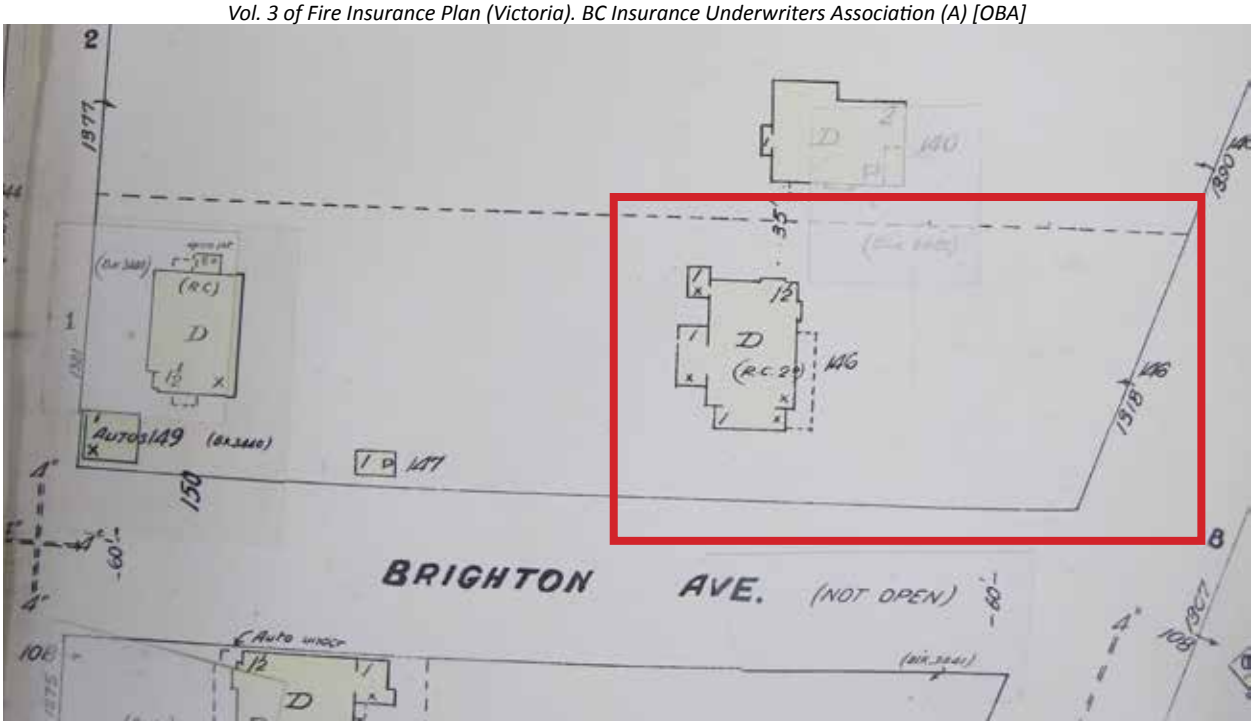
Above: Glengyle (red box), 1928. National Air Photo Library, Roll A229, Frame 46

2 HISTORICAL CONTEXT



Above: Glengyle note rectangle plan and wrap around verandah on three sides of residence, 1913.
Vol. 3 of Insurance Plan of Victoria. Chas. E. Goad, 1913 [UVic]

Below: Glengyle with additions to north and west and closed in portion of verandah on south side of residence, 1925.
Vol. 3 of Fire Insurance Plan (Victoria). BC Insurance Underwriters Association (A) [OBA]



2 HISTORICAL CONTEXT

Top: View of Oak Bay from the waterfront, 1900s Philip Timms. Vancouver Public Library #7260

Above: Close up of portion of Glengyle before addition to the north (right of gable roofs), 1900s Philip Timms. Vancouver Public Library #7260

Left: Glengyle as it appeared in 1967, Appraisal Card, District of Oak Bay (1318 Transit-A) [OBA].

2 HISTORICAL CONTEXT

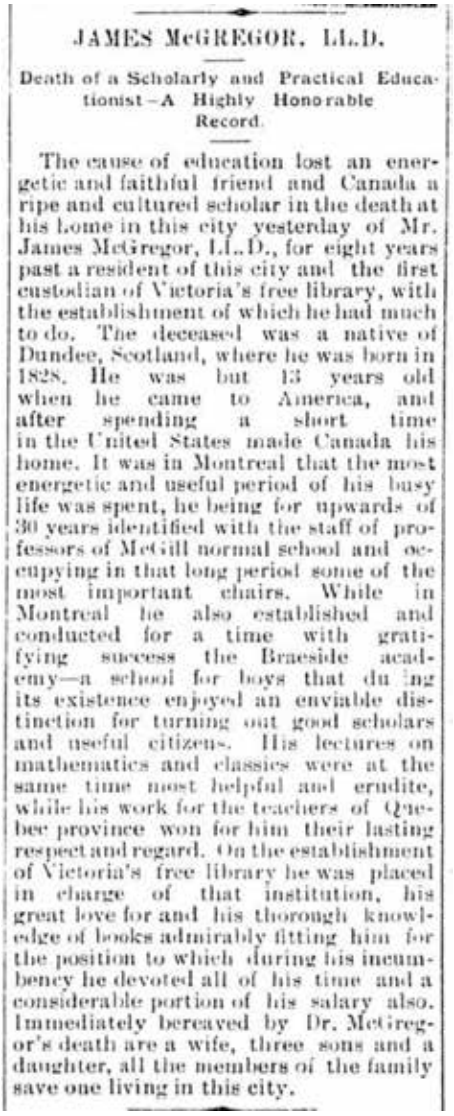
MARRIED.

WHEELER—WHEELER.—At St. Johns, Que., on the 21st August, 188', by the Rev. J. Crothers, Mr. Hamilton S. Wheeler, second son of E. Miles Wheeler, Esq., of Venice, Missisquoi County, to Miss Susan Wheeler, third daughter of E. J. Wheeler, Esq., of St. Johns, Que.

McGREGOR—RUITER.—At Cow nsville, on the 19th inst., by the Rev. W. H. Sparling, James McGregor, LL.D., McGill Normal School, to Eleanor Ruiter, of Cowansville, Que.

Above: Marriage announcement, 1880-08-23 Montreal Gazette

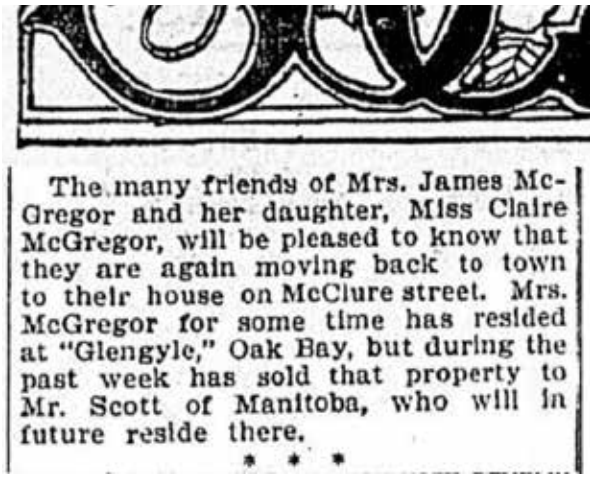
Below: Death announcement, 1896-07-22 Victoria Daily Colonist



JAMES McGREGOR, LL.D.

Death of a Scholarly and Practical Educationist—A Highly Honorable Record.

The cause of education lost an energetic and faithful friend and Canada a ripe and cultured scholar in the death at his home in this city yesterday of Mr. James McGregor, LL.D., for eight years past a resident of this city and the first custodian of Victoria's free library, with the establishment of which he had much to do. The deceased was a native of Dundee, Scotland, where he was born in 1828. He was but 13 years old when he came to America, and after spending a short time in the United States made Canada his home. It was in Montreal that the most energetic and useful period of his busy life was spent, he being for upwards of 30 years identified with the staff of professors of McGill normal school and occupying in that long period some of the most important chairs. While in Montreal he also established and conducted for a time with gratifying success the Braeside academy—a school for boys that during its existence enjoyed an enviable distinction for turning out good scholars and useful citizens. His lectures on mathematics and classics were at the same time most helpful and erudite, while his work for the teachers of Quebec province won for him their lasting respect and regard. On the establishment of Victoria's free library he was placed in charge of that institution, his great love for and his thorough knowledge of books admirably fitting him for the position to which during his incumbency he devoted all of his time and a considerable portion of his salary also. Immediately bereaved by Dr. McGregor's death are a wife, three sons and a daughter, all the members of the family save one living in this city.



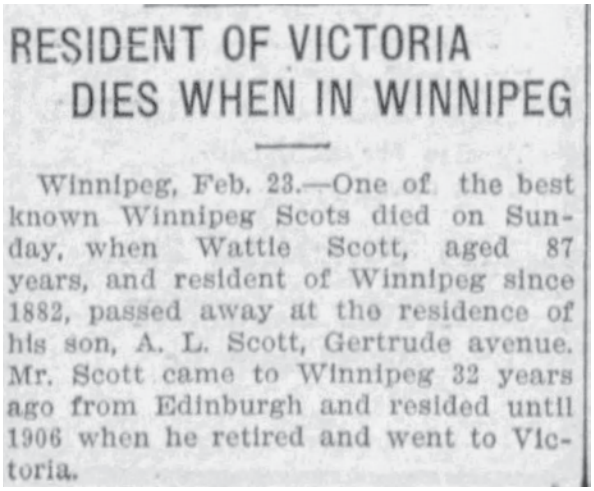
The many friends of Mrs. James McGregor and her daughter, Miss Claire McGregor, will be pleased to know that they are again moving back to town to their house on McClure street. Mrs. McGregor for some time has resided at "Glengyle," Oak Bay, but during the past week has sold that property to Mr. Scott of Manitoba, who will in future reside there.

* * *

Top: Society Page announcement, 1906-01-28 Victoria Daily Colonist

Bottom: Eleanor R. and daughter, Claire McGregor (Uploaded by Brenda McFadden) [Ancestry.ca]

2 HISTORICAL CONTEXT



RESIDENT OF VICTORIA DIES WHEN IN WINNIPEG

Winnipeg, Feb. 23.—One of the best known Winnipeg Scots died on Sunday, when Wattie Scott, aged 87 years, and resident of Winnipeg since 1882, passed away at the residence of his son, A. L. Scott, Gertrude avenue. Mr. Scott came to Winnipeg 32 years ago from Edinburgh and resided until 1906 when he retired and went to Victoria.

MRS. WALTER SCOTT

Mrs. Walter Scott passed away yesterday at 1321 St. David Street, Oak Bay. She was born in Edinburgh in 1842, and came to Canada in 1882, residing in Victoria since 1906. She is survived by one son, Alex. L. Scott, 1321 St. David Street, and one granddaughter, Mrs. W. H. M. Haldane of this city, and two great-grandchildren. Funeral services will be held at Hayward's B.C. Funeral Chapel tomorrow afternoon at 3.30. It is requested no flowers be sent.

Top: Death announcement of Walter Scott, second owner of Glengyle, 1914-02-23 Victoria Daily Times

Bottom: Death announcement of Jemima, 1937-12-30 Victoria Daily Times

2.3 ORIGINAL ARCHITECT (ATTRIBUTED) J.G. TIARKS

From: Stuart Stark, from Building the West: The Early Architects of British Columbia.

Good family and social connections undoubtedly contributed to J.G. Tiarks's success in life. He was confident, self-assured, energetic and opinionated, and he achieved much in his short life, erecting over seventy-five buildings in the course of a thirteen-year career. Tiarks's grandfather, Reverend Johann Gerhard Tiarks moved to England from Jever (now in Germany) in 1820. The Rev. Tiarks became Chaplain in 1827 to HRH The Duchess of Kent, the mother of the future Queen Victoria. He married Emily, the well-connected daughter of the Phipps family in 1825, and they had three children, one of which lived to adulthood. That son, John Gerhard Tiarks, also took Holy Orders, and was Rector of Loxton in Somerset. In 1863, he married Anne Condron of Macclesfield, England. They had two sons, one of whom died as an infant, and the other, named after his father, grew up to travel to Canada and work as an architect.

2 HISTORICAL CONTEXT

John Gerhard Tiarks was born March 12, 1867 in Macclesfield. His architectural training was based in the town of Weston-Super-Mare, where he articled with the firm of Messrs. Hows, Price and Wooler, and claimed experience with "villas of the better class and residences of country gentlemen and in all detail of church design." He left Liverpool on June 6, 1888 on the steamer Parisian and arrived in Quebec City ten days later. He continued on the Parisian to Montreal, visited Ottawa, Toronto, Hamilton, and Niagara Falls, took the CPR steamer Alberta on the Great Lakes to Port Arthur (Thunder Bay), and then continued across Canada on the Canadian Pacific Railway, with a two day stop in Winnipeg. Tiarks arrived in Vancouver by rail on July 8, 1888. This was an opportune time to arrive in British Columbia; the province was experiencing an economic boom, and the west was ripe for architects. After two weeks in Vancouver, Tiarks left for Victoria, arriving on July 25, 1888. In 1889 and 1890, Tiarks wrote several letters, called Notes from the Far West, to his home town newspaper in England, sharing his judgmental comments about his adopted city:

Architecturally the condition of the city is pitiable indeed, but in this respect there are manifest signs of improvement, and the buildings erected in the last six months (a very large number) are wonderfully ahead, both in external appearance and design and interior arrangement, to anything that has been done here in former years. On the Gorge-road there is now being erected a very English-looking and effectively designed house in the Elizabethan style [Ashnola, 1888] and we may hope that the owners of the lands around this most lonely spot (the Gorge) will, ere long, build their houses of a good description also. There are a great number of churches and chapels in the city. Christ Church Cathedral (Church of England) [by H.O. Tiedemann, 1871-72], is situate on an eminence, and the effect of its tower when seen at a distance (especially when entering the little harbour) is not bad, but unfortunately here "'tis distance lends enchantment to the view," for this would-be-perpendicular tower is found to be the most atrocious architectural abortion.

Weston-super-Mare Mercury, January 19, 1889 (Madge Hamilton Collection)

I shall now once again, for a short time, lift the veil from the Victorian vista. What have we been doing? What use has been made of the year of grace 1889 in this the "Queen City of the West"? The citizens of Victoria (we will call them public-spirited) have expended over a million dollars in buildings in and near the city; and on many a lot that last January was a tangled and wooded wilderness may now be seen a tasteful house and a cultured garden. So much for the residential part. Then the congregation of St. Andrew's Presbyterian Church — the Presbyterians of Victoria are a wealthy body — have erected a church at a cost of $50,000, which in every detail is, without doubt, the most perfect building in the whole province [by L.B. Trimen, 1889-90]. Our city hall, too, will, when complete, be a striking pile [by John Teague, started 1875]. A short account of the new building in a comparatively young city is always of general interest.

Weston-super-Mare Mercury, written January 3, 1890 (publication date unknown) (Madge Hamilton Collection)

Tiarks landed on his feet, for within a year, he was working, had bought property (with L.B. Trimen), and was boarding with architect, Thomas Sorby. By 1891 he was boarding at a house with, amongst others, Samuel Maclure's brothers. Tiarks quickly became a force in Victoria architectural circles. Only eighteen months after his arrival in the city, and having done a short stint as a draftsman with Trimen, Tiarks could claim a major, though regrettably still unidentified, residential commission worth $5,000, about five times the cost of a usual home.

He had started his own practice by 1890. Tiarks had particularly admired the design of Ashnola, the Snowden (Dunsmuir family) home on the Gorge, while it was under construction, and in 1893 built his own home Kelston Wood, a large shingled structure, next door. He returned to England in February 1895 to marry Ada Constance Helen Harington in Weston-Super-Mare in a ceremony performed by the groom's father and the bride's uncle. The couple, with the bride's mother, Mrs. Harington, promptly returned to Victoria so Tiarks could attend to his now-thriving

2 HISTORICAL CONTEXT

Top: Leishman Residence, Victoria

Bottom: The Bungalows: the Tuppers and Peters Residences, Oak Bay

architectural practice. In December 1896, a son John Gerhard Edward ('Jack') Tiarks was born at Kelston Wood. Tiarks also served as an alderman on Victoria City Council in 1896.

Tiarks's ambitions were exemplified by his double competition entries for the new Parliament Buildings in 1892: one, by his own hand, was sent in under the nom-de-plume "Floreat Victoria. Convenience with Economy;" and the second entry was in association with fellow architect, H.W. Wills, and was titled "Justice (No. 2)." Tiarks served as an officer on the British Columbia Institute of Architects in 1894. One of his house designs — that of Dalzellowie, the Bryden (Dunsmuir family) Residence — was published in the Canadian Architect & Builder, April 1899.

Tiarks primarily designed residences, many for socially well-connected clients, and his residential commissions varied dramatically in design. He could deftly handle large Tudor Revival residences with the panache of Maclure, or he could turn his hand to more innovative homes with his trademark exterior siding design, which involved laying a Tudor-like pattern of boards over walls of wooden drop siding, as in the Weiler Bungalow, 1897. Tiarks was known for his Colonial Bungalow designs, although he also designed homes in the Gothic Revival and other picturesque styles. Some of his houses were planned with the kitchens facing the street so the spectacular water views at the rear of the house were available to the main reception rooms — a concept common today, but unusual in Victorian house design. His homes rarely had the usual Late Victorian fussiness. Bold exterior detailing, with his favourite shallow Tudor-arch motif and broad verandahs, was a hallmark of his style. His interior details often included cedar panelling, more Tudor arches and whimsical details like seashell designs on fireplace tiles for his seaside cottages. One of his major architectural commissions was a massive home called Clovelly, for A. Weaver Bridgman. Built in 1894, this waterfront mansion stood on the border between Victoria and Esquimalt, and featured cedar panelling, twenty-four light stained glass windows, and an octagonal smoking room.

In 1898, Tiarks went into business partnership with F.M. Rattenbury. They were both aged thirty-one, ambitious, and driven. They jointly purchased about fifteen acres of waterfront property in what would become part of Oak Bay. Rattenbury built his own home on the prime site looking over the sea, and over the next few years, the partners began a tasteful development. Tiarks designed three houses on the property, and two identical large residences, called in the press "Beautiful Bungalows:" Annandale, for Sir Charles Hibbert Tupper; and Garrison House, for the Hon. F. Peters. Each of these homes encompassed over 7,000 square feet, larger than most city lots, and were lined with cedar panelling and fitted with electric lighting.

Tiarks also designed at least twelve commercial buildings, all now altered or demolished. In the rush to rebuild Columbia Street after the disastrous New

2 HISTORICAL CONTEXT

Above: Hamley Block, New Westminster

Westminster fire of 1898, Rattenbury and Tiarks were jointly credited with the design of several sophisticated structures including the Bank of Montreal, the Bank of B.C. and the Hamley Block. Tiarks also designed an unbuilt project for the Kamloops Hotel Company in 1899.

On April 21, 1901, at the early age of thirty-four, Tiarks died from a "fall from his wheel" (bicycle), ending a potentially spectacular architectural career. He was buried in Ross Bay Cemetery, and his pall bearers included W. Ridgway-Wilson and A.W. Bridgman. Now widowed, Mrs. Tiarks took her son and returned to England. She could not claim the money she had left in Canada, and found life somewhat difficult financially. Tiarks's son, Jack, married Evelyn Florence Cripps in 1922 and they had a daughter Anne in 1926. She in turn married Peter Phillips and they had a son and a daughter. The son, born in 1948, was Mark Antony Peter Phillips, who married Princess Anne, bringing the Royal connection in the Tiarks family full circle. With his tragically early death, we can only guess at what influence John Gerhard Tiarks would have had on the architectural scene of the new century, when both Rattenbury and Maclure reached the peak of their careers.

3 STATEMENT OF SIGNIFICANCE

GLENGYLE

1318 TRANSIT ROAD, OAK BAY, BC

Description of the Historic Place

Glengyle, located at the corner of Transit Road and Brighton Avenue in Oak Bay, is a two storey house displaying an eclectic mix of architectural styles, reflecting several significant modifications over its lifespan. Situated in an area of historic homes near Windsor Park in Central Oak Bay, *Glengyle* is characterized by its complex gabled roofline, gabled dormers, wraparound verandah and upper-floor projecting balcony.

Heritage Value of Historic Place

Glengyle is significant for its association with the early and continued development of Oak Bay, near historic Windsor Park, and as one of the few surviving pre-1900 houses in Oak Bay. It is additionally valued for its association with early owners, the McGregor and Scott families, and for its architectural evolution from the 1890s to the 1920s.

The first portion of Glengyle, a late-Victorian-era dwelling, was constructed circa 1896 and was illustrative of Oak Bay's early development. The house is a rare survivor from the time when Oak Bay was undergoing rapid development; the original house would have stood in relative isolation as Oak Bay was known mostly as a place of recreation. The Oak Bay Land & Improvement Company was incorporated in 1891 and set about preparing the route for a tramway to the area, opened by the British Columbia Electric Railway in 1893, making it possible to commute to Victoria. Construction on *Glengyle* began circa 1896, the same time that nearby Windsor Park was established by the BCER. Windsor Park attracted activity and settlement and was promoted as the finest athletic grounds on the Pacific Coast, featuring professional baseball, a cycling track and grandstands for 2,000 people. *Glengyle* was enlarged in 1906, the same year Oak Bay was incorporated. This modification of the house coincided with the Edwardian-era development boom, which was accelerating across North America, increasing the demand for quality housing. The house was again expanded in 1921 during the resurgent interwar period. *Glengyle* exists today as an excellent example of the evolution of Oak Bay as expressed in one residential structure.

Glengyle is additionally significant for its history of ownership by original and subsequent owners, the McGregors and the Scotts. Originally existing as one large block, the land was subdivided in 1896 by James Herrick McGregor (1869-1915) into five large lots. McGregor played a major role in the establishment and development of Oak Bay, and British Columbia as a whole. An early and prominent land surveyor, McGregor was past president of the Union Club and an Oak Bay Councillor; there are several sites across the province named in his honour. James H. McGregor's father, James McGregor (1828-1896), and stepmother, Eleanor (1856-1943; née Ruiter), moved to Victoria from Montreal in the late 1880s, with James McGregor (Sr.) becoming the city's first Public Librarian. Construction of this house was presumably commissioned by Eleanor, and possibly her husband prior to his passing, and initially functioned as an income property. In 1905, Eleanor and her daughter, Claire, moved into the house, christening it *Glengyle*. They remained for one year, then sold the house to Walter (1827-1914) and Jemima (née Laurie; 1842-1937) Scott. Moving from Winnipeg, the Scotts enlarged the existing dwelling, at the time Oak Bay became a more popular suburb of Victoria. By 1921, Jemima's son, Alexander, his wife, Florence, and a maid had also moved into *Glengyle*. Requiring additional space, the Scotts hired Victoria-based contractor, William F. Drysdale, to construct a four-room addition to the house, and continued to own the property until 1940. *Glengyle* remains a tangible connection to the McGregor and Scott families, who adapted the house over the decades to suit their evolving needs. Exhibiting an eclectic blend of Victorian and Arts and Crafts style details, *Glengyle* reflects the eras, needs, and tastes of its early owners.

3 STATEMENT OF SIGNIFICANCE

Character-Defining Elements

The elements that define the heritage character of *Glengyle* are its:

- location at the corner of Transit Road and Brighton Avenue, near Windsor Park in Central Oak Bay;
- continuous residential use since the late 1890s;
- residential form, scale and massing as expressed by its: two storey height with complex gabled roofline, with front-gabled main roof structure with projecting gabled second floor balcony; open soffits with wide bargeboards; extension to the north with two gabled wall dormers; wrap-around hipped-roof verandah, accessed by a wide flight of steps with low, closed balustrades; projecting ground floor square bay; and side gabled-wall dormer;
- wood-frame construction, with: wooden drop siding with cornerboards; dimensional wooden door and window trim with crown mouldings;
- Victorian-era detailing, expressed though its: ground floor cladding; second storey projecting open gabled balcony with scroll cut gingerbread trim, lathe-turned columns, balusters and open screen; and exposed rafter tails;
- later Arts and Crafts style details, expressed through its: chamfered square collared verandah columns, open balustrades, and stucco cladding with half-timbering detailing, with dentil coursing below;
- variety of original wooden-sash windows including: single and multiple leaded glass casement assemblies, some with leaded glass transoms; single, paired and tripartite double-hung assemblies, some with multi-light leaded glass upper sashes and some with carved wooden horns;
- panelled wooden front door with eight blown glass insets, iron straps; and original hardware; and
- random ashlar granite perimeter wall with gateposts and grapevine mortar joints, with irregular crenulated cap stones.

4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic residence, while undertaking a rehabilitation of the basement level that will upgrade its functionality for residential use. As part of the recommendations of this Conservation Plan, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme
The development scheme for this property has been prepared Carolyn Wilson Architect Ltd. on behalf of the property owners. The major proposed interventions of the overall project are as follow:

- Subdivision of the eastern portion of the property;
- Construct three modern townhomes with access from Transit Road;
- Rehabilitation of the existing stone wall parallel to Transit Road to permit driveway crossing points;
- Preservation of *Glengyle*;
- Restoration of missing or extensive deteriorated elements of the historic residence, where present; and,
- Rehabilitation of the interior basement level of the residence to a studio suite.

If an addition to the exterior of the historic building was proposed in the future, all new visible construction should be considered a modern addition to the historic structure. The *Standards and Guidelines* list obligations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic building.

4.2 STANDARDS AND GUIDELINES

Glengyle is a significant residence in the District of Oak Bay. Parks Canada's ***Standards and Guidelines for the Conservation of Historic Places in Canada*** is the source used to assess the appropriate level of conservation and intervention. Under the *Standards and Guidelines*, the work proposed for *Glengyle* may included aspects of preservation, restoration, and rehabilitation.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Any interventions to *Glengyle* should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.

4 CONSERVATION GUIDELINES

Standards and Guidelines: Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and

detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.3 CONSERVATION REFERENCES

The proposed work entails the overall preservation of *Glengyle*, restoration of damaged or deteriorated character-defining elements, and rehabilitation of the interior basement level and stone wall along Transit Road. The following conservation resources which should be referred to wen undertaking any interventions to a historic building:

Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada

National Park Service, Technical Preservation Services. Preservation Briefs

- Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
- Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
- Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
- Preservation Brief 4: Roofing for Historic Buildings.
- Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
- Preservation Brief 9: The Repair of Historic Wooden Windows.
- Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
- Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.
- Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
- Preservation Brief 18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.
- Preservation Brief 19: The Repair and Replacement of Historic Wood Shingle Roofs.
- Preservation Brief 22: The Preservation and Repair of Historic Stucco.
- Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
- Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.
- Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
- Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
- Preservation
- Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
- Preservation Brief 43: The Preparation and Use of Historic Structure Reports.
- Preservation Brief 45: Preserving Historic Wooden Porches.
- Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
- Preservation Brief 50: Lightning Protection for Historic Buildings.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture and Heritage in Canada (FPTMCHC) published a document entitled, ***Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada*** that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."

The following is an excerpt from the introduction of the document:

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*
>
> ***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood]

4.5 ALTERNATE COMPLIANCE

Buildings listed on a Municipal Heritage Register or designated, may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION AND STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that a historic building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

5 CONSERVATION STRATEGY

A condition review of *Glengyle* was carried out during a site visit in February 2024. In addition to the visual review of the exterior of the building, paint samples were taken from accessible areas of the exterior of the residence and examined. The strategies for the residence's conservation are based on the site review, paint samples, and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and conservation strategies for *Glengyle* based on Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

Glengyle is located in the District of Oak Bay, east of the City of Victoria. The historic residence sits on a sloping trapezoid-lot fronting on to Transit Road with the terminus leg of Brighton Avenue to the south. The house is located in a residential neighbourhood west of the waters of Oak Bay. Through the proposed development of the site, the property will be subdivided with three new modern townhomes constructed on the eastern portion of the subdivided property. *Glengyle* is positioned to the rear of the property on a bluff with rocky outcrops. A small wood-framed and clad garden shed and single car garage are also located on the property. *Glengyle* will be preserved on the site in its existing location and orientation.

All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection and Stabilization for further information.

CONSERVATION STRATEGY: REHABILITATION

- Preserve the existing original location of the residence. All rehabilitation work should occur within the property lines.
- Preserve the existing original orientation of the residence facing Transit Road.
- Rehabilitate the site through the construction of three new modern townhomes on the subdivided portion of site with access to the townhomes from Transit Road. The new townhomes will

Above: Location of Glengyle (noted by arrow), Google Maps, 2024.

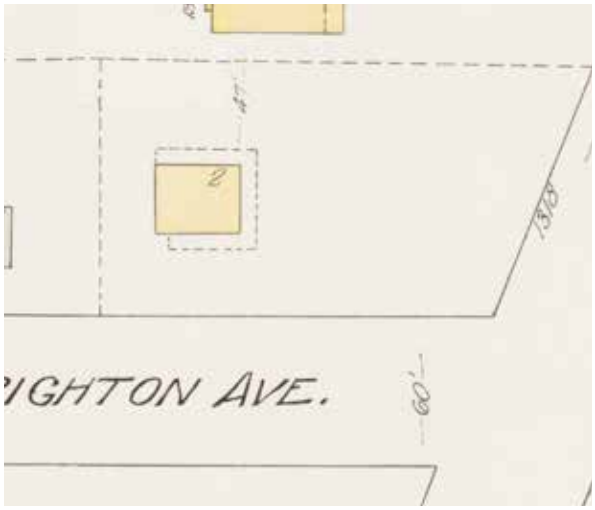
be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as stated in **Standard 11**.

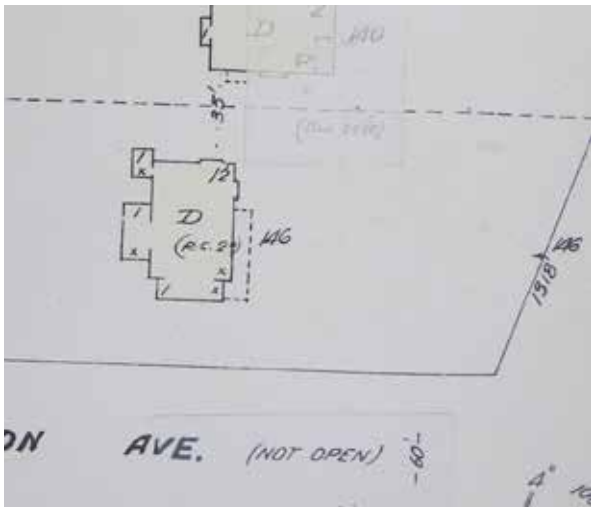
5.2 FORM, SCALE AND MASSING

Glengyle's form, scale, and massing remains intact since its last major addition in 1921. The residence is characterised by its two storey height with basement, roughly square plan with rear one-storey projections, and complex gabled roofline. A partially enclosed, wrap-around hipped-roof verandah accessed by wide flight of steps is present at the first floor of the east and south elevations and a gabled roof balcony is present on the second floor of the east elevation. The extant residence has undergone two known alterations since it was first constructed in c.1896. Based on available archival documents, the first known renovation of the residence occurred in 1906; however, the nature of the renovation is not known. An early photograph, c.1900s, of Oak Bay from the waterfront shows a portion of the east elevation of *Glengyle* including its front gable and second floor balcony. Review of the photograph shows the detailing of the front gable differs from what is present today. In 1921, a four room addition was added to the north side of the residence which includes two gabled wall-dormers and bay window on the east elevation. It is assumed that the two one-storey hipped roof rear additions were also added in 1921. Under the proposed development of the site, the form, scale, and massing of *Glengyle* will not be altered.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the existing form, scale and massing of the building including its later additions.





Top: Glengyle, 1913.
Vol. 3 of Insurance Plan of Victoria. Chas. E. Goad, 1913 [UVic]

Middle: Glengyle, 1925.
Vol. 3 of Fire Insurance Plan (Victoria). BC Insurance Underwriters Association (A) [OBA]

Bottom: Glengyle, 2024 Google Maps

5.3 FOUNDATIONS

The exterior of the basement level of the residence is covered with drop siding, later applied parging, and the skirt of the wrap around verandah. The limited areas exposed, indicate the foundation is a combination of stone and board-formed concrete. Of the areas visible, no cracks, deformations, or failures were evident. No interventions to the foundation are proposed as part of the basement level interior renovation.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the existing foundations.
- If, in the future, interventions are proposed to the existing foundations all interventions should be reviewed by a Structural Engineer.
- If in the future new foundations are proposed, concrete is a suitable material. Exterior appearance of original foundation should be restored to any new foundation constructed.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

Above: Stone foundation with later applied parging at south-west corner of c.1896 portion of residence.

Right Top: Concrete foundation at north one-storey 1921 addition to northwest corner of residence.

5.4 EXTERIOR WOOD-FRAME WALLS

Glengyle features wood-frame construction with an exterior clad in wood siding and stucco. The exterior of the residence is further characterised by half-timbering in the gables, trimwork, frieze with dentils, pointed and tongue-and groove soffits. Due to the lack of available archive documents and photographs, determining exactly which exterior features are associated with the residence's original construction in c1896, the 1906 renovation, or the 1921 renovation is challenging. The exterior clearly retains elements of its c.1896 construction such as the ground floor cladding and second floor projecting gabled balcony with scroll cut gingerbread trim, lathe-turned columns, balusters and open screen. Elements relating to its later Arts and Crafts style design include: chamfered square collared verandah columns; open verandah balustrades; and stucco cladding with half-timbering and frieze with dentil coursing below. An archival photograph from c.1900s shows the front gable before the 1921 addition to the north. The patterning of the half-timbering and stucco (presumed) of the front gable shown in the archival photograph differs from that of the gable today, indicating the extant half-timbering and stucco is from the 1921 renovation.

Overall, the exterior wood cladding is in good condition with no significant ares of deterioration noted. The primarily aspect of deterioration is localized paint failure which is evident on each of the elevations and the side walls of the front entry steps. As part of the

5 CONSERVATION STRATEGY

Above: Exterior stucco and wood cladding and wood detailing of north and west elevations.

Below: Exterior stucco and wood cladding and wood detailing of east and south elevations.

5 CONSERVATION STRATEGY

Top: Front gable and balcony, c1900s
Middle: Front gable and balcony, 2024
Bottom: Localized damage to outside corner of south rear one-storey addition.

Top: Wood rot at fascia on rear addition.
Middle and Bottom: Photos of representative paint failure.

proposed development, the exterior wood-frame and wood clad walls will be preserved. If the residence is repainted, the wood siding should be appropriately prepared to be repainted. Given the age of the residence, caution should be taken when prepping exterior wood elements for repainting.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations.
- Clean preserved wood siding. Do not cause damage to siding or adjacent materials when cleaning. Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If damaged siding is found and cannot be repaired, replace with new wood siding to match existing in material, size, profile and thickness. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

5.4.1 WOOD TRIM

The exterior of *Glengyle* is finished with wood trim elements on each of its elevations. These elements include: watertable, cornerboards, window and doors trim, crown mouldings, frieze boards, cornice boards, bargeboards, fascia, and half-timbering. The extant trimwork is from the time of the residence's construction as well as subsequent additions. Overall, the wood trim appears to be in good condition with localized areas of deterioration present at outside corners, bargeboards, and fascia. Localized paint failure is also present. No interventions to the wood trim are noted under the proposed development.

CONSERVATION STRATEGY: PRESERVATION

- Any existing trim should be preserved. If trim is damaged and unable to be repaired, replace in-kind with new material. New material shall be a visual and physical match to the original. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Clean wood trim. Do not cause damage to trimwork or adjacent materials when cleaning. Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

5.5 STUCCO WALLS

The second floor and gables possess a stucco finish with decorative half-timbering in the gable ends on the each of the residence's elevations. The presence of stucco on the upper floor is evident in an early 1900s archival photograph; however, the half-timbering, at least on the east elevation, was more extensive than what is present today. The stucco is in good condition with no cracks, missing sections, or unsympathetic past repairs noted.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the existing cement stucco.
- If cleaned prior to repainting, cleaning should be done in the gentlest means possible, ideally with low-pressure water and scrub brushes. Harsh chemical cleaners or any abrasive cleaning methods should be avoided to ensure stucco is not damaged.
- If small hairline cracks develop, they are often not a serious concern, and should be sealed with a thin slurry coat before moisture gets a chance to

penetrate the cracks and make them worse. The slurry coat should consist of the same ingredients found in the topcoat of the stucco. All repair work should be finished with a coat of paint, consistent with the paint schedule.

- Caulking compounds should not be used for patching hairline cracks, and are an unsuitable repair method. The physical and aesthetic characteristics of caulking compounds are incompatible with stucco, and will weather differently and attract more dirt.
- If larger cracks develop in the future, damaged area should be cut out, and prepared for more extensive repair. A professional plasterer may be required if the stucco requires extensive repair work. Any existing holes or openings should be patched. All patch work and repairs should be made with a visually and physically compatible stucco material.
- If repairs are required in the future a mock-up of the repair methods should be carried out in an inconspicuous sample location, to ensure all repairs are compatible with the historic stucco.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

Above: Stucco of second floor and gable of east elevation.
Top Right: Close up of texture finish of cement stucco.

5.6 BALCONY AND VERANDAH

Glengyle feature a distinctive second floor balcony on its east elevation and wrap around verandah on its east and south elevations. The balcony possesses a front gabled roof with bargeboards and fascia, lathe-turned posts, open low balustrade with lathe-turned spindles and sloped top rail, and tongue-and-groove soffit and floor. These elements, as well as its wood screen with turned posts and notched frieze below, are representative of Victorian period architecture and date to the house's time of construction c.1896. The balcony is in good condition with paint failure the only noted form of deterioration.

The wrap around, hipped roof verandah is partially enclosed (south elevation) and a hybrid of Victorian and Arts and Crafts design. The Fire Insurance Plan from 1913 shows *Glengyle* possessing an open, wrap around verandah on its north, east, and south elevations. The 1925 Fire Insurance Plan shows the verandah altered with the north elevation being removed to permit the construction of an addition and the south elevation portion of the verandah enclosed. These alterations were completed as part of the 1921 renovation of *Glengyle*. The verandah expresses its Victorian era detailing through its tongue-and-groove soffits and sloped balustrade top rail similar to the balcony. The verandah's posts and square balustrade spindles are reflective of Arts and Crafts architecture. The south portion of the verandah was enclosed through the replacement of the open balustrade with wood panels with pairs of multi-lite casement windows above.

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Previously, a set of steps, similar to those at the main entry, were present at the west end of the verandah. These steps were removed at sometime after 1985.

The balcony and verandah both possess a low balustrade which is original. Heritage homes were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, the balustrade should be maintained in its original configuration. If in the future the height of the balustrade is altered to meet building code requirements, alternate compliance measures should be explored, such as the use of metal guard rail and/or glass panels to make up the remaining height to meet code requirements.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the balcony and verandah.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

Top Left and Right: Second floor balcony on east elevation.
Above: Enclosed portion of wrap around verandah with pairs of casement windows and wood panels below.

Top: Archival photograph showing wood steps at west end of enclosed verandah. Note also absence of single assembly window above steps, 1995 [Stark, Stuart. Oak Bay's Heritage Buildings. The Hallmark Society]

Bottom: Front entry wood steps with siding clad side walls. General wear and paint deterioration present on steps.

5.7 FENESTRATION

"Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation." – Standards and Guidelines for the Conservation of Historic Places in Canada.

5.7.1 WINDOWS

Glengyle's windows represent a range of styles and materials reflective of its original construction, later 1921 addition, and more recent interventions. The residence has single, double, triple assembly windows, and banks of windows. These windows include fixed, hung, awning, and casement styles of wood, leaded glass and modern materials.

The windows associated with the earliest portion of the residence consist of single and double wood assembly, one-over-one, hung windows with integral sash horns. Only the windows of the first floor of the earliest portion of the residence possess decorative crown mouldings with the exception of the first floor windows of the north elevation of the 1921 addition. The presence of crown mouldings on the windows of this later addition may be due to a modern intervention or due to the windows of the Victorian period portion of the residence being salvaged and reused. The west elevation of the first floor has one single assembly, wood, two-over-two hung window with integral sash horns. The presence of this different sash configuration may be due to a past repair; be associated with the 1906 or 1921 renovations; or, may be a function of smaller pieces of glass being less costly and used on less public elevations. The presence of integral sashes horns at this window, suggests that it is associated with the c.1896 construction.

Windows associated with the 1921 north addition and renovation are characterised by multi-lite upper sashes with no integral sash horns and leaded glass panels. Windows of the north addition include: a hipped roof

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A-*Double assembly, one-over-one hung windows;* **B**-*Double assembly, one-over-one hung windows with crown moulding;* **C**-*Single assembly two-over-two hung window;* **D**: *Single assembly six-over-one hung window, hung window with multi-lite leaded glass upper and single-lite lower sashes on either side of fixed single-lite window with multi-lite leaded glass transom;* **E**-*Bank leaded glass fixed and casement windows with multi-lite leaded glass transoms;* **F**-*Windows of north elevation with modern interventions;* **G**-*Multi-lite fixed and casement windows of enclosed verandah;* **H**-*Non-original window opening with modern window and casing similar to original window casings.*

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Above: Basement level wood awning style windows to be rehabilitated to suit new use and code requirements.

bay window with bank of multi-lite leaded glass fixed and casement windows with multi-lite leaded glass transoms; double assembly hung windows with multi-lite leaded glass upper sash over single lite lower sash; triple assembly multi-lite hung windows with multi-lite leaded glass upper sash with single lite lower sash on either side of a fixed single-lite wood sash window with multi-lite leaded glass transom; single assembly wood six-over-one hung windows; and, single assembly one-over-one hung windows of modern materials.

The two, one-storey rear additions, assumed to be constructed in 1921, have historic and modern window assemblies. The south one-storey addition has a triple assembly window that matches the triple assembly window on the second floor of the east elevation. This addition also has a single assembly, wood six-over-one hung window and triple assembly, wood multi-lite windows at the basement level. The north one-storey addition possesses single lite, fixed, wood and modern assembly windows and modern one-over-one hung window. A modern, non-original window assembly is also present beside the rear entry.

The upper floor of east elevation of the earliest portion of *Glengyle* possesses window assemblies similar to those of the 1921 addition. The second floor fenestration includes single assembly hung windows with multi-lite leaded glass upper sash and single-lite lower sash and multi-lite leaded glass fixed windows. A fixed multi-lite leaded glass window is also present beside the main entry. Given the similarity of these windows with the 1921 addition it is assumed that the original sashes were replaced at the time of the addition was constructed to create a cohesive appearance across the east elevation.

The basement level of the residence includes multi-lite wood assembly fixed and awning style windows. The enclosed portion of the verandah comprises pairs of multi-lite wood casement windows which were likely installed in 1921.

Overall, the windows appear to be in good condition with no obvious wood deterioration evident. The functioning operation of the windows was not investigated as part of the site visit. The primary areas of deterioration noted were paint failure and broken glass at a north elevation basement level window. Archival evidence indicated that the single assembly window on the south elevation to the west of the enclosed verandah is not original and was added at some point after 1995. The timing of the installation of the other modern window assemblies is not known.

Based on the drawings provided, no interventions are proposed for the Glengyle fenestration except at the basement level of the south elevation. At this location the windows will be rehabilitated to suit the new use of the basement level and to meet building code requirements.

CONSERVATION STRATEGY: PRESERVATION, REHABILITATION AND RESTORATION

- Preserve the existing original wood and leaded glass windows of the residence. If repair of these windows is required, repair in-kind. If windows become damaged in the future, replace with new matching the originals.
- Rehabilitate basement windows of the south elevation to suit the new use of the basement level and to meet building code.
- In the future, if the modern assembly windows require replacement it is recommended that the windows be replaced with wood assembly windows.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are not acceptable
- The use of finger-jointed wood is not acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
  - Heads and Jambs: solid flat grain Douglas Fir
  - Stops: solid vertical grain Douglas Fir
  - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an integral part of the side sash. Pinned or glued-on horns are not acceptable.

Above: Victorian period multi-panel wood door with blown glass insets, iron straps and original hardware.

5.7.2 DOORS

Glenglye features four multi-panel wood doors all with multi-lite upper glass panels. The rear elevation possesses a three panel wood dutch-door with four-lite upper panel and four panel wood door with six-lite upper panel. It is not known if these doors are original; however, they are in keeping with the aesthetic of the residence. The front entry on the east elevation consists of a three panel wood door with eight blown glass insets in the upper panel, iron straps, and original hardware. The second floor balcony door is also a paneled wood door with large multi-lite leaded glass panel. Both doors are original to the house's construction and overall are in good condition. The front entry door does show signs of paint failure through the present of bubbled and non-uniform finish. Under the proposed project, no interventions are proposed for the residence's doors.

CONSERVATION STRATEGY: PRESERVATION

- Retain the existing door openings and door assemblies.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

5.8 ROOF

Glenglye features hipped and gabled roofs. Overall, the roof and roof structure appear to be in good condition with no dips or bumps in the roof ridges; or missing, curled or damaged shingles evident. The existing asphalt shingle roof is not original. Moss growth and debris is noted on the roof. Gutters and downspouts are present and securely anchored. There is damage present at a fascia board of the one-storey rear addition that indicates past moisture issues at the gutter. No changes are proposed for the residence's roof.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the roof structure in its current configuration.
- At the time the existing asphalt shingle roof requires replacement, it is recommended that a cedar shingle roof be reinstated.
- Preserve original bargeboards and fascia boards, as well as tongue-and-groove soffits.
- Remove moss and debris from roof.
- Repair or replace in-kind deteriorated fascia.
- Ensure adequate rainwater disposal system and proper drainage from the site is maintained.

5.8.1 CHIMNEY

The historic residence features a unique exterior brick chimney. The red brick chimney with grey mortar was constructed at the north elevation and wraps over a projecting bay on the first floor and extends through the eaves of the gabled roof. The chimney has a corbelled top and it appears a flue has been installed. Metal bracing and straps connect the chimney to the residence is present. Deterioration of the chimney is evident in the form of past unsympathetic repointing, missing mortar, and organic growth. No interventions are proposed for the chimney as part of the development project; however, it is suggested the chimney be reviewed by a structural engineer to determine what, if any, improvements may be required.

Top and Bottom: Red brick chimney with grey mortar and corbelled top associated with the 1921 addition.

5 CONSERVATION STRATEGY

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve the chimney in its original configuration.
- Chimney may require structural review and stabilization/improvements.
- Clean brickwork to remove organics. Do not use abrasive products or procedures which may damage the brick. Repoint where mortar is missing and/or deteriorated using suitable mortar matching strength, colour, joint profile as original.

5.9 STONE WALL

A stone wall runs along the east and south property lines parallel to Transit Road and Brighton Avenue. The wall features: random ashlar granite construction; gateposts and end posts; grapevine mortar joints; and, irregular crenulated cap stones. Square gateposts with irregular crenulated caps are present on either side of the driveway entry off the east terminus of Brighton Avenue. Iron anchors in the gate posts suggests that at one time gates were installed at the driveway entry. Along Transit Road, a pedestrian entry is present in the wall. The posts on either side of the pedestrian entry are similar to those of the driveway entry and also show evidence of a gate being present in the past. Square end posts are also present.

The stone wall appears to be in fair condition overall. There are areas of mortar loss, loose crenulated cap stones, organic growth on and over the wall throughout, localized cracks along mortar joints, and evidence of displacement. A section of the Brighton Avenue wall, east of the driveway, is bowed outwards to the south. The cause of the displacement is not known.

Through the proposed development of the property, the stone wall along Transit Road will be rehabilitated to permit the construction of three driveway crossing points for the new townhomes. Stone from the wall will be salvaged and used in the rehabilitation of the Transit Road wall. The remaining sections of the wall not impacted by the driveway rehabilitation will be preserved in place. The stone wall should be further inspected to determine the full condition and structural integrity of the wall, particularly any displaced/bowing sections.

Top: Stone wall with crenulated cap an square gatepost to west of driveway access from Brighton Avenue terminus.
Middle: Bowed section of wall east of existing driveway access.
Bottom: Pedestrian entry from Transit Road, to be rehabilitated as part of construction of new townhomes.

Retained in place sections of the stone wall should be protected from damage or destruction at all times throughout the construction of the townhomes. The walls should be monitored when working is being undertaken in proximity to them.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve original granite wall driveway gate posts and end posts.
- Rehabilitate the granite wall along Transit Road to permit construction of new driveway crossings. Salvage stone and use in reconstruction of the stone wall to match the original and construction of new square posts at either side of each townhome driveway entry.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Wall should be reviewed by qualified consultant and/or contractor to assess its structural integrity.
- Where areas of damaged stone is found, replace in kind. If stone is loose (e.g. crenulated cap stones) re lay and ensure stone is secure.
- Overall cleaning of the stone should be carried out. Do not use any abrasive methods that may damage the surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Where pointing is damaged or in need of repair in localized areas, repoint stone wall. Work should only be undertaken by skilled masons. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the profile and colour of the grapevine joint.
- It is not recommended that power tools be used to cut mortar joints, unless it can be demonstrated that the work can be done without damaging the stone.
- To ensure the prolonged preservation of the stone wall, landscaping should be separated from the stone at grade, which help prevent splash back and assist drainage.

5.10 NEW INFILLS

Three new, modern townhomes are to be built to the east of *Glengyle*. The materiality and gable roof of the townhomes reflects elements of the historic character of the extant residence, and is an acceptable design, as it does not directly mimic details of the main house. New additions and/or infill houses should not mimic the historic appearance of an extant residence, and should be distinguishable, but sympathetic to it.

CONSERVATION STRATEGY: NONE

5.11 EXTERIOR COLOUR SCHEDULE

The existing exterior colour scheme on *Glenglye* is not original, with archival evidence and on-site paint sampling suggesting a darker dual-tone paint scheme providing a contrast between its stucco and wood cladding, with a light coloured applied to wood trim elements. Wood window sashes would have also featured a dark, rich green painted finish.

Consideration should be given to repainting *Glenglye* based upon its known original colour scheme, or a historically appropriate colour scheme when it is feasible to do so. However, preserving the existing colour scheme will not detract from the heritage value of *Glenglye*.

CONSERVATION STRATEGY: PRESERVATION OR RESTORATION

- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of *Glengyle*. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of *Glengyle* is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards and Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities may require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that asserts “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the

maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to *Glengyle*, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ◯ Is the lot well drained? Is there pooling of water?
- ◯ Does water drain away from foundation?

Foundation:

- ◯ Paint peeling? Cracking?
- ◯ Moisture: Is rising damp present?
- ◯ Is there back splashing from ground to structure?
- ◯ Is any moisture problem general or local?
- ◯ Is spalling from freezing present? (Flakes or powder?)
- ◯ Is efflorescence present?
- ◯ Is spalling from sub-fluorescence present?
- ◯ Is damp proof course present?
- ◯ Are there shrinkage cracks in the foundation?
- ◯ Are there movement cracks in the foundation?
- ◯ Is crack monitoring required?
- ◯ Is uneven foundation settlement evident?
- ◯ Are foundation crawl space vents clear and working?
- ◯ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ◯ Deflection of lintels?

Masonry:

- ◯ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ◯ Is spalling from freezing present? Location?
- ◯ Is efflorescence present? Location?
- ◯ Is spalling from sub-florescence present? Location?
- ◯ Need for pointing repair? Condition of existing pointing and re-pointing?
- ◯ Is bedding mortar sound?
- ◯ Are weep holes present and open?
- ◯ Are there cracks due to shrinking and expansion?
- ◯ Are there cracks due to structural movement?
- ◯ Are there unexplained cracks?
- ◯ Do cracks require continued monitoring?
- ◯ Are there signs of steel or iron corrosion?
- ◯ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ◯ Does the surface need cleaning?

6 MAINTENANCE PLAN

Wood Elements:

- ◯ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ◯ Is wood in direct contact with the ground?
- ◯ Is there insect attack present? Where and probable source?
- ◯ Is there fungal attack present? Where and probable source?
- ◯ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ◯ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ◯ Is any wood warped, cupped or twisted?
- ◯ Is any wood split? Are there loose knots?
- ◯ Are nails pulling loose or rusted?
- ◯ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

- ◯ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ◯ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ◯ Paint cleanliness, especially at air vents?

Verandahs:

- ◯ Are steps safe? Handrails secure?
- ◯ Do any support columns show rot at their bases?
- ◯ Attachment – are porches, steps, etc. securely connected to the building?

Windows:

- ◯ Is there glass cracked or missing?
- ◯ Are the seals of double glazed units effective?
- ◯ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ◯ If the glass is secured by beading, are the beads in good condition?
- ◯ Is there condensation or water damage to the paint?
- ◯ Are the sashes easy to operate? If hinged, do they swing freely?
- ◯ Is the frame free from distortion?
- ◯ Do sills show weathering or deterioration?
- ◯ Are drip mouldings/flashing above the windows properly shedding water?
- ◯ Is the caulking between the frame and the cladding in good condition?

Doors:

- ◯ Do the doors create a good seal when closed?
- ◯ Is metal door sprung from excessive heat?
- ◯ Are the hinges sprung? In need of lubrication?
- ◯ Do locks and latches work freely?
- ◯ If glazed, is the glass in good condition? Does the putty need repair?
- ◯ Are door frames wicking up water? Where? Why?
- ◯ Are door frames caulked at the cladding? Is the caulking in good condition?
- ◯ What is the condition of the sill?

Gutters and Downspouts:

- ◯ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ◯ Are downspouts complete without any missing sections? Are they properly connected?
- ◯ Is the water being effectively carried away from the downspout by a drainage system?
- ◯ Do downspouts drain completely away?

Roof:

- ◯ Are there water blockage points?
- ◯ Is the leading edge of the roof wet?
- ◯ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ◯ Are shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ◯ Are the nails sound? Are there loose or missing shingles?
- ◯ Are flashings well seated?
- ◯ Are metal joints and seams sound?
- ◯ If there is a lightening protection system are the cables properly connected and grounded?
- ◯ Does the soffit show any signs of water damage? Insect or bird infestation?
- ◯ Is there rubbish buildup on the roof?
- ◯ Are the drain pipes plugged or standing proud?
- ◯ Is water ponding present?

INTERIOR INSPECTION

Basement:

- ◯ Are there signs of moisture damage to the walls?
- ◯ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ◯ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ◯ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ◯ Are there signs of insect or rodent infestation?

Concealed Spaces:

- ◯ Is light visible through walls, to the outsider or to another space?
- ◯ Are the ventilators for windowless spaces clear and functional?
- ◯ Do pipes or exhausts that pass through concealed spaces leak?
- ◯ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ◯ Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

Address: 1318 Transit Road (Historically: 1318 St. James Street), Oak Bay
Legal Description: Lot 1, Block R, Plan VIP368B
Type of Resource: Single Family Detached Dwelling
Historic Name: *Glengyle* / McGregor Residence
Original Owner: Eleanor R. McGregor
Source: Land Titles and Assessment Records
Dates of Construction: c.1896 / 1906 / 1921
Source: Land Titles and Assessment Records
Architect: Unknown (attributed to John G. Tiarks, c.1896)
Source: Land Titles and Assessment Records
Builder: William F. Drysdale (1921)
Source: Building Permit / Newspaper References

STARK, STUART. OAK BAY'S HERITAGE BUILDINGS. VICTORIA, BC: THE HALLMARK SOCIETY, 1995:

- "This house was a surprising find, for contained within later additions, is one of Oak Bay's few pre- 1900 houses. Screened from Transit Road by heavy plantings, one cannot see the original facade with its large balcony that has an almost Swiss feeling to it. Both porches would originally have commanded ocean views. Interior fittings, notably mouldings and an imposing staircase, are of late Victorian design. In 1921 and 1922 the Scott family, who called the house *Glengyle* in 1912, added four rooms on the north side (to the right of the upstairs balcony) and a small addition at the rear. Researching ownership records was complicated by other McGregor family members having land on the same block, notably J. H. McGregor's house The Bend at St. David and Newport, designed by F. M. Rattenbury and now demolished. The other noteworthy owner of this property (March 1897-August 1897) was Constance H. Tiarks, wife of the architect, who often owned the property her husband developed."

LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA:

- Plan VIP368 ("Plan of Oak Harbour"): Surveyed and Deposited in 1891.
    - Original Owner: [J.D. Pemberton?]
    - Surveyor: T.S. Gore
- Plan VIP368B ("Plan of Subdivision of Blocks AA FF & R"): Surveyed [and deposited] in 1896.
    - Original Owner: Unknown
    - Surveyor: J. Herrick McGregor

BUILDING PERMITS:

- Oak Bay Building Permits: Ledger CR-135/1.1/1 would presumably cover the c.1910s-1920s addition and renovations to building. Information not obtained.

NEWSPAPER REFERENCES:

- "James McGregor, LL.D.," *Victoria Daily Colonist* (Victoria, BC), Jul. 22, 1896, pg.05 [Obituary of James McGregor, husband of Eleanor R. McGregror].
- "Personal," *Victoria Daily Times* (Victoria, BC), Jun. 15, 1905, pg.08 [Early mention of McGregor family residing at "Glengyle"].
- "Society," *Victoria Daily Colonist* (Victoria, BC), Jan. 28, 1906, pg.10 [Mention of Eleanor and Claire McGregor moving from Glengyle back to their former home in Victoria and Walter Scott purchasing their Oak Bay property].
- "Winnipeggers are investing here," *Victoria Daily Times* (Victoria, BC), Feb. 3, 1906, pg.01 [Article mentioning Walter Scott having a "cottage" overlooking Oak Bay]

APPENDIX A: RESEARCH SUMMARY

- "Resident of Victoria does when in Winnipeg," *Victoria Daily Times* (Victoria, BC), Feb. 23, 1914, pg.01 [Death of Walter Scott].
- "Mrs. Walter Scott," *Victoria Daily Times* (Victoria, BC), Dec. 30, 1937, pg.11 [Small obituary for Jemima Scott, who is living at dwelling behind Glengyle fronting St. David Street]
- "Eleanor R. McGregor," *Los Angeles Times* (Los Angeles, CA), Sep. 1, 1943, pg.10 [Obituary for Eleanor R. McGregor]

DIRECTORIES:

- 1904 *Henderson's BC Directory*
  - Page 964:
    59 McClure: McGregor, E.R., widow.
- 1905 *Henderson's Victoria and Suburban Directory*
  - Page 74:
    59 McClure: Vacant.
  - Page 90:
    St. James (Oak Bay): McGregor, E.R., widow James "Gengyle" [sic].
- 1908 *Henderson's Victoria and Suburban Directory*
  - Page 166:
    St. James: Scott Walter retired "Glengyle".

OTHER SOURCES:

- Oak Bay Archives
  - 1318 Transit Road (Information File)
  - 1318 Transit Road Appraisal Card. Corporation of the District of Oak Bay, c.1980.
  - Vol. 3 of Fire Insurance Plan [Victoria]. British Columbia: BC Insurance Underwriters Association, 1925, Sheet 344.

TAX ASSESSMENT TABLE:

YEAR	OWNER	ASSESSMENT		SOURCE
		LAND	IMPROVEMENTS	
1896	Tiarks and John H. McGregor (Lot 12?)	$1000		Secondary
1897	John G. Tiarks and John H. McGregor (Lot 12?) William D. McGregor (Lot 1)	$1500		Secondary
1899	~~John G. Tiarks and John H. McGregor (Lot 12?)~~ Eleanor R. McGregor (Lot 1)	$1500		Secondary
1900	Eleanor R. McGregor (Lot 1)	$1500		Secondary
1901	Eleanor R. McGregor (Lot 1)	$1500		Secondary
1902	Eleanor R. McGregor (Lot 1)	$1500		Secondary

APPENDIX A: RESEARCH SUMMARY

YEAR	OWNER	ASSESSMENT		SOURCE
		LAND	IMPROVEMENTS	
1903	Eleanor R. McGregor (Lot 1)	$1500		Primary
1904	Eleanor R. McGregor (Lot 1)	$1500		Primary
1905	Eleanor R. McGregor (Lot 1)	$1500		Primary
1906	~~Eleanor R. McGregor~~ Walter Scott (Lot 1)	$1500		Primary
1907	Walter Scott (Lot 1)	$1500	$2500	Primary
1912	Walter Scott (Lot 1)	$2500	$2500	Primary
1916	Walter Scott [Deceased at this time] (Lot 1)	$5200	$2500	Primary

Note: Secondary sources of information cite John Herrick McGregor and John G. Tiarks (and also Ada C.H. Tiarks - John's wife) as early (or original) owners of "Lot 12" in Block R, which appears to have been transferred over to Eleanor R. McGregor in 1898. It is unclear which McGregor brother owned the property prior to Eleanor, and what role the Tiarks may have had in the construction of this house. It is known that the Tiarks did develop speculative housing in Oak Bay and Victoria, and it is possible that the c.1896 dwelling may have been a John G. Tiarks-designed house, though no information is available presently to substantiate this possibility.

SCHEDULE 3 – CERTIFICATION OF COMPLIANCE – STANDARD FORM

CERTIFICATE OF COMPLIANCE

I, [name], Heritage Consultant, certify that [contractor or agent], on behalf of [owner] has complied with all work required to restore the Glengyle Residence, as outlined in my Conservation Plan dated April 2024.

This declaration is made pursuant to the District of Oak Bay Bylaw No. 4880, 2024, in relation to the land legally described as:

Legal Description: Parcel A (DD118746I) of Lot 1, Block R, Section 23, Victoria District, Plan 368B
Parcel Identifier: 009-140-816
Civic Address: 1318 Transit Road

I make this solemn declaration, conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME AT [city, province], this [day] date of [month], [year].

)
) _____
) [name of Heritage Consultant]
)
_____) _____
Commissioner for Taking Affidavits Signature:
For British Columbia

SCHEDULE 4 – PLANS FOR LOT B, LOT C AND LOT D
(Prepared by Carolynn Wilson Architect Ltd., April 2024 and Small & Rossell Landscape Architects, March 2024)

1318 TRANSIT ROAD TOWNHOUSES + HOUSE
REZONING + DEVELOPMENT PERMIT APPLICATION
HERITAGE REVITALIZATION AGREEMENT APPLICATION

Parcel A (DD 118746I) of Lot 1, Block R
Section 23, Victoria District, Plan 368B
Parcel Identifier: 009-140-816 in the District of Oak Bay

DRAWING LIST

APPLICANT

MATTHEW WEYMAR
1318 TRANSIT RD.
VICTORIA, BC

contact: MATTHEW WEYMAR
250.984.4000
1318Transit@gmail.com

CONSULTANT TEAM

ARCHITECT

CAROLYNN WILSON ARCHITECT LTD.
924B RICHMOND AVE.
VICTORIA, BC
V8S 3Z3

contact: CAROLYNN WILSON
250.514.7578
carolynnwilson@me.com

LANDSCAPE ARCHITECT

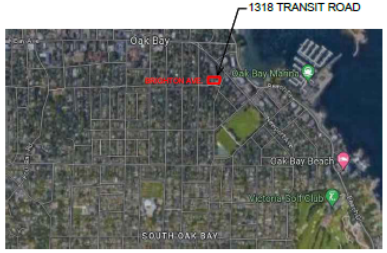
SMALL + ROSSELL LANDSCAPE ARCHITECTS INC.
3012 MANZER ROAD
SOOKE, BC
V9Z 0C9

contact: CAROLE ROSSELL
carole@smallandrossell.com

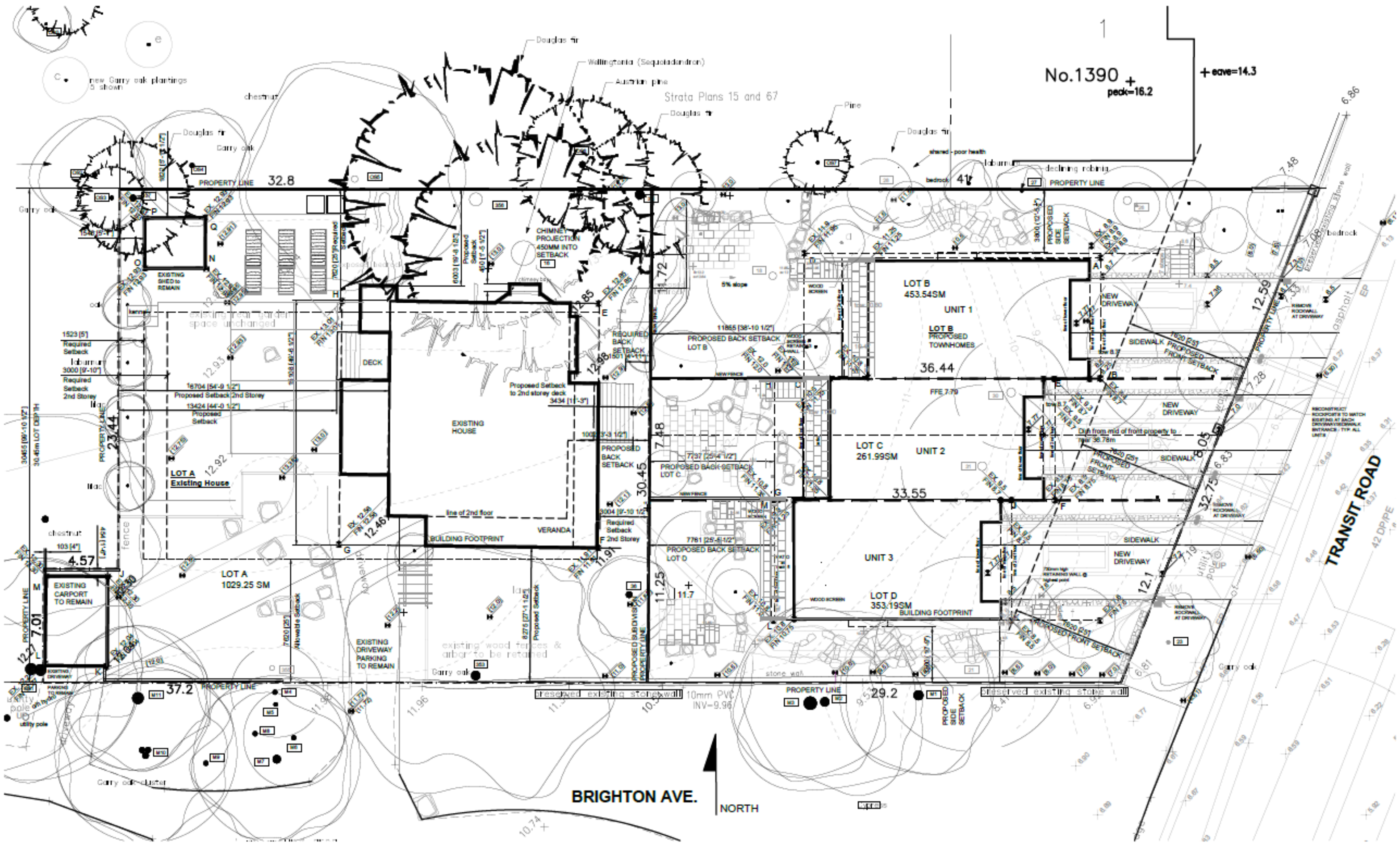
CIVIL ENGINEER

HOEL ENGINEERING LTD.
2B - 40 CADILLAC AVE.
VICTORIA, BC
V8Z 1T2

contact: EDWARD KYLE
ekyle@ekeng.ca



LOCATION PLAN NTS



SITE PLAN

scale 1:100

carolynn wilson architect ltd.
924b richmond ave.
victoria, bc
v8s 3z3
250.514.7576
www.carolynnwilsonarchitect.com

1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT. SITE PLAN .

Owner : Diana & Matthew Weymar

A1.1

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1318 Transit Road

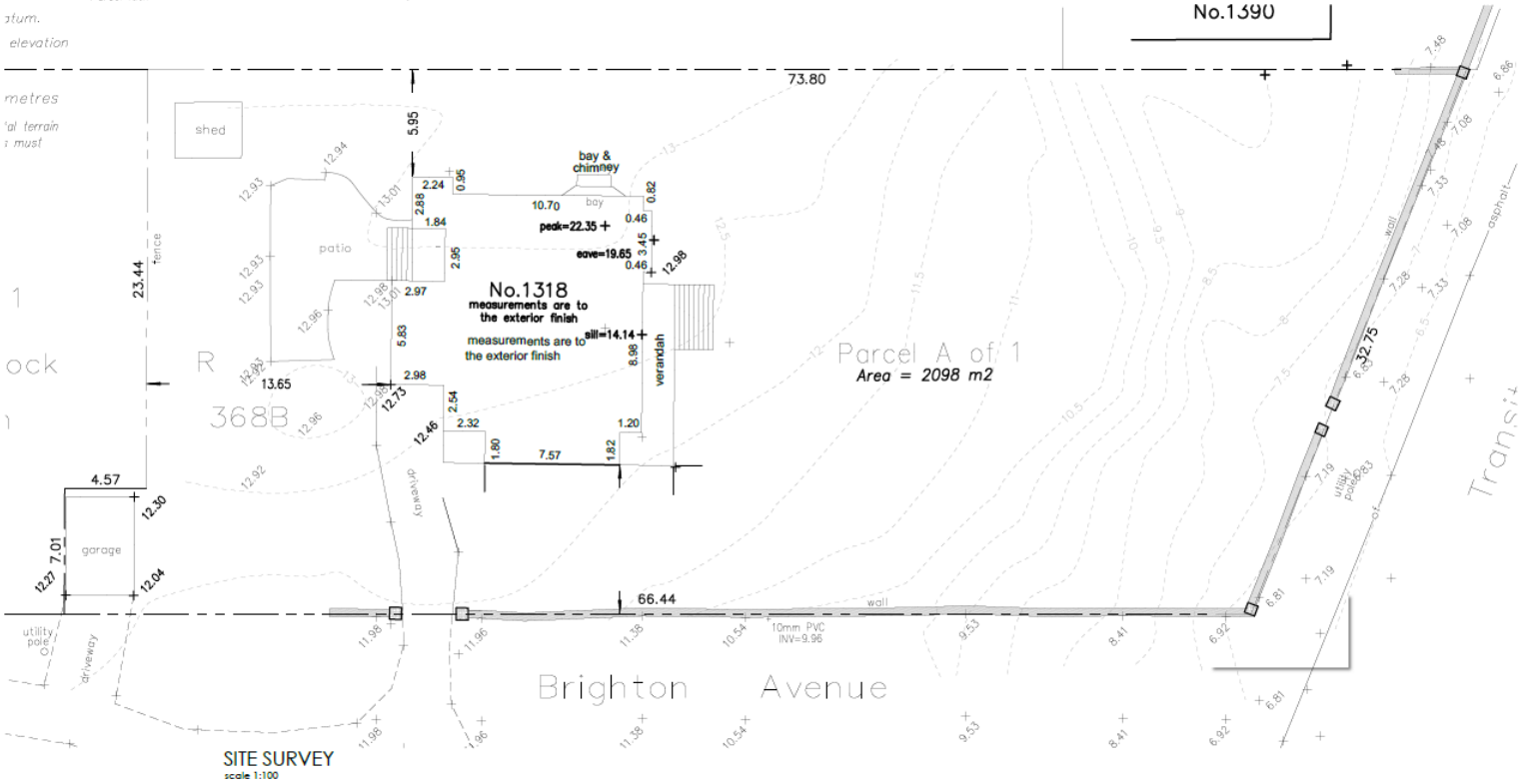
Legal: Parcel A (DD 118746I) of Lot 1, Block R, Section 23, Victoria District, Plan 368B

Parcel Identifier: 009-140-816 in the District of Oak Bay

Scale - 1:250 Distances are in metres.

0 2 10 20

The intended print size is 11" by 17".



SITE SURVEY

scale 1:100

carolynn wilson architect ltd.
9540 richmond ave.
victoria, bc
v8x 3e3
250.514.7578
www.carolynnwilsonarchitect.com

1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT . SURVEY .

Owner : Diana & Matthew Weymar

A1.2

SITE DATA

SITE DATA: LOT A - Single Family Dwelling - Existing House			
Existing Zone: RS4 , PROPOSED HRA			
Lot Area: Allowable: 948sm/10,204sf (as per RS-4)			
Proposed Lot Area: 1029.25sm/11078.75sf			
Main Floor Area:	209.2sm/2045.14sf		
2nd Floor Area:	152.2sm/1636.11sf		
Basement Area:	775m/8626.89sf		
PRINCIPAL BLDG AVERAGE GRADE:			
E: 12.85 + F: 11.91 + G: 12.56 + H: 13.01/4 = 50.33/4 = 12.583			
EXISTING SHED AVERAGE GRADE:			
P: 12.93 + Q: 12.93 + O: 12.93 + N: 12.93/4 = 51.72/4 = 12.93			
EXISTING GARAGE AVERAGE GRADE:			
M: 12.30 + J: 12.30 + K: 12.04 + L: 12.27/4 = 48.51/4 = 12.23			
Main floor is above the average grade :14.14 - 12.58 = 1.56m			
PARTIAL BASEMENT EXEMPTION : p = (2.22 - 1.56M) X 100 = 66SM AREA EXEMPTION			
Existing Carport :	21.1sm/227.1 sf		
Building Area (largest horizontal area):	209.2/2251.8sf + deck 9.6sm/103.4sf + shed 11.5sm/124.98F + 21.1/227.1SF = 251.5sm/2707.12SF		
	Proposed	Allowed/Req'd	
Site Coverage: (garage not exempt)	230.4sm + 21.1sm (garage) = 251.5sm / 1029.25sm 24.4%	30%	
FSR (FSR (ex. garage not exempt)	209.2sm + 9.6sm + 152.2sm + 77sm + 11.6sm + 21.1sm - 66sm (exemption) = 414.7/1029.25= 0.403	VARIANCE NEEDED 0.4	
Front Setback	8.2m	7.62m	
Rear Yard Setback or 25% of lot depth	6.0m VARIANCE NEEDED	7.62m 30.45 x .25 = 7.62	
East Interior Side Setback:	1.0m VARIANCE NEEDED	1.52m	
West Side Setback	13.4m	1.52m	
2nd Storey EAST Side Setback	3.4m	3.0m	
2nd Storey WEST Side Setback	16.6m	3.0m	
Combined Side Yard Setback:	14.4m	4.572m	
Accessory Building: Shed			
Side Setback:	1.546m	0.610m	
Front Setback:	1.822m	7.62m	
Accessory Building: Garage			
Side Setback:	0.103m (EXISTING NON-CONFORMING) VARIANCE NEEDED	0.610m	
Front Setback:	0.454m (EXISTING NON-CONFORMING) VARIANCE NEEDED	7.62m	
LOT DEPTH:	30.45M		
LOT BREADTH	37.2M		
MAIN FLOOR FIN. ELEVATION:	13.9		
2NDFLOOR FIN. ELEVATION:	17.39		
BASEMENT FIN. FLOOR ELEV.:	11.27		
PRINCIPAL BUILDING HEIGHT:	proposed	allowable	
OCCUPIED HEIGHT:	4.96M - highest occupied floor level	4.57M	
BUILDING HEIGHT:	8.0M - VARIANCE NEEDED	7.32M	
MAX. ROOF HEIGHT:	10.9M - roof peak - VARIANCE NEEDED	9.14M	
GARAGE BUILDING HEIGHT:	proposed	allowable	
OCCUPIED HEIGHT:	0.00M	0.25M	
BUILDING HEIGHT:	2.54M	3.0M	
ROOF HEIGHT:	2.903M	4.6M	
SHED BUILDING HEIGHT:	proposed	allowable	
OCCUPIED HEIGHT:	0.03m	0.25M	
BUILDING HEIGHT:	2.4M	3.0M	
MAX. ROOF HEIGHT:	3.5M	4.6M	
Front Yard Open Space:			
262.59/290.94 = 90.25	90.25%	25%	

SITE DATA: Proposed TownHouse Unit 1- LOT B - HRA		
Lot Area: 453.15sm/4881.87sf		
Townhouse with single car garage + parking in driveway		
Parking: 2 stalls		
GFA Main Floor Area (incl. patio):	113sm/1216.4sf	
GFA 2nd Floor Area (incl. balconies):	119sm/1281sf	
Basement Area Proposed (exempt):	94sm/1012sf	
Building Area (largest horizontal area):	118.94sm/1280.3sf	
Site Coverage:	118.94/453.54= 26.3%	
Proposed FSR:	113 + 119 = 232/453.54 = 51.2% = 0.52	
AVERAGE GRADE:		
A:9.9+ B:8.4 + C:11.7 + D:11.9 / 4 = 10.22		
LOWEST FLOOR HEIGHT BELOW AV. GRADE:	2430MM > 800MM	
NO. OF STORIES	2	
MAIN FLOOR FIN. ELEVATION:	10.6	
2NDFLOOR FIN. ELEVATION:	13.66	
BASEMENT FIN. FLOOR ELEV.:	7.70	
BUILDING HEIGHT	PROPOSED:	
OCCUPIED HEIGHT:	3.9M	
BUILDING HEIGHT:	7.8M	
ROOF HEIGHT:	9.14M	
	Proposed	Allowed/Req'd
Front Setback:	7.62m	7.62m
Rear Setback:	11.8m (25% OF LOT DEPTH): 36.78 X .25 = 9.19m	
Side Setback (interior side- south)	0m	0m
Side Setback (exterior side - north)	3.8m	1.52m

SITE DATA: Proposed TownHouse Unit 2 - LOT C - HRA		
Lot Area: 261.99sm/2820sf		
Townhouse with single car garage + parking in driveway		
Parking: 2 stalls		
GFA Main Floor Area (incl. patio):	110.6sm/1190.5sf	
GFA 2nd Floor Area (incl. balconies):	115.4sm/1242.2sf	
Basement Area Proposed (exempt):	92.5sm/995.7sf	
Building Area (largest horizontal area):	95.6sm/1029sf	
Site Coverage:	115.4/261.99= 44.1%	
Proposed FSR:	110.6 + 115.4 = 226/261.99 = 87% = 0.87	
AVERAGE GRADE:		
E:9.3 + F:8.5 + G:10.8 + H:12 / 4 = 10.15		
LOWEST FLOOR HEIGHT BELOW AV. GRADE:	2360MM > 800MM	
NO. OF STORIES	2	
MAIN FLOOR FIN. ELEVATION:	10.6	
2NDFLOOR FIN. ELEVATION:	13.66	
BASEMENT FIN. FLOOR ELEV.:	7.70	
BUILDING HEIGHT	PROPOSED:	
OCCUPIED HEIGHT:	3.9M	
BUILDING HEIGHT:	8.0M	
ROOF HEIGHT:	9.14M	
	Proposed	Allowed/Req'd
Front Setback:	7.62m	7.62m
Rear Setback:	7.7m (25% OF LOT DEPTH): 36.78 X .25 = 9.19m	
Side Setback (interior side- south)	0m	0m
Side Setback (exterior side - north)	0m	0m

SITE DATA: Proposed TownHouse Unit 3 - LOT D - HRA		
Lot Area: 353.19sm/3801.71sf		
Townhouse with single car garage + parking in driveway		
Parking: 2 stalls		
GFA Main Floor Area (incl. patio):	105.06sm/1130.85sf	
GFA 2nd Floor Area (incl. balconies):	109.12sm/1174.6sf	
Basement Area Proposed (exempt):	87.5sm/941.85sf	
Building Area (largest horizontal area):	105.12sm/1174.6sf	
Site Coverage:	105.12/353.19= 31%	
Proposed FSR:	105.06 + 105.12 = 214.18/353.19 = 61% = 0.61	
AVERAGE GRADE:		
J:9.5 + K:8.5 + L:10.8 + M:10.8 / 4 = 9.9		
LOWEST FLOOR HEIGHT BELOW AV. GRADE:	2110MM > 800MM	
NO. OF STORIES	2	
MAIN FLOOR FIN. ELEVATION:	10.6	
2NDFLOOR FIN. ELEVATION:	13.66	
BASEMENT FIN. FLOOR ELEV.:	7.70	
BUILDING HEIGHT	PROPOSED:	
OCCUPIED HEIGHT:	3.9M	
BUILDING HEIGHT:	8.0M	
ROOF HEIGHT:	9.14M	
	Proposed	Allowed/Req'd
Front Setback:	7.62m	7.62m
Rear Setback:	7.7m (25% OF LOT DEPTH): 36.78 X .25 = 9.19m	
Side Setback (interior side- south)	3.3m	1.52m
Side Setback (exterior side - north)	0m	0m

FRONT YARD AREA OPEN SPACE - UNITS 1,2,3 COMBINED:	
143 (HARDSCAPE)/2968M = 48% OPEN SPACE	
SITE OPEN SPACE - UNITS 1,2,3 COMBINED:	
345 (bldg + patio) + 143 (driveway/sidewalks) / 1119.9sm	
= 43.5% Open Space	

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924b richmond ave,
victoria, bc
v8s 3s3
250.514.7578
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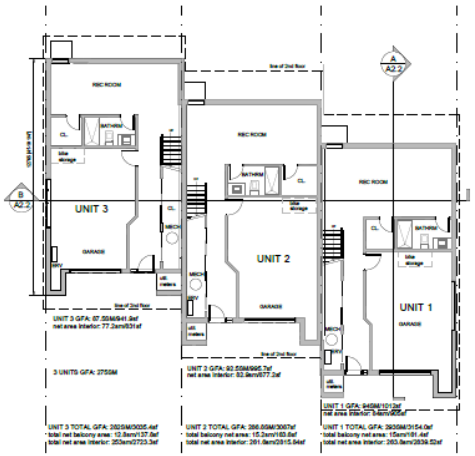

TOWNHOUSES LOWER FLOOR
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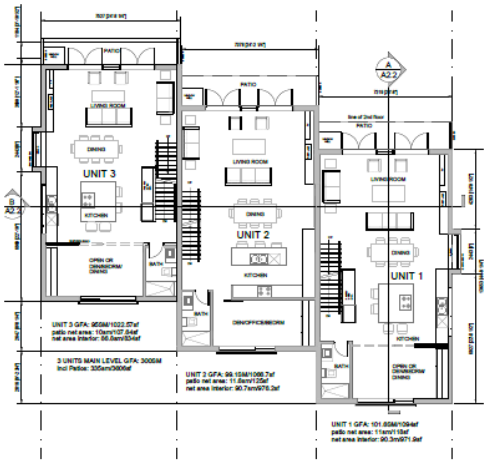

TOWNHOUSES MAIN FLOOR
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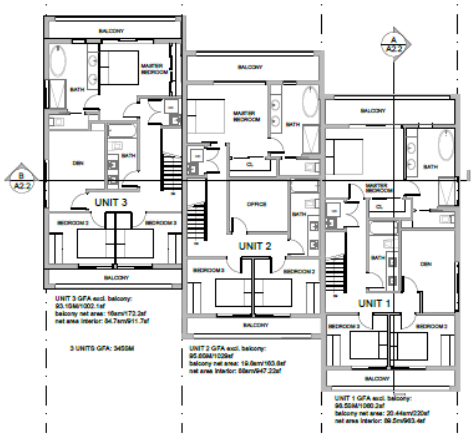

TOWNHOUSES 2ND FLOOR
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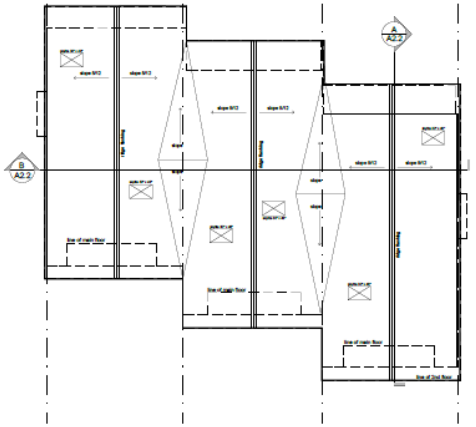


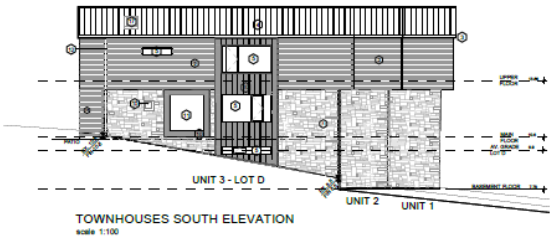
TOWNHOUSES ROOF PLAN
scale 1:100

carolynn wilson architect ltd.
924b richmond ave.
victoria, bc
v8s 3s3
250.514.7578
www.carolynnwilsonarchitect.com

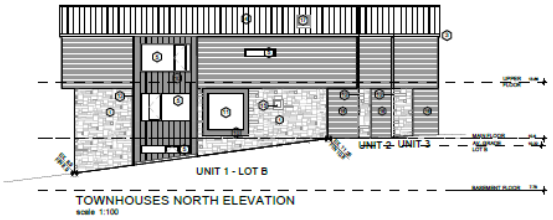
1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT .
TOWNHOUSE PLANS . APRIL 2024
Owner : Diana & Matthew Weymar

A2.0

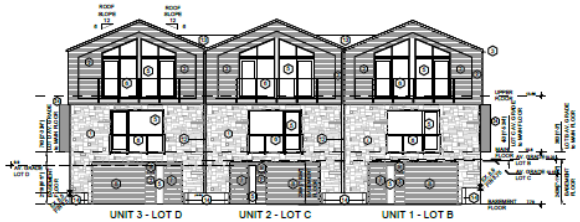
EXTERIOR FINISH SCHEDULE



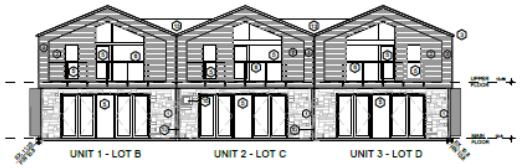
TOWNHOUSES SOUTH ELEVATION
scale 1:100



TOWNHOUSES NORTH ELEVATION
scale 1:100



TOWNHOUSES EAST ELEVATION
scale 1:100



TOWNHOUSES WEST ELEVATION
scale 1:100

EXTERIOR FINISH NOTES

1. STONE CLADDING - STONE SPRING VALLEY SEDGE - K2
2. HARDIE PLANK LAP SIDING + SOFFIT - "LAST" BARK/BR
3. METAL FASCIA - GREY/SILVER
4. PREFINISHED METAL STANDING SEAM ROOF - GREY
5. BLACK FRAME WINDOWS - DOUBLE GLAZED
6. GLASS GUARDRAIL - GREY/SILVER GUARD + POST
7. EXTERIOR WOOD DOOR COLOUR CHARCOAL - LAST BARK/BR
8. OVERHEAD METAL GARAGE DOOR - WOOD COLOUR CHARCOAL - LAST EMBOSSED
9. EXTERIOR UNIT NUMBER - NEUTRA BCC6260 + IPH - SILVER/ALUMINUM COLOUR
10. METAL SIDING - DARK CHARCOAL
11. BOX WINDOW - CHARCOAL METAL FINISH
12. PRE-FINISHED METAL SAVS/STC/GUSH + R.W.L. COLOUR GREY - MATCH ROOF (CARRY DIRECTLY INTO PERIMETER DRAINAGE AT FOUNDATION)
13. SBS ROOFING - LIGHT GREY MATCH METAL ROOF COLOUR
14. CONCRETE WITH STONE VENEER
15. GAS FIREPLACE VENT - SILVER
16. PRIVACY SCREEN - CEDAR SLATS - LIGHT GREY STAIN
17. SKYLIGHTS - FLASHING TO MATCH METAL ROOF

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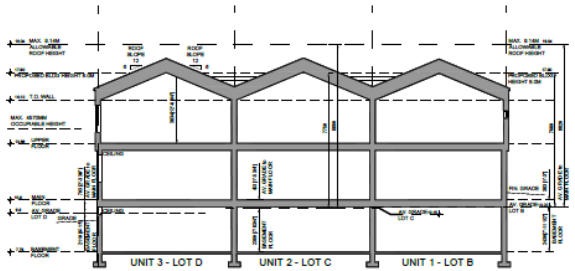
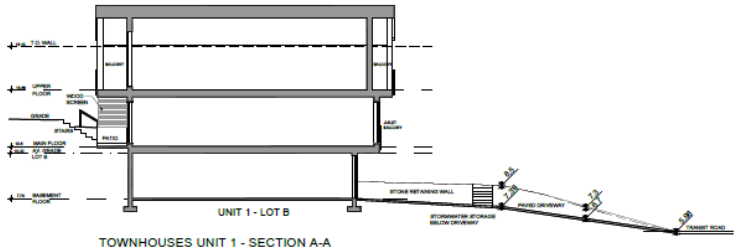
TOWNHOUSE ELEVATIONS . APRIL 2024
Owner : Diana & Matthew Weymar

A2.1



TOWNHOUSES SECTION B-B
scale 1:100



TOWNHOUSES UNIT 1 - SECTION A-A
scale 1:100

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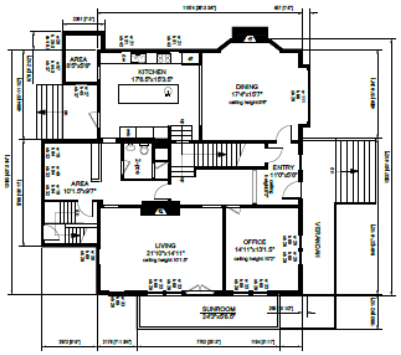
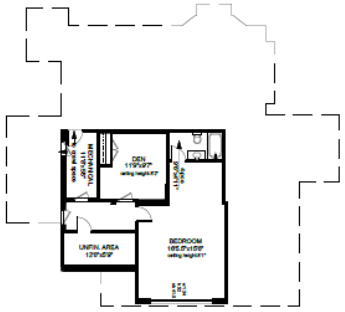
TOWNHOUSE SECTIONS . APRIL 2024
Owner : Diana & Matthew Weymar

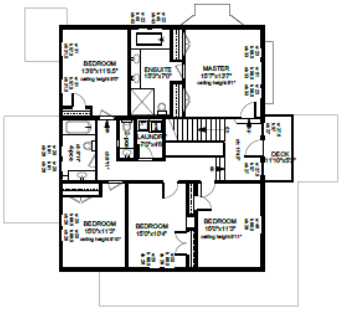
A2.2



MAIN FLOOR
2293 SQ.FT

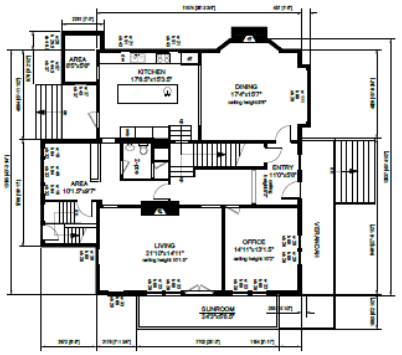


LOWER FLOOR
841 SQ.FT



UPPER FLOOR
1576 SQ.FT

EXISTING FLOOR PLANS
scale 1:100



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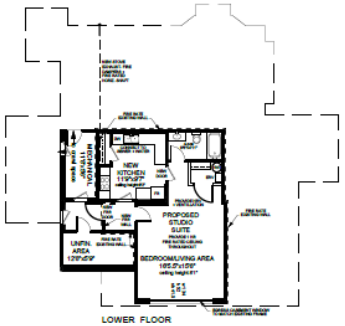
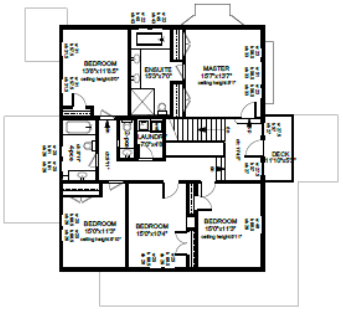


LOWER FLOOR
841 SQ.FT



UPPER FLOOR
1576 SQ.FT

PROPOSED FLOOR PLANS
scale 1:100

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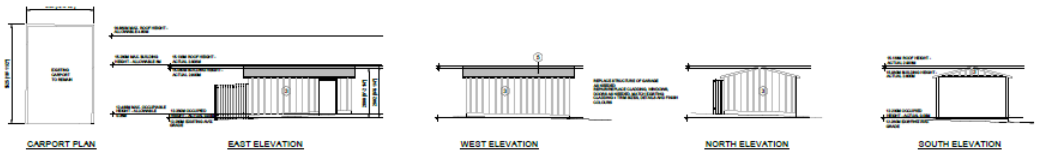
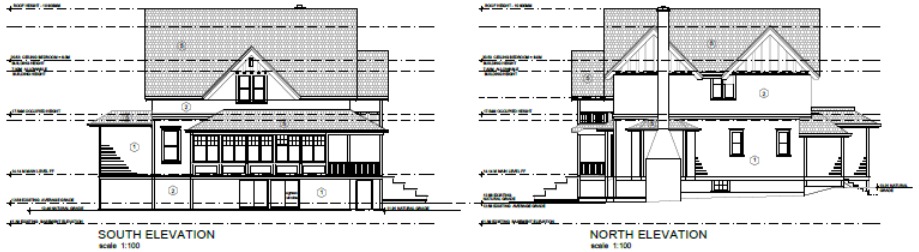
HOUSE - EXISTING + PROPOSED PLANS . APRIL 2024
Owner : Diana & Matthew Weymar

A3.0



EXISTING CARPORT - LOT A

EXISTING SHED - LOT A



EXISTING HOUSE ELEVATIONS - LOT A
scale 1:100

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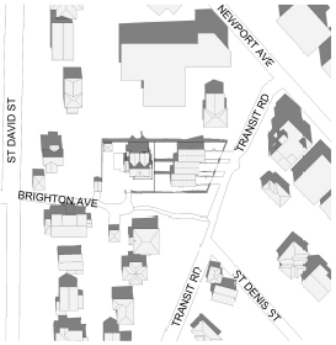
HOUSE/SHED/CARPORT- ELEVATIONS . APRIL 2024
Owner : Diana & Matthew Weymar

A3.1

MARCH 21, 2023 - 9AM

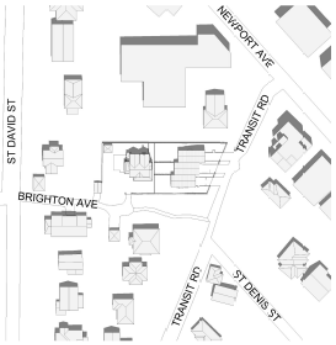


MARCH 21, 2023 - 12PM

MARCH 21, 2023 - 3PM

MARCH 21, 2023 - 6PM

JUNE 21, 2023 - 9AM



JUNE 21, 2023 - 12PM

JUNE 21, 2023 - 3PM

JUNE 21, 2023 - 6PM

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1318 TRANSIT RD. TOWNHOUSES + HOUSE . REZONING/DEVELOPMENT PERMIT.
SHADOW STUDY. APRIL 2024
Owner : Diana & Matthew Weymar

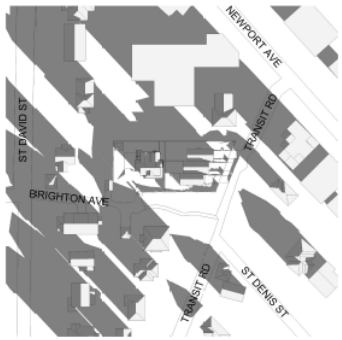
A4.0

SEPTEMBER 21, 2023 - 9AM

SEPTEMBER 21, 2023 - 12PM

SEPTEMBER 21, 2023 - 3PM

SEPTEMBER 21, 2023 - 6PM



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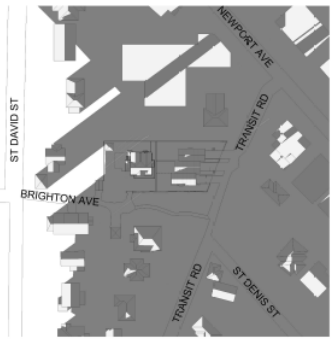
DECEMBER 21, 2023 - 12PM

DECEMBER 21, 2023 - 3PM



DECEMBER 21, 2023 - 6PM

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SHADOW STUDY. APRIL 2024
Owner : Diana & Matthew Weymar

A4.1

1. Neighbourhood - Brighton Ave

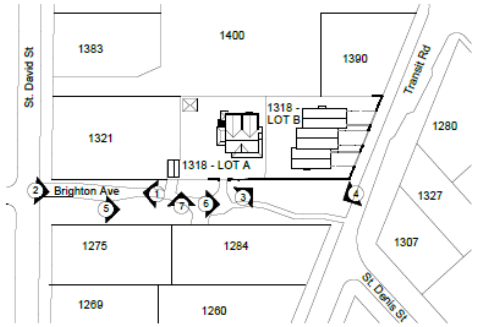
2. Neighbourhood - Brighton Ave

3. Neighbourhood - Brighton Ave Footpath

4. Neighbourhood - Brighton Ave Footpath

5. Neighbourhood - Brighton Ave

6. Neighbourhood - Brighton Ave



Neighbourhood Site Plan

7. Brighton Ave South Elevation
scale 1:200

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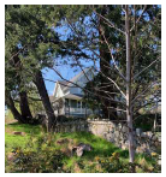
BRIGHTON STREETSCAPE . April 2024
Owner : Diana & Matthew Weymar

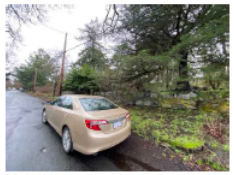
A5.0



8. Neighbourhood - Transit Rd

9. Neighbourhood - Transit Rd

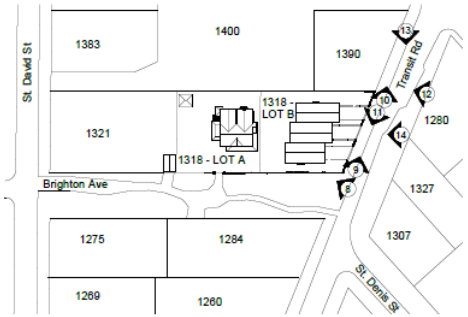
10. Neighbourhood - Transit Rd



11. Neighbourhood - Transit Rd

12. Neighbourhood - Transit Rd

13. Neighbourhood - Transit Rd



Neighbourhood Site Plan

14. Transit Road East Elevation
scale 1:200

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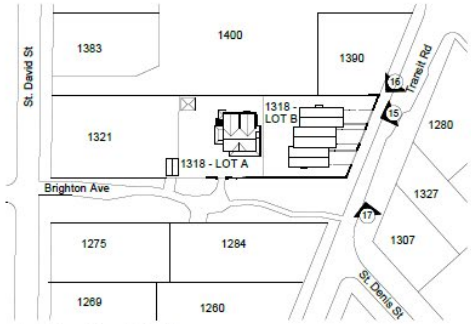
TRANSIT STREETSCAPE . APRIL 2024
Owner : Diana & Matthew Weymar

A5.1

15. Transit Road View Townhouses



Neighbourhood Site Plan

16. Transit Road View Townhouses

17. Transit Road View Townhouses

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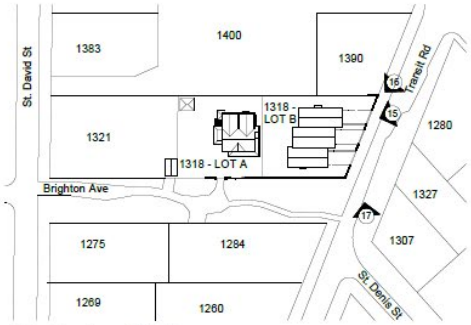
EXTERIOR VIEWS . APRIL 2024
Owner : Diana & Matthew Weymar

A6.0

15. Transit Road View Townhouses



Neighbourhood Site Plan

16. Transit Road View Townhouses

17. Transit Road View Townhouses

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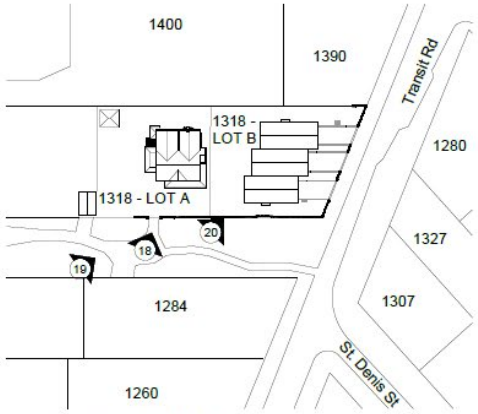
EXTERIOR VIEWS . APRIL 2024

Owner : Diana & Matthew Weymar

A6.0

18. Brighton Ave Existing House + Townhouse Rear View



Neighbourhood Site Plan

19. Brighton Ave Pathway, Existing House + Townhouse Rear View

20. West View Townhouses

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EXTERIOR VIEWS . APRIL 2024

Owner : Diana & Matthew Weymar

A6.1


Brighton Avenue
COMMUNITY PARK
Transit Road
LOT A
LOT B
TOWNHOUSE UNIT 1
LOT C
TOWNHOUSE UNIT 2
LOT D
TOWNHOUSE UNIT 3
LOWER FLOOR LEVEL
MAIN FLOOR LEVEL
preserved existing stone wall
existing rear garden space unchanged
existing wood fences & arbor to be retained
lawn
garden shed
existing carport
WM
SMALL & ROSSELL
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t: 250-642-6967
design@smallandrossell.com
www.smallandrossell.com
CAROLE A. ROSSELL
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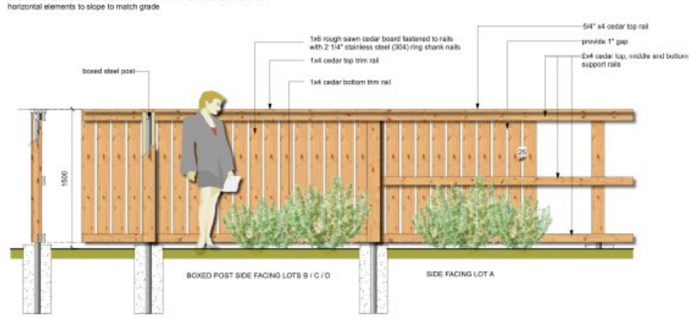
Project
1318 TRANSIT ROAD
TOWNHOUSES + HOUSE
Owner Diana & Matthew Waymar
Sheet Title
LANDSCAPE PLAN
Drawn By AJS
Checked
Project Number
Scale 1 : 100
Revision
R2
Sheet Number
L1

LOT A FENCE ADJOINING WITH LOTS B / C / D
horizontal elements to slope to match grade

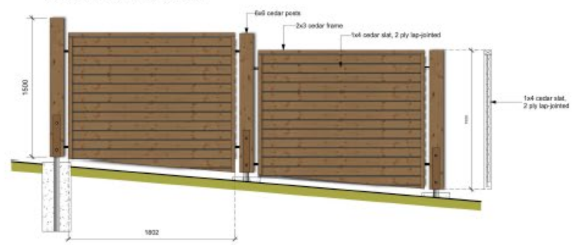


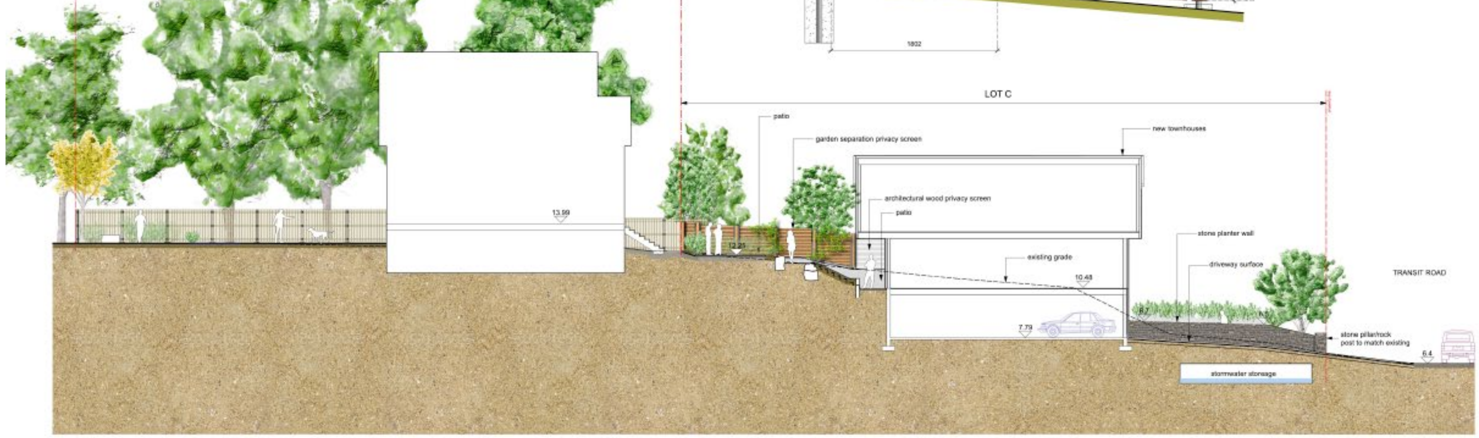
NORTH PERIMETER FENCE, EAST END LOT A AND LOT B
horizontal elements to slope to match grade

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY
ID	NATIVE TREES:			
a	ACER CIRCINATUM	VINE MAPLE	[illegible]	1
b	CORNUS NUTTALLII 'EDDIES WHITE WONDER'	PACIFIC FLOWERING DOGWOOD	3 CM	1
c	QUERCUS GARRYANA	GARRY OAK	4 CM	5
ID	NON-NATIVE TREES:			
d	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH - MULTISTEM	4 CM	1
e	[illegible]	[illegible]	4 CM	2
f	CORNUS KOUSA 'SATOMI'	KOUSA DOGWOOD	4 CM	3
h	MAGNOLIA X 'VULCAN'	VULCAN MAGNOLIA	4 CM	1
i	PICEA OMORIKA	SERBIAN SPRUCE	[illegible]	1
	HEDGES:			
m	DRIMYS LANCEOLATA	MOUNTAIN PEPPER	#5 POT	[illegible]
n	LUMA APICULATA	CHILEAN MYRTLE	#5 POT	[illegible]
p	THUJA OCCIDENTALIS 'SMARAGD'	[illegible]	#5 POT	[illegible]
	NATIVE SHRUBS, 100m2 @ 1 plant per 1.0m2			
	GAULTHERIA SHALLON	SALAL	#2 POT	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT	
	PHILADELPHUS LEWISII	LEWIS'S MOCK ORANGE	#2 POT	
	POLYSTICHUM MUNITUM	SWORD FERN	#1 POT	
	RIBES SANGUINEUM	FLOWERING REDCURRENT	#2 POT	
	ROSA GYMNOCARPA	BALDHIP ROSE	#1 POT	
	VACCINIUM OVALIFOLIUM	BLUEBERRY	#2 POT	
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	[illegible]
	NATIVE GROUNDCOVER PLANTS & FERNS, 100m2 @ 2 plants per m2			
	ADIANTUM ALEUTICUM	MAIDENHAIR FERN	#1 POT	
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK	#1 POT	
	DICENTRA FORMOSA	BLEEDING HEART	#1 POT	
	MAHONIA NERVOSA	LOW OREGON GRAPE	#1 POT	200
	EDIBLE:			
q	VACCINIUM 'DUKE'	DUKE BLUEBERRY	#2 POT	[illegible]
r	MALUS 'SCARLET SENTINEL'	SCARLET SENTINEL APPLE	#10 POT	3
s	MALUS 'GOLDEN SENTINEL'	GOLDEN SENTINEL APPLE	#10 POT	3
	NON-NATIVE SHRUBS, 150 m2 @ 1 plant per 2m2			
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT	
	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	#1 POT	
	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2 POT	
	ROSA RUGOSA 'ROSERAIE DE L'HAY'	ROSERAIE DE L'HAY HEDGEHOG ROSE	#2 POT	
	VIBURNUM PLICATUM 'ROSEUM'	ROSEUM DOUBLEFILE VIBURNUM	#5 POT	
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT	[illegible]
	VINES:			
	LONICERA JAPONICA 'HALLIANA'	HALLIANA JAPANESE HONEYSUCKLE	#3 POT	3

TOWNHOUSE REAR YARD DIVIDING PRIVACY SCREEN





CROSS SECTION A - A

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www.smallandrossell.com

[redacted]

Revision		
No.	Description	Date
	Fence heights reduced and board openings increased.	17 April 2024

Issue	Issue Date
Rezoning / Development Permit Applic.	17.06.2021
Rezoning / Development Permit Applic.	02.05.2023
Rezoning / Development Permit Applic. for co-ordination	05.03.2024

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
CAROLE A. ROSSELL
235

[illegible]

Project

1318 TRANSIT ROAD
TOWNHOUSES + HOUSE

Owner Diana & Matthew Weymar

Sheet Title

LANDSCAPE CROSS SECTION
FENCES & PLANTING DETAILS

Drawn By AJS	Checked
Project Number	Scale 1 : 100
Revision R2	Sheet Number L2

SCHEDULE 5 – BYLAW VARIANCES

The District of Oak Bay Zoning Bylaw No. 3531, 1986 (the "Zoning Bylaw"), as amended, is varied to the extent specified below:

Zoning Bylaw Section	**R-4 Zone Requirement**	**Variance Permitted by this Agreement**			
		Lot A (existing shed and garage are as noted on Schedule 1 of this Agreement)	**Lot B**	**Lot C**	**Lot D**
Lot Area Schedule "A"	948m2		454m2	261m2	352m2
Lot Width and Frontage Schedule "A"	21.34m		11.74m	7.48m	11.24m
Front Yard Setback (Accessory Building) Section 6.4.4.(2)(a)	6.0m	For existing shed: 1.8m For existing garage: 0.4m			
Rear Yard Setback Section 6.4.4.(2)(b)	7.6m	6.0m		7.7m	7.7m
Interior Side Setback (Principal Building) Section 6.4.4.(2)(c)	1.5m	1.0m (east)	0m (south)	0m	0m (north)
Interior Side Setback (Accessory Building) Section 6.4.4.(2)(c)	0.6m	For the existing garage: 0.1m			
Second Storey Side Setback Section 6.4.4.(11)	3m		0m (south)	0m	0m (north)
Exterior Side Setback Section 6.4.4.(2)(d)	3.7m				3.3m (south)

Roof Height Schedule "B"	Lot A: 9.14m Lot B: 7.05m Lot C: 5.12m Lot D: 6.8m	10.9m	9.14m	9.14m	9.14m
Building Height Schedule "B"	Lot A: 7.32m Lot B: 5.6m Lot C: 4.1m Lot D: 5.4m	8.0m	7.8m	8.0m	8.0m
Floor Area Ratio Section 6.4.4.(5)(b)	0.4	0.405	0.52	0.87	.61
Lot Coverage Section 6.4.4.(4)(a)	30% (of which 7% may be accessory buildings)		26.5% for principal building, plus 2.2% (10m2) for accessory buildings	44.5% for principal building, plus 3.82% (10m2) for accessory buildings	31.5% for principal building, plus 2.8% (10m2) for accessory buildings
Front Yard Paved Surface Section 4.15.1.(2)	30%		46%	66%	49%
Rear Yard Paved Surface Section 4.15.1.(2)	25%		13%	26%	26%
Live Landscaping Section 6.4.4.(12)	30% minimum coverage	Exempt from Live Landscaping requirements	Exempt from Live Landscaping requirements	Exempt from Live Landscaping requirements	Exempt from Live Landscaping requirements

SCHEDULE 6 – LANDSCAPE COST ESTIMATE

(Prepared by Small & Rossell Landscape Architects, dated March 5th, 2024)

SMALL & ROSSELL LANDSCAPE ARCHITECTS

3012 manzer road
sooke, b.c. v9z 0c9

1318 TRANSIT ROAD, OAK BAY, VICTORIA, BC.					
ESTIMATE OF PROBABLE COST FOR LANDSCAPE WORK FOR MUNICIPAL SECURITY DEPOSIT CALCULATION PURPOSES - 05 MARCH 2024					
ITEM #	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
LOTS B/C/D - TOWN HOUSES					
1.0	**TREE PROTECTION FENCE**	ITEM	-	-	$1,000.00
0.1	**GROWING MEDIUM**				
0.2	GROWING MEDIUM - TREES, 900mm depth	12	no.	$100.00	$1,200.00
0.3	GROWING MEDIUM - SMALL GARRY OAK TREES , 600mm depth	5	no.	$65.00	$325.00
0.4	GROWING MEDIUM - SHRUBS/ GROUND COVERS, 450mm depth	321	sq.m.	$45.00	$14,445.00
0.5	GROWING MEDIUM - GRASS, 150mm depth	60	sq.m.	$18.00	$1,080.00
2.0	**PLANTING**				
0.1	TREES	12	no.	$450.00	$5,400.00
0.2	SMALL TREES	5	no.	$175.00	$875.00
0.3	MASSING SHRUBS / HEDGE PLANTS / EDIBLES	165	no.	$35.00	$5,775.00
0.4	GROUND COVERS / PERENNIALS	200	no.	$20.00	$4,000.00
0.5	GRASS / SOD	60	sq.m.	$18.00	$1,080.00
0.6	MULCH IN PLANTING BEDS	321	sq.m.	$16.00	$5,136.00
3.0	**FENCES**				
0.1	PERIMETER WOOD FENCES, 1.8m / 6' HIGH	70	lin. m.	$195.00	$13,650.00
0.2	DIVIDING PRIVACY SCREENS, 1.8m / 6' HIGH	16.4	lin. m.	$220.00	$3,608.00
4.0	**HARD LANDSCAPE**				
0.1	STONE WALLS	95	sq.m.	$250.00	$23,750.00
0.2	POURED CONC. STEPS, 5 FLIGHTS	5	EACH FLIGHT, AVERAGED	$2,200.00	$11,000.00
0.3	PATIOS - CONC. SLAB SURFACES	38	sq.m.	$125.00	$4,750.00
0.4	GRAVEL SURFACES	71	sq.m.	$48.00	$3,408.00
0.5	CONCRETE STEP RISERS	24	each	$175.00	$4,200.00
0.6	BOULDERS	ITEM	-	-	$2,000.00
5.0	**IRRIGATION**				
0.1	IRRIGATION SYSTEM WITH BACKFLOW PREVENTER, PRESSURE REGULATOR, STOP VALVES, CONTROLLER & DRIP TUBE / SPRAY HEADS **PER UNIT**	3	EACH UNIT	$3,750.00	$11,250.00
0.2	IRRIGATION SLEEVES	20	lin. m.	$55.00	$1,100.00
6.0	**TOTAL**				**$117,932.00**
					+ TAXES
	ALL RATES ARE ESTIMATES AND EXCLUDE:				
	TAXES, CONTINGENCIES, ESCALATION,				
	GENERAL CONTRACTORS PROFIT AND OVERHEAD				
	05 March 2024				
	Carole Rossell, MA, BCSLA, CSLA.				
	Small & Rossell Landscape Architects Inc.				

THE CORPORATION OF THE DISTRICT OF OAK BAY

BYLAW NO. 4882

A Bylaw to Designate 1318 Transit Road as a protected municipal heritage site.

The Municipal Council of The Corporation of the District of Oak Bay, in open meeting assembled, enacts as follows:

1. DESIGNATION

1. The residential building being constructed in or about 1896 along with all subsequent additions and exterior alterations thereto (hereinafter called "the building"), situated on that parcel or tract of land lying and being in the Municipality of Oak Bay in the Province of British Columbia, and more particularly known and described as

   1318 Transit Road, Parcel A, Lot 1, Block R, Plan VIP368B, Section 23, Victoria Land District

   is hereby designated as protected pursuant to Section 611 of the *Local Government Act.*

2. ALTERATIONS

2. Except as authorized by a heritage alteration permit issued by the Municipal Council pursuant to Part 15 of the *Local Government Act,* no person shall:
   a. Alter the exterior facade of a building or structure, roof structure or roofing;
   b. Make a structural change to a building or structure; or
   c. Move a building or structure

   protected by this Bylaw.

3. Despite Section 2, the following actions may be undertaken in relation to the Heritage Building without first obtaining a heritage alteration permit: (a) non-structural renovations or alterations to the building that do not alter character defining elements outlined in the Statement of Significance forming Section 3 of the Conservation Plan prepared by Donald Luxton and Associates, April 2024, (Schedule A) and do not alter the exterior appearance of the building; and (b) ordinary non-structural repairs and maintenance that do not alter the exterior appearance of the building.

4. For the purpose of Section 3, "repairs" means the repair or replacement of elements, components or finishing materials of the building or a protected feature or fixture with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

5. The owner shall maintain the Heritage Building in accordance with the Maintenance Plan forming Section 6 of the Conservation Plan prepared by Donald Luxton and Associates, April 2024, (Schedule A).

3. CITATION

This Bylaw may be known and cited for all purposes as “1318 Transit Road Heritage Designation Bylaw No. 4882, 2024”.

READ A FIRST TIME the 23rd day of September 2024

READ A SECOND TIME the 23rd day of September 2024

PUBLIC HEARING HELD day of 2024

READ A THIRD TIME the day of 2024

ADOPTED the day of 2024

_____
MAYOR

_____
CORPORATE OFFICER

GLENGYLE

1318 TRANSIT ROAD, OAK BAY, BC

CONSERVATION PLAN

APRIL 2024

DONALD LUXTON
AND ASSOCIATES INC

TABLE OF CONTENTS

1 INTRODUCTION

Building Name:	*Glengyle*
Other Name:	McGregor Residence
Civic Address:	1318 Transit Road, Oak Bay, British Columbia
Legal Description:	Parcel A, Lot 1, Block R, Plan VIP368B (Section 23)
Year of Construction:	circa 1896 | Additions in 1906 and 1921
Original Owner(s):	Eleanor R. McGregor
Architect/Designer:	Unknown (Original c.1896 house attributed to John G. Tiarks)
Builder:	William F. Drysdale (1921)

Glengyle is a unique residence located in the District of Oak Bay that demonstrates the evolution of residential architecture from the late Victorian-era to the Edwardian and post-First World War period. Positioned on a large, roughly rectangle lot on Transit Road between Newport Avenue and St. David Street, the house sits on a rocky bluff facing east and the water beyond. Constructed c.1896, *Glengyle* was built on land owned by James Herrick McGregor, a prominent land surveyor and noteworthy individual for his role in the establishment and development of Oak Bay and British Columbia. The residence was likely commissioned by his stepmother, Eleanor, and father at a period of time when Oak Bay was undergoing rapid growth including the development of nearby Windsor Park by the BCER which drew people to the community.

The *Glengyle* property is undergoing a proposed redevelopment pursuant to a heritage revitalization agreement by which the property will be subdivided, the existing house will be preserved, and three townhomes will be built on the eastern portion of the property. The fee-simple townhomes will be constructed on the subdivided land all with access from Transit Road. *Glengyle* will be preserved in its current location and orientation with proposed interventions limited to its basement level.

This Conservation Plan is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that may occur as part of the proposed project.

2 HISTORICAL CONTEXT

2.1 OAK BAY

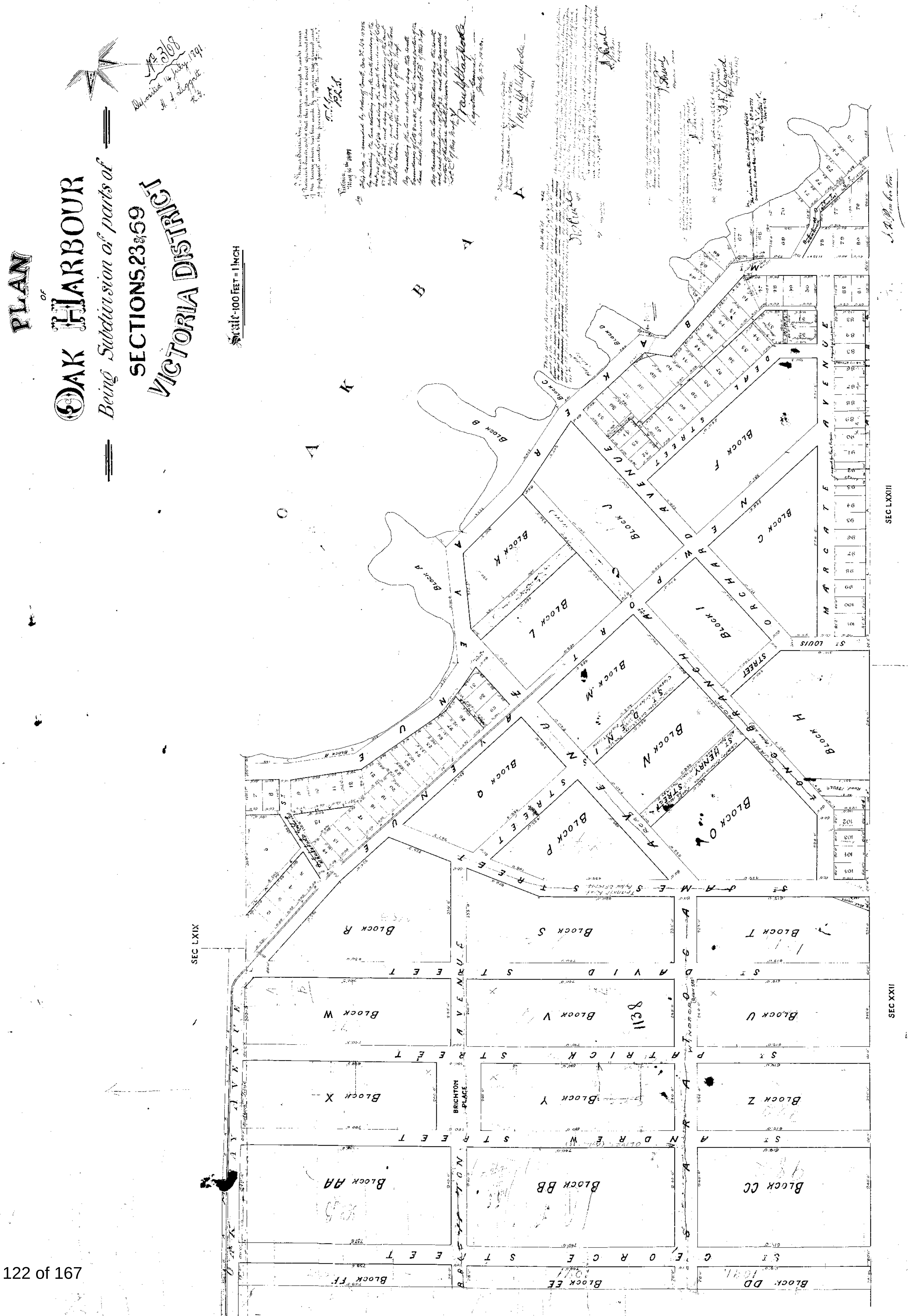
From: https://www.oakbay.ca/our-community/about/history

For many centuries, aboriginal groups camped or lived permanently at tidewater sites harvesting the bounty of the Garry Oak meadow landscape and nearby Salish Sea. The lands of Oak Bay still contain many artifacts and archeological sites from this era. The first European explorers arrived in the late 1700's, ultimately establishing Fort Victoria in 1843. At this time the Hudson's Bay Company had control over most of the land that makes up Oak Bay, followed by several family farms established through the second half of the 19th Century to service Victoria. One original farmhouse, Tod House, still stands today as the oldest continuously-occupied home in Western Canada (built c. 1850).

As the 20th Century approached, Oak Bay was revered for its recreational opportunities. Cottages were built beside the sweeping bays while visitors camped by the shore or rented rooms at resorts including the Mount Baker Hotel, Willows Hotel, and later the Oak Bay Beach Hotel. People traveled by horse or electric streetcar to Windsor Park for cycling, rugby, and

Above: 1928 aerial photo of Oak Bay. National Air Photo Library, Roll A229, Frame 46

Next Page: Survey of portion of Oak Bay, VIP368


PLAN
OF
OAK HARBOUR
Being Subdivision of parts of
SECTIONS 23 & 69
VICTORIA DISTRICT
Scale - 100 FEET = 1 INCH
No 3168
Deposited 14 July 1891
OAK BAY
SEC LXIX
SEC LXXIII
SEC XXII
ST LOUIS STREET
ST JAMES STREET
ST DAVID STREET
ST PATRICK STREET
ST ANDREW STREET
ST GEORGE STREET
ST DENIS STREET
ST HENRY STREET
MARGATE AVENUE
BRIGHTON PLACE
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK F
BLOCK G
BLOCK H
BLOCK I
BLOCK J
BLOCK K
BLOCK L
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK Q
BLOCK R
BLOCK S
BLOCK T
BLOCK U
BLOCK V
BLOCK W
BLOCK X
BLOCK Y
BLOCK Z
BLOCK AA
BLOCK BB
BLOCK CC
BLOCK DD
BLOCK EE
BLOCK FF
1138

2 HISTORICAL CONTEXT

cricket, and to the extensive fairgrounds near modern-day Carnarvon Park for horse racing. Other popular Oak Bay activities included sunbathing, swimming, fishing, golf at the Victoria Golf Club (est.1893), and sailing out of the Royal Victoria Yacht Club (est.1892, with move to Oak Bay in 1912).

Oak Bay was incorporated in 1906. The first Reeve was W.E. Oliver, with prominent residents such as Rattenbury, Henderson, and Pemberton making up the first Council. Reliable transportation and newly-laid sewer and water pipes saw the first homes built near Oak Bay Avenue, Cadboro Bay Road, and the central waterfront district. Oak Bay Village formed the nucleus of services at this time, with the municipal hall, police station, post office, high school, and churches built nearby. By the close of the land boom period (1906-1913), much of Oak Bay was planned and mapped into lots, although much of the land was still undeveloped and much of the northern area was still owned by the Hudson's Bay Company.
Between 1945 and 1960, under agreement with the municipality, the Hudson's Bay Company developed their remaining lands into serviced residential properties. By 1950, horse racing had ended at the fairgrounds, the exhibition hall and other buildings had burned to the ground. Together with municipal purchase of the lands, these events all allowed development of the Carnarvon area for residential purposes. In 1960, after a falling out with Oak Bay, the Hudson's Bay Company sold the northernmost section of their land to the University of Victoria.

The early 1960s saw the last push of substantial development in Oak Bay, with Oak Bay Marina being established and the final residential neighbourhoods built out. The architecture of Oak Bay reflects many styles prominent through its history, with fine examples of Tudor Revival, Art Deco, Arts and Crafts and more found throughout the tree-lined neighbourhoods. Throughout its history, Oak Bay has been one of the most desirable places to live in Greater Victoria; it has maintained its primarily single-family residential nature, with a population growing by just 0.1% annually over the last 50 years.

Above: Newspaper advertisement for Oak Bay, 1907-05-20 Victoria Daily Times

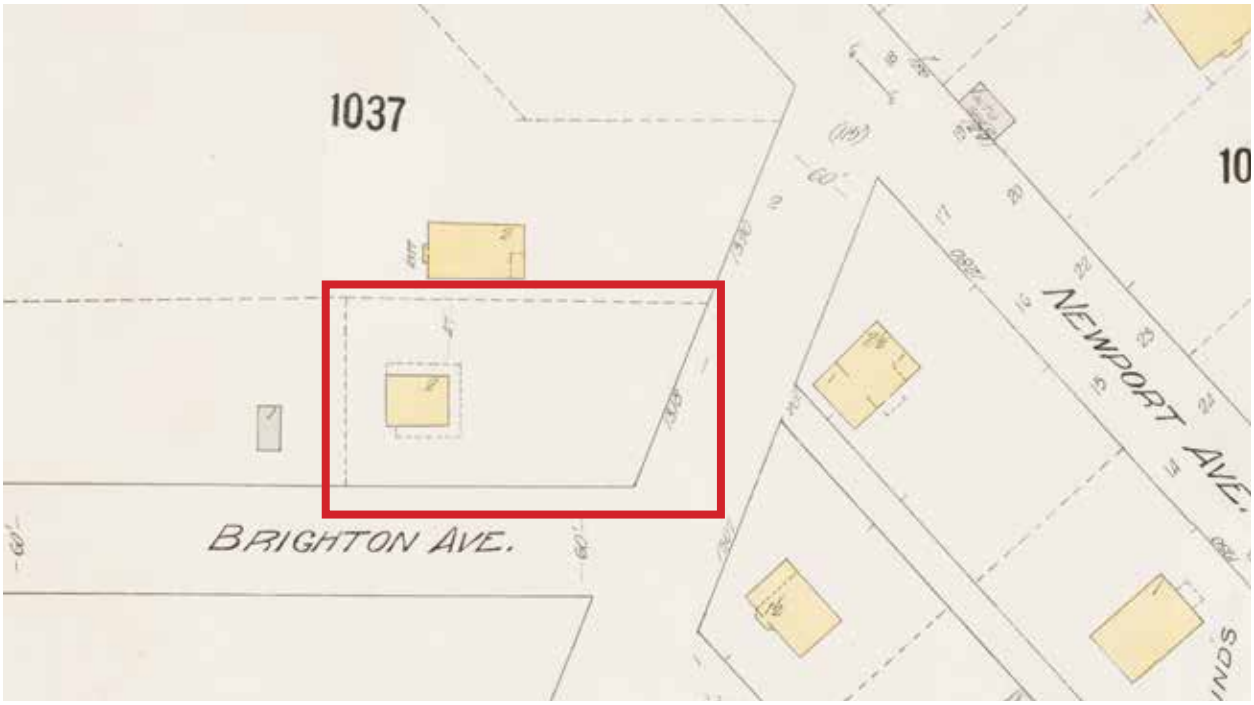
2 HISTORICAL CONTEXT

2.2 *GLENGYLE*

Originally existing as one large block, this land was subdivided into five large lots in 1896 by James Herrick McGregor (1869-1915). McGregor played a major role in the establishment and development of Oak Bay, and British Columbia as a whole. An early and prominent land surveyor, McGregor was past president of the Union Club and an Oak Bay Councillor; there are several sites across the province named in his honour. James H. McGregor's father, James McGregor (1828-1896), and stepmother, Eleanor (1856-1943; née Ruiter), moved to Victoria from Montreal in the late 1880s, with James McGregor (Sr.) becoming the city's first Public Librarian. Construction on *Glengyle* began around the time of the subdivision, presumably commissioned by Eleanor, and possibly her husband prior to his passing – the house initially functioned as an income generating rental property. The house was developed at the same time that nearby Windsor Park was established by the BCER. The park attracted activity and settlement and was promoted as the finest athletic grounds on the Pacific Coast, featuring professional baseball, a cycling track and grandstands for 2,000 people.

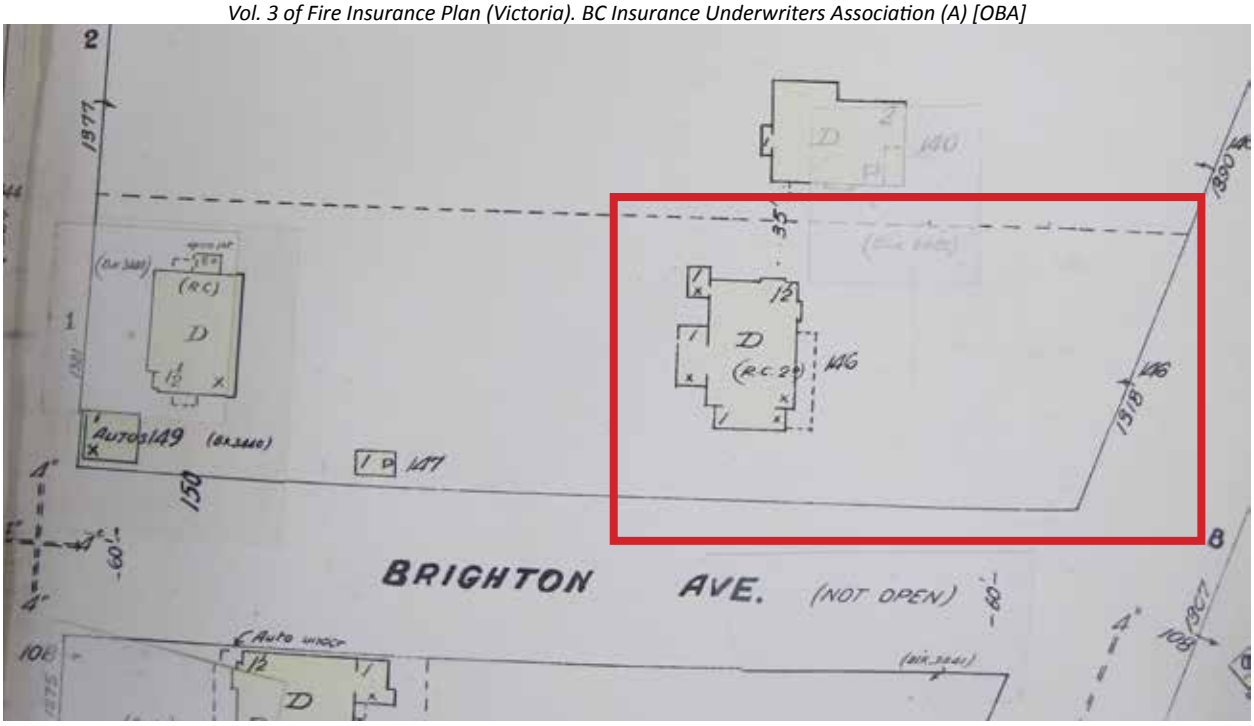
Above: Glengyle (red box), 1928. National Air Photo Library, Roll A229, Frame 46

2 HISTORICAL CONTEXT



Above: Glengyle note rectangle plan and wrap around verandah on three sides of residence, 1913.
Vol. 3 of Insurance Plan of Victoria. Chas. E. Goad, 1913 [UVic]

Below: Glengyle with additions to north and west and closed in portion of verandah on south side of residence, 1925.
Vol. 3 of Fire Insurance Plan (Victoria). BC Insurance Underwriters Association (A) [OBA]



2 HISTORICAL CONTEXT

Top: View of Oak Bay from the waterfront, 1900s Philip Timms. Vancouver Public Library #7260

Above: Close up of portion of Glengyle before addition to the north (right of gable roofs), 1900s Philip Timms. Vancouver Public Library #7260

Left: Glengyle as it appeared in 1967, Appraisal Card, District of Oak Bay (1318 Transit-A) [OBA].

2 HISTORICAL CONTEXT

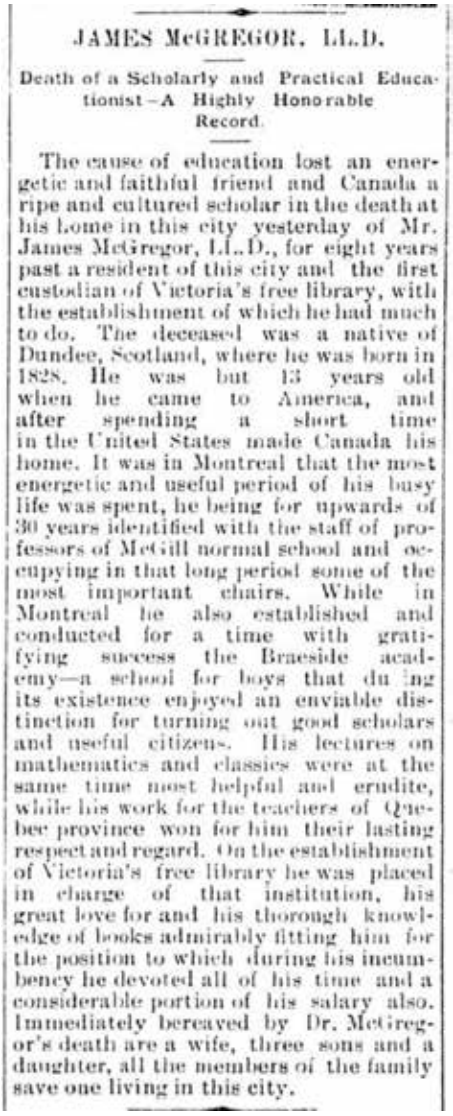
MARRIED.

WHEELER—WHEELER.—At St. Johns, Que., on the 21st August, 188', by the Rev. J. Crothers, Mr. Hamilton S. Wheeler, second son of E. Miles Wheeler, Esq., of Venice, Missisquoi County, to Miss Susan Wheeler, third daughter of E. J. Wheeler, Esq., of St. Johns, Que.

McGREGOR—RUITER.—At Cow nsville, on the 19th inst., by the Rev. W. H. Sparling, James McGregor, LL.D., McGill Normal School, to Eleanor Ruiter, of Cowansville, Que.

Above: Marriage announcement, 1880-08-23 Montreal Gazette

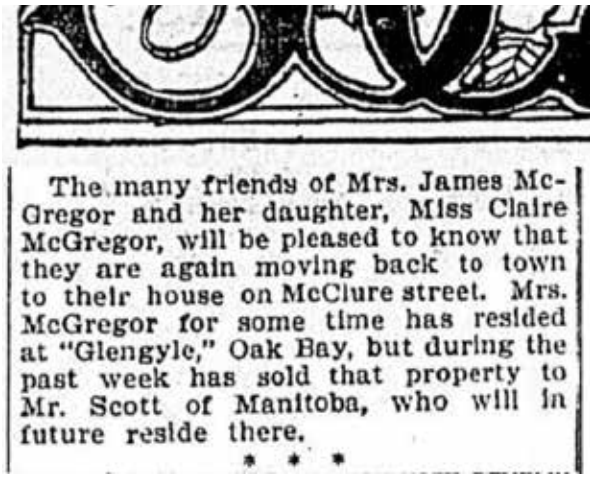
Below: Death announcement, 1896-07-22 Victoria Daily Colonist



JAMES McGREGOR, LL.D.

Death of a Scholarly and Practical Educationist—A Highly Honorable Record.

The cause of education lost an energetic and faithful friend and Canada a ripe and cultured scholar in the death at his home in this city yesterday of Mr. James McGregor, LL.D., for eight years past a resident of this city and the first custodian of Victoria's free library, with the establishment of which he had much to do. The deceased was a native of Dundee, Scotland, where he was born in 1828. He was but 13 years old when he came to America, and after spending a short time in the United States made Canada his home. It was in Montreal that the most energetic and useful period of his busy life was spent, he being for upwards of 30 years identified with the staff of professors of McGill normal school and occupying in that long period some of the most important chairs. While in Montreal he also established and conducted for a time with gratifying success the Braeside academy—a school for boys that during its existence enjoyed an enviable distinction for turning out good scholars and useful citizens. His lectures on mathematics and classics were at the same time most helpful and erudite, while his work for the teachers of Quebec province won for him their lasting respect and regard. On the establishment of Victoria's free library he was placed in charge of that institution, his great love for and his thorough knowledge of books admirably fitting him for the position to which during his incumbency he devoted all of his time and a considerable portion of his salary also. Immediately bereaved by Dr. McGregor's death are a wife, three sons and a daughter, all the members of the family save one living in this city.



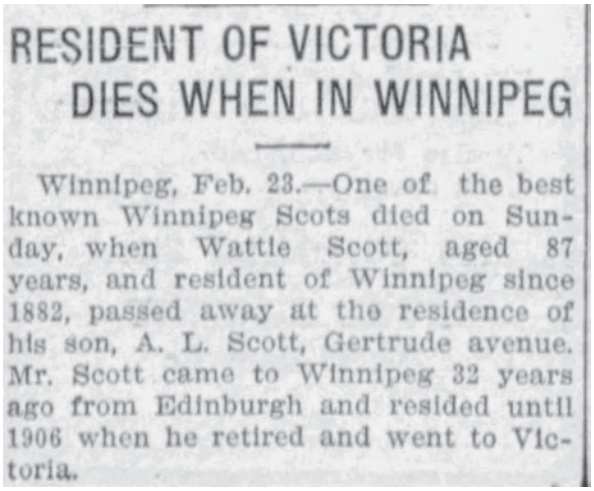
The many friends of Mrs. James McGregor and her daughter, Miss Claire McGregor, will be pleased to know that they are again moving back to town to their house on McClure street. Mrs. McGregor for some time has resided at "Glengyle," Oak Bay, but during the past week has sold that property to Mr. Scott of Manitoba, who will in future reside there.

* * *

Top: Society Page announcement, 1906-01-28 Victoria Daily Colonist

Bottom: Eleanor R. and daughter, Claire McGregor (Uploaded by Brenda McFadden) [Ancestry.ca]

2 HISTORICAL CONTEXT



RESIDENT OF VICTORIA DIES WHEN IN WINNIPEG

Winnipeg, Feb. 23.—One of the best known Winnipeg Scots died on Sunday, when Wattie Scott, aged 87 years, and resident of Winnipeg since 1882, passed away at the residence of his son, A. L. Scott, Gertrude avenue. Mr. Scott came to Winnipeg 32 years ago from Edinburgh and resided until 1906 when he retired and went to Victoria.

MRS. WALTER SCOTT

Mrs. Walter Scott passed away yesterday at 1321 St. David Street, Oak Bay. She was born in Edinburgh in 1842, and came to Canada in 1882, residing in Victoria since 1906. She is survived by one son, Alex. L. Scott, 1321 St. David Street, and one granddaughter, Mrs. W. H. M. Haldane of this city, and two great-grandchildren. Funeral services will be held at Hayward's B.C. Funeral Chapel tomorrow afternoon at 3.30. It is requested no flowers be sent.

Top: Death announcement of Walter Scott, second owner of Glengyle, 1914-02-23 Victoria Daily Times

Bottom: Death announcement of Jemima, 1937-12-30 Victoria Daily Times

2.3 ORIGINAL ARCHITECT (ATTRIBUTED) J.G. TIARKS

From: Stuart Stark, from Building the West: The Early Architects of British Columbia.

Good family and social connections undoubtedly contributed to J.G. Tiarks's success in life. He was confident, self-assured, energetic and opinionated, and he achieved much in his short life, erecting over seventy-five buildings in the course of a thirteen-year career. Tiarks's grandfather, Reverend Johann Gerhard Tiarks moved to England from Jever (now in Germany) in 1820. The Rev. Tiarks became Chaplain in 1827 to HRH The Duchess of Kent, the mother of the future Queen Victoria. He married Emily, the well-connected daughter of the Phipps family in 1825, and they had three children, one of which lived to adulthood. That son, John Gerhard Tiarks, also took Holy Orders, and was Rector of Loxton in Somerset. In 1863, he married Anne Condron of Macclesfield, England. They had two sons, one of whom died as an infant, and the other, named after his father, grew up to travel to Canada and work as an architect.

2 HISTORICAL CONTEXT

John Gerhard Tiarks was born March 12, 1867 in Macclesfield. His architectural training was based in the town of Weston-Super-Mare, where he articled with the firm of Messrs. Hows, Price and Wooler, and claimed experience with "villas of the better class and residences of country gentlemen and in all detail of church design." He left Liverpool on June 6, 1888 on the steamer Parisian and arrived in Quebec City ten days later. He continued on the Parisian to Montreal, visited Ottawa, Toronto, Hamilton, and Niagara Falls, took the CPR steamer Alberta on the Great Lakes to Port Arthur (Thunder Bay), and then continued across Canada on the Canadian Pacific Railway, with a two day stop in Winnipeg. Tiarks arrived in Vancouver by rail on July 8, 1888. This was an opportune time to arrive in British Columbia; the province was experiencing an economic boom, and the west was ripe for architects. After two weeks in Vancouver, Tiarks left for Victoria, arriving on July 25, 1888. In 1889 and 1890, Tiarks wrote several letters, called Notes from the Far West, to his home town newspaper in England, sharing his judgmental comments about his adopted city:

Architecturally the condition of the city is pitiable indeed, but in this respect there are manifest signs of improvement, and the buildings erected in the last six months (a very large number) are wonderfully ahead, both in external appearance and design and interior arrangement, to anything that has been done here in former years. On the Gorge-road there is now being erected a very English-looking and effectively designed house in the Elizabethan style [Ashnola, 1888] and we may hope that the owners of the lands around this most lonely spot (the Gorge) will, ere long, build their houses of a good description also. There are a great number of churches and chapels in the city. Christ Church Cathedral (Church of England) [by H.O. Tiedemann, 1871-72], is situate on an eminence, and the effect of its tower when seen at a distance (especially when entering the little harbour) is not bad, but unfortunately here "'tis distance lends enchantment to the view," for this would-be-perpendicular tower is found to be the most atrocious architectural abortion.

Weston-super-Mare Mercury, January 19, 1889 (Madge Hamilton Collection)

I shall now once again, for a short time, lift the veil from the Victorian vista. What have we been doing? What use has been made of the year of grace 1889 in this the "Queen City of the West"? The citizens of Victoria (we will call them public-spirited) have expended over a million dollars in buildings in and near the city; and on many a lot that last January was a tangled and wooded wilderness may now be seen a tasteful house and a cultured garden. So much for the residential part. Then the congregation of St. Andrew's Presbyterian Church — the Presbyterians of Victoria are a wealthy body — have erected a church at a cost of $50,000, which in every detail is, without doubt, the most perfect building in the whole province [by L.B. Trimen, 1889-90]. Our city hall, too, will, when complete, be a striking pile [by John Teague, started 1875]. A short account of the new building in a comparatively young city is always of general interest.

Weston-super-Mare Mercury, written January 3, 1890 (publication date unknown) (Madge Hamilton Collection)

Tiarks landed on his feet, for within a year, he was working, had bought property (with L.B. Trimen), and was boarding with architect, Thomas Sorby. By 1891 he was boarding at a house with, amongst others, Samuel Maclure's brothers. Tiarks quickly became a force in Victoria architectural circles. Only eighteen months after his arrival in the city, and having done a short stint as a draftsman with Trimen, Tiarks could claim a major, though regrettably still unidentified, residential commission worth $5,000, about five times the cost of a usual home.

He had started his own practice by 1890. Tiarks had particularly admired the design of Ashnola, the Snowden (Dunsmuir family) home on the Gorge, while it was under construction, and in 1893 built his own home Kelston Wood, a large shingled structure, next door. He returned to England in February 1895 to marry Ada Constance Helen Harington in Weston-Super-Mare in a ceremony performed by the groom's father and the bride's uncle. The couple, with the bride's mother, Mrs. Harington, promptly returned to Victoria so Tiarks could attend to his now-thriving

2 HISTORICAL CONTEXT

Top: Leishman Residence, Victoria

Bottom: The Bungalows: the Tuppers and Peters Residences, Oak Bay

architectural practice. In December 1896, a son John Gerhard Edward ('Jack') Tiarks was born at Kelston Wood. Tiarks also served as an alderman on Victoria City Council in 1896.

Tiarks's ambitions were exemplified by his double competition entries for the new Parliament Buildings in 1892: one, by his own hand, was sent in under the nom-de-plume "Floreat Victoria. Convenience with Economy;" and the second entry was in association with fellow architect, H.W. Wills, and was titled "Justice (No. 2)." Tiarks served as an officer on the British Columbia Institute of Architects in 1894. One of his house designs — that of Dalzellowie, the Bryden (Dunsmuir family) Residence — was published in the Canadian Architect & Builder, April 1899.

Tiarks primarily designed residences, many for socially well-connected clients, and his residential commissions varied dramatically in design. He could deftly handle large Tudor Revival residences with the panache of Maclure, or he could turn his hand to more innovative homes with his trademark exterior siding design, which involved laying a Tudor-like pattern of boards over walls of wooden drop siding, as in the Weiler Bungalow, 1897. Tiarks was known for his Colonial Bungalow designs, although he also designed homes in the Gothic Revival and other picturesque styles. Some of his houses were planned with the kitchens facing the street so the spectacular water views at the rear of the house were available to the main reception rooms — a concept common today, but unusual in Victorian house design. His homes rarely had the usual Late Victorian fussiness. Bold exterior detailing, with his favourite shallow Tudor-arch motif and broad verandahs, was a hallmark of his style. His interior details often included cedar panelling, more Tudor arches and whimsical details like seashell designs on fireplace tiles for his seaside cottages. One of his major architectural commissions was a massive home called Clovelly, for A. Weaver Bridgman. Built in 1894, this waterfront mansion stood on the border between Victoria and Esquimalt, and featured cedar panelling, twenty-four light stained glass windows, and an octagonal smoking room.

In 1898, Tiarks went into business partnership with F.M. Rattenbury. They were both aged thirty-one, ambitious, and driven. They jointly purchased about fifteen acres of waterfront property in what would become part of Oak Bay. Rattenbury built his own home on the prime site looking over the sea, and over the next few years, the partners began a tasteful development. Tiarks designed three houses on the property, and two identical large residences, called in the press "Beautiful Bungalows:" Annandale, for Sir Charles Hibbert Tupper; and Garrison House, for the Hon. F. Peters. Each of these homes encompassed over 7,000 square feet, larger than most city lots, and were lined with cedar panelling and fitted with electric lighting.

Tiarks also designed at least twelve commercial buildings, all now altered or demolished. In the rush to rebuild Columbia Street after the disastrous New

2 HISTORICAL CONTEXT

Above: Hamley Block, New Westminster

Westminster fire of 1898, Rattenbury and Tiarks were jointly credited with the design of several sophisticated structures including the Bank of Montreal, the Bank of B.C. and the Hamley Block. Tiarks also designed an unbuilt project for the Kamloops Hotel Company in 1899.

On April 21, 1901, at the early age of thirty-four, Tiarks died from a "fall from his wheel" (bicycle), ending a potentially spectacular architectural career. He was buried in Ross Bay Cemetery, and his pall bearers included W. Ridgway-Wilson and A.W. Bridgman. Now widowed, Mrs. Tiarks took her son and returned to England. She could not claim the money she had left in Canada, and found life somewhat difficult financially. Tiarks's son, Jack, married Evelyn Florence Cripps in 1922 and they had a daughter Anne in 1926. She in turn married Peter Phillips and they had a son and a daughter. The son, born in 1948, was Mark Antony Peter Phillips, who married Princess Anne, bringing the Royal connection in the Tiarks family full circle. With his tragically early death, we can only guess at what influence John Gerhard Tiarks would have had on the architectural scene of the new century, when both Rattenbury and Maclure reached the peak of their careers.

3 STATEMENT OF SIGNIFICANCE

GLENGYLE

1318 TRANSIT ROAD, OAK BAY, BC

Description of the Historic Place

Glengyle, located at the corner of Transit Road and Brighton Avenue in Oak Bay, is a two storey house displaying an eclectic mix of architectural styles, reflecting several significant modifications over its lifespan. Situated in an area of historic homes near Windsor Park in Central Oak Bay, *Glengyle* is characterized by its complex gabled roofline, gabled dormers, wraparound verandah and upper-floor projecting balcony.

Heritage Value of Historic Place

Glengyle is significant for its association with the early and continued development of Oak Bay, near historic Windsor Park, and as one of the few surviving pre-1900 houses in Oak Bay. It is additionally valued for its association with early owners, the McGregor and Scott families, and for its architectural evolution from the 1890s to the 1920s.

The first portion of Glengyle, a late-Victorian-era dwelling, was constructed circa 1896 and was illustrative of Oak Bay's early development. The house is a rare survivor from the time when Oak Bay was undergoing rapid development; the original house would have stood in relative isolation as Oak Bay was known mostly as a place of recreation. The Oak Bay Land & Improvement Company was incorporated in 1891 and set about preparing the route for a tramway to the area, opened by the British Columbia Electric Railway in 1893, making it possible to commute to Victoria. Construction on *Glengyle* began circa 1896, the same time that nearby Windsor Park was established by the BCER. Windsor Park attracted activity and settlement and was promoted as the finest athletic grounds on the Pacific Coast, featuring professional baseball, a cycling track and grandstands for 2,000 people. *Glengyle* was enlarged in 1906, the same year Oak Bay was incorporated. This modification of the house coincided with the Edwardian-era development boom, which was accelerating across North America, increasing the demand for quality housing. The house was again expanded in 1921 during the resurgent interwar period. *Glengyle* exists today as an excellent example of the evolution of Oak Bay as expressed in one residential structure.

Glengyle is additionally significant for its history of ownership by original and subsequent owners, the McGregors and the Scotts. Originally existing as one large block, the land was subdivided in 1896 by James Herrick McGregor (1869-1915) into five large lots. McGregor played a major role in the establishment and development of Oak Bay, and British Columbia as a whole. An early and prominent land surveyor, McGregor was past president of the Union Club and an Oak Bay Councillor; there are several sites across the province named in his honour. James H. McGregor's father, James McGregor (1828-1896), and stepmother, Eleanor (1856-1943; née Ruiter), moved to Victoria from Montreal in the late 1880s, with James McGregor (Sr.) becoming the city's first Public Librarian. Construction of this house was presumably commissioned by Eleanor, and possibly her husband prior to his passing, and initially functioned as an income property. In 1905, Eleanor and her daughter, Claire, moved into the house, christening it *Glengyle*. They remained for one year, then sold the house to Walter (1827-1914) and Jemima (née Laurie; 1842-1937) Scott. Moving from Winnipeg, the Scotts enlarged the existing dwelling, at the time Oak Bay became a more popular suburb of Victoria. By 1921, Jemima's son, Alexander, his wife, Florence, and a maid had also moved into *Glengyle*. Requiring additional space, the Scotts hired Victoria-based contractor, William F. Drysdale, to construct a four-room addition to the house, and continued to own the property until 1940. *Glengyle* remains a tangible connection to the McGregor and Scott families, who adapted the house over the decades to suit their evolving needs. Exhibiting an eclectic blend of Victorian and Arts and Crafts style details, *Glengyle* reflects the eras, needs, and tastes of its early owners.

3 STATEMENT OF SIGNIFICANCE

Character-Defining Elements

The elements that define the heritage character of *Glengyle* are its:

- location at the corner of Transit Road and Brighton Avenue, near Windsor Park in Central Oak Bay;
- continuous residential use since the late 1890s;
- residential form, scale and massing as expressed by its: two storey height with complex gabled roofline, with front-gabled main roof structure with projecting gabled second floor balcony; open soffits with wide bargeboards; extension to the north with two gabled wall dormers; wrap-around hipped-roof verandah, accessed by a wide flight of steps with low, closed balustrades; projecting ground floor square bay; and side gabled-wall dormer;
- wood-frame construction, with: wooden drop siding with cornerboards; dimensional wooden door and window trim with crown mouldings;
- Victorian-era detailing, expressed though its: ground floor cladding; second storey projecting open gabled balcony with scroll cut gingerbread trim, lathe-turned columns, balusters and open screen; and exposed rafter tails;
- later Arts and Crafts style details, expressed through its: chamfered square collared verandah columns, open balustrades, and stucco cladding with half-timbering detailing, with dentil coursing below;
- variety of original wooden-sash windows including: single and multiple leaded glass casement assemblies, some with leaded glass transoms; single, paired and tripartite double-hung assemblies, some with multi-light leaded glass upper sashes and some with carved wooden horns;
- panelled wooden front door with eight blown glass insets, iron straps; and original hardware; and
- random ashlar granite perimeter wall with gateposts and grapevine mortar joints, with irregular crenulated cap stones.

4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic residence, while undertaking a rehabilitation of the basement level that will upgrade its functionality for residential use. As part of the recommendations of this Conservation Plan, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme
The development scheme for this property has been prepared Carolyn Wilson Architect Ltd. on behalf of the property owners. The major proposed interventions of the overall project are as follow:

- Subdivision of the eastern portion of the property;
- Construct three modern townhomes with access from Transit Road;
- Rehabilitation of the existing stone wall parallel to Transit Road to permit driveway crossing points;
- Preservation of *Glengyle*;
- Restoration of missing or extensive deteriorated elements of the historic residence, where present; and,
- Rehabilitation of the interior basement level of the residence to a studio suite.

If an addition to the exterior of the historic building was proposed in the future, all new visible construction should be considered a modern addition to the historic structure. The *Standards and Guidelines* list obligations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic building.

4.2 STANDARDS AND GUIDELINES

Glengyle is a significant residence in the District of Oak Bay. Parks Canada's ***Standards and Guidelines for the Conservation of Historic Places in Canada*** is the source used to assess the appropriate level of conservation and intervention. Under the *Standards and Guidelines*, the work proposed for *Glengyle* may included aspects of preservation, restoration, and rehabilitation.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Any interventions to *Glengyle* should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.

4 CONSERVATION GUIDELINES

Standards and Guidelines: Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and

detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.3 CONSERVATION REFERENCES

The proposed work entails the overall preservation of *Glengyle*, restoration of damaged or deteriorated character-defining elements, and rehabilitation of the interior basement level and stone wall along Transit Road. The following conservation resources which should be referred to wen undertaking any interventions to a historic building:

Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada

National Park Service, Technical Preservation Services. Preservation Briefs

- Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
- Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
- Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
- Preservation Brief 4: Roofing for Historic Buildings.
- Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
- Preservation Brief 9: The Repair of Historic Wooden Windows.
- Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
- Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.
- Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
- Preservation Brief 18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements.
- Preservation Brief 19: The Repair and Replacement of Historic Wood Shingle Roofs.
- Preservation Brief 22: The Preservation and Repair of Historic Stucco.
- Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
- Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.
- Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
- Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
- Preservation
- Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
- Preservation Brief 43: The Preparation and Use of Historic Structure Reports.
- Preservation Brief 45: Preserving Historic Wooden Porches.
- Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
- Preservation Brief 50: Lightning Protection for Historic Buildings.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture and Heritage in Canada (FPTMCHC) published a document entitled, ***Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada*** that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."

The following is an excerpt from the introduction of the document:

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*
>
> ***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood]

4.5 ALTERNATE COMPLIANCE

Buildings listed on a Municipal Heritage Register or designated, may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION AND STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that a historic building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

5 CONSERVATION STRATEGY

A condition review of *Glengyle* was carried out during a site visit in February 2024. In addition to the visual review of the exterior of the building, paint samples were taken from accessible areas of the exterior of the residence and examined. The strategies for the residence's conservation are based on the site review, paint samples, and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and conservation strategies for *Glengyle* based on Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

Glengyle is located in the District of Oak Bay, east of the City of Victoria. The historic residence sits on a sloping trapezoid-lot fronting on to Transit Road with the terminus leg of Brighton Avenue to the south. The house is located in a residential neighbourhood west of the waters of Oak Bay. Through the proposed development of the site, the property will be subdivided with three new modern townhomes constructed on the eastern portion of the subdivided property. *Glengyle* is positioned to the rear of the property on a bluff with rocky outcrops. A small wood-framed and clad garden shed and single car garage are also located on the property. *Glengyle* will be preserved on the site in its existing location and orientation.

All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection and Stabilization for further information.

CONSERVATION STRATEGY: REHABILITATION

- Preserve the existing original location of the residence. All rehabilitation work should occur within the property lines.
- Preserve the existing original orientation of the residence facing Transit Road.
- Rehabilitate the site through the construction of three new modern townhomes on the subdivided portion of site with access to the townhomes from Transit Road. The new townhomes will

Above: Location of Glengyle (noted by arrow), Google Maps, 2024.

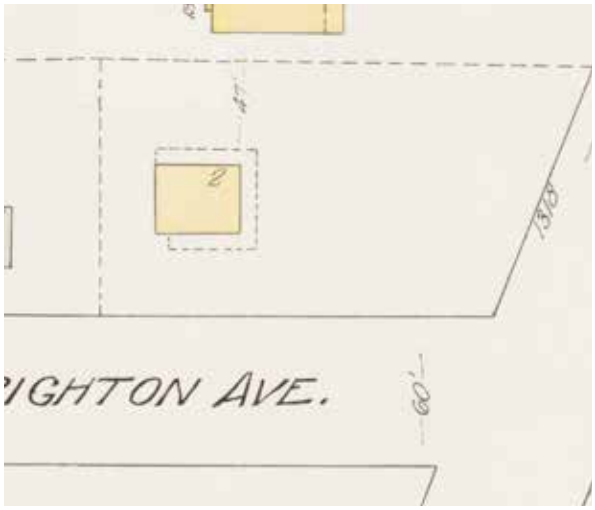
be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as stated in **Standard 11**.

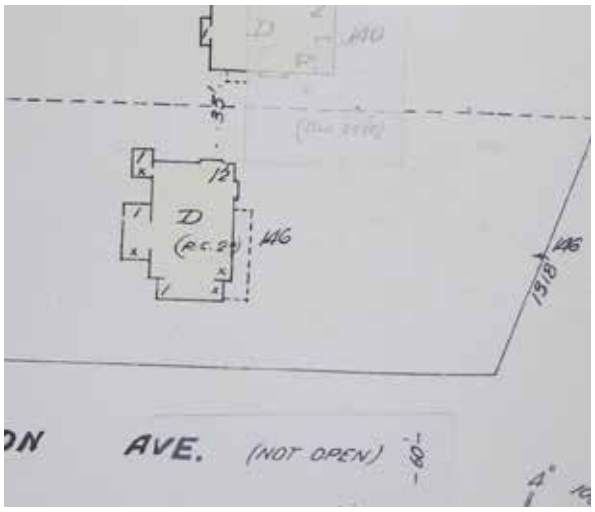
5.2 FORM, SCALE AND MASSING

Glengyle's form, scale, and massing remains intact since its last major addition in 1921. The residence is characterised by its two storey height with basement, roughly square plan with rear one-storey projections, and complex gabled roofline. A partially enclosed, wrap-around hipped-roof verandah accessed by wide flight of steps is present at the first floor of the east and south elevations and a gabled roof balcony is present on the second floor of the east elevation. The extant residence has undergone two known alterations since it was first constructed in c.1896. Based on available archival documents, the first known renovation of the residence occurred in 1906; however, the nature of the renovation is not known. An early photograph, c.1900s, of Oak Bay from the waterfront shows a portion of the east elevation of *Glengyle* including its front gable and second floor balcony. Review of the photograph shows the detailing of the front gable differs from what is present today. In 1921, a four room addition was added to the north side of the residence which includes two gabled wall-dormers and bay window on the east elevation. It is assumed that the two one-storey hipped roof rear additions were also added in 1921. Under the proposed development of the site, the form, scale, and massing of *Glengyle* will not be altered.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the existing form, scale and massing of the building including its later additions.





Top: Glengyle, 1913.
Vol. 3 of Insurance Plan of Victoria. Chas. E. Goad, 1913 [UVic]

Middle: Glengyle, 1925.
Vol. 3 of Fire Insurance Plan (Victoria). BC Insurance Underwriters Association (A) [OBA]

Bottom: Glengyle, 2024 Google Maps

5.3 FOUNDATIONS

The exterior of the basement level of the residence is covered with drop siding, later applied parging, and the skirt of the wrap around verandah. The limited areas exposed, indicate the foundation is a combination of stone and board-formed concrete. Of the areas visible, no cracks, deformations, or failures were evident. No interventions to the foundation are proposed as part of the basement level interior renovation.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the existing foundations.
- If, in the future, interventions are proposed to the existing foundations all interventions should be reviewed by a Structural Engineer.
- If in the future new foundations are proposed, concrete is a suitable material. Exterior appearance of original foundation should be restored to any new foundation constructed.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

Above: Stone foundation with later applied parging at south-west corner of c.1896 portion of residence.

Right Top: Concrete foundation at north one-storey 1921 addition to northwest corner of residence.

5.4 EXTERIOR WOOD-FRAME WALLS

Glengyle features wood-frame construction with an exterior clad in wood siding and stucco. The exterior of the residence is further characterised by half-timbering in the gables, trimwork, frieze with dentils, pointed and tongue-and groove soffits. Due to the lack of available archive documents and photographs, determining exactly which exterior features are associated with the residence's original construction in c1896, the 1906 renovation, or the 1921 renovation is challenging. The exterior clearly retains elements of its c.1896 construction such as the ground floor cladding and second floor projecting gabled balcony with scroll cut gingerbread trim, lathe-turned columns, balusters and open screen. Elements relating to its later Arts and Crafts style design include: chamfered square collared verandah columns; open verandah balustrades; and stucco cladding with half-timbering and frieze with dentil coursing below. An archival photograph from c.1900s shows the front gable before the 1921 addition to the north. The patterning of the half-timbering and stucco (presumed) of the front gable shown in the archival photograph differs from that of the gable today, indicating the extant half-timbering and stucco is from the 1921 renovation.

Overall, the exterior wood cladding is in good condition with no significant ares of deterioration noted. The primarily aspect of deterioration is localized paint failure which is evident on each of the elevations and the side walls of the front entry steps. As part of the

5 CONSERVATION STRATEGY

Above: Exterior stucco and wood cladding and wood detailing of north and west elevations.

Below: Exterior stucco and wood cladding and wood detailing of east and south elevations.

5 CONSERVATION STRATEGY

Top: Front gable and balcony, c1900s
Middle: Front gable and balcony, 2024
Bottom: Localized damage to outside corner of south rear one-storey addition.

Top: Wood rot at fascia on rear addition.
Middle and Bottom: Photos of representative paint failure.

proposed development, the exterior wood-frame and wood clad walls will be preserved. If the residence is repainted, the wood siding should be appropriately prepared to be repainted. Given the age of the residence, caution should be taken when prepping exterior wood elements for repainting.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations.
- Clean preserved wood siding. Do not cause damage to siding or adjacent materials when cleaning. Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If damaged siding is found and cannot be repaired, replace with new wood siding to match existing in material, size, profile and thickness. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

5.4.1 WOOD TRIM

The exterior of *Glengyle* is finished with wood trim elements on each of its elevations. These elements include: watertable, cornerboards, window and doors trim, crown mouldings, frieze boards, cornice boards, bargeboards, fascia, and half-timbering. The extant trimwork is from the time of the residence's construction as well as subsequent additions. Overall, the wood trim appears to be in good condition with localized areas of deterioration present at outside corners, bargeboards, and fascia. Localized paint failure is also present. No interventions to the wood trim are noted under the proposed development.

CONSERVATION STRATEGY: PRESERVATION

- Any existing trim should be preserved. If trim is damaged and unable to be repaired, replace in-kind with new material. New material shall be a visual and physical match to the original. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Clean wood trim. Do not cause damage to trimwork or adjacent materials when cleaning. Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

5.5 STUCCO WALLS

The second floor and gables possess a stucco finish with decorative half-timbering in the gable ends on the each of the residence's elevations. The presence of stucco on the upper floor is evident in an early 1900s archival photograph; however, the half-timbering, at least on the east elevation, was more extensive than what is present today. The stucco is in good condition with no cracks, missing sections, or unsympathetic past repairs noted.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the existing cement stucco.
- If cleaned prior to repainting, cleaning should be done in the gentlest means possible, ideally with low-pressure water and scrub brushes. Harsh chemical cleaners or any abrasive cleaning methods should be avoided to ensure stucco is not damaged.
- If small hairline cracks develop, they are often not a serious concern, and should be sealed with a thin slurry coat before moisture gets a chance to

penetrate the cracks and make them worse. The slurry coat should consist of the same ingredients found in the topcoat of the stucco. All repair work should be finished with a coat of paint, consistent with the paint schedule.

- Caulking compounds should not be used for patching hairline cracks, and are an unsuitable repair method. The physical and aesthetic characteristics of caulking compounds are incompatible with stucco, and will weather differently and attract more dirt.
- If larger cracks develop in the future, damaged area should be cut out, and prepared for more extensive repair. A professional plasterer may be required if the stucco requires extensive repair work. Any existing holes or openings should be patched. All patch work and repairs should be made with a visually and physically compatible stucco material.
- If repairs are required in the future a mock-up of the repair methods should be carried out in an inconspicuous sample location, to ensure all repairs are compatible with the historic stucco.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

Above: Stucco of second floor and gable of east elevation.
Top Right: Close up of texture finish of cement stucco.

5.6 BALCONY AND VERANDAH

Glengyle feature a distinctive second floor balcony on its east elevation and wrap around verandah on its east and south elevations. The balcony possesses a front gabled roof with bargeboards and fascia, lathe-turned posts, open low balustrade with lathe-turned spindles and sloped top rail, and tongue-and-groove soffit and floor. These elements, as well as its wood screen with turned posts and notched frieze below, are representative of Victorian period architecture and date to the house's time of construction c.1896. The balcony is in good condition with paint failure the only noted form of deterioration.

The wrap around, hipped roof verandah is partially enclosed (south elevation) and a hybrid of Victorian and Arts and Crafts design. The Fire Insurance Plan from 1913 shows *Glengyle* possessing an open, wrap around verandah on its north, east, and south elevations. The 1925 Fire Insurance Plan shows the verandah altered with the north elevation being removed to permit the construction of an addition and the south elevation portion of the verandah enclosed. These alterations were completed as part of the 1921 renovation of *Glengyle*. The verandah expresses its Victorian era detailing through its tongue-and-groove soffits and sloped balustrade top rail similar to the balcony. The verandah's posts and square balustrade spindles are reflective of Arts and Crafts architecture. The south portion of the verandah was enclosed through the replacement of the open balustrade with wood panels with pairs of multi-lite casement windows above.

5 CONSERVATION STRATEGY

Previously, a set of steps, similar to those at the main entry, were present at the west end of the verandah. These steps were removed at sometime after 1985.

The balcony and verandah both possess a low balustrade which is original. Heritage homes were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, the balustrade should be maintained in its original configuration. If in the future the height of the balustrade is altered to meet building code requirements, alternate compliance measures should be explored, such as the use of metal guard rail and/or glass panels to make up the remaining height to meet code requirements.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the balcony and verandah.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

Top Left and Right: Second floor balcony on east elevation.
Above: Enclosed portion of wrap around verandah with pairs of casement windows and wood panels below.

Top: Archival photograph showing wood steps at west end of enclosed verandah. Note also absence of single assembly window above steps, 1995 [Stark, Stuart. Oak Bay's Heritage Buildings. The Hallmark Society]

Bottom: Front entry wood steps with siding clad side walls. General wear and paint deterioration present on steps.

5.7 FENESTRATION

"Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation." – Standards and Guidelines for the Conservation of Historic Places in Canada.

5.7.1 WINDOWS

Glengyle's windows represent a range of styles and materials reflective of its original construction, later 1921 addition, and more recent interventions. The residence has single, double, triple assembly windows, and banks of windows. These windows include fixed, hung, awning, and casement styles of wood, leaded glass and modern materials.

The windows associated with the earliest portion of the residence consist of single and double wood assembly, one-over-one, hung windows with integral sash horns. Only the windows of the first floor of the earliest portion of the residence possess decorative crown mouldings with the exception of the first floor windows of the north elevation of the 1921 addition. The presence of crown mouldings on the windows of this later addition may be due to a modern intervention or due to the windows of the Victorian period portion of the residence being salvaged and reused. The west elevation of the first floor has one single assembly, wood, two-over-two hung window with integral sash horns. The presence of this different sash configuration may be due to a past repair; be associated with the 1906 or 1921 renovations; or, may be a function of smaller pieces of glass being less costly and used on less public elevations. The presence of integral sashes horns at this window, suggests that it is associated with the c.1896 construction.

Windows associated with the 1921 north addition and renovation are characterised by multi-lite upper sashes with no integral sash horns and leaded glass panels. Windows of the north addition include: a hipped roof

5 CONSERVATION STRATEGY

A-*Double assembly, one-over-one hung windows;* **B**-*Double assembly, one-over-one hung windows with crown moulding;* **C**-*Single assembly two-over-two hung window;* **D**: *Single assembly six-over-one hung window, hung window with multi-lite leaded glass upper and single-lite lower sashes on either side of fixed single-lite window with multi-lite leaded glass transom;* **E**-*Bank leaded glass fixed and casement windows with multi-lite leaded glass transoms;* **F**-*Windows of north elevation with modern interventions;* **G**-*Multi-lite fixed and casement windows of enclosed verandah;* **H**-*Non-original window opening with modern window and casing similar to original window casings.*

5 CONSERVATION STRATEGY

Above: Basement level wood awning style windows to be rehabilitated to suit new use and code requirements.

bay window with bank of multi-lite leaded glass fixed and casement windows with multi-lite leaded glass transoms; double assembly hung windows with multi-lite leaded glass upper sash over single lite lower sash; triple assembly multi-lite hung windows with multi-lite leaded glass upper sash with single lite lower sash on either side of a fixed single-lite wood sash window with multi-lite leaded glass transom; single assembly wood six-over-one hung windows; and, single assembly one-over-one hung windows of modern materials.

The two, one-storey rear additions, assumed to be constructed in 1921, have historic and modern window assemblies. The south one-storey addition has a triple assembly window that matches the triple assembly window on the second floor of the east elevation. This addition also has a single assembly, wood six-over-one hung window and triple assembly, wood multi-lite windows at the basement level. The north one-storey addition possesses single lite, fixed, wood and modern assembly windows and modern one-over-one hung window. A modern, non-original window assembly is also present beside the rear entry.

The upper floor of east elevation of the earliest portion of *Glengyle* possesses window assemblies similar to those of the 1921 addition. The second floor fenestration includes single assembly hung windows with multi-lite leaded glass upper sash and single-lite lower sash and multi-lite leaded glass fixed windows. A fixed multi-lite leaded glass window is also present beside the main entry. Given the similarity of these windows with the 1921 addition it is assumed that the original sashes were replaced at the time of the addition was constructed to create a cohesive appearance across the east elevation.

The basement level of the residence includes multi-lite wood assembly fixed and awning style windows. The enclosed portion of the verandah comprises pairs of multi-lite wood casement windows which were likely installed in 1921.

Overall, the windows appear to be in good condition with no obvious wood deterioration evident. The functioning operation of the windows was not investigated as part of the site visit. The primary areas of deterioration noted were paint failure and broken glass at a north elevation basement level window. Archival evidence indicated that the single assembly window on the south elevation to the west of the enclosed verandah is not original and was added at some point after 1995. The timing of the installation of the other modern window assemblies is not known.

Based on the drawings provided, no interventions are proposed for the Glengyle fenestration except at the basement level of the south elevation. At this location the windows will be rehabilitated to suit the new use of the basement level and to meet building code requirements.

CONSERVATION STRATEGY: PRESERVATION, REHABILITATION AND RESTORATION

- Preserve the existing original wood and leaded glass windows of the residence. If repair of these windows is required, repair in-kind. If windows become damaged in the future, replace with new matching the originals.
- Rehabilitate basement windows of the south elevation to suit the new use of the basement level and to meet building code.
- In the future, if the modern assembly windows require replacement it is recommended that the windows be replaced with wood assembly windows.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are not acceptable
- The use of finger-jointed wood is not acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
  - Heads and Jambs: solid flat grain Douglas Fir
  - Stops: solid vertical grain Douglas Fir
  - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an integral part of the side sash. Pinned or glued-on horns are not acceptable.

Above: Victorian period multi-panel wood door with blown glass insets, iron straps and original hardware.

5.7.2 DOORS

Glenglye features four multi-panel wood doors all with multi-lite upper glass panels. The rear elevation possesses a three panel wood dutch-door with four-lite upper panel and four panel wood door with six-lite upper panel. It is not known if these doors are original; however, they are in keeping with the aesthetic of the residence. The front entry on the east elevation consists of a three panel wood door with eight blown glass insets in the upper panel, iron straps, and original hardware. The second floor balcony door is also a paneled wood door with large multi-lite leaded glass panel. Both doors are original to the house's construction and overall are in good condition. The front entry door does show signs of paint failure through the present of bubbled and non-uniform finish. Under the proposed project, no interventions are proposed for the residence's doors.

CONSERVATION STRATEGY: PRESERVATION

- Retain the existing door openings and door assemblies.
- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

5.8 ROOF

Glenglye features hipped and gabled roofs. Overall, the roof and roof structure appear to be in good condition with no dips or bumps in the roof ridges; or missing, curled or damaged shingles evident. The existing asphalt shingle roof is not original. Moss growth and debris is noted on the roof. Gutters and downspouts are present and securely anchored. There is damage present at a fascia board of the one-storey rear addition that indicates past moisture issues at the gutter. No changes are proposed for the residence's roof.

CONSERVATION STRATEGY: PRESERVATION

- Preserve the roof structure in its current configuration.
- At the time the existing asphalt shingle roof requires replacement, it is recommended that a cedar shingle roof be reinstated.
- Preserve original bargeboards and fascia boards, as well as tongue-and-groove soffits.
- Remove moss and debris from roof.
- Repair or replace in-kind deteriorated fascia.
- Ensure adequate rainwater disposal system and proper drainage from the site is maintained.

5.8.1 CHIMNEY

The historic residence features a unique exterior brick chimney. The red brick chimney with grey mortar was constructed at the north elevation and wraps over a projecting bay on the first floor and extends through the eaves of the gabled roof. The chimney has a corbelled top and it appears a flue has been installed. Metal bracing and straps connect the chimney to the residence is present. Deterioration of the chimney is evident in the form of past unsympathetic repointing, missing mortar, and organic growth. No interventions are proposed for the chimney as part of the development project; however, it is suggested the chimney be reviewed by a structural engineer to determine what, if any, improvements may be required.

Top and Bottom: Red brick chimney with grey mortar and corbelled top associated with the 1921 addition.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve the chimney in its original configuration.
- Chimney may require structural review and stabilization/improvements.
- Clean brickwork to remove organics. Do not use abrasive products or procedures which may damage the brick. Repoint where mortar is missing and/or deteriorated using suitable mortar matching strength, colour, joint profile as original.

5.9 STONE WALL

A stone wall runs along the east and south property lines parallel to Transit Road and Brighton Avenue. The wall features: random ashlar granite construction; gateposts and end posts; grapevine mortar joints; and, irregular crenulated cap stones. Square gateposts with irregular crenulated caps are present on either side of the driveway entry off the east terminus of Brighton Avenue. Iron anchors in the gate posts suggests that at one time gates were installed at the driveway entry. Along Transit Road, a pedestrian entry is present in the wall. The posts on either side of the pedestrian entry are similar to those of the driveway entry and also show evidence of a gate being present in the past. Square end posts are also present.

The stone wall appears to be in fair condition overall. There are areas of mortar loss, loose crenulated cap stones, organic growth on and over the wall throughout, localized cracks along mortar joints, and evidence of displacement. A section of the Brighton Avenue wall, east of the driveway, is bowed outwards to the south. The cause of the displacement is not known.

Through the proposed development of the property, the stone wall along Transit Road will be rehabilitated to permit the construction of three driveway crossing points for the new townhomes. Stone from the wall will be salvaged and used in the rehabilitation of the Transit Road wall. The remaining sections of the wall not impacted by the driveway rehabilitation will be preserved in place. The stone wall should be further inspected to determine the full condition and structural integrity of the wall, particularly any displaced/bowing sections.

Top: Stone wall with crenulated cap an square gatepost to west of driveway access from Brighton Avenue terminus.
Middle: Bowed section of wall east of existing driveway access.
Bottom: Pedestrian entry from Transit Road, to be rehabilitated as part of construction of new townhomes.

Retained in place sections of the stone wall should be protected from damage or destruction at all times throughout the construction of the townhomes. The walls should be monitored when working is being undertaken in proximity to them.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve original granite wall driveway gate posts and end posts.
- Rehabilitate the granite wall along Transit Road to permit construction of new driveway crossings. Salvage stone and use in reconstruction of the stone wall to match the original and construction of new square posts at either side of each townhome driveway entry.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Wall should be reviewed by qualified consultant and/or contractor to assess its structural integrity.
- Where areas of damaged stone is found, replace in kind. If stone is loose (e.g. crenulated cap stones) re lay and ensure stone is secure.
- Overall cleaning of the stone should be carried out. Do not use any abrasive methods that may damage the surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Where pointing is damaged or in need of repair in localized areas, repoint stone wall. Work should only be undertaken by skilled masons. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the profile and colour of the grapevine joint.
- It is not recommended that power tools be used to cut mortar joints, unless it can be demonstrated that the work can be done without damaging the stone.
- To ensure the prolonged preservation of the stone wall, landscaping should be separated from the stone at grade, which help prevent splash back and assist drainage.

5.10 NEW INFILLS

Three new, modern townhomes are to be built to the east of *Glengyle*. The materiality and gable roof of the townhomes reflects elements of the historic character of the extant residence, and is an acceptable design, as it does not directly mimic details of the main house. New additions and/or infill houses should not mimic the historic appearance of an extant residence, and should be distinguishable, but sympathetic to it.

CONSERVATION STRATEGY: NONE

5.11 EXTERIOR COLOUR SCHEDULE

The existing exterior colour scheme on *Glenglye* is not original, with archival evidence and on-site paint sampling suggesting a darker dual-tone paint scheme providing a contrast between its stucco and wood cladding, with a light coloured applied to wood trim elements. Wood window sashes would have also featured a dark, rich green painted finish.

Consideration should be given to repainting *Glenglye* based upon its known original colour scheme, or a historically appropriate colour scheme when it is feasible to do so. However, preserving the existing colour scheme will not detract from the heritage value of *Glenglye*.

CONSERVATION STRATEGY: PRESERVATION OR RESTORATION

- If house is repainted as part of proposed development, prep, prime and repaint in original, historically appropriate, or existing colours when feasible.

6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of *Glengyle*. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of *Glengyle* is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards and Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities may require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that asserts “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the

maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to *Glengyle*, such as water/ moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ◯ Is the lot well drained? Is there pooling of water?
- ◯ Does water drain away from foundation?

Foundation:

- ◯ Paint peeling? Cracking?
- ◯ Moisture: Is rising damp present?
- ◯ Is there back splashing from ground to structure?
- ◯ Is any moisture problem general or local?
- ◯ Is spalling from freezing present? (Flakes or powder?)
- ◯ Is efflorescence present?
- ◯ Is spalling from sub-fluorescence present?
- ◯ Is damp proof course present?
- ◯ Are there shrinkage cracks in the foundation?
- ◯ Are there movement cracks in the foundation?
- ◯ Is crack monitoring required?
- ◯ Is uneven foundation settlement evident?
- ◯ Are foundation crawl space vents clear and working?
- ◯ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ◯ Deflection of lintels?

Masonry:

- ◯ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ◯ Is spalling from freezing present? Location?
- ◯ Is efflorescence present? Location?
- ◯ Is spalling from sub-florescence present? Location?
- ◯ Need for pointing repair? Condition of existing pointing and re-pointing?
- ◯ Is bedding mortar sound?
- ◯ Are weep holes present and open?
- ◯ Are there cracks due to shrinking and expansion?
- ◯ Are there cracks due to structural movement?
- ◯ Are there unexplained cracks?
- ◯ Do cracks require continued monitoring?
- ◯ Are there signs of steel or iron corrosion?
- ◯ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ◯ Does the surface need cleaning?

6 MAINTENANCE PLAN

Wood Elements:

- ◯ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ◯ Is wood in direct contact with the ground?
- ◯ Is there insect attack present? Where and probable source?
- ◯ Is there fungal attack present? Where and probable source?
- ◯ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ◯ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ◯ Is any wood warped, cupped or twisted?
- ◯ Is any wood split? Are there loose knots?
- ◯ Are nails pulling loose or rusted?
- ◯ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

- ◯ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ◯ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ◯ Paint cleanliness, especially at air vents?

Verandahs:

- ◯ Are steps safe? Handrails secure?
- ◯ Do any support columns show rot at their bases?
- ◯ Attachment – are porches, steps, etc. securely connected to the building?

Windows:

- ◯ Is there glass cracked or missing?
- ◯ Are the seals of double glazed units effective?
- ◯ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ◯ If the glass is secured by beading, are the beads in good condition?
- ◯ Is there condensation or water damage to the paint?
- ◯ Are the sashes easy to operate? If hinged, do they swing freely?
- ◯ Is the frame free from distortion?
- ◯ Do sills show weathering or deterioration?
- ◯ Are drip mouldings/flashing above the windows properly shedding water?
- ◯ Is the caulking between the frame and the cladding in good condition?

Doors:

- ◯ Do the doors create a good seal when closed?
- ◯ Is metal door sprung from excessive heat?
- ◯ Are the hinges sprung? In need of lubrication?
- ◯ Do locks and latches work freely?
- ◯ If glazed, is the glass in good condition? Does the putty need repair?
- ◯ Are door frames wicking up water? Where? Why?
- ◯ Are door frames caulked at the cladding? Is the caulking in good condition?
- ◯ What is the condition of the sill?

Gutters and Downspouts:

- ◯ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ◯ Are downspouts complete without any missing sections? Are they properly connected?
- ◯ Is the water being effectively carried away from the downspout by a drainage system?
- ◯ Do downspouts drain completely away?

Roof:

- ◯ Are there water blockage points?
- ◯ Is the leading edge of the roof wet?
- ◯ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ◯ Are shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ◯ Are the nails sound? Are there loose or missing shingles?
- ◯ Are flashings well seated?
- ◯ Are metal joints and seams sound?
- ◯ If there is a lightening protection system are the cables properly connected and grounded?
- ◯ Does the soffit show any signs of water damage? Insect or bird infestation?
- ◯ Is there rubbish buildup on the roof?
- ◯ Are the drain pipes plugged or standing proud?
- ◯ Is water ponding present?

INTERIOR INSPECTION

Basement:

◯ Are there signs of moisture damage to the walls?
◯ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
◯ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
◯ Are walls even or buckling or cracked? Is the floor cracked or heaved?
◯ Are there signs of insect or rodent infestation?

Concealed Spaces:

◯ Is light visible through walls, to the outsider or to another space?
◯ Are the ventilators for windowless spaces clear and functional?
◯ Do pipes or exhausts that pass through concealed spaces leak?
◯ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
◯ Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

Address: 1318 Transit Road (Historically: 1318 St. James Street), Oak Bay
Legal Description: Lot 1, Block R, Plan VIP368B
Type of Resource: Single Family Detached Dwelling
Historic Name: *Glengyle* / McGregor Residence
Original Owner: Eleanor R. McGregor
Source: Land Titles and Assessment Records
Dates of Construction: c.1896 / 1906 / 1921
Source: Land Titles and Assessment Records
Architect: Unknown (attributed to John G. Tiarks, c.1896)
Source: Land Titles and Assessment Records
Builder: William F. Drysdale (1921)
Source: Building Permit / Newspaper References

STARK, STUART. OAK BAY'S HERITAGE BUILDINGS. VICTORIA, BC: THE HALLMARK SOCIETY, 1995:

- "This house was a surprising find, for contained within later additions, is one of Oak Bay's few pre- 1900 houses. Screened from Transit Road by heavy plantings, one cannot see the original facade with its large balcony that has an almost Swiss feeling to it. Both porches would originally have commanded ocean views. Interior fittings, notably mouldings and an imposing staircase, are of late Victorian design. In 1921 and 1922 the Scott family, who called the house *Glengyle* in 1912, added four rooms on the north side (to the right of the upstairs balcony) and a small addition at the rear. Researching ownership records was complicated by other McGregor family members having land on the same block, notably J. H. McGregor's house The Bend at St. David and Newport, designed by F. M. Rattenbury and now demolished. The other noteworthy owner of this property (March 1897-August 1897) was Constance H. Tiarks, wife of the architect, who often owned the property her husband developed."

LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA:

- Plan VIP368 ("Plan of Oak Harbour"): Surveyed and Deposited in 1891.
    - Original Owner: [J.D. Pemberton?]
    - Surveyor: T.S. Gore
- Plan VIP368B ("Plan of Subdivision of Blocks AA FF & R"): Surveyed [and deposited] in 1896.
    - Original Owner: Unknown
    - Surveyor: J. Herrick McGregor

BUILDING PERMITS:

- Oak Bay Building Permits: Ledger CR-135/1.1/1 would presumably cover the c.1910s-1920s addition and renovations to building. Information not obtained.

NEWSPAPER REFERENCES:

- "James McGregor, LL.D.," *Victoria Daily Colonist* (Victoria, BC), Jul. 22, 1896, pg.05 [Obituary of James McGregor, husband of Eleanor R. McGregror].
- "Personal," *Victoria Daily Times* (Victoria, BC), Jun. 15, 1905, pg.08 [Early mention of McGregor family residing at "Glengyle"].
- "Society," *Victoria Daily Colonist* (Victoria, BC), Jan. 28, 1906, pg.10 [Mention of Eleanor and Claire McGregor moving from Glengyle back to their former home in Victoria and Walter Scott purchasing their Oak Bay property].
- "Winnipeggers are investing here," *Victoria Daily Times* (Victoria, BC), Feb. 3, 1906, pg.01 [Article mentioning Walter Scott having a "cottage" overlooking Oak Bay]

APPENDIX A: RESEARCH SUMMARY

- "Resident of Victoria does when in Winnipeg," *Victoria Daily Times* (Victoria, BC), Feb. 23, 1914, pg.01 [Death of Walter Scott].
- "Mrs. Walter Scott," *Victoria Daily Times* (Victoria, BC), Dec. 30, 1937, pg.11 [Small obituary for Jemima Scott, who is living at dwelling behind Glengyle fronting St. David Street]
- "Eleanor R. McGregor," *Los Angeles Times* (Los Angeles, CA), Sep. 1, 1943, pg.10 [Obituary for Eleanor R. McGregor]

DIRECTORIES:

- 1904 *Henderson's BC Directory*
  - Page 964:
    59 McClure: McGregor, E.R., widow.
- 1905 *Henderson's Victoria and Suburban Directory*
  - Page 74:
    59 McClure: Vacant.
  - Page 90:
    St. James (Oak Bay): McGregor, E.R., widow James "Gengyle" [sic].
- 1908 *Henderson's Victoria and Suburban Directory*
  - Page 166:
    St. James: Scott Walter retired "Glengyle".

OTHER SOURCES:

- Oak Bay Archives
  - 1318 Transit Road (Information File)
  - 1318 Transit Road Appraisal Card. Corporation of the District of Oak Bay, c.1980.
  - Vol. 3 of Fire Insurance Plan [Victoria]. British Columbia: BC Insurance Underwriters Association, 1925, Sheet 344.

TAX ASSESSMENT TABLE:

YEAR	OWNER	ASSESSMENT		SOURCE
		LAND	IMPROVEMENTS	
1896	Tiarks and John H. McGregor (Lot 12?)	$1000		Secondary
1897	John G. Tiarks and John H. McGregor (Lot 12?) William D. McGregor (Lot 1)	$1500		Secondary
1899	~~John G. Tiarks and John H. McGregor (Lot 12?)~~ Eleanor R. McGregor (Lot 1)	$1500		Secondary
1900	Eleanor R. McGregor (Lot 1)	$1500		Secondary
1901	Eleanor R. McGregor (Lot 1)	$1500		Secondary
1902	Eleanor R. McGregor (Lot 1)	$1500		Secondary

APPENDIX A: RESEARCH SUMMARY

YEAR	OWNER	ASSESSMENT		SOURCE
		LAND	IMPROVEMENTS	
1903	Eleanor R. McGregor (Lot 1)	$1500		Primary
1904	Eleanor R. McGregor (Lot 1)	$1500		Primary
1905	Eleanor R. McGregor (Lot 1)	$1500		Primary
1906	~~Eleanor R. McGregor~~ Walter Scott (Lot 1)	$1500		Primary
1907	Walter Scott (Lot 1)	$1500	$2500	Primary
1912	Walter Scott (Lot 1)	$2500	$2500	Primary
1916	Walter Scott [Deceased at this time] (Lot 1)	$5200	$2500	Primary

Note: Secondary sources of information cite John Herrick McGregor and John G. Tiarks (and also Ada C.H. Tiarks - John's wife) as early (or original) owners of "Lot 12" in Block R, which appears to have been transferred over to Eleanor R. McGregor in 1898. It is unclear which McGregor brother owned the property prior to Eleanor, and what role the Tiarks may have had in the construction of this house. It is known that the Tiarks did develop speculative housing in Oak Bay and Victoria, and it is possible that the c.1896 dwelling may have been a John G. Tiarks-designed house, though no information is available presently to substantiate this possibility.

Matthew Weymar
1318 Transit Holdings Ltd.
1318 Transit Rd.
Victoria, BC V8S 5A3

January 29, 2024

Kyle McStravick
Planner
District of Oak Bay
2167 Oak Bay Ave
Victoria, BC V8R 1G2

Re: Development Permit Application for 1318 Transit Road – Conservation & Preservation

Dear Kyle,

Thank you for your recent emails and telephone call. We appreciate the opportunity to provide additional information regarding our conservation and preservation efforts for Glengyle, our property at 1318 Transit Rd.

During our extensive renovation of Glengyle from 2007-2009, we undertook several crucial steps to ensure the preservation of its original structure. This included the removal of knob and tube wiring, plumbing updates, restoration of the veranda to its original specifications, and renovation of the sunporch. Simultaneously, we modernized certain aspects, such as replacing the antique boiler with a more efficient, contemporary model. We also implemented various safety measures, including the addition of an engineered support beam in the basement, as well as spraying concrete and sealing crawlspaces for enhanced security and storage.

We also improved the livability of the house while retaining its historic character. For example, we repaired and replaced many of the hardwood floors, painted both the interior and exterior, and replaced one wood-burning fireplace with a safer gas-burning unit. We also enhanced access to and ventilation of the attic for use as additional storage. These renovations were meticulously executed to preserve Glengyle's heritage.

The Heritage Revitalization Agreement we propose aims to further safeguard Glengyle for future generations. While our past investments have served the property well, routine maintenance is now due. This includes painting, paving the driveway for greater safety, hardwood floor refinishing or replacement, attic resealing to prevent rodent incursion, and manual de-mossing for roof longevity. Some windows may require replacement. Also, the ashlar granite perimeter wall with its gateposts, grapevine mortar joints, and crenulated capstones requires repair. Additionally, the garage needs updating.

The proposed basement suite will not only contribute housing to the community but also support the ongoing preservation of Glengyle by reducing the cost of ownership. Importantly, the basement bathroom requires upgrading. In particular, the pump servicing the below-grade toilet requires replacement. This is a significant undertaking that will be made possible by creating the suite.

Finally, as discussed, we are committed to preserving the Character-Defining Elements outlined in Donald Luxton and Associates's August 2021 Statement of Significance. As such, we are prepared to designate the house as heritage according to the terms of that report.

Should you or any of your colleagues wish to discuss these details further, please feel free to contact me or our architect, Carolynn Wilson.

Sincerely,

Matthew Weymar
President & Secretary
1318 Transit Holdings Ltd
250-984-4000
1318Transit@gmail.com

Matthew Weymar
1318 Transit Rd.
Victoria, BC V8S 5A3

Kyle McStravick
Planner
District of Oak Bay

April 20, 20024

Dear Kyle,

As you know, we hosted our Public Information Meeting at our home at 1318 Transit Road on Friday, April 19 from 1p to 4p. Hosting were: our architect Carolynn Wilson, my wife Diana Buri Weymar, and myself.

We invited all of our neighbours within 50m of our property line, distributing the attached invitation by hand to the following addresses last Saturday afternoon, April 13:

- St. David Street: 1269, 1275, 1321, 1383, 1387
- Transit Road: 1260, 1261, 1284, 1307, 1327, 1390
- St. Denis Street: 1265
- Newport Avenue: 1266 (12), 1280 (8), 1400 (74)

For 1400 Newport, I also emailed a friend in the building asking whether she might facilitate the distribution of this invitation by email. In her reply, she apologized, saying that she could not help since the Strata Council of Oak Bay Towers has a bylaw which states:

> (*10) An owner, tenant, occupant or visitor must not post, nor allow to be posted, any signs, including but not limited to, signs advertising goods for sale, upcoming events, or election signs or posters anywhere on common property or common assets except on the notice board located in the recycling area of the strata building.*

Our friend kindly posted the invitation on the permitted notice board.

I also posted a notice last Saturday, April 13 on the sign for our project in front of our house. I have attached a PDF of the notice I posted and a picture of the sign with the notice posted.

We also invited several neighbours from beyond a 50m radius of our property, who have expressed interest in our project. These invitations were delivered via email and SMS at various times.

Between fifteen and twenty people attended the meeting. I have included our sign-in sheet, but despite best efforts, not everyone signed in.

During the meeting, we provided multiple sets of colour drawings of our project, including 3D renderings of the proposed townhomes. We also set up a 32" monitor playing a slideshow of 15 3D renderings. We also offered a sheet with QR code links to Oak Bay's Development Tracker for both our Development Permit Application and Heritage Revitalization Agreement.

In terms of the discussions and issues raised by those attending, some attendees asked that we move through the slideshow more slowly, so I paused after the slides of interest so that they could view the renderings carefully and assess the impacts of concern to them. Generally, the tone of the meeting was extremely positive. Many expressed appreciation for the design of our project, for its form, and for its use of the open space on our lot. Some asked about our intentions relative to renting or buying, and so on. Carol Davies attended and discussed her intention to establish a park along Brighton. No one expressed any opposition to the project.

Please let me know if there is anything else you'd like to know about the Meeting that I have not addressed.

Sincerely,

Matthew Weymar

Public Information Meeting Notice

Dear Neighbours,

We would like to invite you to our home for a public information meeting regarding the Development Permit application for our proposed Heritage Revitalization Agreement at 1318 Transit Road.

The proposal will

- ensure the protection of one of the few remaining 19th Century homes in Oak Bay;
- allow the construction of three townhomes within walking distance of Oak Bay Village; and
- increase the diversity of housing forms in Oak Bay, allowing downsizing residents to age-in-place.

We would like to offer you an opportunity to learn about the proposal, share your thoughts, and ask any questions you may have.

Please join us on:

Date: Friday, April 19, 2024
Time: 1:00 PM - 4:00 PM
Location: 1318 Transit Road

All community members are welcome to attend. We are grateful for your participation and input.

For inquiries or further information, please contact:

Matthew Weymar
(250) 984-4000
1318transit@gmail.com

Thank you for your involvement in shaping the future of our community,

Matthew & Diana Weymar

Public Information Meeting Notice

Dear Neighbours,

All community members are welcome to attend a public information meeting regarding the Development Permit application for our proposed Heritage Revitalization Agreement at 1318 Transit Road.

We would like to offer you an opportunity to learn about the proposal, share your thoughts, and ask any questions you may have.

Please join us on:

Date: Friday, April 19, 2024
Time: 1:00 PM - 4:00 PM
Location: 1318 Transit Road

For inquiries or further information, please contact:

Matthew Weymar
(250) 984-4000
1318transit@gmail.com

Thank you for your involvement in shaping the future of our community,

Matthew & Diana Weymar