

2014-158

Memorandum

TO: Mayor and Council **DATE:** May 9, 2014

FROM: Roy Thomassen
Director of Building and Planning

SUBJECT: Development Permit for Property on Oak Bay Community Heritage Register
2188 Oak Bay Avenue
Lot 1, Section 69, Victoria District, Plan 44782

Background

A permit application for removal and installation of new cladding system with new windows has been submitted. The exterior changes involve the following items:

1. Removal of the entire exterior cladding and windows.
2. All wood decorative elements will be removed, refinished and reinstalled.
3. The upper windows would be fitted with muntin bars to replicate the existing.
4. The barn style commercial doors would be removed, repainted and reinstalled.
5. The front Oak Bay Theatre sign will be removed, refurbished and reinstalled.
6. Signage is intended to remain similar to the existing.
7. Color changes are shown on the attached plans with the above details.

Attached are reduced plans of the proposed renovations, and the Statement of Significance from the Oak Bay Community Heritage Register.

Discussion

Bylaw No. 4222 authorizes withholding of permits in respect of property included in the heritage register when the work would result in an alteration to the exterior of a building. The proposed renovations involve exterior changes as described above and require Council consideration for issuance of a Development Permit.

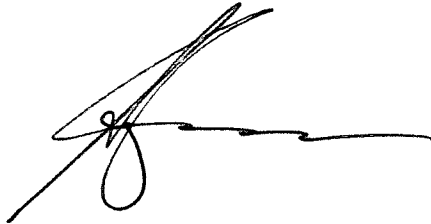
Options

1. That the building and land located at 2188 Oak Bay Avenue be subject to a temporary protection order in accordance with *Section 962* of the *Local Government Act* for a period of not more than 60 days, and that the plans for the proposed renovations be referred to the Heritage Commission for a recommendation to Council.
2. That the Director of Building and Planning be authorized to issue a Development Permit with respect to 2188 Oak Bay Avenue (Lot 1, Section 69, Victoria District, Plan 44782), which will permit the exterior modifications to the existing building as more particularly shown on the plans attached to the memorandum from the Director of Building and Planning, dated May 9, 2014.

Recommendation

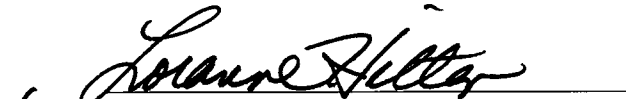
That the building and land located at 2188 Oak Bay Avenue be subject to a temporary protection order in accordance with *Section 962* of the *Local Government Act* for a period of not more than 60 days, and that the plans for the proposed renovations be referred to the Heritage Commission for a recommendation to Council.

Respectfully Submitted,



Roy Thomassen
Director of Building and Planning

I concur with the recommendation of the Director of Building and Planning.



Helen Koning
Chief Administrative Officer