AMENDED AGENDA
PLANNING AND LAND USE COMMITTEE
MEETING OF JUNE 5, 2014, AT 9:00 A.M.
COUNCIL CHAMBERS
CITY HALL, 1 CENTENNIAL SQUARE

Page

CALL TO ORDER

APPROVAL OF AGENDA

CONSENT AGENDA

ADOPTION OF MINUTES

1. Minutes from the meeting held May 15, 2014

DECISION REQUEST

2. Rezoning Application # 00442 for 253 and 259 Esquimalt Road (The Roundhouse) — 3 - 14
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Victoria West Recommendation: Proceed to Public Hearing

2.A. **Late Item**: Rezoning Application # 00452 and Development Permit Application # 000372for 777 Fort Street — 15 - 35
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Downtown Recommendation: Proceed with Rezoning and Development Permit

[Addenda]

3. Development Permit # 000347 for 845 Yates Street (The Wave) — 37 - 83
--D. Day, Director of Sutainable Planning & Community Development

Neighbourhood: Harris Green Recommendation: Issue Permit

3. Heritage Designation for 1284-1298 Gladstone Avenue and 2000-2001 Fernwood Road 85 - 101
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Fernwood Recommendation: Proceed to Public Hearing

4. Heritage Alteration Permit for 1284-1298 Gladstone Avenue and 2000-2001 Fernwood Road 103 - 122
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Fernwood Recommendation: Issue Permit

5. Heritage Alteration Permit for 606-620 Humboldt Avenue and 801-807 Government Street 123 - 159
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Downtown Recommendation: Issue Permit

6. Proposed Work Plan to Host a Development Summit 161 - 164
--D. Day, Director of Sustainable Planning & Community Development

ADJOURNMENT

CITY OF VICTORIA

Planning and Land Use Committee Report

Date: May 22, 2014 **From:** Jim Handy
Development Agreement Facilitator

Subject: **Rezoning Application #00442 for 253 and 259 Esquimalt Road** – Application to amend the CD-12 Zone, Roundhouse District, to permit distillery and liquor retail store as an accessory use to a distillery or a brewery in Development Area 1

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the properties at 253 and 259 Esquimalt Road. The properties are located in Development Area 1 of the CD-12 Zone, Roundhouse District, which permits a range of uses, including light industrial, commercial, retail, breweries and pubs. The application proposes to add a distillery and liquor retail store, as an accessory use to a distillery or a brewery, to the list of permitted uses.

The following points were considered when reviewing this application:

- The proposed distillery use would be relatively small-scale with limited space for manufacturing alcohol.
- The application proposes liquor store retail use but only as an ancillary component to either a distillery or a brewery.
- The proposal is consistent with the *Official Community Plan.*

Staff recommend that Council advance this application to a Public Hearing.

Recommendation

That Rezoning Application #00442 for 253 and 259 Esquimalt Road proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments.

Respectfully submitted,

Jim Handy
Development Agreement Facilitator
Development Services Division

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jason Johnson

Date: May 21, 2014

JH:aw
S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00442\PLUSC PLANNING REPORT TEMPLATE REZ2.DOC

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the properties located at 253 and 259 Esquimalt Road.

2.0 Background

2.1 Description of Proposal

The application proposes to add a distillery and liquor retail store, as an accessory use to a distillery or a brewery, to the list of permitted uses in Development Area 1 of the CD-12 Zone, Roundhouse District.

2.2 Existing Site Development and Development Potential

The current zoning allows for a diverse range of uses at this location, including but not limited to: limited light industrial including processing, manufacturing and assembly, offices, restaurants, retail, breweries and brew pubs, pubs and lounges, tourist facilities, railway operations, artist studios and theatres. The site is currently occupied by the former rail yard buildings and a railway turntable, all of which are Heritage-Designated.

2.3 Land Use Context

The Roundhouse site consists of several parcels situated between Esquimalt Road to the north, Sitkum Road to the east, Kimta Road to the south and Catherine Street to the west. The E&N Railway Right-of-Way bisects the site from the northwest to the southeast.

The application site is located within the CD-12 Zone, Roundhouse District. This Zone identifies sub-areas, referred to as Development Areas, and it is envisaged that the development will be constructed in phases generally consistent with those identified sub-areas. In this instance, the proposal specifically relates to Development Area 1, also referred to as the Commercial Heritage Phase, which is situated in the northeast corner of the Roundhouse site. Victoria West Park and the existing multi-family dwellings are situated to the north of the application site, to the east is Vista Park and multi-family dwellings at Bayview Place and future development phases of the Roundhouse project are located directly to the south and west.

2.4 Legal Descriptions

- Lot 1, Part of the Bed of Victoria Harbour, Victoria District, Plan VIP79333
- Lot 1, District Lot 119, Esquimalt District, Plan 3237 Except Part in Plans 5424, 1461R and 43176
- Lot 1, District Lot 119, Esquimalt District Plan VIP74716
- Lot 2, of the unnumbered part of Esquimalt District, Plan VIP81036
- Lot 52, Section 31, Esquimalt District, Plan 549
- Lot 52A, Section 31, Esquimalt District, Plan 549
- Lot 53, Section 31, Esquimalt District, Plan 549
- Lot 54, Section 31, Esquimalt District, Plan 549
- Lot 55, Section 31, Esquimalt District, Plan 549
- Lot 56, Section 31, Esquimalt District, Plan 549
- Lot 56A, Section 31, Esquimalt District, Plan 549
- Lot 57, Section 31, Esquimalt District, Plan 549
- Lot 58, Section 31, Esquimalt District, Plan 549
- Lot 59, Section 31, Esquimalt District, Plan 549

- All that part of Section 31, Esquimalt District, described as commencing on the east boundary of said Section, at the high water mark of the public harbour of Victoria, 125 feet more or less, in a southerly direction from the south east corner of Lot 52-A, Plan 549, thence northerly along the east boundary of Section 31 to the said south east corner of Lot 52A, thence westerly along the southerly boundaries of said Lot 52A and Lot 52, Plan 549, 86 feet more or less, to high water mark, thence in a south easterly direction following said high water mark to the point of commencement.

2.5 Consistency with City Policy

2.5.1 Official Community Plan, 2012

The application site is located within the Core Songhees Urban Place Designation as outlined in the *Official Community Plan* (OCP). This designation identifies residential, commercial, office, retail, institutional and light industrial uses as being appropriate in this location.

The OCP identifies a vision for the Victoria West Neighbourhood which includes support for an eclectic mix of land uses, including industrial, employment, apartment residential and older neighbourhoods with a range of housing forms.

2.6 Community Consultation

The proposal was presented to the Victoria West Community Association Land Use Committee (CALUC) on March 10, 2014. No comments were received at the time of writing this report, however, should comments be received they can be considered at the Public Hearing.

3.0 Issues

The key issue relates to whether the proposed distillery and accessory liquor retail store uses are appropriate in this location.

4.0 Analysis

4.1 Land Use

The OCP identifies the site as being within the Core Songhees Urban Place Designation and potentially suitable for residential, commercial, office, retail, institutional and light industrial uses. The existing zoning for this part of the Roundhouse site already allows for a wide range of light industrial and retail uses, including artisans, breweries and brew pubs, pubs and lounges, and light industrial uses such as manufacturing and processing. This application proposes to add a distillery and a liquor retail store which would be an accessory use to a distillery or a brewery. If approved, the resulting *Zoning Regulation Bylaw* amendment would allow both breweries and distilleries to be located within Development Area 1 and both of these uses would be allowed a liquor retail store as an accessory use.

The applicant has provided a rationale for the proposed new uses as part of the application submission. The applicant states that the proposal would provide the Roundhouse site with zoning which addresses the requirements of the microbrewery and artisan distillery industries and that these additional uses will not have an impact on how the site is used, designed or configured, as brewery and retail uses are already permitted. The applicant explains that any

distillery would be artisan in nature, with the manufacturing component not exceeding a maximum floor area of 400 m^2.

Staff concur with the comments provided by the applicant in that the proposed artisan distillery use is compatible with the mix and range of uses that are already permitted at the Roundhouse site and, furthermore, it is considered that the proposed use meets the intent of the OCP. It is also considered reasonable to allow an accessory liquor retail store component associated with a brewery or a distillery. In order to ensure that any operation remains small-scale in nature and to minimize the potential impacts on neighbours, the proposed amendment to the *Zoning Regulation Bylaw* will include regulations limiting the maximum floor area of the manufacturing component to no more than 400 m^2.

5.0 Resource Impacts

There are no resource impacts anticipated.

6.0 Conclusions

It is considered that the proposal is consistent with the OCP and that the proposed uses are appropriate in this location. Staff recommend that Council approve this application.

7.0 Recommendations

7.1 Staff Recommendation

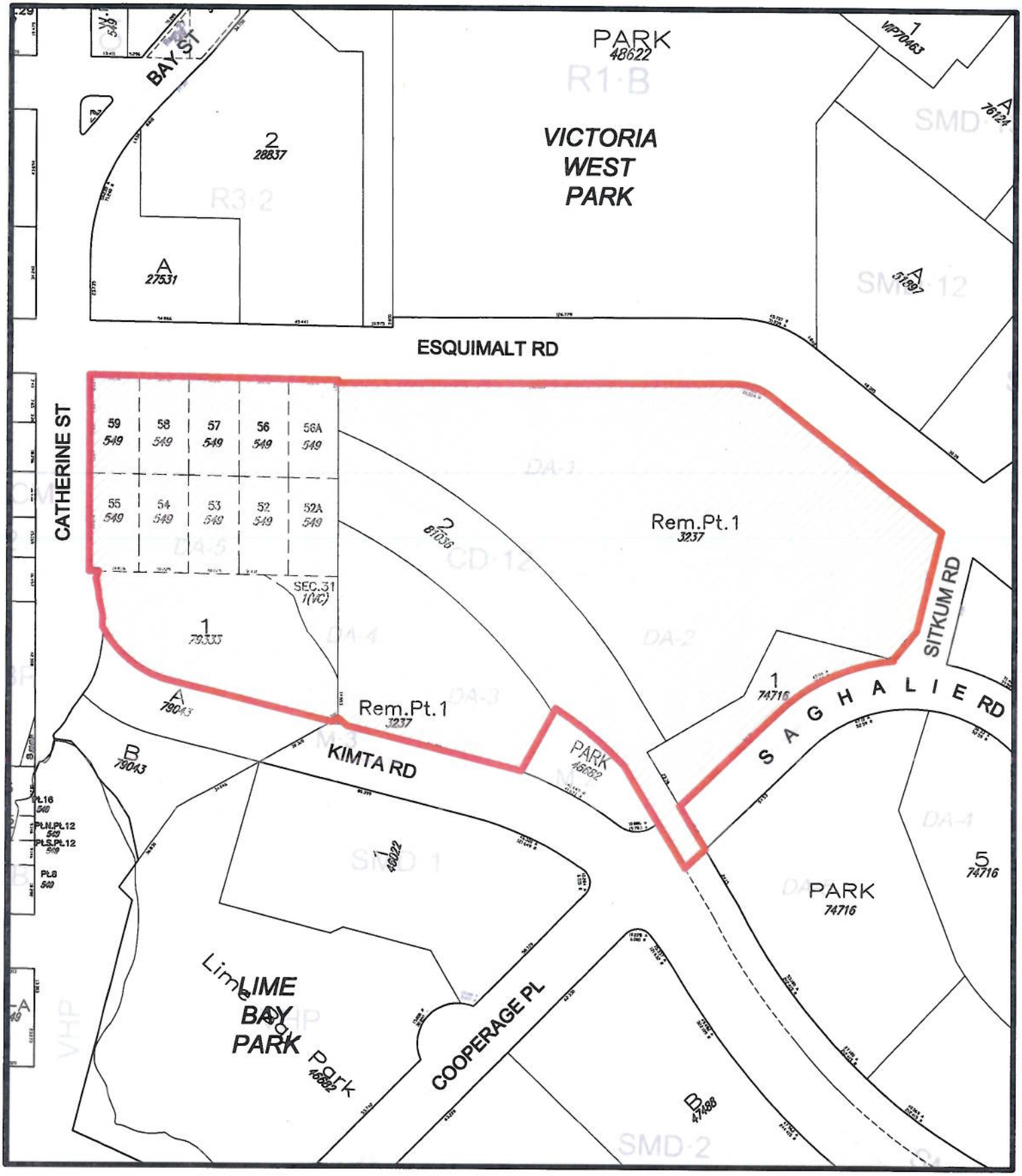
That Rezoning Application #00442 for 253 and 259 Esquimalt Road proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments.

7.2 Alternate Recommendation

That Rezoning Application #00442 be declined.

8.0 List of Attachments

- Zoning map
- Aerial photograph
- Applicant's letter dated May 5, 2014,



251-259 Esquimalt Road, 355 Catherine Street,
200 E&N Rail Line and 210 Kimta Road
Rezoning #00442

N

Bylaw #

CITY OF VICTORIA

251-259 Esquimalt Road, 355 Catherine Street,
200 E&N Rail Line and 210 Kimta Road
Rezoning #00442

N

Bylaw #

CITY OF VICTORIA

Received
City of Victoria
MAY 05 2014
Planning & Development Department
Development Services Division

2 May 2014

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

Re: Roundhouse Rezoning Application, Addition of Distillery and Liquor Retail Store as an Accessory Use to a Brewery or Distillery

Focus Equities is submitting a Rezoning Application for the Roundhouse site at 251 Esquimalt Road. The purpose of the Rezoning Application is to add the permitted uses of *distillery* and *liquor retail store as an accessory use to a brewery or distillery* within Development Area 1 (DA-1) of the CD-12 Zone, Roundhouse District. With the restoration of the historic Roundhouse buildings and introduction of new retail buildings now being advanced (under separate Development Permit and Heritage Alternation Permit applications), the site will be transformed into the Roundhouse Marketplace, featuring food and locally produced goods and services.

It has come to our attention that when the Roundhouse properties were rezoned in 2008 with allowance for an envisioned *brewery* and *brew pub*, the zoning did not include the complementary distillery and accessory retail sale uses. The proposed zoning amendment will now provide the Roundhouse site with regulations that match the requirements of the burgeoning microbrewery and artisan distillery industries, allowing us the opportunity to successfully attract interest from potential brewery, brew pub and distillery operators. We believe these additional uses will not have an impact on how the site is used, designed or configured, as the similar *brewery* and *retail* uses are already permitted.

Existing Permitted Uses
In 2008, the Roundhouse lands were successfully rezoned as part of a comprehensive planning process. The process involved significant consultation with the Vic West neighbourhood, various iterations of the development design, and consideration of how to integrate community amenities into the project. The final rezoning concept supports the rehabilitation of the heritage Roundhouse buildings, the addition of new contemporary infill buildings in the railyard precinct and the development of a complement of mixed-use residential buildings.

The vision articulated at the time of the Rezoning – and being advanced now – is the transformation of the Historic Railway Precinct into a commercial retail centre and public gathering place, serving as an amenity for the Vic West neighbourhood and the larger Victoria community. Given the site's industrial history, much inspiration has been taken from successful brownfield redevelopments, such as Granville Island, which have included

the addition of new retail and food retail uses, while continuing to allow some light manufacturing, food production and artisan production studios.

The currently approved uses permitted in DA-1 include the following:

- *artisans;*
- *artist studios;*
- *commercial exhibits;*
- *breweries and brew pubs;*
- *educational facilities;*
- *theatres, auditoriums, gymnasiums and other places of recreation or worship;*
- *interpretive facilities;*
- *limited light industries, including testing, servicing and repair, manufacturing, processing or assembly;*
- *making, processing and assembly of products on a small scale;*
- *offices;*
- *parking facilities, including buildings and places for the parking of vehicles, but excluding impound lots and the storage of damaged vehicles in any yard;*
- *professional services;*
- *pubs and lounges;*
- *railway operations, servicing, and maintenance facilities;*
- *recreational facilities;*
- *restaurants;*
- *retail;*
- *tourist facilities;*
- *trades requiring artisan skills, but not offensively dirty or noisy in their operation including, without limiting this generality, leatherwork, jewelry, weaving, metal sculpture, seamstress work, tailoring, ceramics, stained and beaded glass work, wood work and all forms of graphic art.*

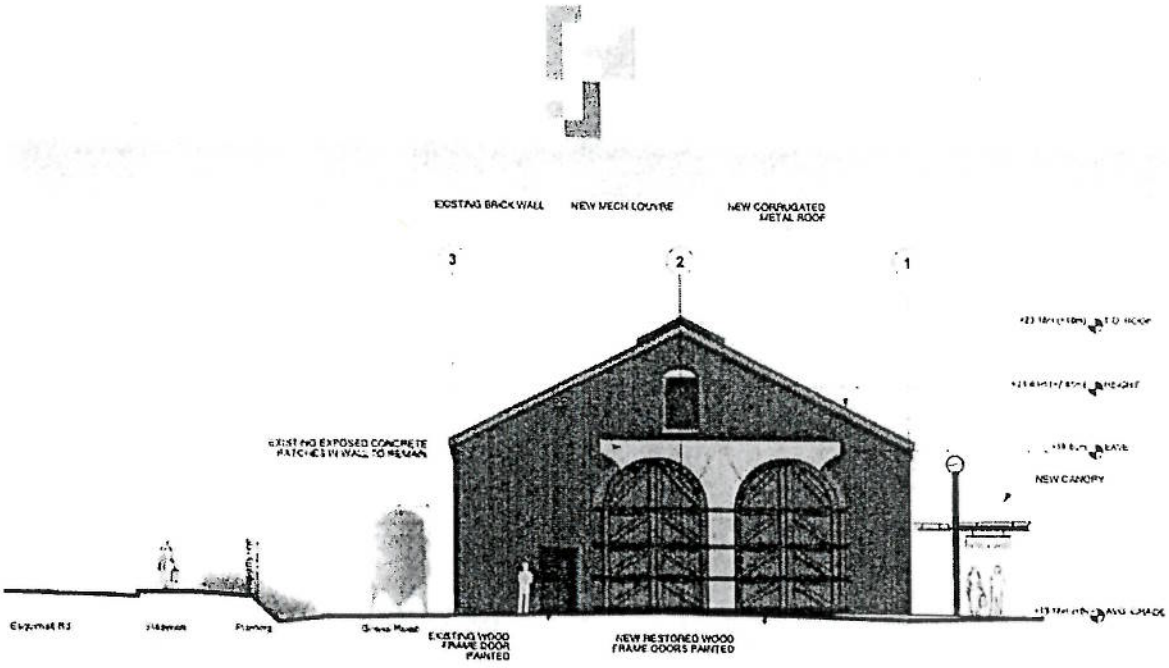
Brewery Operations and Retail Sale of Beer Produced On-Site

Victoria microbreweries such as Phillips, Vancouver Island, Moon Under Water, Spinnakers, Canoe Club, and Swans all include sales of bottles of beer and / or growlers (refillable bottles) on-site. This is a standard industry practice akin to wineries selling bottles of their own wine at their vineyards. As part of a Manufacturing License issued by the Liquor Control and Licensing Branch (LCLB), a brewery is permitted to offer small samples of beer on-site. To be permitted to also sell bottles or growlers of their product, a Manufacturing License holder must apply for an "on-site liquor store" endorsement. This endorsement does not involve consultation with local government or other stakeholders, but does involve consideration of the design of the facility (e.g. safety and adequate separation of retail and production areas) and local government zoning.

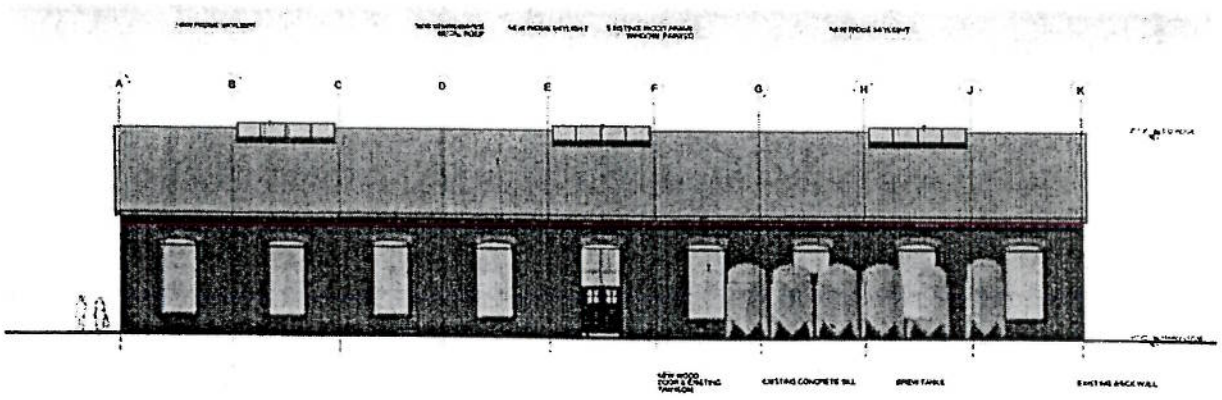
As part of a policy change adopted in 2003, the City of Victoria no longer considers the use of *retail* (as is currently allowed in DA-1) sufficient for the retail sale of beer or liquor produced at a permitted on-site brewery or distillery. Instead, an additional permitted use of *liquor retail store as an accessory use* must also be included in the zone. In 2008, our development team was not aware of this zoning nuance. Nor were we aware that at the same time as the Roundhouse Rezoning Application was being completed, Phillips Brewery was also completing a Rezoning Application to add *liquor retail store as an accessory use* to the permitted uses for their brewery on Government Street. This was the first time that this use category was added to the City of Victoria Zoning Bylaw, as breweries such as Vancouver Island, Swans, and the Canoe Club have their liquor sales operations grandfathered as legally non-conforming uses. The permitted use of *liquor retail sales as an accessory use* has been tailored to be consistent with the allowances that accompany a LCLB Manufacturing License with the *on-site liquor store* endorsement, both of which <u>only</u> allow sale of beer or liquor produced on-site.

Roundhouse Marketplace Proposal

A brewery has long been envisioned for the Roundhouse, as it is a use that has industrial and manufacturing elements, strong local production values and integrates well with the Roundhouse Marketplace vision. The historic buildings are particularly well suited to a brewery, as they have very high ceilings that can accommodate brewery equipment and could allow customers to observe components of the production process. Moreover, the storage tanks and piping systems have echoes of the early steam train days of the Roundhouse. The following presents the DP/HAP drawings of the rehabilitated Car Shop, conceptually including brewery storage tanks as icons of the site's continued light-industrial use.



4 CAR SHOP: PROPOSED WEST ELEVATION
SCALE: 1:100



2 CAR SHOP: PROPOSED NORTH ELEVATION

The existing zoning allows for the production of beer, sampling of products produced on-site and consumption of this beer at the Roundhouse in a pub or restaurant. The existing zoning also allows for the retail sale of a wide range other products and we have been focusing on attracting retailers featuring locally produced goods. We believe it is minor change to also allow beer that is produced at the Roundhouse to be purchased for consumption off-site. Without this zoning amendment, a brewery at the Roundhouse would be in a unique position of not being able to sell their bottled product on-site and potential customers would have to travel to a liquor store (as close as across Catherine Street at the Spinnakers Brewpub Liquor Store) to buy Roundhouse beer.

Distillery and Retail Sale of Liquor Produced On-Site

Artisan distilleries, which produce locally made alcohols such as gin, vodka or whiskey, are a growing industry in British Columbia. Similar to the microbrewery industry, artisan distilleries apply their skill and creativity to produce these classic drinks, using locally sourced ingredients. Cocktails made with locally produced liquors are now an increasingly valued accompaniment to locally produced foods and meals. A distillery operator would likely combine on-site manufacturing with complementary business components, such as a tasting area or lounge and retail sales. There are significant synergies between the distillery and brewery industries, which start with some of the same basic ingredients, use similar, if not the same, equipment for much of the production process and share supply and distribution networks. We have been approached by a potential brewery operator who is also interested in distilling as part of the same operation. Regardless of who becomes our eventual tenant, it has become apparent to us that an artisan distillery is an obvious fit within the Roundhouse Marketplace food-focused vision.

A distillery and the retail sale of distillery-produced liquor are similar uses to those already approved for the site and will act as complementary components of the overall potential for the Roundhouse Marketplace. In response to City staff questions about the extent of a potential distillery operation, we emphasize that the proposed use is intended as a craft distillery, not a major industrial operation. Accordingly, we propose that the manufacturing component of the distillery use be limited to a maximum 400 sq.m / 4,305 sq.ft., which represents a floor area equal to about half of the existing floor area of the Car Shop building (total floor area 737.9 sq.m / 7943 sq.ft.). We believe this limitation on the manufacturing floor area reflects the scale of a potential craft distillery operation and is appropriate for the site. We do note that at this time, the project has not secured any specific tenants.

Staff also asked about how the distillery use would fit within the context of the existing and planned neighbourhood setting. Roundhouse is intended as a mixed-use neighbourhood, welcoming continued light-industrial, artisan, commercial, community and residential uses. Similar to the already approved brewery and brew pub uses, we anticipate that a craft distillery would be a welcome addition to the site and an appropriate new use of the historic buildings. Detailed design with respect to interior tenant finishing at the Building Permit stage would address appropriate ventilation and noise mitigation systems to ensure a copacetic result.

Economic Vitality

Victoria is already a well-known hub of the west coast microbrewery industry and local food movement. These industries are important local employers, support the viability of local farms, and are a draw for visitors to the region. These industries are also significant contributors to the vibrancy and vitality of Victoria's cultural and entertainment scene. Focus Equities is advancing the Roundhouse project and approval of the proposed zoning amendments will be critical to our success in attracting the envisioned dynamic mix of tenants. The addition of distillery and the accessory retail sales of beer or spirits produced

on site will complement the other food production and food retail businesses to be accommodated at the Roundhouse Marketplace and will be an important draw.

Distilling is quickly emerging as a significant element of the local food movement and we are excited by the possibility of welcoming the first distillery in Victoria proper. A Roundhouse distillery could be yet another unique component of this special historical site. The brewery and distilling industries have long and storied histories, as does the CPR Roundhouse. Approval of our Rezoning Application will present an opportunity to merge these histories and contribute to Victoria's future economic vitality.

With regards,

David Fullbrook
Focus Equities

CITY OF VICTORIA

Planning and Land Use Committee Report
For the meeting of June 5, 2014

Date: May 26, 2014 **From:** Mike Wilson, Senior Planner – Urban Design

Subject: Rezoning Application #00452 and concurrent Development Permit Application #000372 for 777 Fort Street. Application to rezone from the CA-4 Zone, Central Area Commercial Office District, to a new zone to allow additional floor area within the existing building, and new ground floor glazing and entryway.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and concurrent Development Permit Application for the property at 777 Fort Street.

The proposal is to construct 20 m^2 of additional floor area within the building footprint to facilitate the construction of a new ground floor glazed entry area at the property line similar to where the original storefront would have been located before it was removed in the 1970's. The existing building is legal non-conforming with respect to floor area. The CA-4 Zone, Central Area Commercial Office District, permits a maximum floor space ratio of 3:1, while the existing floor area of the building is 3.4:1. If floor area is added to the building, a rezoning is required.

With respect to the Development Permit Application, the site is located within Development Permit Area 7B: Corridors (Heritage). The existing building was constructed in 1912 and is considered to have some heritage character although it is neither on the heritage register nor is it heritage designated. Over the years, the building's original windows and storefront have been removed; however, the masonry façade remains. The applicant has retained the existing brick and proposes to paint the cornice and construct a new, contemporary entryway, where the storefront would originally have been located.

The following factors were considered in reviewing this application:

- The *Official Community Plan* (2012) (OCP) and the *Downtown Core Area Plan* (2011) policies support commercial land uses in this area at densities up to 4:1 FSR.
- The building was recently purchased by the Vancouver Island Advanced Technology Council (VIATeC). As a registered society under the *Society Act*, VIATeC's mission is to connect people, knowledge and resources to grow and promote the technology sector in Greater Victoria. The presence of this society within Victoria's Downtown advances many of the policy objectives outlined in *Victoria's Economic Development Strategy*.
- Given that this is a minor increase in floor area proposed in a location within the building's footprint and will accommodate a non-profit organization advancing many City planning and economic policy objectives, staff recommend that the proposal proceed as an expedited rezoning. Additionally staff recommend that Council waive the requirement for a Community Association Land Use Committee Meeting (CALUC) and waive the requirement for a Public Hearing as is permitted under Section 890 of the *Local Government Act*.

Recommendations

1. That Council direct staff to:
   a. proceed with a *Zoning Regulation Bylaw* amendment application for the property located at 777 Fort Street to enable the addition of 20 m^2 of floor area;
   b. waive the requirement for a Community Association Land Use Committee (CALUC) Community Meeting;
   c. in accordance with Section 890 of the *Local Government Act*, Council resolve to waive the requirement for a Public Hearing
2. That Rezoning Application #00452 for 777 Fort Street proceed for consideration Council and that staff be directed to prepare the necessary *Zoning Regulation Bylaw* amendments.
3. Following consideration of Rezoning Application #00452, that Council authorize the issuance of a Development Permit in accordance with:
   a. Plans stamped "Development Permit Application #000372 dated, May 28, 2014";
   b. Development meeting all *Zoning Regulation Bylaw* requirements;
   c. Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Planning and Development.

Respectfully submitted,

Mike Wilson
Senior Planner – Urban Design
Development Services Division

Deb Day, Director
Sustainable Planning and Community
Development Department

MW:aw

Report accepted and recommended by the City Manager:

Jason Johnson

Date: June 3, 2014

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and concurrent Development Permit Application for the property at 777 Fort Street.

2.0 Background

2.1 Description of Proposal

The proposal is to construct 20 m^2 of additional floor area within the building to permit the construction of a new ground floor glazed entry. The existing building is legal non-conforming with respect to floor area. The CA-4 Zone, Central Area Commercial Office District, permits a maximum floor space ratio of 3:1, while the existing floor area of the building is 3.4:1. Adding floor area to the building will require a rezoning. Options to allow for the construction of the additional floor area without the need for a rezoning were explored; however, an alternate solution could not be found. The *Local Government Act* does not permit the addition of floor area to a building that is non-conforming in terms of its density entitlement. As a result this rezoning is necessary for the ground floor improvements to take place. The applicant proposes to retain the existing brick façade, paint the cornice and construct a new, contemporary building entry.

2.2 Existing Site Development and Development Potential

The mid-block site has an area of 311 m^2 and is occupied by a four storey office building. The current CA-4 Zone permits a variety of office and commercial uses at a density of up to 3:1 Floor Space Ratio.

2.3 Data Table

The following data table compares the proposal with the CA-4 Central Area Commercial Office District Zone. An asterisk is used to identify where the proposal does not comply with the existing zone.

Zoning Criteria	Proposal	CA-4 Zone Standard
Site area (m^2) – min.	311	N/A
Total floor area (m^2) – max. Office	1095*	933
Density (Floor Space Ratio) – max.	3.52:1*	3.0:1
Height (m) – max.	14	37.00
Storeys – max.	4	N/A
Site coverage (%) – max.	100	N/A
Open site space (%) – min.	0	N/A

Setbacks (m) – min. North South East West	 0 0 0 0	 N/A N/A N/A N/A
Parking – min.	0	0
Visitor parking – min.	0	0
Bicycle storage – min.	0	0
Bicycle rack – min.	0	0

2.4 Land Use Context

This site is located on the 700 block of Fort Street. This block features many retail businesses at grade and office uses on the second storey and above. Immediately adjacent uses are:

- North (across Fort Street): Retail commercial
- West: Retail commercial
- East: Retail commercial
- South: Surface parking lot.

2.5 Legal Description

Lot 70, Victoria City, Plan 700

2.6 Consistency with City Policy

2.6.1 Official Community Plan, 2012

The proposal is consistent with the Core Business Place Designation of the *Official Community Plan, 2012* which envisages commercial, including office, retail and visitor accommodation, in this area located between Douglas Street and Blanshard Street. The floor space ratio for this proposal is also consistent with the Core Employment Place Designation which ranges from a base of 4:1 to a maximum of 6:1.

2.6.2 Downtown Core Area Plan, 2011

The proposal is generally consistent with the *Downtown Core Area Plan, 2011* (DCAP) policies, which recommend that zoning within the Central Business District accommodate a strong concentration of commercial employment uses.

The site is within a Density Bonus Area which provides a base density of 4:1 with a maximum density up to 6:1 FSR for commercial uses. The proposed floor area is below a density of 4:1 therefore density bonus policies are not applicable.

2.6.3 Victoria's Economic Development Strategy, 2012

This rezoning application is consistent with *Victoria's Economic Development Strategy* (VEDS) which Council adopted in 2012. This policy outlines a series of strategic objectives that are applicable to this application as follows:

- *Build on Victoria's existing strengths in high technology and tourism*
- *Create a welcoming environment for new businesses to locate and for existing businesses to grow and expand*
- *Enhance the vibrancy, economy and safety of downtown Victoria*

A key focus area of the VEDS is the "high tech" sector, where the strategy supports the growth of the region's technology sector and attracting a share of firms into the City. Furthermore, the creation of a new space for VIATeC within the Downtown Core achieves both short- and long-term goals within the VEDS.

Short-term Goal:

- *Continue to support the work of VIATeC, GVDA, UVic to grow the tech sector regionally and identify a location for a tech precinct in the City*

Long-term Goal:

- *Explore potential for a tech showcase in downtown, possibly in conjunction with a larger educational presence and possibly including tech incubator space*

2.8 Consistency with Design Guidelines

The proposal is generally consistent with the design policies and guidelines contained within the *Official Community Plan, 2012* and the *Downtown Core Area Plan, 2011* and its Appendices. The design policies most relevant to this application include the following:

<u>Heritage</u>

7.13 Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.

<u>Building and Street Interface Guidelines</u>

- *Encourage building base to be located close to adjacent sidewalks*
- *Encourage articulated facade at building base level, with multiple entrances where possible, extensive glazing, pedestrian-scale lighting, canopies and awnings to provide weather protection for pedestrians*

2.8 Community Consultation

Staff recommend that Council waive the Community Association Land Use Committee (CALUC) meeting requirement for this application. Staff have notified the Downtown Residents Association (DRA) of the application and invited the Chair of the Land Use Committee to City Hall to review the plans. Staff have also informed the DRA that written feedback from the community is welcome as part of this process. If the application proceeds, the Land Use Committee Chair noted they did not anticipate any concerns relating to this application.

3.0 Issues

The following issues are associated with this application and will be addressed in the analysis section of the report:

- Expedited Application
- CALUC Community Meeting Requirement
- Public Hearing Requirement

4.0 Analysis

Normally rezoning applications commence with a CALUC Community Meeting prior to an applicant submitting a rezoning application and there would normally be a Public Hearing associated with a rezoning application. However, as noted above, this application is somewhat unique and staff are recommending a different process to respond to the situation. If Council prefers to not advance this application through this expedited process, an alternate recommendation has been provided in Section 7.2 of this report.

4.1 Expedited Application

In this instance, because the nature of application is so minor and is a result of a legal non-conforming situation, which under Section 911 of the *Local Government Act* necessitates a zoning amendment application, and because the application facilitates the return of floor area that would have historically existed within the building, staff have provided the information, analysis and recommendations contained in this report prior to receiving the normal Council direction.

Additionally, the owner, VIATeC, is a non-profit society that focusses on the economic development of the information technology sector in Greater Victoria. The applicant has indicated they are on a very tight timeline to complete renovations to the building in order to open a new office at the site in September 2014. Given that the changes to the existing building are relatively minor and that VIATeC plays an important role in achieving the policy objectives of *Victoria's Economic Development Strategy*, staff recommend that Council waive the requirement for a Community Association Land Use Committee Meeting and a Public Hearing.

4.2 CALUC Community Meeting Requirement

Council's Community Association Procedures for Processing Rezoning Applications, a CALUC Community Meeting is normally required as a pre-condition to submitting a zoning amendment application. As noted above, this rezoning application is very minor in nature. Staff have notified the Downtown Residents Association (DRA) of the application and referred a set of plans to the CALUC. Staff have also contacted the chair of the DRA Land Use Committee to discuss the proposal. The Chair has not noted any immediate concerns in relation to the proposed application or process.

4.3 Public Hearing Requirement

Section 890 of the *Local Government Act* (attached) allows Council to waive the Public Hearing requirement for a rezoning application Again, in this instance, because of the minor nature of this application, the strong alignment with City policy, the potential to advance City strategic goals and the project's time sensitivities, staff recommend that Council consider waiving the requirement for a Public Hearing. The general public would still be notified of the rezoning application through a sign on the site, newspaper ads and a mail out to property owners within 100 m of the subject site and the proposed bylaw amendments would be posted at City Hall. If members of the public wish to speak to the matter, they may provide written correspondence to Mayor and Council prior to final reading of the bylaws.

In Victoria, the recommendation to waive the requirement for a Public Hearing is not common practice; however, it has been done in the past to deal with other very minor amendments. Many municipalities use this approach to streamline applications that meet policy or in cases where time is of the essence. This application meets both of these tests and therefore staff are recommending that Council waive the Public Hearing requirement in this instance.

5.0 Resource Impacts

There are no resource impacts anticipated with this application.

6.0 Conclusions

The *Official Community Plan* (2012) (OCP) and the *Downtown Core Area Plan* (2011) policies support commercial land uses in this area at densities up to 4:1 FSR.

The building was recently purchased by the Vancouver Island Advanced Technology Council (VIATeC). As a registered society under the *Society Act*, VIATeC's mission is to connect people, knowledge and resources to grow and promote the technology sector in Greater Victoria. The presence of this society within Victoria's Downtown advances many of the policy objectives outlined in *Victoria's Economic Development Strategy*.

Given the minor nature of this application, the strong alignment with City policy, the potential to advance City strategic goals and the time sensitivities regarding tenancy, staff recommend that Council consider this as an expedited application and the requirements for a CALUC Community Meeting and a Public Hearing be waived.

Recommendations

7.1 Staff Recommendation

1. That Council direct staff to:
   a. proceed with a *Zoning Regulation Bylaw* amendment application for the property located at 777 Fort Street to enable the addition of 20 m^2 of floor area;
   b. waive the requirement for a Community Association Land Use Committee (CALUC) Community Meeting;
   c. in accordance with Section 890 of the *Local Government Act*, Council resolve to waive the requirement for a Public Hearing
2. That Rezoning Application #00452 for 777 Fort Street proceed for consideration Council and that staff be directed to prepare the necessary *Zoning Regulation Bylaw* amendments.
3. Following consideration of Rezoning Application #00452, that Council authorize the issuance of a Development Permit in accordance with:
   a. Plans stamped "Development Permit Application #000372 dated, May 28, 2014";
   b. Development meeting all *Zoning Regulation Bylaw* requirements;
   c. Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Planning and Development.

7.2. Alternative Recommendation (Full Process)

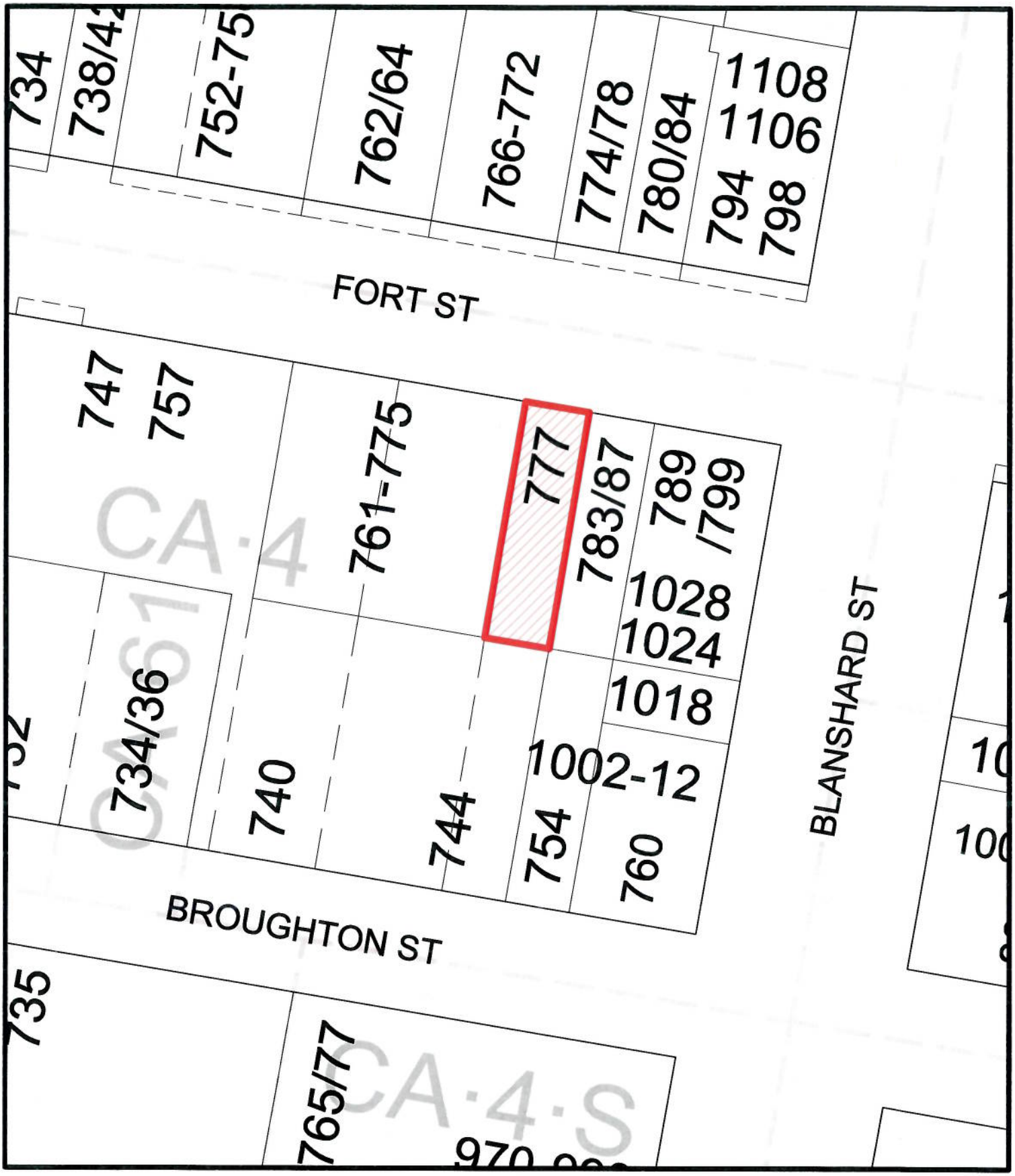
That Council direct staff to advance the application through a normal rezoning process with the normal notification and consultation requirements.

7.3 Alternate Recommendation (Decline)

That Council decline the application Rezoning Application #00452 for 777 Fort Street

8.0 List of Attachments

- Zoning map
- Aerial map
- Legal map
- Letter from the Applicant, dated May 27, 2014
- Plans dated May 27, 2014.
- Section 890 of the *Local Government Act*



777 Fort Street

Rezoning #00452

Bylaw #

777 Fort Street

Rezoning #00452

Bylaw #

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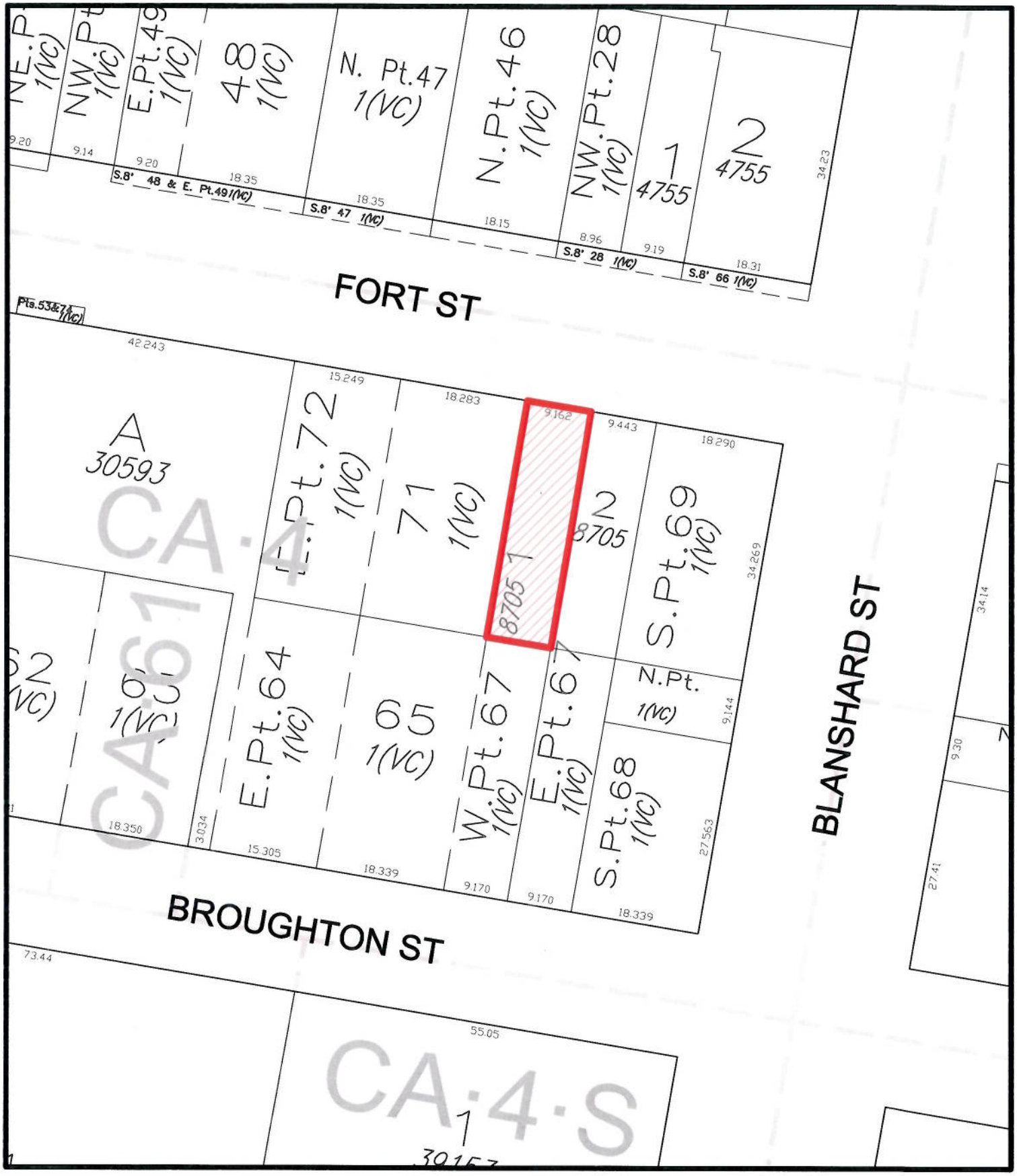
CITY OF VICTORIA



777 Fort Street

Rezoning #00452

Bylaw #

Wednesday, May 28, 2014

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

de Hoog & Kierulf architects

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Nanaimo
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mail@dhk.ca
www.dhk.ca

777 Fort Street - Exterior Changes - Development Permit

Dear Mayor and Council ;

We are writing to describe the proposed changes to the north façade of the building at 777 Fort Street in support of our application for a Development Permit.

The building is contained within the boundaries of DPA 7B - Corridors Heritage. It is flanked on both sides by lower and more recently constructed retail buildings and it is not a listed or registered Heritage Building. The north façade fronts onto Fort street and is the only access point in and out of the building.

Currently, the ground floor has an open stairway leading to the basement, an exposed and painted exit stair enclosure with no fenestration, a low planter with a City of Victoria street lamp inserted into it, and a main entrance consisting of sloped glazing and glass entrance (storefront) doors with a quarry tile floor in the lobby space. The elevation has two substantial and well maintained cornices - one at the top of the 14 foot high main floor entryway, spanning from brick piers on either side of the opening, and the second over the 4th floor windows defining the break in the elevation from wall to parapet. The brick façade is in good repair with light tan brickwork providing relief and rhythm through pilasters and panels in the brick detailing, especially at the windows. The windows are vertically proportioned narrow and continuous from the sill level at the third floor to the head at the fourth floor.

We propose to complete the following changes:

- Infill the stairway to the basement level, remove the existing planter and street lamp, and remove the existing lobby entrance and finishes.
- Extend the existing exit corridor from the west exit stair to the street and provide an exit door in a small alcove in the new frontage.
- Paint the exposed east exit stair enclosure.
- Infill the entire entryway opening with a new storefront glazing system that will provide large bi-parting entrance doors to a refurbished lobby. The glazing and mullion pattern in the new storefront will echo the traditional storefront

divisions of lower transom, large picture windows, and upper clerestory glazing and will be animated through the use of varied mullion spacing and infill panels of coloured glass to reflect the vibrant tenant activity and uses moving in to the building.

- Paint the existing cornices and detail medallions alike with a dark 'midnite' charcoal colour to mute the elements and define them as a unified backdrop to the vibrant and colourful storefront, signage, and interior spaces of the building.

- Apply for a separate Sign Permit to allow the installation of new identification signage on the main façade.

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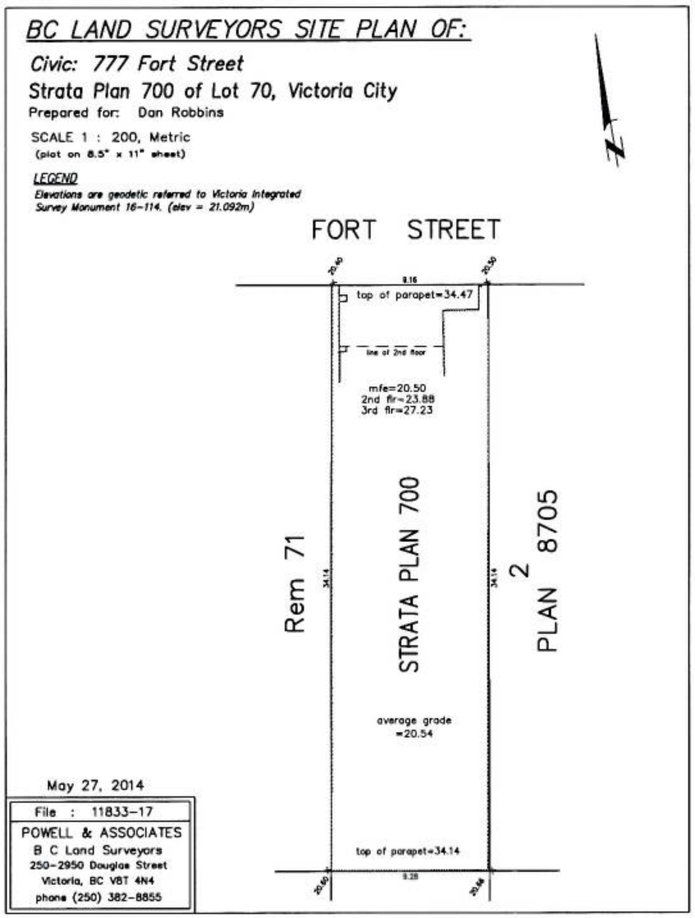
The proposed changes include the extension of the main lobby glazing (storefront) to align with the front of the building on Fort Street, eliminating the existing alcove and open stair leading to the basement level. This will improve the appearance and safety of the main entry area but it also adds approximately 17 m2 of additional enclosed floor area. As result of this increase in area a 'technical' Rezoning and DP is required to capture the fact that the existing building is non-conforming with respect to Gross Floor Area. A variance is also required to allow the façade to extend above the 10m height without setback.

We trust that you will find these changes are in keeping with the goals stated in the OCP for this DP area and will enthusiastically welcome the addition of a significant local 'high-tech' employer and incubator into the downtown core area.

Please contact us directly if you have any questions.

Sincerely Yours,
de Hoog & Kierulf architects

Charles Kierulf architect AIBC MRAIC
Principal



(1) Survey Plan
Scale: 1:200

Received
City of Victoria
MAY 28 2014
Planning & Development Department
Development Services Division

ZONING BYLAW SUMMARY - EXISTING BUILDING

	ZONE STANDARD	PROPOSED	EXISTING (IF APPLICABLE)
Zoning	CA-4	City Specific	
Site area	n/a	n/a	311 sq m
Total floor area	n/a	n/a	1095 sq m
Commercial floor area	n/a	n/a	1095 sq m
Floor space ratio	3 1 max	n/a	3 52 1
Site coverage	-	n/a	100%
Open site space	-	n/a	0%
Height	43m max	n/a	± 13 93m (T.O. roof parapet)
Number of storeys	-	n/a	4 storeys
Parking Stalls	none req'd	none proposed	-
Bicycle Parking	none req'd	none proposed	-
BUILDING SETBACK			
Front Yard	0 0m	n/a	0 0m
Rear Yard	0 0m	n/a	0 0m
Side Yard (E)	0 0m	n/a	0 0m
Side Yard (W)	0 0m	n/a	0 0m
Residential Use Details	N/A		

AVERAGE GRADE CALCULATION

(A+B) / 2 x L = X

SUM OF X'S / PERIMETER L TOTAL

A+B (20 40+20 60) / 2 x 34 14 = 699 87
B+C (20 60+20 66) / 2 x 9 28 = 191 45
C+D (20 66+20 50) / 2 x 34 14 = 702 60
D+E (20 50+20 40) / 2 x 9 16 = 187 32
1781 24

PERIMETER = 34 14 + 9 28 + 34 14 + 9 16 = 86 72
TOTAL = 1781 24 / 86 72 = **20.54m**

LOCATION PLAN
(NTS)

Subject Property (Strata Titled)

PROJECT DIRECTORY

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC V8V 3K3
Charles Kierulf
tel (250) 658-3367
fax (250) 658-3397

OWNER
VIATEC Properties Inc
2nd - 2659 Douglas Street
Victoria, BC V8T 5M2

PROJECT INFORMATION

CIVIC ADDRESS
777 Fort Street, Victoria, BC

LEGAL DESCRIPTION
Strata Lots 1 through 5, Lot 70, Victoria City, Plan 700

EXISTING AND PROPOSED ZONING
CA-4 Central Area Commercial Office District
Subject to Rezoning (City Initiated)

EXISTING AND PROPOSED USE
Commercial Office / Retail

SCOPE OF WORK
Facade Refurbishment
New Lobby & Storefront Glazing
Interior Tenant Improvements

DRAWING LIST

Architectural
- A0 Site Survey Plan & Project Data
- A1 Floor Plans - Basement & Main
- A2 Floor Plans - 2nd, 3rd & 4th
- A3 Context & Building Elevations

N

VIATEC
777 Fort Street
Development Permit
28 May 2014

Site Plan and Project Data

dHKa A0

de Hoog & Kierulf architects
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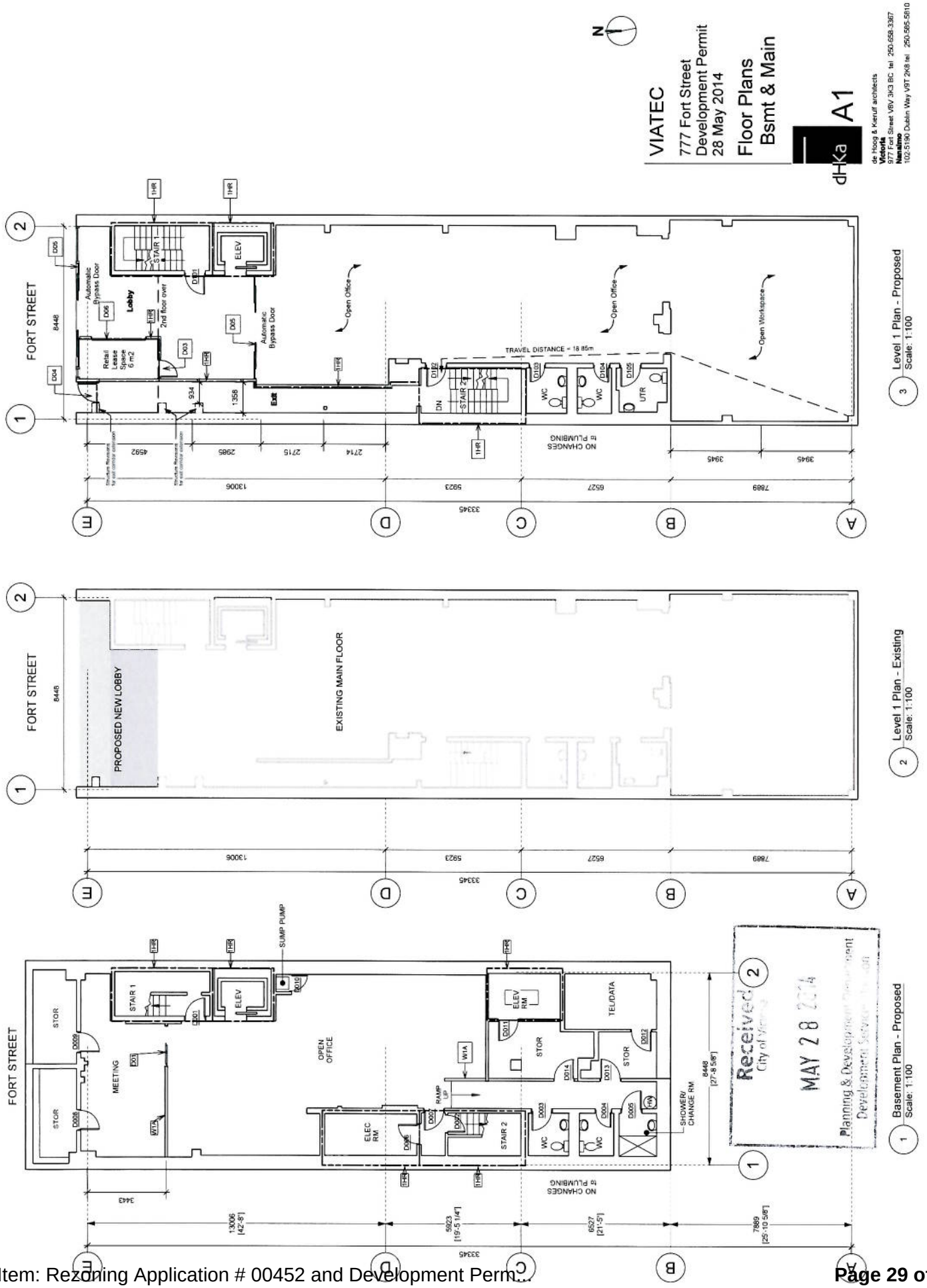
Nanaimo
102-5190 Dublin Way V9T 2K8 tel 250-585-5810


VIATEC
777 Fort Street
Development Permit
28 May 2014
Floor Plans
Bsmt & Main
A1
dHKa
de Hoog & Kieruf architects
Victoria
977 Fort Street V8V 3K3 BC tel 250-658-3367
Nanaimo
102-5190 Dublin Way V9T 2K8 tel 250-585-5810
N
FORT STREET
Level 1 Plan - Proposed
Scale: 1:100
Level 1 Plan - Existing
Scale: 1:100
Basement Plan - Proposed
Scale: 1:100
PROPOSED NEW LOBBY
EXISTING MAIN FLOOR
Lobby
Retail Lease Space 0 m2
Automatic Bypass Door
STAIR 1
ELEV
Open Office
Open Workspace
TRAVEL DISTANCE = 18.85m
STAIR 2
WC
UTR
NO CHANGES to PLUMBING
MEETING
STOR
OPEN OFFICE
ELEC RM
ELEV RM
TEL/DATA
SUMP PUMP
RAMP UP
SHOWER/ CHANGE RM
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MAY 28 2014
Planning & Development Department
Development Services Division

VIATEC
777 Fort Street
Development Permit
28 May 2014
Floor Plans
2nd, 3rd & 4th Floor

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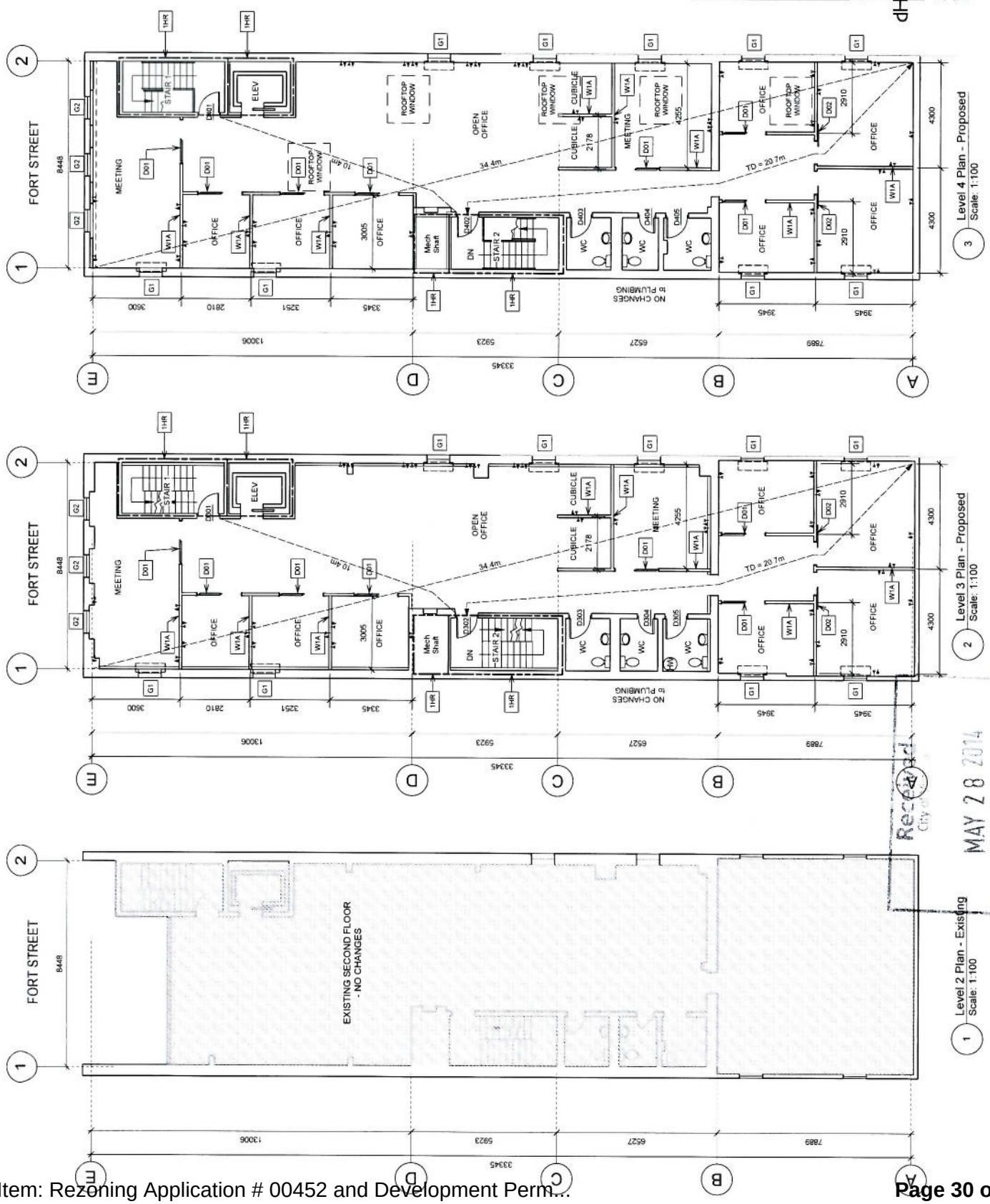

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MAY 28 2014
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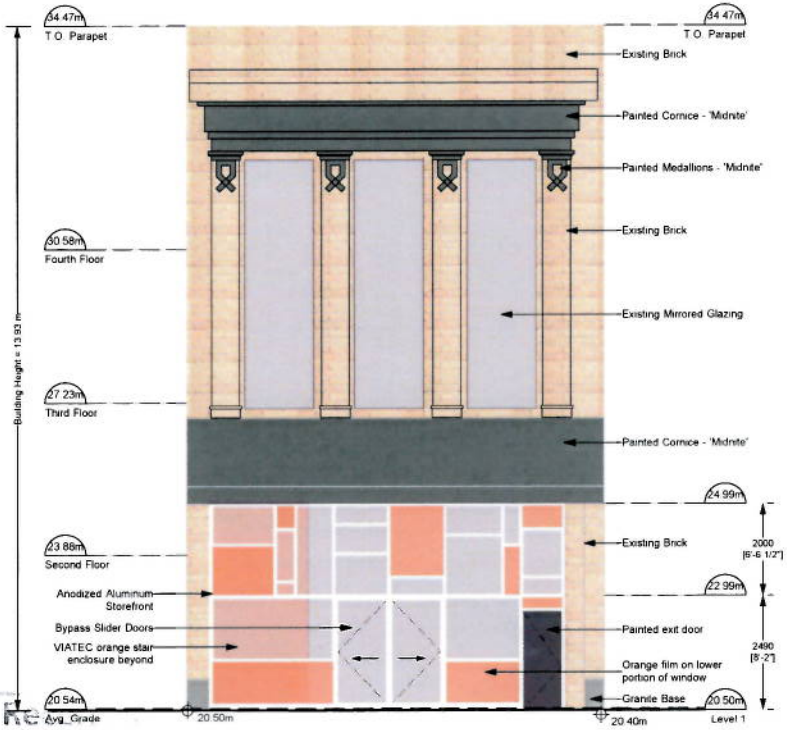
Development Services Division

1 Fort Street Context
- Proposed

2 Fort Street Context
- Existing



3 Fort Street Elevation
Scale: 1:75

4 East elevation view
- no changes

5 South elevation view
- no changes

6 West elevation view
- no changes

N

VIATEC

777 Fort Street
Development Permit
28 May 2014

Context &
Building Elevations

dHKa A3

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Nanaimo
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Division 4 — Public Hearings on Bylaws

Public hearings

890 (1) Subject to subsection (4), a local government must not adopt an official community plan bylaw or a zoning bylaw without holding a public hearing on the bylaw for the purpose of allowing the public to make representations to the local government respecting matters contained in the proposed bylaw.

(2) The public hearing must be held after first reading of the bylaw and before third reading.

(3) At the public hearing all persons who believe that their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing.

(3.1) Subject to subsection (3), the chair of the public hearing may establish procedural rules for the conduct of the hearing.

(4) A local government may waive the holding of a public hearing on a proposed bylaw if

(a) an official community plan is in effect for the area that is subject to a proposed zoning bylaw, and

(b) the proposed bylaw is consistent with the plan.

(5) More than one bylaw may be included in one notice of public hearing, and more than one bylaw may be considered at a public hearing.

(6) A written report of each public hearing, containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record.

(7) A report under subsection (6) must be certified as being fair and accurate by the person preparing the report and, if applicable, by the person to whom the hearing was delegated under section 891.

(8) A public hearing may be adjourned and no further notice of the hearing is necessary if the time and place for the resumption of the hearing is stated to those present at the time the hearing is adjourned.

(9) Despite section 135 (3) *[at least one day between third reading and adoption]* of the *Community Charter*, a council may adopt an official community plan or zoning bylaw at the same meeting at which the plan or bylaw passed third reading.

Delegating the holding of public hearings

891 (1) If a local government makes a delegation in relation to one or more public hearings,

(a) that delegation does not apply to a hearing unless the notice of hearing under section 892 includes notice that the hearing is to be held by a delegate, and

(b) the resolution or bylaw making the delegation must be available for public inspection along with copies of the bylaw referred to in section 892 (2) (e).

(2) If the holding of a public hearing is delegated, the local government must not adopt the bylaw that is the subject of the hearing until the delegate reports to the local government, either orally or in writing, the views expressed at the hearing.

Notice of public hearing

892 (1) If a public hearing is to be held under section 890 (1), the local government must give notice of the hearing

(a) in accordance with this section, and

(b) in the case of a public hearing on an official community plan that includes a schedule under section 970.1 (3) (b), in accordance with section 974.

(2) The notice must state the following:

(a) the time and date of the hearing;

(b) the place of the hearing;

(c) in general terms, the purpose of the bylaw;

(d) the land or lands that are the subject of the bylaw;

(e) the place where and the times and dates when copies of the bylaw may be inspected.

(3) The notice must be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 and not more than 10 days before the public hearing.

(4) If the bylaw in relation to which the notice is given alters the permitted use or density of any area, the notice must

(a) subject to subsection (5), include a sketch that shows the area that is the subject of the bylaw alteration, including the name of adjoining roads if applicable, and

(b) be mailed or otherwise delivered at least 10 days before the public hearing

(i) to the owners as shown on the assessment roll as at the date of the first reading of the bylaw, and

(ii) to any tenants in occupation, as at the date of the mailing or delivery of the notice,

of all parcels, any part of which is the subject of the bylaw alteration or is within a distance specified by bylaw from that part of the area that is subject to the bylaw alteration.

(5) If the location of the land can be clearly identified in the notice in a manner other than a sketch, it may be identified in that manner.

(6) The obligation to deliver a notice under subsection (4) must be considered satisfied if a reasonable effort was made to mail or otherwise deliver the notice.

(7) Subsection (4) does not apply if 10 or more parcels owned by 10 or more persons are the subject of the bylaw alteration.

(8) In respect of public hearings being held under section 890 (1) or waived under section 890 (4), a local government may, by bylaw,

(a) require the posting of a notice on land that is the subject of a bylaw, and

(b) specify the size, form and content of the notice and the manner in which and the locations where it must be posted.

(9) Specifications under subsection (8) (b) may be different for different areas, zones, uses within a zone and parcel sizes.

Notice if public hearing waived

893 (1) If a local government waives the holding of a public hearing under section 890 (4), it must give notice in accordance with this section.

(2) The notice must state

(a) in general terms, the purpose of the bylaw,

(b) the land or lands that are the subject of the bylaw, and

(c) the place where and the times and dates when copies of the bylaw may be inspected.

(3) Section 892 (3) to (7) applies to a notice under subsection (2), except that

(a) the last publication under section 892 (3) is to be not less than 3 and not more than 10 days before the bylaw is given third reading, and

(b) the delivery under section 892 (4) (b) is to be at least 10 days before the bylaw is given third reading.

(4) to (7) [Repealed 2000-7-144.]

Procedure after a public hearing

894 (1) After a public hearing, the council or board may, without further notice or hearing,

(a) adopt or defeat the bylaw, or

(b) alter and then adopt the bylaw, provided that the alteration does not

(i) alter the use,

(ii) increase the density, or

(iii) without the owner's consent, decrease the density of any area from that originally specified in the bylaw.

(2) A member of a council or board who

(a) is entitled to vote on a bylaw that was the subject of a public hearing, and

(b) was not present at the public hearing

may vote on the adoption of the bylaw if an oral or written report of the public hearing has been given to the member by

(c) an officer or employee of the local government, or

(d) if applicable, the delegate who conducted the public hearing.

(3) After a public hearing under section 890 (1) or third reading following notice under section 893, a court must not quash or declare invalid the bylaw on the grounds that an owner or occupier

(a) did not see or receive the notice under section 892 or 893, if the court is satisfied that there was a reasonable effort to mail or otherwise deliver the notice, or

(b) who attended the public hearing or who can otherwise be shown to have been aware of the hearing, did not see or receive the notice, and was not prejudiced by not seeing or receiving it.

CITY OF VICTORIA

Planning and Land Use Committee Report

Date: May 22, 2014 **From:** Murray G. Miller, Senior Heritage Planner

Subject: **Development Permit Application #000347 for 845 Yates Street**
Application to remove existing tile on the east elevation and apply a painted mural.

Executive Summary

The purpose of this report is to present Council with updated information, analysis and recommendations regarding a Development Permit Application for the property located at 845 Yates Street. This report responds to the Planning and Land Use Committee (PLUC) motion of April 17, 2014 which was:

That Committee recommends that Council postpone consideration of the motion until the applicant provides more information on the need for replacement of the tiling.

The applicant has provided this information and while it is noted that technically tiles could be used in a new mosaic, the applicant's preferred approach is to remove the existing wave mural (quartzite tiles) from the east elevation and replace it with a painted mural.

The key issues associated with this Application are the appearance of the proposed wave image that would likely result from the change in materials and the contemporary interpretation of the original image and the durability and resulting maintenance requirements of a painted finish. The subject property is within the DPA 2 (HC): Core Business Urban Place Designation and the Downtown and Harris Green Neighbourhood.

Staff recommends that Committee support this application subject to the applicant reducing the size of the proposed grid to be more representative of the existing grid.

Recommendation

That Council authorize the issuance of Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

Murray G. Miller
Senior Heritage Planner
Community Planning

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jason Johnson

Date: May 28, 2014

MGM:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000347\PLUSC PLANNING REPORT TEMPLATE DP & DVP3.DOC

1.0 Purpose

The purpose of this report is to present Council with additional information regarding the reasons why the quartzite tile failed and outline specifications for materials that were considered by the applicant as potential substitutes for the tile.

2.0 Background

2.1 Description of Proposal

This proposal consists of the removal of the existing quartzite tile that extends from the second floor level up to the roof. The area of work would be within the narrow section of wall that forms the east elevation of the exit stair tower. The scope of work includes the repair and reconditioning of the existing concrete substrate prior to the application of a painted mural.

The proposed work would increase the colour pallet of the original design from eight to dozens of colours. It would also increase the grid size of the existing mural, making the proposed grid approximately three times the size of the present design. Staff have concerns that the size of the grid proposed which is discussed in the original report and the staff recommendation aims to address these concerns. The proposed mural will be an abstract contemporary interpretation of the present design. The balance of the wall that is not a mural could be painted concrete.

2.2 Legal Description

Strata Lots 1-100 of Lots 318, 319 and 322, Victoria City, Strata Plan VIS6115 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V.

2.3 Relevant History

At its regular meeting of April 17, 2014, the Planning & Land Use Committee considered Development Permit Application # 000347 for 845 Yates Street (report attached) and discussed whether a painted mural was an appropriate substitute for the tile. The Planning & Land Use Committee moved:

That Committee recommends that Council postpone consideration of the motion until the applicant provides more information on the need for replacement of the tiling.

3.0 Issues

The key issues associated with the additional information are:

- reasons why the quartzite tile failed
- options considered by the applicant as potential substitutes for the tile.

4.0 Analysis

4.1 Reasons Why the Quartzite Tile Failed

The findings of the report entitled *RDH Building Engineering Ltd. Performance Review of Tile and Adhered Thin Stone* (attached), can be summarized as follows:

- surface irregularity of stone resulted in offsets and ledges at most joints

- cracks and gaps in the grout at stone/tile joints were widespread
- removal of "hollow" sounding stone/tile units revealed poor adhesion
- the joint between the stone and the concrete structure was filled with mortar. The mortar had failed in locations providing an opening for water entry.
- the tile and adhered thin stone should have been installed in accordance with the British Columbia Building Code with professional design and field review
- insufficient levelling prior to installation
- lack of consistent "back buttering" resulting in inconsistent contact between stone and mortar
- improper installation of control joints and/or lack of control joints
- lack of sealant at tile/stone interfaces
- it was recommended that the Owners review options to remove the existing tile and adhered thin stone
- it was recommended that if the Owners wish to reinstate the "mosaic-like" wave representation, that alternate assemblies be identified and the installation of exterior tile or adhered thin stone on the existing concrete substrate be avoided.

4.2 Options Considered by the Applicant as Potential Substitutes for the Tile

In RDH's presentation of options to the Strata Corporation (attached) entitled *Stone Tile Repair – Design Option Presentation*, the three key approaches can be summarized as follows:

- Option 1: New Mosaic Tile and Stone Cladding
- Option 2: Painted Mural and Stone Cladding
- Option 3: Painted Mural and Painted Concrete.

In discussions with the applicant, staff learned that although a new tile mosaic is possible the strong preference, primarily related to costs, is to introduce a painted mural and painted concrete (Option 3.) Staff also explored with the applicant the possibility of introducing a tile mosaic in the location of the existing wave mosaic and then using painted concrete on the lower portions of this elevation to reduce costs. However, the contractor, through the applicant, indicated that such an option had not been considered because of a desire to eliminate the current liability of having tile on the side of the building.

5.0 Conclusions

The resulting visual effect of using a painted grid versus a tile mosaic for the image will not be significant; however, the proposed increase in the size of the grid will likely have a considerable visual effect resulting from the contemporary interpretation of the existing wave mural. Staff therefore recommend that Council authorize Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

6.0 Recommendations

6.1 Staff Recommendation

That Council authorize Development Permit #000347 for 845 Yates Street, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

6.2 Alternate Recommendation (Application as submitted.)

That Council authorizes the Development Permit #000347, as submitted.

6.3 Alternate Recommendation (Decline.)

That Council decline the application.

7.0 List of Attachments

- Staff report for Development Permit Application #000347, dated April 3, 2014
- *RDH Building Engineering Ltd. Performance Review of Tile and Adhered Thin Stone*, dated January 20, 2012
- *Stone Tile Repair – Design Option Presentation,* dated July 18, 2013

CITY OF VICTORIA

Planning and Land Use Committee Report

Date: April 3, 2014 **From:** Murray G. Miller, Senior Planner

Subject: **Development Permit Application #000347 for 845 Yates Street**
Application to remove existing tile on the east elevation and apply a painted mural.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 845 Yates Street.

The proposal is to remove the existing wave mural (quartzite tiles) from the east elevation of the exit stair tower that extends from the second floor level up to the roof. The proposed exterior finish would instead consist of a painted mural to replace the existing wave image.

The key issues associated with this Application are the appearance of the proposed wave image that would likely result from the change in materials and the contemporary interpretation of the original image and the durability and resulting maintenance requirements of a painted finish. The subject property is within the DPA 2 (HC): Core Business Urban Place Designation and the Downtown and Harris Green Neighbourhood.

Staff recommends that Committee support this application subject to the applicant reducing the size of the proposed grid to be more representative of the existing grid.

Recommendation

That Council authorize the issuance of Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

Murray G. Miller
Senior Planner
Development Services

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jason Johnson

Date: April 6, 2014

MGM:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000347\PLUSC PLANNING REPORT TEMPLATE DP & DVP3.DOC

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 845 Yates Street. The proposed exterior finish would consist of a painted mural finish, replacing the existing mosaic tile wave image.

2.0 Background

2.1 Description of Proposal

This proposal consists of the removal of the existing quartzite tile that extends from the second floor level up to the roof. The area of work would be within the narrow section of wall that forms the east elevation of the exit stair tower. The scope of work includes the repair and reconditioning of the existing concrete substrate prior to the application of a painted mural.

The proposed work would increase the colour pallet of the original design from eight to dozens of colours. It would also increase the grid size of the existing mural making the proposed grid approximately three times the size of the present design. The proposed mural will be an abstract contemporary interpretation of the present design. The balance of the wall that is not mural will be painted concrete.

2.5 Legal Description

Strata Lots 1-100 of Lots 318, 319 and 322, Victoria City, Strata Plan VIS6115 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V.

2.6 Relevant History

On September 18, 2003, Council adopted Bylaw No. 03-71 Zoning Regulation Bylaw, Amendment Bylaw (No. 673) to rezone land known as 837 and 843 Yates Street to the R-48 Zone, Harris Green District, to permit the land to be used for construction of a residential building of 10 and 13 storeys, with height and setback relaxations.

In September 2003, revisions to the design in response to Design Panel and Council requests were provided to Mayor and Council. Included in these changes was "a ceramic tile mosaic representing a stylized wave" to be installed on the east-facing wall of the exit stair.

On November 27, 2003, Council authorized the issuance of a Development Permit for 837-847 Yates Street in accordance with conditions, including Plans stamped "Development Permit Application #03-30B" dated November 7, 2003. The motion also noted that, "Final Plans be in accordance with plans identified above with responses to Advisory Design Panel's recommendations to the satisfaction of the Director of Planning and Development." A mosaic colour palette, dated-stamped September 2, 2004, for consideration by Advisory Design Panel, shows eight colours associated with the wave design.

In 2011, some of the quartzite stone and tile that was installed on the east elevation of the exit stair tower became detached and fell off the building face. A recent report by RDH Group has recommended that the complete removal of the tile finish from the second floor to the roof was necessary.

3.0 Issues

The key issues associated with this Application are:

- the appearance of the proposed wave image; and
- the durability and resulting maintenance requirements of a painted finish.

4.0 Analysis

4.1 Appearance of the Proposed Wave Image

While the proposed work employs a different medium and approach in representing the wave image, it is considered that the location of the image lends itself more appropriately to distant views. Therefore the resulting visual effect of using a different material for the image will not be significant.

The proposed increase in the size of the grid from 4" squares to 9" squares represents an increase in the grid size of 225%. This will have a considerable visual effect resulting from the intended abstract contemporary interpretation of the present design. The proposed increase in grid size in conjunction with an increase in the colour palette would considerably transform the recognizable image. While the intention of the proposed tile replacement is to ensure a durable finished product, the proposed increase in the grid size is not necessary to achieve this objective. Staff have discussed the possibility of reducing the grid size with the applicant and the applicant has indicated a strong preference to proceed with the 9" squares as reducing the grid size increases costs.

4.2 Durability and Resulting Maintenance of a Painted Finish

The proposed finish would be two coats of artist's paint and a clear top coat by Golden Paints. The surface preparation of a direct-adhered finish is understood to be critical in relation to its durability. According to the Application Information Sheet for Painting Exterior Murals prepared by Golden Artist Colours, a major coatings manufacturer, states that as much as 80% of all coating failures can be directly related to insufficient surface preparation. It is understood that the proposed painted finish would have a life expectancy of approximately ten years under favourable conditions. While the life expectancy of an effectively applied tile finish would be in the order of twenty-five to thirty years, ongoing maintenance and re-application of the painted finish will be the responsibility of the building's strata corporation.

6.0 Options

Option One (Recommended)

That Council authorize the Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

Option Two (Application as submitted)

That Council authorize the Development Permit #000347, as submitted.

Option Three (Decline)

That Council decline the application.

7.0 Conclusions

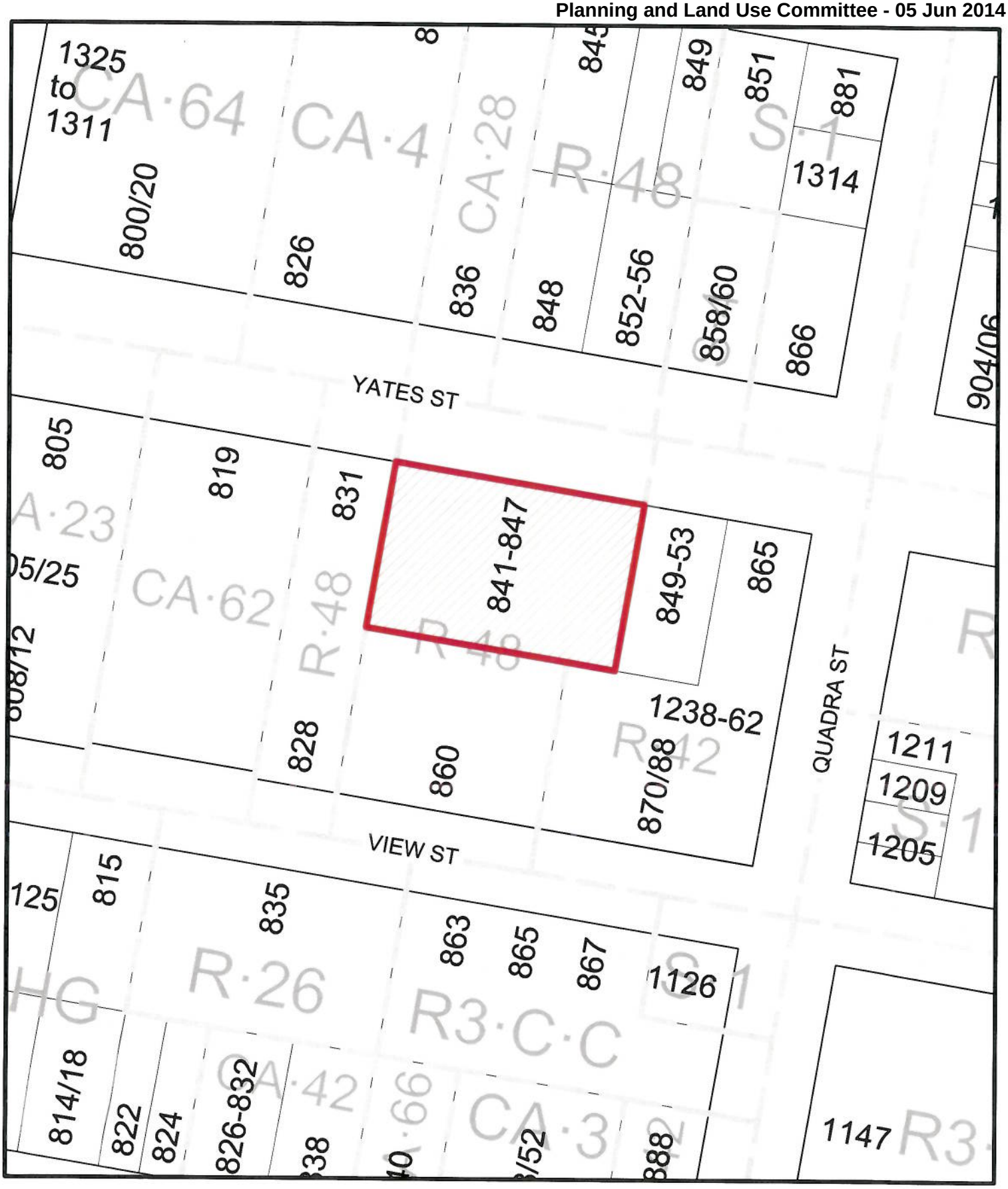
The resulting visual effect of using a painted grid versus a tile mosaic for the image will not be significant, however, the proposed increase in the size of the grid will likely have a considerable visual effect resulting from the contemporary interpretation of the existing wave mural. Staff therefore recommend that Council authorize Development Permit #000347, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

8.0 Recommendation

That Council authorize Development Permit #000347 for 845 Yates Street, subject to the applicant reducing the size of the proposed grid to the satisfaction of the Director of Sustainable Planning and Community Development.

9.0 List of Attachments

- Zoning map
- Aerial map
- Letters from applicant dated January 20, 2014, and March 18, 2014
- Plans stamped "Revised drawings Planning & Development DP #000347" dated March 19, 2014.



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845 Yates Street

Development Permit #000347

CITY OF VICTORIA

N

845 Yates Street

Development Permit #000347

CITY OF VICTORIA

PRAXIS
architects inc.

Michael D. Levin, Architect, AIBC
Robert Rocheleau, Architect, AIBC
401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
prax@telus.net

January 20, 2014

Received
City of Victoria
FEB 05 2014
Planning & Development Department
Development Services Division

Mayor and Council
C/O Murray G. Miller,
Senior Planner
Urban Design Development Services Division
Planning and Development Department
City of Victoria
1 Centennial Square, Victoria, BC, V8W 1P6

Re: ~~8455 Yates~~ 845 Yates.
The Wave
Remediation of Image

The building was completed and occupied in 2006. In 2011 some of the quartzite stone and tile (of the wave image) installed on the east face of the stair tower fell off. A report by RDH Consultants noted that the tile and stone had a number of issues stemming from the initial installation. RDH recommended complete removal of the existing installation. In the short term to protect the public and until the legal issues were resolved a protective sheathing was put over the wave mural to protect the public. It has taken some time to determine an approach to the repair of the wave graphic. The final proposal is to remove the tile and stone running from the second floor of the stair well wall up to the roof. The concrete underneath will be remediated. This reconditioned concrete will be painted over and finally the Wave mural will be reinstated in its current height and width as a painted mural. In this way we will avoid future issues with the deterioration of the existing tile face.

Jeremy Herndl, a visual artist has been commissioned to interpret the Wave Image and to complete its painting. His CV is attached. Jeremy has provided the following artists statement:

> "This mural maintains the original decision to feature a rendition of "The Great Wave of Kanawaga" (1830) by the Japanese artist Katsushika Hokusai. The failure of the tiles in the mosaic presents an opportunity to update the idea in a way that is contemporary and respectful to the original. The original tile mosaic was reduced to eight colours in a grid of 152 by 45 squares. This proposed painted version will be made with dozens of colours, on a grid comprised of 52 by 15 squares.
>
> The mural, made with a larger cell size and more colours will be instantly recognizable to viewers on street level and from a distance as the ubiquitous classic. As the viewer approaches the building the image will fragment into an engaging pixilated architectural abstraction. The Japanese classic is re-imagined in a contemporary, technological context in the full colour range of the original."

We respectfully hope that Council will support this proposal.

Sincerely
PRAXIS ARCHITECTS INC

Per: Michael Levin, AIBC
Director

PRAXIS
architects inc.

Michael D. Levin, Architect, AIBC
Robert Rocheleau, Architect, AIBC
401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
prax@telus.net

Received
City of Victoria
MAR 19 2014
Planning & Development Department
Development Services Division

March 18, 2014

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

Re: 845 Yates
The Wave DP 000347
Remediation of Image

We are pleased to submit a revised image of the proposed repair to the Wave. The previously submitted image consisted of 1' square painted cells. There were 15 cells horizontally and 52 vertically (780 cells). Per the request of the Development Services Division we have provided for the same overall sized image to be represented by a smaller grid of painted cells. The new grid consists of 9" hand painted squares - 20 cells horizontally by 70 cells vertically (1400 cells).

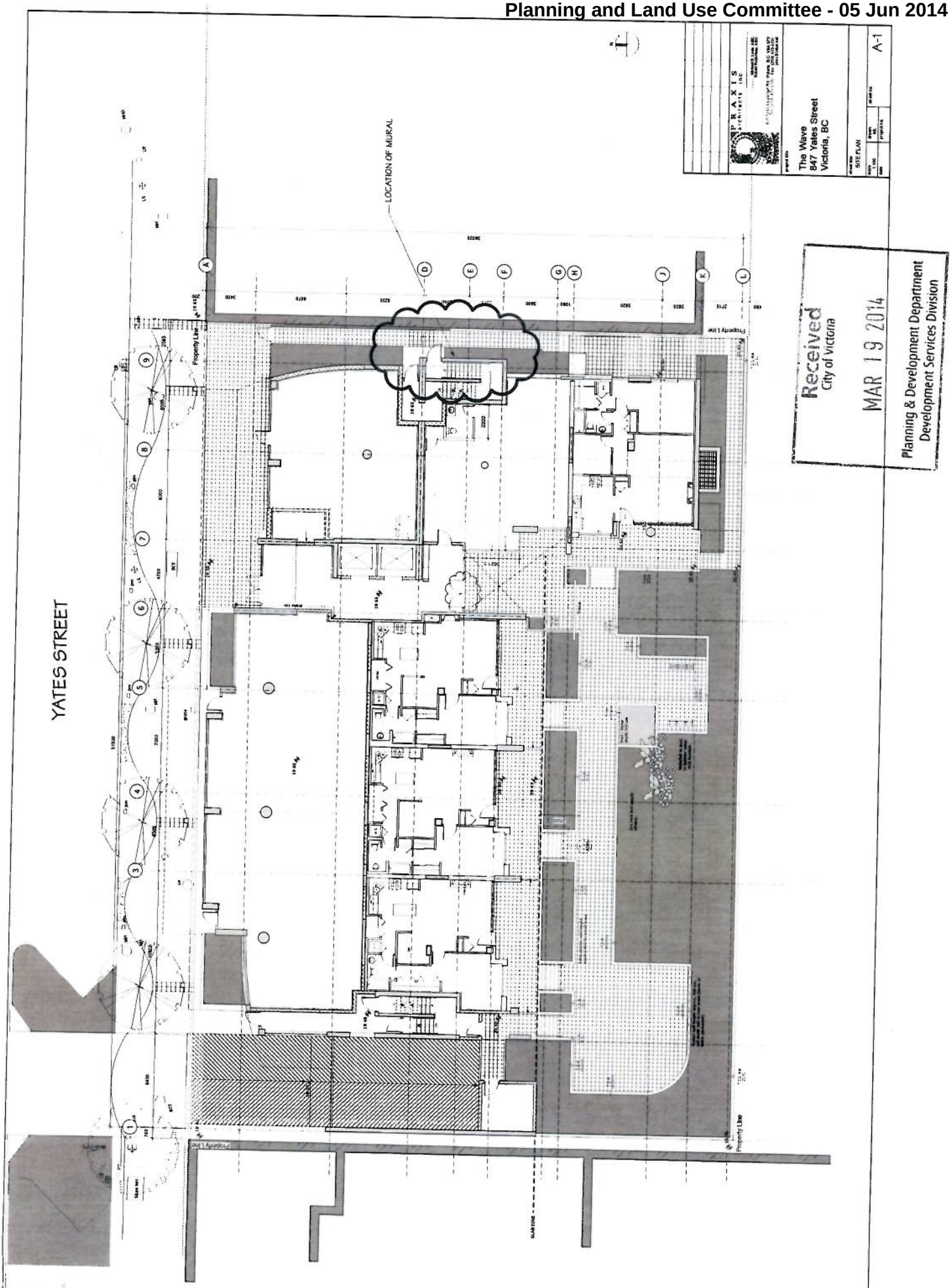
The team responsible for reconstituting the image will not be responsible for the maintenance of the image. Once the image is repaired and accepted our responsibilities are done. The image will be painted on the Limited Common Property of the Strata for 845 Yates. The maintenance of that image will become part of the ongoing responsibility of the Strata and their Property Management Team. The question of a maintenance program should be asked of the Strata Corporation and their Property Managers. It will become part of their annual budgeting I am sure as is roof repair, painting etc.

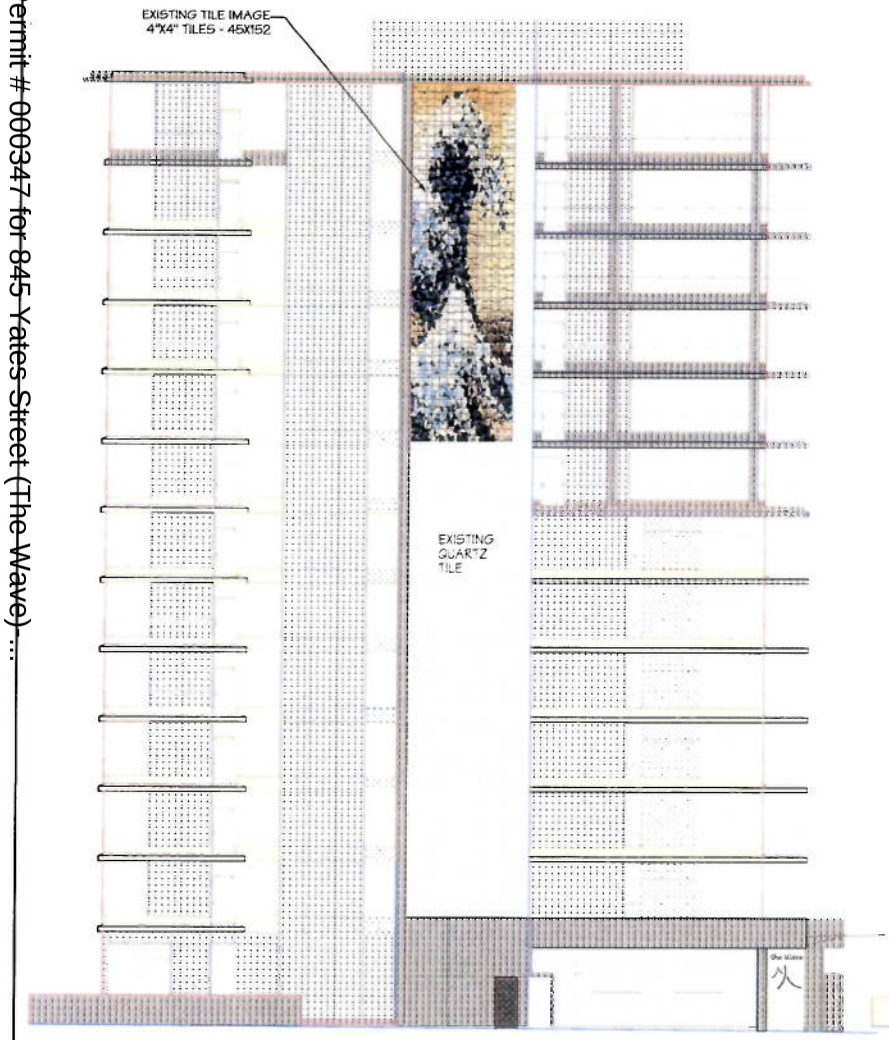
We respectfully hope that Council will support this proposal.

Sincerely
PRAXIS ARCHITECTS INC

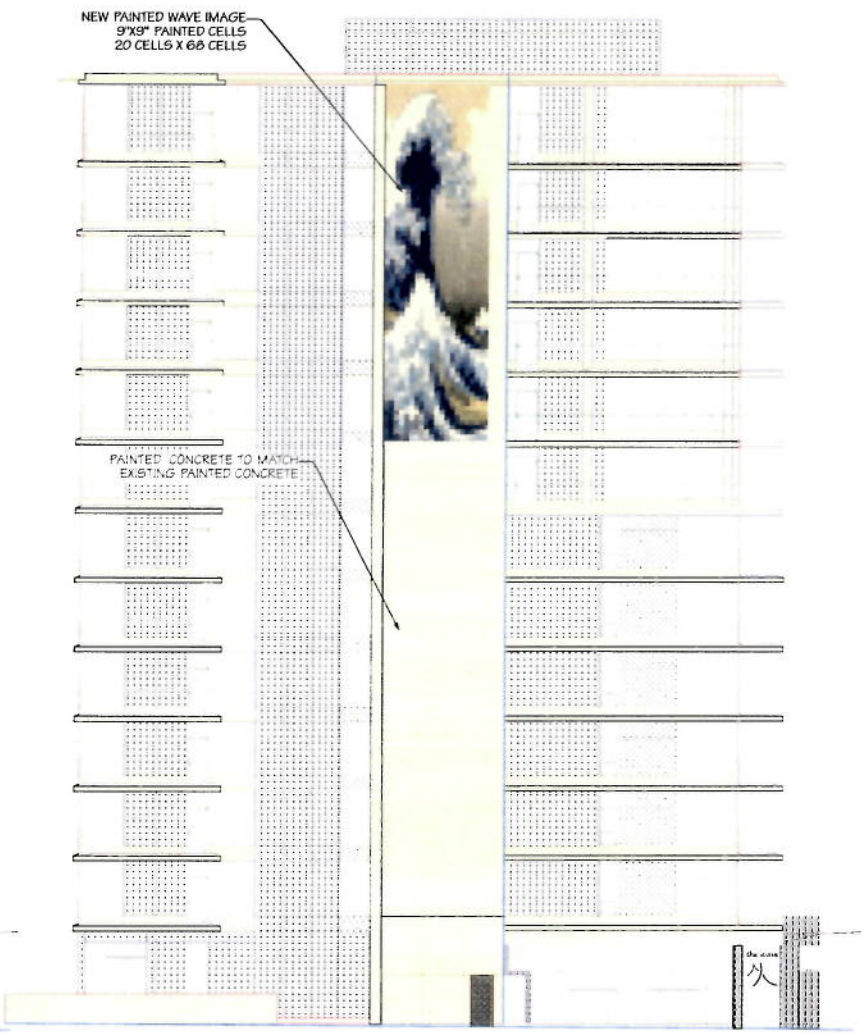
Per: Michael Levin, AIBC
Director

CC Murray G. Miller,
Senior Planner
Urban Design Development Services Division
Planning and Development Department


YATES STREET
LOCATION OF MURAL
Property Line
PRAXIS architects inc
The Wave
847 Yates Street
Victoria, BC
SITE PLAN
A-1
Received
City of Victoria
MAR 19 2014
Planning & Development Department
Development Services Division



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

ILLUSTRATIVE ONLY, NOT AN ACTUAL
REPRESENTATION OF THE EXISTING GRID

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City of Victoria
MAR 19 2014
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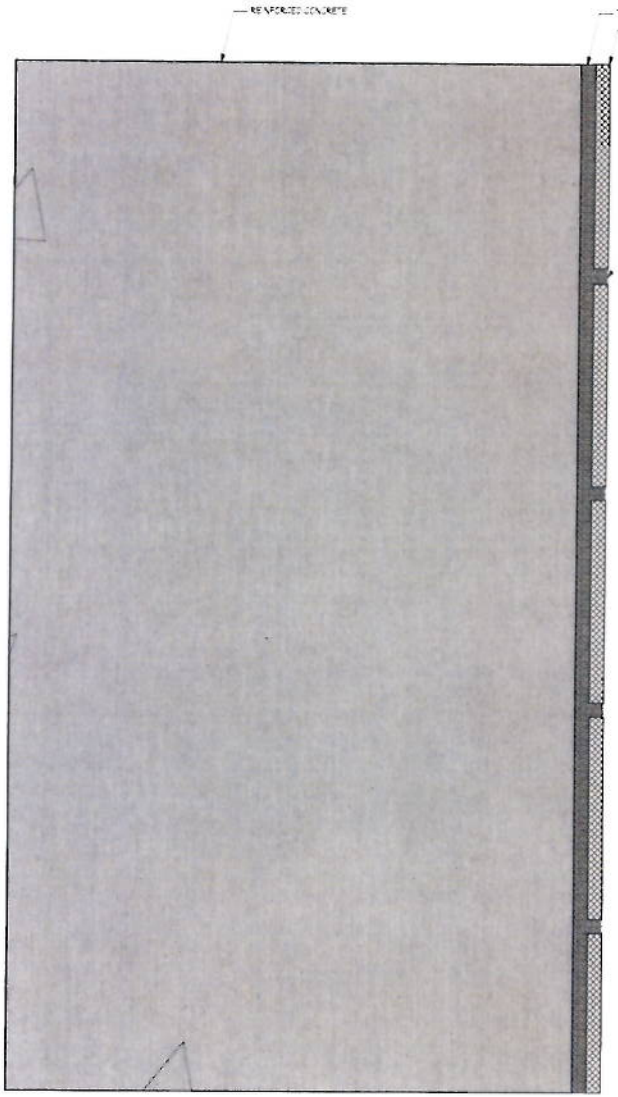
Development Services Division

PRAXIS
architects inc

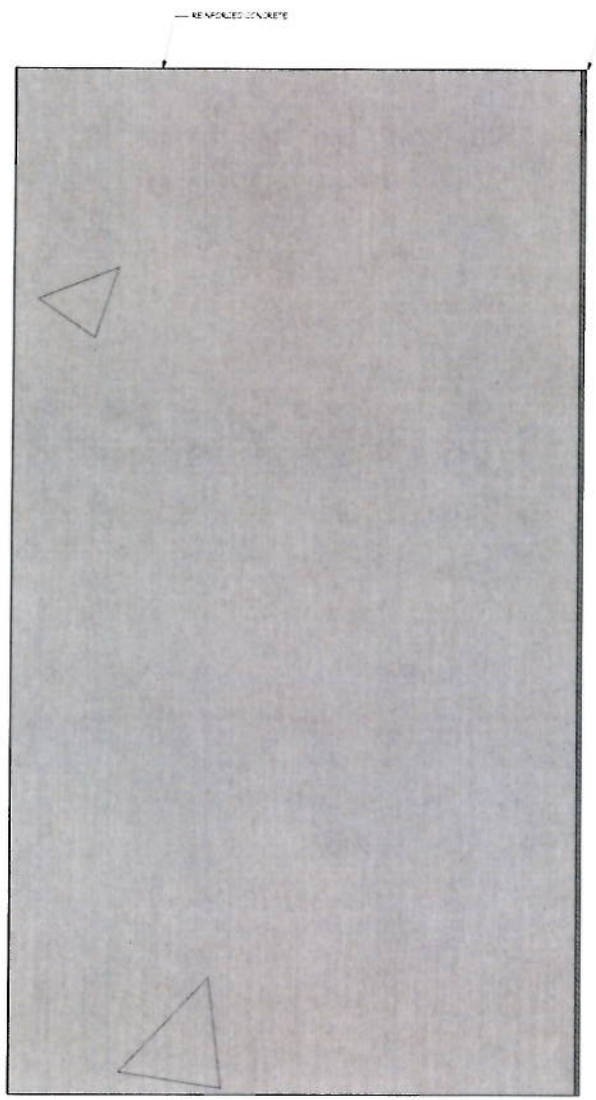
The Wave
847 Yates Street
Victoria, BC

EAST ELEVATION EXISTING AND PROPOSED

A-2



1 EXISTING SECTION DETAIL
A3 Scale: Actual Size



2 PROPOSED SECTION DETAIL
A3 Scale: Actual Size

Received
City of Victoria
MAR 19 2014
Planning & Development Department
Development Services Division

PRAXIS architects inc

project title
The Wave
847 Yates Street
Victoria, BC

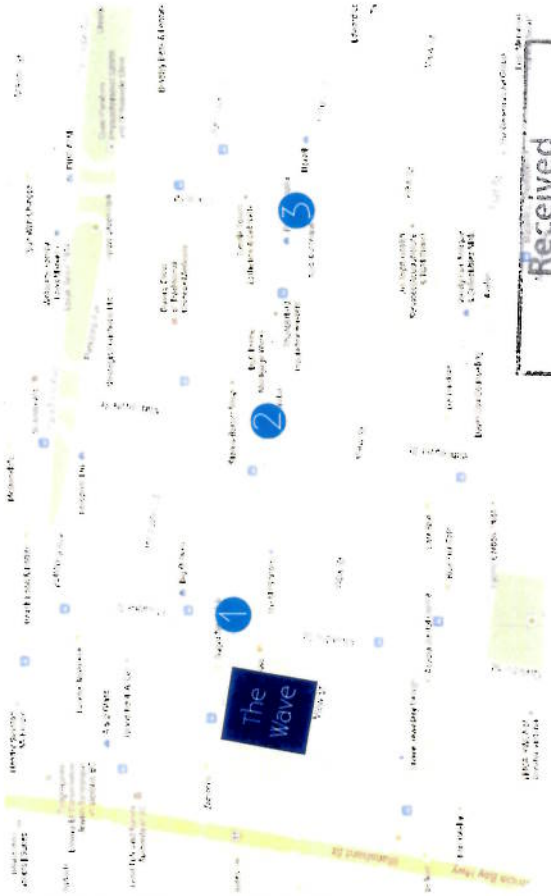
sheet title
FULL SIZE SECTION DETAILS

scale | drawn | drawing no. A3
date | project no.

View 1 - Yates & Quadra

View 2 - Yates & Cook

View 3 - Yates & Vancouver



Map

Received
City of Victoria
MAR 19 2014
Planning & Development Department
Development Services Division

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RDH | Building Engineering Ltd

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VIC@RDHBE.COM
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TO Geoff Kearney
Cornerstone Properties Ltd.
301- 1001 Cloverdale Avenue
Victoria BC V8X 4C9

EMAIL geoff@cornerstoneproperties.bc.ca

5098.10 – 845 Yates Street
Adhered Stone and Tile Review

January 20, 2012

REGARDING **Performance Review of Tile and Adhered Thin Stone**

Dear Mr. Kearney,

RDH Building Engineering Limited was retained by Strata Plan VIS 6115 to review the condition of the tile and adhered thin stone applied to the east exterior concrete wall of the building known as the Wave, located at 845 Yates Street, Victoria, BC (refer to RDH proposal dated November 30, 2011).

Background Information

Construction of the Wave was completed in or around the fall of 2006. The building is a concrete structure 13 stories in height containing approximately 101 residential suites. The tile and adhered thin stone in question is located on the east elevation of the building. The tile is located above the ninth floor level arranged with multi-colour units to provide a mosaic-like representation of a wave. The thin stone is applied from the 2nd floor level to the 13th floor. The wall area in question is the exterior wall of a stair tower.

The writer has been advised that at some prior time the owners became aware that tiles have fallen from the building. The ground area below the wall area in question is an area with restricted access designated as a means of emergency egress from the building.

Out of concern for additional falling tiles, the owners retained Knight Contracting to arrange access and review the installed tile and thin stone. A swing stage was erected and a review of the wall area confirmed three areas of loose tile and/or stone. Large areas of stone were removed from the 5th and 9th floor levels, a small area of tile was removed from the 9th floor level, and a large area of tile was removed from the 11th floor level.

Tile and Adhered Thin Stone

RDH was not provided with a set of construction documents or any formal confirmation of the materials and processes approved for use during construction. A review of previous correspondence from the Project Architect (Mr. Michael Levin, MAIBC of Praxis Architects Inc.) indicates that the project specifications may not have been followed.

At the present time the following summary represents the writer's understanding of the materials and processes implemented during the installation of the adhered tile and thin stone at the Wave:

- the tile was specified and reviewed by Praxis and supplied by C&S Ceramic Tile Distributors of Vancouver
- the stone (quartzite) was approved and supplied by the developer (source of stone is unknown)
- the thin set mortar used for both the tile and stone was "Megalite", manufactured by Custom Building Products,
- no information was provided for the grout material used at the tile and stone joints
- the tile and stone were installed by Pacific Coast Floor Coverings after the wall surface was washed and prepared by the general contractor. The details of surface preparation are not known. Once the surface was washed, the tile and stone installer proceeded as described below:
  - acid washed surface
  - installed control joints
  - applied thin set
  - installed the tile/stone
  - applied grout & sealer (no information related to materials or sequence)
- no information has been provided related to project specific testing, site inspections, certification or any independent quality control/assurance processes implemented during construction

Codes and Industry Standards

Without review of the design documentation and construction drawings, it is not possible to confirm which version of the BCBC was in effect for the design and construction of the Wave.

The 1998 and 2006 British Columbia Building Codes (BCBC) do not provide specific requirements for exterior tile or adhered thin stone installation. The tile and adhered thin stone would however have been required to satisfy the performance requirements outlined in Part 5 of either edition of the code, including referenced Canadian Standards Association standard "*CSA A371 Masonry Construction*". Although the A371 standard provides mandatory design requirements and prescriptive installation procedures for *"thin veneers secured individually by mortar adhesion"* the standard only applies where the stone is installed at elevations less than 3 meters above the foundation level (clause 10.5.1 and Annex A). The requirements outlined in A371 would not have been applicable to the adhered thin stone at the Wave.

In additional to the BCBC and CSA standards, the following associations and industry standards provide assistance and guidance with respect to the installation of tile and adhered stone:

- Marble Institute of America (MIA)
- Building Stone Institute (BSI)
- Terrazzo Tile & Marble Association of Canada (TTMAC)

The design and installation of the tile and adhered thin stone at the Wave would have also been beyond the prescribed application of the above standards and would have required professional design and field review to confirm compliance with the BCBC.

Performance Review

The writer attended the site on December 6, 2011 to review the condition of the tile and adhered thin stone. Access to the building face was provided by swing stage.

The condition of the tile and stone was assessed by hammer tapping, removal of "hollow" sounding stones, removal of grout at stone and tile joints, and visual examination. The following key observations are provided:

Thin Stone

- The stone is a natural grey quartzite stone (metamorphic sandstone) containing quartz grains and mica. With close visual review, some of the original sedimentary layers that persist after metamorphism are still identifiable. The surface condition is considered somewhat friable raising a question as to the long term reliability of any bond achieved at time of placement.
- The stone was placed on the wall with the stone grain parallel to the wall surface.
- The stones vary in thickness with cut edges measuring 10-20 mm in thickness, the majority being approximately 15 mm.
- Joints between stones also varied from tight to approximately 5 mm (Photo 4,5)
- Surface irregularity of stone resulted in offsets and ledges at most joints (Photo 6).
- Cracks and gaps in the grout at stone joints were widespread (Photo 7).
- Efflorescence (white staining) at stone joints was widespread (Photo 6).
- At locations of prior stone removal, observations were made of large areas of undisturbed notched mortar (Photo 8 & 9).
- Removal of "hollow" sounding stone units revealed poor adhesion (Photo 9).
- One removed stone had been scored with a saw (Photo 9).
- A metal control joint was covered with grout (Photo 10 & 11)
- The joint between the stone and the concrete structure was filled with mortar. The mortar had failed in locations providing an opening for water entry (Photo 12).
- The joint between the stone and an adjacent cladding panel was filled with mortar. The mortar has failed in locations providing an opening for water entry (Photo 13).

Tile Observations

- The tile can be described a "100x 100 mm vitreous through coloured clay tile".
- The width of grout joints in the tile varied from 1/8 to 3/8 of an inch (Photo 14).
- Metal control joints were installed in the tile (Photo 14 & 15).
- Cracks and gaps in the grout between tiles were observed (Photo 14, 16 & 17).

- White staining was observed on the surface of the tiles. The stains originate from joints between tiles (Photo 14 & 18).
- Removal of "hollow" sounding tiles confirmed poor adhesion (Photo 19 & 20).
- The mortar at locations of tile removal appear compressed and in contact with the back of the tiles (Photo 21).
- Tile and concrete interfaces were not sealed to prevent water entry (Photo 22 & 23).
- Removed tiles revealed poor mortar adhesion (Photo 24).

Discussion

The following comments are provided related to the design, installation and performance of the tile and adhered thin stone at the Wave.

Design

At the time of this review there was no confirmation which design professional was responsible for the design of the installed tile and adhered thin stone at the Wave. In addition to missing design information there also appears to have been a lack of inspection or certification of the work by a design professional.

By any industry standard, the tile and adhered thin stone at the Wave should have been installed in accordance to the BCBC with professional design and field review.

Installation

The tile and stone appear to have been installed with a modified Portland cement mortar that was applied to the wall with a notched trowel and some level of "notched and/or spot back-buttering" for the installed stone. Observations of the installed tile and adhered thin stone indicate that (1) the bond between the stone and the mortar appears poor and (2) the bond between the mortar and the concrete appears satisfactory.

The poor bond could be the result of a general incompatibility between the stone and the mortar. The surface condition of the stone does not appear conducive to achieving a reliable bond (friable mica content and/or possible pyrite content). Improper surface preparation (lack of leveling) and/or excessive setting of the mortar prior to stone/tile installation could also have had a negative impact on the amount of bond achieved at time of installation. Additional testing of the stone and mortar would be required to further examine the significance of the above factors.

Other installation issues observed:

- Insufficient leveling prior to installation.
- Lack of consistent "back buttering" resulting in inconsistent contact between stone and mortar (much less than the normally required 95% - 100%).
- Improper installation of control joints (covered by grout) and/or lack of control joints.
- Lack of sealant at tile/stone interfaces with adjacent cladding surfaces

Performance

There are two main problems with the performance of the tile and adhered thin stone at the Wave.

Poor Bond

Falling tile/stone, hollow sounding tile/stone and easily removed tile/stone are all conditions that confirm "poor bond". Poor bond is a significant performance problem and safety hazard.

Hollow sounding stone units and stone surfaces free of mortar adhesion are observations that confirm poor bond. The degree of bond will not improve over time, and depending on the cause of the poor bond, it is likely that the condition will worsen with time resulting in additional incidences of loose/falling tile/stone units.

Poor bond could be a result of:

- poor design (incompatible stone and mortar),
- excessive stress in the mortar as a result of restrained movement caused by improperly installed and spaced control joints (concrete shrinks, tile/stone undergo cyclic thermal movements)
- poor tile/stone installation (mortar exposed too long before time/stone placement, insufficient back-buttering/leveling), or
- deterioration due to water ingress and weather effects such as freeze/thaw.

Lack of Water-Tightness

Unsealed grout joints that have weathered, deteriorated or cracked and allow excessive water entry behind the tile/stones also represent a significant performance problem.

White stains on the surface of the tile/stone is an indication that an excessive amount of moisture is present behind the surface of the tile/stone causing dissolved salts to wash to the exterior and reform on the tile/stone surface – causing the white stain (efflorescence). Although this efflorescence can be washed away it is an indication of a moisture problem that needs to be resolved to prevent ongoing deterioration of the mortar from erosion and/or freeze/thaw damage.

The lack of water-tightness could result from:

- poor grout installation,
- poor sealing of potential water entry points such as interface joints with adjacent construction,
- cracks in the grout caused by restrained movement resulting from improper movement joint installation, or
- voids behind stone due to poor workmanship (poor surface leveling and/or poor stone installation

Discussion

Poor bond and a lack of water tightness are performance problems that share common potential causes.

In order to assess the contribution of potential mortar and stone incompatibility requires highly specialised material testing. The testing will require the collection of additional samples and the costs of testing would be approximately $5,000 to $10,000.

In the event that testing confirms an inherent material incompatibility, it will be necessary to remove the stone from the building.

In the event that testing confirms that the stone and mortar are compatible, the existing condition of poor bond will be attributed to poor tile/stone installation, defective control joint installation, water ingress and/or weather effects (freeze/thaw). The recommended repairs that would be necessary to resolve the poor bond condition and existing deficiencies (in a manner including professional design assurance and certification) would likely result in full removal and replacement of the existing tile and adhered thin stone.

Recommendations

Based on the information reviewed, and the writer's field assessment of the existing performance problems, it is recommended that the Owners review options to remove the existing tile and adhered thin stone.

Confirmation of compatibility between the thin stone and the mortar will require material testing. Testing will however not address the existing performance problems or resolve concerns related to public safety. If the matter is not likely to be resolved in the short term, the installation of netting over the wall area in question, to contain any additional falling tile or stone, is recommended.

If the Owners wish to reinstate the "mosaic-like" wave representation it is recommended that alternate assemblies be identified and the installation of exterior tile or adhered thin stone on the existing concrete substrate be avoided.

Yours truly,

RDH Building Engineering Ltd.

PROFESSIONAL PROVINCE OF M. J. WILSON BRITISH COLUMBIA ENGINEER

Michael Wilson M.Eng., P.Eng., BEP
Senior Building Science Specialist, Principal
mjw@rdhbe.com

January 20, 2012

encl.

The Wave

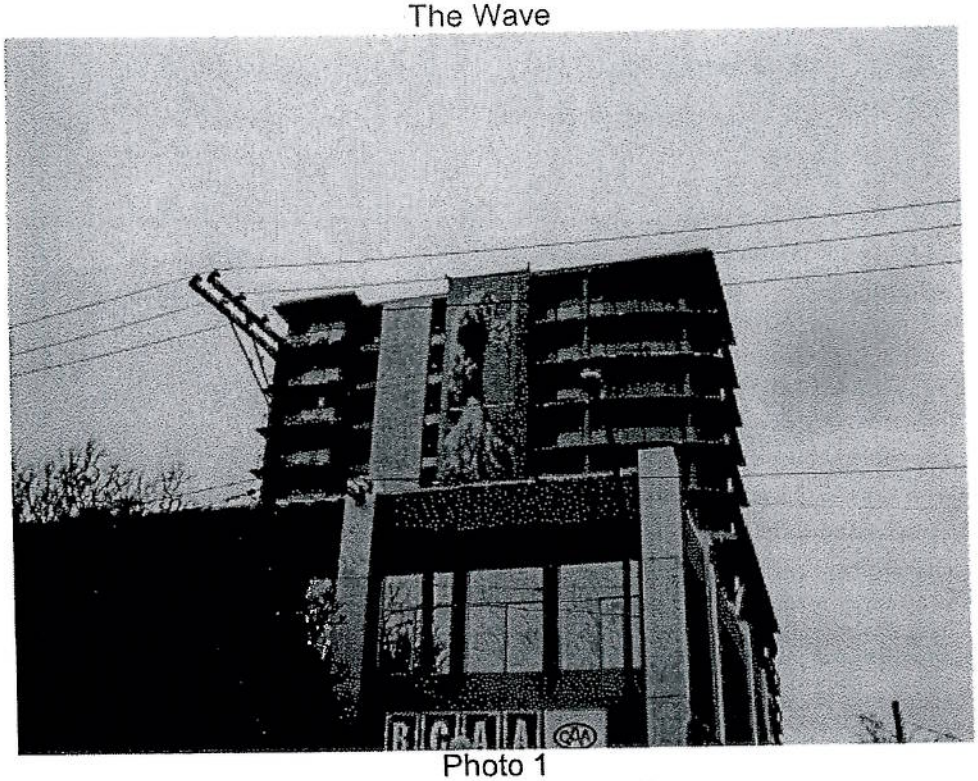


Photo 1

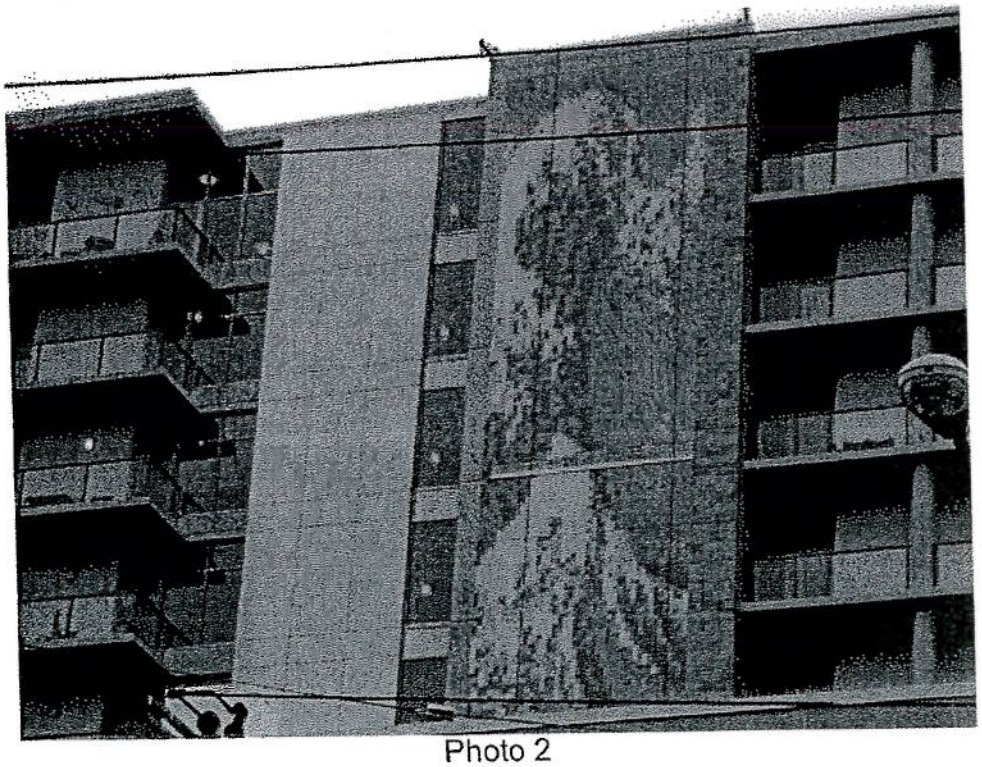
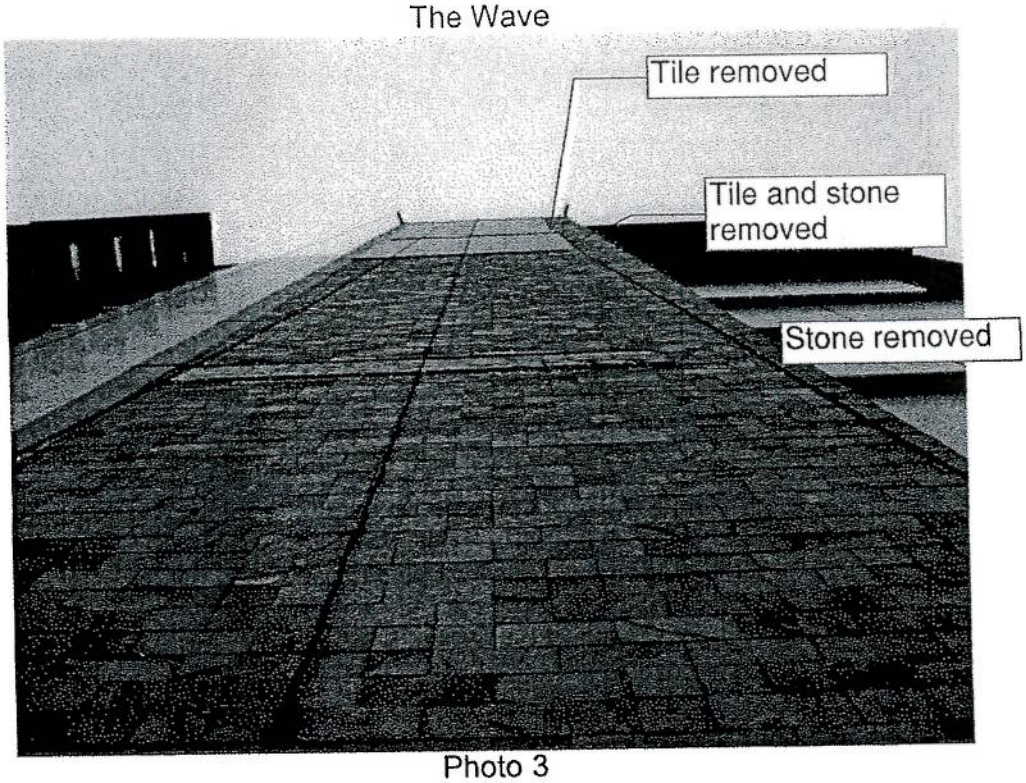


Photo 2
RDH Building Engineering Ltd

The Wave



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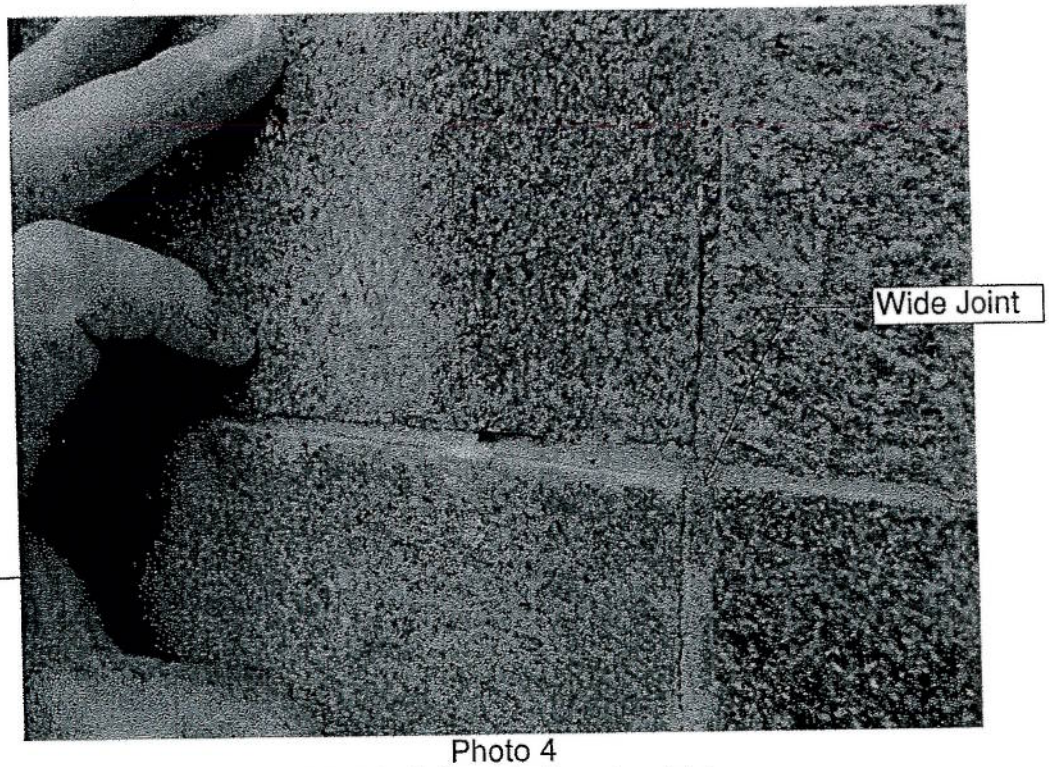
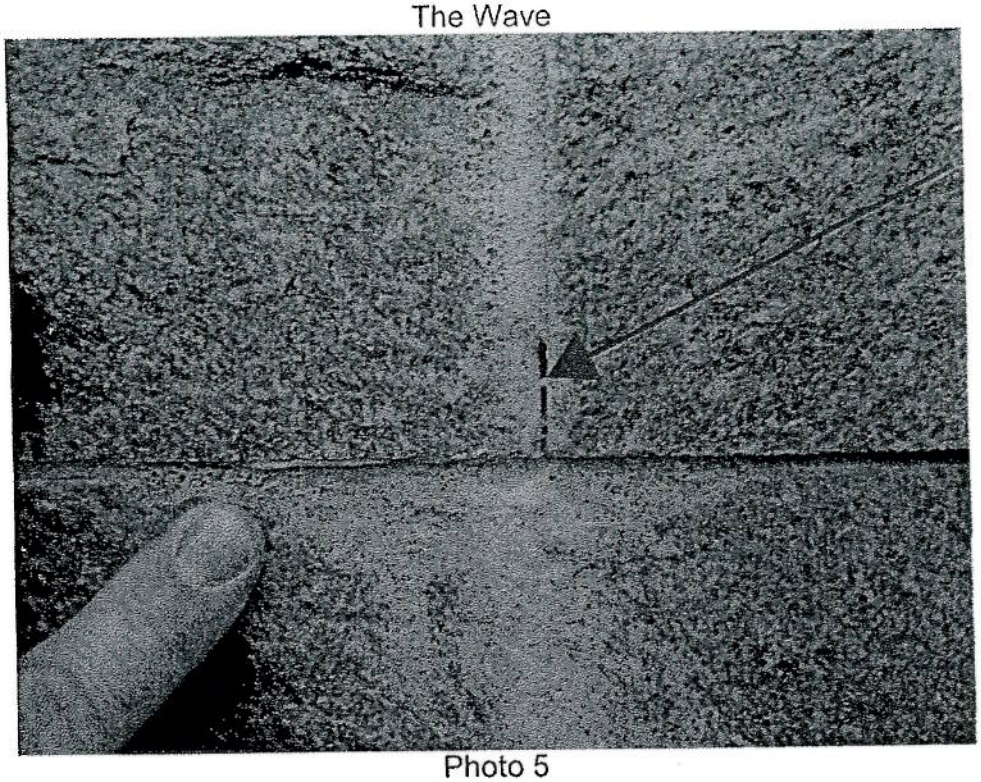


Photo 4
RDH Building Engineering Ltd

The Wave



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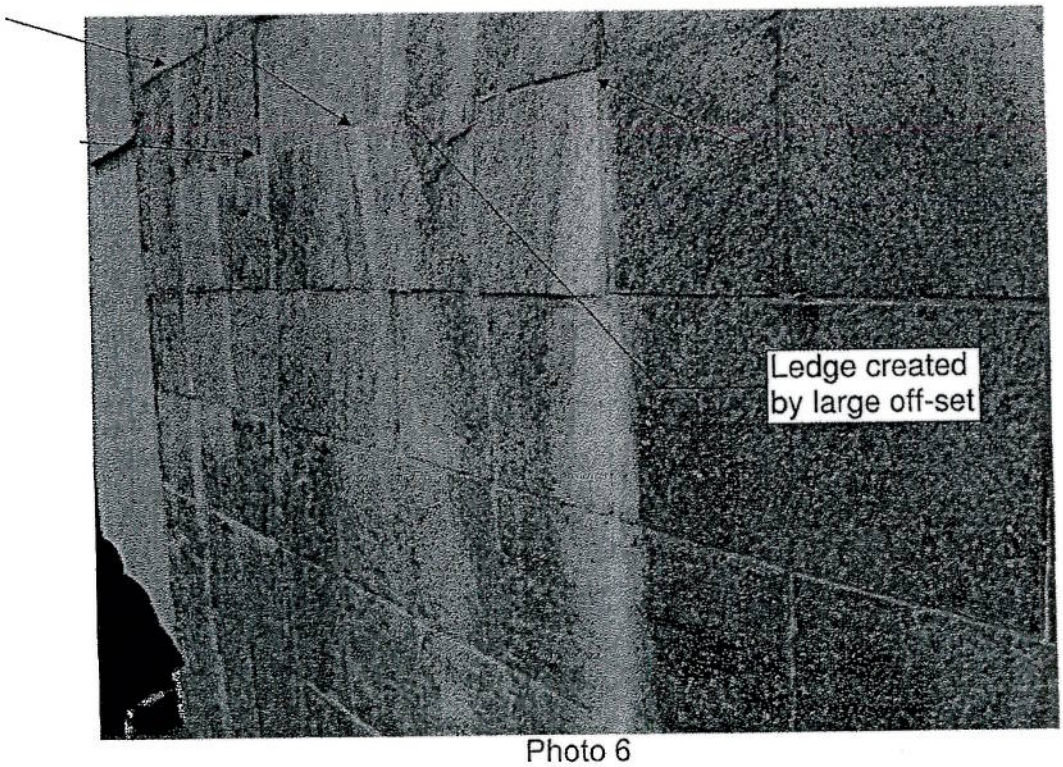

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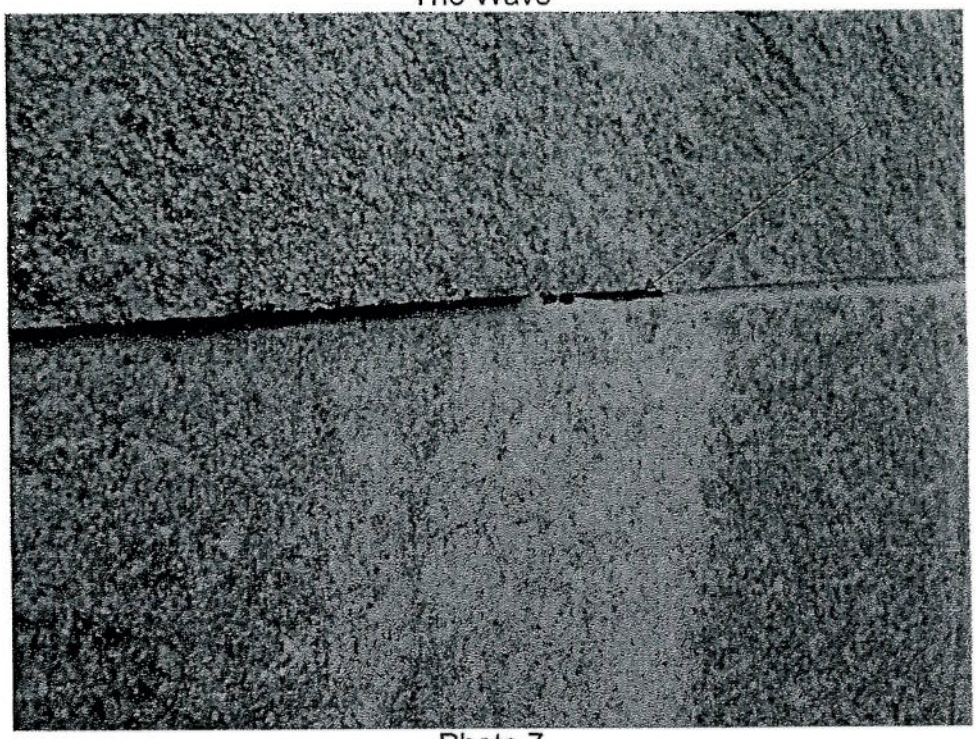

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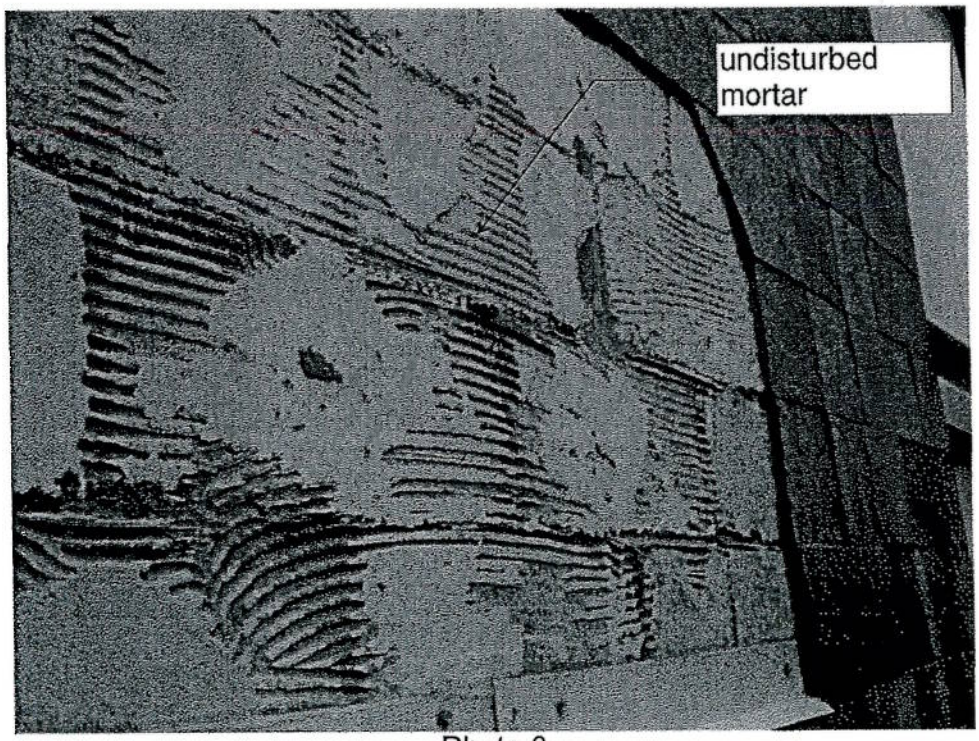

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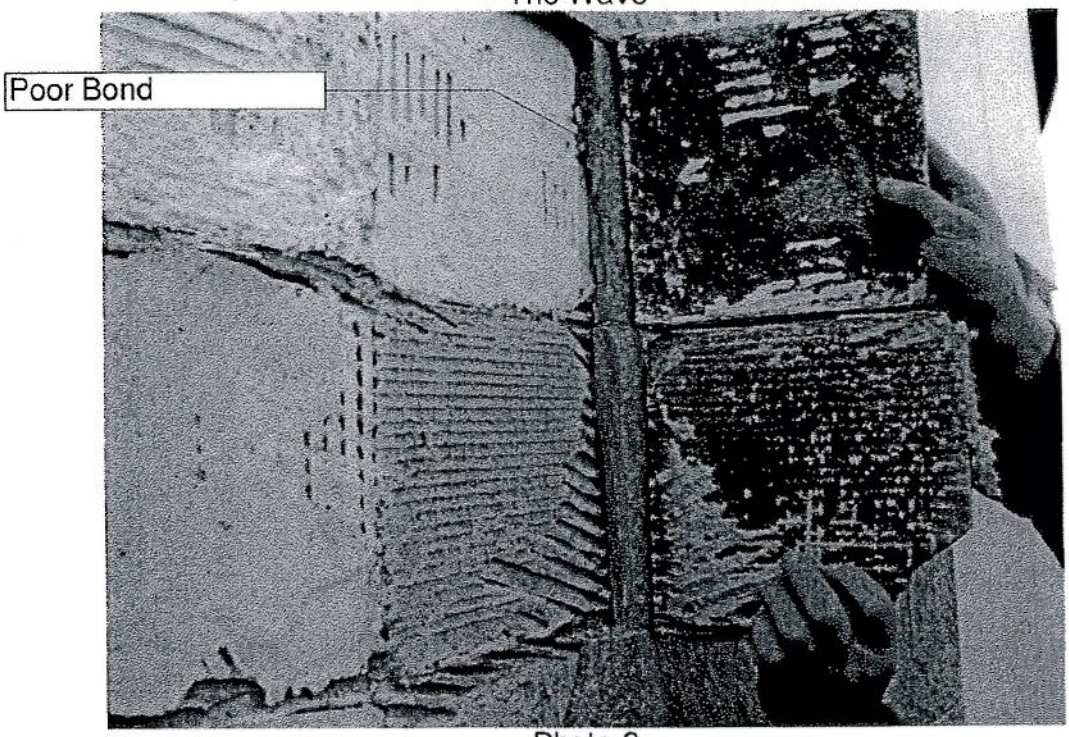

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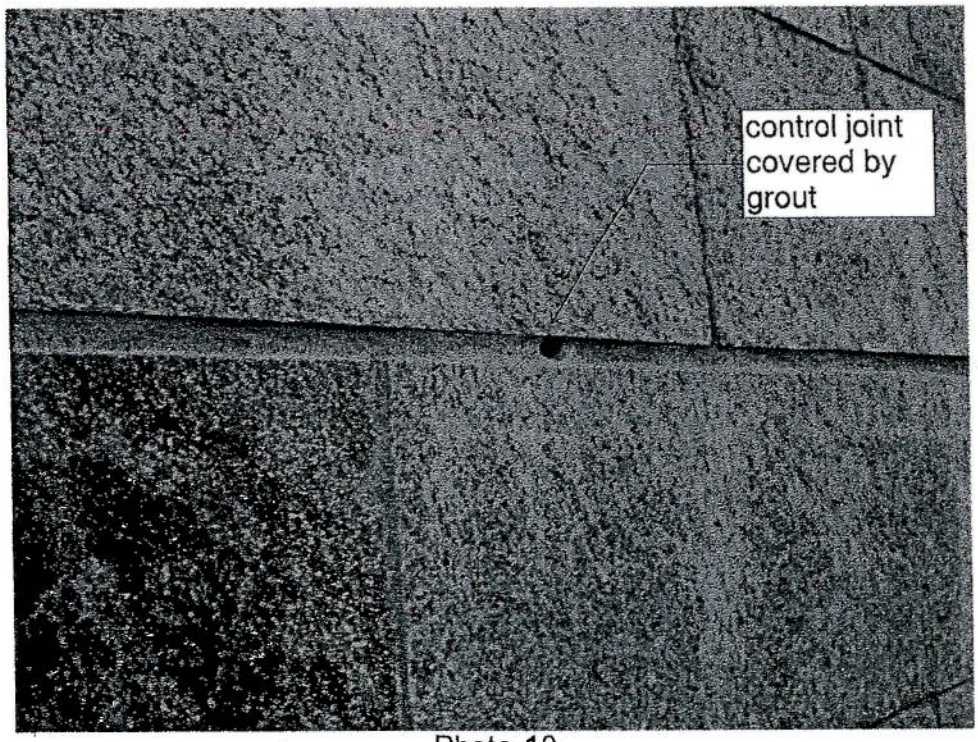

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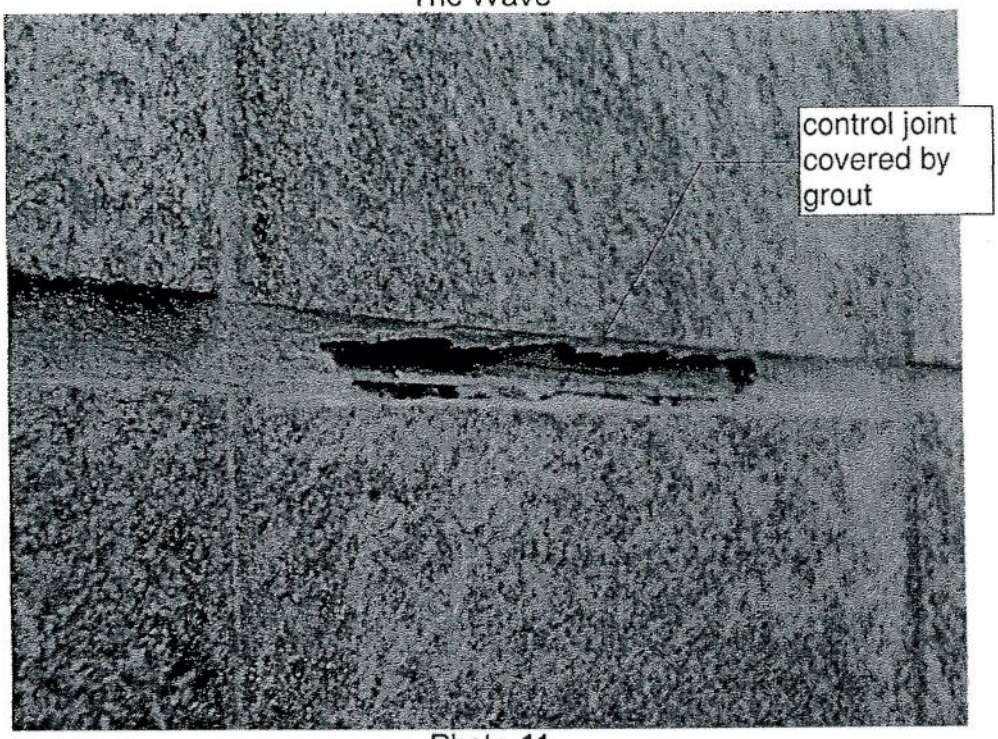

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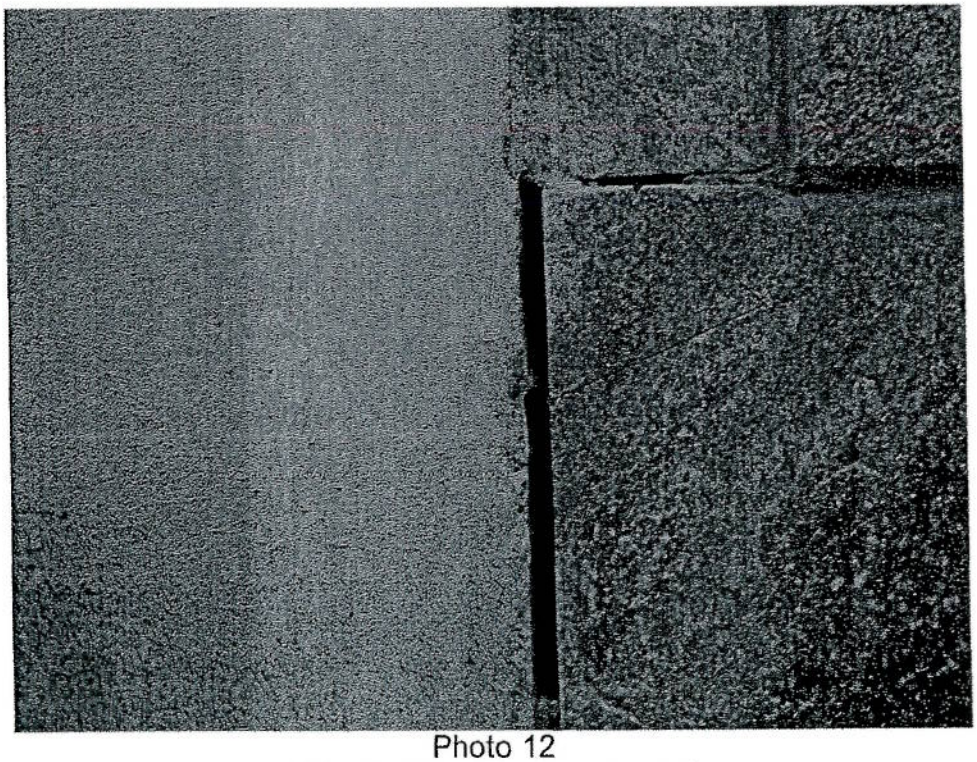

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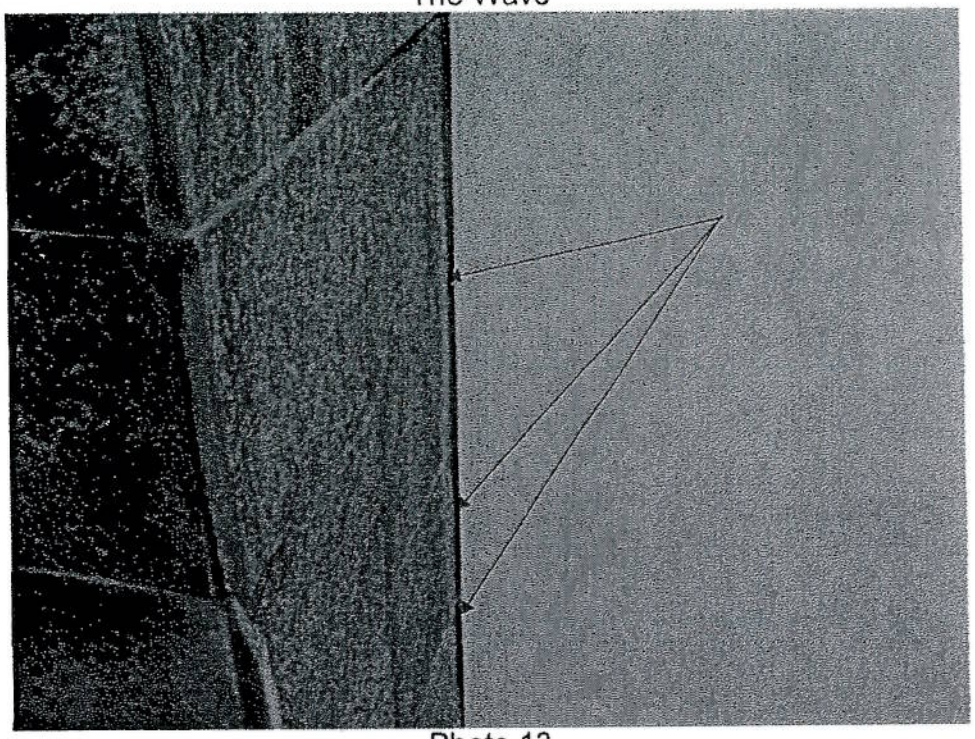

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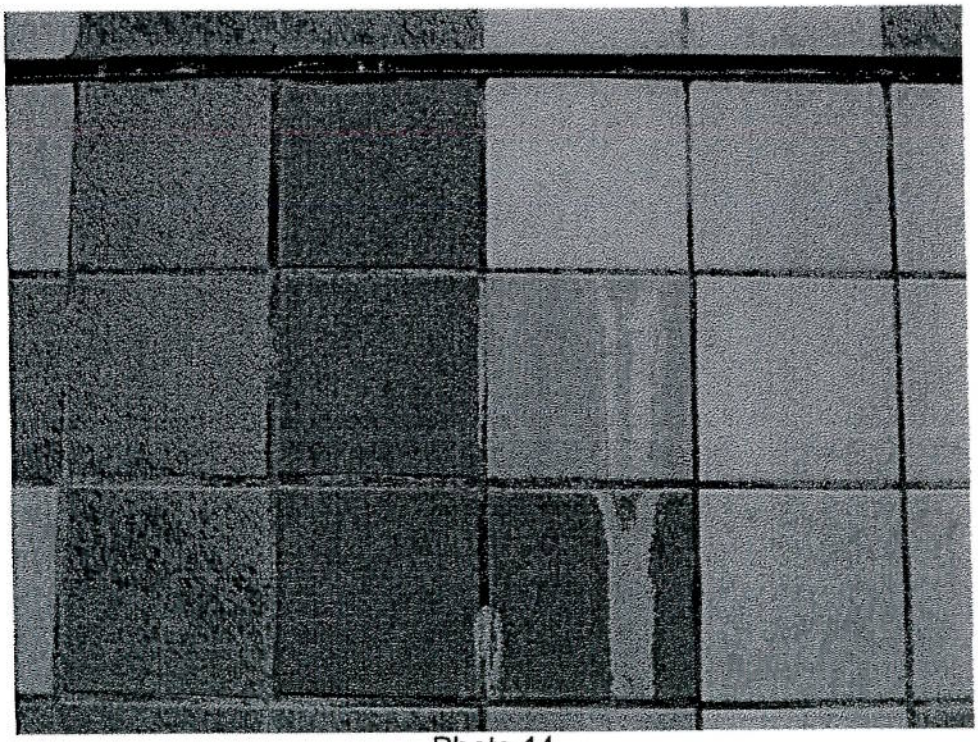

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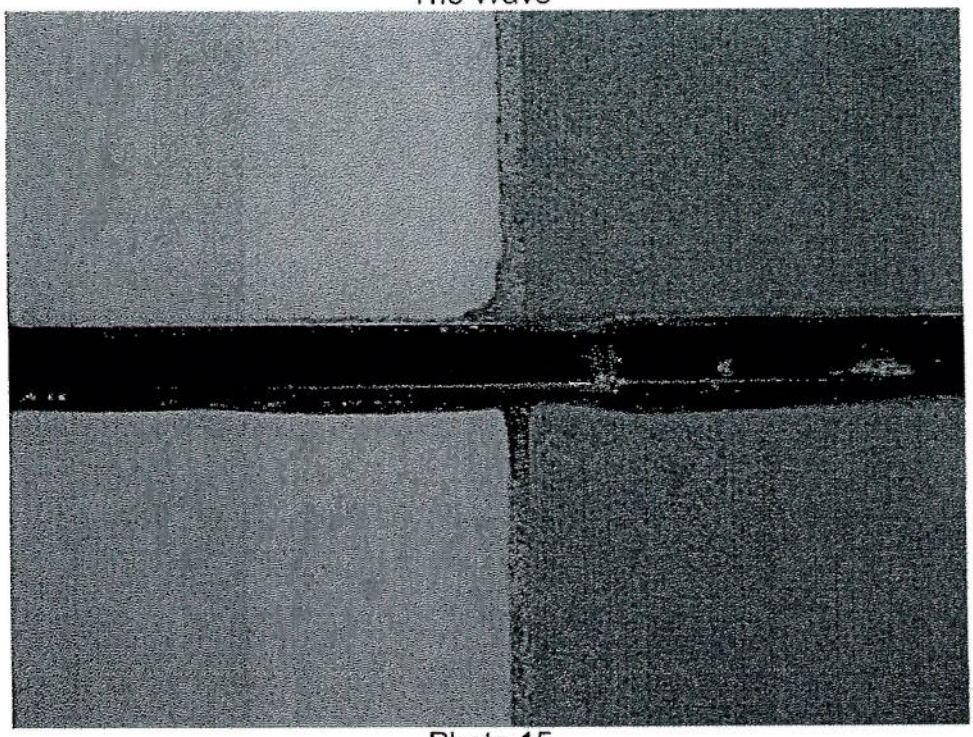

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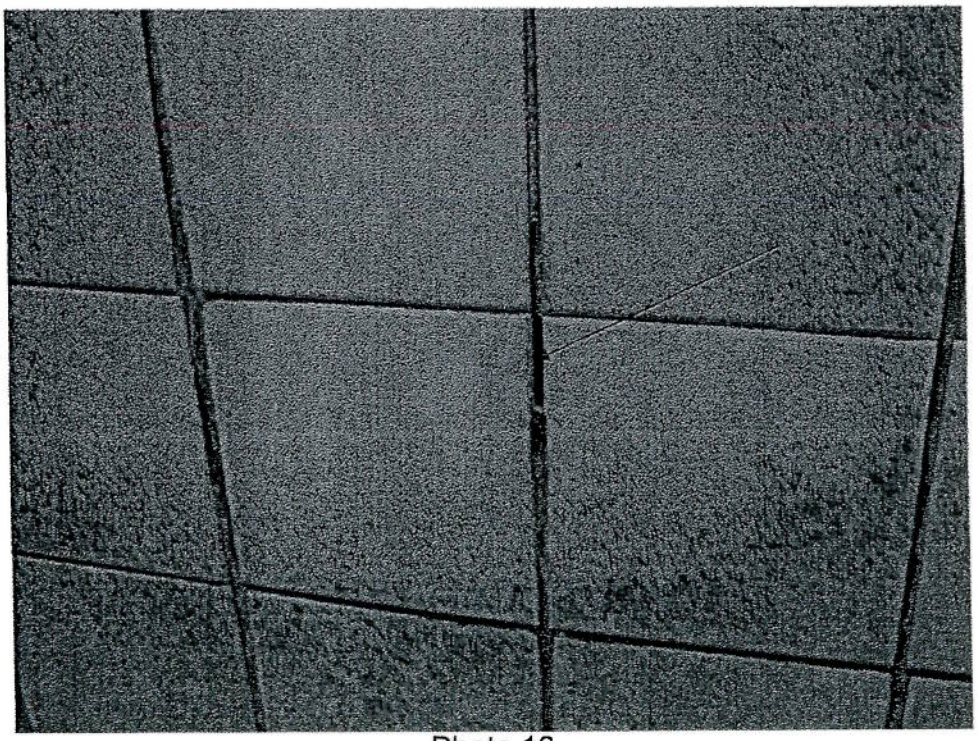

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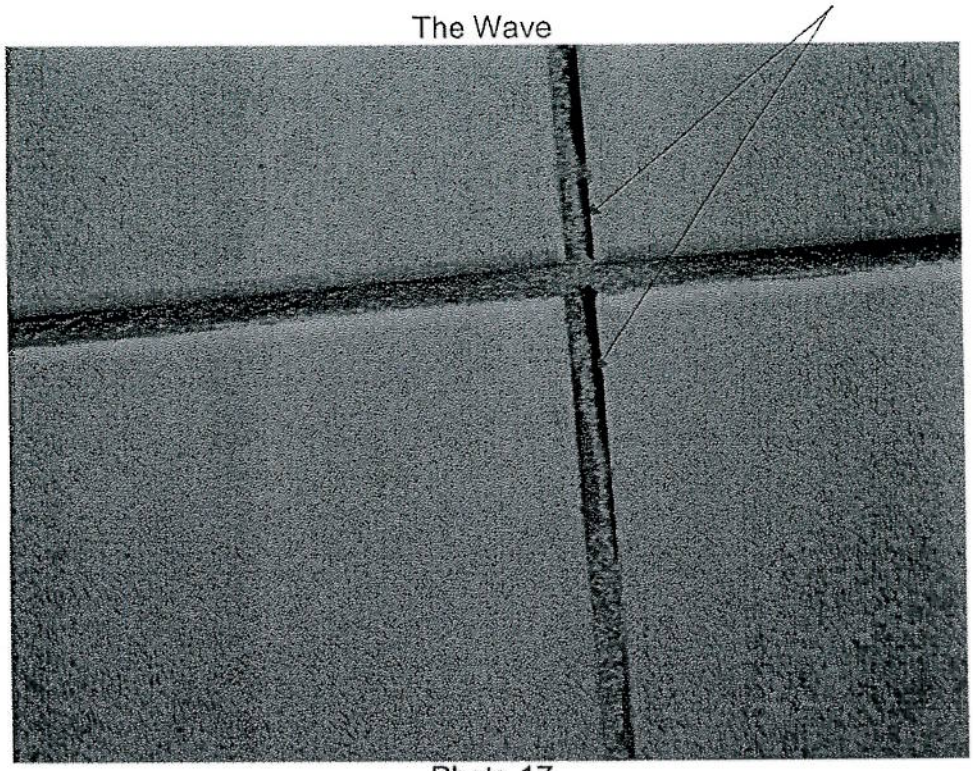

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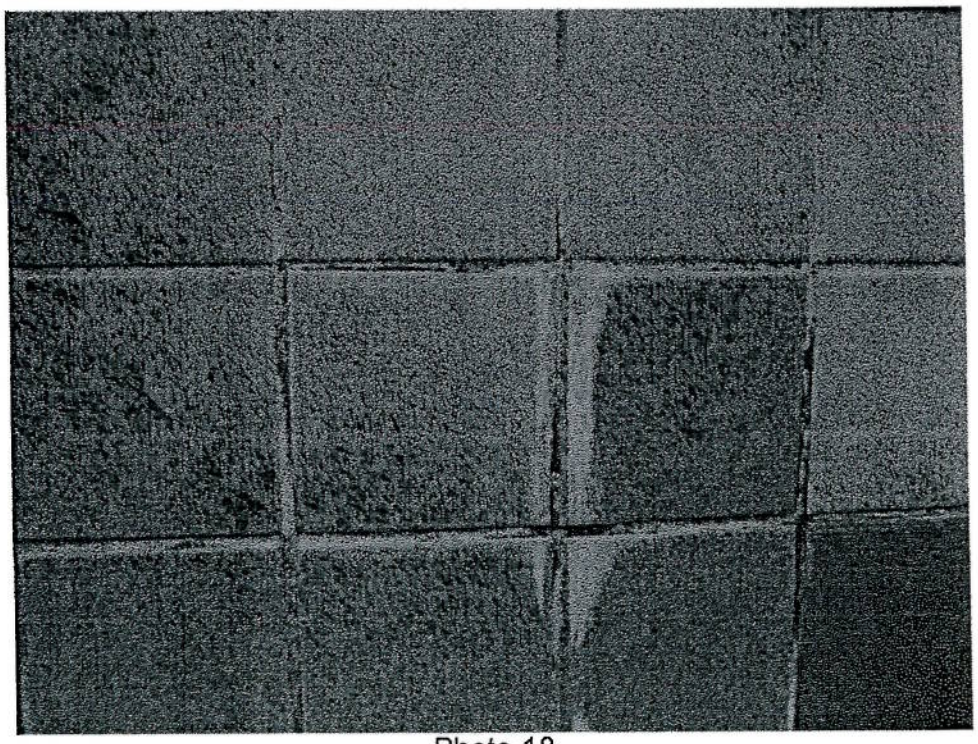

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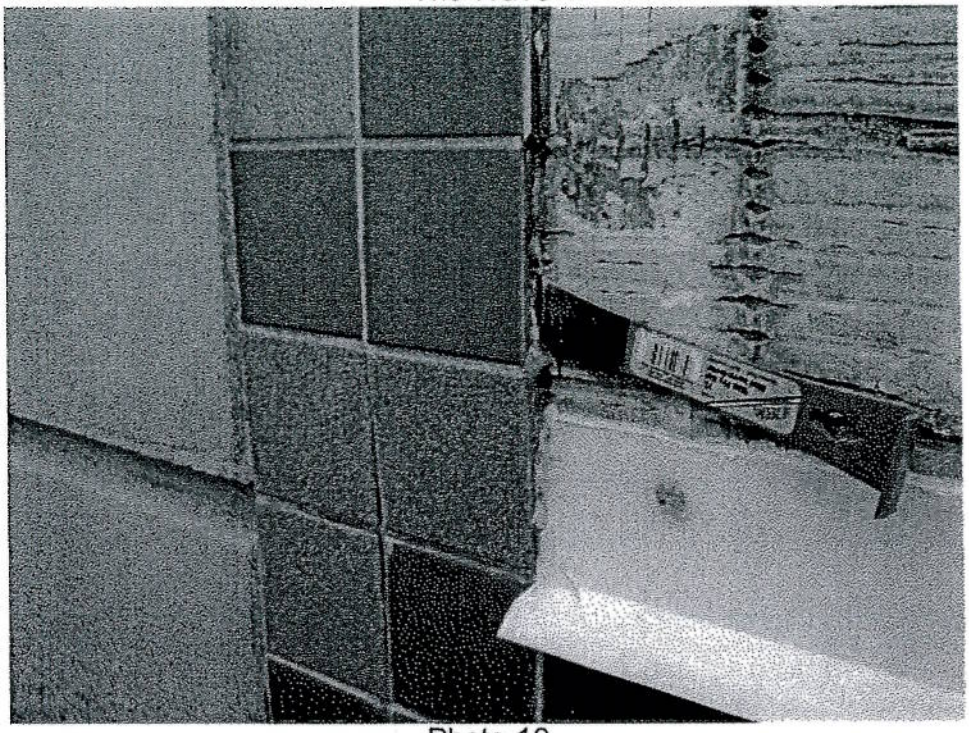

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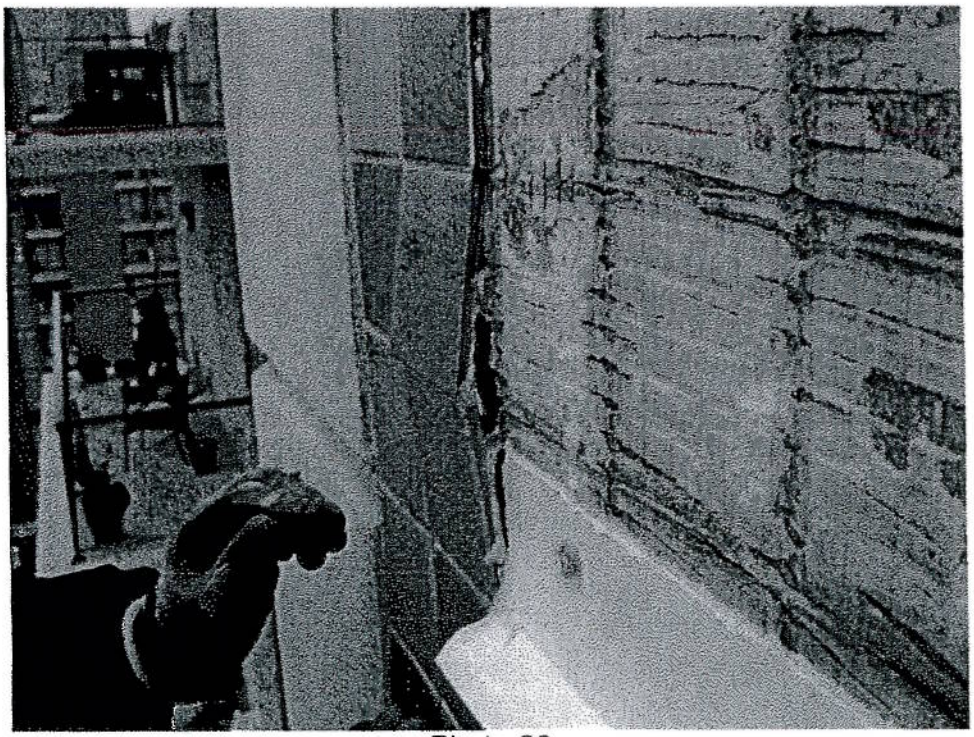

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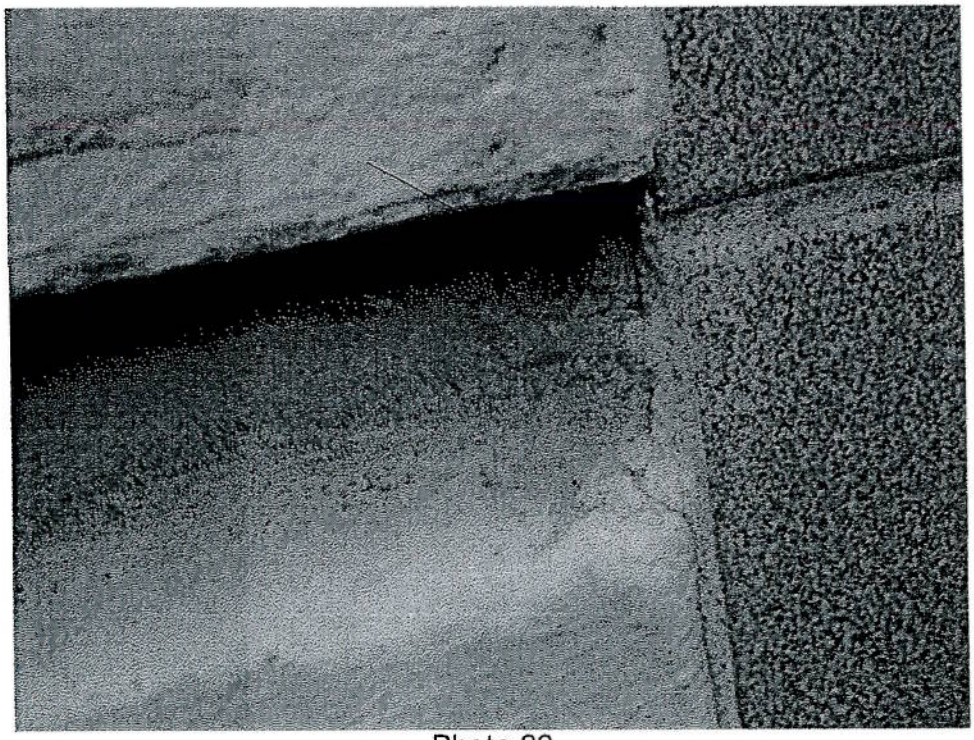
Photo 21



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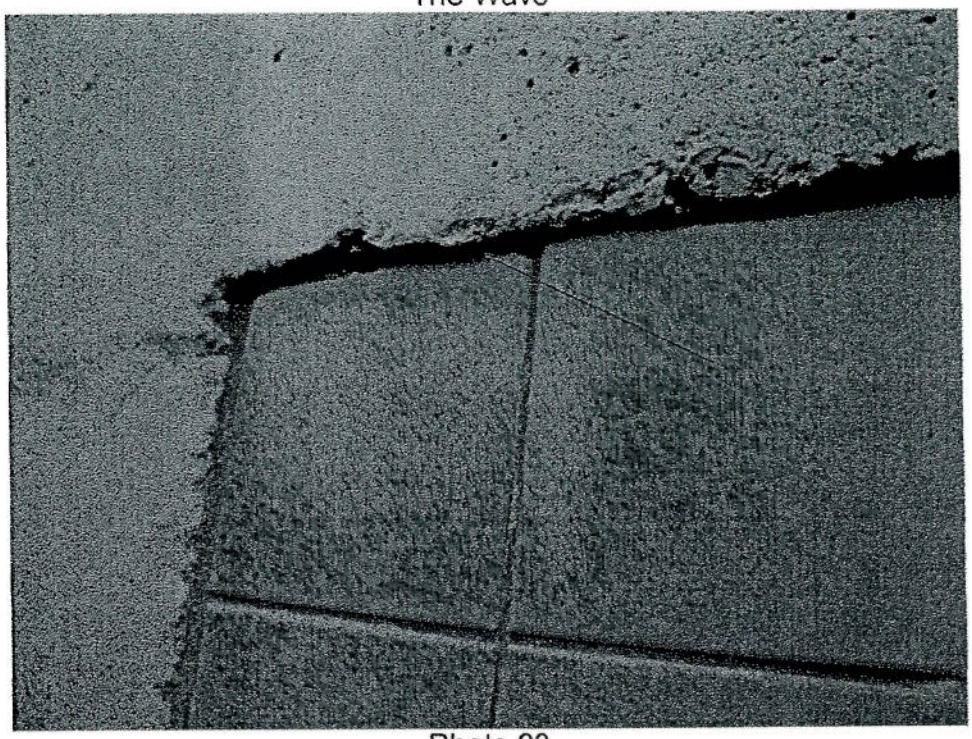

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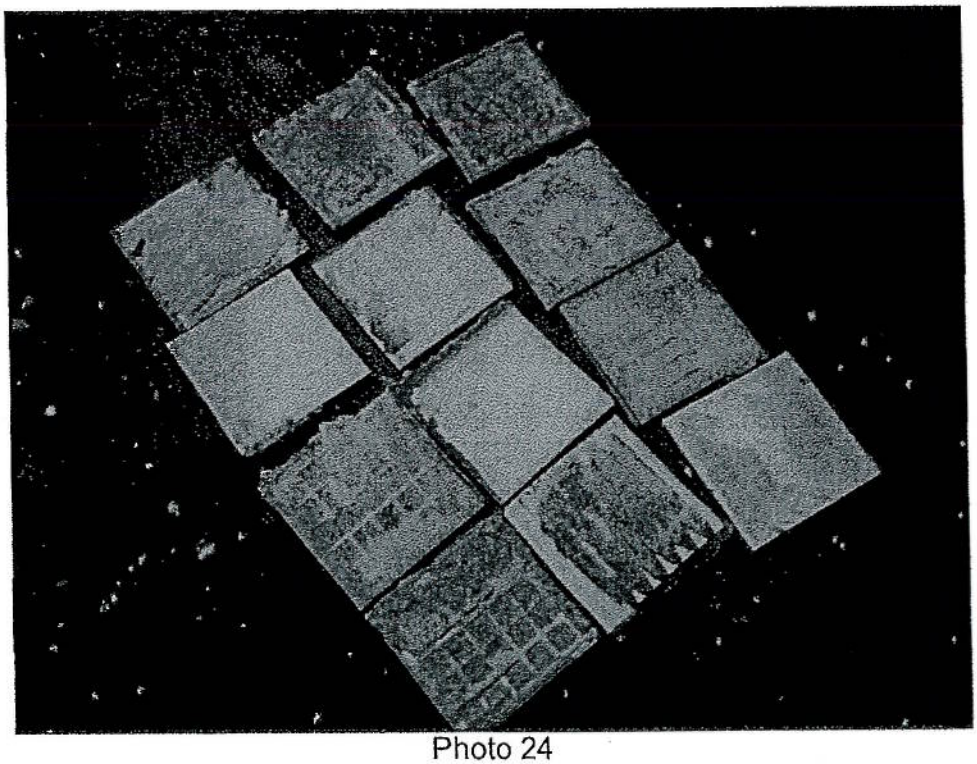

Photo 24
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5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

RDH

Design Report

The Wave

845 Yates Street, Victoria

- Mike Wilson
- Grant Laing

July 18, 2013

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Agenda

- Background
- Design Options
- Next Steps
- Questions and discussion

5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Background

- The building was built on 2006
- The concrete stair enclosure at the east face of the building was finished in a tile mosaic of a wave and thin stone.
- Some time after installation, tiles were found to have fallen from the building
- In December of 2011 the Strata retained RDH to review the condition of the tile and adhered thin stone on the east exterior concrete wall

Background

- In the same month RDH examined the tile and thin stone from a swing stage

5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Background

Background

5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Background

- In January of 2012, RDH issued a Performance Review of the adhered stone and tile with the following recommendations:
  - Remove the existing tile and thin stone
  - Avoid installation of exterior tile or adhered thin stone directly to the existing concrete substrate
  - Install a different assembly for reinstatement of the "mosaic-like" wave image
- In May of 2013, RDH was retained by the Strata to develop Design Options for the replacement of the thin stone and tile.

Design Options

- Original Design
- Option 1: New Mosaic Tile and Stone Cladding
- Option 2: Painted Mural and Stone Cladding
- Option 3: Painted Mural and Painted Concrete

5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Original Design

Existing, Development Permit approved configuration

Wave mosaic made up of 100mm x 100mm (4"x 4") through coloured clay tiles

200mm x 200mm or 400mm x 15mm (8" x 8" or 16" x 5/8") thin stone

Option 1 – New Tile Mosaic and Stone Cladding

- Based on existing materials and form
- Will require a only a Minor Amendment to the existing Development Permit
  - Shorter approval process than a full Development Permit
  - Less expensive approval process than a Development Permit
- Highest construction costs of all options
- Least risk in the Approval Process

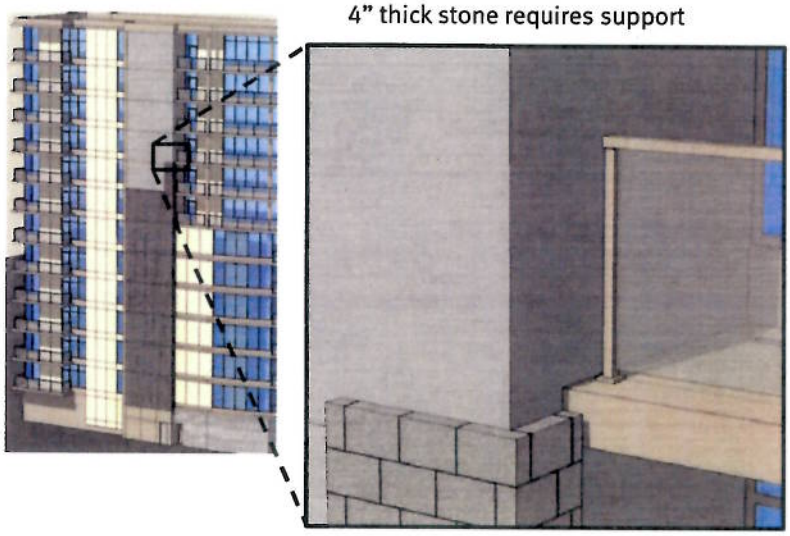
5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Option 1 – New Tile Mosaic and Stone Cladding

- Most costly and complex option

Option 1 – New Tile Mosaic and Stone Cladding



5098.40 – Stone Tile Repair - Design Option Presentation

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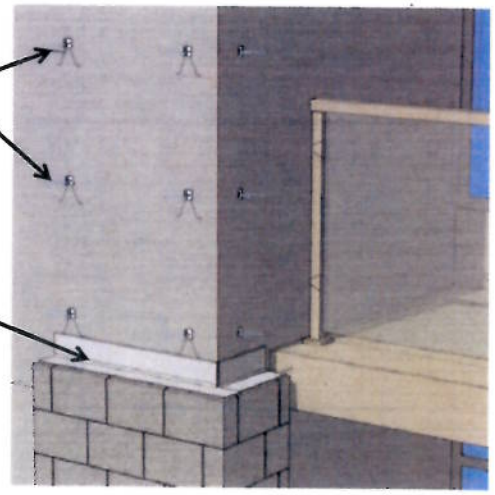
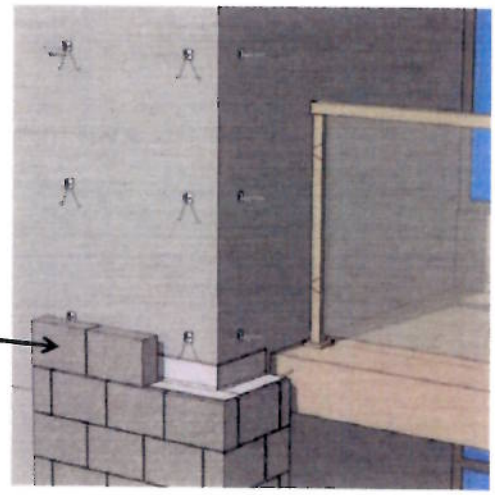
Option 1 – New Tile Mosaic and Stone Cladding



Option 1 – New Tile Mosaic and Stone Cladding



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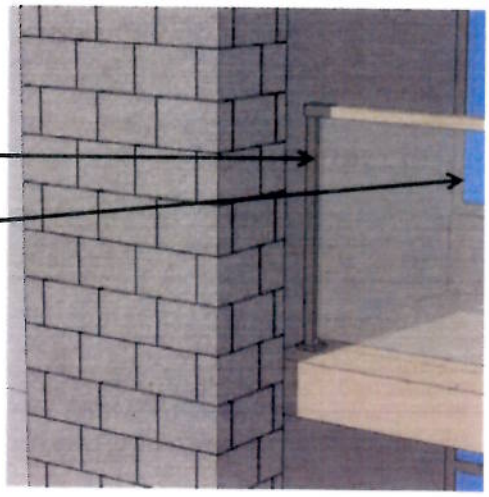
Option 1 – New Tile Mosaic and Stone Cladding

Stone must stop short of balconies to avoid modifications to

balcony guard

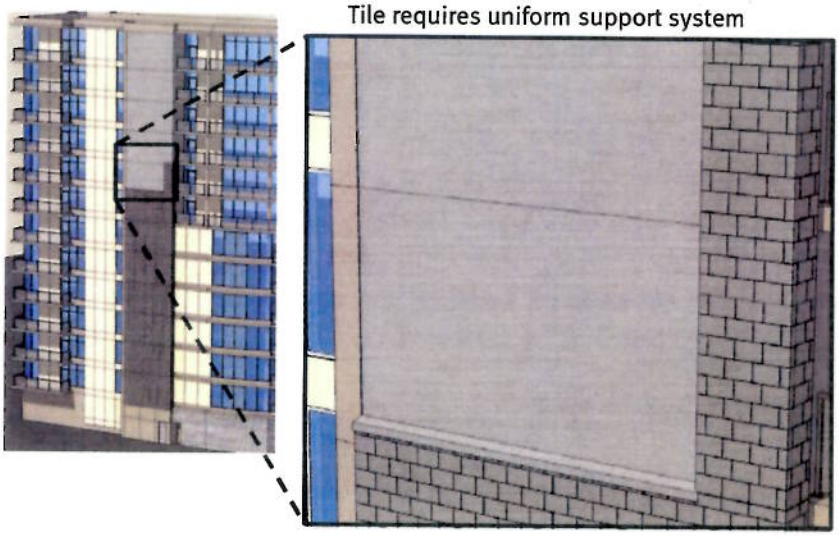
and

window



Option 1 – New Tile Mosaic and Stone Cladding

Tile requires uniform support system



5098.40 – Stone Tile Repair - Design Option Presentation

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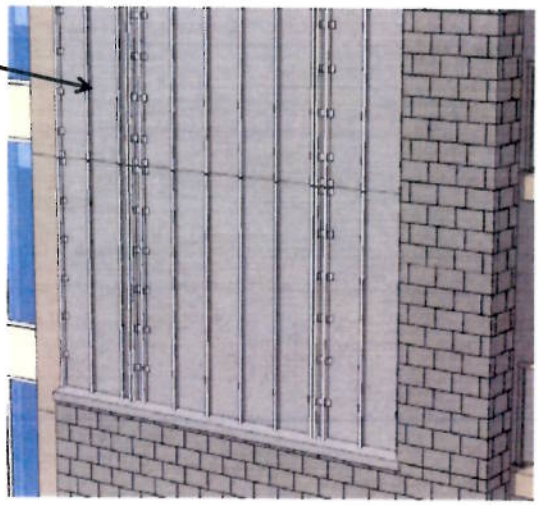
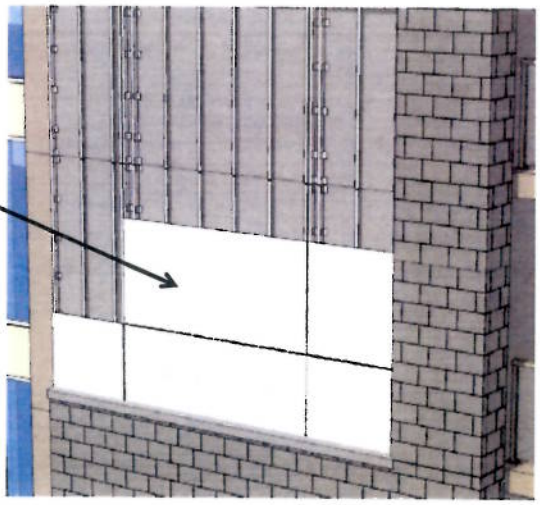
Option 1 – New Tile Mosaic and Stone Cladding

Girts used to create a plumb support for tile backer board



Option 1 – New Tile Mosaic and Stone Cladding

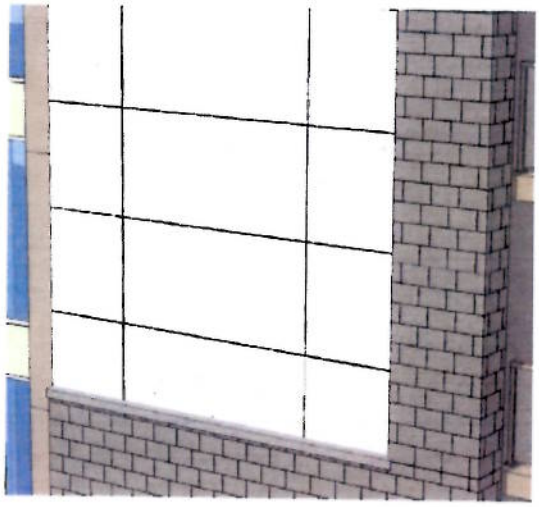
Backer board then mounted to girts



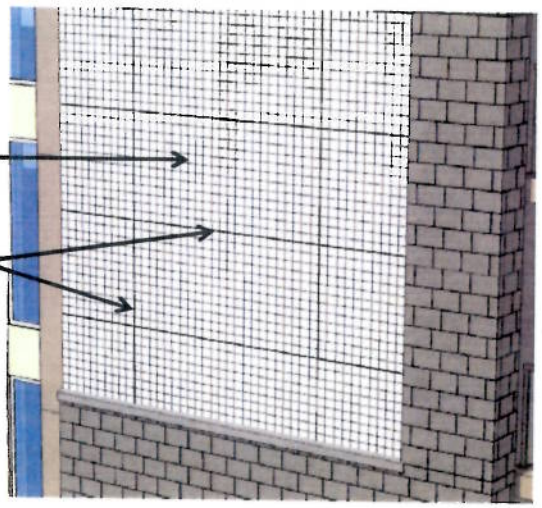
5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Option 1 – New Tile Mosaic and Stone Cladding



Option 1 – New Tile Mosaic and Stone Cladding



5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Option 2 – Painted Mural and Stone

- Material change: tile to paint
- Painted in a grid to replicate tile
- Requires a full Development Permit
  - Longer, more involved approval process - 3 to 6 months
  - Higher application fees and more consultant involvement (costs)
- More risk in approval process than Option 1

Option 3 – Painted Mural and Painted Concrete

- Material changes: tile & stone to paint
- Painted in a gridded pattern to replicate tile
- Will require a full Development Permit
  - Longer, more involved approval process - City states 3 to 6 months
  - Higher application fees and more consultant involvement (costs)
- Most uncertainty in municipal approval process

5098.40 – Stone Tile Repair - Design Option Presentation

July 18 2013

Summary

OPTION 1

- Least risk in being approved by City
- Shortest approval process

OPTION 2

- More risk in being approved by City
- Will require full Development Permit

OPTION 3

- Most risk in being approved by City
- Will require full Development Permit

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Questions / Discussion

CITY OF VICTORIA

Planning and Land Use Standing Report
For the meeting of June 5, 2014

Date: May 22, 2014 **From:** Murray G. Miller, Senior Heritage Planner

Subject: **1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road**
Heritage Designation Application #000142
Request for Heritage Designation
Heritage Registered Building
Zoned: C-1 Limited Commercial District

Executive Summary

This is an owner request to designate a complex of three brick buildings in the Fernwood neighbourhood as a Municipal Heritage Site. The original Rennie & Taylor Bakery was built on the corner of Gladstone Avenue and Fernwood Road in 1911-12. The second building on Gladstone Avenue was constructed in 1919 and the rear single-storey structure was built in 1941. The complex contributes to the character and appearance of the Fernwood Village.

The designation of this complex as a municipal heritage site is justified in view of its architectural significance as expressed in part through its intact character-defining elements. It would attract considerable benefits to the City, community and the property owner. The benefits of municipal heritage designation to the City would include achieving objectives of the Official Community Plan, where Victoria's cultural and natural heritage resources are protected and celebrated and heritage value and streetscapes are conserved and enhanced. In addition, the designation responds well to the Fernwood Neighbourhood Plan in relation to the objective of enhancing the heart of the Fernwood Neighbourhood. The primary benefits for the owner would be their eligibility for financial incentives that are administered through the Victoria Civic Heritage Trust. In addition, the owner retains all rights to the individual enjoyment of the property including the ability to sell the property without special approval; activities in the building or on the property are not affected by designation; and normal maintenance and repairs can be carried out at the owner's sole discretion.

Recommendation

That Heritage Designation Application #000142 for 1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road proceed for consideration at a Public Hearing and that City staff prepare the Heritage Designation Bylaw to designate the property as a Municipal Heritage Site.

Respectfully submitted,

Murray G. Miller
Senior Heritage Planner
Community Planning Division

Deb Day
Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: May 30th, 2014

MGM/ljm

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\HD\HD000142\PLUSC REPORT-HD.DOC

1.0 Purpose

The purpose of this report is to describe the heritage significance of the complex located at 1284-1298 Gladstone Avenue/2000-2004 Fernwood Road, which the owner has requested be considered for Heritage Designation as a Municipal Heritage Site. This report fulfills the requirements of Section 968(5) of the *Local Government Act*, which states:

The local government must have a report prepared regarding the property to be designated that includes information respecting the following matters:

(a) the heritage value or heritage character of the property;
(b) the compatibility of conservation with the official community plan and any other community planning objectives in the area in which the property is located;
(c) the compatibility of conservation with lawful uses of the property and adjoining lands;
(d) the condition and economic viability of the property;
(e) the possible need for financial or other support to enable appropriate conservation.

2.0 Background

An application for Heritage Designation from the owner was received on April 3, 2014. At its regular meeting of May 13, 2014, the Heritage Advisory Panel recommended that Heritage Designation Application #000142 for 1284-1298 Gladstone Avenue/2000-2004 Fernwood Road proceed for consideration at a Public Hearing and that City staff prepare the Heritage Designation Bylaw to designate the property as a Municipal Heritage Site. A Public Hearing is required to fulfill the requirements of Section 968 (1) of the *Local Government Act*.

3.0 Issues

The heritage values of the building that merit designation.

4.0 Analysis

The proposed heritage designation was assessed using City policies and the Statement of Significance, in accordance with the requirements set out in Section 968 (5) of the *Local Government Act*, noted above.

4.1 Statement of Significance

A Statement of Significance (attached) provides a description of the property, a summary of its heritage values and a list of key character-defining elements.

4.2 Official Community Plan/Neighbourhood Plans

Designation of these buildings is consistent with Chapter 8, "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012* and the *Fernwood Neighbourhood Plan* (1994).

4.3 Zoning/Land Use

The proposed designation is consistent with the policies for neighbourhood conservation and maintains the commercial land use of the Fernwood Village.

4.4 Condition/Economic Viability

There is evidence of missing bricks and deteriorated masonry at the parapet level, which are exposed to the elements. The top of the parapet shows signs of moisture damage.

4.5 Need for Financial Support

The owner may apply to the Victoria Civic Heritage Trust for a grant under the Building Incentive Program to restore the Fernwood Road and Gladstone Avenue facades. Owners of designated non-residential heritage properties may be eligible for a Design Assistance Grant and a Building Incentive Program (BIP) grant. The BIP provides financial assistance to owners of commercial or institutional heritage designated buildings to assist with facade restoration; structural improvements, upgrading required by building codes and other rehabilitation costs. Grants may cover up to 50% of the cost of eligible heritage work, up to a maximum of $50,000 per project.

4.6 Resource Impacts

Financial assistance is provided through the Victoria Civic Heritage Trust, which receives an annual grant from the City.

5.0 Conclusion

The designation of this complex as a municipal heritage site is justified in view of its architectural significance as expressed, in part, through its intact character-defining elements. Heritage values of the place are also attributable to Rennie & Taylor, notable for their association with Victoria's resource base. In addition, the complex is associated with the Parfitt Brothers, who were amongst Victoria's best known construction firms. As one of the longest surviving construction companies, they utilized natural resources that played a crucial role in the evolution of Victoria's economy and the Province's commerce.

The municipal heritage designation of the former Rennie & Taylor Bakery would be of considerable benefit because of its consistency with the OCP, in particular, where Victoria's cultural and natural heritage resources are protected and celebrated and the conservation and enhancement of heritage value and streetscapes is considered important. The designation also affords an opportunity for partnering with the property owner in the protection and conservation of property having heritage value to the City. In addition, the designation responds well to the Fernwood Neighbourhood Plan in relation to the objective of enhancing the heart of the Fernwood Neighbourhood.

6.0 Staff Recommendation

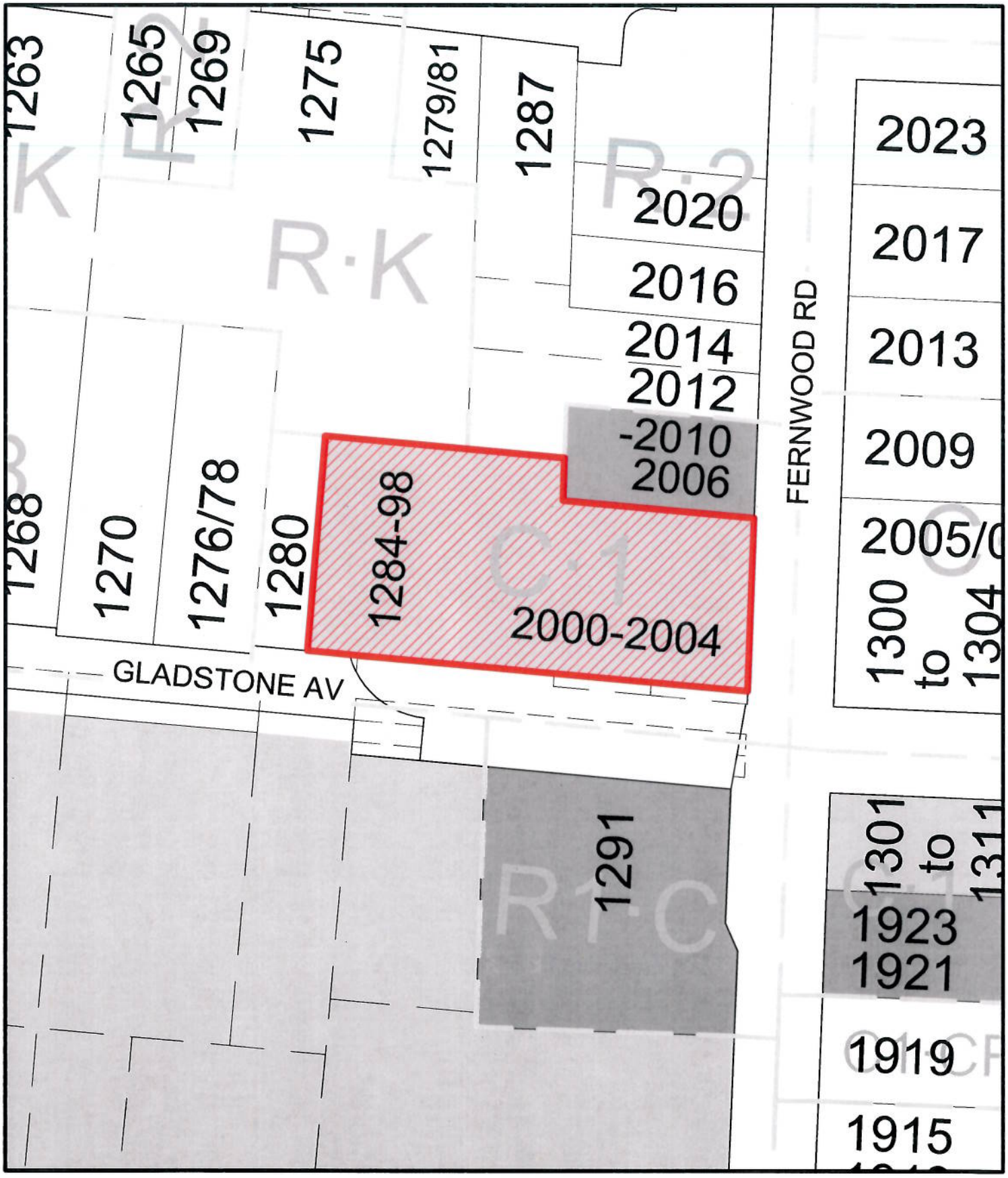
That Heritage Designation Application #000142 for 1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road proceed for consideration at a Public Hearing and that City staff prepare the Heritage Designation Bylaw to designate the property as a Municipal Heritage Site.

7.0 Alternate Recommendation

That Council decline Heritage Designation Application #000142.

8.0 List of Attachments

- Map of subject property
- Aerial map
- Photos
- Draft description from *This Old House, Volume One; 2012: Fernwood*
- Statement of Significance
- Letter from owner, dated March 7, 2014.



1284-1298 Gladstone Avenue &
2000-2004 Fernwood Road
Heritage Designation #000142

Designated Registered

1284-1298 Gladstone Avenue &
2000-2004 Fernwood Road
Heritage Designation #000142

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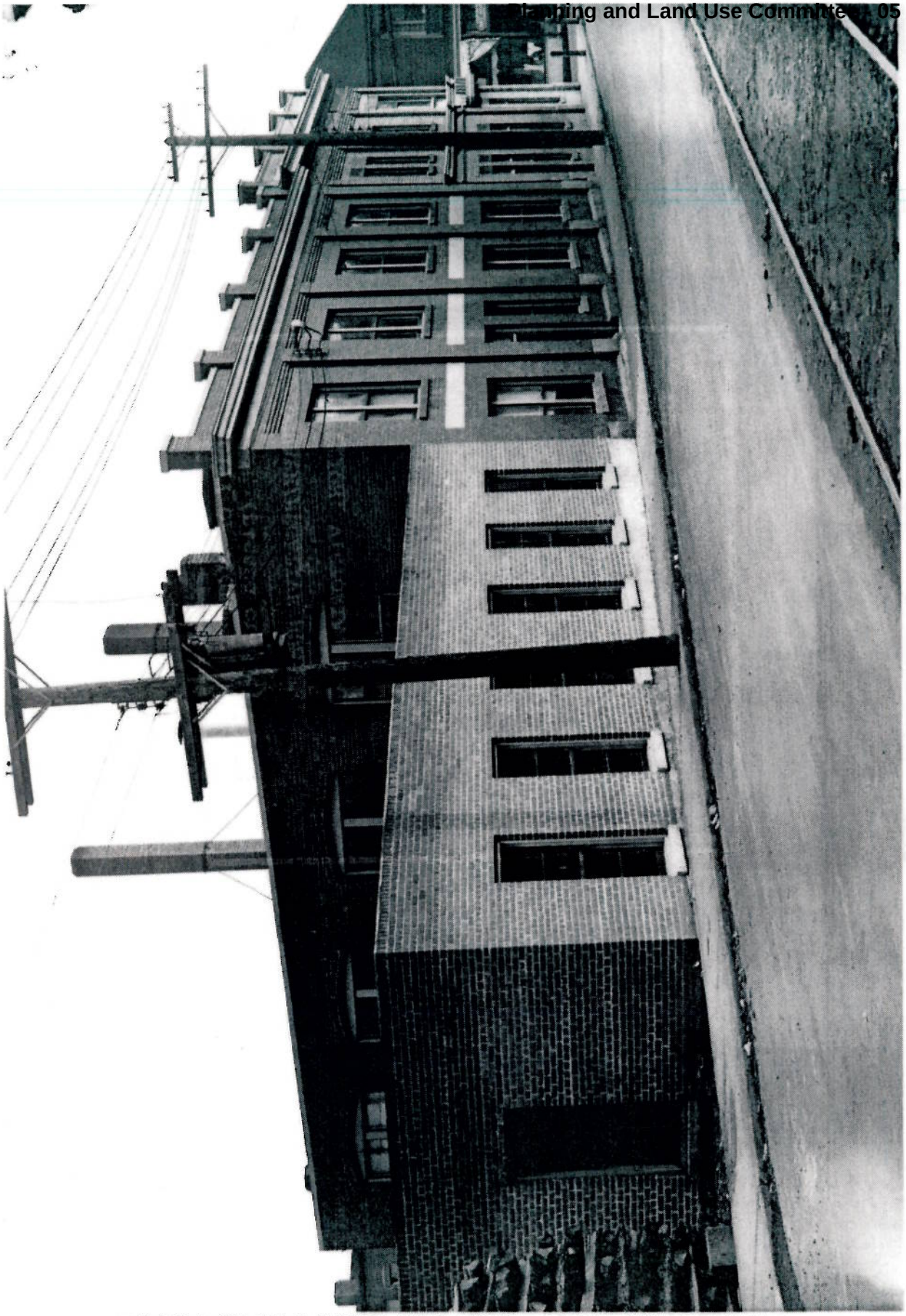
CITY OF VICTORIA



Fernwood Rd. 2000–2006 / Gladstone Ave. 1280–1298

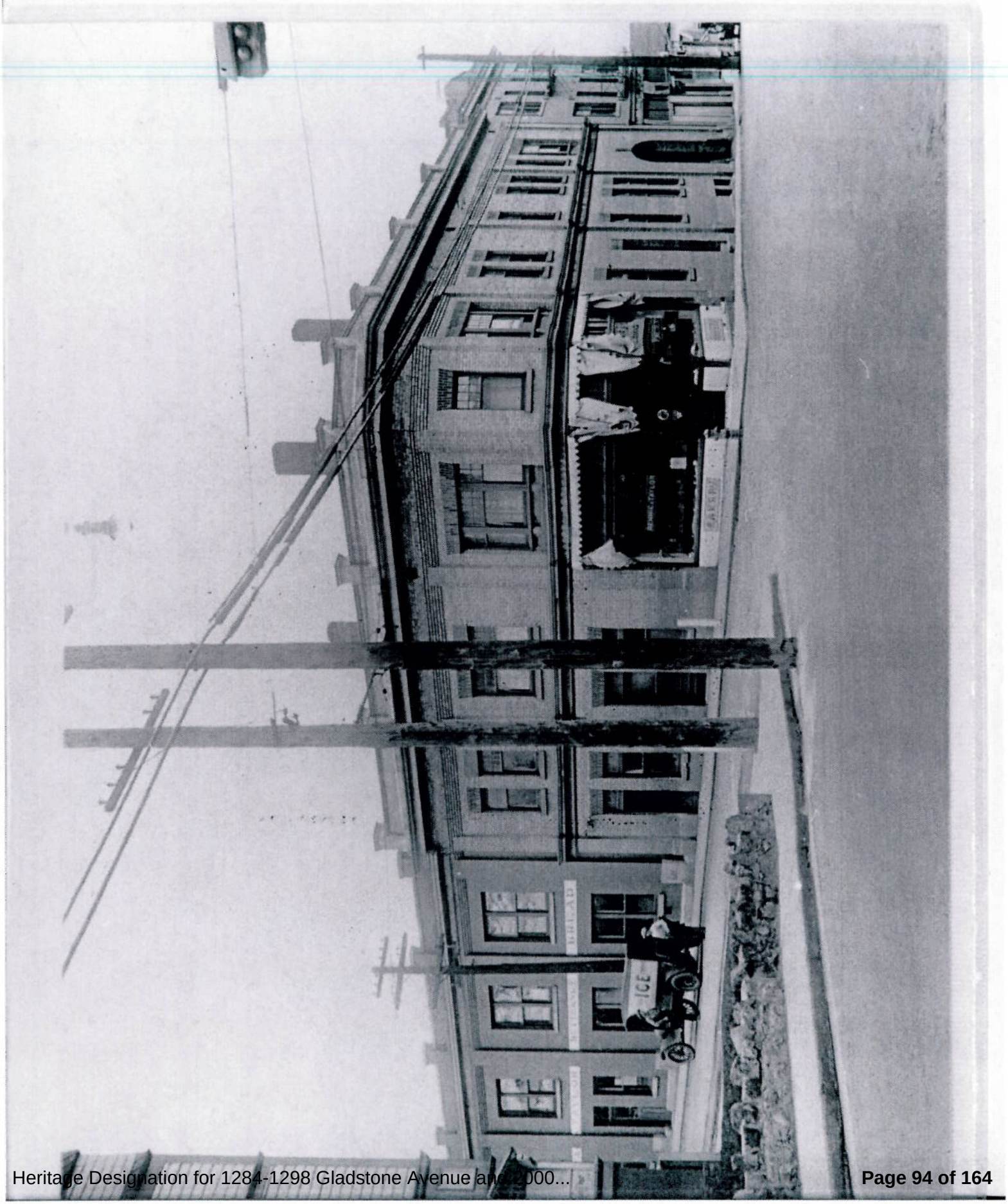
R. Atkins, Province of B.C., Photo # 1-0087 Photo is R. Atkins - Commercial Use for Profit Requires Permission for

R. Watkins, Province of B.C., Photo # 1-0016. Funded by R. Watkins - Commission for Public Buildings Photo Collection for

Fernwood Rd. 2000–2006 / Gladstone Ave. 1280–1298

B. Ashleys, Property of E.L., Photo # 1-0519 Filmed in B. Ashleys - Commercial Use For Profit Requires Permission Do

Fernwood Rd. 2000–2006 / Gladstone Ave. 1280–1298

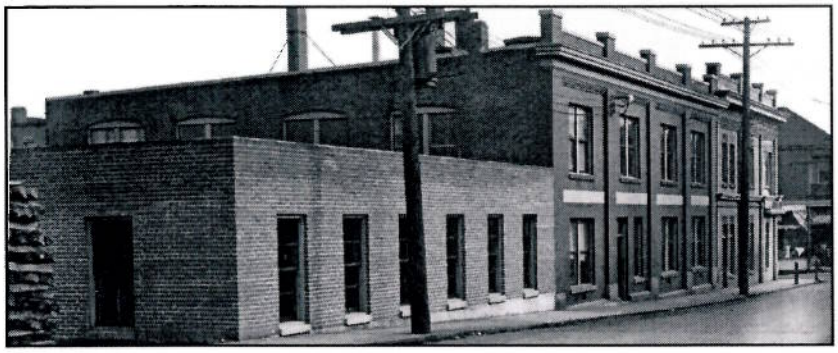

ICE

FERNWOOD
INN
GALLERY

1284-98 Gladstone / 2000-04 Fernwood 1911-12; 1919; 1941
William Rennie & John Taylor
Contractors: Parfitt Brothers
Heritage-Registered

This Fernwood / Gladstone landmark is a two-storey, flat-roofed complex consisting of three brick buildings constructed between 1911 and 1941. The corner building of grey brick has paired and single windows. The upper floor windows have multi-lights-over-one, the lower have transoms. There is an inset bay on the far end of the Fernwood façade above a bricked-up larger segmental arched entrance, formerly to the stables. There is an inset bay on either side of the diagonal corner entrance. All windows and doors have flat brick lintels. Above the windows on the second floor is a corbelled brick frieze. The Fernwood façade has four bays, the Gladstone has three, all separated by pilasters which are topped by capitals above the parapet. There are traces of the pressed metal stringcourse and cornice which were removed from above the first and second floor levels. The second building on Gladstone, of red brick, has four bays separated by brick pilasters on concrete footings. The windows and doors have all been altered, except for the four segmental arches on the rear. The third building on the rear is a one-storey, plain red brick structure.

1284-98 Gladstone, centre building after removal of wooden mansard 2011 *VHF / Brigitte Clark*

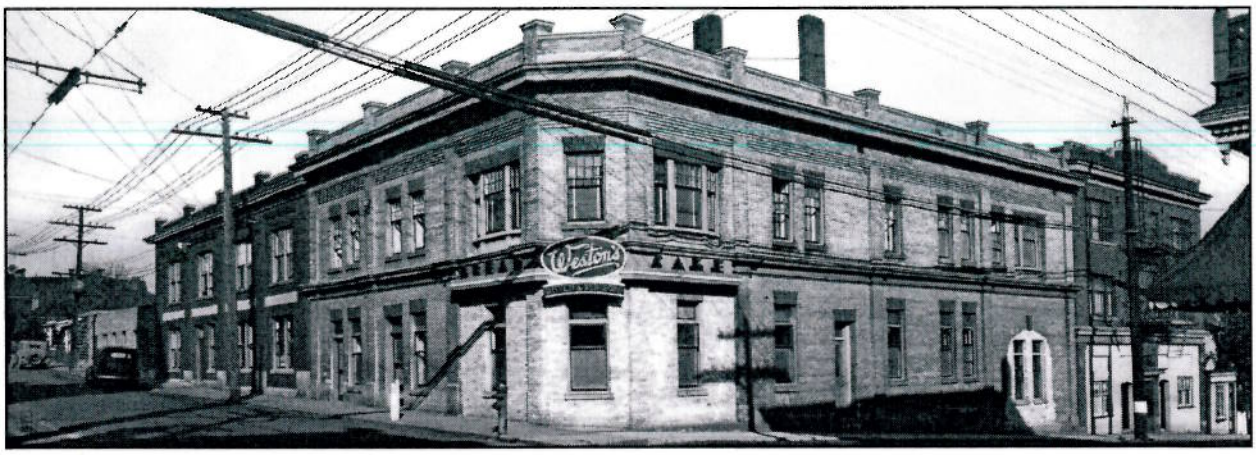


1284-98 Gladstone, Weston Bakeries from west end, 1944 *RBCM BCA I-00917 / Duncan MacPhail*

1911-40: William James Rennie (b. Omemee, ON, 1869-1940) and John Terrace Taylor (b. Dysart, Fyfeshire, SCT, 1865-1934) had their neighbours, the Parfitt Brothers (**1921-23 Fernwood Rd**), construct the first two-storey brick block for them and their expanded bakery business. They added more ovens on the ground floor, and installed an elevator to connect the baking floor with the mixing room. In 1919 they constructed the two-storey addition on Gladstone. Rennie and Taylor both lived in apartment **1294** above the bakery, Rennie with his family and Taylor as a quiet bachelor; the number was changed to **1286** in 1925. From 1926-28 Taylor lived on his own in apartment **1298**, then moved to **2004 Fernwood Rd**.

Rennie and Taylor formed their partnership c.1895 and opened a store and bakeshop at 20 Chambers St. They purchased this property at the NW corner of Fernwood and Gladstone in 1903. There were at that time about six houses on the land in which they worked and lived. Their

1284-98 Gladstone / 2000-04 Fernwood, Rennie & Taylor Bakery, arched stable door on right, ***2006-10 Fernwood*** *far right, c.1920s* *CVA M06635 / Parfitt Fam*



*1284-98 Gladstone Av / 2000-04 Fernwood Rd, Weston's Bakery; & **2006-10 Fernwood Rd** on right, 1944 RBCM BCA I-02510 / Duncan MacPhail*

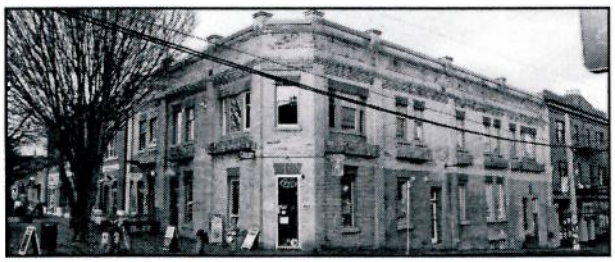
Imperial Bakery was the first in the City to establish a bread delivery system by automobile. By 1907 they had four Ford autos to assist their four horsedrawn wagons in delivering their famous Butternut bread, and their cakes, pastries, pies, buns and rolls.

Rennie, president of the firm, came to BC in 1890. In 1905 he married Emily Henrietta Cox (b. Victoria, 1882-1956). [Note: Her father John Cox arrived in 1859 on the *Thames City* as a sapper with the Royal Engineers; her mother Minnie Gillan arrived in 1862 on the bride ship *Tynemouth*.] Rennie was well known in Canada for his champion pacing and trotting horses, and the Imperial Bakery's delivery wagons and teams were a familiar sight on City streets and in the May 24th parades.

See photo page 19

Taylor, the firm's secretary, came to Victoria in 1891, working first for M.R. Smith's Biscuit Factory in James Bay. He was a prominent member of First Presbyterian, then First United Church, and sponsored a number of sports teams. He was also a member of the Hundred Per Cent Club, later the Capital City Commercial Club. Rennie's daughter Victoria became secretary of the company after Taylor's death in 1934.

1940-50: After Rennie's death in 1940 the bakery was sold to Weston's Bread & Cake, who built the third building of one-storey along Gladstone in 1941. Weston Bakeries Ltd remained in the building until 1950.



1284-98 Gladstone / 2000-04 Fernwood, after removal of wooden mansard which covered missing cornice, 2012 VHF / Colin Barr

1301-11 Gladstone Av **1910-11**

Cornerstone Building

Parfitt Brothers

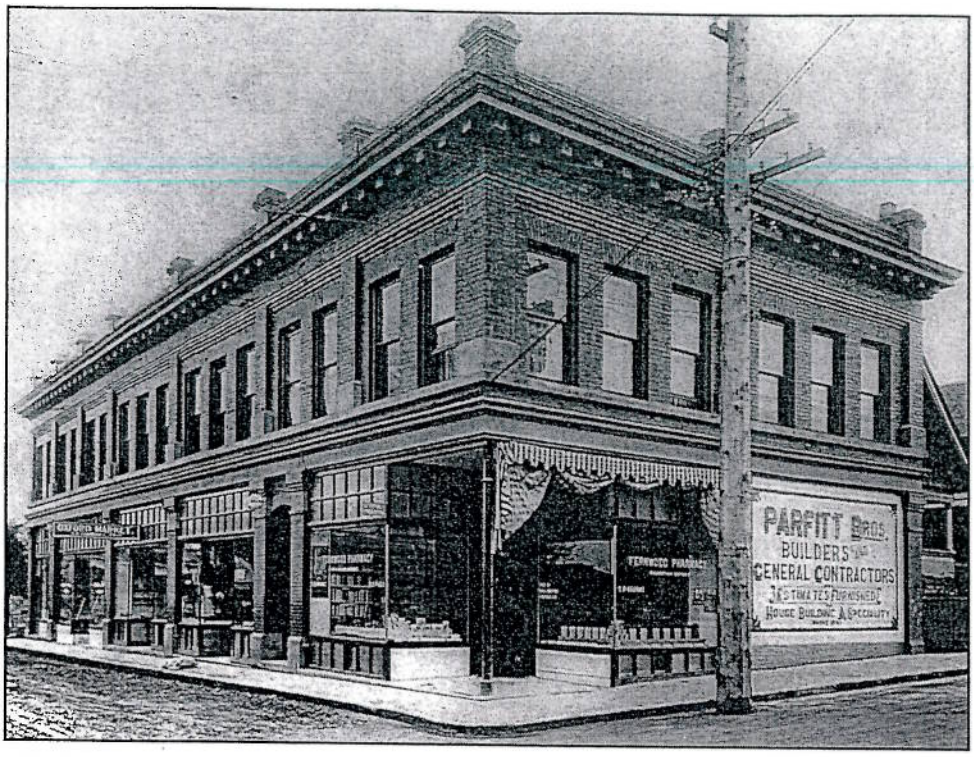
Contractors: Parfitt Brothers

Heritage-Registered

*1301-1311 Gladstone, rehabilitated, R - **1921-23 Fernwood Rd,** 2010 VHF / Terrance Merx*

This is a two-storey painted brick building with two façades and a corner recessed entry. A steel post supports the corner of the upper floor. The Fernwood façade has two bays on the upper floor and one on the lower. The corner entry has glass display windows on either side. The Gladstone façade has seven upper bays, and four bays and two entrances on the lower floor. The lower bays have central shop entrances and display windows, with two levels of clerestory windows above. The bays are all separated by pilasters with concrete bases and capitals. The upper floor capitals are above the parapet. A stringcourse divides the first and second floors; the metal cornice below the parapet was removed because it had rusted away. The windows have flat brick lintels on Fernwood and Gladstone, and segmental arches at the rear. The upper floor was and is apartments.

1910-28: Parfitt Brothers constructed this commercial & office / apartment block a year or so after they built the house at **1923 Fernwood Rd**. They used **1303** as their



1301-11 Gladstone Av, original house at 1921-23 Fernwood just visible on right c.1911 *Coll Parfitt family*

company headquarters. In 1928 they moved their offices to the more high-profile 1405 Douglas St downtown. (see phs p.9)

1914-16+: The taxes on this building were paid by Christina McLimont (1858-1950), a single woman. In 1915-18 she lived at **852 Pemberton Rd**, Rockland with her mother Sarah Eliza, widow of William McLimont, and her sister Helena; all were born in Quebec City. In 1920-38 they lived in the P. L. James designed house at 1560 Rockland Av. Christina then moved to Vancouver to be with other siblings.

The building housed a variety of businesses on the main floor, including: **1301**: 1910-13: Fernwood Pharmacy then moved next door to **1923 Fernwood Rd**. From 1927-57: Fernwood Meat Market, proprietors: James Waters (b. Maidenhead, ENG, 1894-1950), who then was a salesman for Canada Packers until his death. Frederick Albert Freer (b. Paignton, Devon, ENG, 1901-1979).

1301-11 Gladstone, rehabilitated, 1900 Fernwood, 2012 VHF / Colin Barr

1305: 1912-22: M
Fanny Elizabeth Hewa
(née Lemm, b. London
ENG, 1853-1922) sold
goods. She came to Vic
c.1890 with her husban
William, a bookkeeper.

1307: 1915-26: Ro
Farm Dairy, proprietor
Reginald Harper Lott (b
Brandon, MB, 1896-197
Joseph Lott's son, who l
at **1921 Fernwood Rd**. l
signed up with the CEF i
1915. He also worked as
a jeweller, draftsman and
bakery salesman. Reg's s
Joseph W. Lott Jr. was a l
school teacher and princi

1311: 1912-17: Shoe-
maker Joseph William Lo
(b. Kensington, ENG, 187
1925), a widower, in 1917
married widow Addie Day
MacIntosh across the stree
Emmanuel Baptist Church (**1900 Fernwood**) manse, 192
Fernwood Rd. He moved his shop to **2010 Fernwood**. Fr
1926-51: Beaver Barber Shop, proprietors: Laughlin Ma-
cLean (b. NS 1880-1950) was a bookkeeper when he sign
his WWI attestation paper in 1915. John McCurdy Cooper
Pennsylvania 1876-1957) lived at **1349 Grant St**, Fernwo
in 1935. Maurice J. Cunningham.

After years of neglect, the building was acquired by the Fernwood Neighbourhood Resource Group (FNRG) in 2005. They rehabilitated the structure with over 10,00 hours of volunteer effort from citizens, professionals, an Victoria High School students. In 2007 they won the Hal mark Society's President's Award "for the show-stoppin rehabilitation of the *Cornerstone Building*" They success fully reduced energy use and greenhouse gas emisions, winning a CMHC national award in 2008.

1347 Gladstone Av **188**
(ex-89 N. Chatham, 1341 Gladstone)
Georgina & Richard Hale
Heritage Registered

This is a two-storey, front-gabled Homestead house with cross gables at the rear. The cross gables are extensions, not bays. On the right side is a through-the-roof wall dormer. There is a hip-roofed, wrap-around verandah with turned square posts and pilasters. It has two entrances on the verandah, one in the front and one at the rear. It is clad in beaded, double-bevelled siding. This house was 89

Statement of Significance

Description

The historic place is a two-storey, flat-roofed complex consisting of three brick buildings, the original Rennie & Taylor Bakery built on the corner in 1911-12; the second building on Gladstone Avenue constructed in 1919; and the rear single-storey plain red-brick structure that was built in 1941. The complex is located at the corner of Gladstone Avenue and Fernwood Road in the Fernwood neighbourhood of Victoria, BC.

Heritage Value

The corner building was built by the Parfitt Brothers in 1911-12. The Parfitt Brothers were amongst Victoria's best known and longest surviving construction firms (1907-1950) until it became Parfitt Construction Co. under a younger generation of the family. The company built much of Victoria's earliest major construction projects after emigrating from England as coal miners. They settled in Victoria to found the Parfitt Brothers construction company where they immediately began to win prestigious contracts, including the Royal Jubilee Hospital Nurses' Home and Pemberton Chapel, George Jay School, St. John's Anglican Church, Oaklands School, Bay Street Armoury, Esso Tower on the Causeway, and their largest contract, the construction of Christ Church Cathedral.

William James Rennie (1869) of Ontario and John Terrace Taylor (1865) of Fyfeshire, Scotland, arrived in Victoria in 1890 and 1891 respectively. They formed their partnership in 1895 and opened a bakeshop at 20 Chambers Street prior to purchasing the Gladstone Avenue/Fernwood Road corner property in 1903. Rennie and Taylor lived in apartment 1294 above the bakery, Rennie with his family and Taylor as a quiet bachelor. Their Imperial Bakery was the first in the City to establish a bread delivery system by automobile. By 1907 they had four Ford autos to assist their four horse-drawn wagons in delivering their famous Butternut bread, cakes, pastries, pies, buns and rolls. Rennie was also well known in Canada for his champion pacing and trotting horses.

This complex contributes to the historic character and appearance of the Fernwood Village. Fernwood is one of Victoria's oldest residential neighbourhoods and is significant as an area of early coastal settlement that illustrates the evolution of Victoria. A key character-defining element includes neighbourhood services, such as the historic commercial intersection at Fernwood Road and Gladstone Avenue, the heart of the neighbourhood. This area is also significant because it reflects the route of the electric streetcar which influenced the pedestrian orientation of the neighbourhood and the locations of numerous high-profile churches.

Character-defining Elements

All elements of the three-building complex including, but not limited to:

- location at the corner of Gladstone Avenue and Fernwood Road, in the Fernwood Village
- later additions dating to 1919 and 1941, illustrating the evolution of the complex

- flat roof form with side dormers
- four-bay Fernwood façade and three-bay Gladstone façade separated by pilasters topped by capitals above the parapet
- grey brick corner building
- multi-lights over-one upper floor wood sash windows
- window patterns, including paired and single windows with flat brick lintels
- transoms above lower floor windows
- inset bay on the Fernwood façade above segmental arched entrance
- inset bay on both sides of the corner entrance
- corbelled brick freize
- four-bay red-brick second building on Gladstone
- segmental arches on rear
- one-storey plain red-brick structure

KEAY & ASSOCIATE, ARCHITECTURE LTD
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1124 FORT STREET,
VICTORIA, V8V 3K8

March 7, 2014

Mayor and Council
City Hall,
Victoria,

Your Worship and Council,
re: proposed designation, Rennie and Taylor Bakery Building (Weston's Bakery)

The owner of this building would like to apply for designation. Located at the corner of Gladstone and Fernwood, across from the Belfry Theatre, the building occupies a prominent position at the centre of the Fernwood heritage precinct. A thorough history of the building, which is currently listed, can be found in the "This Old House", a copy is enclosed.

The intent is to restore, for the most part, the Fernwod and Gladstone elevations. Over time various alterations were made, including removing the metal cornices, adding planter boxes, and alterations to the main floor entries. The replication of the metal cornices would re-institute major missing elements of the original façade. The work is shown on the enclosed drawings, and is based on archival photographs and site measurements. Removal of the planter boxes to the rear elevations would also contribute to the heritage exterior.

The Owner is making application for Civic Trust funding, and of course designation is a requirement for funding approval. We look forward to attending Council and explaining the project further.

I trust this is the information you require at this time. Please contact me with any questions you may have.

Yours truly,

John Keay

cc: Murray Miller, Heritage Planner

Tel: 250 382 3823
Fax: 250 382 0413
Email: john@keayarchitecture.com

Received
City of Victoria
APR 0 3 2014
Planning & Development Department
Development Services Division

CITY OF VICTORIA

Planning and Land Use Committee Report

For the Meeting of June 5, 2014

Date: May 22, 2014 **From:** Murray G. Miller, Senior Heritage Planner

Subject: **1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road**
Heritage Alteration Permit Application #00181
Proposal to undertake alterations and recreate the cornice.
Registered Heritage within DPA 6B (HC): Small Urban Villages Heritage
Zoned: C-1 Limited Commercial District

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application for the property located at 1284-1298 Gladstone Avenue/2000-2004 Fernwood Road. The applicant intends to reinstate important heritage values of the principal elevations by recreating the cornice and rehabilitating the upper floor level windows through the use of archival photographs. The proposed work includes the addition of awnings and projecting signs associated with the commercial uses, which will be designed to be compatible with the building.

Consistency of the proposed work with City policy was considered in assessing this application.

The proposed work will contribute to the reinstatement of heritage values and improve the integrity of the building envelope. The conservation work will result in a considerable positive impact on the heritage value of the building and on the character and appearance of Fernwood Village. Staff therefore recommend that this application be approved.

Recommendation

That Council authorize the issuance of Heritage Alteration Permit #00181 for 1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road subject to the following conditions being met prior to the issuance of a Building Permit:

1. That final plans include specifications for masonry conservation, to be undertaken prior to the installation of the cornices to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Development meeting all *Zoning Regulation Bylaw* requirements.

Respectfully submitted,

Murray G. Miller
Senior Heritage Planner
Community Planning

Deb Day
Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: May 30, 2014

MGM/ljm
S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\HAP\HAP00181\PLUSC REPORT-HAP.DOC

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application for the property located at 1284-1298 Gladstone Avenue/2000-2004 Fernwood Road.

2.0 Background

2.1 Description of Proposal

The applicant intends to reinstate important heritage values of the principal elevations in 2014 by recreating the cornice and rehabilitating the upper floor level windows through the use of archival photographs. The proposed work includes the addition of awnings and projecting signs associated with the commercial uses, which will be designed to be compatible with the building.

The proposal to conserve the exterior of the 1911-12 and 1919 buildings is outlined in the letter from the applicant, dated March 7, 2014, which consists of the recreation of missing cornices, restoring the exterior appearance of the principal elevations of the building and installing signs and awnings at the rear of the building for commercial tenants. The key aspects of the proposal are as follows:

Cornice

The applicant intends to recreate the cornices that previously existed on the Gladstone Avenue and Fernwood Road elevations. The recreation will be informed by archival photographs.

Windows

In relation to the windows, the applicant proposes to rehabilitate the upper floor level windows on the east and south facades by using archival photographs that depict their original appearance. Existing aluminum and vinyl windows on the upper floor level will be removed and replaced with new wood windows that match the original windows and the existing wood windows that are repairable will be rehabilitated for their continued use on the building.

Additions

The existing planter boxes located on the east and west facades will be removed and re-installed on the north and west elevations of the principal building. Awnings will be installed above the commercial entrances on the north and west elevations at the rear of the building. New signs will be designed so as to be compatible with the character of the building.

2.2 Heritage Advisory Panel Review

At its regular meeting of May 13, 2014, the Heritage Advisory Panel reviewed the proposed work for the cornices, windows, signs and awnings. The Panel recommended that City Council authorize the issuance of Heritage Alteration Permit #00181, subject to the following conditions being met prior to the issuance of a Building Permit:

1. That masonry damage and deterioration be repaired prior to the installation of the recreated pressed-metal cornice and parapet cornice.
2. Development meeting all *Zoning Regulation Bylaw* requirements.

3. Final plans to include specifications for masonry conservation to the satisfaction of the Director of Sustainable Planning and Community Development.

2.3 Consistency with City Policy and Guidelines

2.3.1 Official Community Plan (OCP)

The subject property is within Development Permit Area 6B (HC): Small Urban Villages Heritage in the OCP. The applicable guidelines and standards include the *Advisory Design Guidelines for Buildings, Signs and Awnings,* City of Victoria Heritage Program Sign and Awning Guidelines and the *Standards and Guidelines for the Conservation of Historic Places in Canada.*

The proposed work is consistent with "restoration" and "rehabilitation" treatments as outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the conservation of these buildings is consistent with Chapter 8, "Placemaking (Urban Design and Heritage)" of the OCP.

2.3.2 Advisory Design Guidelines for Buildings, Signs and Awnings (amended 2006)

The proposed projecting signs are consistent with the above Design Guidelines.

2.3.3 City of Victoria Heritage Program Sign and Awning Guidelines (1981)

The overall design of the proposed projecting signs and awnings are consistent with the above Design Guidelines.

3.0 Issues

The key issues associated with this application are:

- proposed exterior changes to the heritage property
- the condition of the masonry.

4.0 Analysis

4.1 Statement of Significance

A Statement of Significance (attached) provides a description of the property, a summary of its heritage values and a list of key character-defining elements.

4.2 Proposed Exterior Changes to the Heritage Property

<u>Cornices</u>

The missing cornices of the former Rennie & Taylor Bakery were the most prominent character-defining elements of the Gladstone Avenue and Fernwood Road elevations during its period of significance. The proposal to reinstate these important heritage values that also contribute to the character and appearance of Fernwood Village satisfies key OCP policies in relation to Placemaking and will result in considerable positive impact on the area.

Windows

The existing elevations are comprised of various window types, some of which are incompatible with the heritage character of the place. The proposal to remove the aluminum and vinyl windows in order to restore the appearance of the 1911-12 building is an appropriate intervention that will have a beneficial impact on the character of the building. Recreating the missing wood windows using on-site evidence and archival photographs will also satisfy key OCP policies in relation to Placemaking and have a considerable positive impact on the heritage value of the building and on the character and appearance of Fernwood Village. The proposal to rehabilitate the existing original wood windows is considered beneficial because it reflects best practice as recommended in the *Standards and Guidelines for the Conservation of Historic Places in Canada* by maximizing the retention of repairable historic windows.

Additions

The relocation of the planter boxes from the principal elevations to the rear of the building will enable the reinstatement of heritage values through the recreation of key character-defining elements. Signs and awnings that are proposed are important for the buildings' continued use, satisfy the *Advisory Design Guidelines for Buildings, Signs and Awnings* and are of a scale and design that will be compatible with the character of the building.

4.3 The Condition of the Masonry

The condition of the existing masonry at the parapet shows evidence of damage, water infiltration and deterioration.

The Standards and Guidelines recommend the following in relation to exterior masonry:

> ***Protecting*** *and maintaining exterior walls by cleaning and repairing damaged materials, and checking exterior wall assemblies for moisture penetration and insect infestation, taking corrective action, as necessary and as soon as possible.*

As a critical part of the exterior envelope, the parapet should be made weathertight prior to the installation of the cornices. Areas where the masonry is damaged or where there is evidence of water infiltration should be repaired in kind. The source of water infiltration or leakage should be identified and rectified prior to the repair and repointing of the masonry.

5.0 Conclusions

The proposed conservation of the complex is consistent with the OCP, key objectives of DPA 6B, *Advisory Design Guidelines for Buildings, Signs and Awnings*, City of Victoria Heritage Program Sign and Awning Guidelines and the treatments outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The proposed changes to the complex are within the scope of rehabilitation work, since the changes, due to their size, location, materials and design, are considered compatible with the heritage character of the place and, therefore, the buildings' heritage values would be maintained. It is considered that the principal aspects of the proposed scope of work will have a considerable positive impact on the heritage value of the building and on the character and appearance of Fernwood Village.

6.0 Staff Recommendation

That Council authorize the issuance of Heritage Alteration Permit #00181 for 1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road subject to the following conditions being met prior to the issuance of a Building Permit:

1. That final plans include specifications for masonry conservation, to be undertaken prior to the installation of the cornices to the satisfaction of the Director of Sustainable Planning and Community Development.

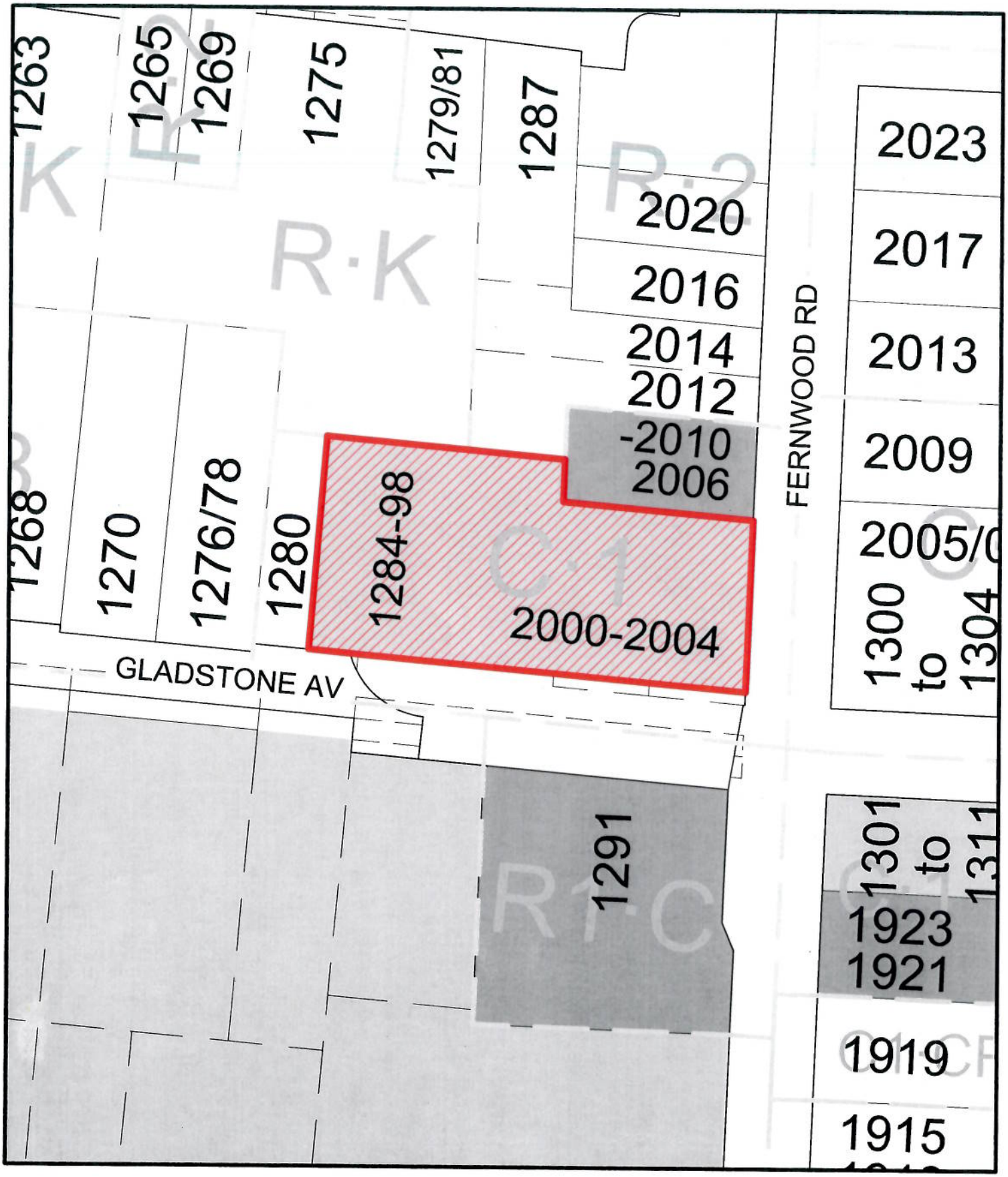
2. Development meeting all *Zoning Regulation Bylaw* requirements.

7.0 Alternate Recommendation

That Council decline Heritage Alteration Permit Application #00181.

8.0 List of Attachments

- Map of subject property
- Aerial view
- Photos
- Statement of Significance
- *Standards and Guidelines for the Conservation of Historic Places in Canada*, Restoration and Rehabilitation Definitions
- Letter, dated March 7, 2014
- Plans, dated April 3, 2014.



1284-1298 Gladstone Avenue &
2000-2004 Fernwood Road
Heritage Alteration Permit #00181

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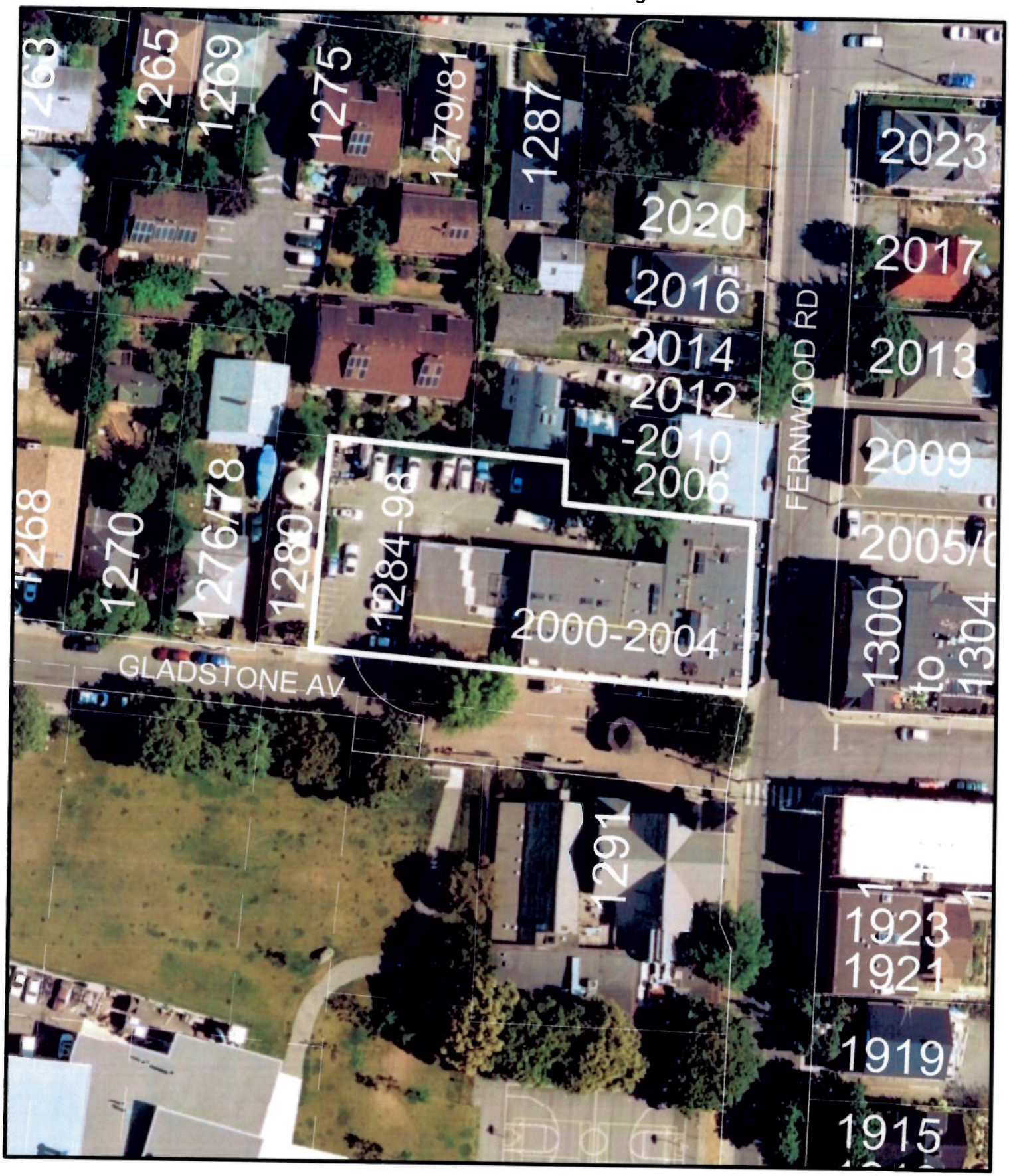
Designated Registered

CITY OF VICTORIA



1284-1298 Gladstone Avenue &
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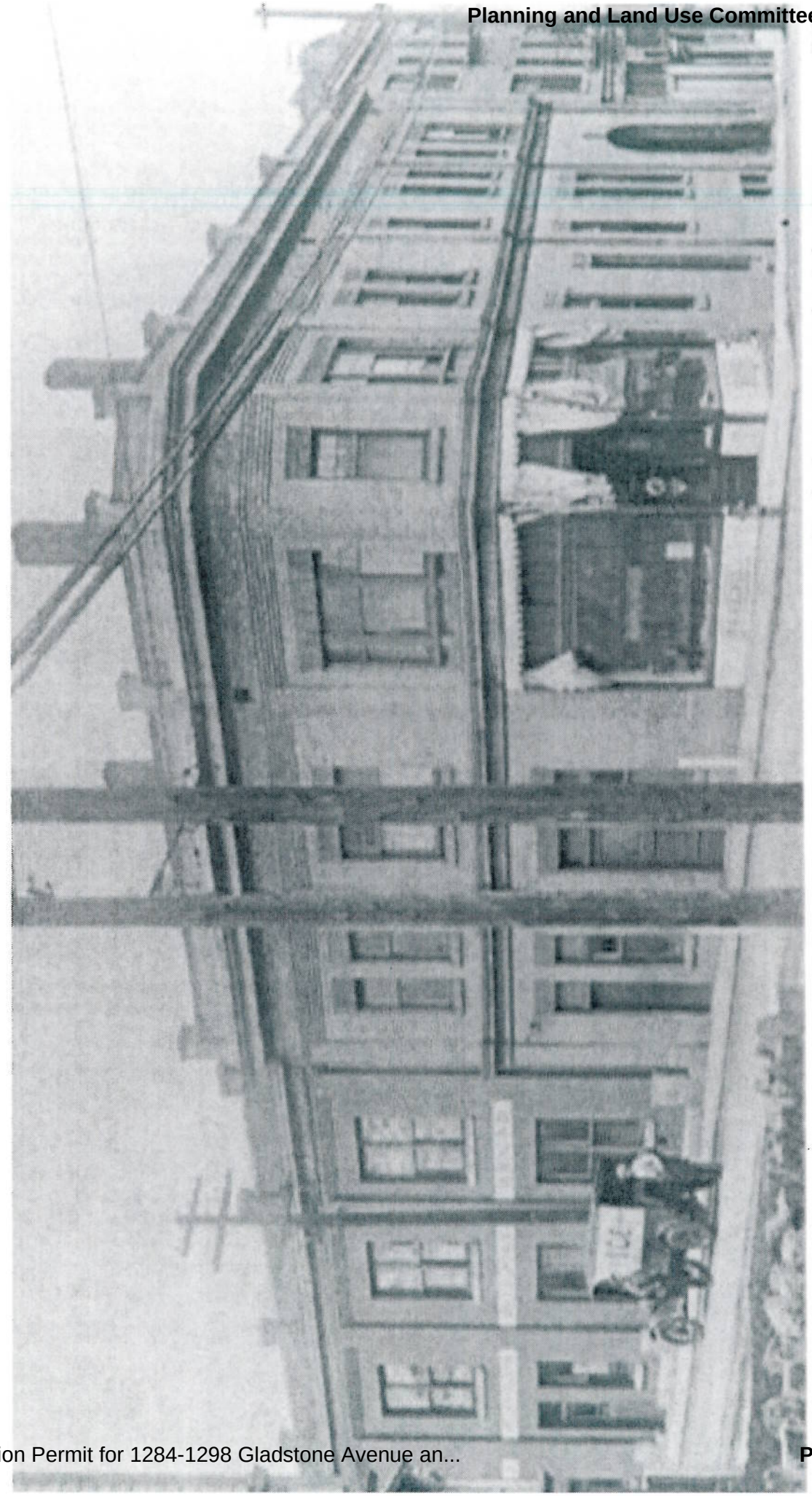

CVA

1280-98 Gladstone/2000-04 Fernwood, showing altered corner shopfront and the round-arched entryway to the right, 1920s

FERNWOOD
INN
GALLERY

GALLERY
P
DIO
13
TUDIO
222

Statement of Significance

Description

The historic place is a two-storey, flat-roofed complex consisting of three brick buildings, the original Rennie & Taylor Bakery built on the corner in 1911-12; the second building on Gladstone Avenue constructed in 1919; and the rear single-storey plain red-brick structure that was built in 1941. The complex is located at the corner of Gladstone Avenue and Fernwood Road in the Fernwood neighbourhood of Victoria, BC.

Heritage Value

The corner building was built by the Parfitt Brothers in 1911-12. The Parfitt Brothers were amongst Victoria's best known and longest surviving construction firms (1907-1950) until it became Parfitt Construction Co. under a younger generation of the family. The company built much of Victoria's earliest major construction projects after emigrating from England as coal miners. They settled in Victoria to found the Parfitt Brothers construction company where they immediately began to win prestigious contracts, including the Royal Jubilee Hospital Nurses' Home and Pemberton Chapel, George Jay School, St. John's Anglican Church, Oaklands School, Bay Street Armoury, Esso Tower on the Causeway, and their largest contract, the construction of Christ Church Cathedral.

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This complex contributes to the historic character and appearance of the Fernwood Village. Fernwood is one of Victoria's oldest residential neighbourhoods and is significant as an area of early coastal settlement that illustrates the evolution of Victoria. A key character-defining element includes neighbourhood services, such as the historic commercial intersection at Fernwood Road and Gladstone Avenue, the heart of the neighbourhood. This area is also significant because it reflects the route of the electric streetcar which influenced the pedestrian orientation of the neighbourhood and the locations of numerous high-profile churches.

Character-defining Elements

All elements of the three-building complex including, but not limited to:

- location at the corner of Gladstone Avenue and Fernwood Road, in the Fernwood Village
- later additions dating to 1919 and 1941, illustrating the evolution of the complex

- flat roof form with side dormers
- four-bay Fernwood façade and three-bay Gladstone façade separated by pilasters topped by capitals above the parapet
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- corbelled brick freize
- four-bay red-brick second building on Gladstone
- segmental arches on rear
- one-storey plain red-brick structure

Standards and Guidelines for the Conservation of Historic Places in Canada, Restoration and Rehabilitation Definitions

Restoration *involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration may include removing non character-defining features from other periods in its history and recreating missing features from the restoration period. Restoration must be based on clear evidence and detailed knowledge of the earlier forms and materials being recovered.*

Restoration should be considered as the primary treatment when: *(a) an historic place's significance during a particular period in its history significantly outweighs the potential loss of existing, non-character-defining materials, features and spaces from other periods; (b) substantial physical and documentary or oral evidence exists to accurately carry out the work; and, (c) contemporary additions or alterations and are not planned.*

Rehabilitation *involves the sensitive adaptation of a historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. This is achieved through repairs, alterations and/or additions.*

Rehabilitation should be considered as the primary treatment when *(a) repair or replacement of deteriorated features is necessary; (b) alterations or additions to the historic place are planned for a new or continued use; and (c) its depiction during a particular period in its history is not appropriate. Rehabilitation can revitalize historical relationships and settings and is therefore most appropriate when heritage values related to the context of the historic place dominate.*

KEAY & ASSOCIATE, ARCHITECTURE LTD
JOHN KEAY, Architect, AIBC
LARRY CECCO, IA AIBC, MRAIC
1124 FORT STREET,
VICTORIA, V8V 3K8

Received
City of Victoria
APR 0 3 2014
Planning & Development Department
Development Services Division

March 07, 2014

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

attn: Murray Miller,

Re: 1284-98 Gladstone/2000-04 Fernwood–Exterior Alterations

Please find enclosed drawings of the following scope of work:

I. Restoration of cornice along the south facade along Gladstone Ave. and the east facade along Fernwood Rd.
- This restoration is based on archival photos acquired from the City of Victoria's Community Planning Division.
- The work is to be undertaken to bring the building closer to its original appearance.
- The addition of the cornice is appropriate to the building and its prominence in the Fernwood neighbourhood.
- The new cornice will also aid in protecting the brick work which has deteriorated since the removal of the former cornice.

II. Restoration of upper floor level windows on the east and south facades.
- This restoration is based on original wood widows in situ that have been identified through archival photos acquired from the City of Victoria's Community Planning Division.
- Existing aluminum and vinyl windows will be removed and replaced with wood windows to match those original to the building.
- Existing wood windows are to be removed, restored and reinstalled.
- This work is to be undertaken to enhance the historical authenticity of the building while restoring and maintaining the integrity of the building envelope.

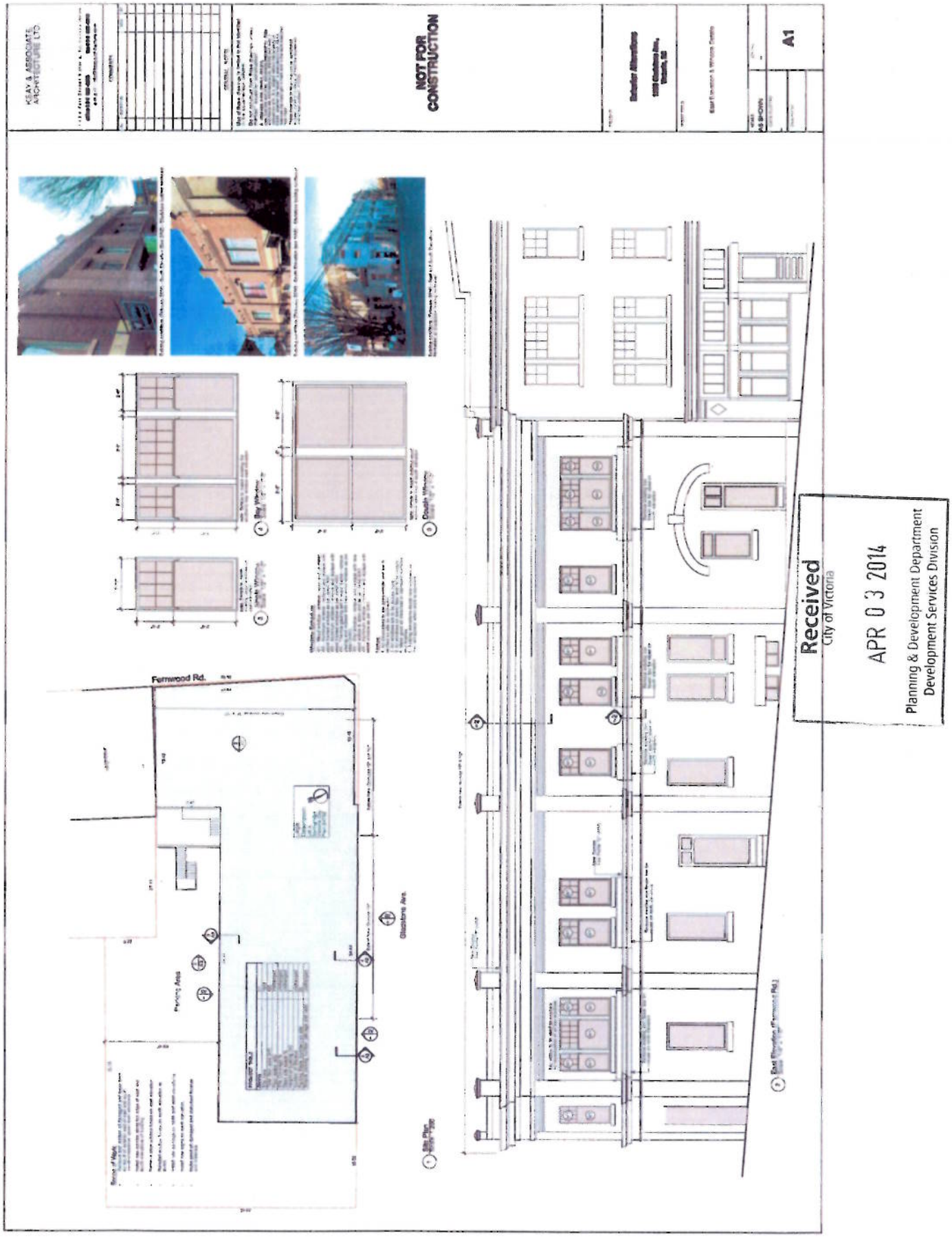
III. Alterations to north and west elevations at the rear of the building.
- Planter boxes are to be removed from the east and west facade (along Fernwood Rd.) and re-installed under the windows on north elevation.
- Awnings are to be installed above the commercial entrances.
- Four new signs will match the existing in material and details.
- All alterations are small scale and appropriate to commercial entries at rear of the building.

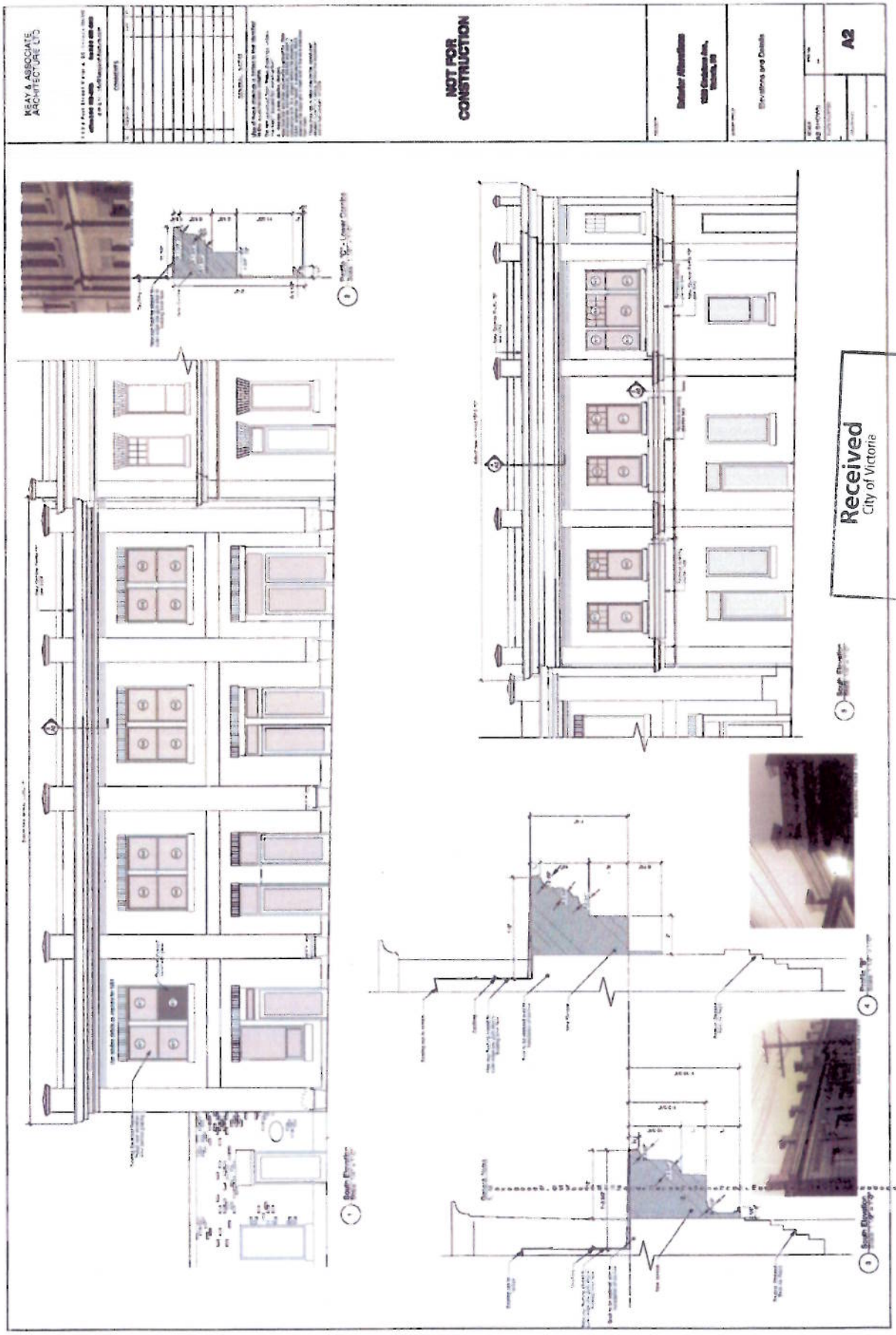
Application to the Civic Trust will be made for the restored cornices. It is understood that Designation will be part of this process.

Yours truly,

Larry Cecco
Tel: 250 382 3823
Fax: 250 382 0413
Email: larry@keayarchitecture.com

cc: Ron Spence


KEAY & ASSOCIATE ARCHITECTURE LTD
NOT FOR CONSTRUCTION
A1
Fernwood Rd.
Gladstone Ave.
Parking Area
Received
City of Victoria
APR 03 2014
Planning & Development Department
Development Services Division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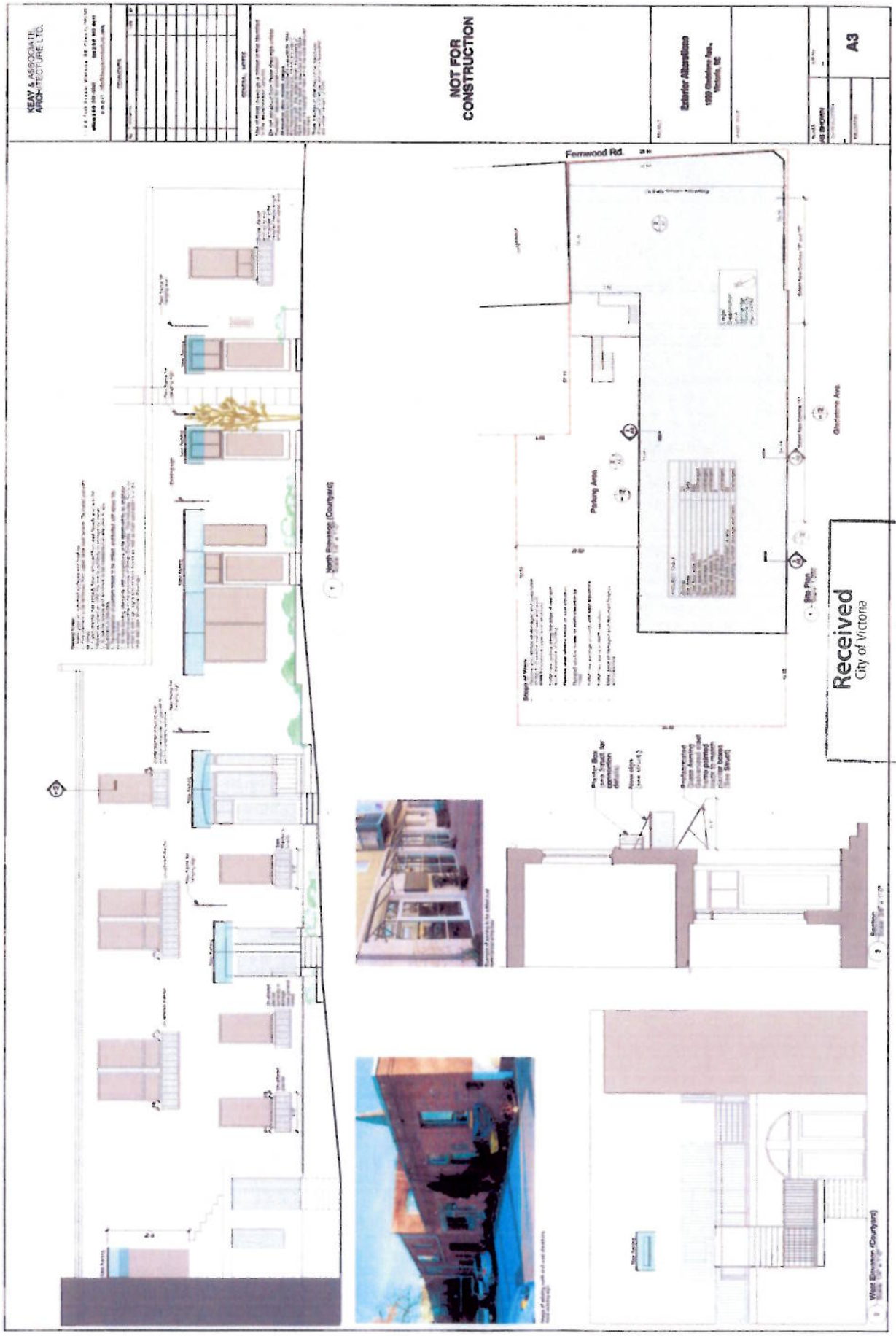
City of Victoria
APR 03 2014
Planning & Development Department
Development Services Division


KEAY & ASSOCIATE ARCHITECTURE LTD.
NOT FOR CONSTRUCTION
Exterior Alterations
A3
Fernwood Rd.
Glentana Ave.
Parking Area
North Elevation (Courtyard)
Site Plan
Section
West Elevation (Courtyard)
Received
City of Victoria
APR 03 2014
Planning & Development Department
Development Services Division

CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of June 5, 2014

Date: May 22, 2014 **From:** Murray G. Miller, Senior Heritage Planner

Subject: **606-620 Humboldt Street/801-807 Government Street**
Heritage Alteration Permit #00182
Proposal to replace the balance of the existing windows and repair the terra cotta on the Humboldt and Government Street facades
Heritage designated building
Within DPA 1 (HC) - Historic Core
Zoned: CA-3C - Old Town District

Executive Summary

The purpose of this report is to provide information, analysis and recommendations to Council regarding a Heritage Alteration Permit Application to replace the existing windows on levels 3-7 and complete the repair of the cornice and terra cotta on the Belmont office building at the corner of Government and Humboldt Streets.

The following points were considered in assessing this application:

- The subject property is within DPA 1 (HC): Historic Core, which seeks to conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of the area.
- Consistency of the proposed work with City policy.

Over the past decade, the owners of the Belmont Building have undertaken and are continuing to undertake considerable upgrades including the rehabilitation of second floor level windows, replacement of eighth floor level windows, restoration of the main entry doors, restoring the balcony doors and turret windows, mural restoration, repairs to a 15m section of cornice including seismic strengthening of the cornice as well as overall building systems upgrades.

This proposal is to complete the balance of window replacements and repair the cornice and terra cotta. The application is consistent with City Policy and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The proposed work will contribute to the maintenance of heritage values and improve the integrity of the building envelope. The conservation work will result in a considerable positive impact on the heritage value and physical integrity of the building. Staff therefore recommend that this application be approved.

Recommendations

That Council authorize the issuance of Heritage Alteration Permit #00182, in accordance with:

1. Application and plans dated April 10, 2014 (including the Design Development Report prepared by Read Jones Christoffersen (RJC) dated September 4, 2013).

2. Terra Cotta Repair specifications dated November 15, 2013.
3. Window Salvage and Storage Plan dated May 7, 2014.
4. Development meeting all *Zoning Regulation Bylaw* requirements.

Respectfully submitted,

Murray G. Miller
Senior Heritage Planner

Deb Day, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: May 30, 2014

MGM/ljm

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\HAP\HAP00182\PLUSC REPORT-HAP.DOC

1.0 Purpose

The purpose of this report is to provide information, analysis and recommendations to Council regarding a Heritage Alteration Permit Application to replace the balance of existing windows on levels 3-7 and complete the repairs to the cornice and terra cotta.

2.0 Background

Over the past decade, the owners of the Belmont Building have undertaken and are continuing to undertake considerable upgrades including the rehabilitation of second floor level windows, replacement of eighth floor level windows, restoration of the main entry doors, restoring the balcony doors and turret windows, mural restoration, repairs to a 15m section of cornice including seismic strengthening of the cornice as well as overall building systems upgrades.

In 2012, a Heritage Alteration Permit for window replacement to accommodate energy efficient windows was approved. The windows on the second floor were different from the rest of the building and could accommodate alteration in order to accept double glazing.

In 2013, a Heritage Alteration Permit for replacement windows on the eighth floor (where the windows were in the worst condition) was approved. The restoration of the windows and doors on the balconies in a manner that was more in keeping with the original design was approved and undertaken. In addition, a Heritage Alteration Permit was issued for the repair and restoration of a 15m section of the cornice and the repair of terra cotta.

The current proposal is to replace the existing windows on levels 3-7 and complete the repair of the cornice and terra cotta.

2.1 Condition of Existing Windows - Levels 3-7

A 2013 site assessment by Vintage Woodworks showed that close to 54% of the windows were in poor condition, 41% were in fair condition and 1% was in good condition. Four percent of the units were inaccessible at the time of the assessment. The sills and bottom rails were deteriorated and many windows were being held together with screwed brackets. Windows showed evidence of considerable air leakage, birds have eaten 50-70% of the putty from the windows and wind loads have aggravated the window units by loosening the glass.

2.2 Condition of the Cornice

A 2013 site assessment by RJC showed that water ingress was deemed to be the likely cause of corrosion of nearly 50% of the steel supports. A detailed account of the condition has been provided in the Design Development Report (attached).

2.3 Condition of the Terra Cotta

From the ground level, deterioration of the terra cotta was visible. From the eighth floor window, it was noted that the joints between the cornice and the terra cotta appeared in poor condition. At this location, sealants had been applied to this area in an attempt to reduce leakage.

2.4 Description of Proposal

The current phase of conservation work includes the replacement of the windows on levels 3-7, which make up the largest portion of exterior window work; rehabilitation of the cornice and strengthening of the steel support system; and undertaking repairs to the terra cotta. The detailed scope of work is set out in the applicant's proposal dated April 10, 2014, the Design Development Report prepared by RJC dated September 4, 2013, and the Terra Cotta Repair specifications prepared by RJC, dated November 15, 2013. The applicant also submitted a Windows Salvage and Storage Plan (attached).

2.5 Heritage Advisory Panel Review

At its regular meeting of May 13, 2014, the Heritage Advisory Panel reviewed the proposed scope of work and recommended:

> *That City Council authorize the issuance of Heritage Alteration Permit #00182, in accordance with:*
>
> 1. *Application and plans dated April 10, 2014 (including the Design Development Report prepared by Read Jones Christoffersen dated September 4, 2013).*
> 2. *Terra Cotta Repair specifications dated November 15, 2013.*
> 3. *Window Salvage and Storage Plan dated May 7, 2014.*
> 4. *Development meeting all Zoning Regulation Bylaw requirements.*

2.6 Consistency with City Policy and Guidelines

2.6.1 Official Community Plan (OCP)

The proposed work is consistent with the broad objectives of Placemaking and aligns with OCP objectives in relation to City Form.

2.6.2 Downtown Core Area Plan (DCAP)

The proposed work is consistent with the Heritage and Building and Sites sections of the DCAP.

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

The proposed work is consistent with Sustainability Considerations in relation to determining the most appropriate solutions to energy efficiency requirements such as the installation of dual pane in-kind replacements of irreparable windows. The proposed conservation work to the steel supports of the cornice is consistent with the recommended practice of improving the detailing of roof elements and reinforcing its materials. The proposed repairs to the terra cotta are consistent with guidance regarding the in-kind repair of deteriorated parts of exterior walls.

3.0 Issues

- replacement of a character-defining element on a Heritage-Designated building
- repurposing or recycling all materials removed from the building.

4.0 Analysis

4.1 Statement of Significance

A Statement of Significance (attached) provides a description of the property, a summary of its heritage values and a list of key character-defining elements.

4.2 Replacement of a character-defining element on a designated heritage building

The applicant has worked with energy efficiency specialists SES Consultants, wood window rehabilitation specialists Vintage Woodworks, engineering consultants RJC and City staff in a phased approach to the rehabilitation of the exterior facades of the Belmont Building. This collaborative approach resulted in a solution to the challenges presented by the condition of the character-defining wood sashes involving their replacement with in-kind units.

4.3 Repurposing or recycling all materials removed from the building

The repurposing of 261 units can be a substantial undertaking that warrants the relocation and storage of units during the period that they are made available to others. The applicant has prepared a Windows Salvage and Storage Plan that deals with the removal of windows.

5.0 Conclusions

The proposal considers energy efficiency and heritage values in relation to the original wood windows. The scope of work will conserve the character-defining elements associated with the roof by improving the detailing of the cornice support structure and addresses health, safety and security considerations in relation to reinforcing the existing cornice. The selective repair of deteriorated terra cotta is considered appropriate. The repurposing of 261 wood windows reduces construction waste and is considered in environmental and conservation terms to be a more beneficial outcome than if they were discarded.

The proposal to replace the balance of the existing windows on levels 3-7 and complete the balance of repairs to the cornice and terra cotta is consistent with the heritage objectives and policies within the OCP, DCAP and the *Standards and Guidelines.*

6.0 Staff Recommendation

That Council authorize the issuance of Heritage Alteration Permit #00182, in accordance with:

1. Application and plans dated April 10, 2014 (including the Design Development Report prepared by Read Jones Christoffersen (RJC) dated September 4, 2013).
2. Terra Cotta Repair specifications dated November 15, 2013.
3. Window Salvage and Storage Plan dated May 7, 2014.
4. Development meeting all *Zoning Regulation Bylaw* requirements.

7.0 Alternate Recommendation

That Council decline the application for Heritage Alteration Permit #00182.

8.0 List of Attachments

- Map of subject property
- Aerial map
- Applicant's letter dated April 10, 2014
- Belmont Building Windows Salvage and Storage Plan
- Photos
- Statement of Significance
- Design Development Report prepared by RJC dated September 4, 2013
- Drawings dated April 10, 2014.

606-620 Humboldt Street
801-807 Government Street
Heritage Alteration Permit #00182

Designated Registered

CITY OF VICTORIA

606-620 Humboldt Street
801-807 Government Street
Heritage Alteration Permit #00182

Jawl Properties Ltd.

Received
City of Victoria
APR 10 2014
Planning & Development Department
Development Services Division

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

April 10, 2014

Attn: Mayor and Council

Re: Heritage Alteration Permit Application for Belmont Building (614 Humboldt Street)

Dear Mayor and Council,

Please accept this application for a heritage alteration permit for the Belmont Building to replace the single glazed sash in the windows on floors 3-7 with new thermal replacement sash and to complete the cornice and terracotta restoration on the Humboldt and Government Street facades.

The Belmont Building is 102 years old and over the last decade we have been investing in substantial upgrades and repairs to ensure the building continues to age gratefully, showcasing its historic grandeur while performing in a manner that allows it to compete effectively with more modern buildings in the commercial rental market.

The following projects have recently been undertaken or are underway at the building:

- Refurbishment of 2nd floor window sash to accommodate thermal windows
- Replacement of 8th floor window sash with an identical replica and thermal windows
- Restoration of the main entry doors
- Replacement of single Juliet Balcony doors with French doors, restoring this aspect of the building to its original condition
- Restoration of all turret windows
- Roof replacement
- Restoration of both murals on the Courtney side of the building
- Replacement of Air Handling Units
- Energy Efficiency upgrades resulting in a decrease in energy consumption of 33%
- Installation of low-flow plumbing fixtures
- Installation of roof anchors
- Repairs of 50' section of cornice and terracotta siding along Gordon Street, including seismic bracing of the cornice to 2012 building code seismic standard
- Interior upgrades

The above represents investments in the building in excess of $2,000,000.

The following items are still outstanding and will require attention in the coming years:

Suite 100 - 3350 Douglas Street, Victoria, BC, Canada V8Z 3L1 Tel: (250) 475-0338 Fax: (250) 475-0339 www.jawlproperties.com

- Balance of sash and glass repairs and replacements
- Balance of cornice and terracotta rehabilitation
- Elevator replacement
- HVAC System components and distribution replacement

The above represents approximately $5,000,000 in work to be done. This does not include seismic and structural upgrades that will be necessary at some point in the building's future.

The current windows on floors 3-7 are original to the building which was built in 1912. Leaks in the frames and single pane glazing result in poor performance from an energy standpoint and create an occupant comfort issue. They are exterior glazed windows secured with putty that the birds pick at, creating a risk that windows could blow out in a severe wind event (which has occurred in the past).

Given these factors we feel it is appropriate at this time to upgrade the remaining windows in the building and are seeking a solution that will:

- Be aesthetically pleasing and sensitive to the historic nature of the building.
- Ensure occupant comfort and ease of use to support leasing of the building.
- Provide a high quality, low maintenance window system.
- Improve the energy efficiency of the building, in turn reducing its GHG footprint.

As part of a previous application in consultation with Steve Barber, Vintage Windows and Sinclair Environmental Solutions we evaluated three potential alternatives for the windows which would apply in circumstances where the sash has not deteriorated beyond the point of restoration. An analysis of each is provided below:

1. **Interior Mounted Storm Windows**

   This solution would leave the exterior of the building unchanged, however would not address the maintenance issues with the current windows. Further the process of installing, removing and storing storm windows makes this an impractical solution. They would eliminate the option for tenants to use their operable windows, blinds and window sill and while they would assist with heat loss in the winter they would not impact heat gain in the summer. Finally they would be expensive given the unique profile of the existing interior molding.

2. **Laminated Glass with Low E Coating using the Existing Sash**

   Laminated Glass with a Low E coating would reduce the building's heat loss through the windows on the impacted floors by 26%, reducing GHG emissions by 13 tonnes. The laminate alone will not address the maintenance issues, air leakage or safety issues. We are concerned we would be making a significant investment but still be left with poor quality windows. We are concerned about the appearance of the glass with a laminate. We have a laminate low E solar reduction coating on some of the windows in the building now and it distorts the appearance of the glass impacting the overall aesthetics of the building.

3. **Thermal Windows with a New Sash**

Typically new thermal windows could be installed into the existing sash (where the existing sash has not deteriorated beyond the point of restoration), which would be the best solution from our perspective and be preferable from a heritage standpoint. Unfortunately, the unique profile of the sash with the glazing profile at the exterior edge prevents this. Routering the existing sash to accept the new thermal glazing would degrade the structural integrity of the tenons by more than 50% making them too weak for use. It is our understanding that this condition is somewhat unique to the Belmont Building in Victoria. According to the Canada's Historic Places website Belmont Building "was the first large-scale building in Victoria to comply with new stringent fire codes through use of reinforced concrete. Architects Horton and Phillips, influenced by the Chicago School of architecture, utilized internal frame construction combined with restrained Edwardian details such as terra cotta cladding, a corner articulation, and walls of slightly recessed windows to accentuate the building's height." Perhaps this explains why Belmont Building has this unique circumstance that does not apply to many of the other buildings of its era in Victoria.

This condition did not exist on the second floor of the building and as such in 2012 the second floor window sash were restored and modified to accept thermal glazing. In a few circumstances where restoration was not feasible due to extensive deterioration of the sash, replacement thermal sash was used. The replacement sash is identical in appearance to the original sash. In 2013 approximately 70% of the 8th floor sash had deteriorated beyond the point of restoration and were replaced with replica thermal sash. The occupant experience on both these floors has been enhanced significantly and we have seen energy savings and greenhouse gas reductions as a result of these improvements.

We would now like to address the balance of the windows and are proposing to use new thermal windows and sash. Like on the 8th floor, the sash will be constructed to be an identical replica of the original sash and will be painted to match the original colour used. Further new clear glass will improve the appearance of the building compared to the current glass which has a low E coating on it. All of the jambs and frames will be restored and repaired as part of this project. The original sash lift hardware will be reused. This solution will resolve the maintenance and safety issues and has the best performance from an energy standpoint reducing heat loss through the windows on the impacted floors by 75%, representing a 36 tonne reduction in GHG emissions.

One of the Character Defining Elements of the Belmont Building is stated to be 'Chicago School elements typified by the corner tower articulation and the vertical emphasis achieved by the slight recessing of the curved and tripartite windows'. The slight recess would be replicated with the replacement sash. The appearance of the tripartite windows would be unchanged. The curved turret windows are being restored with the original sash as part of a project initiated in 2013.

All materials removed from the building will be repurposed or recycled. There is demand for old windows for backyard greenhouses and we intend to have all the windows and doors that are in suitable condition given away for this purpose. It is possible these windows could function well in a greenhouse application for 25 years, proving both ecologically sound from a 're-use' standpoint and also supporting the sustainable nature of backyard agriculture.

Upon consideration of the relevant 'Standards and Guidelines for the Conservation of Historic Places in Canada' (highlighted in grey) we offer the following comments in the right hand column:

4.3.5 - Windows, Doors and Storefronts

Recommended	Not Recommended	Applicant Comments
8 **Retaining** sound and repairable windows, doors and storefronts, including their functional and decorative elements, such as hardware, signs and awnings.	Removing or replacing windows, doors and storefronts that can be repaired. Peeling paint, broken glass, stuck sashes, loose hinges or high air infiltration are not, in themselves, indications that these assemblies are beyond repair.	The scope of the replacement is limited to the sash. The window frames will be refurbished. A condition report done in 2013 indicates that 54% of the sash is in poor condition, and 41% in fair condition.
15 **Repairing** windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.	Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible. Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.	This is consistent with our proposed approach. We will be repairing and refurbishing the window frames, replacing the sash with an identical replica and reusing sash lift hardware.
28 **Complying** with energy efficiency objectives in upgrades to character-defining doors, windows and storefronts by installing weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings. The energy efficiency of the building envelope and systems as a whole should be considered.	Replacing character-defining, multi-paned sashes with new thermal sashes with false muntins.	Energy efficiency upgrades have been implemented throughout the building and the façade represents the biggest weakness in the building's energy performance. Storm windows are not an acceptable solution for the reasons stated in the commentary above. False muntins are not

		proposed.
29 **Working** with specialists to determine the most appropriate solution to energy efficiency requirements with the least impact on the character-defining elements and overall heritage value of the historic building.	Making changes to windows, doors or storefronts without first exploring alternative energy efficiency solutions that may be less damaging to the character-defining elements and overall heritage value of the historic building.	Sinclair Environmental Solutions have been engaged with all aspects of improving the energy efficiency of the building and have overseen extensive upgrades to the mechanical and lighting systems in the building. Vintage Woodworks has assisted in helping us identify a solution that ensures the physical appearance of the building, including its Character Defining Elements, remains unchanged.
30 **Maintaining** the building's inherent energy-conserving features in good operating condition, such as operable windows or louvered blinds for natural ventilation.	Replacing repairable windows with new ones, without evaluating the performance and remaining service life of the existing windows.	The glass in the current windows is at the end of its service life. The putty connection to the sash has 15% of its service life remaining; the paint is at the end of its service life. The caulking of the frame to the exterior has 20% of its service life left; the sash has 20% of its service life left. The above figures are averages and in many instances location specific conditions are in worse condition. The proposed solution allows us to maintain the inherent energy conserving features

		including the operable windows and blinds (which would not be possible with storm windows).
31 Installing interior storm windows where original windows are character-defining and exterior storms are inappropriate.		Storm windows would not address the current deterioration of the windows and sash. Installing, removing and storing storm windows creates a significant logistical challenge. Tenants would lose the use of operable windows, blinds and window sills. No impact on heat gain in the summer. Cost prohibitive due to unique profile of existing molding.

Attached please find the following documentation from consultants and the tenant in regard to the windows:

- Proposal summary from Vintage Wood Works
- Diagrams of window sash replacement
- Letter from Vintage Woodworks regarding the unique nature of the sash used on floors 3-8 at Belmont.
- Window inventory and condition summary
- Energy conservation report from Sinclair Environmental Solutions
- Letter from tenant
- Building elevations
- Before and after pictures of sample unit

The balance of the façade includes terracotta tiles and a cornice, which are also in need of maintenance work to insure their integrity and prevent materials potentially falling from the building. This work has been done been on the Gordon Street frontage.

Cornice replacement for the balance of the building would follow the design, methodology and processes developed during the first phase of the project on Gordon Street and would include the removal of the existing copper sheet metal clad cornice and replacement with a new cornice structure supported by cantilevered steel outriggers. The outriggers would be bolted into the concrete floor slabs, and pass through cored holes through the unreinforced clay brick masonry back-up wall. New wood framing would be provided between the steel outriggers, and all combustible components of the new cornice assembly would be protected to achieve current code requirements for fire rating. The existing 16 ounce copper sheet metal from the original cornice would be reinstated to the soffit of the new cornice to maintain the decorative appearance from the street level, and a new roof membrane back sloped to a new gutter would be provided to the upper surface of the cornice. The cornice waterproofing would be terminated into the terra cotta façade above the roof level, protecting the new cornice structure and exterior wall from water ingress.

As identified during the initial investigative phase, years of water intrusion into the existing cornice assembly has resulted in corrosion of the embedded steel support channels, deterioration of the masonry wall, and has reduced the load carrying capacity of the existing cornice structure. The intent of the replacement project is to address the uncertainties related to the risks and limitations of the current cornice structure in a manner sympathetic to the historical appearance and significance of the building.

Terracotta restoration for the balance of the building would also follow the methodology used during the first phase along Gordon Street and would include repairing and cleaning selective areas of the façade. Full height scaffolding below the cornice would be utilized to access the façade. Cracked or fractured units would be repaired or replaced as required, and masonry joints would be re-pointed as required. The intent of the terra cotta restoration is to reinstate the integrity of the façade and refresh the exterior appearance of the building.

Enclosed please find a report produced by RJC regarding the restoration work for the cornice and terracotta.

2012 marked the 100th anniversary for the historic Belmont Building. As owners we continue to invest heavily in the building to ensure that we, as well as the people of Victoria, can be proud of it for decades to come. We want Belmont Building to be a fine example that heritage structures, when properly maintained, can exude old world beauty and charm while performing similarly to their modern counterparts. This is essential to the acquisition and retention of tenants in heritage office buildings. Tenants provide the revenues necessary to fund investment in building maintenance and restoration costs that far exceed the costs associated with newer buildings which also benefit from higher rents. This careful balance underpins the economic viability of commercial heritage buildings. We are budgeting $1,500,000 for the work outlined above. I would be happy to convene a tour to show the condition of the sash on floors 3-7 and compare the

appearance of the replacement sash to the original. If you have any questions regarding this application please feel free to contact me at karen.jawl@jawlproperties.com or at (250) 414-4172.

Sincerely,

Karen Jawl
On behalf of Jawl Properties Ltd.

Jawl Properties Ltd.

Belmont Building Windows Salvage & Storage Plan

Project Summary

Jawl Properties Ltd. has submitted an application to the City of Victoria to replace the sash and glazing in the windows at the Belmont Building. The application includes 261 windows.

Removal

Heritage Green Carpentry will be responsible for removing the existing sash with the glazing intact from the frames and moving them to the basement of the Belmont Building. The units will be moved through the interior of the building. It is anticipated that two floors of windows will be done in summer 2014, two additional floors will be done in summer 2015 and the remaining floor will be done in summer 2016.

Storage

The basement of the Belmont Building is secure and dry and has adequate space to store approximately 2-3 floors worth of windows at any given time. Should the space available not be adequate for any reason Jawl Properties will use its dry and secure Quonset Hut located in Cordova Bay for surplus storage needs.

Disposal

Jawl Properties Ltd.'s aim is to have all of the windows that are in usable condition reused. It is understood by Jawl Properties that the windows are highly suitable for re-use in a backyard greenhouse application and could function in this capacity for approximately 15-20 years. Notices will be periodically posted on Craiglist and other similar websites advertising the availability of the windows and noting a date and time when windows will be available for pick up. The frequency of these postings will be based on response to initial pick up days and the amount of inventory on hand. A notice will also be sent to people who currently work in the Belmont Building and Jawl Properties employees who have more of a connection to the building and may value having a piece of it in their own backyard. Vintage Windows is also aware of the availability of these windows and knows to direct any inquires they get for this type of windows to Jawl Properties Ltd.

At the end of the window replacement project Jawl Properties Ltd. will store any remaining windows on site for a minimum of 1 year following the last phase of the window replacement project and will continue to actively seek out people to take them through advertising on sites such as Craigslist and having a minimum of 4 scheduled pick-up times during this last one year period.

Should any windows remain at the end of the 1-year period Jawl Properties will ensure they are appropriately recycled. Similarly any components not suitable for re-use will be recycled.

Suite 100 - 3350 Douglas Street, Victoria, BC, Canada V8Z 3L1 | Tel: (250) 475-0338 | Fax: (250) 475-0339 | www.jawlproperties.com

Humboldt St
Currency Exchange

Statement of Significance

Description of Historic Place

The Belmont Building is an eight-storey office building on the corner of Humboldt Street and Government Street on the southern boundary of the commercial core in the Old Town District.

Heritage Value of Historic Place

The Belmont Building (1912) is significant as a gatepost to Victoria's commercial core. The commercial façade of this prominent landmark sets the scene for the Inner Harbour entrance to Government Street. This office building is notable as an example of technologically advanced construction as it was the first large-scale building in Victoria to comply with new stringent fire codes through the use of reinforced concrete. Architects Horton & Phillips, influenced by the Chicago School of Architecture, utilized internal frame construction combined with restrained Edwardian details such as terra cotta cladding, a corner articulation and walls of slightly recessed windows to accentuate the building's height. The defined verticality of this retail and office structure contributes significantly to the backdrop of historic structures at the northeast corner of the Inner Harbour Precinct.

Character-Defining Elements

- Location of the building on the corner of Humboldt Street and Government Street
- Unimpeded views between the building and the Inner Harbour
- Vertical emphasis of the form and multi-storey massing
- Concrete frame construction
- Chicago School elements typified by the corner tower articulation and the vertical emphasis achieved by the slight recessing of the curved and tripartite windows
- Restrained Edwardian details typified by sparse decoration of the matte-glazed, cream-coloured terra cotta cladding on three façades, marked by the horizontal divisions of the plain stringcourse and simple cornice
- First floor elements related to the period of construction such as the cast iron canopy of the Humboldt Street entrance, storefront windows and interior features, such as the staircase with its Art Nouveau newel post in the lobby.

Read Jones Christoffersen
Consulting Engineers

Belmont Building - Historic Repairs

614 Humboldt Street
Victoria, BC

Design Development Report

Prepared for:

Ms. Karen Jawl
Jawl Properties
#100 - 3350 Douglas Street
Victoria, BC V8Z 3L1

Prepared by:

Read Jones Christoffersen Ltd.
Building Science and Restoration
Suite 220, 645 Tyee Road
Victoria, B.C. V9A 6X5

Issued: September 4, 2013
RJC No.: VIC.109374.0001

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1.0 INTRODUCTION

1.1 Engagement

As described in our proposal dated July 3, 2013, Read Jones Christoffersen Ltd. (RJC) has prepared this Design Brief to outline the conditions observed onsite, and establish conceptual details for the repair of the upper cornice on the North East Elevation of the building
The intent of this report is to provide the Jawl Properties (the Client) with a clear description of our design concept for repairs (providing options were available), related scope of work, and associated Opinions of Probable Cost.

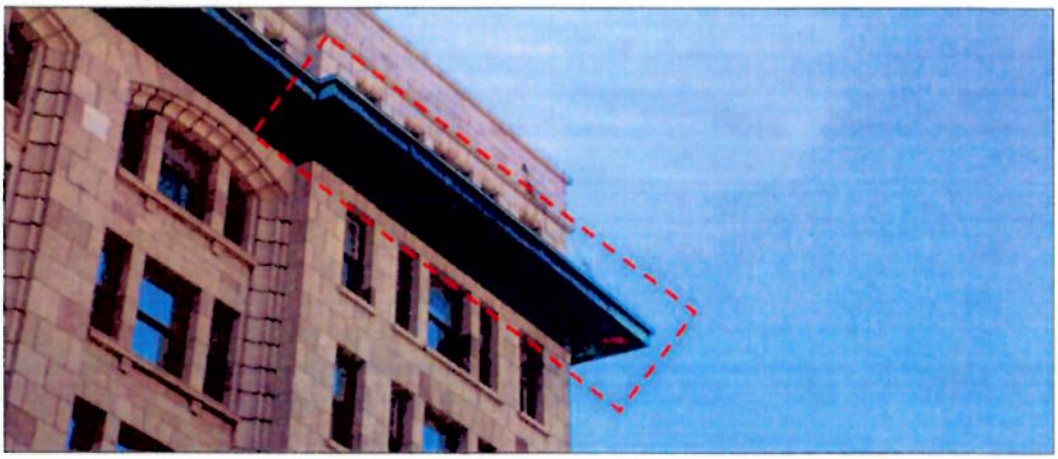


Photo 1 - North East Cornice

On July 17, 2013, RJC visited the site with Lorne James of Jawl Properties to complete a visual review of the cornice. Subsequent to this review, RJC visited the site on July 23, 2013 to review portions of removed interior wall, exposing the backside of the exterior masonry wall adjacent to the cornice.

1.2 Site and Building Description

The Belmont Building is noted to be one of Victoria's first reinforced concrete structures. Built in 1912, and standing 8-stories in height, the Belmont Building is comprised of office space with a commercial ground level. The exterior of the building is clad with Terra Cotta Masonry on multi-wythe brick masonry exterior walls. Wood windows original to the building are undergoing renewals and replacement with new frame, sash and laminated glazing.

2.0 DESIGN CONCEPTS

Considering the historic nature of this building and its heritage significance it must be understood that it is difficult to attempt to relate the performance of the building envelope assemblies to currently accepted standards as outlined in the current British Columbia Building Code. The nature of the construction of this building results in compromised energy performance, though it is the very function of this compromise that enhances the durability of the assemblies.

When registered heritage buildings are modified within the City of Victoria, approval from City Council is required. In addition to this, the *Standards and Guidelines for the Conservation of Historic Places in Canada* can be relied upon to provide informative guidance.

Within the new cornice enclosure, structural upgrades will be completed using current construction practices, materials, and design philosophies to achieve a level of performance in conformance with the 2012 British Columbia Building Code.

Through our discussion with the Client, we understand the desired replacement roof assembly on the cornice is to consist of a 2-ply modified bitumen membrane in lieu of a folded seam sheet copper assembly. The new membrane will not be visible from street level, and will transition into the exterior terra cotta masonry wall. There will be no change to the gutter location; the new assembly will slope towards the existing gutter allowing for the cornice on the north east corner of the building to transition into the existing assembly.

2.1 Cornice

2.1.1 Background Information.

RJC was notified by Jawl Properties on June 25, 2013 of a section of cornice on the North East elevation which was observed to be sagging. Grist Tile and Slate Ltd. had promptly visited the site to review the condition, and provided temporary restraint of the cornice with ropes. At this time a video was taken which was reviewed by RJC in preparation of this report.

A previous report completed April 15, 1997 by Don Church of The Church Group Consultants Ltd. (Church) was made available for review by the Client. A review of the Terra Cotta with input from Fast and Epp Structural Engineers was completed at this time. As noted within this report, the cornice was investigated and the steel outriggers at the northeast corner were noted to be corroded due to water ingress. The remaining outriggers were noted to be in fair to good condition.

During our review of the documentation provided, details completed in 1972 by Cooper, Tanner and Associates Ltd. were observed to provide structural upgrade detailing for the cornice support outriggers. However, evidence that these repairs were completed was not apparent at the locations reviewed onsite as these detail modifications were not mentioned within the report completed in 1997 by Church, and do not appear to be present in the video footage of the failed outrigger provided by Grist Tile and Slate Ltd.

2.1.2 Description of Cornice

The cornice on the 8th floor consists of a 16 ounce copper sheet with folded seams. Decorative elements of the cornice consist of profiled panel edges and modillions along the soffit, visible from below. The top surface copper sheet back-slopes to a gutter which runs adjacent to the exterior facade (Figure 1). The gutter flashing is set within the Terra Cotta masonry. Terra Cotta is not present within the cornice enclosure leaving the brick masonry exposed. The cornice is supported by "U" shaped 3" x 1.5" x approx 0.25" thick steel outriggers at 30" o/c. The outriggers are set into the brick masonry back-up. As noted in the 1997 Church report, the outriggers were determined to penetrate 8" into the brick masonry. During our review, the end

sections of the outriggers were observed to be flush with the interior face of the masonry back-up wall, and tension rods were observed to provide a tie between the outrigger and the concrete floor slab. At the corner of the cornice, an outrigger set at 45 degrees from the corner is present. The copper sheet is supported by 1" X 8" T&G decking on back sloped tapered 2" x 8" joists fastened to the outriggers. 1.5"x3/16" steel flat bar framework is bolted to the outriggers at top to form the fastening surface for exterior and base surfaces of cornice. The base of the flat bar assembly is set in brick masonry which ties the soffit of the cornice into the building.

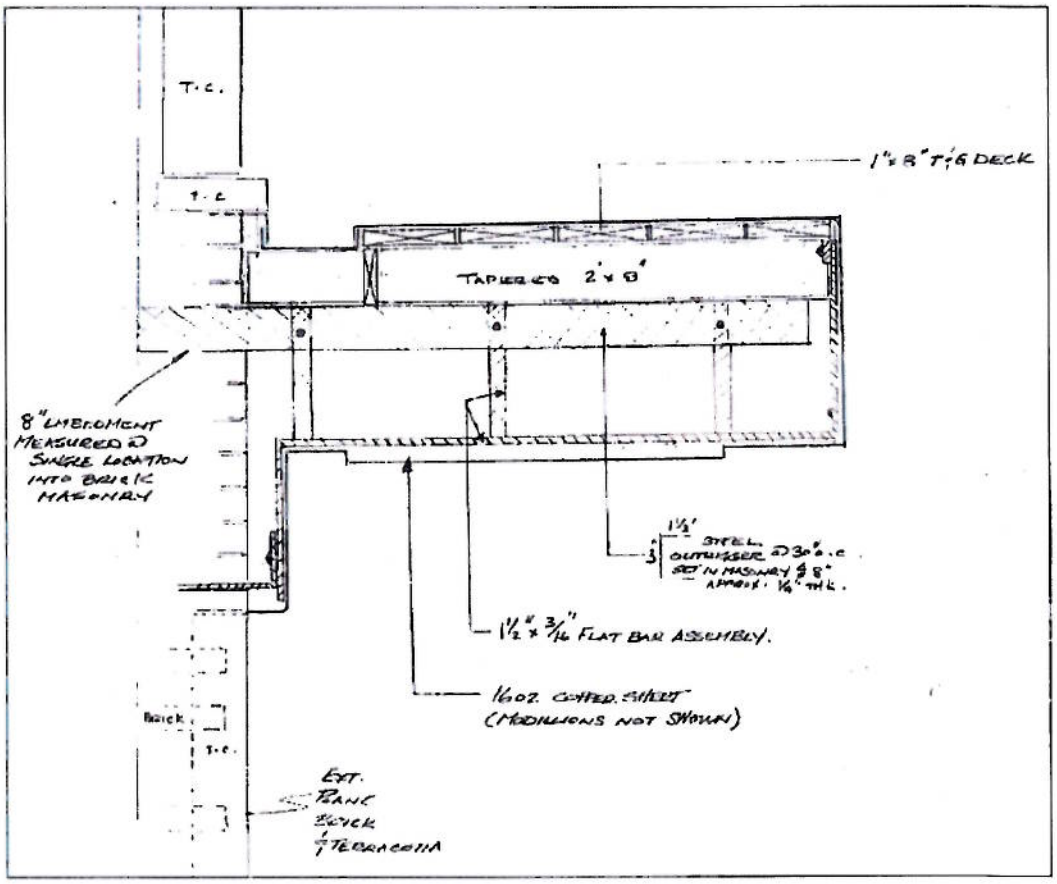


Figure 1 - Typical Cornice Section - *Source: The Church Group Consultants Ltd.*

2.1.3 Observations

RJC visited the site on July 19th to review the exterior of the cornice from the level 8 windows, and from ground level. The copper sheet was observed to be dented, and seam failures were apparent along the gutter seams and along the reglet where the cornice transitions with the exterior terra cotta facade. Based on the conditions observed onsite, it is apparent that water ingress behind the cornice is likely occurring, and it is this suspected source of water ingress which has resulted in corrosion and near failure of the steel outriggers.

In general, the cornice appears to be in a condition commensurate with its age and exposure, and the damage observed is likely attributed to maintenance activities, birds, cyclic thermal movement, and just over a century of weather exposure in a marine environment.

RJC returned to the site on July 23rd to review conditions adjacent to the cornice from the interior of the building. At this time, a section of interior wall had been removed, exposing the backside of the masonry wall.

Photo 2- Tension Rod

Photo 3- Corroded Outrigger

Photo 4- Northeast Cornice

The steel outrigger was visible to the inside, as was the reinforcing steel. The outrigger has corroded, and has experienced a loss of section of approximately 50% and spalling brick was observed adjacent to the steel outrigger section. RJC has confirmed the original reinforcing steel ties shown in the 1972 drawings prepared by Cooper, Tanner, and Associates Ltd. are present. These ties were not noted during the investigation completed by Church in 1997.

It is apparent that water has been able to penetrate the cornice for quite some time and penetrate the porous masonry brick wall, resulting in corrosion of the steel outriggers. As the steel corrodes, it expands and causes the masonry confining the steel to crack, and the masonry joints to open. This process further increases the frequency of water penetration and advances the corrosion process. The reinforcing ties attached to the channels have also corroded, and spalling masonry is present at the interior face of the masonry wall. Although not confirmed, it is suspected that the reinforcing steel ties may be embedded within the structural concrete floor slab. Section loss of approximately 50% was also observed at the tie locations.

As evident in the video provided by Grist Tile and Slate Ltd., several of the steel outriggers have lost their structural capacity; as a result, the cornice roof has sagged at the northeast corner. The 45 degree outrigger identified within the video is loose, and does not appear to be attracting load.

During our interior review, a previously attempted remedial repair to correct a sagging outrigger was observed. At this location on the northeast corner, a red-iron steel angle had been installed. The angle is welded to the end of the steel outrigger, and bolted into the floor slab. The bolt was observed to be very loose, and the effectiveness of this repair is questionable. It is anticipated that this repair may have been completed at other locations along the cornice.

2.1.4 Recommended Repair Strategy

The current assembly relies on the compressive strength of the masonry brick wall, and the tensile resistance of the embedded steel rod to restrain the steel outrigger. Over time, water has been able to penetrate the roof cornice, and enter the masonry wall. This has resulted in corrosion of the steel member, which has resulted in cracked masonry units, and failed/displaced mortar joints. Given the general condition of the masonry brick wall, it is recommended that the new system not rely on the masonry to resist compressive loads unless the wall is re-pointed, and/or re built as required. The steel outrigger section has undergone significant section loss due to corrosion, and no longer has the capacity required to resist the required design loads. Replacement of the steel outrigger is required.

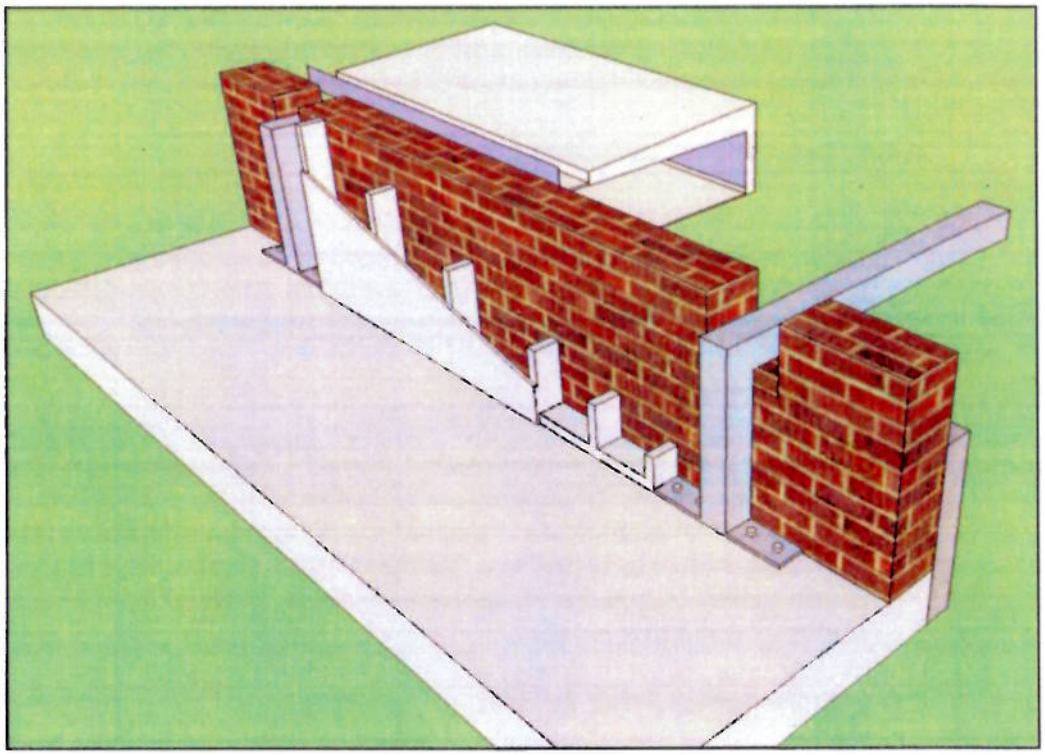


Figure 2 - Proposed Cornice System

T

he proposed replacement system consists of a fabricated steel outrigger support which would be bolted to the structural concrete slab. The steel HSS section would be approximately an 89x89x4.8, and the steel base plate would likely require 4-5/8" diameter anchor bolts. It is anticipated that the steel framing would be concealed from the interior by the existing stud wall furring as shown in Figure 2.

The outriggers would be provided at 8'-0" on centre, and would be connected to each other with steel members external to the building structure. Steel decking or plywood sheathing would be provided as the roof sheathing, and a 2-ply roof assembly would be provided to integrate into the existing terra cotta facade. Separation would be provided between all dissimilar materials (ie. Wood to metal, wood to masonry etc.). Wood or steel framing would be incorporated to achieve a profile to match the existing cornice. The new cornice could be clad with copper to match the existing profile and appearance of the original cornice.

The new steel outriggers would be installed from within the building, and the masonry removed at the penetration locations. Areas of masonry where the existing outriggers are removed would be reinstated. It is our opinion that this design approach would be more cost effective and efficient in comparison to an approach which relies on the masonry brick wall to resist load.

2.2 Terra Cotta

2.2.1 Background Information.

We understand considerations for addressing areas of terra cotta around the cornice area as required are requested at this time. A comprehensive review of the exterior of the building at the cornice location was not completed prior to the preparation of this report, however conceptual recommendations have been provided to address and repair the terra cotta facade as the repairs to the cornice are completed have been provided.

2.2.2 Description of Terra Cotta

The exterior facade of the Belmont Building consists of a terra cotta veneer supported by a red clay brick masonry back-up wall. The terra cotta units are attached to the brick masonry with wire ties. In the Church report, a comprehensive review of the terra cotta facade was completed. It is our understanding that repairs were also completed at this time.

2.2.3 Observations

From the ground level, areas of cracked, fractured, and spalling terra cotta within the area of the cornice are visible. The terra cotta does not extend up the wall into the cornice cavity (refer to Figure 1). From the 8th floor window, the terra cotta joints on the wall surface are thin, and appear to be in generally good condition. The joint where the copper sheet for the cornice is integrated into the terra cotta appears to be in poor condition. Sealants have been applied to this area in an attempt to mitigate leakage.

2.2.4 Recommended Repair Strategy

We recommend the areas of terra cotta within the vicinity of the cornice be addressed during the replacement of the cornice. This would involve selective re-pointing, cleaning, and if necessary pinning or replacement of the cracked or fractured stone as these areas are identified. All loose or spalled sections would be removed, and the voids would be patched to match the adjacent units. Where required, units could be replaced or re-set as necessary.

A more detailed assessment of the terra cotta is recommended when the northeast cornice is being replaced to better quantify the condition and details which would be encountered during a comprehensive cornice replacement on the remaining elevations.

3.0 OPINIONS OF PROBABLE COST

Opinions of Probable Cost are presented by RJC to provide the Owner with an expectation as to the magnitude of costs required to complete the repair work outlined above. The opinions provided are based on conceptual repair methods, recently obtained broad unit rates, and past experience with similar projects. A detailed estimate of costs has not been provided, as it would require the preparation of plans, details, specifications and schedules to achieve a quantified summary of estimated costs. In proceeding with the recommended repair strategy provided within this report, we anticipate the following Opinions of Probable Cost (OPCs).

- Cornice Replacement - North East Corner (+/- 60 lineal feet) $ 110,000 - $ 130,000
- Cornice Replacement - Remaining Building (+/- 320 lineal feet) $ 500,000 - $ 625,000
- Selective Terra Cotta Restoration - North East Corner *(Repair Budget)* $ 1,500 - $ 3,000

Grants are available from the City of Victoria thru the Building Incentive Program for facade restorations, structural improvements, upgrades required by building codes, and other rehabilitation costs. It is our opinion that opportunities for Grant Funding would apply to the Belmont Building. Should the Owner decide to pursue these grants, RJC would be pleased to assist as required.

4.0 CLOSING

This Report was prepared for Jawl Properties. It is not for the use or benefit of, nor may it be relied upon, by any other person or entity, without written permission of Jawl Properties.

Neither RJC, nor any company with which it is affiliated, nor any of their respective directors, employees, agents or representatives shall in any way be liable for any claim, whether in contract or in tort including negligence arising out of or relating in any way to mould, mildew, or other fungus, including the actual, alleged or threatened existence, effects, ingestion, inhalation, abatement, testing, monitoring, remediation, enclosure, decontamination, repair, or removal, or the actual or alleged failure to detect mould, mildew or other fungus.

Yours Truly,

Read Jones Christoffersen Ltd.

Prepared by:

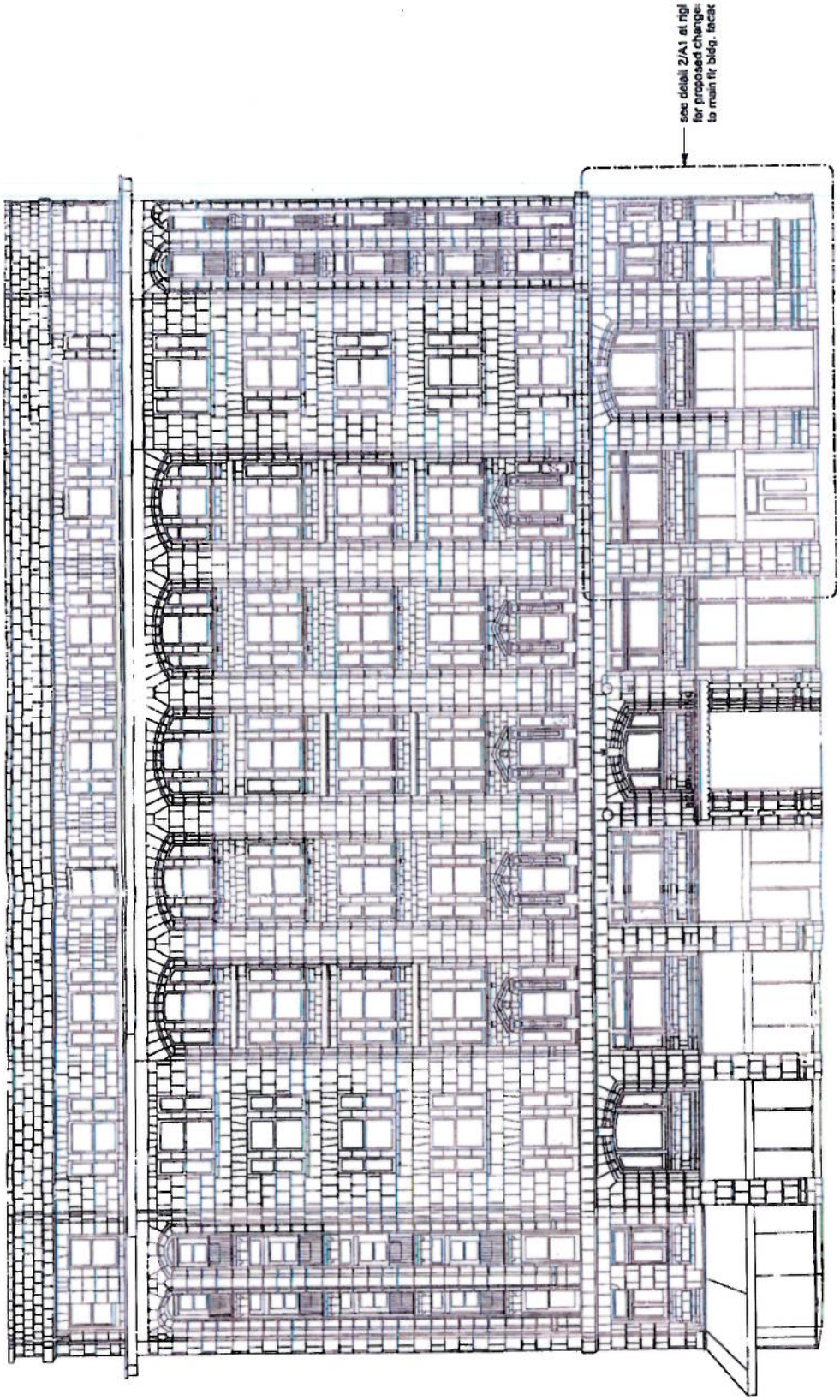
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA K. D. PICKWICK # 34143 4/9/2013

Kevin Pickwick, P. Eng, ASCT, CCCA, LEED-AP
Project Engineer

Reviewed by:

Terry Bergen, CTech, CCCA, LEED-AP
Associate, Group Leader

KP/rt



NOTE: Drawing reproduced from original CAD file by DOCUMENTA

4 Humboldt St. - Existing Facade (South)
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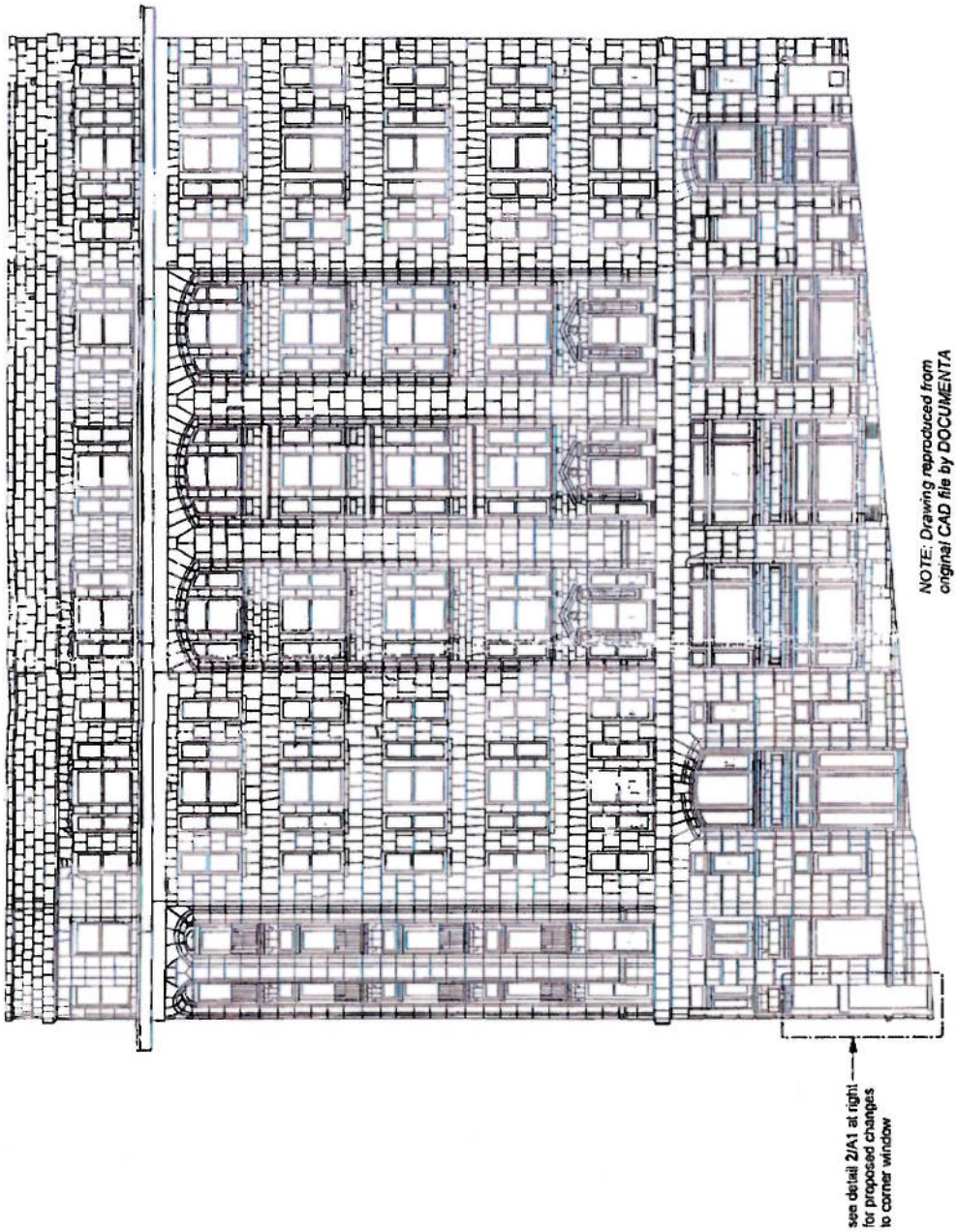
Development Services Division



3 Gordon St. - Existing Facade (East)
1:150

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City of Victoria
APR 10 2014
Planning & Development Department
Development Services Division

Sash Replacement - Box + 4" Jamb
Sash Box + 4"

Job #		Unit #	A	Qty	18

Job Details

Name	JAWL PROPERTIES - Karen Jawl
Location	Belmont, Victoria
Email / Phone	karen.jawl@jawlproperties.com
Sales Contact	Keri

Glass Specifications

	Thermal
Glass Thickness	4 mm ½" Grey SuperSpacer Argon + Solarban 60 #3 4 mm
Glass Type	Annealed
Glass Opacity	Clear

Opening Details

Fixed Upper Sash	Open Lower Sash

Horn Details

Horn B	Length: 3 ½"

Finishing Details

Priming	In / Out	White
Finish Painting		By Heritage Green On Site

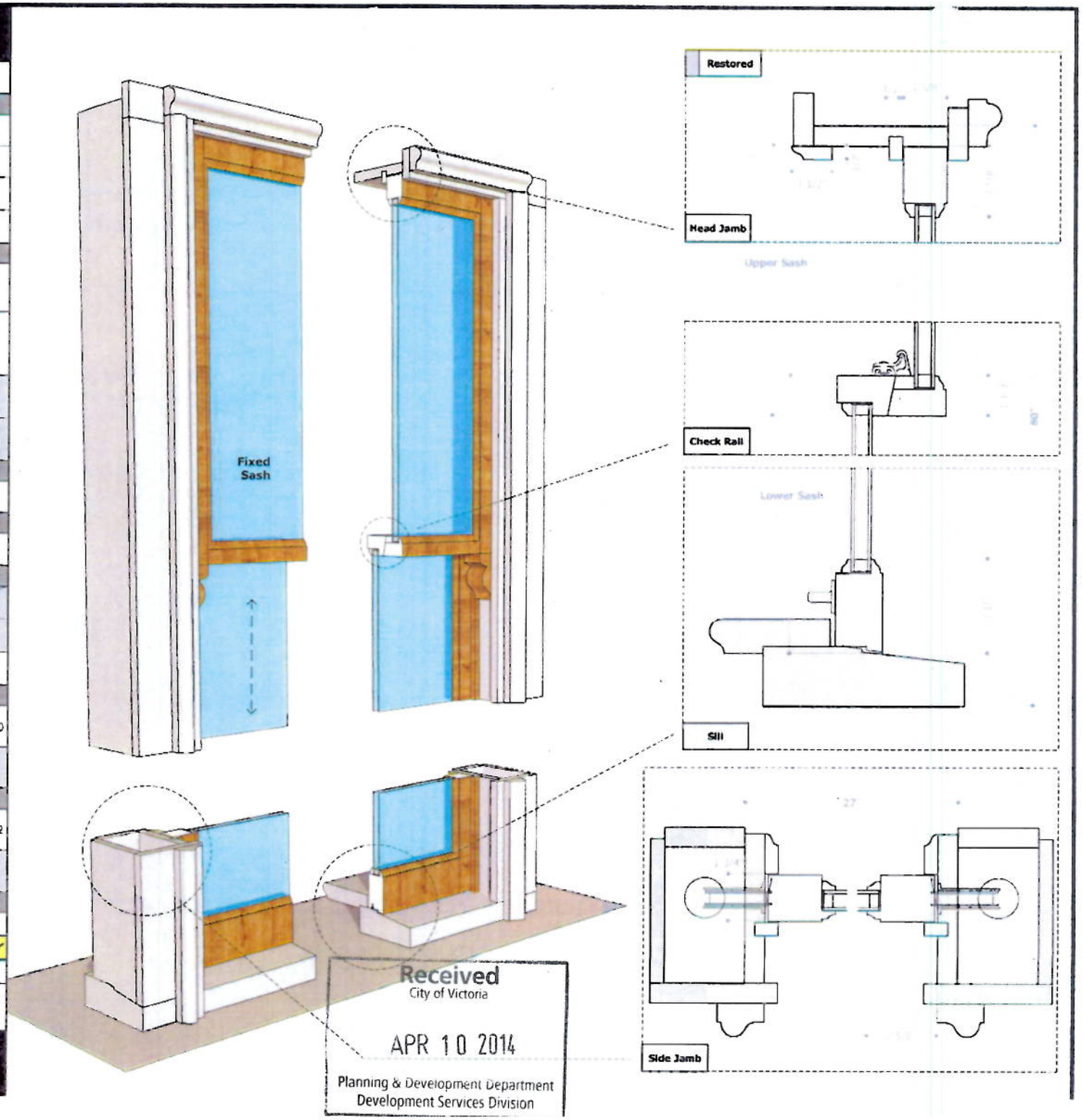
Hardware Details

Sash Lock ORB	#716 +860	D Handle ORB	#270

Weather Strip Details

1 ⅜" Sprung Bronze	#222

Notes	Order Progress
	QUOTE
	FOR APPROVAL ✓
	MANUFACTURE



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Development Services Division

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City of Victoria
APR 10 2014
Planning & Development Department
Development Services Division

Sash Replacement - Box + 4" Jamb
Sill - Box + 4"

Job #		Unit #	B	Qty	69

Job Details

Name	JAWL PROPERTIES - Karen Jawl
Location	Belmont, Victoria
Email / Phone	karen.jawl@jawlproperties.com
Sales Contact	Keri

Glass Specifications

	Thermal
Glass Thickness	4 mm ½" Grey SuperSpacer Argon + Solarban 60 #3 4 mm
Glass Type	Annealed
Glass Opacity	Clear

Opening Details

Fixed

Horn Details

Horn B — Length: 3 ½"

Finishing Details

Priming	In / Out	White
Finish Painting	By Heritage Green On Site	

Hardware Details

Weather Strip Details

Notes	Order Progress
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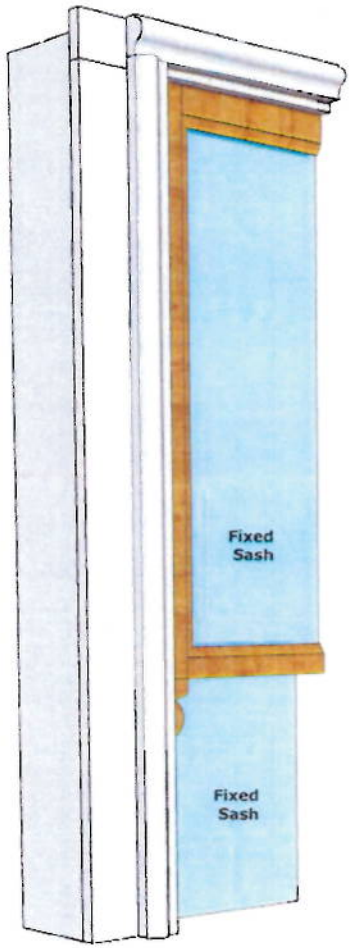

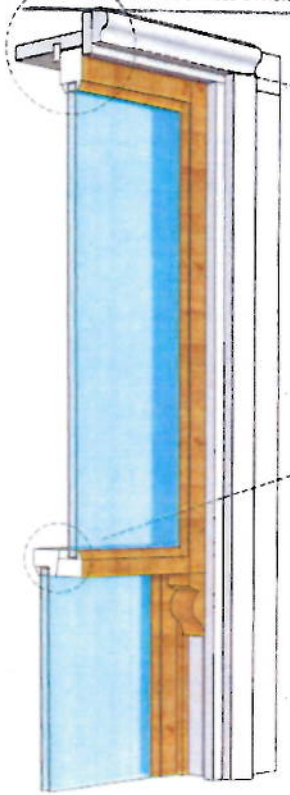

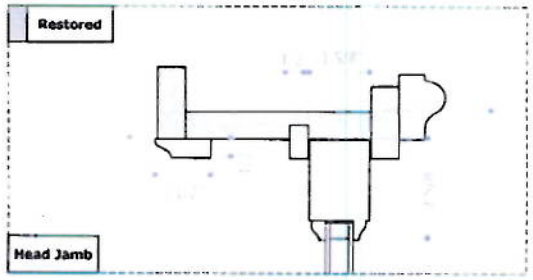

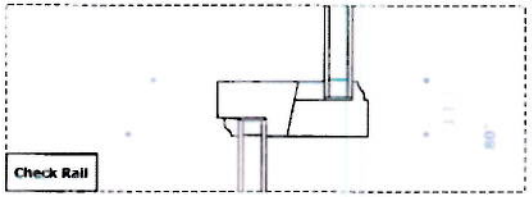

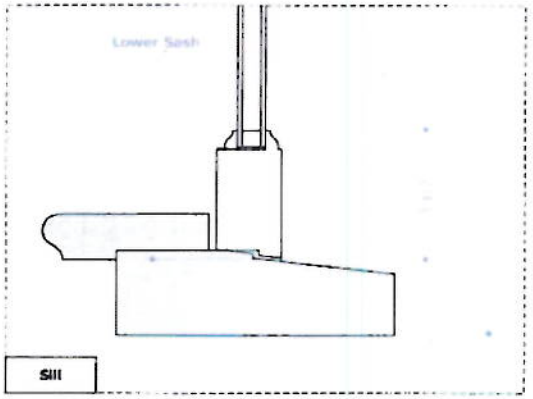

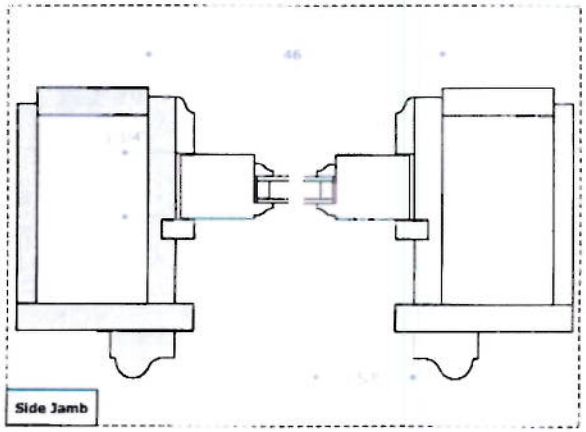

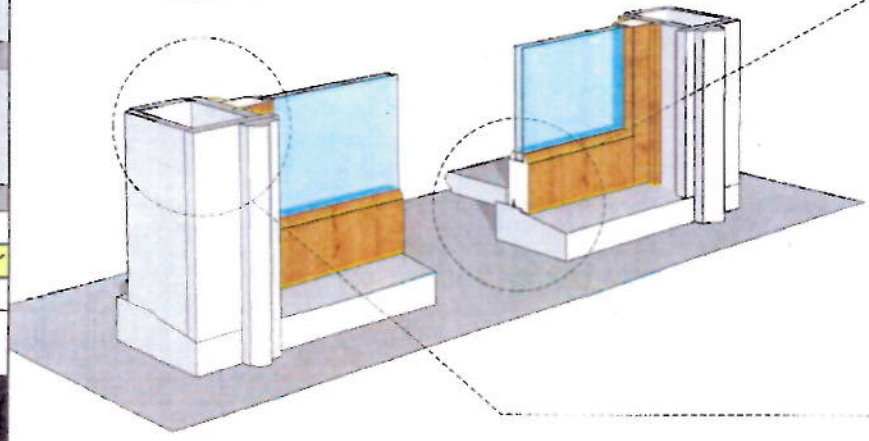

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Development Services Division

Sash Replacement - Box + 4" Jamb
SR - Box + 4"

Job #		Unit #	C	Qty	138

Job Details

Name	JAWL PROPERTIES - Karen Jawl
Location	Belmont, Victoria
Email / Phone	karen.jawl@jawlproperties.com
Sales Contact	Keri

Glass Specifications

	Thermal
Glass Thickness	4 mm ½" Grey SuperSpacer Argon + Solarban 60 #3 4 mm
Glass Type	Annealed
Glass Opacity	Clear

Opening Details

Fixed Upper Sash	Open Lower Sash

Horn Details

Horn B	Length: 3 ½"

Finishing Details

Priming	In / Out	White
Finish Painting		By Heritage Green On Site

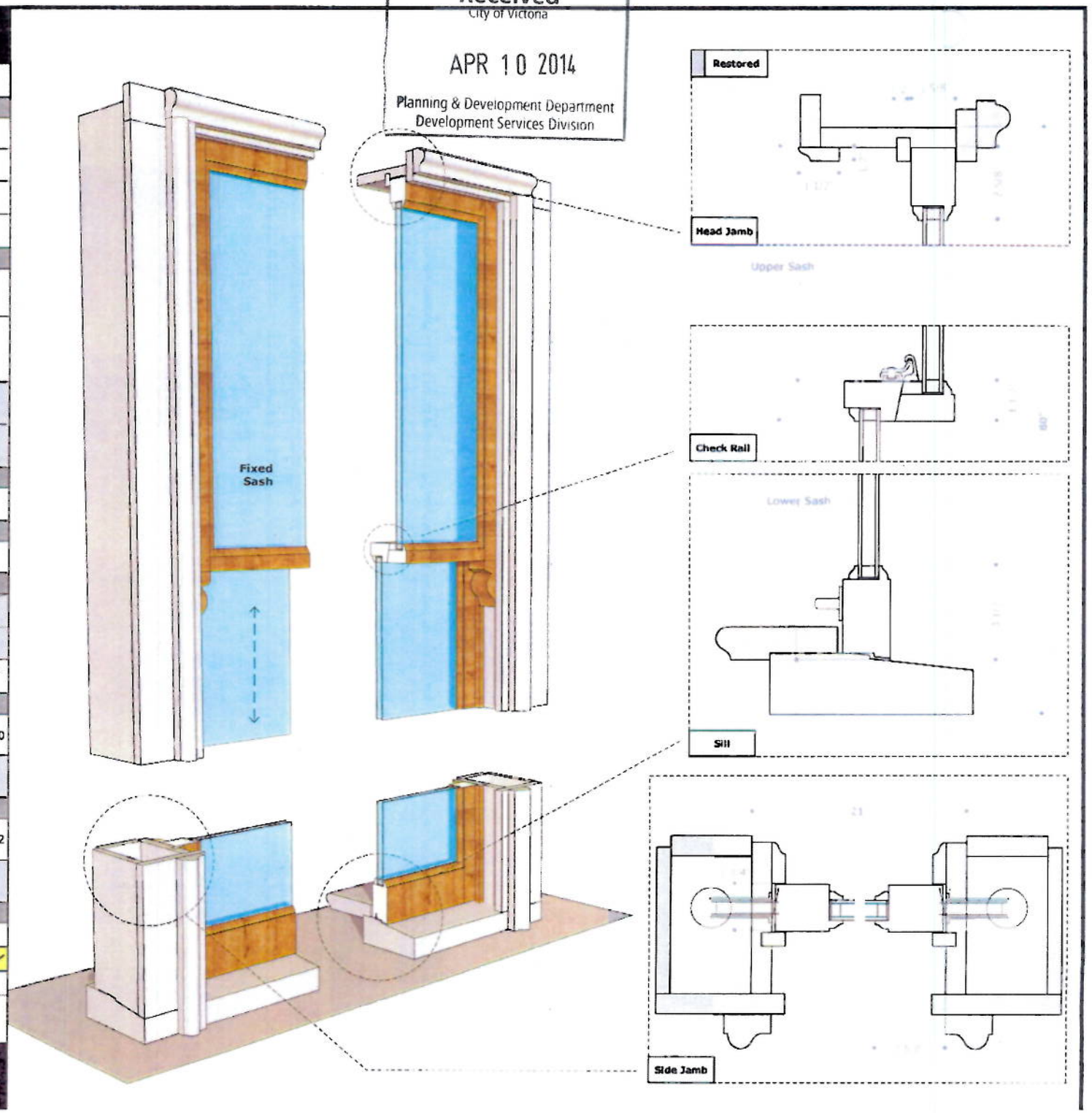
Hardware Details

Sash Lock	#716 +860	D Handle	#270

Weather Strip Details

1 ⅜" Sprung Bronze	#222

Notes	Order Progress
	QUOTE
	FOR APPROVAL ✓
	MANUFACTURE



Alteration Permit for 606-629 Humboldt Avenue and 8...

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City of Victoria
APR 10 2014
Planning & Development Department
Development Services Division

Sash Replacement - Box + 4" Jamb
SR - Box + 4"

Job #		Unit #	D	Qty	20

Job Details

Name	JAWL PROPERTIES - Karen Jawl
Location	Belmont, Victoria
Email / Phone	karen.jawl@jawlproperties.com
Sales Contact	Keri

Glass Specifications

	Thermal
Glass Thickness	4 mm ½" Grey SuperSpacer Argon + Solarban 60 #3 4 mm
Glass Type	Annealed
Glass Opacity	Clear

Opening Details

Fixed Upper Sash	Open Lower Sash

Horn Details

Horn B	Length: 3 ½"

Finishing Details

Priming	In / Out	White
Finish Painting		By Heritage Green On Site

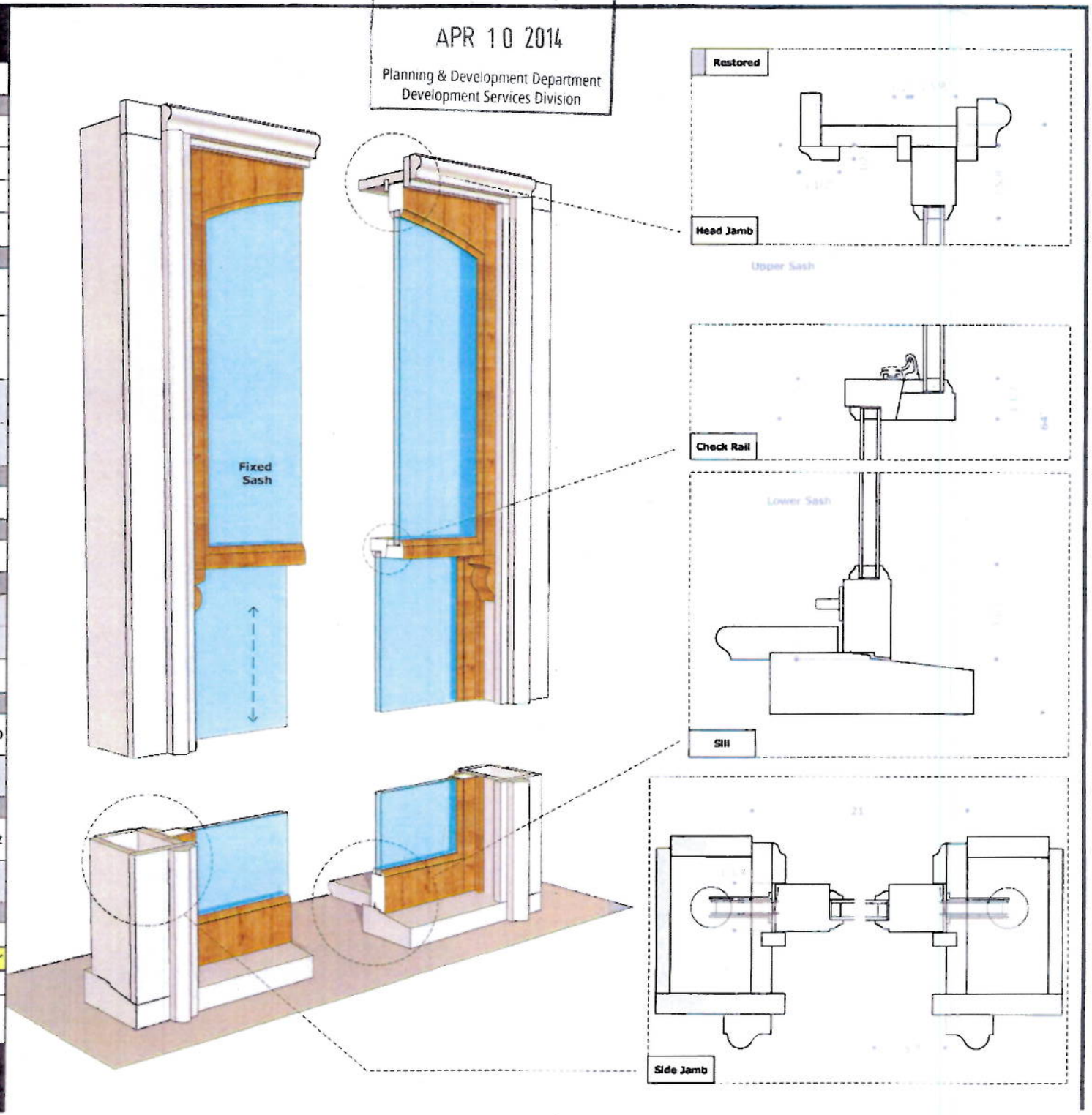
Hardware Details

Sash Lock	#716 +860	D Handle	#270

Weather Strip Details

1 ⅜" Sprung Bronze	#222

Notes	Order Progress
	QUOTE
	FOR APPROVAL ✓
	MANUFACTURE



Heritage Alteration Permit 606-620 Humboldt Avenue and 8...

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City of Victoria
APR 10 2014
Planning & Development Department
Development Services Division

Sash Replacement - Box + 4" Jamb
Sash - Box + 4"

Job #		Unit #	E	Qty	10

Job Details

Name	JAWL PROPERTIES - Karen Jawl
Location	Belmont, Victoria
Email / Phone	karen.jawl@jawlproperties.com
Sales Contact	Keri

Glass Specifications

	Thermal
Glass Thickness	4 mm ½" Grey SuperSpacer Argon + Solarban 60 #3 4 mm
Glass Type	Annealed
Glass Opacity	Clear

Opening Details

Fixed

Horn Details

Horn B — Length: 3 ½"

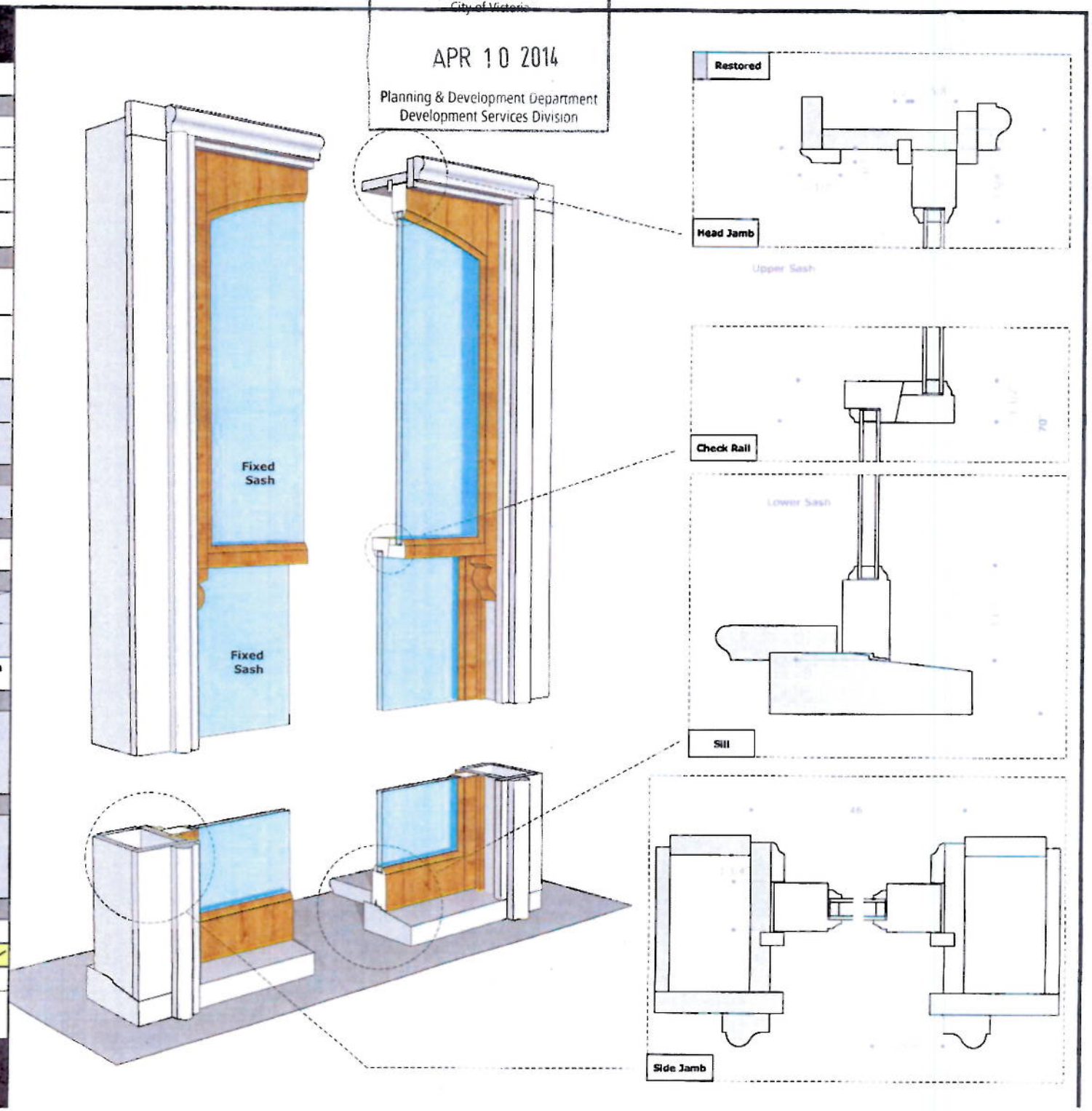
Finishing Details

Priming	In / Out	White
Finish Painting		By Heritage Green On Site

Hardware Details

Weather Strip Details

Notes	Order Progress
	QUOTE
	FOR APPROVAL ✓
	MANUFACTURE



CITY OF VICTORIA

Planning and Land Use Committee Report

For the Meeting of June 5, 2014

To: Planning and Land Use Committee **Date:** May 29, 2014

From: Deb Day, Director, Sustainable Planning and Community Development

Subject: Proposed Work Plan to Host a Development Summit

Executive Summary

On May 8, 2014, the Governance and Priorities Committee adopted the following motion:

> *"That Council direct staff, on a priority basis, to bring forward a work plan to host a Development Summit facilitated workshop dedicated to strengthening the relationship between the City, development firms that are active in Victoria, and community association land use chairs (14/GPS 248)."*

This report recommends an approach to undertake this workshop on a timely basis with the assistance of an external consultant to enable full participation and to work towards producing findings and an action plan. The report sets out proposed objectives and a potential target timeline for the Development Summit meeting in late June 2014.

Recommendation

That Council direct staff to undertake the Development Summit work plan as proposed with a target date for holding the Summit in late June 2014.

Respectfully submitted,

D. E. Day

Deb Day, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: Jason Johnson

Date: May 30, 2014

DD:lw

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1.0 Purpose

The report outlines a proposed work plan consistent with the following Governance and Priorities Committee decision of May 8, 2014:

> *"That Council direct staff, on a priority basis, to bring forward a work plan to host a Development Summit facilitated workshop dedicated to strengthening the relationship between the City, development firms that are active in Victoria, and community association land use chairs (14/GPS 248)."*

2.0 Background

Improving customer service remains an important strategic priority for the City's broad range of services as outlined in the *Customer Service Action Plan* (2012). Victoria's *Economic Development Strategy* (2011-2012) identified the need to "ensure the City has a competitive and business-supportive environment in terms of property taxes, development costs and development approvals".

Across the organization, the City has been engaged in reviewing and implementing improved development-related business and engagement processes through a series of stages, including:

- The creation of the pre-application and application phase procedures to advise and engage residents, businesses and property owners as well as Community Association Land Use Committees (CALUCs) regarding potential Rezoning Applications and Development Variance Permit Applications that Council would ultimately consider. Representatives of the Community Associations and the development industry worked together with City staff in this formulation, which Council approved initially in 2005. Subsequent refinements to these procedures have continued to be made.
- The City initiated a Development Business Process Review with the assistance of an external consultant in two phases which systematically analyzed the input received from multiple stakeholders and identified potential improvements in City processes, which involved many departments, particularly Sustainable Planning and Community Development and Engineering and Public Works. Council endorsed a number of key recommendations related to the first phase in 2009, which have been implemented as have a number of the more administrative aspects identified in the second phase recommendations (2010).

In order to foster further constructive dialogue and improvements, Council directed staff to prepare a proposal for a timely Development Summit that provides a forum involving the development industry representatives, the key community representatives (Community Association Land Use Chairs) and the City.

3.0 Issues & Analysis

3.1 Proposed Objectives

Since the City has identified the importance of good development processes, the Development Summit will be most effective with clearly defined objectives as part of the work plan.

Council, City staff and the development community have different roles and responsibilities in the development process in Victoria. The Land Use Committees of Victoria's Community

Associations are also involved in the review of some types of planning applications. It will be important that there be a good cross-section of developers and builders active in Victoria, both through industry associations such as the Urban Development Institute and Home Builders' Association but also individual firms.

The system works best when all players understand not only their own roles and responsibilities, but also those of the other players in the relationship. All players need, as well, to understand and be sensitive to the pressures and realities faced by others. The Summit would provide an opportunity for sharing information and perspectives on these points.

As identified in the Council direction, the Summit is about building relationships primarily between the City and the development community as well as involving the Community Association Land Use Committee Chairs. The discussions at the event, it is expected, will help participants define some terms by which the parties agree to interact with and support one another. Some terms may be written as broad principles to guide behaviour and approaches; others may be more targeted and could require the parties to make specific changes to what they do. All can be written into a summary document to guide the parties' interactions moving forward.

The following objectives for the Summit are proposed:

- To understand any concerns or problems raised regarding services, including their scale and prevalence, and to identify key issues.
- To understand the roles and responsibilities as well as the perspectives, pressures and realities of all parties involved.
- To provide opportunities to identify changes that might improve the processes, information and understanding as well as relationships.
- To consider and agree on broad principles to guide behaviours and approaches for moving forward.
- To analyze input and prepare an Action Plan for improvements with timelines for Council's approval.

3.2 Proposed Approach

It is recommended that an external consultant or consultant team be engaged to assist in the Development Summit since this additional resource can enable a timely and focused response as well as enabling the discussions to involve fully the representatives of the development and building industry and the City as participants as well as the community representatives. The consultant would be responsible for leading and facilitating the session to ensure that the session is organized and structured to be highly effective in achieving the proposed objectives. In advance of the session, the consultant would gather any necessary information and advice useful to the project. The consultant would also summarize the input received and prepare a report with analysis, findings and recommendations for action with timelines for consideration by Council.

4.0 Timing and Resource Implications

To convene the Development Summit, the necessary initial stages related to hiring a consultant and then organizing the meeting will be challenging and involve focused involvement of key staff with relatively short lead times for the participants to accommodate the meeting in their schedules.

However, there is merit in trying to hold the Development Summit in late June 2014 to move forward with the participation of the community and industry representatives before the summer. This will require expedited processes to enable the convening of the Summit. Moving forward to formulate and implement the approved Action Plan resulting from the Development Summit will be important and will involve varying staff resources, based on the outcomes.

There will be some trade-offs involved in that the staff resources devoted to this important initiative for overall improvement would have an effect on the timing of some current applications and projects related to the *Zoning Regulation Bylaw*, the *Building Bylaw,* the Delegation Workshop and other process improvements. The input received through the Development Summit will be helpful in refining some of these initiatives, particularly related to delegation and process improvements. Support will also be needed from key departments involved in the development process as well as Communication and Civic Engagement and Finance.

The costs for the assistance of the external consultant would be estimated to be up to $25,000 and is within the existing 2014 corporate consulting budget.

5.0 Options & Impacts

This report sets out a proposed work plan to foster a productive Development Summit discussion and subsequent analysis and action plan. The key option for Council to determine is whether to direct that this work plan item proceed as proposed or not. As presently proposed, the target for the Development Summit meeting is late June 2014 on an expedited basis. Otherwise, Council may consider setting a September 2014 or later date.

6.0 Relevant City Policy

The ongoing improvement of development-related processes is consistent with the overall policy framework established in the *Official Community Plan* and its Implementation Strategy.

The City has identified improved development-related processes in achieving customer service enhancements and economic development priorities so the Development Summit is consistent with those goals.

7.0 Financial and Staff Capacity Assessment

The immediate implications in organizing and following up on this initiative involve trading-off resources available to deal with current applications and other process and regulatory improvement projects as well as implications for supporting departments identified above for the longer-term benefit of improved processes and shared understandings and commitments. The costs for the consultant and related costs for the Summit are available from the 2014 budget.

8.0 Conclusions

This report provides an expedited work plan approach to the Council direction for consideration. If the proposed target date of late June 2014 cannot be met, Council will be advised and an alternate target date proposed.

9.0 Recommendation

That Council direct staff to undertake the Development Summit work plan as proposed with a target date for holding the Summit in late June 2014.