



## REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, February 11, 2021

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

Due to the COVID-19 Pandemic, public access to City Hall is not permitted. This meeting may be viewed on the City's webcast at [www.victoria.ca](http://www.victoria.ca)

Pages

**A. CONVENE COUNCIL MEETING**

**B. APPROVAL OF AGENDA**

**C. READING OF MINUTES**

C.1. Minutes from the evening meeting held January 28, 2021 1

C.2. Minutes from the daytime meeting held January 21, 2021 9

**D. PROCLAMATIONS**

D.1. "Chamber of Commerce Week" - February 15 to 22, 2021 15

D.2. "National Engineering Month" - March 2021 16

*Pending approval at the February 11, 2021 COTW meeting*

**E. UNFINISHED BUSINESS**

E.1. 1244 Wharf Street: Update Report for Heritage Alteration Permit Application No. 00023 17

*A report regarding a corrected approval motion for Heritage Alteration Permit Application No. 00023 for 1244 Wharf Street, which eliminates a variance that is not actually required under the applicable Zoning Bylaw.*

**F. REPORTS OF COMMITTEE**

**F.1. Committee of the Whole**

F.1.a. Report from the February 4, 2021 COTW Meeting 96

[Link to the February 4, 2021 COTW Agenda](#)

- F.1.a.a. 1611 Stanley Avenue: Heritage Designation Application No. 000194 (Fernwood)
- F.1.a.b. Council Member Motion: Amending Schedule E of the Animal Responsibility Bylaw to Include a portion of Vic West
- F.1.a.c. Council Member Motion: UBCM Resolution: Increase Disability Benefits and Income Assistance Rates
- F.1.a.d. Strategic Plan #3 Affordable Housing
- F.1.a.e. 2564 Graham Street: Heritage Designation Application No. 000191 (Hillside/Quadra)
- F.1.a.f. Council Led Workshop - Neighbourhood Boundaries
- F.1.a.g. Council Member Motion: Electronic Participation at Council and Committee of the Whole Meetings
- \*F.1.b. Report from the February 11, 2021 COTW Meeting
  - \*F.1.b.a. Expansion of Pedestrian Space in Clover Point Park
  - \*F.1.b.b. Council Member Motion: Cold Weather Shelter

## G. BYLAWS

### G.1. Bylaw for Parks Regulation Amendment Bylaw

99

- 1st, 2nd, and 3rd readings of:
  - Parks Regulation Bylaw, Amendment Bylaw (No. 13) No. 21-033

The purpose of this Bylaw is to amend the *Parks Regulation Bylaw* to temporarily prohibit any sheltering in Central Park.

### \*G.2. Bylaw for Parks Regulation Amendment Bylaw

101

#### *Addendum: Updated Bylaw*

- 1st, 2nd, and 3rd readings of:
  - Parks Regulation Bylaw, Amendment Bylaw (No. 14) No. 21-034

The purpose of this Bylaw is to amend the *Parks Regulation Bylaw* to prohibit sheltering in park areas that are susceptible to flooding, erosion, slope instability, and other environmental hazards to better protect the wellbeing of persons forced to shelter in parks due to lack of adequate in-door shelter space and prevent excessive damage to the parks.

## **H. NEW BUSINESS**

### **\*H.1. Appointment of City Clerk**

103

*A report regarding the appointment of Mr. Curt Kingsley as City Clerk.*

## **\*I. CLOSED MEETING**

### **MOTION TO CLOSE THE FEBRUARY 11, 2021 COUNCIL MEETING TO THE PUBLIC**

That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Section 90(2) A part of a council meeting may be closed to the public if the subject matter being considered relates to one or more of the following:

- Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

## **J. APPROVAL OF CLOSED AGENDA**

## **K. READING OF CLOSED MINUTES**

L. UNFINISHED BUSINESS

M. CORRESPONDENCE

N. NEW BUSINESS

\*N.1. Land/Intergovernmental Relations - Community Charter Sections 90(1)(e) and 90(2)(b)

N.2. Legal Advice - Community Charter Section 90(1)(i)

N.3. Appointment - Community Charter Section 90(1)(a)

\*N.4. Legal Advice - Community Charter Section 90(1)(i)

*Addendum: New Item*

O. CONSIDERATION TO RISE & REPORT

P. ADJOURNMENT



## MINUTES - VICTORIA CITY COUNCIL

January 28, 2021, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

PRESENT: Mayor Helps in the Chair, Councillor Andrew, Councillor Loveday, Councillor Thornton-Joe, Councillor Young

PRESENT ELECTRONICALLY: Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Potts

STAFF PRESENT: J. Jenkyns - City Manager, T. Soulliere - Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor, P. Bellefontaine - Director of Engineering & Public Works, K. Hoese - Director of Sustainable Planning and Community Development, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, A. Johnston - Planner, P. Rantucci – Head of Strategic Real Estate, M. Sandhu - Head, Service Innovation & Improvement, M. Heiser - Committee Secretary

### A. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

That the agenda be approved as amended.

**CARRIED UNANIMOUSLY**

### B. Poetry Reading

The Poet Laureate, John Barton, read a poem titled "Bird Watching".

The Youth Poet Laureate, James Summer, read a poem titled "Aestophobia".

### D. REQUESTS TO ADDRESS COUNCIL

**Moved By** Councillor Loveday

**Seconded By** Councillor Thornton-Joe

That the following speakers be permitted to address Council.

## **CARRIED UNANIMOUSLY**

### **D.2 Brenda Dean: Telus Zoning Application**

Outlined why Council should decline the TELUS Ocean Development and rezoning application as it is currently proposed.

### **D.3 Andy Wachtel: TELUS Ocean Development/Rezoning Application**

Outlined why Council should decline the the TELUS Ocean Development as it is proposed.

## **F. PUBLIC AND STATUTORY HEARINGS**

### **F.1 1224 Richardson Street: Rezoning Application No. 00705 and Development Permit with Variance Application No. 00149**

#### Zoning Regulation Bylaw, Amendment Bylaw (No. 1244) - No. 21-013:

To rezone the land known as 1224 Richardson Street from the R1-B Zone, Single Family Dwelling District, to the R-99 Zone, Multiple Dwelling Richardson District, to permit three buildings with ground-oriented multiple dwellings.

#### Development Permit Application

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1224 Richardson Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the three buildings with ground-oriented multiple dwellings as well as landscaping.

#### **F.1.a Public Hearing & Consideration of Approval**

Alec Johnston (Planner): Advised that the application is to allow for an increase in density and three multiple dwelling buildings

*Mayor Helps opened the public hearing at 6:54 p.m.*

Tim Stemp (Applicant): Provided information regarding the application.

Dennis Jones (Richardson Street): Expressed concerns with the application due to the lack of proposed parking spaces.

Bob June (Rockland Neighbourhood Association): Expressed concerns with the application due to the lack of parking spaces and the fact that no three-bedroom units are proposed.

Julian West (Central Spur Road): Expressed support for the application due to the bike accessibility and gentle density proponents.

Donna Mears (Linden Avenue): Expressed concerns for the application due to the height of the proposal and potential traffic congestion.

Douglas Curran (Burdett Avenue): Expressed support for the development due to the high quality of the proposal's designs.

*Council recessed from 7:28 p.m. until 7:33 p.m. to provide an opportunity for members of the public to call to speak live.*

Carl Scowl (Harbinger Avenue): Expressed concerns with the application due to the lack of proposed parking spaces and increased density.

*No further persons called in to speak to the proposed bylaws and Development Permit with Variances Application.*

*Council discussed the following:*

- *The addition of three-bedroom units*
- *Average size of proposed units*
- *Designated parking space uses*
- *Potential shading in neighbouring properties.*

*Mayor Helps closed the public hearing at 7:50 p.m.*

**Moved By** Mayor Helps

**Seconded By** Councillor Loveday

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1244) No. 21-013

*Council discussed the following:*

- *Neighbourhood feedback and email submissions*
- *Sensitive infill housing proponents*
- *Use of the nearby laneway*
- *Parking requirements and impacts*

**On the motion:**

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

**CARRIED (7 to 2)**

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

That the following bylaws **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1244) No. 21-013
2. Housing Agreement (1224 Richardson Street) Bylaw (2021) No. 21-014

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

**CARRIED (7 to 2)**

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That Council authorize the issuance of Development Permit with Variances Application No. 00149 for 1224 Richardson Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the vehicle parking from 23 stalls to 10 stalls;
  - ii. increase the height from 7.6 metres to 10.08 metres;
  - iii. increase the number of storeys from 2.5 to 3;
  - iv. allow for roof decks.
3. The Development Permit lapsing two years from the date of this resolution.

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts  
OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

**CARRIED (7 to 2)**

**F.2 956 Heywood Avenue: Development Permit with Variances Application No. 00126**

Development Permit with Variances Application No. 00126

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 956 Heywood Avenue, in Development Permit Area 16, for purposes of constructing a 4-storey multiple dwelling building with variances.

**F.2.a Opportunity for Public Comment & Consideration of Approval**

Alec Johnston (Planner): Advised that the application is to construct a 4-storey multiple dwelling building with variances

*Mayor Helps opened the opportunity for public comment at 8:15 p.m.*

Luke Mari (Applicant): Provided information regarding the application.

Alison Boston (Heywood Avenue): Expressed concern for the application due to the displacement of tenants and lack of affordability.

Brain (Brentwood Bay): Expressed support for the application as it relates to the surrounding neighbourhood.

Carter Laird (Quadra Street): Expressed support for the application.

Cheng Lim (Quadra Street): Expressed support for the application.

Dave Coopersmith (Hollywood Crescent): Expressed support for the application due to the opportunity for downsizing.

Daisy Orser (Root Cellar, Cook Street): Expressed support for the application due to increased vibrancy in the neighbourhood

Josh Kalef (Cook Street Village): Expressed support for the application.

Teresa Allen (Cook Street): Expressed support for the application as it will be a suitable addition to community.

Val Coopersmith (Hollywood Crescent): Expressed support for the application due to the opportunity to relocate and stay in the area.

Vernon Andres (Pendergast Street): Expressed support for the application and approval of the proposed plans.

Vittorio Chelli (May Street): Expressed support for the application due to the sensitive infill housing proposed.

David Talbot (Heywood Avenue): Expressed concerns with the proposal due to the increase in the densification.

Dave Brownell (Heywood Avenue): Expressed concerns with the proposal due to the number of variances requested.

*Council recessed from 8:43 p.m. p.m. until 8:48 p.m. to provide an opportunity for members of the public to call to speak live.*

Laurie (Heywood Avenue): Expressed concerns for the application due to the effects on neighbouring properties as it relates to lighting and privacy.

Lori Laquiox (Pendergast Street): Expressed concerns for the application due to the impacts the design will have on existing neighbours and privacy concerns.

Ron Mahoney (Pendergast Street): Expressed concerns for the application.

*No additional persons called in to speak to the proposed application.*

*Council discussed the following:*

- *Recommendations from the design panel*
- *Parking variances proposed*
- *Shadow study as it relates to neighbours' concerns*
- *Side yard setbacks of the subject parcel and adjacent buildings*

*Mayor Helps closed the opportunity for public comment at 9:20 p.m.*

**Moved By Mayor Helps**

That Council authorize the issuance of Development Permit with Variances Application No. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
  - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
  - iii. reduce the front setback from 10.50 metres to 6.63 metres;
  - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
  - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
  - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property's title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.
5. The Development Permit lapsing two years from the date of this resolution.

**Failed to proceed due to no seconder**

**Moved By** Councillor Isitt

**Seconded By** Councillor Thornton-Joe

Refer the application to staff to work with the applicant to:

1. Revise the design to address concerns relating to shading and setbacks.
2. Consider reducing parking and/or unit size, to reduce the building footprint and/or height.

*Council discussed the following:*

- *Concerns raised by adjacent neighbours*
- *Potential shadowing*

**Amendment:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Young

2. Consider reducing parking and/or unit size **or number of units**, to reduce the building footprint and/or height.

FOR (5): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Councillor Isitt, Councillor Loveday, Councillor Potts

**CARRIED (5 to 3)**

**On the motion as amended:**

Refer the application to staff to work with the applicant to:

1. Revise the design to address concerns relating to shading and setbacks.
2. Consider reducing parking and/or unit size or number of units, to reduce the building footprint and/or height.

*Council discussed the following:*

- *Proposed front and back setbacks*
- *Decrease in site size*

**On the motion as amended:**

**CARRIED UNANIMOUSLY**

**F.3 429 and 431 Parry Street: Development Variance Permit Application No. 00234 and Development Variance Permit Application No. 00235**

Development Variance Permit Application No. 00234

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 429 Parry Street, for the purpose of varying certain requirements of the *Zoning Regulation Bylaw*, namely: reduced front, rear and side yard building setbacks in order to construct a new single-family dwelling with secondary suite on one of two lots that are currently being used as surface parking lots along Parry Street.

Development Variance Permit Application No. 00235

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 431 Parry Street for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* namely: reduced front, rear and side yard building setbacks in order to construct a new single-family dwelling with secondary suite on one of two lots that are currently being used as surface parking lots along Parry Street.

**F.3.a Opportunity for Public Comment & Consideration of Approval**

Alec Johnston (Planner): Advised that the application is to build two single family dwellings with secondary suites, one on each lot.

*Mayor Helps opened the opportunity for public comment at 9:35 p.m.*

Conrad Nyren (Applicant): Provided information regarding the application.

*Council recessed from 9:41 p.m. until 9:46 p.m. to provide an opportunity for members of the public to call to speak live.*

*No persons called in to speak to the proposed application.*

*Mayor Helps closed the opportunity for public comment at 9:46 p.m.*

**Moved By** Councillor Alto  
**Seconded By** Councillor Andrew

That Council authorize the issuance of Development Variance Permit Applications No.00234 for 429 Parry Street and No.00235 for 431 Parry Street in accordance with:

1. Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: For Development Variance Permit No. 00234 at 429 Parry Street:
  - a. reduce the front yard setback from 7.5m to 3.79m;
  - b. reduce the rear yard setback from 8.28m to 4.71m for the rear stairs and 5.61m for the building;
  - c. reduce the north side yard setback from 1.5m to 1.2m;
  - d. reduce the south side yard setback from 3m to 2m; and
  - e. reduce the combined side yard setback from 4.5m to 3.2m.For Development Variance Permit No. 00235 at 431 Parry Street:
  - a. reduce the front yard setback from 7.5m to 4.41m;
  - b. reduce the rear yard setback from 8.28m to 4.42m for the rear stairs and 4.95m for the building;
  - c. reduce the north side yard setback from 1.5m to 1.2m;
  - d. reduce the south side yard setback from 3m to 2m; and
  - e. reduce the combined side yard setback from 4.5m to 3.2m.
3. Registration of legal agreements on both property titles to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering.
4. The Development Permits lapsing two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**O. ADJOURNMENT**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Young

That the Council meeting adjourn.  
TIME: 9:49 p.m.

**CARRIED UNANIMOUSLY**

---

CITY CLERK

---

MAYOR



## MINUTES - VICTORIA CITY COUNCIL

January 21, 2021, 11:27 A.M.

**COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC**

**To be held immediately following the Committee of the Whole Meeting**

**The City of Victoria is located on the homelands of the Songhees and Esquimalt People**

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Andrew, Councillor Loveday, Councillor Potts, Councillor Young

PRESENT ELECTRONICALLY: Councillor Dubow, Councillor Isitt

PRESENT FOR A PORTION OF THE MEETING: Councillor Thornton-Joe

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Director of Finance, C. Coates - City Clerk, P. Bruce - Fire Chief, T. Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, K. Hoese - Director of Sustainable Planning and Community Development, A. Meyer - Assistant Director of Development Services, A. Hudson - Assistant Director of Community Planning, C. Havelka - Deputy City Clerk, L. Van Den Dolder - Assistant City Solicitor, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Executive Operations, M. Heiser - Committee Secretary, P. Bellefontaine - Director of Engineering & Public Works

### **A. CONVENE COUNCIL MEETING**

### **B. APPROVAL OF AGENDA**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the agenda be approved.

#### **Amendment:**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the following item be added to the agenda:

**F.1.b.a Response to Broken Windows**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

**E. UNFINISHED BUSINESS**

**E.1 Rise and Report**

**E.1.a From the Closed Meeting held January 14, 2021**

**Employee Relations - UBCJ and IBW Agreements**

1. That Council approve ratification of the tentative agreement set out in the Memorandum of Agreement dated December 22, 2020 between the bargaining representatives of the City of Victoria and the International Brotherhood of Electrical Workers Local 230 (IBEW)
2. That Council approve ratification of the tentative agreement set out in the Memorandum of Agreement dated January 5, 2021 between the bargaining representatives of the City of Victoria and the United Brotherhood of Carpenters and Joiners of America Local 1598 (UBCJ).

**E.1.b From the Closed Meeting held January 14, 2021**

**Municipal Service - Proposed Reciprocal Fire Services Automatic and Mutual Aid Agreement - Districts of Saanich and Oak Bay**

1. That Council authorize the Mayor and the City Clerk to execute, on behalf of the City, a Reciprocal Fire Services Automatic and Mutual Aid agreement with the District of Oak Bay and District of Saanich, generally in the form appended as Appendix A, final form to the satisfaction of the City Solicitor.

**C. READING OF MINUTES**

**C.1 Minutes from the daytime Council meeting held November 26, 2020**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the following minutes be adopted:

1. Minutes from the daytime meeting held November 26, 2020

**CARRIED UNANIMOUSLY**

**F. REPORTS OF COMMITTEE**

**F.1 Committee of the Whole**

**F.1.a Report from the January 14, 2021 COTW Meeting**

**F.1.a.a 187 Dallas Road: Request to amend Section 219 Covenant (Ogden Point)**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That Council accept the request of the Greater Victoria Harbour Authority and

- a. allow the temporary pedestrian ramp at 187 Dallas Road to remain in place until May 22, 2024,
- b. provide an option to extend for an additional two years (until May 22, 2026) provided that the Director of Engineer and Public Works is satisfied that the ramp is functioning without any significant vehicular or pedestrian safety concerns,
- c. include a provision that, if in the opinion of the Director of Engineering and Public Works the ramp is functioning in a way that negatively impacts traffic or pedestrian safety, would allow the City to close the ramp at any time until such time that the conditions are corrected to the satisfaction of the City, and authorize amendment of the Section 219 Covenant to reflect these directions, in a form satisfactory to the City Solicitor.

**CARRIED UNANIMOUSLY**

**F.1.a.b 1609 Fort Street: Development Permit with Variances Application No. 00148 (South Jubilee)**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

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

“That Council authorize the issuance of Development Permit with Variance Application No. 00148 for 1609 Fort Street, in accordance with:

1. Plans date stamped December 21, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Increase the maximum total floor area for liquor retail sales from 241.00 m<sup>2</sup> to 327.00 m<sup>2</sup>.
3. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**F.1.a.c Council Member Motion - Advisory Design Panel**

**Moved By** Councillor Loveday

**Seconded By** Councillor Potts

That Council move forward on a priority basis with filling the vacancies on the Advisory Design Panel including a cross appointment from the Heritage Advisory Committee, an architect, and alternates as outlined in the ADP terms of reference. And that Council appoint a councillor liaison and councillor liaison alternate to the Advisory Design Panel and Heritage Advisory Committee, as non-voting members.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Potts

**Seconded By** Councillor Young

That Council appoint Councillor Thornton-Joe as Councillor Liaison to the Advisory Design Panel.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Andrew

**Seconded By** Councillor Alto

That Council appoint Councillor Loveday as Councillor Liaison Alternate to the Advisory Design Panel.

That Council appoint Councillor Young as Councillor Liaison to the Heritage Advisory Committee.

That Council appoint Councillor Thornton-Joe as Councillor Liaison Alternate to the Heritage Advisory Committee.

**CARRIED UNANIMOUSLY**

**F.1.b Report from the January 21, 2021 COTW Meeting**

**F.1.b.a Response to Broken Windows**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Young

That staff work with the DVBA and report back to Council on options to support the vibrancy and viability of the downtown and to address the impacts of vandalism.

**CARRIED UNANIMOUSLY**

## H. CLOSED MEETING

**Moved By** Councillor Andrew  
**Seconded By** Councillor Potts

MOTION TO CLOSE THE JANUARY 21, 2021 COUNCIL MEETING TO THE PUBLIC  
That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- *Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- *Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

Section 90(2) A part of a council meeting may be closed to the public if the subject matter being considered relates to one or more of the following:

- *Section 90(2)(d) a matter that, under another enactment, is such that the public must be excluded from the meeting.*

**CARRIED UNANIMOUSLY**

## I. APPROVAL OF CLOSED AGENDA

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the closed agenda be approved.

**CARRIED UNANIMOUSLY**

## M. NEW BUSINESS

### M.1 Matter Under Another Enactment - Community Charter Section 90(2)(b)

Council discussed a matter under another enactment.

The conversation was recorded and kept confidential.

### M.2 Law Enforcement/Legal Advice - Community Charter Section 90(1)(f) and 90(1)(i)

Council discussed a law enforcement/legal advice matter.

The conversation was recorded and kept confidential.

O. **ADJOURNMENT**

**Moved By** Councillor Young  
**Seconded By** Councillor Alto

That the Closed Council Meeting be adjourned at 12:30 p.m.

**CARRIED UNANIMOUSLY**

---

CITY CLERK

---

MAYOR

**“CHAMBER OF COMMERCE WEEK”**

**WHEREAS** *strong and vibrant businesses are a key driver of our region’s economic prosperity; and*

**WHEREAS** *strong and vibrant businesses create good jobs and opportunities for residents of Victoria and support a great community; and*

**WHEREAS** *the Greater Victoria Chamber of Commerce is a business organization dedicated to strengthening businesses in Victoria and helping our community thrive; and*

**WHEREAS** *every year, members of the Greater Victoria Chamber of Commerce dedicate countless volunteer hours in service to our region’s businesses and community.*

**NOW, THEREFORE** *I do hereby proclaim the week of February 15<sup>th</sup> – 22<sup>nd</sup>, 2021 as “CHAMBER OF COMMERCE WEEK” on the HOMELANDS of the Lekwungen speaking SONGHEES AND ESQUIMALT PEOPLE in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

**IN WITNESS WHEREOF**, *I hereunto set my hand this February 11<sup>th</sup>, Two Thousand and Twenty-One.*

---

**LISA HELPS  
MAYOR  
CITY OF VICTORIA  
BRITISH COLUMBIA**

**Sponsored by:**  
*Jim Zeeben  
Communications and  
Project Manager  
Greater Victoria  
Chamber of Commerce*

**“NATIONAL ENGINEERING MONTH”**

**WHEREAS** *engineers in the building science, heating, ventilation, air conditioning, refrigeration and water heating industry employ tens of thousands of people in Canada; and*

**WHEREAS** *energy efficiency and the jobs it creates are key to the future of Vancouver Island, our province and our country. As your constituent and a member of the energy efficiency community, I want to invite you to celebrate with me on March 1<sup>st</sup>, 2021; and*

**WHEREAS** *when we are engineering, we are celebrating people. There are more than 436,000 Canadians who work in the energy efficiency sector, and together, we are eliminating waste, reducing carbon emissions, and growing the economy. I am proud to be part of a sector that improves our communities in so many ways — from creating good, local jobs; to building and retrofitting safe and resilient homes; to creating better-ventilated schools; to addressing energy poverty, and more; and*

**WHEREAS** *So how can you help your constituents in this sector? I am asking you to post or share something on social media to voice your support for engineering activities in March; and*

**WHEREAS** *I look forward to celebrating with you; and*

**WHEREAS** *the City of Victoria acknowledges the impact of the engineering industry across the entire region of Vancouver Island, in honor of Engineering Month, on March 1<sup>st</sup>, 2021.*

**NOW, THEREFORE** *I do hereby proclaim the month of March 2021 as “**NATIONAL ENGINEERING MONTH**” on the HOMELANDS of the Lekwungen speaking **SONGHEES AND ESQUIMALT PEOPLE** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**.*

**IN WITNESS WHEREOF**, *I hereunto set my hand this 11<sup>th</sup> of February, Two Thousand and Twenty-One.*

---

**LISA HELPS**  
**MAYOR**  
**CITY OF VICTORIA**  
**BRITISH COLUMBIA**

**Sponsored by:**  
Calvin Lee Tripp  
Vancouver Island ASHRAE



## Council Report

For the Meeting of February 11, 2021

---

**To:** Council

**Date:** January 28, 2021

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Update Report for Heritage Alteration Permit Application No. 00023 for 1244 Wharf Street**

---

### UPDATED RECOMMENDATION

That Council consider the following amended motion in relation to the proposed Heritage Alteration Permit for 1244 Wharf Street:

“That Council authorize the issuance of Heritage Alteration Permit Application No. 00023 for 1244 Wharf Street, in accordance with:

1. Plans, date stamped November 20, 2020.
2. The Conservation Plan for the Yates Block at 1244 Wharf Street by Donald Luxton and Associates Inc., dated September 2020.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Revisions to the existing Statement of Significance to include restored heritage features as character-defining elements to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Revisions to elevation details of the proposed restored pediment and cornice, including molding profiles, to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Minor plan amendments to illustrate frontage improvements to the satisfaction of the Director of Engineering.
7. Preparation and execution of a legal agreement to secure frontage improvements, to the satisfaction of the Director of Engineering.
8. Council authorizing the restoration of historic features, including a pediment, roof level cornice and balcony, which will project over the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
9. Heritage Alteration Permit lapsing two years from the date of this resolution.”

## EXECUTIVE SUMMARY

The purpose of this report is to present City Council with a corrected approval motion for Heritage Alteration Permit Application No. 00023 for 1244 Wharf Street, which eliminates a variance that is not actually required under the applicable Zoning Bylaw.

On January 7, 2021, Council advanced Heritage Alteration Permit with Variance Application No.00023 to an Opportunity for Public Comment. The application proposes the comprehensive rehabilitation of the heritage designated Yates Block, including the restoration of the historic pediment to the roof of the building. Planning staff deemed the historic pediment to be a part of the parapet, which meant that it required a variance to increase the permitted parapet projection from 1m to 4.5m. This variance appeared in the January 7, 2021 motion (see attached).

When preparing for the Opportunity for Public Comment, staff discovered that the zoning standard limiting parapet height is not found in the applicable Zoning Regulation Bylaw No. 80-159. It is found in Downtown Zoning Bylaw No. 18-072, which applies to properties directly across the street, but not to the subject property. The applicable Zoning Bylaw does not restrict parapet height. It also excludes masts, antennas, vents, chimneys, elevator shafts, solar heating panels or similar structures that project above the roof from the calculation of total building height. Staff have determined that the pediment feature is a structure similar to an elevator shaft or chimney. It is a slender, decorative feature that does not add to the bulk of the building and is therefore exempt from the calculation of building height. As per the normal process, the approval would be tied to specific plans, so there is no opportunity to extend or in any way expand the pediment without seeking further approvals.

## ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00023 for the property located at 1244 Wharf Street.

Respectfully submitted,

John O'Reilly  
Senior Heritage Planner  
Sustainable Planning and Community  
Development Department

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## List of Attachments

- Attachment A: Approved Motion- January 7, 2021 City Council Meeting
- Attachment B: Subject Map
- Attachment C: Aerial Map
- Attachment D: Photos
- Attachment E: Plans date stamped November 20, 2020
- Attachment F: Conservation Plan for the Yates Block at 1244 Wharf Street by Donald Luxton and Associates Inc., dated September 2020
- Attachment G: Applicant's letter dated November 18, 2020
- Attachment H: Revised Statement of Significance
- Attachment I: Designation Bylaw.

E.1.a.f

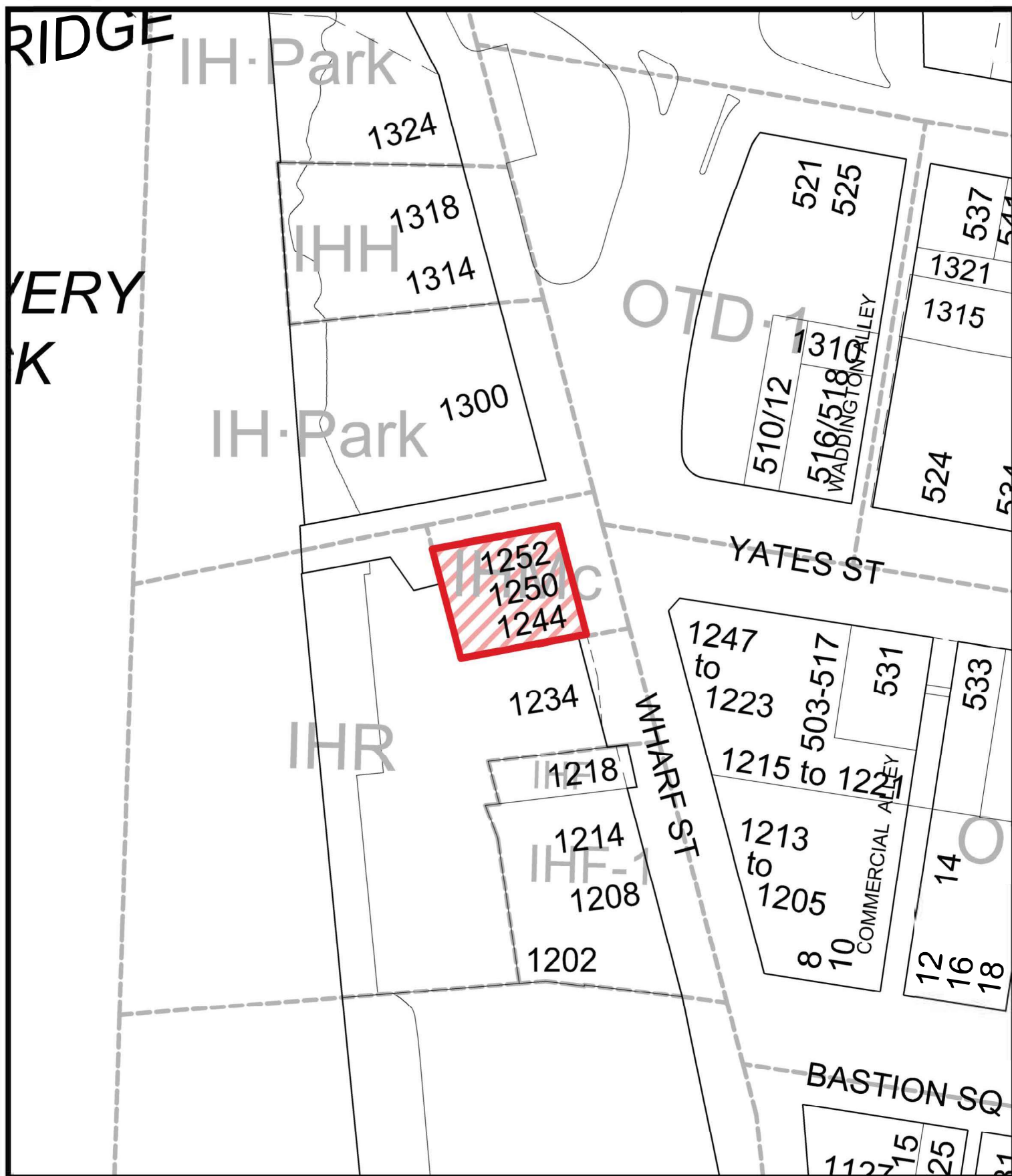
**1244 Wharf Street: Heritage Alteration Permit with Variances Application No. 00023 (Downtown)**

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

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00023 for 1244 Wharf Street, in accordance with:

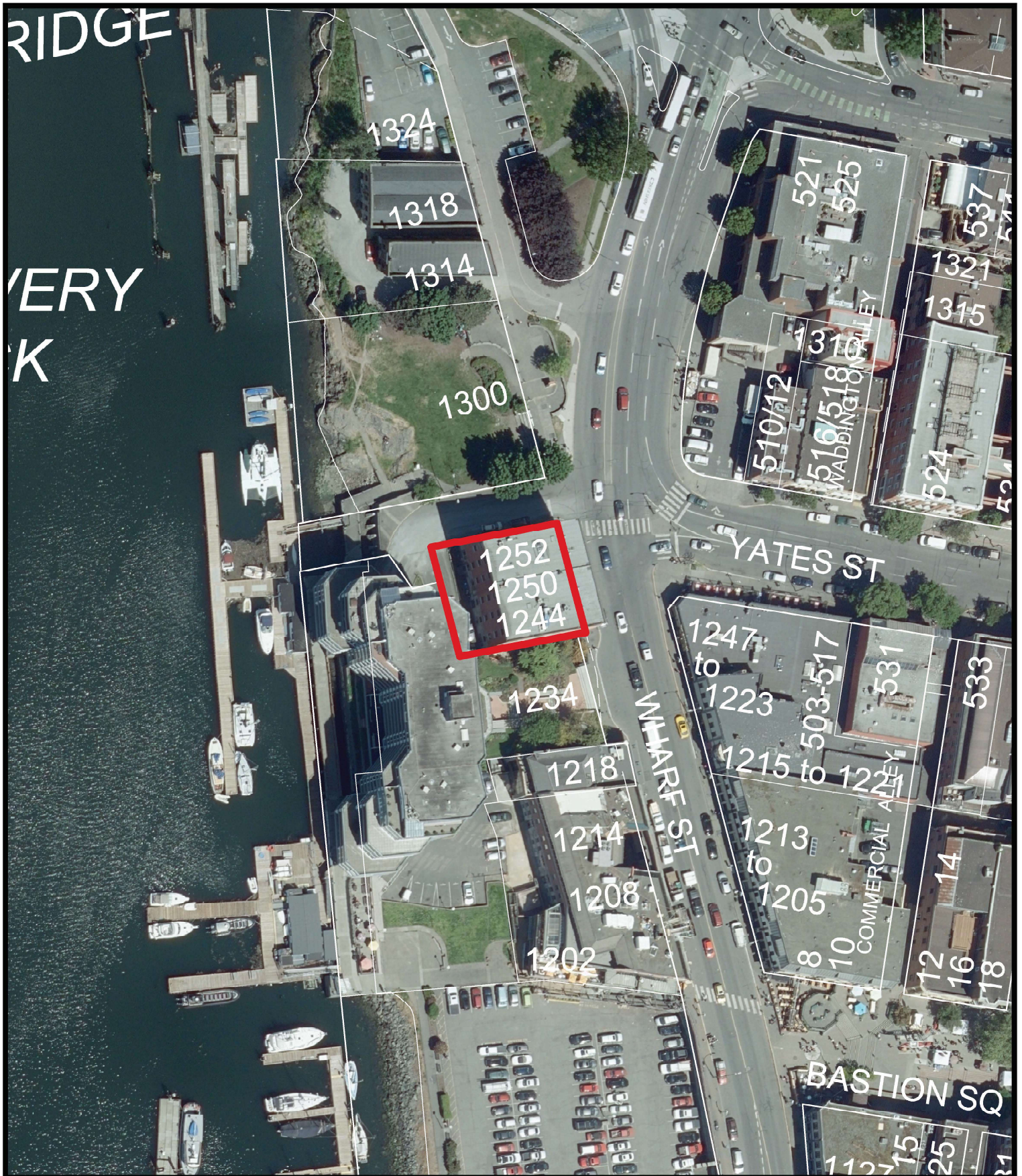
1. Plans, date stamped November 20, 2020.
2. The Conservation Plan for the Yates Block at 1244 Wharf Street by Donald Luxton and Associates Inc., dated September 2020
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - a. increase the parapet projection from 1m to 4.5m (for cornice and pediment only)
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Revisions to the existing Statement of Significance to include restored heritage features as character-defining elements to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Revisions to elevation details of the proposed restored pediment and cornice, including molding profiles, to the satisfaction of the Director of Sustainable Planning and Community Development
7. Minor plan amendments to illustrate frontage improvements to the satisfaction of the Director of Engineering.
8. Preparation and execution of a legal agreement to secure frontage improvements, to the satisfaction of the Director of Engineering
9. Council authorizing the restoration of historic features, including a pediment, roof level cornice and balcony, which will project over the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
10. Heritage Alteration Permit with a Variance lapsing two years from the date of this resolution."

**Carried**



1244 to 1252 Wharf Street  
Heritage Alteration Permit with Variances No. 00023

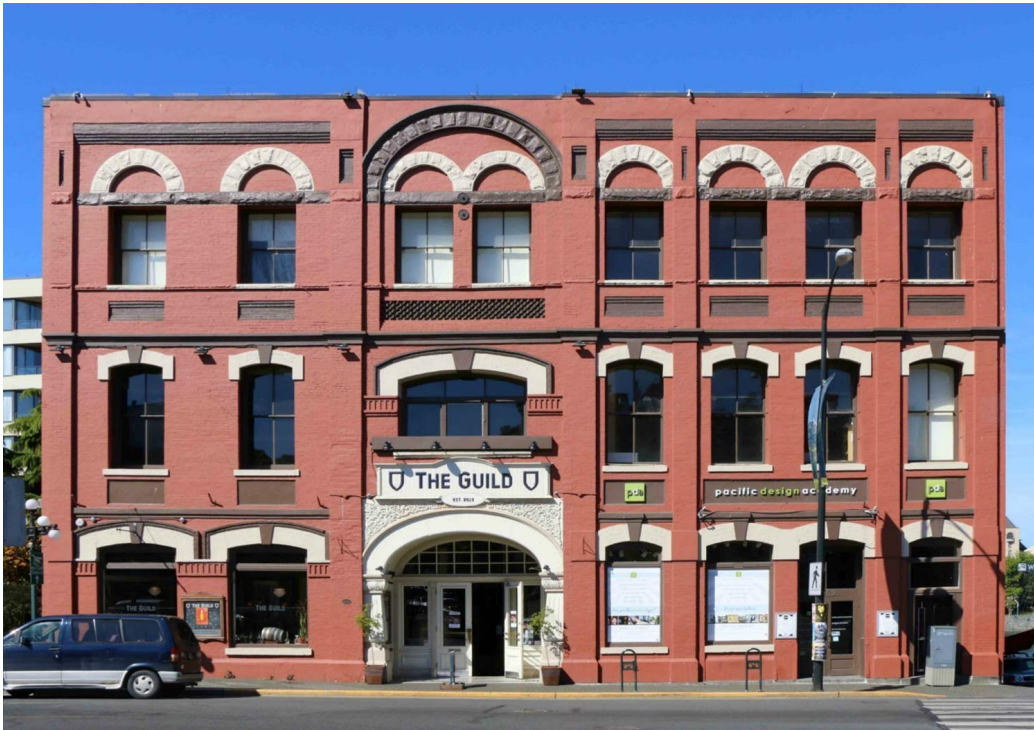




1244 to 1252 Wharf Street  
Rezoning No.00739



## Photographs



East (Front) Elevation

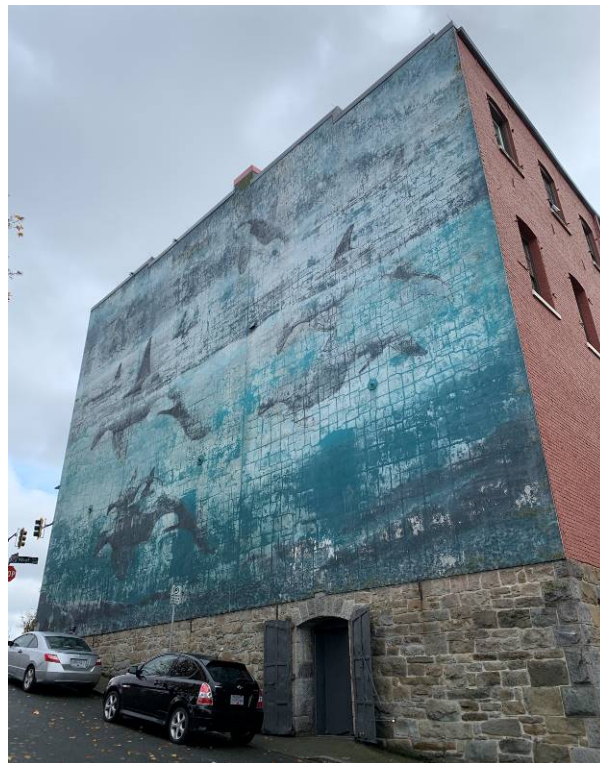


Historic Photo

## Photographs



East (Front) and North (Side) Elevation



North (Side) Elevation

## Photographs



South (Side) elevation



Rear (West) Elevation

## Photographs



Mural Close-up



Front facade

## Photographs



Historic photograph of balcony feature above main entrance.  
Image title: Staff of Turner Beaton & Co. outside their office, 1899 (Archives ref# PR-0178-M09624)



1 YATES & WHARF VIEW  
SCALE =



LOCATION PLAN  
SCALE = 1 : 200



2 HARBOUR FACING PATIO VIEW  
SCALE =

DRAWING LIST	
ARCHITECTURAL - HAP SET	
A000	COVER SHEET
A003	SITE PLAN & PROJECT DATA TABLE
A004	MATERIALS
A005	WHARF STREET FRONTAGE
A006	DOOR & WINDOW DETAILS
A103	LEVEL 3 - PROPOSED LAYOUT
A301	PROPOSED ELEVATIONS
A401	BUILDING SECTIONS & CONTEXT ELEVATION

**PROJECT ADDRESS**  
1244 Wharf Street  
Victoria, BC  
V8W 1T8

**LEGAL DESCRIPTION**  
Lot A, Lot 201 Victoria District, Plan  
VIP86556 PID 027-882-853

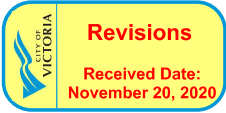
**OWNER**  
**SALIENT (1244 WHARF)**  
**LIMITED PARTNERSHIP**  
225-209 Carrall Street  
Vancouver, BC  
V6B 2J2

Contact:  
Kristine Liu  
klu@thesalientgroup.com

**ARCHITECT**  
**CASCADIA ARCHITECTS**  
101-804 Broughton Street  
Victoria, BC  
V8W 1E4  
250.590.3226

Contacts:  
Gregory Damant AIBC LEED AP  
greg@cascadiaarchitects.ca

Peter Johannknecht AIBC LEED AP  
peter@cascadiaarchitects.ca



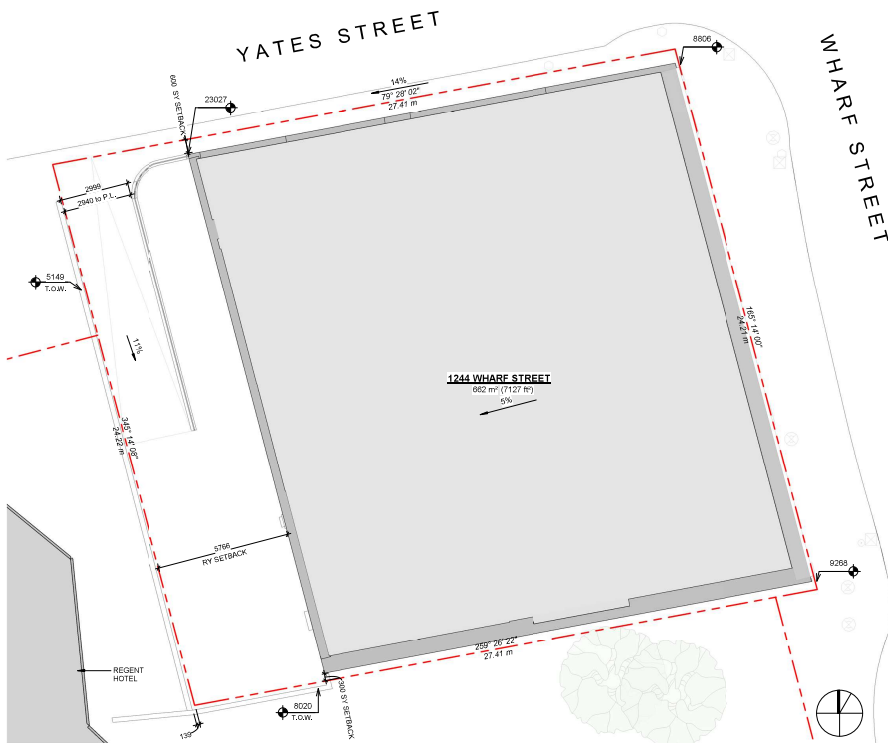
The Salient Group  
1244 WHARF STREET  
NOVEMBER 18, 2020

Project #	2011	Date	11/20/2020 7:16:39 AM
Sheet #	A000	Revision	3

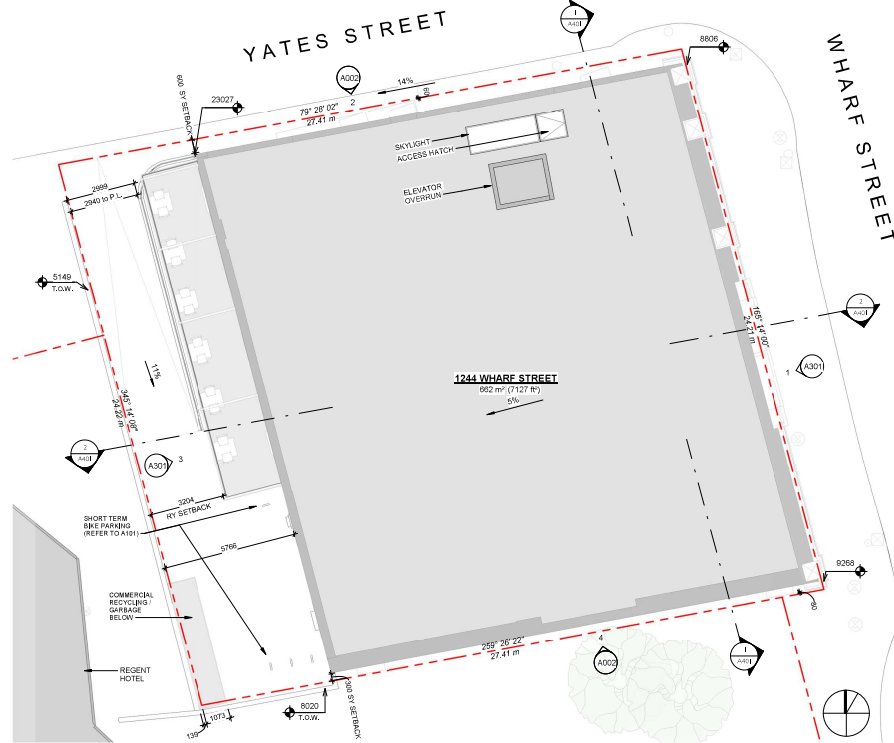
**CASCADIA ARCHITECTS INC.**  
101-804 Broughton Street  
Victoria, BC V8W 1E4 Canada  
250.590.3226  
cascadiaarchitects.ca







2 SITE PLAN - EXISTING  
SCALE = 1:100



1 SITE PLAN - PROPOSED  
SCALE = 1:100

Site Plan Of:  
Lot A, Lot 201,  
Victoria District, Plan VIP86556,  
P.I.D. 027-882-853

Scale = 1:200

Dated this 30th day of April, 2020.

Distances and elevations shown are in metres.

Elevations are based on geoidetic datum: CGVD2011 and derived from OCM 17-30.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.

This document shall not be used to define property lines or property corners.

Way Mayenburg Land Surveying Inc.

www.weysurveys.com

44-2222, Avenue White (Southwest)

Surrey, BC V4L 1Z3

Telephone (250) 556-4555

Fax: 18033458104

Strata Plan 962

Top of Wall Elev 4.34

Top of Wall Elev 4.3

Top of Wall Elev 4.25

Top of Wall Elev 4.2

Top of Wall Elev 4.15

Top of Wall Elev 4.1

Top of Wall Elev 4.05

Top of Wall Elev 4.0

Top of Wall Elev 3.95

Top of Wall Elev 3.9

Top of Wall Elev 3.85

Top of Wall Elev 3.8

Top of Wall Elev 3.75

Top of Wall Elev 3.7

Top of Wall Elev 3.65

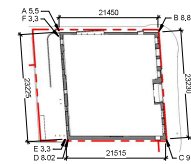
Top of Wall Elev 3.6

Top of Wall Elev 3.55

Top of Wall Elev 3.5

PROJECT INFORMATION TABLE	
PROPOSED	
ZONE (EXISTING)	RM-1C Zone
SITE AREA (m²)	662.1 m²
TOTAL FLOOR AREA (m²)	1,327.5 m²
COMMERCIAL FLOOR AREA (m²)	774 m²
FLOOR SPACE RATIO	2.9:1
SITE COVERAGE (%)	82.2%
OPEN SITE SPACE (%)	18.2%
HEIGHT OF BUILDING (m)	17.37 m
NUMBER OF STOREYS	5
PARKING SPACES (IN SITE)	0
BKE PARKING (P) (SHORT & LONG TERM)	10 SHORT 28 LONG
BUILDING SETBACKS	
FRONT YARD	0 (no setbacks)
REAR YARD	3.0m
SIDE YARD (N) TO FACE OF BUILDING	0.00m
SIDE YARD (S) TO FACE OF BUILDING	0.3m
SIDE YARD (S) TO WINDOW PROJECTION	0.00m
COMB. SIDE YARD TO FACE OF BUILDING	0.00m
COMB. SIDE YARD TO WINDOW PROJECTION	0.14m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	22
UNIT TYPE	BACHELOR
GROUND-ORIENTED UNITS	0
MINIMUM UNIT AREA (m²)	22 m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	688 m²

PROJECT INFORMATION TABLE  
SCALE = 1:20



4 AVERAGE GRADE  
SCALE = 1:500

A to B (5.5m+8.8m)/2 x 21.45m = 153.37  
B to C (8.8m+8.3m)/2 x 23.23m = 210.23  
C to D (8.3m+8.02)/2 x 21.51m = 186.15  
D to E (8.02m+3.3m)/2 x 0.00m = 0.00  
E to F (3.3m+3.3m)/2 x 23.23m = 76.66  
F to A (3.3m+5.5m)/2 x 0.00m = 0.00  
TOTAL = 626.41

Divided by perimeter: 626.41 / 89.43 = 7.0

Average grade = 7.0m

COMMERCIAL FLOOR AREA		
Name	Area	Department
RETAIL	108 m²	COMMERCIAL
RESTAURANT	34 m²	COMMERCIAL
STORAGE/OFFICE	84 m²	COMMERCIAL
KITCHEN	64 m²	COMMERCIAL
RESTAURANT	144 m²	COMMERCIAL
BAR	144 m²	COMMERCIAL
W.C.	18 m²	COMMERCIAL
W.C.	23 m²	COMMERCIAL
STP	8 m²	COMMERCIAL
STAFF W.C.	3 m²	COMMERCIAL
CRU L.I.	120 m²	COMMERCIAL
FREESTER	8 m²	COMMERCIAL
COMMODORE	8 m²	COMMERCIAL
STORAGE	19 m²	COMMERCIAL
Grand Total	774 m²	

RESIDENTIAL UNIT COUNT		
Number	Area	Department
481	130 m²	BACHELOR
482	131 m²	BACHELOR
483	134 m²	BACHELOR
484	136 m²	BACHELOR
485	139 m²	BACHELOR
486	140 m²	BACHELOR
487	141 m²	BACHELOR
488	142 m²	BACHELOR
489	143 m²	BACHELOR
490	144 m²	BACHELOR
491	145 m²	BACHELOR
492	146 m²	BACHELOR
493	147 m²	BACHELOR
494	148 m²	BACHELOR
495	149 m²	BACHELOR
496	150 m²	BACHELOR
497	151 m²	BACHELOR
498	152 m²	BACHELOR
499	153 m²	BACHELOR
500	154 m²	BACHELOR
501	155 m²	BACHELOR
502	156 m²	BACHELOR
503	157 m²	BACHELOR
504	158 m²	BACHELOR
505	159 m²	BACHELOR
506	160 m²	BACHELOR
507	161 m²	BACHELOR
508	162 m²	BACHELOR
509	163 m²	BACHELOR
510	164 m²	BACHELOR
511	165 m²	BACHELOR
512	166 m²	BACHELOR
Grand total	2 688 m²	



# RESTORED TO HISTORIC FINISH AS PER CP HERITAGE FINISH SCHEDULE

- 1 EXISTING BRICK - PTD. DARK RED  
FLAT FINISH



COLOUR - BM SENECA 2001-20

- 2 EXISTING BRICK - PTD. DARK  
GREY FLAT FINISH



COLOUR - BM HADDINGTON GREY VC-15

- 3 EXISTING STONE (SPRINGING  
BLOCKS, KEYSTONES, STRING  
COURSES, BASE BLOCKS,  
CORNICES) - EXISTING PAINT  
FINISH STRIPPED



APPROXIMATED COLOUR



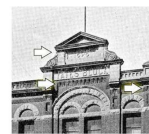
ARCHIVAL PHOTOGRAPH (AFTER 1986 ADDITION)

- 4 EXISTING & NEW WINDOW SASH &  
FRAME - PTD. DARK GREEN  
SEMI-GLOSS FINISH



COLOUR - BLACK WATCH GREEN

- 5 RESTORED SHEET METAL  
CORNICE & PIEDMENT - PTD  
FINISH TO MATCH HISTORIC  
ELEMENT



ARCHIVAL PHOTOGRAPH

- 6 EXISTING CAP FLASHING - PTD.  
DARK GREEN SEMI-GLOSS FINISH



COLOUR - BM COMOX GREEN VC-19

## PROPOSED MODERN FINISH

- 11 NEW METAL - DARK CORTEN  
STYLE FINISH



COLOUR & TEXTURE

- 12 NEW & EXISTING TRANSPARENT  
GLAZING



MULLIONS AND JOINTS FINISHED IN  
NEW WINDOWS WITH MODERN  
TREATMENT

1	Heritage Alteration Permit Rev 3	NOV 18, 2020
2	Heritage Alteration Permit Rev 1	SEP 30, 2020
3	Heritage Alteration Permit	SEP 30, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.  
Copyright reserves. These drawings and the design contained therein or which  
may be referred to herein for use and/or reproduction without the written consent of  
Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in  
these drawings, which cannot be copied or altered in any way without the express  
written consent of Cascadia Architects.

Project	1244 WHARF STREET	
	The Silbert Group	
	1244 Wharf Street	
Sheet Name	MATERIALS	
Date	NOVEMBER 18, 2020	
Scale	1 : 20	Project #
Revision	NOV 18, 2020	2011
Sheet #	A004	



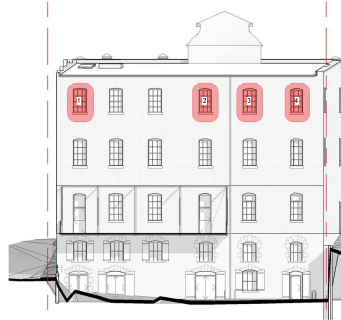
- 6/7 RETAIN EXISTING HISTORIC WINDOWS
- 5 PRESERVE MAIN ENTRY/DOOR AND REPAIR AS REQUIRED
- 4 RETAIN EXISTING HISTORIC WINDOW
- 3 NEW RESTAURANT/ BAR ENTRANCE (MODERN STEEL FRAME, DOUBLE DOOR & RESTORED 1896 TRANSOM & WOOD FRAME)
- 2 NEW RESTAURANT/ BAR ENTRANCE (MODERN STEEL FRAME, DOUBLE DOOR & RESTORED 1896 TRANSOM & WOOD FRAME)
- 1 RESTORE HISTORIC 1896 OPENING & WINDOW (MATCH HISTORIC STYLE AND FINISH)



1	Heritage Alteration Permit Rev 3	NOV 18, 2020
2	Heritage Alteration Permit Rev 1	SEP 30, 2020
NO.	DESCRIPTION	DATE



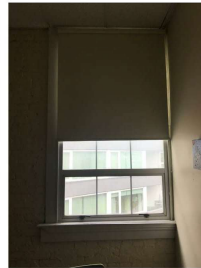
Project		
1244 WHARF STREET		
The Silent Group 1244 Wharf Street		
Sheet Name		
WHARF STREET FRONTAGE		
Date		
NOVEMBER 18, 2020		
Scale		
Project #		
2011		
Revision		
NOV 18, 2020		
Sheet #		
A005		



5 WEST ELEVATION - NEW WINDOW REFERENCE  
SCALE = 1 : 200



1)

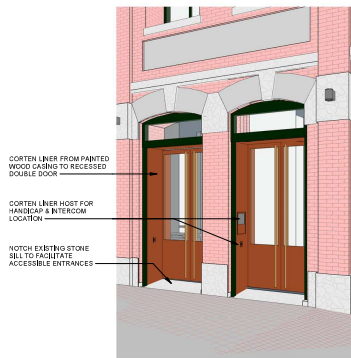


2)



3) & 4)

- Existing openings fully occupied by mechanical equipment
- Existing mechanical room location (interior photograph not feasible)



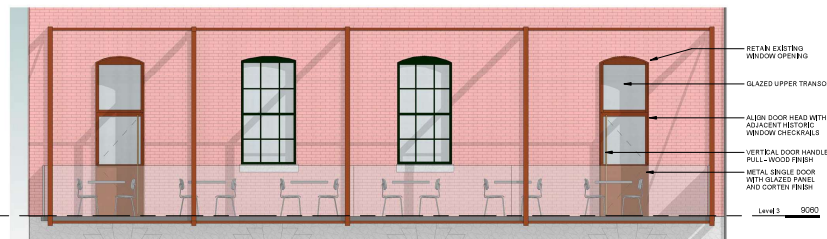
4 WHARF STREET DOOR DETAIL PERSPECTIVE  
SCALE =



3 BALCONY DOOR DETAIL PERSPECTIVE  
SCALE =



1 WHARF STREET DOOR DETAIL ELEVATION  
SCALE = 1 : 50



2 BALCONY DOOR DETAIL ELEVATION  
SCALE = 1 : 50

NO.	Heritage Alteration Permit Rev. 3	DATE
	DESCRIPTION	

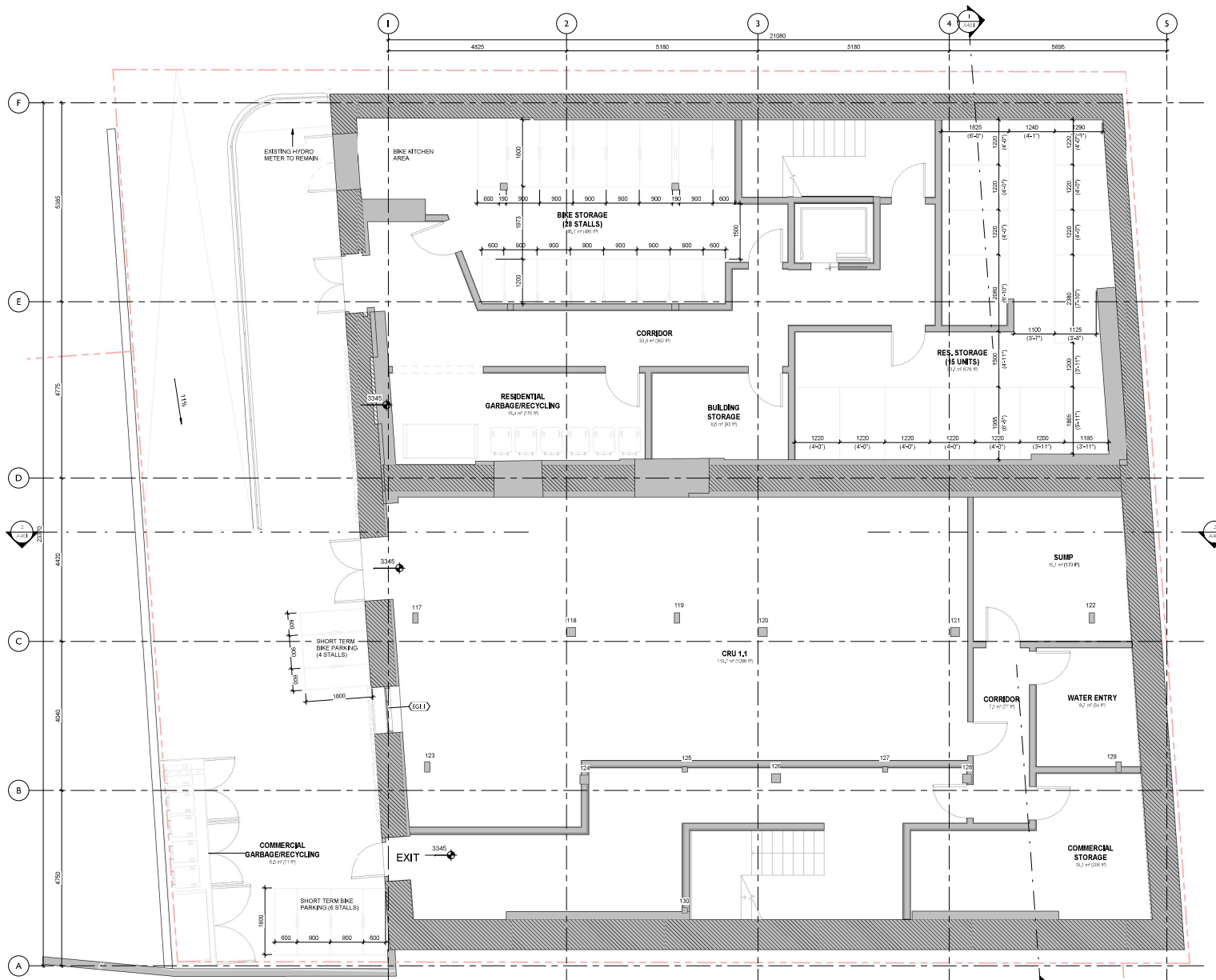


CASCADIA ARCHITECTS INC.

Copyright reserves these drawings and the design contained therein or which may be otherwise identified to use and it shall remain the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the drawings, which cannot be copied or altered in any way without the express written consent of Cascadia Architects.

Project	1244 WHARF STREET	
	The Silent Group 1244 Wharf Street	
Sheet Name	DOOR & WINDOW DETAILS	
Date	NOVEMBER 18, 2020	
Scale	As indicated	Project # 2011
Revision	NOV. 18, 2020	3
Sheet #	A006	

DRAFT



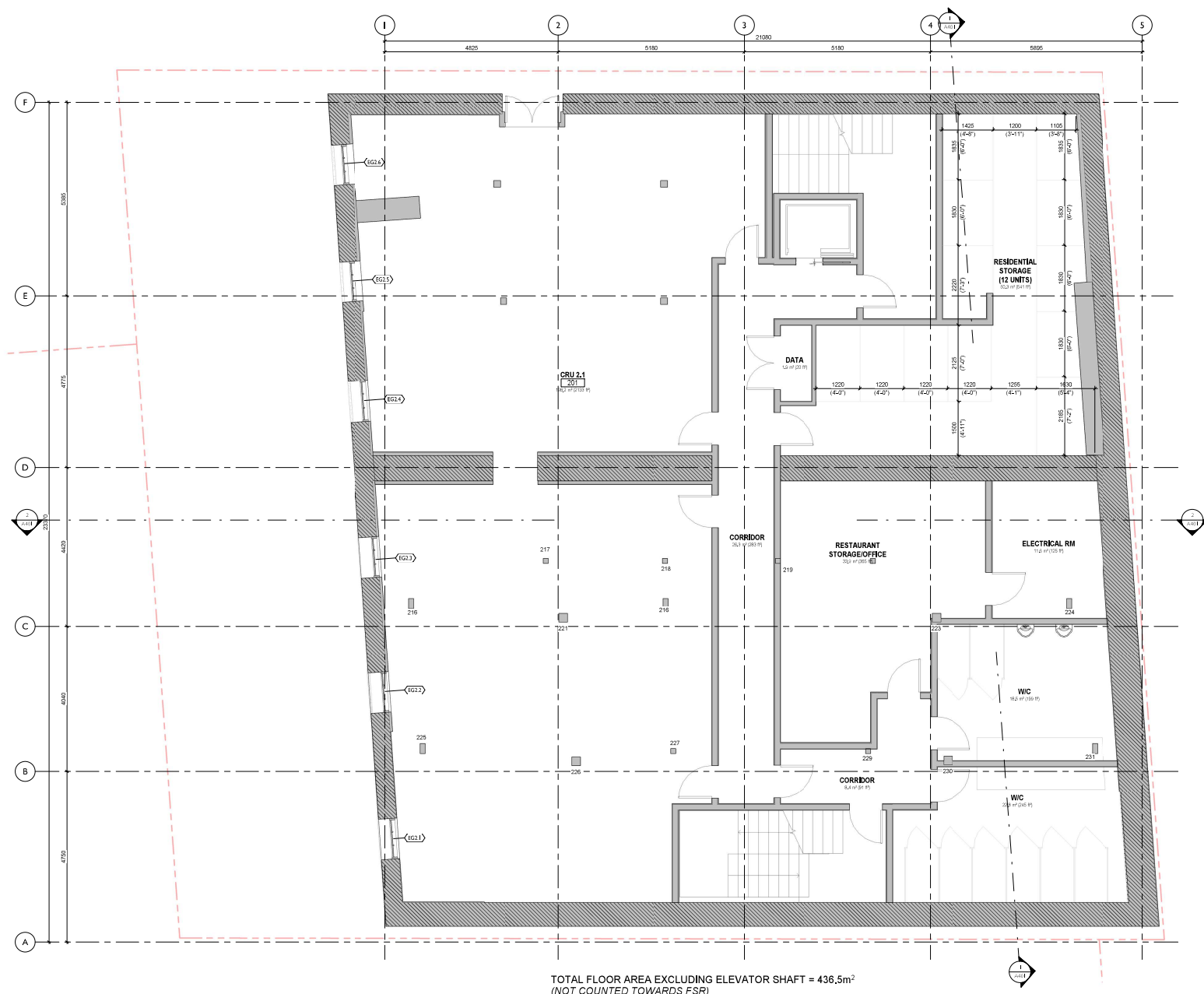
TOTAL FLOOR AREA EXCLUDING BIKE PARKING & ELEVATOR SHAFT = 373.8m<sup>2</sup>  
(NOT COUNTED TOWARDS FSR)

History / Revision / Detail			SEP 4, 2020
NO.	DESCRIPTION	DATE	



Copyright reserved. These drawings and the design contained therein or which may be referred to herein are and shall remain the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in these drawings, which cannot be copied or altered in any way without the express written consent of Cascadia Architects.

Project		1244 WHARF STREET	
		The Silent Group	
		1244 Wharf Street	
Sheet Name		LEVEL I - PROPOSED LAYOUT	
Date		SEP. 30, 2020	
Scale	1 : 50	Project #	2011
Revision	SEPT. 4, 2020	Sheet #	A101



TOTAL FLOOR AREA EXCLUDING ELEVATOR SHAFT = 436.5m<sup>2</sup>  
(NOT COUNTED TOWARDS FSR)

NO.	REVISION / DESCRIPTION / REVISION	DATE
1	SEPT. 4, 2020	



Copyright reserved. These drawings and the design contained therein or which may be referred to herein for use and all other matters the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in these drawings, which cannot be copied or altered in any manner without the express written consent of Cascadia Architects.

Project	
1244 WHARF STREET	
The Silbert Group	
1244 Wharf Street	
Sheet Name	
LEVEL 2 - PROPOSED LAYOUT	
Date	
SEPT. 30, 2020	
Scale	Project #
1 : 50	2011
Revision	Sheet #
SEPT. 4, 2020	A102



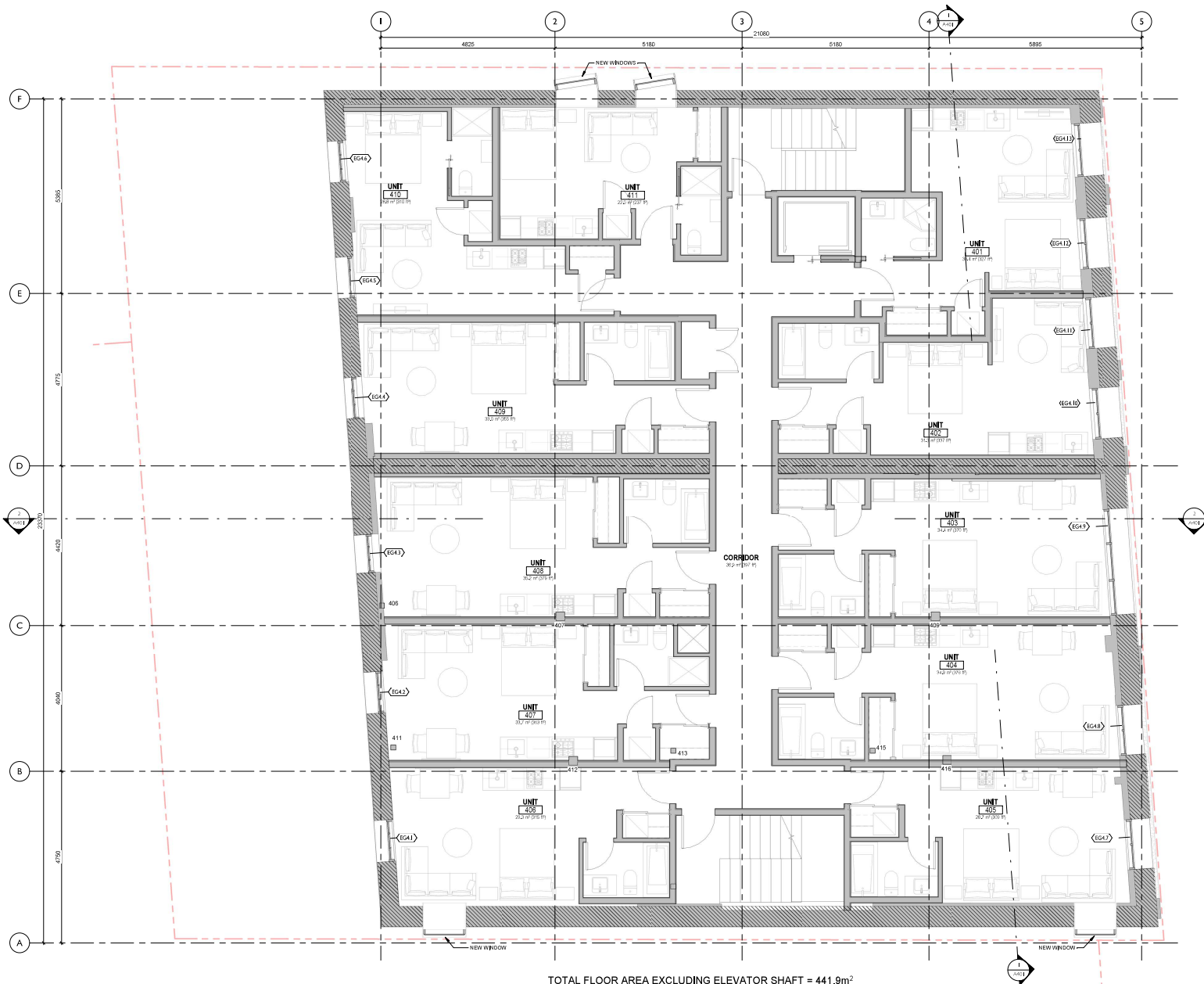
TOTAL FLOOR AREA EXCLUDING ELEVATOR SHAFT = 434.4m<sup>2</sup>

NO.	DESCRIPTION	DATE
1	Heritage Alteration Permit Rev. 2	02/10/18, 2020
2	Heritage Alteration Permit	02/11/18, 2020

**CASCADIA ARCHITECTS INC.**

Copyright reserves these drawings and the design contained therein or which may be referred to herein for use and all other rights in the multiple property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in the drawings, which cannot be copied or altered in any manner without the express written consent of Cascadia Architects.

Project	
<b>1244 WHARF STREET</b>	
The Silbert Group 1244 Wharf Street	
Sheet Name	
<b>LEVEL 3 - PROPOSED LAYOUT</b>	
Date	
<b>NOVEMBER 18, 2020</b>	
Scale	Project #
<b>1 : 50</b>	<b>2011</b>
Revision	3
NOV. 18, 2020	
Sheet #	
<b>A103</b>	

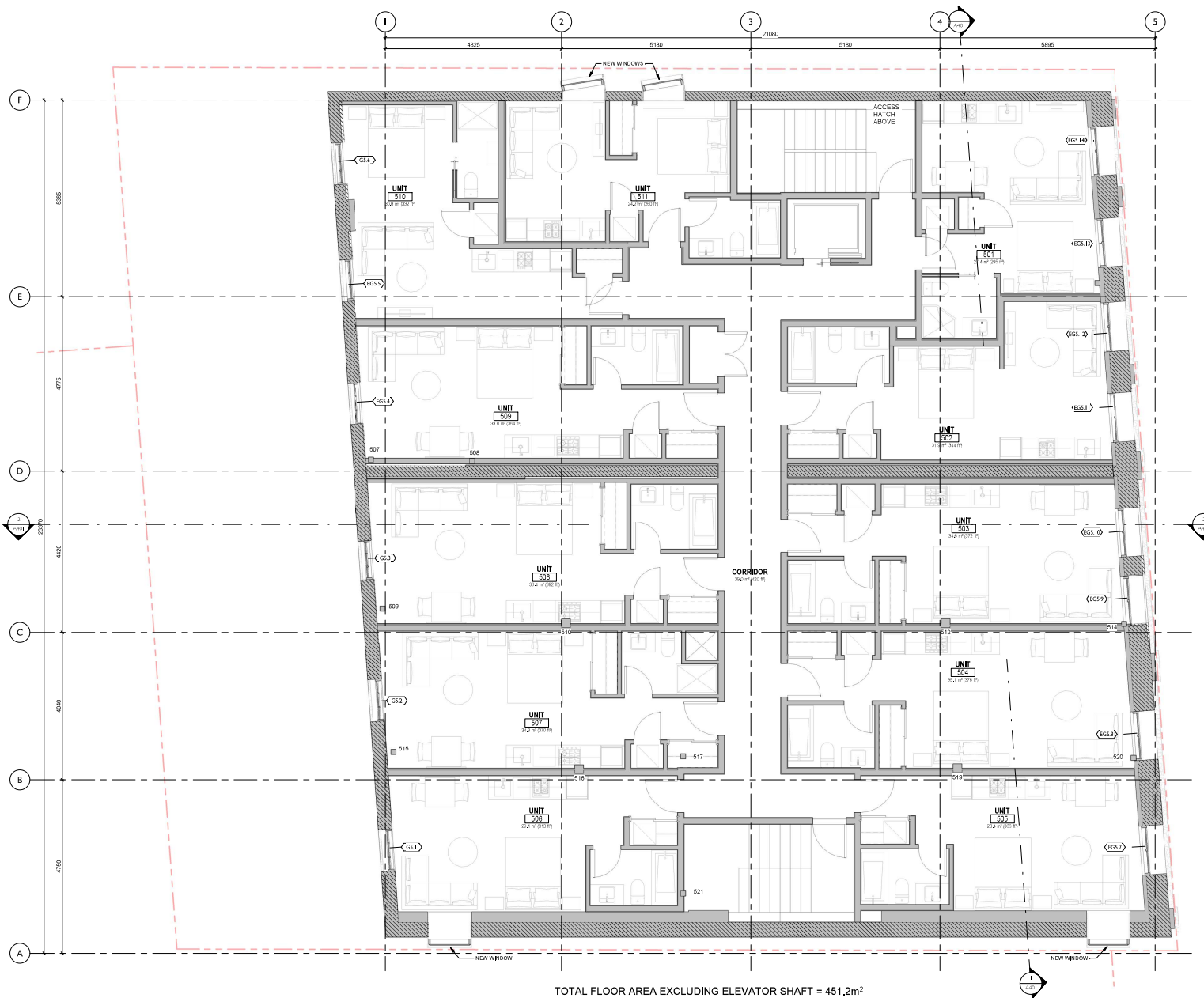


NO.	DESCRIPTION	DATE
1	REVISION	SEPT. 4, 2020



Copyright reserved. These drawings and the design contained therein or which may be incorporated therein are the property of Cascadia Architects Inc. Cascadia Architects Inc. holds the copyright and ownership in these drawings, which cannot be copied or used in any way without the express written consent of Cascadia Architects.

Project	
1244 WHARF STREET	
The Silent Group 1244 Wharf Street	
Sheet Name	
LEVEL 4 - PROPOSED LAYOUT	
Date	
SEPT. 30, 2020	
Scale	Project #
1 : 50	2011
Revision	Sheet #
SEPT. 4, 2020	A104



TOTAL FLOOR AREA EXCLUDING ELEVATOR SHAFT = 451.2m²

NO.	REVISION / ALTERATION / REMARK	DATE
1	ISSUED FOR PERMIT	SEPT. 4, 2020



Copyright reserved. These drawings and the design contained therein or which may be referred to herein for use and all other matters the intellectual property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the drawings, which cannot be copied or altered in any manner without the express written consent of Cascadia Architects.

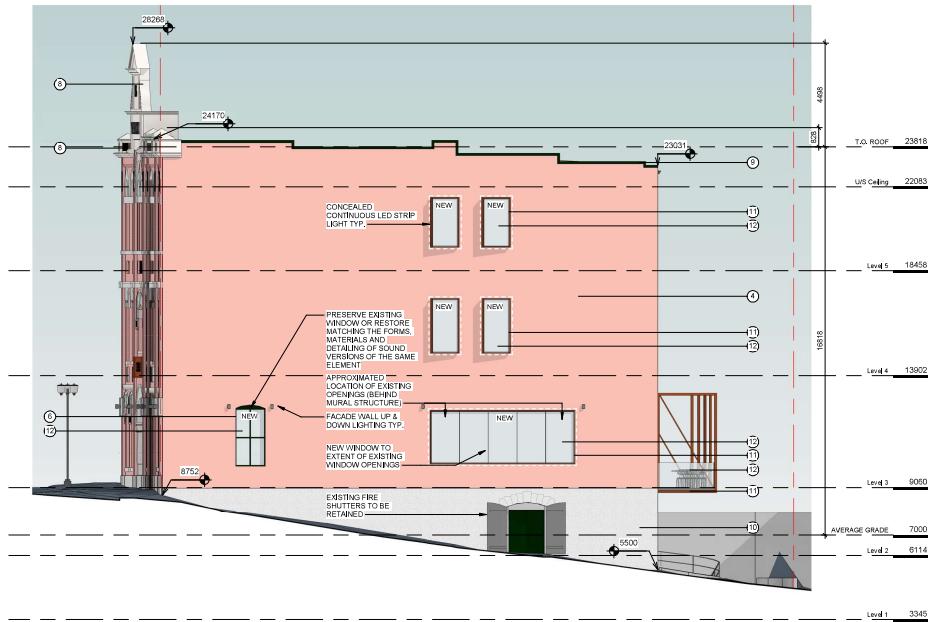
Project	
1244 WHARF STREET	
The Silbert Group	
1244 Wharf Street	
Sheet Name	
LEVEL 5 - PROPOSED LAYOUT	
Date	
SEPT. 30, 2020	
Scale	Project #
1 : 50	2011
Revision	Sheet #
SEPT. 4, 2020	A105



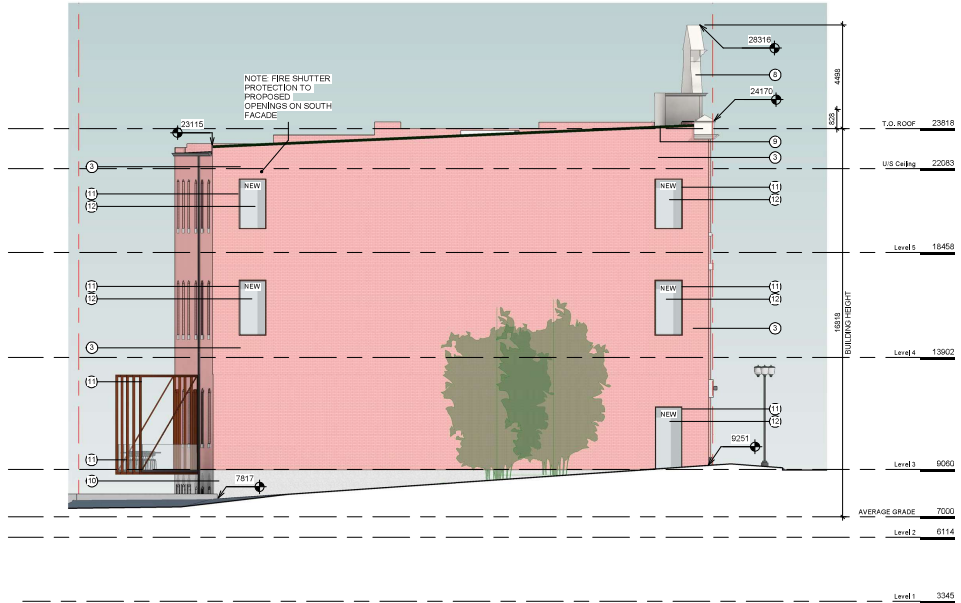
1 EAST ELEVATION - PROPOSED  
SCALE = 1 : 100



3 WEST ELEVATION - PROPOSED  
SCALE = 1 : 100



2 NORTH ELEVATION - PROPOSED  
SCALE = 1 : 100



4 SOUTH ELEVATION - PROPOSED  
SCALE = 1 : 100

#### MATERIALS LIST

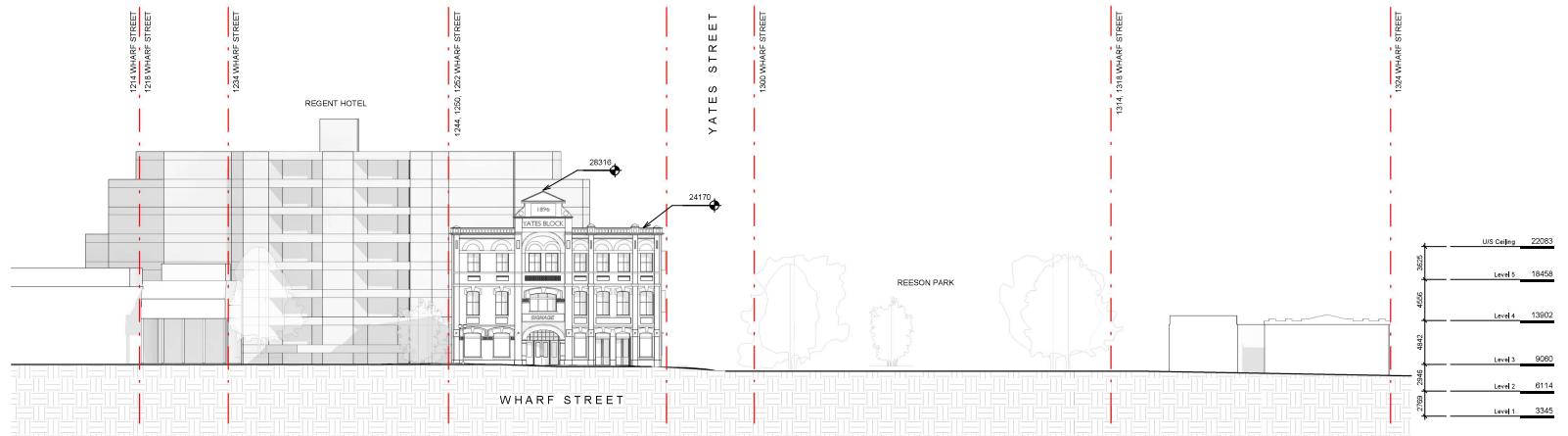
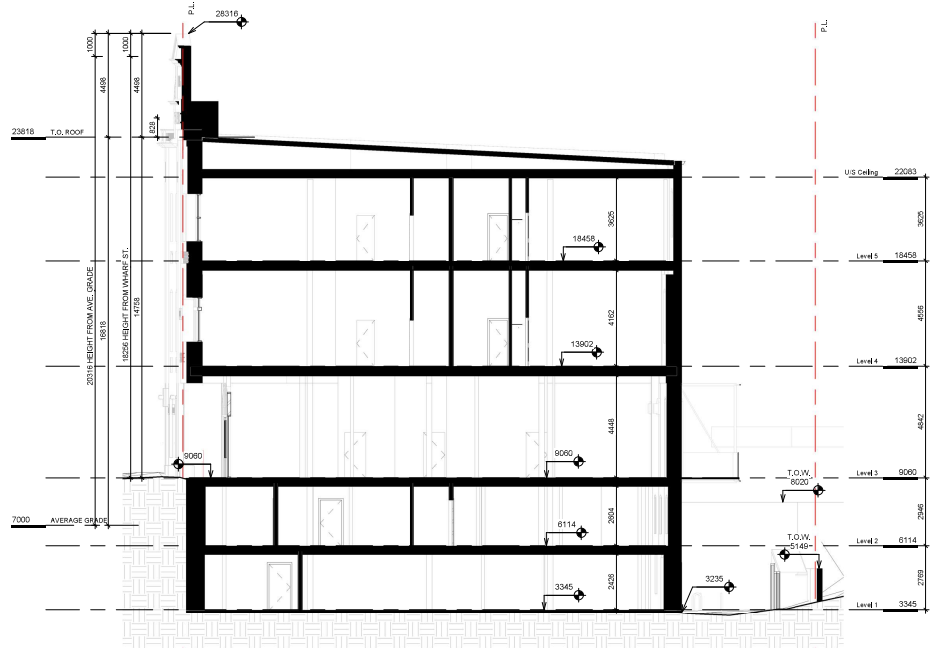
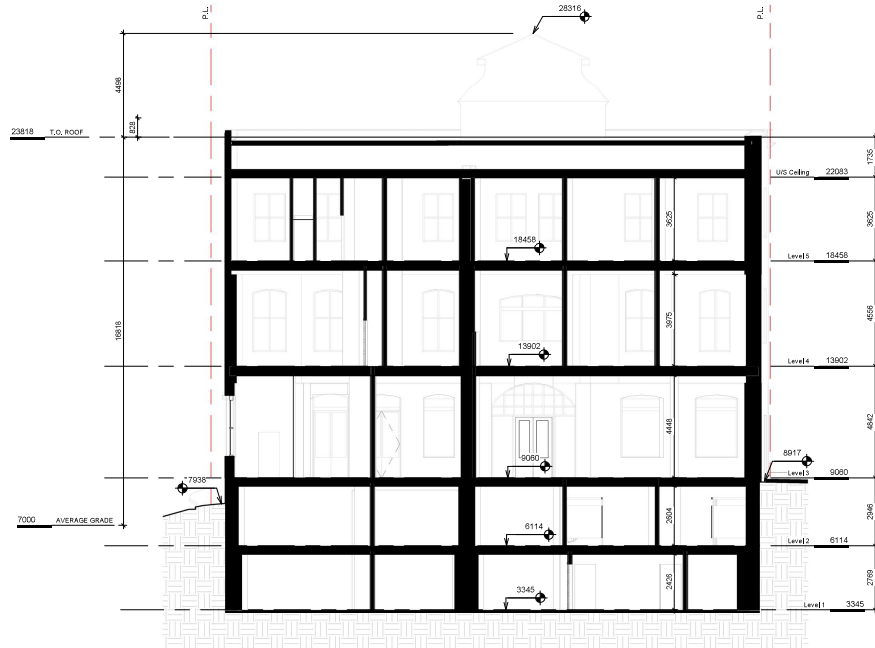
- ① EXISTING BRICK - PTD, DARK RED FLAT FINISH
- ② EXISTING BRICK - PTD, DARK GREY FLAT FINISH
- ③ EXISTING UNPAINTED BRICK - RETAINED
- ④ EXISTING STUCCO RAINSCREEN - TO BE REPAIRED AS REQUIRED
- ⑤ EXISTING STONE (SPRINGS BLOKS, KEYSTONES, STRING COURSES, BASE BLOKS, CORNICES) - EXISTING PAINT FINISH STRIPPED
- ⑥ EXISTING A NEW WINDOW SASH & FRAME - PTD, DARK GREEN SEMI-GLOSS FINISH
- ⑦ EXISTING FIRE SHUTTERS - RETAINED
- ⑧ RESTORED SHEET METAL CORNICE & PEDIMENT - PTD FINISH TO MATCH HISTORIC ELEMENT
- ⑨ EXISTING CAP FLASHING - PTD, DARK GREEN SEMI-GLOSS FINISH
- ⑩ EXISTING STONE ASHLAR FOUNDATION - RETAINED
- ⑪ NEW METAL - DARK CORTEN STYLE FINISH
- ⑫ NEW & EXISTING TRANSPARENT GLAZING

1	History Alteration Permit Rev 3	NOV 18, 2020
2	History Alteration Permit Rev 1	SEP 18, 2020
3	History Alteration Permit Rev 1	SEP 18, 2020
NO.	DESCRIPTION	DATE



Copyright reserves these drawings and the design contained therein or which may be used for reproduction for use and all other uses without the written consent of Cascadia Architects Inc. Cascadia Architects Inc. reserves the copyright and ownership in written consent of Cascadia Architects.

Project		1244 WHARF STREET	
		The Silent Group 1244 Wharf Street	
Sheet Name		PROPOSED ELEVATIONS	
Date		NOVEMBER 18, 2020	
Scale		As Indicated	
Revision		NOV 18, 2020	
Sheet #		A301	





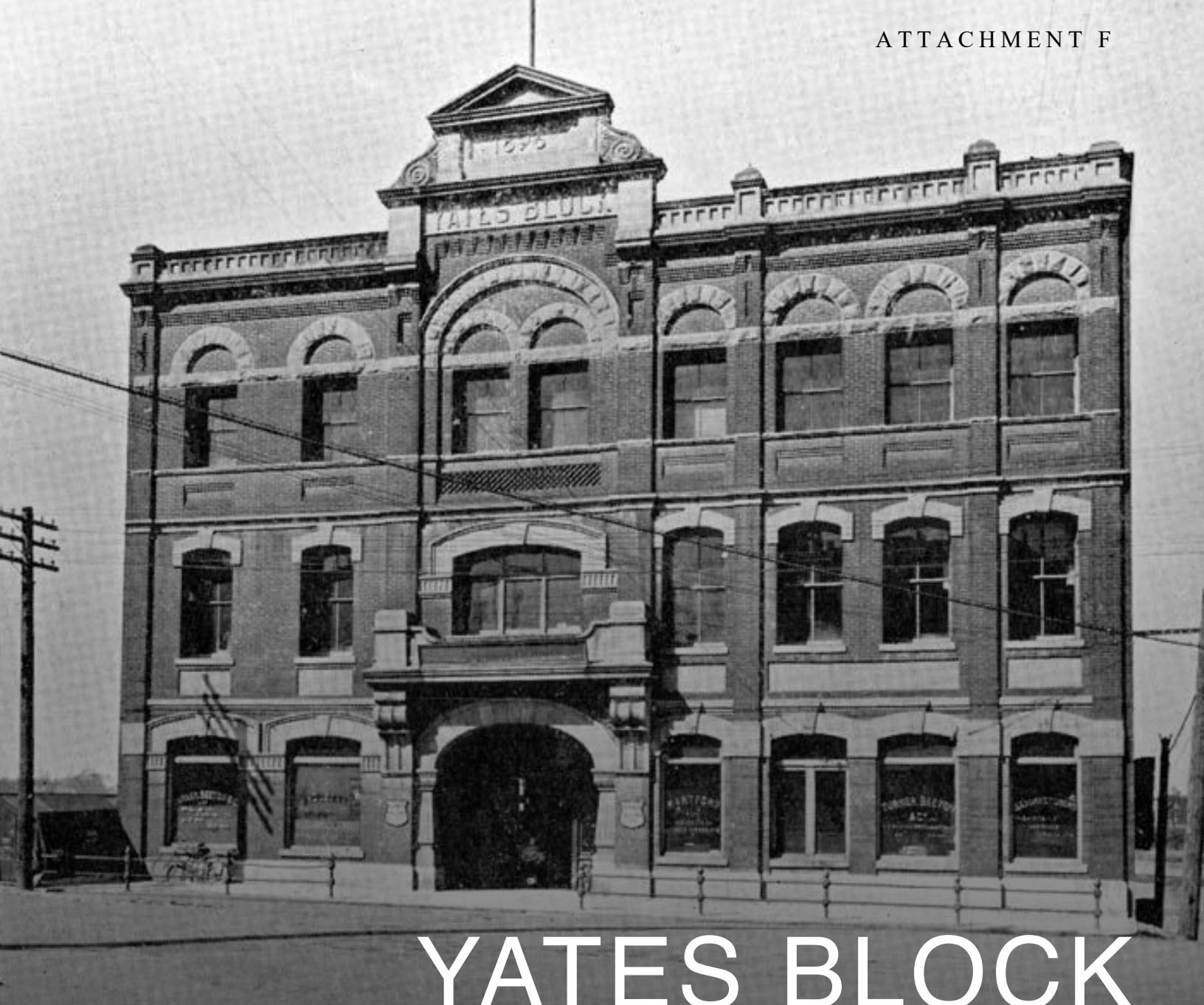
3	Heritage Alteration Permit Rev 2	NOV. 18, 2020
2	Heritage Alteration Permit Rev 1	SEPT. 30, 2020
1	Heritage Alteration Permit	SEPT. 4, 2020
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and all rights remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which can not be used for any purpose without the express written consent of Cascadia Architects.

Project		<h1>1244 WHARF STREET</h1>	
		<p>The Sullent Group</p> <p>1244 Wharf Street</p>	
Sheet Figure		<h2>BUILDING SECTIONS &amp; CONTEXT ELEVATION</h2>	
Date		NOVEMBER 18, 2020	
Scale:	As indicated	Project #	2011
		Revision	
		NOV. 18, 2020	
Sheet #		<h1>A401</h1>	



# YATES BLOCK

1244 WHARF STREET, VICTORIA, BC

## CONSERVATION PLAN

SEPTEMBER 2020

**DONALD LUXTON**  
AND ASSOCIATES INC



*Cover: Yates Block, c.1912. (City of Victoria Archives M09626)*

# TABLE OF CONTENTS

1. INTRODUCTION.....	1
2. HISTORIC CONTEXT .....	2
3. STATEMENTS OF SIGNIFICANCE.....	8
4. CONSERVATION GUIDELINES .....	10
4.1 Standards and Guidelines.....	10
4.2 Conservation References .....	11
4.3 General Conservation Strategy.....	12
4.4 Sustainability Strategy.....	12
4.5 Alternative Compliance .....	13
4.6 Site Protection .....	14
5. CONDITION REVIEW AND CONSERVATION RECOMMENDATIONS .....	15
5.1 Site.....	15
5.2 Form, Scale, and Massing .....	16
5.3 Foundations.....	19
5.4 Exterior Masonry Walls.....	21
5.5 Architectural Metalwork .....	23
5.5.1 Parapet Cap Flashing.....	23
5.6 Fenestration .....	24
5.6.1 Windows .....	25
5.6.2 Doors.....	26
5.7 Storefront & Main Entry .....	28
5.8 Roof .....	31
5.9 Signage.....	31
5.10 Draft Exterior Colour Schedule .....	31
6. MAINTENANCE PLAN .....	33
6.1 Maintenance Guidelines.....	33
6.2 Permitting.....	33
6.3 Routine, Cyclical and Non-Destructive Cleaning.....	33
6.4 Repairs and Replacement of Deteriorated Materials.....	34
6.5 Inspections .....	34
6.6 Information File.....	34
6.7 Exterior Maintenance.....	35
APPENDIX A - RESEARCH SUMMARY .....	38





Yates Block, c. 1882. (British Columbia Archives F-07459)

# 1. INTRODUCTION

<b>HERITAGE RESOURCE NAME:</b>	Yates Block
<b>CIVIC ADDRESS:</b>	1244 Wharf Street, Victoria, BC
<b>HISTORIC ADDRESS:</b>	90 Wharf Street
<b>LEGAL DESCRIPTION:</b>	Lot A, VIP86556
<b>YEARS OF CONSTRUCTION:</b>	1882 / 1892 / 1896
<b>ORIGINAL OWNER:</b>	James Yates
<b>ORIGINAL TENANT:</b>	Turner, Beeton & Company
<b>ARCHITECTS:</b>	John Teague (1882/1892) / Alexander C. Ewart (1896)
<b>BUILDERS:</b>	Henry Carrel, masonry; (William D.) McKillican & (Walter) Anderson, carpentry; Charles Ball; ironwork (1882) / (Moses) McGregor & (George) Jeeves (1892) / Thomas Catterall (1896)

Situated at the western foot of Yates Street, within Victoria's Old Town, the historic Yates Block has overlooked Victoria's Inner Harbor since the early 1880s. Situated on a sloping embankment between Wharf Street and the Inner Harbour, the masonry building presents as three-storeys in height on Wharf Street, and five-storeys on its waterside elevation. The earliest portion of the designated historic building was constructed in 1882, with additions constructed in 1892 and 1896, respectively. The building has undergone further alterations to its exterior and interior in the twentieth and twenty-first centuries.

A redevelopment scheme for the Yates Block, located at 1244 Wharf Street, has been prepared by Cascadia Architects Inc. The primary intent is to preserve the majority of the character-defining elements, while restoring missing, extensively altered, or deteriorated ones. The conservation project also includes rehabilitation of aspects of the exterior and interior, as well as upgrading its structure and services to increase its functionality for continued use. This Conservation Plan details the overall heritage conservation strategy for the building.

The major proposed interventions of the overall project as shown evident on Cascadia Architects' design scheme (dated April 15, 2020) include:

- preservation of form, scale, and massing;
- preservation of intact original elements such as masonry, fenestration openings and assemblies;
- rehabilitation of some storefront and north elevation fenestration;
- rehabilitation of specific areas of the exterior to accommodate new interior use such as patio at the west elevation and new fenestration openings; and
- rehabilitation of the interior to accommodate new use.

This Heritage Conservation Plan should be read in conjunction with the design scheme prepared by Cascadia Architects Inc. This document is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, which outlines conservation principles of best practice. The following document outlines preservation, restoration, and rehabilitation interventions proposed for the redevelopment.

## 2. HISTORIC CONTEXT

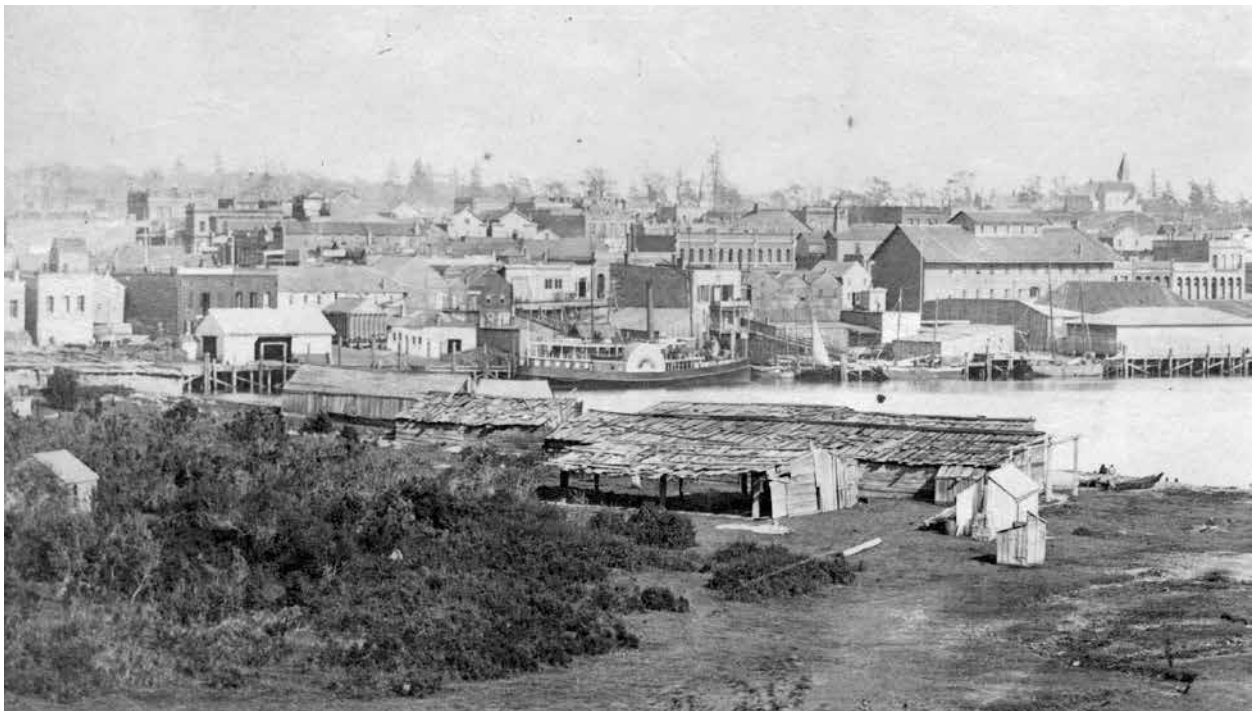
### 2.1 YATES BLOCK AND THE LATE-VICTORIAN ERA IN VICTORIA

The onset of the Fraser River Gold Rush in 1858, and the subsequent Cariboo Gold Rush, swiftly transformed the small community of Fort Victoria into a bustling city to service prospectors venturing into the interior of British Columbia. An unprecedented wave of population growth and construction expanded the commercial core of the townsite as well as the port capacity and facilities of Victoria Harbour. Ships berthed along the waterfrontage of the aptly named Wharf Street which developed into a wholesale district comprised of import businesses, freight sheds, and warehouses. As a free port, Victoria experienced unyielding growth throughout the 1860s.

Beginning in the early 1870s, the next two decades were overshadowed by the Long Depression, primarily affecting the United States and Europe, and marked by several financial crises. However, Victoria was fortunate to withstand much of the effects during this time of economic uncertainty, though the community would go through its own



*James and Mary Yates, 1850s  
(British Columbia Archives G-02724)*



*View of downtown from West Victoria in the 1860s with a Songhees Nation village in the foreground. The Yates Block would eventually be constructed near the centre of the image, just above the visible stern-wheeler. (City of Vancouver Archives A-6-155.1)*

## 2. HISTORIC CONTEXT



*Early lithograph of the Yates Block from the 1880s.  
(City of Victoria Archives M09625)*

ebbs and flows for the remainder of the century. Proclaimed as capital of the united Colony of British Columbia in 1866, Victoria would hold this distinction when British Columbia was admitted into Canadian confederation in 1871. Along with a number of federal public work projects earmarked for the city, such as the customs house on Wharf Street, Victoria was to be the presumed terminus of the transcontinental railway.

Emigration from Britain was increasing rapidly as both Western Canada and the Western United States were opened for settlement. Additionally, an emerging middle class of financiers in Britain sought investment opportunities overseas and across the Empire in growing markets, providing a readily accessible source of capital for commercial and industrial ventures, as well as real estate speculation. Scottish-born James Yates (1819-1900) was one such investor, though he had an intimate connection with

Victoria. Yates had arrived at Fort Victoria in 1849 under contract with the Hudson's Bay Company, working as a shipwright. After leaving the company 18 months later, he became a merchant, opening the first licensed retail liquor establishment in the community along Wharf Street. He amassed large tracts of land, including his sprawling Craigie Lea Farm, and served as an elected representative for the first Legislative Assembly of Vancouver Island. James and his wife, Mary, returned to Scotland in 1860 to reside permanently, though he retained ownership of his land and improvements in and around Victoria, with his son and local agents managing his holdings.

Two decades after his departure, and presumably to modernize and maximize his investment, James Yates commissioned architect John Teague and his local agent, Alexander B. Gray, to construct a new masonry warehouse on his property along Wharf Street. Planning began in 1880, and the following year a new wharf was constructed to service the intended structure. The new Yates Block was completed in the fall of 1882, and was initially a two and one-half storey building, including two basement levels exposed along the property's wharf and waterfrontage. The basements functioned as the primary warehouse space, while the ground floor, which was at-grade along Wharf Street, contained business offices for the tenant. Salesrooms were located on the third floor, while the top floor was used for general storage.

Construction of the long-awaited transcontinental railway was hampered due to a scandal and a change of government at the federal level, and eventually it was decided that the terminus would be at a point along the Burrard Inlet. In order to compensate Victoria, the federal government accepted a proposal by Robert Dunsmuir to construct his Esquimalt & Nanaimo Railway, connecting Victoria to the natural resources of Vancouver Island. This railway was completed in 1886 and extended into Victoria two years later with its railhead and depot located on Wharf Street less than two blocks north of the Yates Block. The arrival of the Canadian Pacific Railway in Vancouver in 1887, coupled with ambitious boosters quickly developing the young

## 2. HISTORIC CONTEXT

townsite, meant that Victoria-based importers and wholesalers now had to contend with a new, strategic port city.

Progress continued in Victoria until the early 1890s. In the midst of the expansion of the former attic space within the Yates Block to accommodate a new floor in 1892, a smallpox epidemic hit the city. Much of the community limited social interaction, and businesses and churches closed for a short time. The following year, one of the most severe panics of the Long Depression occurred in the United States and was felt throughout Canada. While capital investment from Canada's southern neighbour dried up, a number of events helped mitigate the effects of the downturn. Construction of British Columbia's new parliament buildings were announced in 1893, and demand for the province's forest products was increasing following their showcase at the World's Columbian Exposition in Chicago that same year. The discovery of an abundance of mineral ore in the Boundary Country also helped limit the worse of the 1893-1896 depression in British Columbia. With an economic recovery in the horizon, and presumably at the request of the original long-time tenants, Turner, Beeton, & Company, James Yates undertook the final addition to his warehouse in Victoria. More than doubling its volume, a three-storey extension was built on the south side of the Yates Block, which also expanded the two basement levels along the wharf, resulting in one of the most imposing and impressive buildings on the waterfront side of Wharf Street.

### 2.2 TURNER, BEETON & COMPANY

In business for 76 years, Turner, Beeton & Company was first launched by John H. Turner (1834-1923) in 1863, initially operating out of the London House building in the 600-block of Fort Street. Born in England, John Turner arrived in Victoria in 1862 as part of the population influx resulting from the gold rush at the time. Instead of following prospectors into the interior, he joined forces with Jacob H. Todd in operating the Victoria Produce Market. This association lasted a over a year before Turner started



*Detail of the 1885 fire insurance plan of Victoria with the Yates Block (Turner, Beeton & Co.) shown at the foot of Yates Street.  
(Library of Congress)*



*View of the rear and north elevation of the Yates Block in the 1880s, showing its original hip roof.  
(British Columbia Archives A-03848)*

## 2. HISTORIC CONTEXT



*The Yates Block shortly after its 1896 addition, looking northwest up Victoria Harbour. (British Columbia Archives F-09561)*



*Photograph of the Yates Block from an unknown periodical, late 1890s. (British Columbia Archives D-093311)*

his own firm: J.H. Turner & Company. Specializing in the import of garments and dry goods, the company was renamed Turner, Beeton & Tunstall when two partners in England, Henry C. Beeton (1827-1908) and John P. Tunstall (1815-1882), joined the business. John Tunstall's son, also named John, came to Victoria in 1872 to work at the shop, though left for the United States four years later. His murder in the New Mexico Territory would trigger the infamous Lincoln County War. Following his son's death in 1878, Tunstall parted from the firm, and it became known as Turner, Beeton & Company that year.

**LONDON HOUSE!**  
Fort Street.

THE SUBSCRIBERS HAVE MUCH PLEASURE TO ANNOUNCE THAT THEIR New Store will be opened THIS DAY, December 29th, at 12 o'clock noon, with a Choice List of Goods, just received by Express from London and Paris direct, consisting of:

**RICH BLACK, AND FANCY SILKS.**

—AND—  
**MOIRE ANTIQUES.**

VELVET MANTLES, FRENCH AND PAISLEY SHAWLS,  
LADIES' and CHILDREN'S UNDERCLOTHING,  
TRIMMED BONNETS and HATS.  
FRENCH and ENGLISH FLOWERS.  
REAL VALENCIENNES and MALTESE LACES.

—AND THE—  
**New Yak Laces.**  
EMBROIDERIES, DRESS MATERIALS, etc.

These goods have been selected from the Best Stocks in Europe, and are such as are worn this season in London. They will be sold at reasonable prices

**FOR CASH.**

Further goods to arrive by next steamer, and their stock will be complete by Napoleon III, with every description of Drapery.


**J. H. TURNER & CO.**  
London House, Fort street, nearly opposite Occidental Hotel.  
Cheerful copy. de29 1m

*Advertisement for J.H. Turner & Company in the December 30, 1863 edition of the Daily British Colonist.*

Continuing to import apparel and a variety of dry goods and liquor from overseas, the company would diversify over the next few decades, including into the salmon canning industry. In 1880, Turner, Beeton & Company purchased the North Western Commercial Company's cannery in northern British Columbia. This cannery was the first cannery constructed along the Skeena River, in 1876, and it was renamed the Inverness Cannery following its acquisition. Turner, Beeton & Company owned and operated this industry until they sold it in 1902. By the turn of the century, the firm had also expanded into the manufacturing of their own clothing line, branded as 'Big Horn', from a factory located within the nearby Reid Block. The company remained in operation throughout the turbulent First World War and Great Depression, maintaining their wholesale division in the Yates Block, but went into voluntary liquidation just several months before Canada's entry into the Second World War in 1939. Much of Turner, Beeton & Company's assets were procured by Hall & Company who took possession of the Big Horn factory and continued manufacturing garments under the same name.

Both Turner and Beeton made other significant contributions to Victoria and British Columbia as

## 2. HISTORIC CONTEXT



**BIG HORN  
BRAND**

**REGISTERED**

---

**..Union Made..**

---

**Overalls, Jumpers,  
Jackets, Pants,  
Shirts,  
Waiters' Aprons  
Cooks' Aprons,  
Carpenters' Aprons,  
Mackinaws,  
Etc., Etc., Etc.**

---

**Factory, Bastion  
Square.**

---

**TURNER, BEETON  
& Co., Ltd.**  
**Wholesale Merchants,  
Victoria, B. C.**

*Advertisement for Turner, Beeton & Company's 'Big Horn' clothing brand in the May 5, 1903 edition of the Daily Victoria Times.*

a whole. John Turner was involved in a number of local organizations, developed several properties in the city including the Janion Hotel, and in 1876 he began a long career in politics beginning with his election as a municipal councillor. His popularity allowed him to later serve as Mayor of Victoria, followed by being elected as a Member of the Legislative Assembly. Culmination of his political aspirations resulted in Turner serving as Premier of British Columbia from 1895 to 1898 following the resignation of former premier Theodore Davie. Turners administration at the time was highly criticized for its financial mismanagement and favouritism, resulting in his governments loss in the 1898 general election. From 1901 to 1915, he then served as agent-general for British Columbia in the United Kingdom. Henry Beeton, while primarily residing in England most of his life, did move to Victoria for a while during the 1880s and 1890s to assist with the operation of Turner, Beeton & Company. Like Turner several years later, he would also represent British Columbia's interests in the United Kingdom as agent-general, serving in that role from 1893-1895.

### 2.3 ARCHITECTS

#### 2.3.1 JOHN TEAGUE

English-born and trained John Teague (1835-1902) was a prolific architect in Victoria's early history, credited with designing hundreds of buildings across the city and province, ranging from commercial, industrial, residential, institutional, and ecclesiastical. Like thousands at the time, he was lured by the gold rushes of both California and later British Columbia. He settled in Victoria in 1860 where he worked as an undertaker for several years. Teague, whose vocation had previously been surveying and carpentry, started in the local construction in the mid-1860s, and eventually turned his attention to architecture, receiving his first substantial commission after winning a design competition for the Reformed Episcopal Church (Church of Our Lord) in 1874. His reputation soared, leading to other significant work such as Victoria's City Hall and a number of public work projects for both the province and federal governments. Teague

## 2. HISTORIC CONTEXT

would also serve as a municipal councillor, and later as mayor, for the city. James Yates entrusted Teague with the design the original Yates Block, along with the third storey expansion in 1892, and also with several other buildings on his properties in proximity to Yates and Wharf Streets.

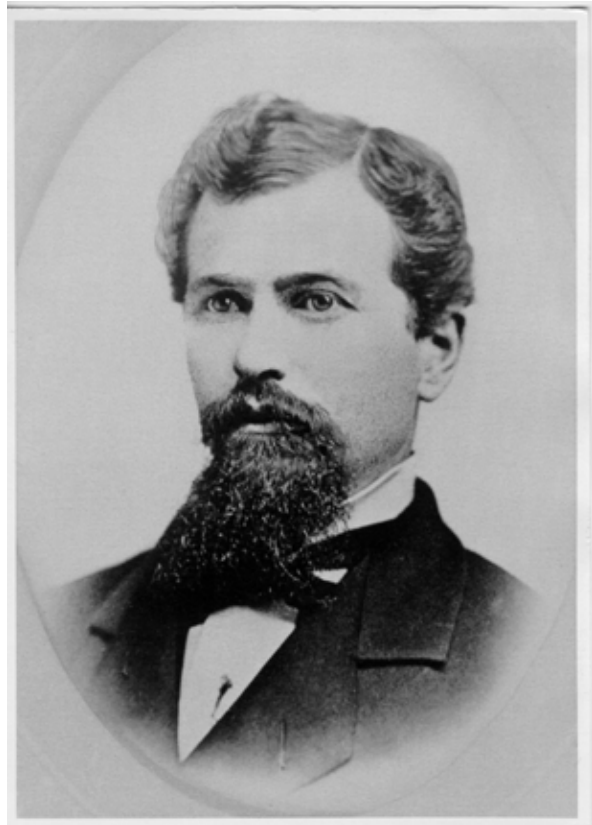


*John Teague in the 1890s.*  
(City of Victoria Archives M05372)

### 2.3.2 ALEXANDER C. EWART

Alexander C. Ewart (1854-1916), who prepared plans the large addition to the Yates Block in 1896, was born in Ontario. By his mid-20s, he had moved to Corvallis, Oregon where he started his family and designed several residences and schools. He, his wife, and children, moved to Victoria in 1891, initially finding employment in the architectural firm of John Teague. Ewart soon after began a short-lived partnership with fellow architect Julius C. Schroeder, though by 1893-1894 he was working independently. During this time,

he was contracted by James Yates for the design of the expansion to the Yates Block, as well as the nearby and equally impressive Leiser Building for Simon Leiser. Only residing in Victoria for six years, Ewart and his family again moved, finding a new home in the young community of Nelson. The rapid development of the Nelson townsite and nearby mining communities provided Ewart a wealth of commissions. After several years in the interior, the Ewart family returned to Corvallis where he continued his architectural practice.



*Alexander C. Ewart in the 1890s.*

### 3. STATEMENT OF SIGNIFICANCE

*From HistoricPlaces.ca*

*Revised by Donald Luxton & Associates, 2020*

<b>HERITAGE RESOURCE NAME:</b>	Yates Block
<b>CIVIC ADDRESS:</b>	1244 Wharf Street, Victoria, BC
<b>HISTORIC ADDRESS:</b>	90 Wharf Street
<b>LEGAL DESCRIPTION:</b>	Lot A, VIP86556
<b>YEARS OF CONSTRUCTION:</b>	1882 / 1892 / 1896
<b>ORIGINAL OWNER:</b>	James Yates
<b>ORIGINAL TENANT:</b>	Turner, Beeton & Company
<b>ARCHITECTS:</b>	John Teague (1882/1892) / Alexander C. Ewart (1896)
<b>BUILDERS:</b>	Henry Carrel, masonry; (William D.) McKillican & (Walter) Anderson, carpentry; Charles Ball; ironwork (1882) / (Moses) McGregor & (George) Jeeves (1892) / Thomas Catterall (1896)

#### Description of the Historic Place

The Yates Block is a commercial building located at the western foot of Yates Street, on the waterfront within Victoria's Old Town. Situated on a sloping embankment between Wharf Street and the Inner Harbour, it is a masonry building three storeys in height facing Yates Street, and five storeys on its waterside elevation.

#### Heritage Value of the Historic Place

The Yates Block is valued for its association with the late nineteenth century development of Victoria's Old Town gateway economy, and for its Victorian-era architecture, as designed by architects John Teague and A.C. Ewart.

The Yates Block remains as a significant landmark in the early development of Victoria's Old Town. Originally constructed in 1882, it is an early surviving representation of the Victorian-era commercial warehouses that lined the Inner Harbour, linked with the development of Commercial Row, the original locus for commercial and retail activities in Victoria. The harbor embankment allowed for a connection at the lower level to waterfront wharfs, while commercial frontages could be accommodated at street level. Commissioned for local businessman James Yates, the building was constructed in three stages between 1882 and 1896; its asymmetrical composition attests to the variety of tenants who occupied and adapted this building throughout its history, including: Turner, Beeton & Company Ltd., a pioneer dry goods supplier; W.H. Malkin, grocers; and McQuade's Ship Chandlers, one of the earliest marine suppliers in Victoria. The evolving function and physical appearance of the Yates Block over

time is a chronicle of the city's changing reliance on the harbour, from shipping to tourism. The building remains a symbol of Victorian-era prosperity and represents Victoria's rapidly-expanding gateway economy of the nineteenth century.

The Yates Block is additionally valued for its late Victorian vernacular architecture, built in three stages with blended Italianate and Romanesque elements, as designed by architect John Teague (in 1882 and 1892) and A.C. Ewart (in 1896). Born in Cornwall, England, Teague settled in Victoria in 1860, where he lived and worked until his death. Teague served the city as councillor in 1885, and as mayor for two terms, 1892 and 1893. During his prolific career, Teague designed over 350 buildings, mostly in Victoria. He was adept at current architectural styles, ranging from Italianate to Queen Anne Revival. For many years, he was the architect for the Royal Navy at the Dockyard and Hospital at Esquimalt and his clients included most of the city's leading businessmen, for whom he designed commercial and residential buildings. Teague was responsible for the initial, 1882 design of the Yates Block and its expansion in 1892. Its 1896 expansion was designed by a former employee of Teague's, architect Alexander Charles Ewart. The construction and enlargement of the Yates Block reflect both the developing economy and the shifting architectural styles of the late nineteenth century. The original portion, the lower level, exhibits Teague's penchant for the Italianate style, which was in vogue in the 1880s, while the rounded arches over the windows of the upper level display a later Romanesque influence.

### 3. STATEMENT OF SIGNIFICANCE

#### Character-Defining Elements

The elements that define the heritage character of the Yates Block are its:

- prominent waterfront location, and the relationship between the building and the Inner Harbour;
- continuous commercial use;
- commercial form, scale, and massing as expressed by its free-standing form, with four unobstructed façades, designed with an elaborate front façade and utilitarian side and rear façades, three storeys in height along the street and five storeys facing the water;
- masonry construction, with lower harbour warehouse levels constructed of rubble stone, and brick walls with stone trim, rough-dressed on the third floor;
- late Victorian architectural features including: segmental-arched window openings on the two main floors and the rear elevation; arched window hoods with keystones; vertical pilasters; a grand central arched entryway with tapered carved pilasters and capitals and foliate carved plaque above; inset entry door assembly with coffered paneling, double glazed doors with sidelights, multi-lite arched transom and mosaic tile floor; and third storey front façade windows with blind round-headed arches in rough-dressed stone;
- iron fire shutters on the lower levels facing the harbour; and
- original fenestration including double-hung wooden-sash, two-over-two windows on the front façade and six-over six on the rear.



*The Yates Block as it appeared in the 1960s. (City of Victoria Archives M01147)*

# 4. CONSERVATION GUIDELINES

## 4.1 STANDARDS AND GUIDELINES

The Yates Block is a municipally designated building included on the City of Victoria Register of Heritage Properties. The structure is a significant commercial resource in the City of Victoria. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards and Guidelines*, the work proposed for the Yates Block includes aspects of preservation, rehabilitation, and restoration.

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

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

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

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

## STANDARDS

### Standards relating to all Conservation Projects

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

## 4. CONSERVATION GUIDELINES

### **Additional Standards relating to Rehabilitation**

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

### **Additional Standards relating to Restoration**

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

### **4.2 CONSERVATION REFERENCES**

The proposed work entails the conservation of the exterior of the Yates Block. The following conservation resources should be referred to:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.  
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

#### **National Park Service, Technical Preservation Services. Preservation Briefs:**

*Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.*

*Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.*

*Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.*

*Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*

*Preservation Brief 9: The Repair of Historic Wooden Windows.*

*Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*

*Preservation Brief 11: Rehabilitating Historic Storefronts.*

*Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.*

*Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.*

*Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.*

## 4. CONSERVATION GUIDELINES

*Preservation Brief 32: Making Historic Properties Accessible.*

*Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.*

*Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.*

*Preservation Brief 38: Removing Graffiti from Historic Masonry.*

*Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

*Preservation Brief 40: Preserving Historic Ceramic Tile Floors.*

*Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.*

*Preservation Brief 43: The Preparation and Use of Historic Structure Reports.*

*Preservation Brief 44: The Use of Awnings on Historic Buildings.*

*Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.*

### 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic front and side façades, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality of use. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

### Proposed Redevelopment Scheme

The redevelopment scheme for this property has been prepared by Cascadia Architects Inc. for The Salient Group, and includes:

- preservation of form, scale, and massing;
- preservation of intact original elements such as masonry, fenestration openings and assemblies;
- rehabilitation of some storefront and north elevation fenestration;
- rehabilitation of specific areas of the exterior to accommodate new interior use such as patio at the west elevation and new fenestration openings; and
- rehabilitation of the interior to accommodate new use.

### 4.4 SUSTAINABILITY STRATEGY

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

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

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

## 4. CONSERVATION GUIDELINES

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

*These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.*

### 4.5 ALTERNATE COMPLIANCE

As a designated building included on the City of Victoria Register of Heritage Properties, the Yates Building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

#### 4.5.1 BRITISH COLUMBIA BUILDING CODE

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

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

## 4. CONSERVATION GUIDELINES

### 4.5.2 ENERGY EFFICIENCY ACT

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

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

### 4.6 SITE PROTECTION & STABILIZATION

The Yates Block is currently partially occupied. It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. Should the building become be left vacant, it should be secured against unauthorized access, vandalism, or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Smoke and fire detectors in working order.
- Wall openings are boarded up or made secure and exterior doors are securely fastened, if the building is vacant.
- Elements which could cause damage to the building are removed from the interior such as: trash; hazardous materials such as inflammable liquids, poisons, and paints; and canned goods that could freeze and burst.

## 5. CONSERVATION RECOMMENDATIONS

A condition review of the Yates Block was carried out during a site visit in February 2020. A visual review of the exterior of the building was undertaken from street level. No invasive or destructive testing was carried out during this review. The following section outlines recommendations for the building's conservation which are based on the site review and available archival documents that provide valuable information about the original materials and appearance of the historic building.

The following describes the materials, their condition, and recommended conservation strategy for the Yates Block based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

### 5.1 SITE

The site of the Yates Block, addressed at 1244 Wharf Street, is located on the west side of the street at the foot of Yates Street in Victoria's Inner Harbour. The building sits on a sloping embankment which slopes down to the Inner Harbour. The Yates Block sits near a number of Victoria's earliest commercial warehouse buildings including to the north, beyond Reeson Park, the Caire & Grancini Warehouse (1860) and Fraser Warehouse (1864); and, to the south the Finlayson Building/Hartwig Court (1882). The block sits at the property lines with a public lane at the rear of the site.



Aerial image showing the location of the Yates Block at 1244 Wharf Street. (Google Maps)

## 5. CONSERVATION RECOMMENDATIONS



*Front elevation of the Yates Block showing multi-wythe brick walls with brick and stone detailing.*

As part of the proposed redevelopment scheme, the site will be preserved with the extant multi-storey building retained *in situ*. The heritage resource within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection for further information.

### **Conservation Strategy: Preservation**

- Preserve the extant building in its original location.
- Any work should occur within the property lines.
- Maintain the main frontage to face Wharf Street.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.

### **5.2 FORM, SCALE & MASSING**

The Yates Block is characterized by its late Victorian architectural style. The extant building presents as three-storeys in height on its street (east) elevation and five-storeys in height on its waterside (west) elevation. The structure's overall form, scale, and massing are expressed by its: height; square plan slightly angled due to the curving route of Wharf Street; rear sloping roof; and low parapet on the front and side elevations. All four elevations of the building are unobstructed with the street (east) elevation elaborate in its materials and detailing when compared with the utilitarian nature of the side and rear elevations.

The extant building was constructed in three stages. The earliest portion of the block was constructed in

## 5. CONSERVATION RECOMMENDATIONS



*Yates Block, c.1882. (British Columbia Archives F-07459)*

## 5. CONSERVATION RECOMMENDATIONS

1882 and was two-storeys at the street elevation and four-storeys at the rear. The block had a rectangle plan with hipped roof behind a parapet with central pediment. The front elevation of the original block was further characterized by its symmetrical fenestration arrangement on the ground and second floors. Of the extant building, the intact 1882 portion is the ground and second floors at the north end of the building. A decade later, 1892, a third storey was added to the building. As a result of this addition, the original roof, parapet, and pediment were demolished. The materials, detailing, and symmetry of the 1892 addition are reflective of the original

1882 portion of the block. Four years later, 1896, the third stage of the building was constructed, a three-storey addition at the south wall of the block. The materials, detailing, fenestration placement of the 1896 addition were designed to match the architecture of the 1882 and 1892 portion of the block. The 1896 addition altered the symmetry of the front elevation of the building changing it to an asymmetrical facade with off-centre main entry. Also as part of the 1896 construction, a parapet and substantial metal cornice with off-centre pediment were constructed.



*The three primary construction stages of the Yates Block. The pediment and parapet were removed at separate times.*

## 5. CONSERVATION RECOMMENDATIONS

The extant form, scale, and massing of the Yates Block reflects its 1896 design; however, changes have been made to the parapet, cornice, pediment, ground level fenestration, and north elevation which have altered it from its 1896 design. The parapet with metal cornice and pediment have been removed. The balcony that once existed over the main entry has also been removed and the ground floor fenestration of the 1882 portion of the block have been altered. As part of the proposed redevelopment of the property the present form, scale and massing of the Yates Block will be preserved. The extent of restoration of missing elements will be assessed and reviewed.

### **Conservation Strategy: Preservation and Restoration**

- Preserve the current form, scale and massing of the block.
- Retain the historic front elevation to face Wharf Street.

- Assess the extent to which restoration of missing elements can be achieved.
- Rehabilitate the block through interventions to the structure and interior to suit its new use and current requirements.

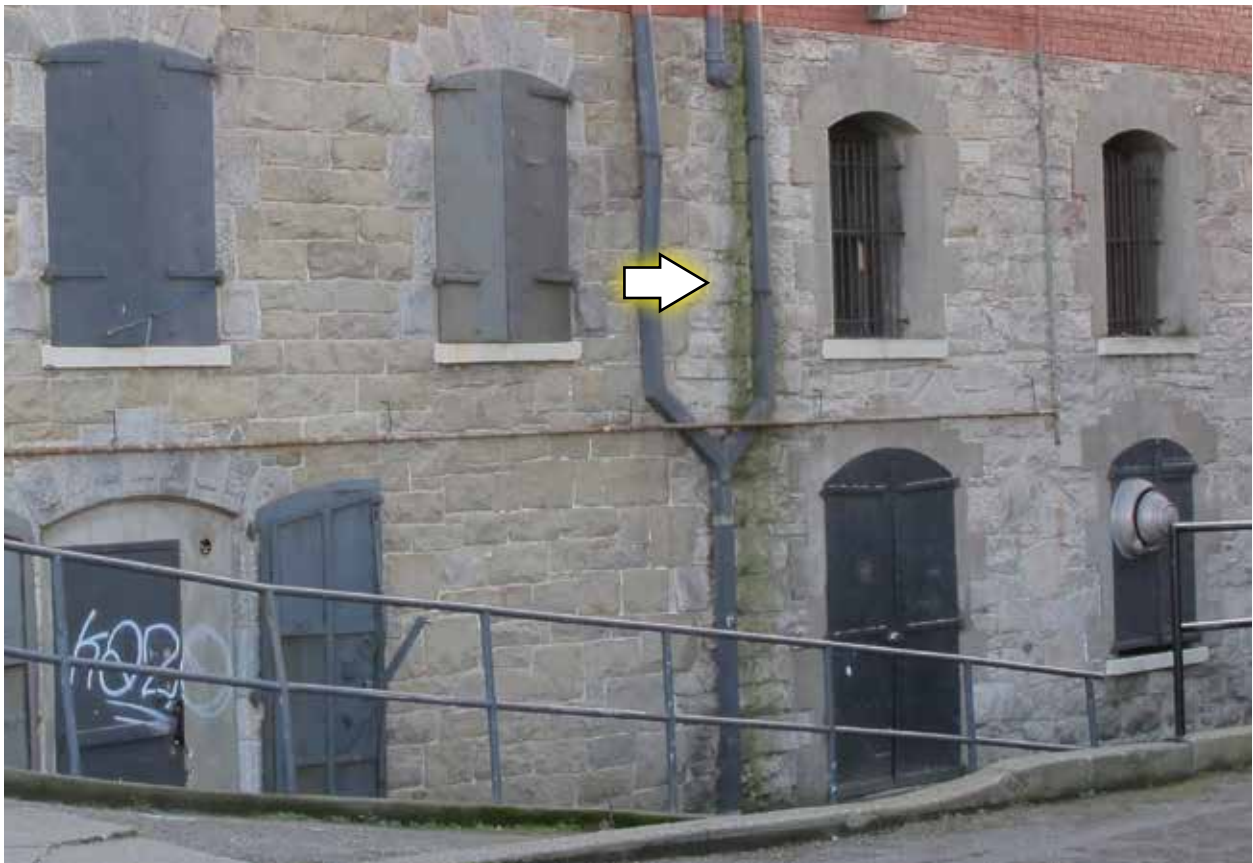
### **5.3 FOUNDATIONS**

The Yates Block foundation of the lower harbour warehouse levels, exposed on the side and rear elevations, is constructed in two stages, reflective of the 1882 and 1896 building stages. The north elevation and portion of the rear (west) elevation's foundation is from the 1882 stage of construction and comprised of sandstone with granite elements. The sandstone of the north elevation foundation is laid in a random ashlar pattern while the rear elevation foundation was laid in a random coursed ashlar pattern. Also characterizing the lower levels of the side and rear elevations of the 1882 portion



*Rear (right) and north (left) elevations of the Yates Block showing painted brick on rear elevation and painted mural installation on north elevation*

## 5. CONSERVATION RECOMMENDATIONS



*Top: Stone foundation exposed on the north (left) and rear (right) elevations. Stone is laid in a random ashlar pattern on north elevation, and random coursed ashlar on the rear elevation.*

*Bottom: Rear elevation of the Yates Block with transition (noted with arrow) between original 1882 (left) and 1896 (right) foundations evident.*

## 5. CONSERVATION RECOMMENDATIONS

of the block are granite fenestration surrounds and quioning. On the lower levels of the rear elevation the transition between the 1882 foundation and 1896 addition is evident. The foundation of the 1896 addition is limestone with parged fenestration surrounds. Overall, the foundation is intact and in good condition. There are localized areas of deterioration such as chips to the stone, staining (below exhaust fan), moisture issues resulting in organic deposits (e.g. behind downspouts), rust staining, and localized mortar loss.

The extant stone foundation will be preserved as part of the proposed redevelopment. Seismic improvements may be required as part of the redevelopment. These improvements should not be evident on the exterior of the building. Measures should be taken throughout the project to ensure that no damage occurs to the masonry walls above grade during any interventions throughout the course of the project.

### Conservation Strategy: Preservation and Rehabilitation

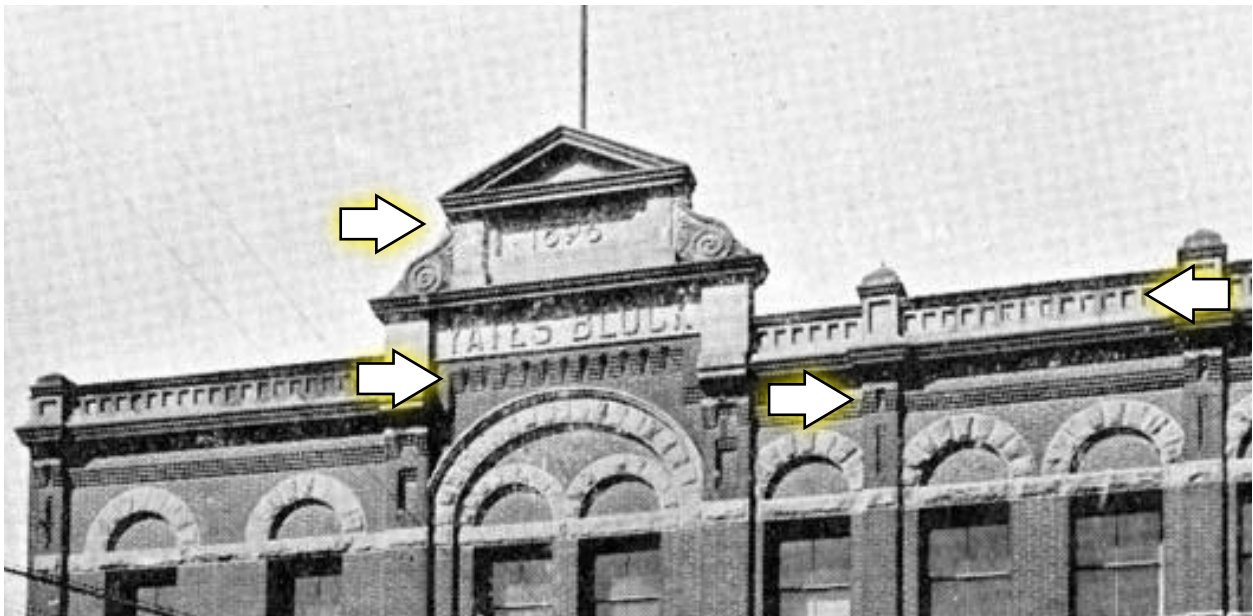
- Existing foundations to be preserved.
- Extant foundations should be reviewed by a Structural Engineer to determine their condition. Once condition is assessed,

conservation recommendations can be provided, if required.

- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

### 5.4 EXTERIOR MASONRY WALLS

The Yates Block features original masonry construction with stone foundation, multi-wythe red brick walls with stone detailing at the third floor of the front elevation. The brick on the side and rear elevations is laid in common bond with the segmental arch window openings possessing bonded arch lintels on the upper floors of the rear of the block. The front elevation is ornamented with both brick and stone details. Brick of the front elevation is laid in common bond with brick pilasters separating the five structural bays. The front elevation is further augmented through the presence of: recessed brick panels some parged and some unparged with corbelling; parged brick window hoods with keystones; brick drip moulds



*Parapet of front elevation with metal cornice and pediment - no longer present on the Yates Block.  
Brick corbelling details on pilasters have also been removed.*

## 5. CONSERVATION RECOMMENDATIONS



*South elevation (left) of the Yates Block with ghost lettering of past painted signage.*

(ground level windows and second floor window above entry of 1896 addition); brick corbelling at the parapet between pilasters of four structural bays; stone banding between floors; stone sills; and decorative patterned header brick panel (below third floor windows above main entry). The third floor of the front elevation also possesses stone detailing not present on the other floors including: continuous rusticated stone sill and lintel spanning structural bays and pilasters; and blind round rusticated stone arches. The main entry is noteworthy for its stone arch, stone engaged columns, and floral panel. The materiality of the exterior walls is original from the time of each stage of construction.

Based on preliminary visual condition assessment, the brick and stone appears to be in good to fair condition; however, later interventions significantly limit the ability to review the masonry exterior of the block. The front (east) and rear (west) elevations

have been painted which obscures the condition of the stone, brick, and mortar of those elevations. On the north elevation, a mural has been installed in front of the brick which also prevents review of the condition of the masonry on this elevation. The south elevation is unpainted and has evidence of ghost lettering from past painted signage. The unpainted south elevation possesses areas of mortar loss. The front (east) elevation also possesses redundant anchors, a signband installed over the entry, and lighting all of which have been anchored to the masonry. At some point between 1947-60s, the masonry parapet was altered likely when the metal cornice was removed. As part of the proposed redevelopment scheme, the four elevations will be preserved. Removal of paint from sandstone elements on the front (east) elevation will be explored.

# 5. CONSERVATION RECOMMENDATIONS

## Conservation Strategy: Preservation and Restoration

- Preserve the original structure of the historic building.
- Preserve original exterior masonry walls.
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.
- Undertake complete condition survey of condition of all masonry (brick and stone).
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired. Replace in-kind brick and stone that is missing or too deteriorated to retain.
- Cleaning (including paint removal), repair and repointing specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick and stone should be filled or units replaced to match existing.
- If overall cleaning of the elevations is carried out. Do not use any abrasive methods that may damage the brick or stone surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- If repointing occurs, repoint by raking out loose mortar material to a uniform depth. Take care that the brick and stone are not damaged. Work should only be undertaken by skilled masons. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile. Consider integrating repointing program as part of maintenance schedule.



*Main entry of the Yates Block following the 1896 addition with balcony supported by large scroll-like brackets.*

## 5.5 ARCHITECTURAL METALWORK

Although no longer present, when the 1896 addition was completed, the front (east) elevation possessed a substantial rooftop sheet metal cornice with pediment as well as a narrow sheet metal balcony over the main entry. These two elements contributed greatly to the aesthetic of the block. The original cornice was likely terne coated steel on a wood structure. The pediment possessed the date '1896' and name 'YATES BLOCK' and a flag pole was positioned directly behind the pediment. The metal balcony over the main entry was purely decorative and supported by substantial scrolled metal brackets. The pediment was removed prior to 1947 and the cornice was removed between 1947-60s. The decorative balcony was removed at some time before 1972.

### 5.5.1 PARAPET CAP FLASHING

The Yates Block current has a flat parapet on its south and east elevations and a stepped parapet on its north elevation. The parapet is capped in metal flashing which from street level appears to be in good condition with no gaps, buckling, or corrosion evident. As part of the proposed redevelopment, the extant cap flashing will be retained and repaired as required.

## 5. CONSERVATION RECOMMENDATIONS

### Conservation Strategy: Preservation

- Preserve existing cap flashing and repaired as required.
- Prep and repaint flashing. Ensure that the colour of the flashing is compatible with the overall colour scheme.
- Heritage Consultant to review colour of flashing to ensure it aligns with the identified heritage colour scheme.

### 5.6 FENESTRATION

*Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a*



*Yates Block, c.1972, with metal cornice and entry canopy removed and masonry parapet altered.*

## 5. CONSERVATION RECOMMENDATIONS

*complex assembly whose function and operation must be considered as part of its conservation.*

*– Standards and Guidelines for the Conservation of Historic Places in Canada.*

### 5.6.1 WINDOWS

Although built over three stages before reaching its extant form, the windows of each of the stages of construction of the front and rear elevations of the Yates Block are similar. The window openings on the front and rear elevations are deeply recessed with segmental arch openings on the rear elevation, and segmental arch windows (second floor) and flat lintel openings (third floor) on the front elevation. The windows on the upper floors of the front elevation are two-over-two, hung, wooden windows. The windows on the rear elevation are six-over-six, hung, wood windows on the upper floors and multi-lite wood windows on the lower warehouse levels. A number of the windows on the rear elevation possess metal fire shutters, while others (upper floors of the 1882 and 1892 portions) have evidence of fire shutters which have since been removed. In addition to the removal of some of the fire shutters on the rear elevation, additional interventions have been made to this elevation such as the replacement of some sashes, repurposing of sashes to accommodate HVAC equipment, and installation of metal grilles in some of the openings.

The south elevation of the Yates Block does not possess any windows. The extant mural installed on the north elevation obscures the presence of any windows on this elevation. Based on archival images there were three existing window openings on the ground floor of the north elevation.

The window openings and window assemblies of front elevation (second and third floors) are all original and in good condition. The window openings of the rear elevation are also intact as are the majority of the original wood window assemblies. As part of the redevelopment of the site, intact original openings and wood window assemblies of the east and west elevations will be preserved with the exception of two windows which



*Above: 6-over-6, hung, wood windows on rear elevation. Note fire shutters present at lower level and evidence of past shutters on floor above.*

*Below: Windows of front elevation including 2-over-2, hung, segmental arch wood windows; 2-over-2, hung, wood windows; and triple assembly wood window with multi-lite segmental arch transom.*



## 5. CONSERVATION RECOMMENDATIONS

will be convert to doors to provide access to the new rear patio. The windows of the north elevation will be rehabilitated to suit the new interior use. This rehabilitation includes the creation of new window openings on the upper floors and the enlarging of existing openings on the ground floor. New window openings will also be added to the ground floor and upper floors of the south elevation. New window assemblies and configurations should reflect extant originals.

### Conservation Strategy: Preservation and Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement of windows.
- Retain existing window openings, metal fire shutters, and any intact original wood windows.
- Preserve and repair windows as required, using in-kind repair techniques where feasible.
- Install new wood frames and sashes where frames and sashes are missing or beyond repair. New elements to match existing originals.

- Create new window openings on north and south elevations, and rehabilitate existing window openings on north and west elevations to suit new interior use. New wood window assemblies to be installed.
- Prime and repaint as required in appropriate colour, based on colour schedule devised in consultation with Heritage Consultant.

### 5.6.2 DOORS

The north and west elevations of the block possess entries which provided access to the lower warehouse levels of the building. The west elevation has four doors which provided access to the lowest level and the north elevation has a single entry that provided access to the second lowest warehouse level. All the doors are recessed and have metal fire doors. The doors of the 1882 portion of the block having granite surrounds, while the doors of the 1896 addition have parged door surrounds.

Through the redevelopment, the doors of the lowest level of the rear elevation will be preserved. The north elevation entry will be rehabilitated to suit



*The Yates Block as it appeared in the 1960s with north elevation windows evident. (City of Victoria Archives M01147)*

## 5. CONSERVATION RECOMMENDATIONS



*Above: Contemporary view of the Yates Block storefront with off-centre main entry and two secondary entries.*

*Below: Yates Blocks storefront after completion of 1896 addition with only off-centre main entry present.*



## 5. CONSERVATION RECOMMENDATIONS

the new interior use of the block.

### **Conservation Strategy: Preservation and Rehabilitation**

- Retain the recessed door openings of the north and west elevations in their original locations.
- If possible, preserve and repair any original door assemblies.
- Rehabilitate the north elevation entry to suit the new interior use of the building.
- Where new doors are installed, they should be visually and materially compatible with the historic character of the building.
- Finish doors based on finish schedule devised in consultation with Heritage Consultant.

### **5.7 STOREFRONT & MAIN ENTRY**

The ground floor of the Yates Block's east elevation consists of both large storefront windows, as well as a main entry and secondary entries. The extant configuration of the ground floor includes the 1896 addition as well the original 1882 block. Over time, alterations have occurred to the storefront of the 1882 portion of the building. The current storefront's

windows are single assembly wood windows with large fixed lower sash and narrow transom window. Each window possesses a parged sill and parged brick arched window hood with keystone. The storefront windows of the 1896 addition also possess brick drip moulds on the window hoods which sit on a decorative band.

The 1882 portion of the Yates Block possesses two entries, similar to when it was first constructed, however, the location of one entry has been moved. At the time the 1882 block was completed, there were two entries in the middle structural bay. When the 1896 addition was constructed, these two original entries were made into windows. Since then, the entries of the 1882 portion of the building have been reinstated and/or moved multiple times. The single door entry in the northern most structural bay with double transom, the upper sash being the original transom from the 1896 construction, was created before 1972. The entry directly south of this, a double door entry with large single lite transom, was created after 1972. Both of these entries possess wood door assemblies, which appear to be in good condition overall with localized areas of wear.



*Rear elevation of the Yates Block with four doors providing access to the building's lowest level.*

## 5. CONSERVATION RECOMMENDATIONS



*Top: Current main entry of the Yates Block.*

*Bottom: Detail of the main entry of the Yates Block following completion of 1896 addition with decorative balcony over the main entry in place.*

## 5. CONSERVATION RECOMMENDATIONS



*Yates Block with two entries in central bays, flanked by single windows in each structural bays*

The extant off-centre main entry is associated with the third stage of construction of the Yates Block which was completed in 1896. The detailing, materials, and ornamentation of this entry projects a sense of wealth and is reflective of the architectural aesthetic of the building. The entry is recessed under a stone arch supported by two engaged stone columns with roughly square bases, fluted tapered shafts, and capitals with a leaf motif. Above the arch's drip mould is a decorative panel in a floral motif. The entry is further characterised by wood coffered walls and tongue and groove soffit. The floor of the entry is mosaic tile with a geometric perimeter band. The doors, sidelights, and transom are a wood and glass assembly consisting of: double doors with large upper glass panels and recessed lower wood panel; sidelights with upper glass pane (matching the size of the glass panel in the doors) and recessed panel with trim; full-width arched multi-lite glass transom;

and wood trim. The double doors also have unique 'key-shaped' door pulls. It's not known if the pulls are original. Overall, the main entry is highly intact and in good condition. Localized areas of wear and deterioration are present on the floor, engaged column bases, and lower portion of the walls, doors, and sidelights. One significant alteration to the main entry is the absence of the original decorative balcony and its supporting brackets (see section 5.5) that was removed prior to 1972.

The redevelopment scheme for the Yates Block proposes the existing storefront window and main entry will be preserved. The location of one of the two entries in the 1882 portion of the building will be preserved while the second entry (the northern most) will be removed and the opening restored to a window with the intact wood transom preserved. The former northern most entry will be relocated to its original 1882 location and the door assemblies for both secondary entries rehabilitated.

### **Conservation Strategy: Preservation, Restoration and Rehabilitation**

- Preserve the location of the windows, recessed main entry, and southern most secondary entry of the storefront level.
- Preserve intact wood window assemblies and main entry door assembly, entryway (walls, soffit, floor), engaged stone columns supporting stone arch, and decorative wall panel with floral motif. Complete in-kind repairs as required.
- Restore the location of one of the secondary entries to its original 1882 position.
- Rehabilitate assemblies of secondary entries in 1882 portion of block.
- Integrate commercial signs and new lighting systems as required.
- Finish the storefront level in finish schedule devised in consultation with Heritage Consultant.

# 5. CONSERVATION RECOMMENDATIONS

## 5.8 ROOF

The original roof of the Yates Block is a gentle rear sloping roof positioned below the extant parapet, which is stepped on the north elevation and flat on the others. It is anticipated that the existing height of the roof will be preserved although the assembly may be replaced depending upon its condition. As part of the redevelopment, a staircase providing access to the roof will be constructed which will result in an enclosure being added to the roof near the northeast corner of the building. Gutters and downspouts are present on the west elevation. The presence of organic deposits on the stone of the lower warehouse levels of the west elevation indicates the downspouts and/or gutters are damaged and require repair or are undersized.

### **Conservation Recommendation: Preservation and Rehabilitation**

- Preserve the height of the roof below the extant parapet.
- Replace roof assembly, if condition warrants.
- Assess current capacity of roof gutters and downspouts. Repair and/or replace if required.
- Rehabilitate roof through construction of new skylight, access hatch, and elevator overrun. Ensure new elements remain below top of existing parapet, if possible.

## 5.9 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

### **Conservation Strategy: Rehabilitate**

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards and Guidelines for the*

*Conservation of Historic Places in Canada*, which states that “new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building”.

- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.
- Future tenant signage will require a City of Victoria sign application and must conform to applicable bylaws.

## 5.10 DRAFT EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. A restoration colour scheme will be developed in conjunction with the project architect.





The building displays areas where there was original applied paint. The final colour scheme will be based on a colour palette that will be determined by sampling. Once safe access is possible on-site testing will be carried out, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure. One window in the 1896 section was accessible and was tested to match Comox Green VC-19.

### **Conservation Strategy: Investigation**

- Determine a final appropriate historic colour scheme for exterior painted finishes.

## 5. CONSERVATION RECOMMENDATIONS

### DRAFT EXTERIOR COLOUR SCHEDULE

Element	Colour	Code	Sample	Finish
Front Elevation Brick	Benjamin Moore Sienna	2092-20		Flat
Front Elevation Stone, Springing Blocks, Keystones, Stringcourses, and Base Blocks	Benjamin Moore Haddington Grey*	VC-15		Flat
Front Elevation Cornices	Benjamin Moore Haddington Grey*	VC-15		Flat
Window Sash & Frame	<del>Benjamin Moore</del> <del>Comox Green*</del> <b>**Blackwatch Green</b>	<del>VC-19</del>		Semi-Gloss
Front Entry Woodwork	Originally stained and varnished.	TBD		
Fire Shutters	TBD	TBD		

\* Colours matched to Benjamin Moore Historic Vancouver True Colours.

**\*\*Exact colour & code to be reviewed and confirmed by Heritage Consultant**

## 6. MAINTENANCE PLAN

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

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

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

### 6.1 MAINTENANCE GUIDELINES

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

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

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

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

### 6.2 PERMITTING

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

### 6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle

## 6. MAINTENANCE PLAN

brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

### 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

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

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

### 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which

to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

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

### 6.6 INFORMATION FILE

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

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

# 6. MAINTENANCE PLAN

## 6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

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

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

## 6.7 EXTERIOR MAINTENANCE

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

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should

be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

## 6.7.1 INSPECTION CHECKLIST

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

### EXTERIOR INSPECTION

#### Site Inspection:

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

#### Foundation

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

#### Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-fluorescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?

## 6. MAINTENANCE PLAN

- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

### Wood Elements

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

### Condition of Exterior Painted Materials

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

### Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?

- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flushing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

### Doors

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

### Gutters and Downspouts

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

### Roof

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightning protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

# 6. MAINTENANCE PLAN

## 6.7.2 MAINTENANCE PROGRAMME

### INSPECTION CYCLE:

#### Daily

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

#### Semi-annually

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

#### Annually (Spring)

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

#### Five-Year Cycle

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

#### Ten-Year Cycle

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

#### Twenty-Year Cycle

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

#### Major Maintenance Work (as required)

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

# APPENDIX A: RESEARCH SUMMARY

<b>HERITAGE RESOURCE NAME:</b>	Yates Block
<b>CIVIC ADDRESS:</b>	1244 Wharf Street, Victoria, BC
<b>HISTORIC ADDRESS:</b>	90 Wharf Street
<b>LEGAL DESCRIPTION:</b>	Lot A, VIP86556
<b>YEARS OF CONSTRUCTION:</b>	1882 / 1892 / 1896
<b>ORIGINAL OWNER:</b>	James Yates
<b>ORIGINAL TENANT:</b>	Turner, Beeton & Company
<b>ARCHITECTS:</b>	John Teague (1882/1892) / Alexander C. Ewart (1896)
<b>BUILDERS:</b>	Henry Carrel, masonry; (William D.) McKillican & (Walter) Anderson, carpentry; Charles Ball; ironwork (1882) / (Moses) McGregor & (George) Jeeves (1892) / Thomas Catterall (1896)

## Newspaper Articles

- "A Considerable Improvement." *Victoria Daily Colonist* (Victoria, BC), Aug. 30, 1892.
- "A Handsome Front." *Victoria Daily Times* (Victoria, BC), Aug. 9, 1892.
- "Aged Ex-Premier Dies In England." *Victoria Daily Colonist* (Victoria, BC), Dec. 11, 1923.
- "'Big Horn' Factory Carries City's Name All Over Province." *Victoria Daily Colonist* (Victoria, BC), Jan. 18, 1925.
- "Buildings Erected." *Victoria Daily Times* (Victoria, BC), Dec. 31, 1896.
- "Contract Awarded." *Daily British Colonist* (Victoria, BC), Nov. 1, 1881.
- "Contracts Awarded." *Canadian Contract* (Toronto, ON), Aug. 13, 1896.
- "Death of James Yates." *Victoria Daily Colonist* (Victoria, BC), Feb. 24, 1900.
- "Ex-Mayor Teague Passed Away Today." *Victoria Daily Times* (Victoria, BC), Oct. 25, 1902.
- "Heads New Firm." *Victoria Daily Times* (Victoria, BC), Apr. 1, 1939.
- Humphreys, Danda. "First saloon stood here." *Times Colonist* (Victoria, BC), Apr. 7, 2002.
- "Local Factory Is Busy Place." *Victoria Daily Times* (Victoria, BC), Aug. 19, 1939.
- "March of Improvement." *Daily British Colonist* (Victoria, BC), Sep. 30, 1881.
- "Notice - For Sale [Classified]." *Victoria Daily Times* (Victoria, BC), Oct. 18, 1919.
- "Pioneer Buildings Change Hands Here." *Victoria Daily Colonist* (Victoria, BC), Oct. 24, 1943.
- "Pioneer Firm Closes Doors." *Victoria Daily Times* (Victoria, BC), May 3, 1939.
- "Pioneer Gone." *Victoria Daily Times* (Victoria, BC), Feb. 23, 1900.
- "Proposed New Building." *Daily British Colonist* (Victoria, BC), Aug. 25, 1880.
- "Removals." *Daily British Colonist* (Victoria, BC), Oct. 12, 1882.
- "The City." *Victoria Daily Colonist* (Victoria, BC), May 20, 1896.
- "The Turner-Beeton Block." *Victoria Daily Colonist* (Victoria, BC), Apr. 27, 1892.
- "The Turner-Beeton Front." *Victoria Daily Colonist* (Victoria, BC), Aug. 10, 1892.
- "Turner, Beeton & Co. [Advertisement]." *Victoria Daily Colonist [Special Edition]* (Victoria, BC), Jan. 16, 1898.
- "Turner, Beeton & Co.'s New Warehouse." *Daily British Colonist*, Aug. 17, 1882.
- "Withdrawn From Tender." *Daily British Colonist* (Victoria, BC), Oct. 29, 1880.

# APPENDIX A: RESEARCH SUMMARY

## Publications

- Boam, Henry J., comp. *British Columbia: Its History, People, Commerce, Industries and Resources*. London, England: Sells Ltd., 1912.
- Donald Luxton & Associates. *Victoria Heritage Register Update, 2008-2015*. Victoria, BC: City of Victoria, 2015.
- Foundation Group Designs. *Heritage Inventory Master*. Victoria, BC: City of Victoria, 1989.
- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver, BC: Talonbooks, 2007.
- Minaker, Dennis. *Next to the Gorge: A History of the Neighbourhood Bound by Tillicum, Burnside, and Harriet Roads and the Gorge Waterway. 1852-1996*. [Victoria, BC]: Dennis Minaker, c.1996.
- Morgan, Henry J., ed. *The Canadian Men and Women of the Time*. Toronto, ON: William Briggs, 1898.

## Archival Records

Library and Archives Canada:

- Insurance Plan of the City of Victoria B.C. Montreal, QC: Swan, Fudger & Co., 1887, sheet 6.

Library of Congress:

- Victoria, British Columbia [Fire Insurance Plan]. New York, NY: Sanborn Map Publishing Co., 1885, sheet 8.

University of Victoria

- Insurance Plan of Victoria, B.C. Canada: Chas. E. Goad, 1903 (rev. 1909), sheet 6.
- Victoria, B.C. [Fire Insurance Plan]. Canada: Chas. E. Goad, 1891 (rev. 1895), sheet 6.
- Vol. 1 of Insurance Plan of Victoria, B.C. Canada: Chas. E. Goad, 1911 (Rev. 1913), sheet 6.

September 4<sup>th</sup>, 2020

Revised November 18<sup>th</sup>, 2020

City of Victoria  
No.1 Centennial Square  
Victoria BC  
V8W 1P6

**Attn.: Mayor & Council**

**Re: 1244 Wharf Street – Heritage Alteration Permit**

Cascadia Architects is pleased to submit this Heritage Alteration Permit application on behalf of The Salient Group (the 'Applicant'). Ongoing consultation with a heritage consultant has ensured this proposal's compliance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the City of Victoria's Old Town Design Guidelines. These documents have informed the project's design principles and conceptual approach. A Conservation Plan has been submitted as part of this application.

The building is located at the western termination of Yates Street, flanked by Reeson Park to the north, and the Victoria Regent Hotel to the south and the west. There is a dual aspect to the building as located on this site - presenting a three storey commercial frontage to Wharf Street and a five storey harbour frontage to the water. The original building – less than half the size of the current massing - was erected on the northern portion of the site in 1882. Following this, an additional storey was added in 1892, with a large addition to the south in 1896, that brought the building to the zenith, in terms of size and rich architectural expression. Typical to its era, the structure consists of unreinforced masonry (URM) exterior walls with one central URM wall for the three upper floors. Stone foundation walls support the URM walls in all locations on the lower two levels. The random rubble stonework, brick masonry and load bearing masonry details, windows, decorative detailing, and iron shutters and doors constitute significant character-defining elements of the building.

This building, known as the 'Yates Block' - as it was commissioned for James Yates - was a significant landmark at the foot of Yates Street at the end of the nineteenth century, and an manifestation of the preceding decades of local commercial prosperity that fueled the growth of Victoria as a City. It remains one of only a few surviving reminders of the Victorian-era commercial warehouses that lined the Inner Harbour. Originally constructed as a warehouse for garments and dry goods with Turner, Beeton & Company as the original tenant, the building was then home to W.H. Malkin grocers, and following that, McQuade's Ship Chandlers. The evolving function and physical appearance of the building is a chronicle of the city's changing reliance on the harbour, from shipping to tourism. In more recent history, this building was home to the popular Chandler's Seafood Restaurant, and following that The Guild restaurant, neither of which are still operating. Today, there is a design school that operates in part of the building, but overall, the structure has suffered decades of neglect and needs substantial upgrade and repair.



CASCADIA ARCHITECTS INC  
101-804 Broughton Street  
Victoria BC, V8W 1E4  
Canada

T 250 590 3223

[www.cascadiaarchitects.ca](http://www.cascadiaarchitects.ca)  
[office@cascadiaarchitects.ca](mailto:office@cascadiaarchitects.ca)

A Corporate Partnership

Principals

**GREGORY DAMANT**  
Architect AIBC, LEED AP

**PETER JOHANNKNECHT**  
Architect AIBC, LEED AP,  
Interior Architect AKNW Germany

The Salient Group proposes to rehabilitate the landmark 'Yates Block' building, which is municipally designated and included on the City of Victoria's Heritage Register. The outcome will be the conservation of this significant heritage asset and its adaptive reuse to provide new residential units and updated commercial spaces. By introducing residential use to the upper floors and revitalizing dormant publicly oriented uses on Wharf Street, the building will contribute to Old Town's resident population, street liveliness, and overall economic wellbeing. The introduction of vibrant commercial use at the west face of the building will also provide needed overlook to the rear of the property and will help activate the City's new David Foster walkway. Proposed new works are largely confined to the interior of the building. The existing structure and exterior envelope, including the existing four façades and roof structure will be renewed, with no increase in density, height, or number of storeys.

#### *Design Rationale:*

The design intent of this proposal is to restore the stature of this building as a Victorian-era landmark at the foot of Yates Street, and to re-establish it as an integral element of an economically vibrant Old Town, and its ties to the Inner Harbour as the locus of Victoria's identity.

The approach involves primarily the *preservation* of the largely intact fabric of the building facades, particularly the Wharf Street (east) façade, as well as the *restoration* of key character defining elements that coalesced through its evolution from 1882 to 1896, and *rehabilitation* as required to accommodate new uses.

The combined scope of these three initiatives represents a significant investment that will extend the useable life of this building into the next generation, and the result will be an elegant renewal - seismically improved, with fire protection, life safety and interior accessibility to current building code standards - that meaningfully contributes to Victoria's urban fabric.

#### Preservation

The majority of the building exterior envelope is intact from 1896 and will be preserved through maintenance and repairs-in-kind guided by the conservation plan and the investigations of the Heritage Consultant:

- I. The existing painted brick will be repaired and repainted to match the original red brick and grey colours.
- II. Existing window frames and sashes will be repaired and repainted in a dark green.
- III. The main entrance's coffered wood paneling and door and transom mullions and muntins will be repaired and repainted in the dark green.
- IV. Sandstone detailing and ornament on the Wharf Street façade, including the imposing arch and pilasters that frame the entrance, will be cleaned and stripped to the natural finish, adding a level of material quality worthy of the façade's formal composition.
- V. At the rear (west elevation) of the building, the windows will be repaired and repainted, and 4 top-level windows that were replaced or removed some time ago, will be replaced in wood to match the original adjacents.
- VI. A lone ground-level opening on the north façade, at the corner of Wharf and Yates, is a former window opening, concealed by the mural, but visible in historic photos. If interior construction reveals the original window is intact, it will be opened and repaired, otherwise it will be replaced to match the original windows.
- VII. Iron fire-shutters on the lower level west façade windows, and at the north façade doorway on level 2, will be retained, repaired, and repainted.
- VIII. The stone foundations will be cleaned of dirt and organic growth.

IX. The north elevation of the building, which is a brick wall clad with stucco and features a 1986 mural by artist Robert Wyland is deteriorated visually and structurally. The design team is currently working with a building envelope specialist to investigate measures to address the preservation and technical performance of the masonry wall and the stucco coating behind the mural as this is a priority for maintaining the building condition. The final solution for the wall has not been determined but based on its current condition, the introduction of new openings in the wall, and the need to repair and rehabilitate the protective stucco layer, it is anticipated that the mural will not be retained in the current iteration. On this basis, and for the purpose of the heritage alteration application, the wall is shown as a neutral painted element to match the building.

#### Restoration

The intent of this proposal is not to restore the building to its appearance at a fixed point in time, given that its most fulsome architectural character emerged from the accretion of several significant additions and alterations. Rather, the intention is to restore its character and stature, and renew it for the 21<sup>st</sup> century. Central to that effort is the restoration of the painted metal pediment and cornice which gave the Wharf Street façade its sense of significance and authority. This element will be restored by recreation in painted metal to replicate the original, based on historic photos, and as guided by the Heritage Consultant. Additionally, the existing doorway at the northeast corner on Wharf Street will be removed and the window, stone sill, and brick wall restored to the 1896 condition.

#### Rehabilitation

Exterior alterations are required in limited areas to accommodate new access points and uses within the building. In keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, where significant new program and use occurring within the building require the introduction of new architectural elements to the exterior, the new work is physically and visually compatible with, subordinate to, and distinguishable from the existing building.

In order to address this requirement, the design team has adopted a logic and architectural language to clearly separate new works from old in a way that expresses the technologies and architectural sensibilities of the 21<sup>st</sup> century while remaining sympathetic to the existing composition. This is entirely in keeping with the ways in which architects John Teague and Alexander Ewart expanded and adapted the architectural composition of the original 1882 building to accommodate the rapidly growing business tenants between its opening and 1896.

Where new windows and doors are added, they are set in a Corten (or rusted-) steel liner and finished to match that material, limiting the introduction of new materials to the steel and glass. Corten is a material that has a timeless quality and patina, and it blends well with rustic finishes. It also can be manufactured with sharp precision, inserting a lean and light structural expression that is distinct from the heavy masonry of the building's envelope. Changes related to rehabilitation of the building program include:

- I. Reinstating entrances at the north end of the Wharf Street elevation, to access the restaurant / bar space and the residential lobby, in what were the central front door archways of the original 1882 building. Reverting to the original doorway configuration serves to create level access to the residential lobby and elevator, and to the north restaurant space. More importantly, this composition highlights the localized symmetry of the original façade that still is evident within the overall building and reveals how the building's composition evolved over time in a more purposeful way. Because these doors have never existed in this configuration in the building the way it stands now, they are treated with the Corten liner, marking them as clearly new interventions. Reflecting

comments of staff and the HAPL, the steel elements are connected to the masonry arches by wood casing and transom windows that match the rest of the ground level storefront windows. In this way the 1896 composition of the overall façade is strengthened and completed again, reinforcing that dominant character-defining period and architecture.

- II. New signage, to be located above the main arched entry, will be rendered in Corten steel with back-lit lettering, and held proud of the building to avoid concealing the original building fabric, and to clearly mark it as new construction.
- III. At the north façade, new window openings are created to accommodate uses within the building. At the upper levels, a small residential unit at each floor will rely on these windows for access to light and air. In these cases the Corten liner is extruded and the glass pushed out to the face of the steel, to create a window seat on the interior for the unit - an important piece of character and luxury for a compact residence. Angled toward the harbour they also create a poetic link to the harbour economy and activity as a key element of Victoria's identity. At the Wharf Street level, a large horizontal, Corten-lined window will create a wonderful view, framing the Johnson Street bridge and harbour for the restaurant or bar inside, while broadcasting the character and life inside to pedestrians on the David Foster walkway. In this case the glass will be pushed in to reveal the solid nature of the brick and the opening oriented to consciously draw the link from the building life to the harbour activity. Structural supports for the wide opening will be arranged behind the glass, weather-protected, and be spaced to mimic the proportions and rhythm of the original windows that dot the east and west facades.
- IV. At the west elevation, a new patio deck in a light Corten steel frame and glass guardrail will accommodate outdoor dining. Again, the steel marks the addition as contemporary, but the proportions and materiality are sympathetic to the west elevation on which it hangs. The structure is designed to accommodate canopies and awnings for extended seasonal use without alteration of the design intent.
- V. At the south elevation, windows for residential units are added in a similar fashion to the north wall. However, in this case, the glazed panels and steel liners are recessed in the new openings, to clearly reveal the depth of masonry, as noted by HAPL, and to provide shading to the south facing windows. A window at the restaurant level is treated the same way.
- VI. At the east, north and west facades, new accent lighting is added to polish the building's nighttime appearance and address CPTED criteria. In most cases the lighting fixtures will be concealed by the building's ornamental cornices or contained within the new Corten elements such as the patio, in order to avoid marking the building fabric. Where visible fixtures are used, such as the Wharf Street spring blocks on the pilasters, they are minimal and refined in design, focusing attention on the lit rhythm of the building pilasters rather than on the lights themselves. At the north elevation, such lighting will give a much warmer and friendlier pedestrian experience of the narrow existing and dark sidewalk, and positively influence Reeson Park. Concealed strip lighting will be incorporated into the Corten liners at the north façade which are oriented to continuously illuminate the wall behind.

These new elements are distinctly modern in their detailing and architectural language. They are subtle, understated, and deferential in relation to the historic structure, but clearly record a new layer of use over the 1882, '92 and '96 and adds to the character and interconnected histories of the building, Old Town, and the Inner Harbour.

Victoria's Official Community Plan states that the City strives to work with partners to attract jobs, residents and visitors to Victoria by promoting a new image as a vibrant, diverse and creative city in a maritime setting, while retaining the importance of heritage, history and tradition in defining Victoria's character. This proposal provides an excellent

opportunity to successfully advance this objective, as the existing building contributes to the rich sense of place in the downtown core, but is currently underperforming as a meaningful destination in the Inner Harbour and is in need of revitalization. It is our belief that the works described in this Heritage Alteration Permit application will successfully restore the building's prominence and vitality, celebrating its historic significance while imbuing it with new purpose in the 21<sup>st</sup> century.

Sincerely,

CASCADIA ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'P. Johannknecht', with a stylized, flowing script.

Peter Johannknecht, Architect AIBC, RAIC, LEED AP  
Principal

A handwritten signature in black ink, appearing to read 'Gregory Damant', with a stylized, flowing script.

Gregory Damant, Architect AIBC, RAIC, LEED AP  
Principal

# STATEMENT OF SIGNIFICANCE

*Revised by City of Victoria, 2021*



*Pre-restoration photograph courtesy of Salient Group, 2020*



*Historic Photograph*

**HERITAGE RESOURCE NAME:** Yates Block

**CIVIC ADDRESS:** 1244 Wharf Street, Victoria, BC

**HISTORIC ADDRESS:** 90 Wharf Street

**LEGAL DESCRIPTION:** Lot A, VIP86556

**YEARS OF CONSTRUCTION:** 1882 / 1892 / 1896

**ORIGINAL OWNER:** James Yates

**ORIGINAL TENANT:** Turner, Beeton & Company

**ARCHITECTS:** John Teague (1882/1892) / Alexander C. Ewart (1896)

**BUILDERS:** Henry Carrel, masonry; (William D.) McKillican & (Walter) Anderson, carpentry; Charles Ball; ironwork (1882) / (Moses) McGregor & (George) Jeeves (1892) / Thomas Catterall (1896)

## Description of the Historic Place

The Yates Block is a commercial building located at the western foot of Yates Street, on the waterfront within Victoria's Old Town. Situated on a sloping embankment between Wharf Street and the Inner Harbour, it is a masonry building three storeys in height facing Yates Street, and five storeys on its waterside elevation.

## Heritage Value of the Historic Place

The Yates Block is valued for its association with the late nineteenth century development of Victoria's Old Town gateway economy, and for its Victorian-era architecture, as designed by architects John Teague and A.C. Ewart.

The Yates Block remains as a significant landmark in the early development of Victoria's Old Town. Originally constructed in 1882, it is an early surviving representation of the Victorian-era commercial warehouses that lined the Inner Harbour, linked with the development of Commercial Row, the original locus for commercial and retail activities in Victoria. The harbor

embankment allowed for a connection at the lower level to waterfront wharfs, while commercial frontages could be accommodated at street level. Commissioned for local businessman James Yates, the building was constructed in three stages between 1882 and 1896; its asymmetrical composition attests to the variety of tenants who occupied and adapted this building throughout its history, including: Turner, Beeton & Company Ltd., a pioneer dry goods supplier; W.H. Malkin, grocers; and McQuade's Ship Chandlers, one of the earliest marine suppliers in Victoria. The evolving function and physical appearance of the Yates Block over time is a chronicle of the city's changing reliance on the harbour, from shipping to tourism. The building remains a symbol of Victorian-era prosperity and represents Victoria's rapidly-expanding gateway economy of the nineteenth century.

The Yates Block is additionally valued for its late Victorian vernacular architecture, built in three stages with blended Italianate and Romanesque elements, as designed by architect John Teague (in 1882 and 1892) and A.C. Ewart (in 1896). Born in Cornwall, England, Teague settled in Victoria in 1860, where he lived and worked until his death. Teague served the city as councillor in 1885, and as mayor for two terms, 1892 and 1893. During his prolific career, Teague designed over 350 buildings, mostly in Victoria. He was adept at current architectural styles, ranging from Italianate to Queen Anne Revival. For many years, he was the architect for the Royal Navy at the Dockyard and Hospital at Esquimalt and his clients included most of the city's leading businessmen, for whom he designed commercial and residential buildings. Teague was responsible for the initial, 1882 design of the Yates Block and its expansion in 1892. Its 1896 expansion was designed by a former employee of Teague's, architect Alexander Charles Ewart. The construction and enlargement of the Yates Block reflect both the developing economy and the shifting architectural styles of the late nineteenth century. The original portion, the lower level, exhibits Teague's penchant for the Italianate style, which was in vogue in the 1880s, while the rounded arches over the windows of the upper level display a later Romanesque influence.

### **Character-Defining Elements**

The elements that define the heritage character of the Yates Block are its:

- prominent waterfront location, and the relationship between the building and the Inner Harbour;
- continuous commercial use;
- commercial form, scale, and massing as expressed by its free-standing form, with four unobstructed façades, designed with an elaborate front façade and utilitarian side and rear façades, three storeys in height along the street and five storeys facing the water;
- masonry construction, with lower harbour warehouse levels constructed of rubble stone, and brick walls with stone trim, rough-dressed on the third floor;
- late Victorian architectural features including segmental-arched window openings on the two main floors and the rear elevation; arched window hoods with keystones; vertical pilasters; a grand central arched entryway with tapered carved pilasters and capitals and foliate carved plaque above; inset entry door assembly with coffered paneling, double glazed doors with sidelights, multi-lite arched transom and mosaic tile floor; and third storey front façade windows with blind round-headed arches in rough-dressed stone;

- iron fire shutters on the lower levels facing the harbour;
- original fenestration including double-hung wooden-sash, two-over-two windows on the front façade and six-over six on the rear.
- The restored sheet metal pediment located at the roof level of the east (front) elevation and centered above the main entrance
- The restored sheet metal cornice\*<sup>1</sup>
- Once restored, the two consoles (scroll brackets) and entry cornice accentuating the main entrance of the building<sup>2</sup>

---

<sup>1</sup> The Salient Group is planning to undertake the restoration of the pediment and cornice as part of a comprehensive rehabilitation of the building in 2021 (See Heritage Alteration Permit with Variances No. 00023).

<sup>2</sup> The consoles and entry cornice are proposed to be restored in a future phase of work

NO. 6760

A B Y - L A W

To designate certain buildings on  
Wharf Street as heritage buildings

WHEREAS the Council, with due regard to the considerations mentioned in Section 714A (3) of the Municipal Act, deems it expedient to designate certain buildings on Wharf Street, Victoria, as heritage buildings for the purpose of preserving evidences of the history of the City of Victoria's culture and heritage for the education and enjoyment of present and future generations;

AND WHEREAS the Lieutenant-Governor in Council has approved of this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of Victoria enacts as follows:

1. This by-law may be cited as the "Heritage Designation By-law (No. 6), 1974".
2. Such of the buildings as are shaded black on the map appearing on Schedule A to this by-law and situated on the lands described in Schedule B are hereby designated as heritage buildings for the purposes stated in Section 714A (1) of the Municipal Act.
3. By-law Number 6624, cited as the "Heritage Designation By-law (No. 1), 1974", is hereby repealed.

Passed by the Municipal Council the 28th day of  
November , A.D., 1974.

Approved by the Lieutenant-Governor in Council the  
6th day of March , A.D., 1975.

- 2 -

Reconsidered, adopted and finally passed by the  
Municipal Council the 13th day of March  
A.D., 1975.

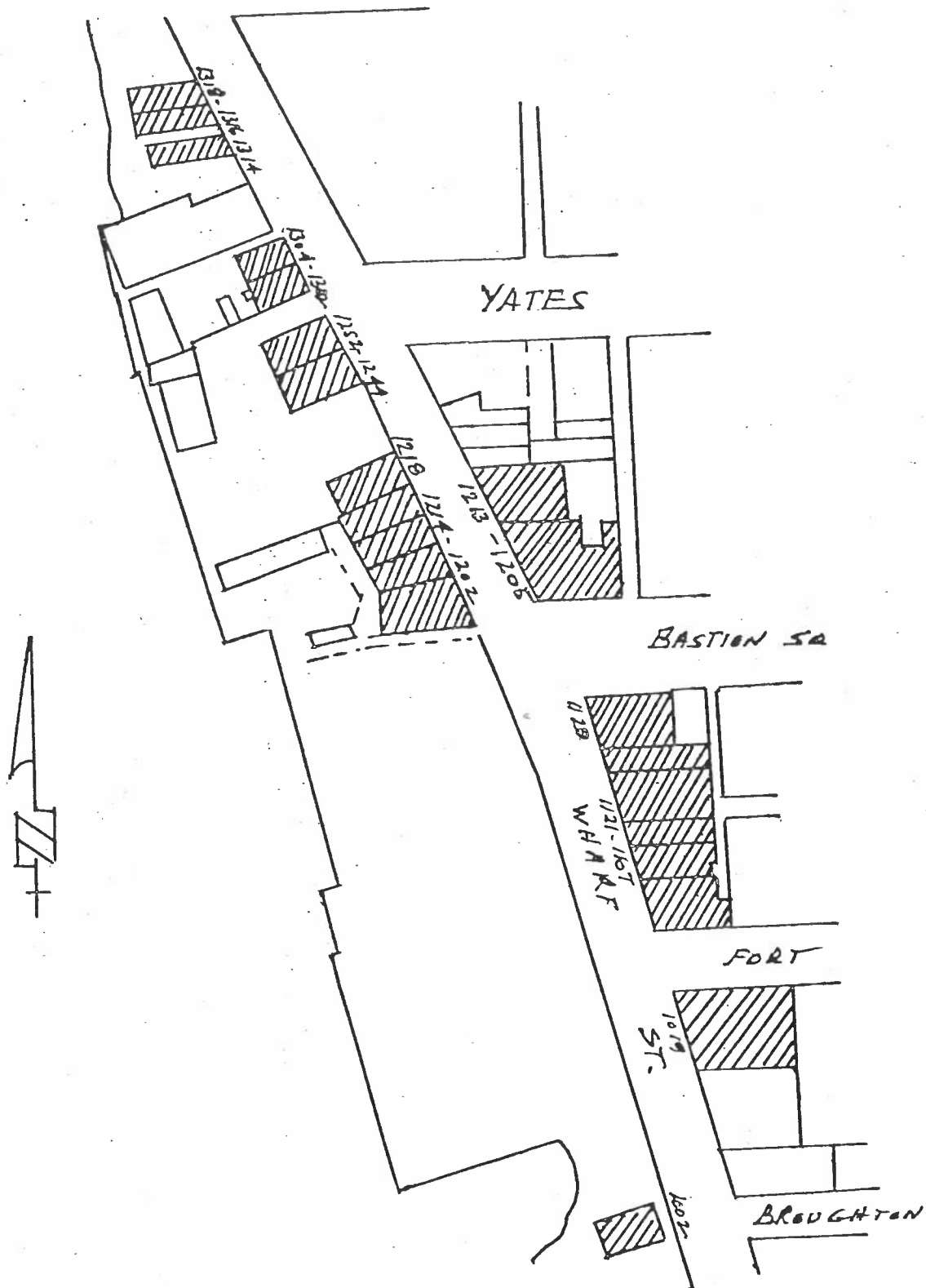
"F.M. WALLER"

"G.P.A. POLLEN"

CITY CLERK

MAYOR (L.S.)

SCHEDULE A



SCHEDULE B

<u>Street Address</u>	<u>Legal Description</u>
1002 Wharf Street	Lot 15, North 20 feet of Lot 14 and South 20 feet of Lot 16, Block 70, Victoria City, Plan 219
1019 Wharf Street	Lot 1, Section 18, Victoria City, Plan 21300
500 Fort Street	Lot 18, Block 77, Section 18, Victoria District, Plan 219
1107-1121 Wharf Street	Lots 13 to 17 inclusive, Block 77, Victoria City Plan 219
1129 Wharf Street	That part of Lot 12, Block 77, Victoria City, Plan 219, lying westerly of a boundary parallel to and perpendicularly distant 31.5 feet from the Easterly boundary of said lot
1205-1213 Wharf Street	Parcel E (DD 169756-I) of Lots 197, 198, 200 and 204, Victoria City
1202-1214 Wharf Street	<u>Firstly:</u> Those parts Lots 200A and 200B, Victoria City "AB-BC-CD-DA" shown on plan deposited under DD 6232;  <u>Secondly:</u> Parcel 2 (DD 99154-I) of Lots 200A and 200B, Victoria City;

Thirdly: Parcel 3  
(DD 170641-G) of Lot  
200A, Victoria City;

Fourthly: Lot A of  
Lots 200A and 203,  
Victoria City, Plan  
27127

1218 Wharf Street

Lot 3 of Lot 203  
Victoria City, Plan  
5326

1244-1252 Wharf Street

Lot 1 of Lot 201  
Victoria City, Plan  
5326

1302-1304 Wharf Street

Lot 2 of Lot 202,  
Victoria City,  
Plan 13171

1314 Wharf Street

Lot 182F, Victoria  
City

1316-1318 Wharf Street

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD FEBRUARY 4, 2021**

For the Council meeting of February 11, 2021, the Committee recommends the following:

**E.2 1611 Stanley Avenue: Heritage Designation Application No. 000194 (Fernwood)**

That Council approve the designation of the property located at 1611 Stanley Avenue, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

**I.1 Council Member Motion: Amending Schedule E of the Animal Responsibility Bylaw to Include a portion of Vic West**

That Council direct staff to report back with options for and implications of implementing the following recommendation:

That Council direct staff to bring forward an amendment to the Animal Responsibility Bylaw amending Schedule E to increase the area that a person must not intentionally feed or leave food out for the purposes of feeding rock doves (pigeons), crows, or gulls to include the triangle of Vic West from Bay Street to Esquimalt Rd.

**I.4 Council Member Motion: UBCM Resolution: Increase Disability Benefits and Income Assistance Rates**

That Council endorses the following resolution and directs staff to forward copies to UBCM member local governments, as well as the Provincial ministers responsible for Social Development, Poverty Reduction, Finance, and Housing, requesting favourable consideration.

**Resolution:**

**WHEREAS** after many years of frozen income assistance rates and only minimal increases to disability benefits the current Provincial Government increased rates, for single people, by \$150 between 2017 and 2019 but most people who receive disability benefits or income assistance continue to live well below the poverty line;

**AND WHEREAS** the Provincial Government added a \$300/month COVID benefit for those receiving disability and income assistance, which temporarily reduced people's risk of losing their housing and increased their access to necessities including food and medical supplies, but as of January 2021 the benefit has been reduced to \$150/month and there is no commitment to provide additional support past March 2021.

**BE IT RESOLVED THAT** the Province of British Columbia permanently reinstate the automatic, \$300/month benefit for people receiving disability benefits and income assistance and move to raise disability and income assistance to a livable rate that is above the market basket measure (MBM).

**D.1 Strategic Plan #3 Affordable Housing**

That Council approve the amendments as outlined in the report dated January 19, 2021 for Strategic Plan #3 Affordable Housing, including this further amendment:  
Municipal Housing Corporation Remove from Plan.

Council add the following 2022 action to the Strategic Plan:

Work with partner agencies to explore the creation of an emergency housing function.

**E.1 2564 Graham Street: Heritage Designation Application No. 000191 (Hillside/Quadra)**

That Council approve the designation of the property located at 2564 Graham Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

**G. Council Led Workshop - Neighbourhood Boundaries**

1. That Council direct staff to engage the North Jubilee Neighbourhood Association and the Oaklands Community Association regarding the potential recognition of the 2700-block to 3000-block of the east side of Shelbourne Street as part of the Oaklands neighbourhood, requesting comment from those associations by April 30, 2021.
2. That Council direct staff to engage the Fernwood Community Association and the Oaklands Community Association regarding the potential recognition of the 2500-blocks between Cook Street and Shelbourne Street, and Bay Street and Haultain Street, as part of the Oaklands neighbourhood, requesting comment from those associations by April 30, 2021.
3. That Council direct staff to engage the Fairfield-Gonzales Community Association, the Downtown Residents Association, and the Downtown Victoria Business Association regarding the potential recognition of the 800-blocks between Fort Street and Academy Close, and Blanshard Street and Quadra Street, as part of the Downtown neighbourhood, requesting comment from those associations by April 30, 2021.
4. That Council direct staff to engage the Burnside-Gorge Community Association, the Downtown Residents Association, and the Downtown Victoria Business Association regarding the potential adjustment of the boundary between Burnside-Gorge and Downtown from Chatham/Discovery/Caledonia to Bay Street, so that Bay Street would become the northern boundary of Downtown and the southern boundary of Burnside-Gorge, requesting comment from those associations by April 30, 2021.
5. That Council direct staff to engage the South Jubilee Neighbourhood Association and the North Jubilee Neighbourhood Association regarding the potential recognition of a unified Jubilee neighbourhood and their thoughts on how one CALUC could potentially be formed to service the one new unified neighbourhood, requesting comment from those associations by April 30, 2021.
6. That Council direct staff to engage the Downtown Residents Association and the Downtown Victoria Business Association regarding the potential recognition of Downtown and Harris Green as a unified Downtown neighbourhood, requesting comment from that association by April 30, 2021.
7. That Council direct staff to engage the Victoria Community Association Network regarding these proposed adjustments to neighbourhood boundaries, requesting comment from VCAN and any neighbourhood association that wishes to provide comment by April 30, 2021.
8. That Council direct staff to engage with North Park Neighbourhood Association and the Fernwood Community Association regarding the potential adjustment that would make Chambers Street the eastern boundary of North Park and the western boundary of Fernwood between Bay and Pandora.
9. That proposed neighbourhood boundary changes, that coincide with current local area planning (i.e. Village and Corridor Planning: Fernwood, North Park, Hillside-Quadra), be included in the local area planning engagement, taking into consideration the end date of engagement as suggested in the neighbourhood boundaries report.

That Council direct staff to engage the Fairfield-Gonzales Community Association, the Gonzales Neighbourhood Association and the Rockland Neighbourhood Association on options for CALUC representation in the Fairfield, Gonzales and Rockland neighbourhoods, including the possibility of:

- a. recognition of the Gonzales Neighbourhood Association as the CALUC for the Gonzales neighbourhood; or
- b. recognition of a unified Gonzales-Rockland Neighbourhood Association as the CALUC for a unified Gonzales-Rockland neighbourhood; or
- c. the status quo.

requesting comment from those associations by April 30, 2021.

That Council direct staff to engage with the Fernwood Community Association, the Downtown Residents Association, and the Downtown Victoria Business Association regarding the potential of the east side of Cook Street from Fort Street to Pandora Avenue as part of the downtown neighbourhood requesting comment from those associations by April 30, 2021.

And that Council request staff to work with neighbourhood associations and report back on options for supporting them in outreaching and serving parts of their neighbourhood that are currently under-represented by their current function and services.

That Council direct staff to send the proposed adjustments to Destination Victoria for any comments with respect to downtown boundaries.

## **I.2 Council Member Motion: Electronic Participation at Council and Committee of the Whole Meetings**

That Council direct staff to report back on the implications and ability to amend the Council Procedures Bylaw to require remote participation to occur so that Council members are visible to the Chair and the City Clerk in order to be recorded as present in a meeting, and visible to Council and the public via the webcast when called on to vote or comment, provided that the City's meeting management programs are operational to enable the video connection, for the duration of the Ministerial Order M192 and that Council, through the mayor, affirm each Council members' choice to participate remotely or in council chambers.



ADOPTED on the

day of

2021

CITY CLERK

MAYOR



ADOPTED on the

day of

2021

CITY CLERK

MAYOR



## **Council Report**

**For the Meeting of February 11, 2021**

---

**To:** Council

**Date:** February 4, 2021

**From:** Susanne Thompson, Deputy City Manager/Chief Financial Officer

**Subject:** Appointment of City Clerk

---

### **RECOMMENDATION**

That Mr. Curt Kingsley be appointed as City Clerk, the officer responsible for corporate administration pursuant to section 148 of the Community Charter effective March 15, 2021.

### **EXECUTIVE SUMMARY**

The City Clerk is a statutory officer of the City and is the required position designated the responsibility for corporate administration under the Community Charter.

Upon receiving the retirement notice of City Clerk Chris Coates, a recruitment process was undertaken to seek candidates to fill this position. That process concluded with the selection of Mr. Curt Kingsley. Mr. Kingsley is currently the Deputy Chief Administrative Officer and Corporate Officer for the District of North Saanich and will join the City starting on March 15, 2021. Mr. Coates will remain in his role for the transition until April 1, 2021.

As this is a statutory officer position it is appropriate for Council to confirm the appointment.

Respectfully submitted,

Susanne Thompson  
Deputy City Manager/Chief Financial Officer

**Report accepted and recommended by the City Manager.**