



UPDATED AMENDED AGENDA - VICTORIA CITY COUNCIL
MEETING OF THURSDAY, MARCH 9, 2017, AT 6:30 P.M.
Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

Performance by Abigail Laycock, Evan Overmann, David Olsen, Erica Patrick, Xander Naefken, and Josiah Plett on trumpet, accompanied by Bob Overmann on Piano, from the Victoria Conservatory of Music

A. APPROVAL OF AGENDA

B. READING OF MINUTES

1. Minutes from the Special Council meeting held December 1, 2016
2. Minutes from the Special Council meeting held December 8, 2016

C. REQUESTS TO ADDRESS COUNCIL

1. Marg Gardiner: James Bay Active Transportation Survey Results
Addenda

Late Item: Presentation

2. Emillie Parish: James Bay Active Transportation Survey Results
3. Deb Baker: James Bay Active Transportation Survey Results
4. Tom Berkhout: James Bay Active Transportation Survey Results
5. Julia Veintrop: 2016 Cannabis Business License Fees

6. **Late Item:** Tim Stemp: Smart Densification
Addenda

D. PROCLAMATIONS

1. "Purple Day for Epilepsy Awareness" - March 26, 2017

2. **Late Item:** "Neighbour Day" - May 7, 2017

Addenda

3. **Late Item:** "World Kidney Day" - March 9, 2017

Addenda

E. PUBLIC AND STATUTORY HEARINGS

1. **~~Rezoning Application No. 00502 and Development Permit Application No. 00453 for 727-729 Johnson Street~~**

Public Hearing has been deferred to a future meeting.

~~Council is considering a rezoning application for the construction of a 2 storey addition to the existing building, and converting the office building to ground floor retail and residential above.~~

a. **Public Hearing**

Rezoning Application No. 00502

~~To rezone the land known as 727-729 Johnson Street from the CA-4 Zone, Central Area Commercial Office District to the CA-78 Zone, Central Area (Garesche) District, to permit a commercial and residential mixed-use building.~~

New Zone: ~~CA-78 Zone, Central Area (Garesche) District~~

Legal description: ~~Lot 33, Victoria City~~

Existing Zone: ~~CA-4 Zone, Central Area Commercial Office District~~

b. **Development Permit Application No. 00453**

~~The Council of the City of Victoria will also consider issuing a development permit for the land known as 727-729 Johnson Street, in Development Permit Area 2: Core Business for the purposes of approving the exterior design and finishes for the mixed-use building.~~

Close of Hearing – Consideration of Approval

c. **Bylaw Approval:** To consider approval of the application, a motion for Third Reading of the bylaw is in order:

1. ~~Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010~~

d. **Bylaw Approval:** To consider final approval of the application, a motion to Adopt the bylaws is in order:

1. ~~Zoning Regulation Bylaw, Amendment Bylaw (No. 1083) No. 17-010~~

2. ~~Housing Agreement (727-729 Johnson Street) Bylaw No. 17-009~~

- e. **Development Permit Approval:** ~~To approve the development permit, the following motion is in order:~~

~~That Council authorize the issuance of Development Permit Application No.000453, in accordance with:~~

- ~~1. Plans for Rezoning Application No.00502 and Development Permit Application No.000453, stamped August18,2016;~~
- ~~2. Development meeting all Zoning Regulation Bylaw requirements;~~
- ~~3. The Development Permit lapsing two years from the date of this resolution.~~

2. **Proposed Additions to the City of Victoria's Register of Heritage Properties**

Council is considering 50 candidate properties be added to the City of Victoria's Register of Heritage Properties.

- a. **Opportunity for Public Comment**

Addenda **Proposed Additions to the City of Victoria's Register of Heritage Properties**

The Council of the City of Victoria will consider adding 50 properties to the City's Heritage Register of Properties, after considering public comment.

Late Item: Correspondence

Close of Hearing - Consideration of Approval

- b. **Approval:** To approve the additions to the Register of Heritage Properties, the following motions are in order:

That the revised Statement of Significance for the Ogden Point Breakwater be received for information as part of Council's consideration to add the Breakwater to the City of Victoria's Register of Heritage Properties.

Further:

That Council direct staff to:

1. Add the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report.
2. Prepare further candidate property recommendations for consideration of addition to the City of Victoria's Register of Heritage Properties.

F. REQUESTS TO ADDRESS COUNCIL

1. **Late Item:** Eric Ney: Transient Accommodation Business Licences

Addenda

2. **Late Item:** Douglas Curran: Accurate Representation of Built Form & Context of

Addenda Burdett Avenue

3. **Late Item:** Ruth Annis: Better Solutions for Regulation Short Term Vacation Rentals Addenda

G. UNFINISHED BUSINESS

1. Update Report for Rezoning Application No. 00485 for 2330 Richmond Road
--J. Tinney, Director of Sustainable Planning and Community Development

A report providing an update on the rezoning application for 2330 Richmond Road, advising that the required bylaws have been prepared, and that the sewage attenuation and associated legal agreement are not required.

Recommendation:

That Council receive this report for information.

2. Victoria Housing Strategy Implementation - Garden Suites
Addenda --J. Tinney, Director of Sustainable Planning and Community Development

A report providing an update on the Victoria Housing Strategy Implementation of Garden Suites.

Recommendations:

1. ***That Council direct staff to amend the Official Community Plan Development Permit Area 15E: Intensive Residential - Garden Suites by updating the development permit area guidelines (Garden Suite Policy, 2011) to include additional guidelines to mitigate privacy impacts in response to public feedback provided on this initiative;***
2. ***That Council consider consultation with those potentially affected by the OCP amendments under Sections 475(1) and (2) of the Local Government Act, and direct staff that ~~no consultation is necessary due to the nature of the proposed amendments~~ to undertake the following consultation;***
 - a. ***Post a notice on the City's website identifying the proposed OCP amendments, and such notice will provide the contact information of a Planning staff member to which members of the public may speak and provide input, and the staff member will provide a report on input received to Council prior to the public hearing.***
3. ***That Council consider first and second readings of Bylaw No. 17-001, 17-023, and 17-025;***
4. ***That Bylaw No. 17-001, 17-023, and 17-025 be considered at a Public Hearing;***
5. ***That Council consider a new policy for Preservation of Garden Suites as Rentals in Appendix 4 for approval.***

Late Item: Amended Report Recommendation (Added text has been underlined).

H. REPORTS OF COMMITTEES

1. **Committee of the Whole**
a. Report from the March 2, 2017 COTW Meeting

- b. Report from the March 9, 2017 COTW Meeting
Addenda

Late Item: COTW Report

I. NOTICE OF MOTIONS

J. BYLAWS

1. First Reading

a. **Bylaws for the Rezoning Application for 2330 Richmond Road**

A report recommending first and second reading of Bylaw No. 17-021 and first, second, and third reading of Bylaw No. 17-020.

- i. Zoning Regulation Bylaw, Amendment Bylaw (No. 1087) No. 17-021

A bylaw to rezone the land known as 2330 Richmond Road.

- ii. Housing Agreement (2330 Richmond Road) Bylaw No. 17-022

A bylaw to authorize an agreement for rental housing for the lands known as 2330 Richmond Road.

b. **Bylaws for Garden Suite Regulations**

- i. Zoning Regulation Bylaw, Amendment Bylaw (No. 1081) No. 17-001

Addenda A bylaw to add garden suites as a permitted use accessory to a single family dwelling.

Late Item: Amended Bylaw

- ii. Land Use Procedures Bylaw, Amendment Bylaw (No. 4) No. 17-023

A bylaw to delegate development permit approval authority for garden suites to the Director of Sustainable Planning and Community Development.

- iii. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 17) No. 17-025

A bylaw to add new design guidelines to address privacy considerations relating to garden suites.

2. Second Reading

a. **Bylaws for the Rezoning Application for 2330 Richmond Road**

- i. Zoning Regulation Bylaw, Amendment Bylaw (No. 1087) No. 17-021

- ii. Housing Agreement (2330 Richmond Road) Bylaw No. 17-022

b. **Bylaws for Garden Suite Regulations**

- i. Zoning Regulation Bylaw, Amendment Bylaw (No. 1081) No. 17-001
- ii. Land Use Procedures Bylaw, Amendment Bylaw (No. 4) No. 17-023
- iii. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 17) No. 17-025

3. **Third Reading**

a. **Bylaws for the Rezoning Application for 2330 Richmond Road**

- i. Housing Agreement (2330 Richmond Road) Bylaw No. 17-022

b. **Bylaws for Garden Suite Regulations**

- i. Land Use Procedures Bylaw, Amendment Bylaw (No. 4) No. 17-023

4. **Adoption**

K. **CORRESPONDENCE**

1. Letter from CREST Emergency Communications

A letter dated February 24, 2017 providing an update on the Capital Region's emergency communications system by highlighting the board's February meeting.

2. **Late Item:** Letter from the Victoria Downtown Residents Association

Addenda A letter dated December 16, 2016 regarding concerns on the Storefront Cannabis Retailer Bylaw and their participation in facilitating public meetings relating to rezoning applications for Cannabis Dispensaries.

3. **Late Item:** Letter from the James Bay Neighbourhood Association

Addenda A letter dated December 22, 2016 regarding concerns on the City's approach to the licensing of the marijuana operations and activities.

L. **NEW BUSINESS**

M. **QUESTION PERIOD**

N. **ADJOURNMENT**



MINUTES – VICTORIA CITY COUNCIL

CLOSED MEETING OF THURSDAY, DECEMBER 1, 2016, AT 3:29 P.M.

PLACE OF MEETING:

Council Chambers, City Hall

PRESENT:

Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, and Young

STAFF PRESENT:

J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; P. Bruce – Fire Chief; C. Coates – City Clerk; C. Mycroft - Executive Assistant to the City Manager; F. Work – Director of Engineering & Public Works; S. Thompson – Director of Finance; P. Rantucci – Manager of Strategic Real Estate; T. Soulliere – Director of Parks, Recreation & Facilities; A. K. Ferguson – Recording Secretary.

Motion:

It was moved by Councillor Loveday, seconded by Councillor Coleman, 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)(c) labour relations or other employee relations;*
- *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(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];*
- *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.*

Carried Unanimously

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that Council approve the special closed meeting agenda.

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the special closed meeting agenda be amended as follows:

Consent Agenda

Item No. 1 - Minutes from the special closed meeting held July 28, 2016

Item No. 2 - Land

On the amendment:
Carried Unanimously

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the special closed meeting agenda be amended to include the following items on the agenda:

Additions to the Agenda

Item No. 5 – Intergovernmental Relations

Item No. 6 - Municipal Objectives

On the amendment:
Carried Unanimously

Main motion as amended:

That the special closed meeting agenda be approved with the following amendments:

Consent Agenda

Item No. 1 - Minutes from the special closed meeting held July 28, 2016

Item No. 2 - Land

Additions to the agenda:

Item No. 5 – Intergovernmental Relations

Item No. 6 – Municipal Objectives

Carried Unanimously

NEW BUSINESS

1.

Intergovernmental

Council received a confidential report providing information and recommendations regarding Intergovernmental Relations.

The discussion and motion were recorded and kept confidential.
2.

Intergovernmental

Council received a confidential report providing information and recommendations regarding Intergovernmental Relations.

The discussion was recorded and kept confidential.
3.

Municipal Objectives

Council received a confidential report providing information and recommendations regarding Municipal Objectives.

The discussion was kept confidential.

ADJOURNMENT

Motion:
It was moved by Councillor Coleman, seconded by Councillor Loveday, that the Special Closed Council meeting adjourn.
Time: 4:02 p.m.

Carried Unanimously

CERTIFIED CORRECT:

CITY CLERK

MAYOR



MINUTES – VICTORIA CITY COUNCIL

CLOSED MEETING OF THURSDAY, DECEMBER 8, 2016, AT 4:48 P.M.

PLACE OF MEETING:

Council Chambers, City Hall

PRESENT:

Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, and Young

STAFF PRESENT:

J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; C. Coates – City Clerk; P. Bruce – Fire Chief; F. Work – Director of Engineering & Public Works; S. Thompson – Director of Finance; P. Rantucci – Manager of Strategic Real Estate; T. Soulliere – Director of Parks, Recreation & Facilities; C. Havelka – Deputy City Clerk; C. Buchanan - Arts, Culture and Events Liaison; C. Mycroft - Executive Assistant to the City Manager; A. K. Ferguson – Recording Secretary

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the *Community Charter*, namely:

- *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.*

Council Discussion:

- concerns regarding the reasons to convene a closed meeting.

Motion:

It was moved by Councillor Loveday, seconded by Councillor Coleman, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the *Community Charter*, namely:

- *Section 90(1)(n) to consider whether the subject matter proposed for consideration relating to land acquisition/disposition under 90(1)(e) should be conducted during a closed session.*

Carried Unanimously

CLOSED MEETING

Council discussed the rationale for going into a closed meeting for the Land Item.

RECONVENE OPEN MEETING

Council reconvened the open meeting in order to consider a motion to go into a closed meeting.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the *Community Charter*, namely:

- *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(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;*

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe,
Opposed: Councillor Young

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council approve the special closed agenda.

Carried Unanimously

READING OF CLOSED MINUTES

1. Minutes from the Special Closed Council Meeting held August 25, 2016

Motion:

It was moved by Councillor Alto seconded by Councillor Loveday, that Council approve the Minutes from the special closed Council Meeting held August 25, 2016.

Carried Unanimously

2. Minutes from the Special Closed Council Meeting held September 22, 2016

Motion:

It was moved by Councillor Alto seconded by Councillor Loveday, that Council approve the Minutes from the special closed Council Meeting held September 22, 2016.

Carried Unanimously

3. Minutes from the Special Closed Council Meeting held November 24, 2016

Motion:

It was moved by Councillor Alto seconded by Councillor Loveday, that Council approve the Minutes from the special closed Council Meeting held November 24, 2016.

Carried Unanimously

NEW BUSINESS

4. Appointment

Council received a confidential report providing information and recommendations regarding an Appointment.

The discussion and motion were recorded and kept confidential.

5. Land

Council received a confidential report providing information and recommendations regarding a land matter.

The discussion and motion were recorded and kept confidential.

6. Committee Appointments

Council received a confidential report providing information and recommendations regarding Committee Appointments.

The discussion and motion were recorded and kept confidential.

7. Committee Appointments

Council received a confidential report providing information and recommendations regarding Committee Appointments.

The discussion and motion were recorded and kept confidential.

ADJOURNMENT

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that the Special Closed Council meeting adjourn.

Time: 5:27 p.m.

Carried Unanimously

CERTIFIED CORRECT:

CITY CLERK

MAYOR



GETTING AROUND JAMES BAY PROJECT

JAMES BAY NEIGHBOURHOOD
ASSOCIATION ALTERNATIVE
TRANSPORTATION COMMITTEE

Survey

Results

Victoria City Council - 09 Mar 2017



FEBRUARY 2017

Executive Summary

This report presents the findings of a transportation survey of the James Bay neighbourhood. In addition to establishing a baseline of existing transportation patterns within, into and out of James Bay, the findings also identify major transportation issues within James Bay.

The survey was developed and administered in the fall of 2016 by the James Bay Neighbourhood Association's Active Transportation Committee (ATC). The ATC was formed in the summer of 2016 as part of the Neighbourhood Association's multi-pronged program to assess and improve the access to our streets within and connecting to James Bay. The program is focused on making our streets more inviting and safer for all users with a focus on residents and visitors staying in the neighbourhood. The ATC's mission is to recommend to the City of Victoria by fall of 2017 a

mobility network for James Bay that allows people to get around James Bay safely and efficiently using active modes of transportation.

The Survey was distributed both electronically and in hard copy around the James Bay community. A total of 483 surveys were completed: 178 paper surveys and 305 electronic surveys.

The results of the James Bay Active Transportation Survey show that the overwhelming majority of the neighbourhood population uses active transportation and transit as part of their daily lives.

For destinations within James Bay, 74% of trips are made on foot, 13% by bike, 3% by public transit and 9% by car or truck.

For trips made to destinations outside of James Bay, well over half are done using active

transportation and transit modalities, and this rate is even higher among people going to work with 65% of commuters using active transportation to get to work.

These findings correspond closely with the transportation goals of the City of Victoria's Official Community Plan (OCP) which aim to have a minimum of 60% of all trips and 70% of commutes by Victoria residents take place by walking, cycling and public transit by 2041.

With more than 90% of all trips made in James Bay done by active transportation and transit, the neighbourhood is already exceeding the City's long-term transportation goals. The hundreds of comments to the survey's questions about areas for improvement show that there are indeed many areas where improvements are still needed.

Given the dominant use of active transportation and transit both within and to places outside of James Bay, priority needs to be given by the City of Victoria to transportation planning and infrastructure in the neighbourhood that increases the comfort and convenience for people of all abilities to use all modes of transportation.

In the project's next phase of work, the JBNA's Active Transportation Committee will consult with residents on different concepts for making the neighbourhood's infrastructure better reflect their everyday transportation preferences and needs. The Committee looks forward to inviting the City's staff and Council to participate in this process and reporting back the community's preferences later in 2017.

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Introduction

This report presents the findings of a transportation survey of the James Bay neighbourhood. The survey was developed and administered in the fall of 2016 by the James Bay Neighbourhood Association's Active Transportation Committee (ATC) (See Appendix A for the full survey).

The ATC was formed in the summer of 2016 as part of the Neighbourhood Association's multi-pronged program to assess and improve the access to streets within and connecting to James Bay. The program is focused on making streets in James Bay more inviting and safer for all users with a focus on residents and visitors staying in the neighbourhood. The ATC's mission is to recommend to the City of Victoria by fall 2017 a mobility network for James Bay that allows people to get around James Bay safely and efficiently using active modes of transportation. The most immediate application for these recommendations are the City of Victoria's Biketoria initiative and the anticipated update to the James Bay Neighbourhood Plan in 2017.

This report represents the completion of the first phase of the ATC's work plan which has two key objectives: 1) to establish a baseline of existing transportation patterns within and into and out of James Bay, and 2) to identify major transportation issues within James Bay. The second phase, a public consultation on updated active transportation options for James Bay, will take place later in 2017.



Simcoe Street near the "Five Corners" commercial hub of James Bay. Narrow sidewalks and multiple modes of transportation are the norm in James Bay.

Context: The Neighbourhood

James Bay has the clearest physical definition of any neighbourhood in Victoria. Rather than having other neighbourhoods share its boundaries, it has government buildings and hotels to the north, the Greater Victoria Harbour Authority (GVHA) foreshore lands to the north and west, open parkland and ocean to the south, and Beacon Hill Park to the east. This isolation presents unique benefits and challenges to residents of James Bay.

James Bay is the highest density neighbourhood in Victoria with 15% of the city's population living within one square kilometre. It also has the largest group of residents aged 65+ in Victoria, and over 70% of residents rent their homes.

The Five Corners is the centre or village of James Bay. The Menzies corridor from Belleville through to the Five Corners is an extension of the heart of James Bay. This corridor links key public facilities along the inner harbour to the Five Corners, namely JB New Horizons and JB Community Project. To the west of Five Corners, on Oswego, is a third public facility, JB Community School & Centre. These public amenities deliver health and other social services programs. Other public facilities include a second elementary school, substantial publicly subsidized housing, the Royal BC Museum and the Legislature District.

As shown in this report, residents within James Bay favour walking and cycling within James Bay. However, the community also serves as a major transit corridor for the greater Victoria area for ferries, cruise ships, helicopters, the Canadian Coast Guard, fishing boats, pleasure craft and tourist vehicles such as horse-drawn carriages and pedicabs.

James Bay serves as an “image” of Victoria which promotes tourism. The old streets of James Bay and the remaining vintage housing stock serve as character components which emphasize the Victorian charm of the city. Fisherman's Wharf, and the Dallas Road walkway add to the ambiance of our delightful city.



Fisherman's Wharf Park - a popular destination for residents and visitors of all ages.

Methods

The Survey was distributed both electronically and in hard copy around the James Bay community. The electronic survey was distributed thorough various networks including: James Bay Neighbourhood Association Mailing List, Parent Advisory Councils at both of the local elementary schools, the local cooperative housing network, and various other rental housing agencies.

Hard copies were distributed and collected in various locations around the community and were published in the James Bay Beacon. There were a total of nine different hard copy locations spread throughout the neighbourhood. These locations were Serious Coffee, Imagine Cafe, Bird Cages, Niagara Grocery, James Bay Community School Centre, James Bay Community Project, James Bay Beacon, New Horizons Community Centre, and BC transit pop-up bus. The Five Corners area was also canvassed to collect surveys.

A total of 483 surveys were completed: 178 paper surveys and 305 electronic surveys. The map on the next page (Figure 1) shows the distribution of survey respondents based on those who provided either their postal code or closest major intersection. Nearly all lived in James Bay and almost everyone else lived in the Capital Region District.

The survey data were separated into three broad categories: demographic information, empirical responses and qualitative responses.

The demographic data identified a strong reporting bias within the 60-80 year old age-groups. This resulted in the

under 40 age-groups being under-represented within our survey responses. As a result the empirical responses were corrected for age biases prior to analysis. This was done using age-weights calculated on the most recent census available, which in the fall of 2016 was the 2011 census. These age-weights were then applied to the data before analysis of trips within James Bay and trips leaving James Bay.

Age-weights were not applied when there were not enough responses across all-categories to negate the risks involved with using a particularly small sample set. This included all analysis done on commuters to James Bay (N=24) and commuters leaving James Bay (N=122) as well as the locations of where people travel to, since some locations had very few respondents within each of the age-groups. For example it is not ideal to apply an age-weighting to a group of less than five individuals.

There were three open-ended, qualitative questions. The responses for these questions were organized using key word classification. In some cases multiple comments were made within one response, and each comment counted as a separate response. Comments were grouped by subject matter allowing identification of the most frequently mentioned topics. Some examples of comments for the different groupings were then selected for use in the report.

Demographics: Age

The age distribution of our survey respondents (Figure 2) heavily favoured the over 50 age group compared to 2011 census data for James Bay (Figure 3). In Fact 30% of respondents were in the 60-69 age group, with only 7% under the age of 30. Various means were used to attract younger respondents, however, it is not unusual to have a low response rate amount younger adults. The demographic data identified a strong reporting bias within the 60-80 year old age-groups. This resulted in the under 40 age-groups being under-represented within our survey responses. As discussed in the methods section of the report, empirical responses were corrected for age biases prior to analysis. This was done using age-weights calculated on the 2011 census.

Figure 2. Distribution of Respondents by Major Age Categories

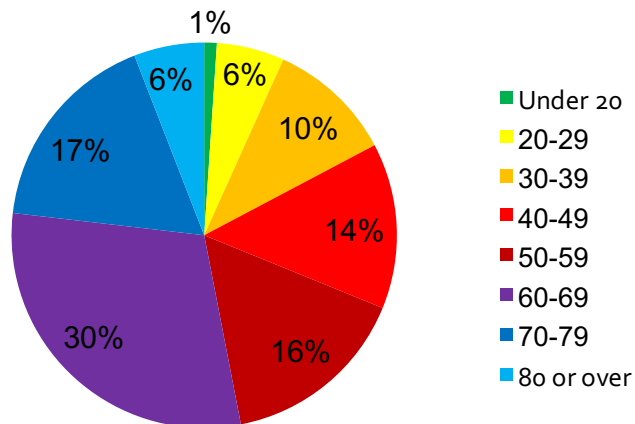
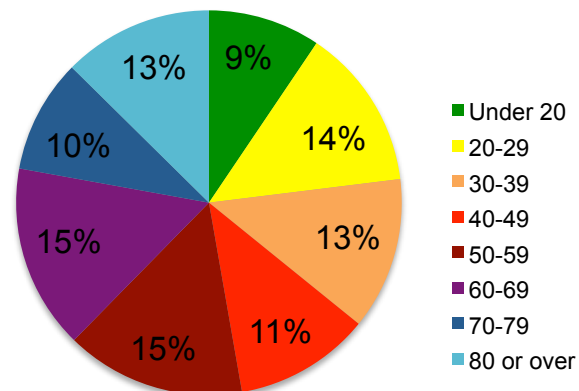


Figure 3. 2011 Census - Distribution of Age by Major Age Categories



Demographics: All Ages and Abilities

As shown in the 2011 census, the ages of people living in James Bay is more or less evenly distributed among all of the census's major age categories. From a active transportation perspective, this broad distribution of ages means there is a wide range of abilities and needs in the community with regards to active transportation, ranging from people who either use or live with somebody who uses a mobility aid (14% of survey respondents, Figure 4) to families with children (16% of survey respondents, Figure 5).

If everything we do in our public spaces is great for an 8 year old and an 80 year old, then it will be great for all people.

- 8 80 Cities

Figure 4. Respondents with a mobility challenge and or living with a person with mobility challenges

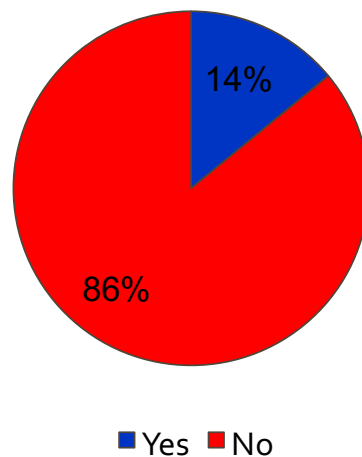
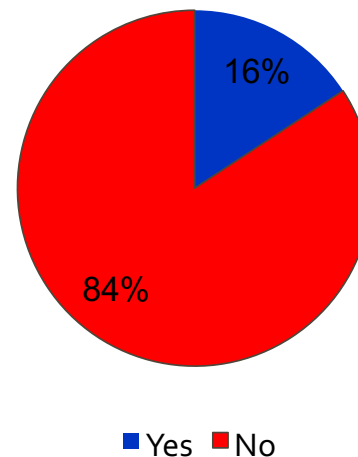


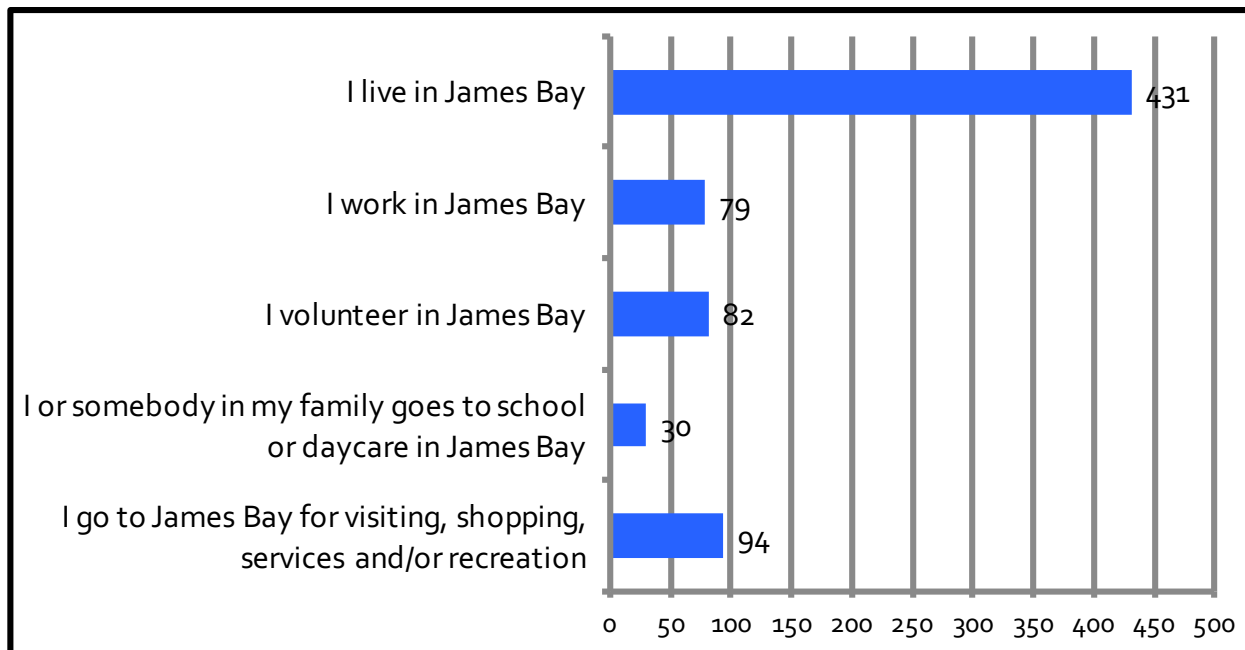
Figure 5. Respondents living with children under 15-years old



Connections to James Bay

Survey respondents were asked to indicate their main reason(s) for coming to James Bay (Figure 6). For most of the survey's 483 respondents, their primary reason for traveling in the neighbourhood is that they live there. Other popular responses included shopping, services and recreation, and volunteering or working in the neighbourhood. The responses to this question also helped to determine which individuals commute into James Bay but live outside of the neighbourhood.

Figure 6. Respondents Primary Reasons for Being in James Bay



Findings: Destinations In James Bay

Respondents were provided with a list of destinations within James Bay and asked how frequently they go to each destination (if ever). The destinations are listed and grouped below into categories of activities:

Shopping: Thrifty's and nearby shops, and Niagara Grocery

Schools and Daycare: South Park Elementary School, James Bay Community School, Your child's daycare in James Bay

Outdoor Recreation (visiting parks): Beacon Hill Park, Fishermen's Wharf/Park, Irving Park, Ogden Point

Employment: Your workplace in James Bay

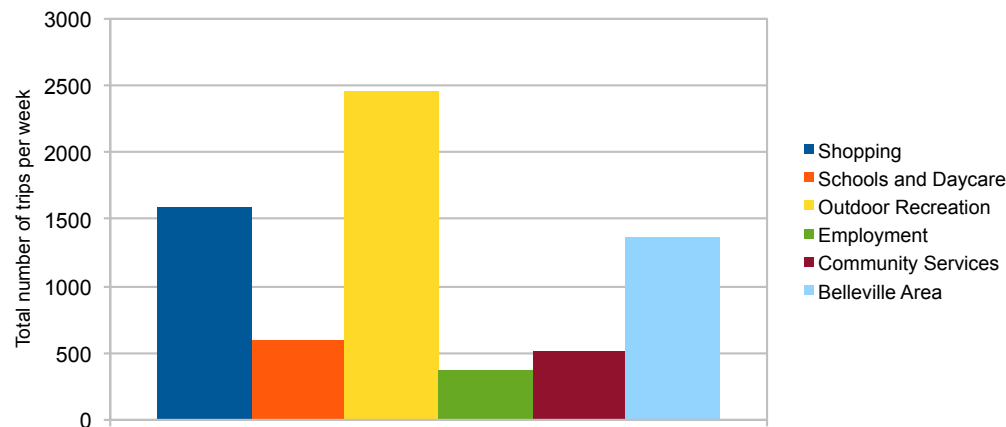
Community Services: New Horizons, Community Project

Belleville Area: Hotel District, Royal BC Museum, Legislature

In addition to these destinations, respondents were also given an option to identify "other" destinations in James Bay they travel to. 97 "Other" responses were received out of the total 483 responses, suggesting that primary destinations in James Bay were captured.

Figure 7 shows the total number of trips respondents make in a typical week to participate in one activity or another within James Bay. What stands out in this graph is how many of the trips made to places within the neighbourhood are for recreational activities and shopping and how few are made to get to an employer within James Bay.

Figure 7. What Activities are Respondent Traveling to Within James Bay - Total Trips Per Week

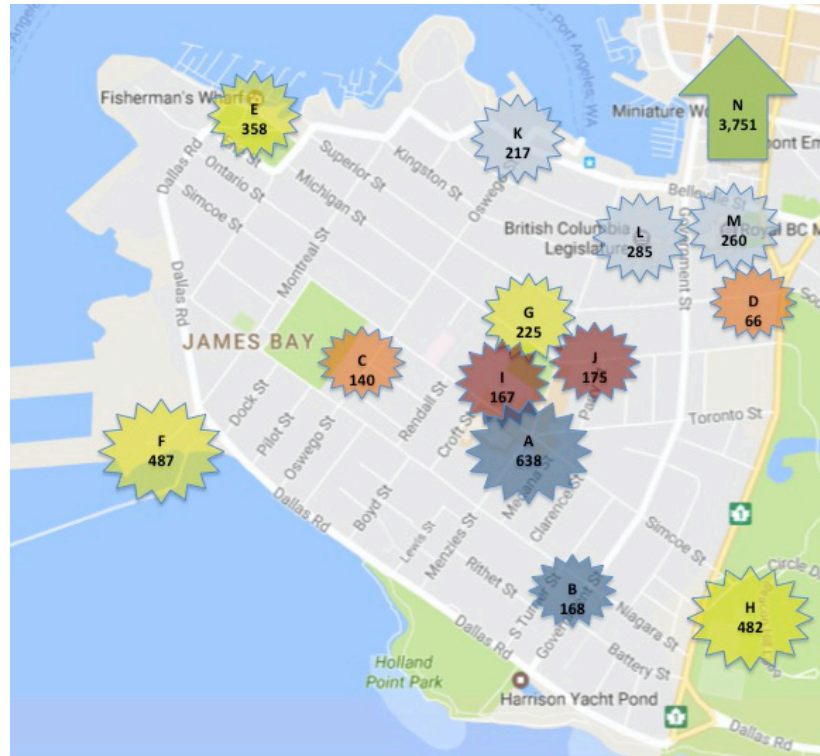


When the destinations that survey respondents go to in James Bay are overlaid onto a map of the neighbourhood James Bay (Figure 8), one can see that popular destinations include the shops and services located in its commercial hub - the “Five Corners” - as well as the many recreation oriented locations on its edges.

The colours of the different stars on the map correspond to the activity categories from the previous page and the numbers indicate the number of total weekly trips made by all survey respondents to each destination. The green arrow at the top-right corner is for trips made to destinations outside of James Bay. Specific employment destinations are not included on the map as this information was not collected by the survey.

Figure 8. Total Number of Trips Taken Per Week to Destinations Within and Outside of James Bay.

- A = Five Corners,
- B = Niagara Grocery,
- C= James Bay Community School,
- D = South Park School,
- E = Fisherman’s Wharf,
- F = Ogden Point,
- G = Irving Park,
- H = Beacon Hill,
- I = New Horizons,
- J = James Bay Community Project,
- K = hotel district,
- L = Legislature,
- M = Royal BC Museum,
- N = destinations outside of James Bay.

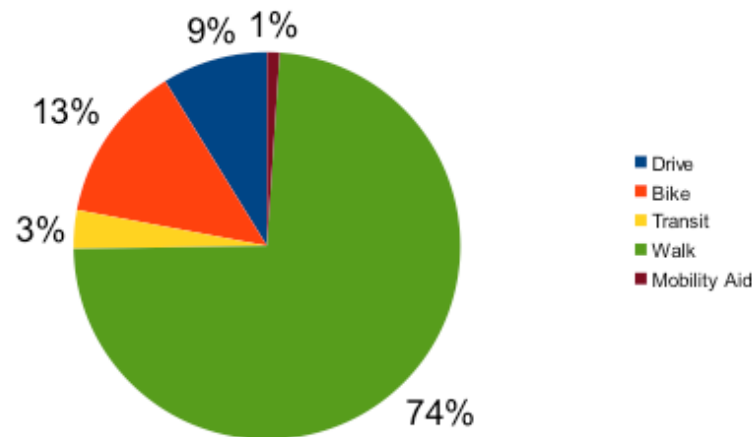


Findings: Transportation Choices To Places In James Bay

In addition to asking respondents how frequently they travel to different destination within James Bay, the survey also asked them to identify what mode of transportation they typically take to get there: walk, bike, car or truck, public transit, mobility aid, skateboard, or other. The responses to this question showed that nearly all trips to destinations within James Bay are done by walking (74%). The second most popular mode was cycling (13%) followed by driving there with a car or truck (9%) (Figure 9).

With more than 90% of all trips made in James Bay done by active transportation and transit, the neighbourhood already exceeds the long-term transportation goals included in the City of Victoria's Official Community Plan (OCP) which aim to have a minimum of 60% of all trips by Victoria residents take place by walking, cycling and public transit by 2041.

Figure 9. Percentage of Trips Made Within James Bay by Different Modes of Transportation



Findings: Mobility Choices, Frequency of Trips, and Age (In James Bay)

To get a fuller picture of factors that effect people's transportation choices within James Bay, the transportation modal data were segregated by frequency of trips to a destination in a typical week and by age. As per Figure 10, the number of times respondents travel to a particular destination within James Bay has no discernible impact on their choice of transportation mode - walking is by far the most popular mode followed by cycling and driving for all three frequency categories.

When the data are segregated by age group (Figure 11), the most significant variation from this result is a higher use of bikes by people under 50 and bike use gradually tapering off with each older age group. Only time will tell if this pattern is due more to social differences between generations or to health-related limitations to cycling for older respondents. If the former, one should expect to see more people over 50 riding bikes over the next 10 to 20 years as those who are currently under 50-years old and ride a bike regularly continue to frequently use them as they age.

Figure 10. Modality Choice by Frequency of Trips to All Destination Within James Bay

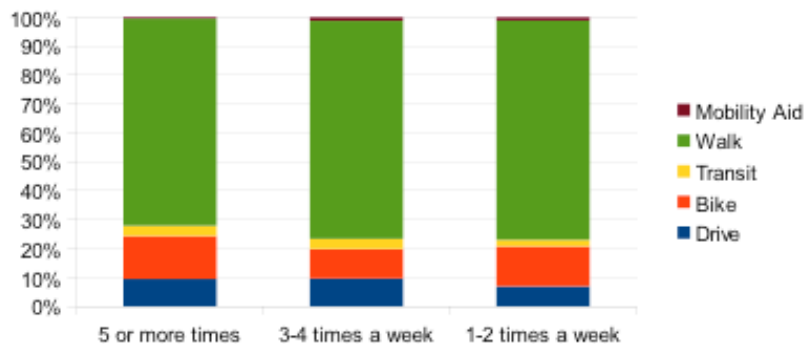
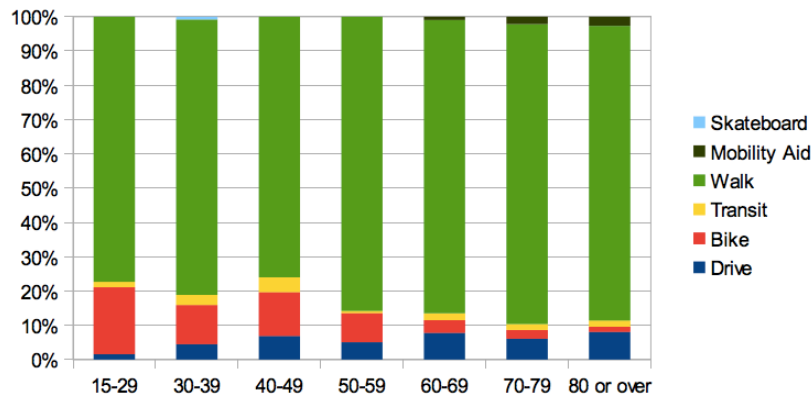


Figure 11. Modality Choice by age to All Destination Within James Bay

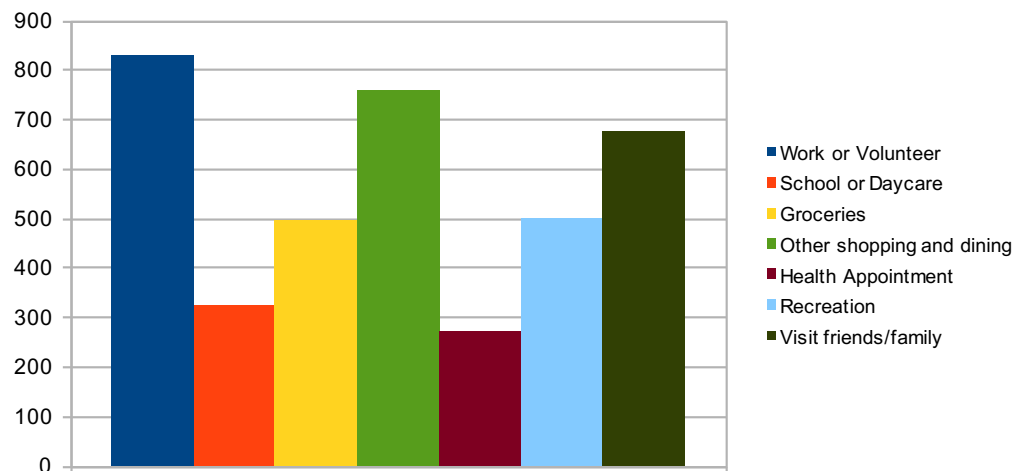


Findings: Destinations Outside of James Bay

When looking at the places respondents go when leaving James Bay (Figure 12), workplaces make up the largest share of the total trips taken over the course of a typical week. Other popular reasons for people to leave James Bay include shopping and dining, and visiting friends and family.

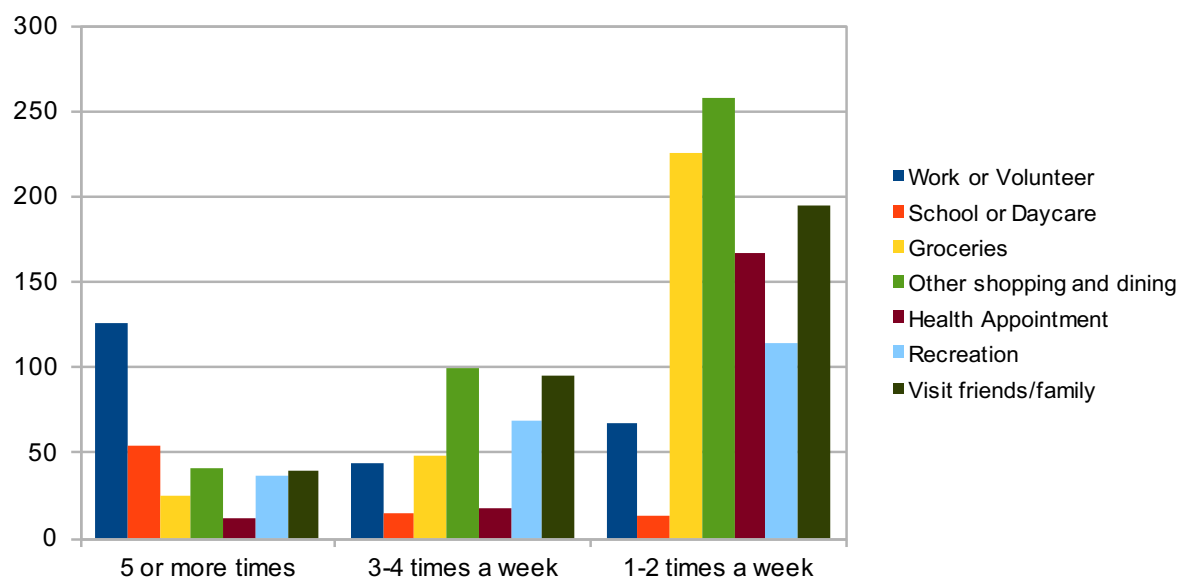
It is worth noting that it is likely that the survey data under-estimate the total number of trips made for work, school and daycare because the under 40 age group is under-represented and Figure 11 was not age corrected to account for this. Unfortunately age-weighting the trip data as a function of location is inappropriate for this particular data because the sample sizes are small, and thus would result in disproportionate weighting. (i.e., any of the locations where less than 100 trips were made would involve very small numbers when broken down across our 7 different age groups).

Figure 12. Total Number of Trips per Week Outside of James Bay



When the destination data for places traveled to outside of James Bay are broken out into different frequency groupings (Figure 13), it shows that a high number of respondents make one or two trips out of James Bay every week to buy groceries, shop, receive services and visit friends and family. As reflected in Figure 11, work is the single biggest reason for respondents to leave James Bay five or more times in a typical week.

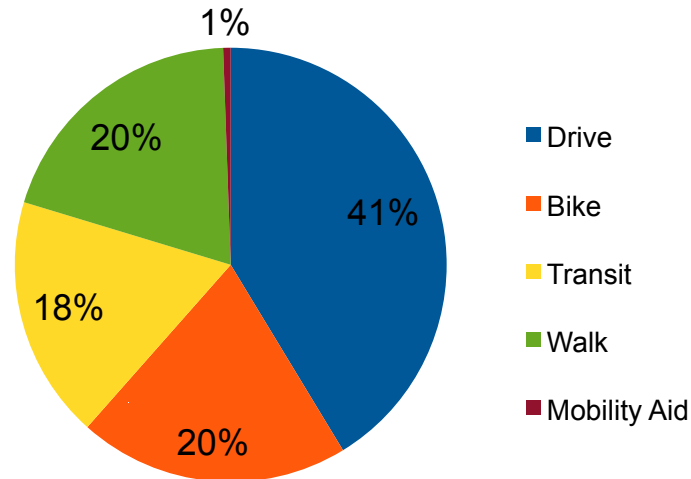
Figure 13. Destinations Outside of James Bay by Frequency per Week



Findings: Transportation Choices To Places Outside of James Bay

The travel modes typically used by respondents to get to destinations outside of James Bay vary quite a bit more than they do for trips to places inside James Bay. As shown in Figure 14, driving a car or truck is most frequently used to leave James Bay (41% of trips), followed more or less evenly by walking (20% of trips), bike (20% of trips) and public transit (18%). This difference between modes used within James Bay and to places outside of it is likely due to the convenience of using non-walking modes for getting to destinations that are farther away.

Figure 14. Percentage of Trips to Destinations Outside of James Bay by Mode of Transportation



Findings: Commuting Out of and Into James Bay

When looking at the transportation modality used for commuters leaving James Bay, a full 65% of these respondents use active transportation for their daily commute, while 35% use a car or truck to get to work (Figure 15). About the same percentage of commuters walk and bike to work and a somewhat lower number use public transit. This share of active transportation for getting to work is somewhat higher than the 53% reported by the 2011 census for James Bay: 28% walk, 11% bicycle, 13% public transit compared to 45% for drive and 3% for other.

In addition to people commuting to workplaces outside of James Bay, there are a number of employers in James Bay, including the Coast Guard, marine businesses, multiple hotels, retail shops and service providers. Though a number of individuals both live and work in James Bay, the survey included 24 respondents who live outside of James Bay and commute in for work (Figure 16). Although this number of respondents is too low to draw any concrete conclusions, similar to people leaving James Bay to work, it shows a variety of transportation modes are used by commuters coming into James Bay to work. The most significant difference between the two commuter subsets is the higher use of transit and lower use of cars or trucks by respondents coming into James Bay for work.

Figure 15. Percentage of Trips by Commuters to Work Places Outside of James Bay by Mode of Transportation (not age weighted)

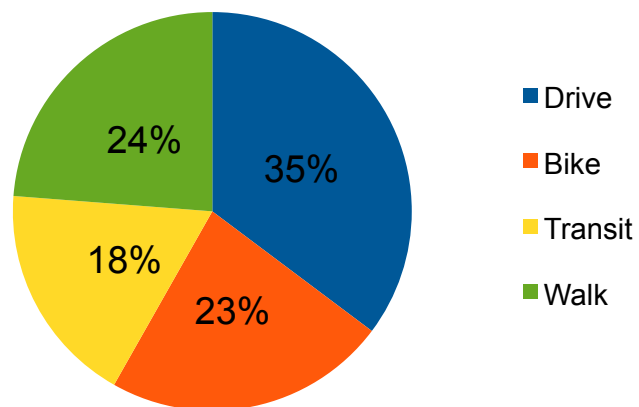
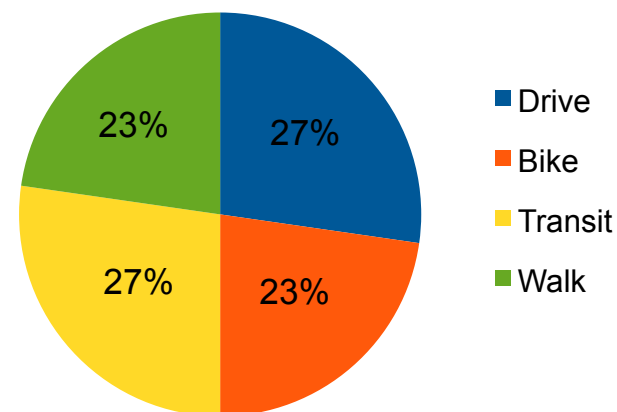


Figure 16. Percentage of Trips by Commuters to Work Places Inside of James Bay by Mode of Transportation (not age weighted)



Findings: Mobility Choices, Frequency of Trips and Age (Outside James Bay)

Similar to trips made to destinations inside of James Bay, modality choices were analyzed by frequency of trips and age of respondents to see whether these factors may influence the choice of transportation used when leaving James Bay.

The frequency of trips made outside of James Bay does appear to affect mode of transportation (Figure 17). People appear more likely to drive for trips that are made infrequently (i.e., for groceries or health appointments), with more than 50% of those infrequent trips involving a vehicle. In contrast driving only makes up 34% of frequent trips, indicated as 5 or more times per week.

When considering the modes of transportation for trips that involve entering and leaving James Bay it appears that age does play a factor (Figure 18). In particular, cycling decreases noticeably with age, whereas driving and walking increase with age. It is worth noting that approximately 25% of individuals under the age of 40 make trips by bicycle, despite the lack of cycling infrastructure to connect James Bay through downtown.

Figure 17. Modality Choice by Frequency of Trips to All Destination Outside of James Bay

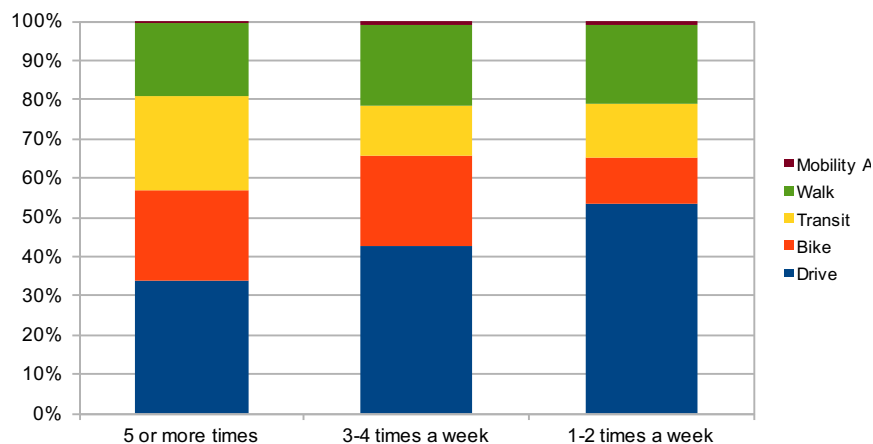
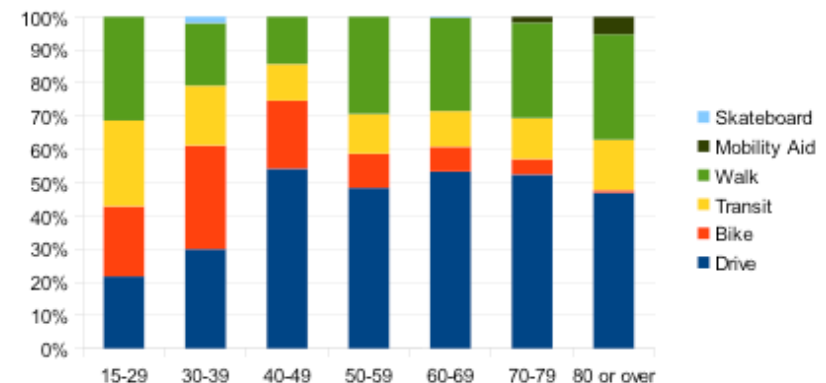


Figure 18. Modality Choice by age to All Destination Outside of James Bay

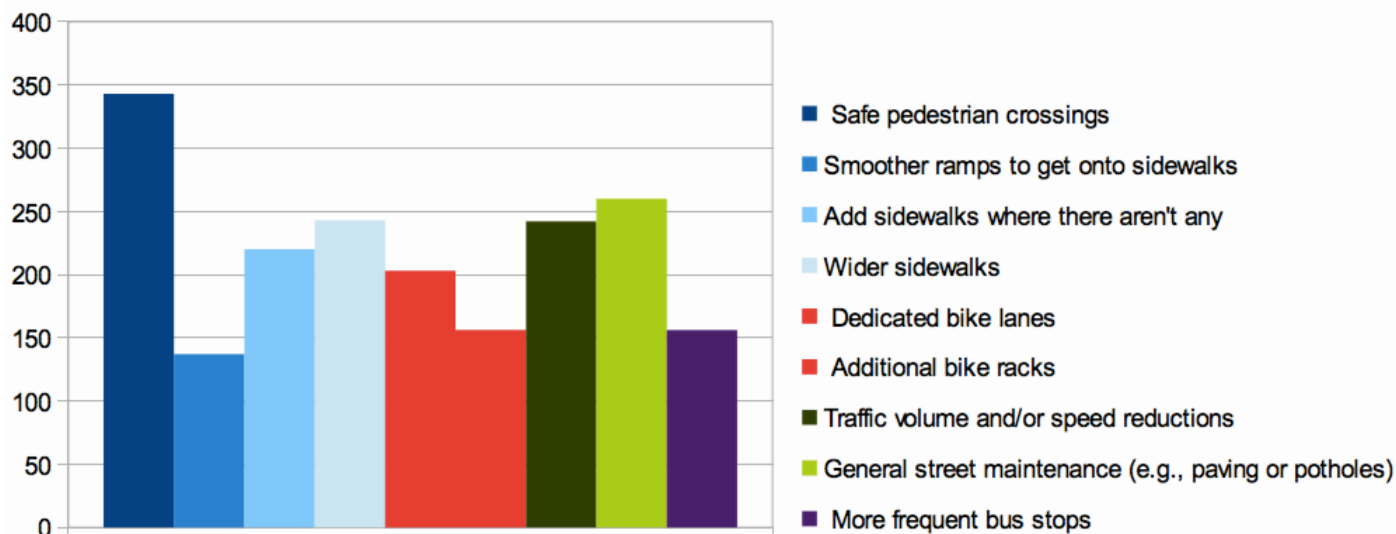


Findings: Types of Improvements

There were three qualitative questions included in the survey to allow respondents an opportunity to provide more detailed answers about transportation issues in James Bay, as well as the strengths of the transportation network in the neighbourhood. The first question listed a number of improvements and asked respondents to identify which ones they thought were the most urgent.

Figure 19 shows the number of times each of the suggested improvements was selected by respondents. From that question “safe pedestrian crossings” was selected the most frequently, with 71% of respondents selecting it as a priority. All of the other improvements listed, meanwhile, were selected by 30% to 54% of respondents as priorities. When grouped together by broad themes - pedestrian (blue in the graph), bike specific (red in the graph), roadway (green in the graph), and transit (purple in the graph) - pedestrian related improvements were selected most frequently, followed by roadway improvements and bike specific improvements.

Figure 19. Frequency of Times that a Transportation Improvement Was Selected as a Priority for James Bay



The priority given to pedestrian improvements is consistent with its high-level modal share for trips made in James Bay. It is also worth noting, that the kinds of improvements suggested for roadways would benefit both cyclists and motorists and likely even pedestrians in the case of reduced traffic volume and/or speed. This ordering of priorities for transportation improvements closely reflects the transportation hierarchy included in the City of Victoria's Official Community Plan (See Appendix B).

The two remaining improvement-related questions included in the survey were open-ended to give respondents more of an opportunity to express in their own words transportation issues that they felt were working well and not so well in James Bay.

One question asked directly about the way transportation could be improved: "Are there places in James Bay you would like to see improved to make it easier or safer for you to travel around or into and out of the neighbourhood? If there are, where are these locations and what improvements would you like to see?". There was a total of 246 responses for this question and each response was coded by subject. These were the 7 most frequently cited responses.:

- | | |
|-------------------|--------------|
| 1. Pedestrians | 72 responses |
| 2. Bike Lanes | 40 responses |
| 3. 5 Corners | 31 responses |
| 4. General Safety | 25 responses |
| 5. Traffic | 19 responses |
| 6. Speeding | 16 responses |
| 7. Transit | 12 responses |

The survey finished with the following question: "Do you have any additional comments you want to share with us about getting around James Bay?" There was a total of 182 responses made to this question. Each response was coded into the following seven categories:

- | | |
|------------------------|--------------|
| 1. Tourism | 43 responses |
| 2. Walkability | 31 responses |
| 3. Bike | 25 responses |
| 4. Transit | 25 responses |
| 5. Everything is Great | 21 responses |
| 6. Drivability | 14 responses |
| 7. Safety | 12 responses |



Street signs are frequently the only place available to park and securely lock up a bike in most areas of James Bay.

The answers to these qualitative questions provided hundreds of valuable insights into specific transportation-related benefits and challenges experienced by residents and visitors alike. For example, there was a broad array of responses identifying locations that needed improvement. However a few streets and intersections came up numerous times as being particularly difficult for pedestrians, bikes and cars. These roads are: Oswego St., Menzies St. and Simcoe St., with the intersections of Simcoe and Oswego, and Five Corners being frequently identified as problematic. This is unsurprising, since these roads and intersections all are at the heart of James Bay (with their proximity to the school, community centres and shopping).



James Bay's narrow sidewalks must meet the needs of a wide variety of users.

Over all James Bay needs more cross walks, wider sidewalks and more 4 way stops for vehicles.

We need pedestrian crosswalks along Dallas, Erie, St Lawrence, Kingston.

There should also be a crosswalk in front of James Bay Community School on Oswego or at the very least a stop sign at Simcoe and Oswego. How are children supposed to cross the street here safely when cars won't stop?

The block where the Q and the Landmark sit [Douglas/Belleville/Blanshard] has only one crosswalk at Douglas and Belleville. Residents must go across busy traffic lanes in between traffic to cross at any other point, which is often scary and dangerous due to traffic speed and the semi-blind corner coming down the hill from Southgate and Blanshard.

Many respondents generally saw James Bay as being a walkable community with daily life needs within walking distance. This appears to be one of a most appealing aspects of living in James Bay.

I feel very safe already. James Bay is easily navigable by foot, bike, car etc....

James Bay is a wonderful place to live. Everything is within walking distance.

However, there was recognition of the need to make the sidewalks (streets) more accessible and usable for those with mobility challenges, including the elderly who may not be as secure in walking or have hearing/sight problems, and those who have need of wheeled pedestrian aids, such as scooters, walkers, and baby carriages. Problems identified include uneven sidewalk surfaces, obstacles on sidewalks, too narrow sidewalks, and sloped sidewalks.

Many of the sidewalks are very uneven. I have severe and painful nerve damage in my feet. You can easily trip on sidewalks as they are joined poorly. That's why I now have to drive.

I see people in scooters and motorized wheelchairs forced to abandon sidewalks because of obstructions or poorly maintained surfaces. Looking at the demographic of JB there will only be more of these devices coming . . . address issue now. . . make JB more attractive place to live for everyone. A pedestrian friendly neighborhood that is easy to navigate is great for all ages. Whether pushing a carriage with a child or using a stroller for mobility, smooth even surfaces are appreciated. If you decide to have bike lanes then designate them as scooter lanes as well.

Vehicular speed was seen as excessive especially when compared to the time needed for the very elderly to cross streets (See Appendix C for maps of pedestrian and bicycle road accidents).

Create community in which walking and cycling is encouraged, not made unsafe for benefit of a small number of motorists who [rush] through. . . Speeding . . . the ONLY reason I do not always support the boost that cruise ships give to Greater Victoria's economy.

The key safety transportation issue is vehicle speed... At risk are many kids walking to/from school and many seniors walking to/from Thrifty's -- at typical car speeds.

Given how many young families and seniors live in James Bay, we support making James Bay more pedestrian and scooter friendly . . . slow down with emphasis on safe travel for walkers, bikers, strollers, scooters and lastly cars.



Respondents were split on the need for dedicated bike lanes and the impact they would have on other modes of transportation. Family cycling was most cited as important. Conflict between cyclists and pedestrians was raised.

I would never bike in James Bay. Most roads are too narrow for bike lanes and already have on-street parking. Plus the speeding taxis would probably run me over!

Don't waste energy, time, and money on better bike routes in James Bay. James Bay is immensely bicycle-friendly -- arguably unparalleled as an urban neighbourhood in CRD.

It is on my bike, which I use often, that is the real daily issue safety-wise.

Tourism traffic, not tourists, were seen as a major issue in James Bay. Many respondents associated the cruise-ship industry activities with traffic issues, including: speeding, increased traffic, congestion and pollution, whereas “walking tourists” were seen as a positive. Horse and carriages were viewed as a hindrance by some respondents, whereas others' saw them as beneficial for traffic calming.

In cruise season, it is NOT safe to walk around with the traffic - we walk our dogs every night and morning and see the mayhem - this MUST be addressed especially if the GVHA is planning their own version of Granville Island.

Similarly, frustrations with events were also expressed, with a suggestion that more events could be sent to other communities (see Appendix D for a list of some of the events held regularly in James Bay).

Comments about transit stops (location and condition) were also collected, and the responses sent forward to BC Transit.



Cruise ship passengers unloading at Ogden Point for quick stop in Victoria. In 2017 about 560,000 passengers will arrive in James Bay at the cruise ship terminal over a five month period. Most of these will exit the neighbourhood via coach buses and taxis that take them to popular tourist destinations outside of the community and then return them to the cruise ship terminal a few hours later. For a neighbourhood with 12,000 residents, this sudden influx of buses and taxis has a dramatic impact on local transportation patterns and safety.

Conclusion

The results of the James Bay Active Transportation Survey show that the overwhelming majority of the neighbourhood population uses active transportation and transit as part of their daily lives.

For destinations within James Bay, 74% of trips are made on foot, 13% by bike, 3% by public transit and only 9% by car or truck. It is worth also noting that in the area around the Five Corners, James Bay's primary shopping centre, the concentration of pedestrians is likely even higher than this because many individuals who may have cycled or driven to that area for shopping will subsequently complete their tasks by walking from one service to another.

For trips made to destinations outside of James Bay, more than half are done using active transportation and transit modalities, and this rate is even higher among commuters, 65% of whom reported using walking, biking, or transit as their primary mode for getting to work.

Total trips made within James Bay exceed the transportation goals of the City of Victoria's Official Community Plan (OCP) which aim to have a minimum of 60% of all trips by Victoria residents take place by walking, cycling and public transit by 2041. Meanwhile, the percentage of trips made to work by James Bay residents using one of these three modes of active transportation falls just short of the OCP's ambitious 70% target.

Although James Bay is already nearly meeting or exceeding the City's long-term transportation goals, this does not mean that more should not be done to improve the safety, comfort and convenience of how people get around and into and out of the neighbourhood. The hundreds of responses to the survey's questions about areas for

improvement to the neighbourhood's transportation infrastructure show that there are indeed many areas where improvements are still needed. For example, although the vast majority of trips made in and around the Five Corners area are done on foot, the area's transportation design and infrastructure is dominated by measures that were built to accommodate motor vehicles first and foremost. In addition, there are absolutely no provisions made on any of the roadways in James Bay for increasing the safety of people using bicycles. Although the survey shows that there are already a relatively high number of trips made by bicycle, this number is likely to remain unchanged if the City continues to ignore the special transportation needs of people on bikes. Similarly, special provisions are needed to make it more comfortable and convenient for people using mobility aids, such as scooters. For people who rely on mobility aids to get around this is a serious quality of life issue. Over the next decade, as more mobility aids are used, the problems faced by people using them today will only increase unless addressed.

Given the dominant use of active transportation and transit both within and to places outside of James Bay, priority needs to be given by the City of Victoria to transportation planning and infrastructure in the neighbourhood that increases the comfort and convenience for people of all abilities to use all modes of transportation.

In the project's next phase of work, the JBNA's Active Transportation Committee will consult with residents on different concepts for making the neighbourhood's infrastructure better reflect their everyday transportation preferences and needs. The Committee looks forward to inviting the City's staff and Council to participate in this process and reporting back the community's preferences.

Appendix A: James Bay Transportation Survey



James Bay Neighbourhood Association

How Do You Get Around James Bay?

September 2016

We are seeking your help to make it easier and safer for everyone to get around James Bay. Whether you walk, bike, bus, are mobility assisted or drive. This survey is a project of the JBNA active transportation committee. If you prefer to complete the survey online, the survey link is at JBNA.org. Thank you!

1. What is your connection to James Bay (Please check all that apply)?

- ☐ I live in James Bay
☐ I work in James Bay
☐ I volunteer in James Bay
☐ I or somebody in my family goes to school or daycare in James Bay

GETTING AROUND JAMES BAY

2. In a typical week, how often do you go to, or a destination near, any of the following places within James Bay?

	Never or Rarely	1 to 2 Times	3 or 4 Times	5 or More Times	N/A
Thrifty's and nearby shops					
Niagara Grocery					
New Horizons					
South Park Elementary School					
James Bay Community School					
Beacon Hill Park					
Fishermen's Wharf/Park					
Irving Park					
Ogden Point					
James Bay Community Project					
Hotel District					
Royal BC Museum					
Legislature					
Your Work in James Bay					
Your Child's Daycare					
Other					

3. For places you visit in James Bay one or more times in a typical week, indicate how you usually get there.

	Walk	Bike	Public Transit	Car or Truck	Mobility Assist	Skate-board	Other	N/A
Thrifty's and nearby shops								
Niagara Grocery								
New Horizons								
South Park Elementary School								
James Bay Community School								
Beacon Hill Park								
Fishermen's Wharf/Park								
Irving Park								
Ogden Point								
James Bay Community Project								
Hotel District								
Royal BC Museum								
Legislature								
Your Work in James Bay								
Your Child's Daycare								
Other								

4. What would improve your ability to get around James Bay (Please rank with 1 being the most important)?

<input type="checkbox"/> Safe pedestrian crossings	<input type="checkbox"/> Dedicated bike lanes
<input type="checkbox"/> Smoother ramps to get onto sidewalks	<input type="checkbox"/> Traffic volume and/or speed reductions
<input type="checkbox"/> General street maintenance (paving or potholes)	<input type="checkbox"/> More frequent bus service
<input type="checkbox"/> Add sidewalks where there aren't any	<input type="checkbox"/> Additional bike racks
<input type="checkbox"/> Wider sidewalks	<input type="checkbox"/> Other _____

5. Do you have any problem with the location, siting, or condition of any BC Transit stop in James Bay? ☐ Yes ☐ No
 If yes, please include location and problem in space on question 15.

GOING TO PLACES OUTSIDE OF JAMES BAY

6. In a typical week, how often do you leave James Bay to do any of the following?

	Never or Rarely	1 to 2 Times	3 or 4 Times	5 or More Times	N/A
Work or volunteer					
School or daycare					
Buy groceries					
Other shopping or dining					
Health related appointment					
Recreation facility (e.g. YMCA)					
Visit friends or family					
Other _____					

7. For places outside of James Bay that you go to one or more times in typical week, how do you usually get there?

	Walk	Bike	Public Transit	Car or Truck	Mobility Assist	Skate-board	Other	N/A
Work or volunteer								
School or daycare								
Buy groceries								
Other shopping or dining								
Health related appointment								
Recreation facility (e.g. YMCA)								
Visit friends or family								
Other _____								

8. Are there places in James Bay you would like to see improved to make it easier or safer to travel around or into and out of the neighbourhood? If there are, where are the locations and what improvements would you like to see?

HELP US TO UNDERSTAND WHO YOU ARE

9. What is the closest intersection to your home (e.g., Menzies Ave and Michigan St)?

10. What is your Postal Code? _____

11. What is your age?

- ☐ Under 20 ☐ 20-29 ☐ 30-39 ☐ 40-49 ☐ 50-59
☐ 50-59 ☐ 60-69 ☐ 70-79 ☐ 80 or over

12. Including yourself, how many people live in your home?

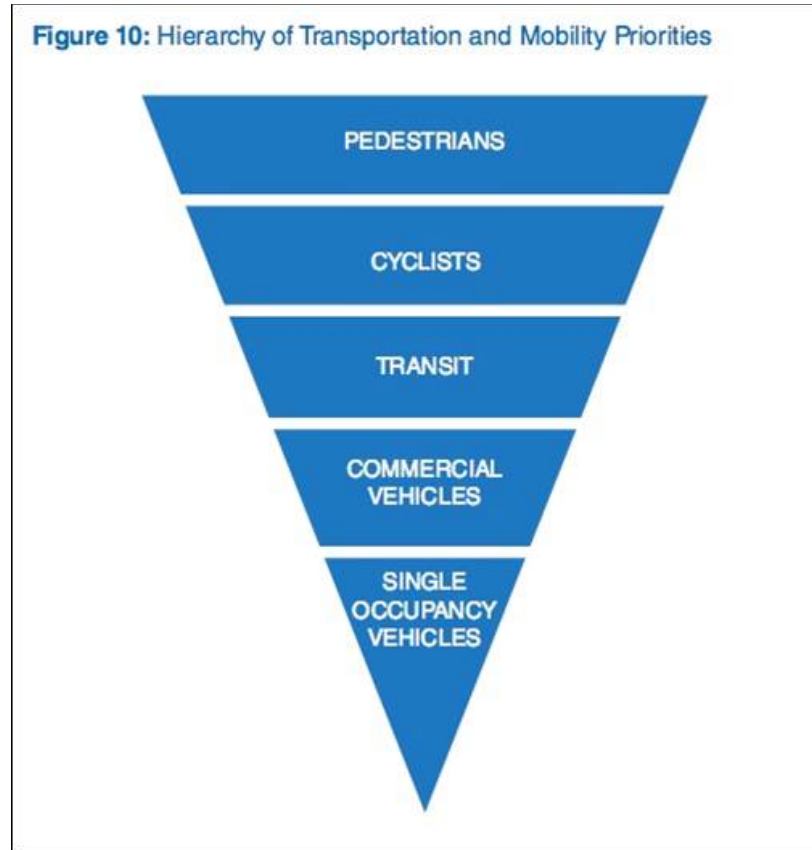
- ☐ 1 (You) ☐ 2 ☐ 3-4 ☐ More than 4

13. Are you, or someone you live with, mobility challenged? Yes ☐ No

14. Do any children 15-years old or younger live with you? Yes ☐ No

15. Do you have any additional comments you want to share with us about getting around James Bay?

Appendix B: City of Victoria Transportation Hierarchy

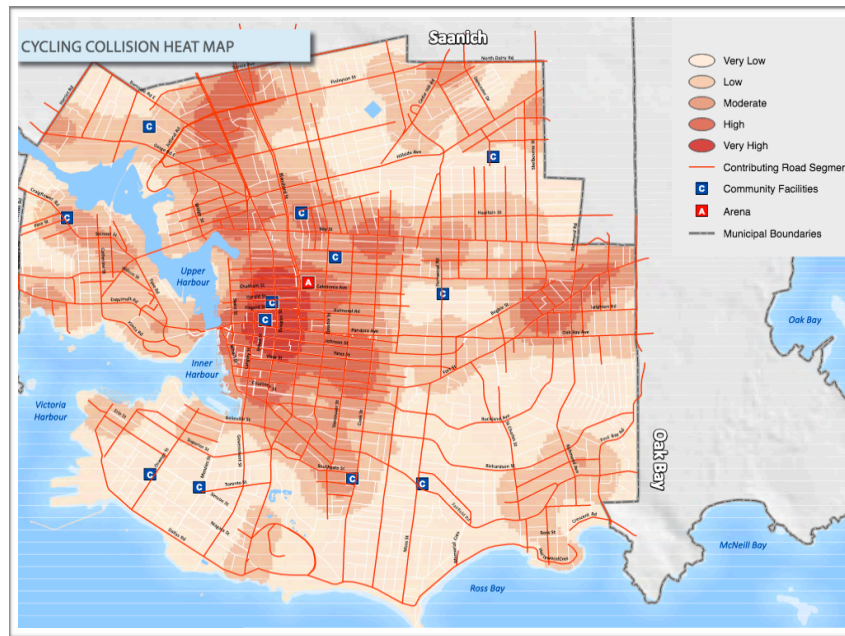


Source: City of Victoria. Official Community Plan.

Appendix C: Traffic Accidents Involving Pedestrians or People Riding Bikes



Source: ICBC Statistics (2009-2013), <http://www.icbc.com/about-icbc/newsroom/Pages/Pedestrians.aspx>



Source: City of Victoria, Biketoria Project.


Appendix D: Major Events Held in James Bay

A list of some of the major events that impact transportation flows into and around James Bay:

- Times Colonist 10k
- Canada Day July 1
- Legislature Criterion
- Symphony Splash
- Tour de Victoria
- Marathon
- Remembrance Day
- 241 cruise ships over 119 days
- Antique car rallies
- Demonstrations
- Pride Parade
- Christmas Parade
- Victoria Day Parade



The antique car rally in the summer of 2016 was enjoyed by tens of thousands of people and closed down a number of major connector roads into and out of James Bay over the course of an entire weekend.



*GETTING AROUND
JAMES BAY PROJECT*

JAMES BAY NEIGHBOURHOOD
ASSOCIATION ALTERNATIVE
TRANSPORTATION FORUM


Survey

Results

Presentation to CoV Council

FEBRUARY 2017

March 9th, 2017

 JBNA

1

City of Victoria - Official Community Plan Transportation Goals

- 7 (B) Victorians move freely and efficiently via a safe, integrated and convenient network of public transit, bike routes, and a supportive, inviting pedestrian realm in preference to driving alone.





JBNA response

Multipronged program

- Active Transportation Committee
 - Survey
 - Concepts
- Visioning Douglas
- Next ??



3

Active Transportation Committee Milestones

- June 2016 - Committee Established
- September-October 2016
 - Getting Around James Bay survey
- March 9th, 2017 – present survey report
 - Marg Gardiner
 - Emillie Parrish
 - Deb Baker
 - Tom Berkhout

4

483 surveys completed

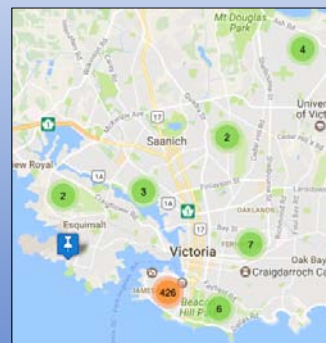
5

The map displays the city of Victoria, British Columbia, with various streets and landmarks labeled. Numbered points of interest are marked as follows:

- Yellow Circles (1-44):**
 - 1: Fisherman's Wharf
 - 2: 23rd St
 - 3: 13th St
 - 4: 4th St
 - 5: 5th St
 - 6: 6th St
 - 7: 7th St
 - 8: 8th St
 - 9: 9th St
 - 10: 10th St
 - 11: 11th St
 - 12: 12th St
 - 13: 13th St
 - 14: 14th St
 - 15: 15th St
 - 16: 16th St
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 - 35: 35th St
 - 36: 36th St
 - 37: 37th St
 - 38: 38th St
 - 39: 39th St
 - 40: 40th St
 - 41: 41st St
 - 42: 42nd St
 - 43: 43rd St
 - 44: 44th St
- Green Circle (45):**
 - 45: 45th St

Other landmarks and streets shown include:

- British Columbia Legislature
- Fairmont Hotel
- Ministry of Transportation
- Victoria Harbour
- James Bay
- Holland Point Park
- Harrison Yacht Pond
- Mile Zero Monument
- Government St
- Belleville St
- Parry St
- Power St
- McNicol St
- Kingston St
- Drummond St
- Manuel St
- Queen St
- Ontario St
- Beacon St
- Rocky Point Ave
- Bayview Ave
- Revelstoke St
- Coast St
- Madison St
- Clarence St
- James St
- Government St
- Nagasaki St
- 12th St
- 13th St
- 14th St
- 15th St
- 16th St
- 17th St
- 18th St
- 19th St
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- 37th St
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- 39th St
- 40th St
- 41st St
- 42nd St
- 43rd St
- 44th St
- 45th St





Sharing streets in James Bay

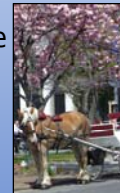
Residents:
walk
cycle/skateboard
mobility aid
car/trucks
baby carriage/wagon

Employers/employees:
walk
cycle
car/truck
delivery/military

BC Transit:

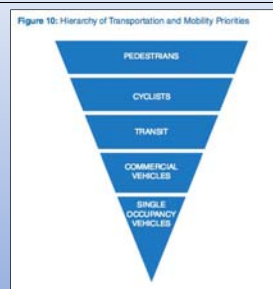
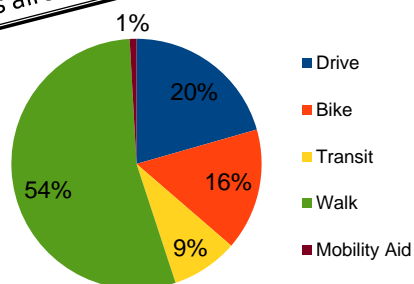
Tourism:

walking
tour buses
cruise-shore-ex/
shuttle
horse & carriage
pedicabs
taxis

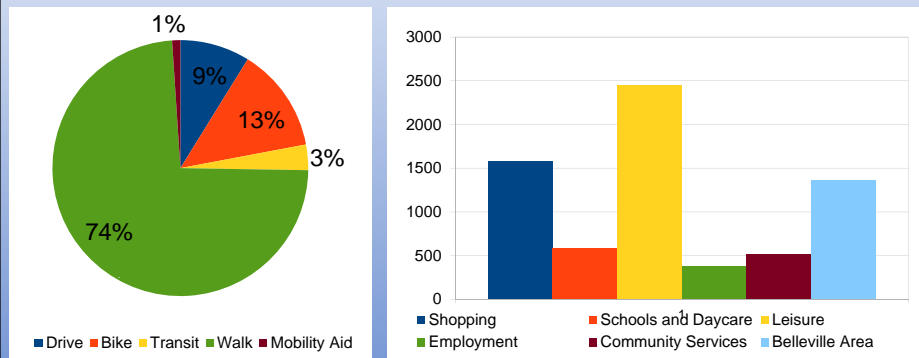


How People Are Getting Around: All trips

City of Victoria target
walk/cycle/transit = 60% overall
JB is already there

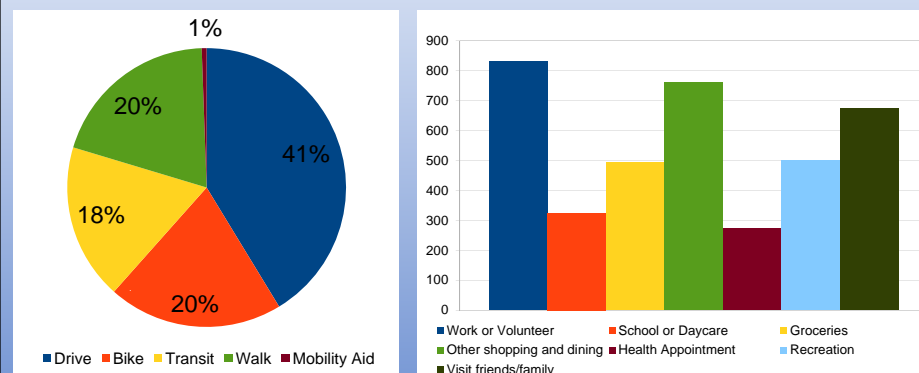


How people get around James Bay & Where They Go



9

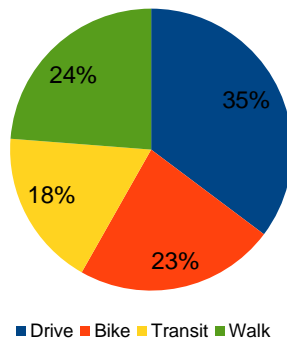
How People Get to Places Outside of James Bay & Where They Go



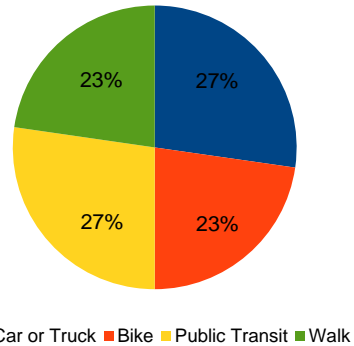
10

How people get to work

Commute out of James Bay



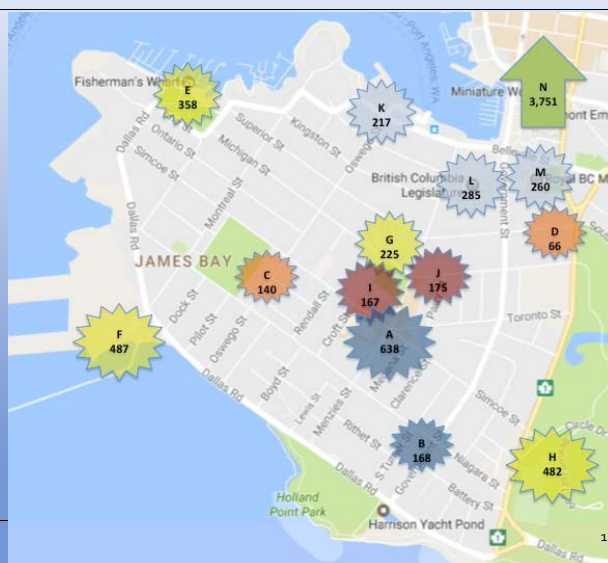
Commute into James Bay



11

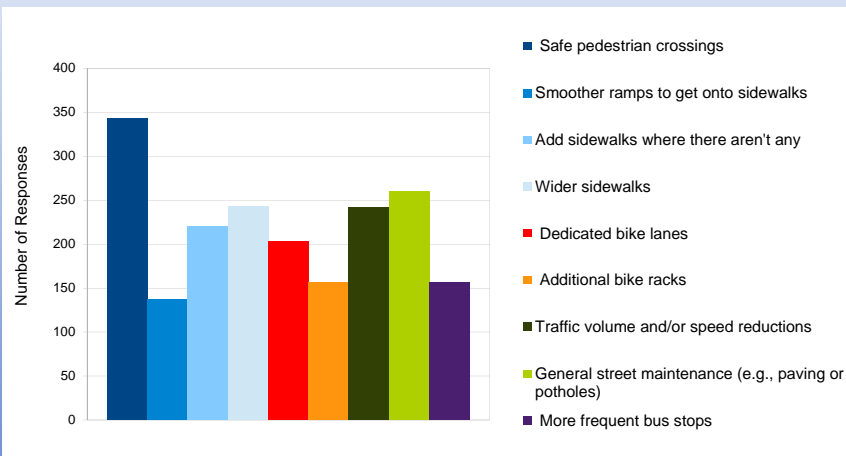
Where People Go Within James Bay

A = Five Corners,
B = Niagara Grocery,
C = James Bay Community School,
D = South Park School,
E = Fisherman's Wharf,
F = Ogden Point,
G = Irving Park,
H = Beacon Hill,
I = New Horizons,
J = James Bay Community Project,
K = hotel district,
L = Legislature,
M = Royal BC Museum,
N = destinations outside of James Bay.



12

Recommended Improvements



13

JB resident needs . . . and realities

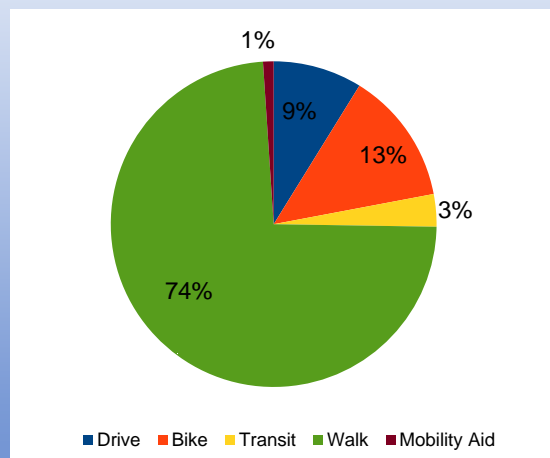


14

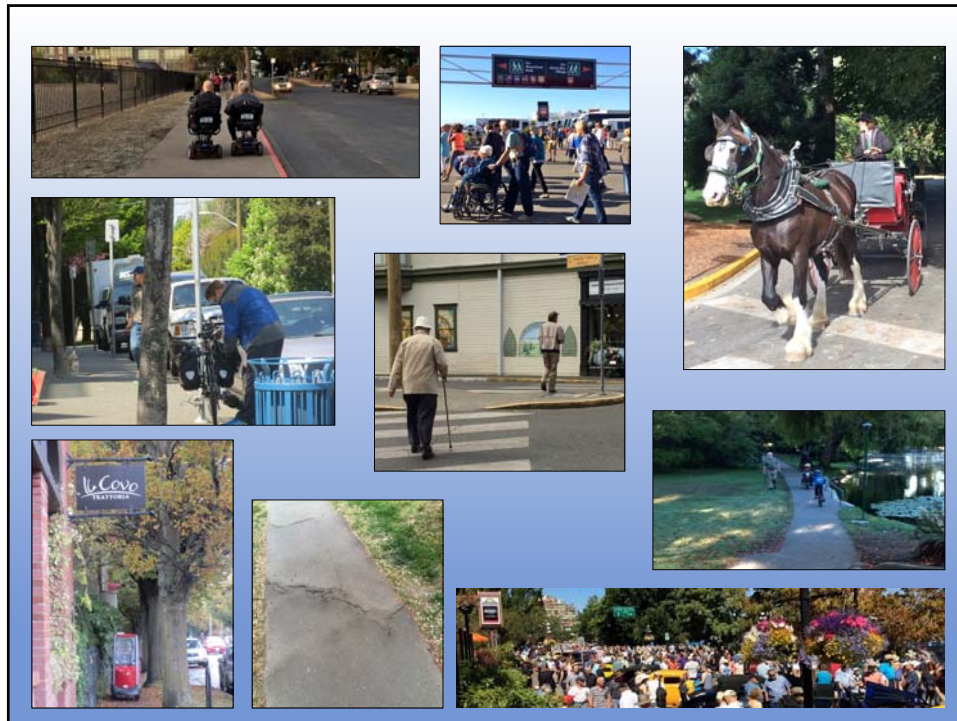


15

How people are getting around James Bay



16



Three Requests to Council

1. Review the report
2. Decisions to improve James Bay's active transportation experience
3. James Bay, a model neighbourhood for modern, multi-modal living.



19

“PURPLE DAY FOR EPILEPSY AWARENESS”

WHEREAS *Purple Day is a global effort dedicated to promoting epilepsy awareness in countries around the world; and*

WHEREAS *Purple Day was founded in 2008 by Cassidy Megan, a nine year old girl from Nova Scotia, who wanted people to know that if you have epilepsy, you are not alone; and*

WHEREAS *epilepsy is the most common neurological condition affecting children, and the second most common neurological condition affecting adults; and*

WHEREAS *epilepsy affects more than 50 million people worldwide, more than 300,000 people in Canada, and 3,500 people in the Capital Regional District; and*

WHEREAS *the public is often unable to recognize common seizure types, nor how to respond with appropriate first aid; and*

WHEREAS *Purple Day will be celebrated on March 26th annually, during Epilepsy Awareness Month, to increase understanding, reduce stigma and improve the quality of life for our community.*

NOW, THEREFORE I do hereby proclaim the day of March 26th, 2017 as **“PURPLE DAY FOR EPILEPSY AWARENESS”** on the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS** in the **CITY OF VICTORIA, CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**.

IN WITNESS WHEREOF, I hereunto set my hand this 9th day of March, Two Thousand and Seventeen.

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Tessa Hawkins
Epilepsy Program Coordinator
HeadWay, Victoria Epilepsy
and Parkinson's Centre



Committee of the Whole Report For the Meeting of March 2, 2017

To: Committee of the Whole
From: Chris Coates
Date: February 21, 2017
Subject: Proclamation "Purple Day for Epilepsy Awareness" March 26, 2017

RECOMMENDATION

That the "Purple Day for Epilepsy Awareness" March 26, 2017 Proclamation be forwarded to the March 9, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Purple Day for Epilepsy Awareness Proclamation. Council has recently established new policy addressing proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Christine Havelka
Deputy City Clerk

Chris Coates
City Clerk

Jocelyn Jenkyns
Deputy City Manager

Report accepted and recommended by the City Manager:

Date: FEB 21, 2017

Appendix A: Proclamation "Purple Day for Epilepsy Awareness"
 Appendix B: List of Previously 2016 and 2017 Proclamations

Appendix B

Council Meetings	Proclamations
Jan. 14, 2016	BC Aware 2016: Be Secure, Be Aware Days" January 25 – February 5, 2016
Jan. 28, 2016	Eating Disorder Awareness Week - February 1 to February 7, 2016 Variety – The Children's Charity Week - February 8 to February 14, 2016 Black History Month 2016 – February 2016
Feb. 11, 2016	Darwin Day – February 12, 2016 Bullying Stops Here – Pink Shirt Day - February 26, 2016 Rare Disease Day – February 29, 2016 Health, Wellness & Sustainability Festival Day – February 27, 2016 Chamber of Commerce Week – February 15 – February 19, 2016
Feb. 25, 2016	Tibet Day – March 10, 2016
Mar. 3, 2016	Victoria Co-op Day - March 5, 2016
Mar. 10, 2016	World Plumbing Day – March 11, 2016 Purple Day for Epilepsy Awareness – March 26, 2016 World Poetry Day and National Poetry Month – March 21, 2016 and April 2016 World Kidney Day – March 10, 2016 International Day to Eliminate Racial Discrimination – March 21, 2016
Mar. 24, 2016	National Volunteer Week – April 10-16, 2016 Canadian Oncology Nursing Day - April 5, 2016 Project Management Day – April 15, 2016 Autism Awareness Day – April 2, 2016 Everyone Matters Day – April 12, 2016 International Transgender Day of Visibility – March 31, 2016 Canadian Cancer Society's Daffodil Month – April 2016 National Day of Mourning – April 28, 2016
Apr. 14, 2016	World Wish Day - April 29, 2016 Highland Games Week – May 17 – May 23, 2016 Earth Day Power Hour – 11:59 am – 12:59 pm the Friday preceding Earth Day – April 22, 2016 Child Abuse Prevention Month – April 2016
Apr. 28, 2016	National Missing Children's Month and Missing Children's Day – May 2016 Huntington Awareness Month – May 2016 Putting Investors First Month – May 2016 Brian Tumour Awareness Month – May 2016
May 12th, 2016	Parachute Safe Kids Week – May 30 to June 5, 2016 Public Works Week – May 15 to 21, 2016 Kids Help Phone – Walk So Kids Can Talk Day – May 1, 2016
May 26th, 2016	Orca Awareness Month – June 2016 Intergenerational Day Canada – June 1, 2016 ALS Awareness Month (Lou Gehrig's Disease) – June 2016 National Tourism Week – May 29 to June 4, 2016 World Oceans Week – June 1 to June 8, 2016 World Oceans Day and Rivers to Oceans Week – June 8, 2016 and June 8 to June 14, 2016 Medical Marijuana Day – June 11, 2016 Brain Injury Awareness Month – June 2016 Built Green Day – June 8, 2016
June 9th, 2016	Sri Chinmoy Oneness – Home Peace Run – June 24, 2016 Men's Mental Health Awareness Day – June 14, 2016 World Refugee Day – June 20, 2016 Access Awareness Day – June 4, 2016

June 23rd, 2016	Pride Week – July 1 to July 10, 2016
July 28th, 2016	World Hepatitis Day – July 28, 2016
Aug. 25, 2016	Childhood Cancer Awareness Month – September 2016 Prostate Cancer Awareness Month – September 2016
Sept. 8, 2016	KidSport Week – September 10 – 17, 2016 Peace One Day – September 21, 2016 Literacy Month – September 2016
Sept. 22, 2016	Community Living Month – October 2016 Manufacturing Month – October 2016 Occupational Therapy Month – October 2016 Fire Prevention Week 2016 – October 9th to 15th, 2016 International Blasphemy Rights Day – September 30, 2016 (amended)
Oct. 13, 2016	World Mental Health Day – October 10, 2016 National Teen Driver Safety Week – October 16 to October 22, 2016 Waste Reduction Week – October 17 to 23, 2016
Nov. 10, 2016	UNiTE to End Violence Against Women Day – November 25, 2016
Nov. 24, 2016	Think Local Week – November 27 to December 3, 2016 HIV/AIDS Awareness Week – November 24 to December 1, 2016 World AIDS Day – December 1, 2016 Aboriginal AIDS Awareness Week – December 1 to December 5, 2016 Buy Local Week – November 28 to December 4, 2016 International Day of Persons with Diversabilities – December 3, 2016 GivingTuesday – November 29, 2016 National Day of Remembrance and Action on Violence Against Women – December 6, 2016
Dec. 8, 2016	National Homeless Persons' Memorial Day – December 21, 2016 Year of Reconciliation - 2017
Jan. 12, 2017	BC AWARE 2017: Be Secure, Be Aware Days - January 30 - February 10, 2017
Jan. 26, 2017	Heart Month - February 2017
Feb. 9, 2017	Rare Disease Day - February 28, 2017 Chamber of Commerce Week - February 20-24, 2017

“NEIGHBOUR DAY”

WHEREAS *Neighbour Day is a day designated to residents opening their doors and getting to know their neighbours through a variety of social activities and engagements; and*

WHEREAS *research shows that we, as humans, thrive on connection and healthy relationships; and*

WHEREAS *a sense of belonging impacts both our mental health and physical well-being, and*

WHEREAS *the 2012 Vancouver Foundation survey reports 46% of people seldom see their neighbours; and*

WHEREAS *the 2014 Victoria Capital Region Community Wellbeing Survey reports Victoria residents know an average of only four neighbours well enough to ask a favour of; and*

WHEREAS *as demonstrated through Neighbourhood Block Watch meetings, connected neighbours make safer neighbourhoods; and*

WHEREAS *May 7, 2017 has been designated as Neighbour Day to promote and create safe, welcoming neighbourhood communities by increasing inclusion and reducing isolation through neighbor to neighbor connections.*

NOW, THEREFORE *I do hereby proclaim May 7th, 2017 as “NEIGHBOUR DAY” on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 9th day of March, Two Thousand and Seventeen.*

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

**Sponsored by:
Community Action Project
of Leadership Victoria Society
The Cridge Centre for the Family**



Committee of the Whole Report For the Meeting of March 9, 2017

To: Committee of the Whole
From: Chris Coates, City Clerk
Subject: Proclamation "Neighbour Day" May 7, 2017

Date: February 28, 2017

RECOMMENDATION

That the "*Neighbour Day*" May 7, 2017 Proclamation be forwarded to the March 9, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Neighbour Day* Proclamation. Council has recently established new policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Christine Havelka
Deputy City Clerk

Chris Coates
City Clerk

Jocelyn Jenkyns
Deputy City Manager

Report accepted and recommended by the City Manager:

Date:

 March 1, 2017

Appendix A: Proclamation "Neighbour Day"

Appendix B: List of Previously Approved Proclamations

“WORLD KIDNEY DAY”

WHEREAS *the Kidney Foundation of Canada is a national volunteer organization dedicated to improving the health and quality of life of people living with kidney disease; and*

WHEREAS *the mandate of the Kidney Foundation is to fund research and clinical education, provide services for the special needs of individuals living with kidney disease, advocate for access to high quality health care, actively promote awareness and commitment to organ donation.*

NOW, THEREFORE *I do hereby proclaim Thursday, March 9th, as “WORLD KIDNEY DAY” on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 9th day of March, Two Thousand and Seventeen.*

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

**Sponsored by:
Deborah McDonald
Kidney Foundation of Canada
BC & Yukon Branch**



Committee of the Whole Report For the Meeting of March 9, 2017

To: Committee of the Whole **Date:** February 28, 2017
From: Chris Coates, City Clerk
Subject: Proclamation "World Kidney Day" March 9, 2017

RECOMMENDATION

That the "World Kidney Day" March 9, 2017 Proclamation be forwarded to the March 9, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *World Kidney Day* Proclamation. Council has recently established new policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Christine Havelka
Deputy City Clerk

Chris Coates
City Clerk

Jocelyn Jenkyns
Deputy City Manager

Report accepted and recommended by the City Manager:

Date: March 13, 2017

Appendix A: Proclamation "World Kidney Day"
Appendix B: List of Previously Approved Proclamations



Council Report

For the Meeting of March 9, 2017

To: Council **Date:** March 1, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Additions to the Heritage Register – Statement of Significance Clarification

RECOMMENDATION

That the revised Statement of Significance for the Ogden Point Breakwater be received for information as part of Council's consideration to add the Breakwater to the City of Victoria's Register of Heritage Properties.

EXECUTIVE SUMMARY

The purpose of this report is to provide a clarification affecting the Statement of Significance (SOS) for the Ogden Point Breakwater, which is one of the properties being considered for addition to the City of Victoria's Register of Heritage Properties (the Register). The SOS previously reported to Council cited both the breakwater and the Ogden Point docks, but contained some ambiguity with respect to the heritage value of the docks. Following a discussion with the landowner, staff conferred with the heritage consultant who had researched and prepared the original SOS and had advised that there was a lack of sufficient historical information to provide more clarity on the extent of the value. Staff have determined that the key heritage value is in the breakwater, and that addition to the Heritage Register be limited to this portion of the property. The SOS has been revised to limit the heritage value and character defining elements to the breakwater. Within the SOS document, the docks continue to be cited but only as part of the site context description.

PURPOSE

The purpose of this report is to provide a clarification affecting the Statement of Significance for the Ogden Point Breakwater, which is one of the properties being considered for addition to the Register.

BACKGROUND

At the meeting of August 25, 2016, Council directed staff to notify the property owners that Council will consider the following motion on September 22, 2016, and that Council invites comments up to and including that meeting:

"That Council directed staff to:

1. Add the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report.
2. Prepare further candidate property recommendations for consideration of addition to the City of Victoria's Register of Heritage Properties."

The above motion was not considered at the September 22, 2016 Council meeting and was postponed in order to amend the City's Heritage Property Protection Bylaw to ensure the bylaw was consistent with the City's heritage application and permit procedures with respect to Heritage Register properties.

Amendments to the Heritage Property Protection Bylaw were adopted on January 26, 2017. Following this, consideration of the above motion was rescheduled for March 9, 2017 and notices of this meeting as well as an information package on the City's heritage program was sent to the 50 property owners.

ISSUES & ANALYSIS

Staff met with representatives of the Greater Victoria Harbour Authority (GVHA) on February 23, 2017 to discuss implications of Heritage Register status for their property at Ogden Point. During this meeting, the Statement of Significance (SOS) for the property was discussed, which summarized the heritage value of the property and identified character-defining elements. There was some ambiguity in the SOS with respect to the Ogden Point docks, and the GVHA requested clarification due to concerns that the ambiguity may impact future development plans.

Staff followed up with the heritage consultant that prepared each of the 50 SOS documents to provide clarity on the extent of the heritage value. The original SOS indicated that the docks had value but was not specific on what aspects. The heritage consultant noted that the docks may have heritage value in their own right, but that the greatest heritage value was erased when the elevators were torn down. There was not sufficient available history of the evolution of the site, and there was limited historical information available at the time the SOS was prepared.

Given this, and to provide clarity for the landowner, staff have determined that the key heritage value is the breakwater, and that addition to the Register be limited to this portion of the property. The SOS has been revised to reflect this (attached). It still gives acknowledgment to the docks, but only as part of the context.

Respectfully submitted,



Andrea Hudson
Assistant Director, Community Planning



Jonathan Tinney, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: _____

Date: March 3, 2017

List of Attachments

- Revised Statement of Significance for Ogden Point Breakwater

CITY OF VICTORIA HERITAGE REGISTER UPDATE

TABLE OF CONTENTS

JAMES BAY

<i>James Bay Neighbourhood Statement of Significance</i>	2
<i>Thunderbird Park & Wawadit'la (Mungo Martin House), 680 Douglas / 675 Belleville Street</i>	5
<i>Weiler Brothers / Leishman Bungalow, 508 Dallas Road</i>	7
<i>Carvath Grocery / Niagara Apartments, 501 - 507 Niagara Street</i>	10
<i>Sims Residence, 121 Menzies Street</i>	13
<i>Windsor Grocery, 141-159 Menzies Street</i>	15
<i>Ogden Point Breakwater (Revised March 2, 2017)</i>	17

CITY OF VICTORIA HERITAGE REGISTER UPDATE

OGDEN POINT BREAKWATER



ROYAL BC MUSEUM

Courtesy of BC Archives collections - Call Number: I-26468

Web: www.bcarchives.gov.bc.ca Email: access@www.bcarchives.gov.bc.ca

(C) - Provided for Research Purposes Only - Other Use Requires Permission



Title: Aerial, Victoria Showing Ogden Point
Ogden Point, 1961 [BC Archives I-26468]

December 2009 (Revised by M. Conley March 2, 2017)
Donald Luxton & Associates

CITY OF VICTORIA HERITAGE REGISTER UPDATE

Original Owner: Federal Government
Design Engineer: Louis Coste
Supervising Engineer: J.S. MacLachlan
Chief Engineer: Public Works, Canada; D. Lafleur
Original Contractor (Breakwater): Sir John Jackson Ltd.
Date of Construction: 1914-1917

Description of Historic Place

The Ogden Point Breakwater consists of an 800-metre long concrete and granite breakwater with a lighthouse at the seaward end adjacent associated dock areas. The breakwater is located at the entrance of Victoria Harbour, off Dallas Road in the historic James Bay neighbourhood of Victoria, British Columbia. The Ogden Point Breakwater is a significant component of the National Civil Engineering Site that also contains the adjacent dock areas.

Heritage Value of Historic Place

Built between 1914 and 1917, Ogden Point has historical value as the only breakwater in the city of Victoria and as part of Victoria's working waterfront. It is associated with the development of the international shipping industry in James Bay. After construction of the Esquimalt-Nanaimo Railway in 1887, the expected construction of the Canadian Pacific Railway, and the imminent completion of the Panama Canal in 1914, Canada anticipated an economic boom and a dramatic increase in the shipping and cargo demands on its western harbours. At the time, Victoria's harbour was relatively shallow, fraught with dangerous obstacles, and heavily exposed to the southwesterly winds of the Juan de Fuca Strait. The breakwater was constructed in order to provide safe, protected dock areas, enabling Ogden Point to develop into a hub for international shipping, provide moorage for large naval and cargo ships increased industrial development, and to become the largest seaport in Western Canada at the time. Ottawa handed over administration of Ogden Point to the Canadian National Railway in 1928.

In 2001, Ogden Point was named as a Canadian National Historic Civil Engineering Site, indicating the importance of its physical context that includes the Ogden Point Breakwater. Named after Hudson's Bay Company chief factor Peter Skene Ogden (1794-1854), the breakwater was designed by Louis Coste and D. Lafleur of Public Works Canada. Contractors Jackson Ltd. built the 800-metre long breakwater using over one million tons of local rock, quarried on nearby Hardy Island, and ten thousand granite blocks – each weighing up to 15 tons - stacked in a nine-layer stepped profile. Ogden Point was built for a cost of \$1,800,000. To this day, only a fraction of the Ogden Point original granite blocks have been repositioned, illustrating the quality of the design and engineering involved in the construction of the breakwater, and the continuation of the associated docks to be utilized as Victoria's major moorage for cruise ships.

Presently, the Ogden Point breakwater is an integral component of recreation in James Bay, and has environmental significance as a Pacific marine sanctuary, supporting hundreds of species that attract an abundance of scuba divers. The upper portion of the breakwater is a popular walking destination, demonstrating adaptive and continuous use by the community over time.

CITY OF VICTORIA HERITAGE REGISTER UPDATE

Character-Defining Elements

Elements that define the heritage character of the Ogden Point Breakwater include its:

- location at the entry of Victoria Harbour, off Dallas Road in the historic neighbourhood of James Bay
- continuous industrial use
- industrial form, scale, and massing as expressed by its hooked shape that extends 800 metres into the entrance of into the harbour, and the lighthouse located at the western end
- nine-layer stepped concrete and massive granite block construction of the breakwater

PATTERSON ADAMS LLP
Barristers & Solicitors

February 28, 2017

By e-mail: mayorandcouncil@victoria.ca

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

Attention: Mayor and Council

Dear Mayor and Council:

**Re: The addition of 607-621 John Street/2551 Rock Bay Avenue to
the City of Victoria, Register of Heritage Properties
Our File No. 25247.001**

We write as solicitors for the registered owner of the above-captioned property, who have referred to us your letter of February 16, 2017 providing an invitation to our client to appear before Council at its meeting of March 9, 2017.

By way of background, the writer attended the information session held May 10, 2016 at the Burnside-Gorge Community Centre and there expressed our client's concerns and objections to the addition of the above-captioned property to the City's Heritage Register.

For your information, enclosed is a copy of our letter dated May 27, 2016 addressed to your Heritage Planner with respect to this matter.

The case for support prepared for the Planning Department does not establish justification for inclusion, in fact, the case for support does the opposite, and provides reasons why this property should not be added to the Heritage Register.

Nothing in the Character-Defining section of the Report sets this building apart from other buildings within the same precinct.

Emphasis is placed not on architectural significance, but the fact that the building demonstrates the xenophobic tendencies of the time as well as protectionist economics. If, as it is alleged in the Report, the construction of this building coincided with escalating Anti-Asiatic sentiment and a conscious effort to boycott Chinese laundries in support of non-Chinese laundries in Victoria, then this building should not be recognized as such,

David Adams, Q.C.
Les Jamieson**

Claire Shulver

Associate Counsel:

*Jack Angus
Craig Beveridge**

*John D. Patterson
(2004)*

*402 - 707 Fort St.
Victoria, BC
Canada*

*Mailing Address:
PO Box 1231
Victoria, BC V8W 2T6
Canada*

*Writer's Direct Line:
250-383-8310*

*Phone:
250-360-2991*

*Fax:
250-360-2979*

**Denotes
Law Corporation*

City of Victoria
February 28, 2017
Page 2

nor, through its inclusion in the Heritage Register, preserve for future generations as a bitter reminder of those times.

Until the Times Colonist article of March 2, 2016, our client was unaware of the building's history. Councillor Thornton-Joe was quoted in that article as questioning why this application should be supported when part of the rationale is because it reflects a racist attitude at that time. Our client also questions the rationale, as should you.

The purpose of this letter is to write to request that the Planning Department's application to add this property to the Heritage Register be denied and to inform you that we will be attending and addressing the May 9th Council meeting.

Yours truly,

PATTERSON ADAMS LLP

Per:

David B. Adams, Q.C.

*ps

cc. by e-mail: John Srebot
Peter Trzewik

PATTERSON ADAMS LLP
Barristers & Solicitors

May 27, 2016

By fax: 250-361-0557

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

Attention: Adrian Brett, Heritage Planner, Community Planning

Dear Sir:

**Re: The addition of 607-621 John Street/2551 Rock Bay Avenue to
the City of Victoria, Register of Heritage Properties
Our File No. 25247.001**

Further to your letter of April 21, 2016 and our attendance at the meeting held on Tuesday, May 10, 2016, we are writing to respond to the "Heritage Register Update Exit Survey" which was delivered to those owners present or represented at the meeting.

The following response is provided on behalf of our client, 1163918 Ontario Ltd. (the "Owner").

1. Did you feel your questions and/or concerns about the City's Heritage Register were addressed at tonight's information session? Why or why not?

The distinction was made between the Heritage Register and Heritage Designation. The purpose of the Register being to provide a list of properties with known Heritage Value to assist the City in monitoring development of that property, however, development of that property cannot be regulated unless the property is within a Heritage Conservation Area of the City of Victoria. The development of a property listed on the Heritage Register within a Heritage Conservation Area or a Heritage Designated Property would require a Heritage Revitalization Permit.

.../2

David Adams, Q.C.
Les Jamieson*
Paul G. Morgan
Claire Shulver*

Associate Counsel:

*Jack Angus
Craig Beveridge**

*John D. Patterson
(2004)*

*402 - 707 Fort St.
Victoria, BC
Canada*

*Mailing Address:
PO Box 1231
Victoria, BC V8W 2T6
Canada*

*Writer's Direct Line:
250-383-8310*

*Phone:
250-360-2991*

*Fax:
250-360-2979*

**Denotes
Law Corporation*

2. Would you consent to having your property added to the City's Heritage Register?

Owner's Name: 1163918 B.C. Ltd.

Property Address: 607-621 John Street/2551 Rock Bay Avenue

No. There is nothing in the Statement of Significance which demonstrates the Heritage Value of this property. In particular, without limiting the generality of the foregoing, the comments made with respect to the cultural and historical value are not admitted by the owner and are offensive. The picture of the property shown in the Statement of Significance does not reflect the property as it is today. The addition of this property to the Heritage Register will provide no benefit to the Owner, the City nor to the community. This property is not within a Heritage Conservation Area.

We look forward to receiving your comments and further information concerning any additional meetings that may be required with respect to this matter.

Yours truly,

PATTERSON ADAMS LLP

Per:

David B. Adams, Q.C.

*cns

cc. John Srebot by email: [REDACTED]

Peter Trzewik by email: [REDACTED]

Douglas B. Thompson
Sharon Thompson
748 Princess Ave.
Victoria, B.C. V8T 1K6

To Mayor and Council:

We are sorry we are unavailable to attend the March 9th, 2017 council meeting to voice our strong opposition to the Heritage Registration of our building at 740 Princess Ave.

As stated in our last letter, the building is in an area of new commercial buildings and several older homes. It has limited use because of design and condition. The original shell and facade are constructed of sandstone brick which is difficult to restore. All the repair options we have explored require refacing the brick with more modern materials. We are also concerned about earthquake damage.

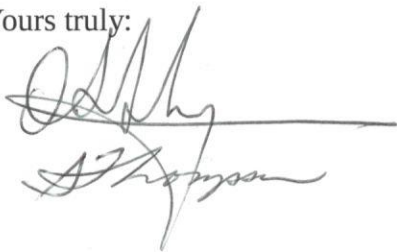
The interior has been completely gutted for auto use. Because of the high property tax based mostly on the land value we feel the most efficient use of this property would be to replace the building with cement block built to the property lines to match the existing addition.

A Heritage Registration would add one more roadblock and more expense to the redevelopment of this property.

Please do not add the Heritage Registration to 740 Princess Ave.

Again, thank you for your consideration of this matter.

Yours truly:

A handwritten signature in dark ink, appearing to read 'D. B. Thompson', is written over a horizontal line. Below the line, the name 'D. B. Thompson' is written in a cursive script.

February 24, 2017

City of Victoria

Attn: Adrian Brett
Heritage Planner
Via email: abrett@victoria.ca

Dear Adrian:

**Re: 1403 Chambers St.
Victoria, BC V8V 4C6**

Further to our conversation earlier this week, I thought it best to follow up with this letter relative to 1403 Chambers and the City of Victoria's Heritage Registry.

Currently 1403 Chambers is under contract for sale. We will take possession of the property on April 3rd of this year. As builder/owner of the Chambers Apartment next door, this home came to our attention through our building process.

My initial contact with the owner was prompted due to the homes obvious poor state of repair. Upon closer inspection, my concerns were well warranted. Although we do not intend to tear down this home, such action is certainly reasonable given its state of disrepair. Our intention is to completely rebuild the property. This will start at the foundation level (it currently has no foundation), and when complete, the home will look very much like it does currently. However, modern materials and finishes will be used. With a full height basement and subtle design alterations, the home will be an excellent copy of its original self, but it will not comply for heritage status.

Putting 1403 Chambers on the heritage list would seem short sighted given the immediate work planned. As such, I request that such does not occur.

Regards

Greg D. Abbott

██████████
██████████

cc mayorandcouncil@victoria.ca

February 22, 2017

File No: 8525 Grounds/01 General TB Park

By Email: mayorandcouncil@victoria.ca***Original letter by mail***

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



RE: Request to add Royal BC Museum Thunderbird Park and Mungo Martin to City of Victoria's Register of Heritage Properties

Dear Mayor and Council:

This is further to telephone conversations we have had with Mr. Adrian Brett, Heritage Planner, City of Victoria and our previous email correspondence sent to the City regarding the properties being listed on the Heritage Register.

We appreciate very much being asked about Thunderbird Park and Mungo Martin House, as we too, are supporters and advocates of not only the built heritage of Victoria, but the history of peoples and landscapes in the province of BC.

Thunderbird Park is a protected provincial heritage site and is through the Heritage Act and is on the provincial heritage register (http://www.bclaws.ca/civix/document/id/complete/statreg/96187_01#section3). Thunderbird Park includes: Mungo Martin House Wa'waditla, Helmcken House, and the Totem Park & surrounding grassy-treed area (including Garry Oak meadow). <http://www.royalbcmuseum.bc.ca/exhibits/tbird-park/main.htm?lang=eng>

Any activity within the boundaries of Thunderbird Park must be approved by the Province of BC - Heritage Branch, in accordance with its status as a protected provincial heritage property. The approval of the Province supersedes any City approval so it doesn't make sense to also designate this site at the municipal level.

Therefore, as previously noted in our letter of October 3, 2016, we respectfully decline the City of Victoria's request to include Thunderbird Park on the City of Victoria's Heritage Register as this site is already protected by the province and does not require further protection or administrative oversight by the City.

If you have any questions or would like more information about Thunderbird Park, please don't hesitate to give me a call or send an e-mail, my contact information is below.

Yours sincerely,



Angela Williams
Chief Operating Officer and Deputy Chief Executive Officer

675 Belleville Street, Victoria, BC Canada V8W 9W2
T 250 213-8007 | F 250 953-4336
AWilliams@royalbcmuseum.bc.ca | www.royalbcmuseum.bc.ca

cc: Ms. Pam Lowings, Head Property Management & Site Development
Mr. Adrian Brett, Heritage Planner, City of Victoria

KIERAN A.G. BRIDGE
Barrister & Solicitor • Law Corporation

1400 – 1125 Howe Street
Vancouver, B.C.
V6Z 2K8 Canada
Telephone: 604-687-5546
Facsimile: 1-888-665-7448
Cellular: 604-779-5543
E-mail: kieran@kieranbridgelaw.com

February 24, 2017

BY E-MAIL
abrett@victoria.ca
and
mayorandcouncil@victoria.ca

Legislative Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Attention: Adrian Brett
Heritage Planner

Dear Sirs/Mesdames:

**Re: Proposed addition of 2725 Rock Bay Avenue
to City of Victoria's Register of Heritage Properties
Our file: 70130/702**

As you know from my letter of September 20, 2016, I am legal counsel for Valerie Wise, who is the owner of the above-noted property (the "Property").

Neither I nor Ms. Wise received a reply to that letter, other than an acknowledgement of its receipt and later notification by e-mail "that the agenda item regarding the addition of properties to the City's Register of Heritage Properties, scheduled for 6:30 PM, Thursday, September 22, has been postponed" in order "to allow time to review the City's Heritage Property Protection Bylaw, to ensure internal City processes and the Bylaw align."

We interpret this as an acknowledgement and admission by the City of its previous misstatements as identified in Point 1 of my letter of September 20, 2016.

We have received no indication that the errors, omissions and misstatements identified in Points 2(a), (b) and (c) of my letter of September 20, 2016, have been acknowledged or corrected

by the City or its staff. Specifically, no revised and corrected version of the "Committee of the Whole Report" dated August 9, 2016, has been identified or provided.

My letter of September 20, 2016, concluded, "Kindly address all further correspondence regarding the possible addition of the Property to the Register of Heritage Properties to this office." Despite this request, I have received no further relevant communication from the City.

However, Ms. Wise has provided me with a copy of your letter addressed only to her dated February 16, 2017, regarding the resumed proposal to add the Property to the Register of Heritage Properties, and the undated document entitled "Information Package" enclosed therewith.

Property Owner's Position and Demand

As previously stated, Ms. Wise is strongly opposed to the addition of the Property to the Register of Heritage Properties.

Ms. Wise hereby demands that:

- (a) the Property not be added to the Register of Heritage Properties or assigned any other heritage-related designation, and
- (b) the City confirm in writing by no later than March 3, 2017, that the Property will not be considered for addition to the Register of Heritage Properties at the meeting currently scheduled for March 9, 2017, as referred to in your letter.

In the event that such confirmation is not received, I am instructed to commence legal proceedings without further notice.

Errors, Omissions and Misstatements in the City's Recent Communications

Your letter of February 16, 2017, and the Information Package contain further errors, omissions and misstatements of fact and law. Indeed, they are contradicted by or do not reflect other relevant City documents, some of which are not referred to in your letter or the Information Package and of which, in the absence of hours of research, neither Ms. Wise nor any other property owner would likely be aware.

The versions of the City's *Heritage Property Protection Bylaw*, Bylaw No. 95-62, and *Land Use Procedures Bylaw*, Bylaw No. 16-028, available on the City's website as of February 20, 2017, are out of date. They were consolidated on September 27, 2016. It was only through further research that later amendments to those Bylaws were uncovered.

Moreover, neither your letter of February 16, 2017, nor the Information Package reveal the existence of the "Committee of the Whole Report" dated October 27, 2016, from the City's

Director of Sustainable Planning and Community Development on the subject of "Proposed Amendments to the Heritage Property Protection Bylaw No. 95-62 and the Land Use Procedures Bylaw No. 16-028" (the "October 2016 Report").

The October 2016 Report contains "the proposed heritage regulatory framework which staff recommend for Council's consideration and would be established through the proposed bylaw amendments". That regulatory framework significantly contradicts and is inconsistent with the contents of the Information Package attached to your letter of February 16, 2017.

For example:

- (a) The Information Package asserts:

"By itself, listing a property on the Heritage Register does not restrict *any* future actions proposed by an owner."

(italics added)

In contrast, the October 2016 Report states on page 5, in points 12, 13 and 14, that even such minor activities as proposed use of temporary buildings or construction trailers or proposed landscaping changes on any "Heritage Protected Property" (which is defined on page 1 to include both "Registered" and "Designated" heritage properties) are to be subject to the following process:

"Delegate to Staff for potential approval if consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada*".

- (b) The Information Package also asserts:

"Property listed on the Heritage Register does not have any formal protection and does not require the approval of City Council for alteration unless it is located within a heritage conservation area."

In contrast, the October 2016 Report states:

- (i) on page 5, in point 3, that "Applications involving any variances to a Heritage Designated, Heritage Registered *or* any property in a HCA" (underlining in original, italics added) are to be subject to the following process:

"Submit to Council for a decision".

- (ii) on page 2, in the third bullet point:

"● with both statuses ["Heritage Designation" and "Heritage Registration"], applications for demolition are withheld until all necessary approvals, including any approvals by Council are in place."

We also note that in the *Heritage Property Protection Bylaw* (in its current form as research indicates it was amended in January 2017, rather than in the old form to which a link is provided on the City's website) section 5 indicates, by its reference to properties listed in the Heritage Register and by its opening words "Without restricting section 3" that properties in the Heritage Register are subject to the restrictions and processes set out in sections 3, 4 and 6. This is consistent with statements in the October 2016 Report, as set out above. Indeed, the legislative basis for Council's authorization prior to demolition of a property on the Heritage Register is found in *Heritage Property Protection Bylaw* sections 5 and 6.

However, those matters are inconsistent with what is stated in the Information Package as quoted above.

In addition, we have not seen any indication that the City or its staff have acknowledged that, as set out in my letter of September 20, 2016, the addition of a property to a heritage register or the assignment of a heritage designation significantly affects the market value of the property, including by limiting or eliminating its mortgagability. As stated in that letter, the Property is a commercial and investment property that would have its value negatively affected by listing in the heritage register.

Instead, the Information Package attached to your letter of February 16, 2017, contains the following:

"Q. Will the value of my property be affected by Heritage Register status?

A. Listing your property to the Heritage Register may either have no effect on your property's value or potentially increase your property's value. National and international studies have shown that properties that are recognized and/or protected by municipal heritage programs actually increase in property value and fluctuate less during economic downturns. A comprehensive study on heritage and property values is available through Canada's National Trust website at www.nationaltrustcanada.ca."

(underlining added)

In fact, there is no study available on that website, or at any other location to which recipients of the Information Package are referred, which states that adding a property to a heritage register causes an increase in the value of the property.

This unwarranted and potentially misleading statement in the Information Package appears to be calculated to achieve one of the goals set out in the October 2016 Report (to which affected property owners were not referred) which is "to avoid creating a perceived disincentive for properties being added to the Heritage Registry".

It is of particular concern that, regarding the "Heritage Register Update Project", the October 2016 Report asserts that:

"The owners of potential candidate properties will be clearly communicated with about the extent of regulatory powers associated with a "Heritage Registration" status and the associated processes after Council has considered and potentially approved the recommended Bylaw Amendments."

As is readily apparent from what is set out above, this commitment was not met.

Conclusion

For these reasons and those set out in my letter of September 20, 2016, the City and its staff:

- (a) have not provided a proper or lawful foundation for the addition of the Property to the Register of Heritage Properties; and
- (b) are in breach of their obligations to Ms. Wise, including but not limited to their obligation to provide Ms. Wise with an accurate and complete collection of the information and documentation which Council will have before it and may consider when deciding whether to add the Property to the Register of Heritage Properties.

Ms. Wise's Position and Demand are as set out under that heading above.

As previously stated, kindly address all further correspondence regarding the subject matter to this office.

Yours very truly,
Kieran A.G. Bridge, Law Corporation
per:



Kieran A.G. Bridge

cc: Valerie Wise

KIERAN A.G. BRIDGE
Barrister & Solicitor • Law Corporation

1400 – 1125 Howe Street
Vancouver, B.C.
V6Z 2K8 Canada
Telephone: 604-687-5546
Facsimile: 1-888-665-7448
Cellular: 604-779-5543
E-mail: kieran@kieranbridgelaw.com

February 24, 2017

BY E-MAIL
abrett@victoria.ca
and
mayorandcouncil@victoria.ca

Legislative Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Attention: Adrian Brett
Heritage Planner

Dear Sirs/Mesdames:

**Re: Proposed addition of 225 Dundas Street/505 Catherine Street
to City of Victoria's Register of Heritage Properties
Our file: 70130/702**

As you know from my letter of September 20, 2016, I am legal counsel for Valerie Wise, who is the owner of the above-noted property (the "Property").

Neither I nor Ms. Wise received a reply to that letter, other than an acknowledgement of its receipt and later notification by e-mail "that the agenda item regarding the addition of properties to the City's Register of Heritage Properties, scheduled for 6:30 PM, Thursday, September 22, has been postponed" in order "to allow time to review the City's Heritage Property Protection Bylaw, to ensure internal City processes and the Bylaw align."

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Ms. Wise hereby demands that:

- (a) the Property not be added to the Register of Heritage Properties or assigned any other heritage-related designation, and
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It is of particular concern that, regarding the "Heritage Register Update Project", the October 2016 Report asserts that:

"The owners of potential candidate properties will be clearly communicated with about the extent of regulatory powers associated with a "Heritage Registration" status and the associated processes after Council has considered and potentially approved the recommended Bylaw Amendments."

As is readily apparent from what is set out above, this commitment was not met.

Conclusion

For these reasons and those set out in my letter of September 20, 2016, the City and its staff:

- (a) have not provided a proper or lawful foundation for the addition of the Property to the Register of Heritage Properties; and
- (b) are in breach of their obligations to Ms. Wise, including but not limited to their obligation to provide Ms. Wise with an accurate and complete collection of the information and documentation which Council will have before it and may consider when deciding whether to add the Property to the Register of Heritage Properties.

Ms. Wise's Position and Demand are as set out under that heading above.

As previously stated, kindly address all further correspondence regarding the subject matter to this office.

Yours very truly,
Kieran A.G. Bridge, Law Corporation
per:



Kieran A.G. Bridge

cc: Valerie Wise

Pamela Martin

From: Bob & Judy Skene [REDACTED]
Sent: Thursday, March 02, 2017 11:48 AM
To: Victoria Mayor and Council
Subject: Register of Heritage Properties

Hello Mayor and Councillors:

Having received a second notice regarding my property at 431 Hillside Avenue I thought I should write again to remind you of my first response. The residence at 431 Hillside is a two story residence sandwiched between my two commercial properties at 2616 Bridge and 419 Hillside. 431 Hillside is located in a district that has been zoned commercial for many years. There is no other residence within several blocks.

I bought the two Hillside properties (419 and 431) about 14 months ago. My plan over time is to demolish the residence and build another multi-storey commercial property. To have 431 Hillside on a Register of Heritage Properties will cause me untold cost and problems in moving forward. Please do not proceed with designating this property on the Register of Heritage Properties.

Thank you,
Bob Skene
2269 Sage Lane, Victoria, BC
[REDACTED]



The Salvation Army

Canada and Bermuda
British Columbia Division

Business Administration

103 – 3833 Henning Drive, Burnaby, BC V5C 6N5

Tel: 604.299.3908

Fax: 604.678.8489

www.SalvationArmy.ca/BritishColumbia

March 3, 2017

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

Attention: Mayor Lisa Helps, and Council

Re: High Point Church - 949 Fullerton Ave, Victoria

Dear Mayor Helps and Council,

We are in receipt of your letter of February 16th, 2017 indicating that the Mayor and Council are considering adding our property at 949 Fullerton Ave, to the City's Register of Heritage Properties, and that you will be discussing this matter at your meeting on March 9th, 2017.

We would like to request that consideration of this location be deferred in order that appropriate consultation regarding the proposal can take place and we can determine our response. At this stage we have received some very general information regarding Heritage Registration. We have not however, received a report on the particular aspects of this building which are of interest to the City and therefore it is difficult for us to assess what the specific implication of Heritage Registration may be for this particular property going forward.

We welcome the opportunity to receive and review the report of the Heritage Planner on this location and feel that it is reasonable to request some additional time to consider exactly what is being recommended, and to discuss it, before it is brought before Council.

We look forward to your confirmation and if there are any questions please do not hesitate to call.

Sincerely,

Jennifer Sydenham, MBA
Divisional Property Coordinator
The Salvation Army, BC Division
604 296-3825
Jennifer_sydenham@can.salvationarmy.org

4. LAND USE MATTERS

4.1 Proposed Additions to the City of Victoria's Register of Heritage Properties

Committee received a report dated August 9, 2016, from the Director of Sustainable Planning and Community Development providing information and recommendations regarding additions to the City of Victoria's Register of Heritage Properties.

The Director of Sustainable Planning and Community Development, the Assistant Director of Development Services and the Heritage Planner provided Committee with a presentation.

Committee discussed:

- Whether buildings with perceived negative histories should be included in the list of candidate properties.

Motion: It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council direct staff to:

1. Add the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report.
2. To direct staff to prepare further candidate property recommendations for consideration of addition to the City of Victoria's Register of Heritage Properties.

Committee discussed:

- Concern about the lack of response from the property owners of the homes being registered.
- Potential interim steps to increase the level of public recognition and response such as referral to the land use committees.

Amendment: It was moved by Councillor Thornton-Joe, seconded by Councillor Young, that the motion be amended in point one as follows:

1. Add the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report **after reaching out to owners again to try and seek higher support.**

Committee discussed:

- The level of work done by staff to reach out to home owners.
- The buildings on the list that are located in a heritage conservation area and the different processes involved for heritage registered properties in or out the a conservation area
- The process for home owners to communicate objections.
- The leadership role of the City to protect heritage properties.

On the amendment:
DEFEATED 16/COTW

For: Councillors Alto, Coleman, Thornton-Joe, and Young
Against: Mayor Helps, Councillors Isitt, Loveday, and Lucas

Amendment: It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the motion be amended as follows:

1. **To direct CRD directors to bring to CRD the request to add to the Selkirk Trestle to the heritage registry.**
2. **To direct the council liaisons to Harbour Authority to request the Harbour Authority to add the Ogden Point Break Water and Docks to the heritage registry.**
3. **Direct Mayor to write to the Department of National Defence to add the Bay Street Armoury to the heritage registry.**

Councillor Coleman withdrew from the meeting at 10:22 a.m. for a conference call with the Federation of Canadian Municipalities.

On the amendment:
DEFEATED 16/COTW

For: Councillors Thornton-Joe
Against: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas and Young

Committee discussed

- Whether a deadline was provided during the notification.
- Concerns regarding the level of responses received.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Alto, that the motion be amended as follows:

That Council direct staff to notify the property owners that Council will consider the following motion on September 22, 2016, and that Council invites comments up to and including that meeting:

That Council direct staff to:

1. Add the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report.
2. To direct staff to prepare further candidate property recommendations for consideration of addition to the City of Victoria's Register of Heritage Properties.

On the amendment:
CARRIED UNANIMOUSLY 16/COTW

Main motion as amended:

That Council direct staff to notify the property owners that Council will consider the following motion on September 22, 2016, and that Council invites comments up to and including that meeting:

That Council direct staff to:

1. Add the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report.
2. To direct staff to prepare further candidate property recommendations for consideration of addition to the City of Victoria's Register of Heritage Properties.

On the main motion as amended:

CARRIED 16/COTW

For: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas and Thornton-Joe
Against: Councillor Young

COTW Minutes – August 25, 2016

2. **Committee of the Whole – August 25, 2016**

4. **Proposed Additions to the City of Victoria's Register of Heritage Properties**

It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council direct staff to notify the property owners that Council will consider the following motion on September 22, 2016, and that Council invites comments up to and including that meeting:

"That Council direct staff to:

1. Add the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report.
2. Prepare further candidate property recommendations for consideration of addition to the City of Victoria's Register of Heritage Properties."

Carried

For: Mayor Helps, Councillors Alto, Isitt, Loveday, and Lucas

Opposed: Councillor Young



Committee of the Whole Report

For the Meeting of August 25, 2016

To: Committee of the Whole **Date:** August 9, 2016

From: Jonathan Tinney, Director
Sustainable Planning and Community Development

Subject: Proposed Additions to the City of Victoria's Register of Heritage Properties

RECOMMENDATIONS

That Council consider the following:

1. The addition of the complete list of 50 candidate properties to the City of Victoria's Register of Heritage Properties as listed in Appendix 1 of this report.
2. To direct staff to prepare further candidate property recommendations for consideration of addition to the City of Victoria's Register of Heritage Properties.

EXECUTIVE SUMMARY

Staff recommend that the 50 candidate properties, identified in Appendix 1 of this report, be added to the Register. The owners of these identified properties were contacted individually to request consent and all 50 owners were invited to participate in three Heritage Register information sessions held in their respective neighbourhoods in May 2016. As of the date of this report, four owners have consented to be added to the Register; 17 have said no, six are undecided, and the remaining 23 have provided no response.

Council has the authority under the *Local Government Act* (LGA) to have properties added to the Register without owner consent. Previous updates to the Register in the 1970's, 1990, 2002 and 2008 all resulted in candidate heritage properties being added to the Register despite the majority of affected property owners objecting. However, Victoria's heritage conservation program has a demonstrated track record of balancing the interests of property owners with community-wide heritage conservation objectives. The addition of these properties to the Register would not place undue limitations on future development, but provide an opportunity to negotiate solutions with the respective landowners if these buildings were to be redeveloped or threatened with demolition in the future. Such an opportunity would not be possible if they were left off the Register.

PURPOSE

The purpose of this report is to present Council with options and recommendations for potential additions to the City of Victoria's Register of Heritage Properties.

BACKGROUND

The City of Victoria's Register of Heritage Properties (the "Register") is a listing of properties that have heritage value and varying classifications of heritage status. Since its initiation, the Register has been a valuable component of the City's heritage program, and there are approximately 950 properties currently listed on the Register. Previous major updates to the Register occurred in the 1970's, 1990, 2002 and 2008.

In 2008, in an effort to conserve buildings of the modern architectural style in Victoria, Council added 11 buildings to the Register despite objections from 10 of the affected building owners. In May 2002, Council added seven schools to the Register despite the opposition of the School Board. Lastly in 1990, Council added 82 Downtown properties to the Register, 42 of which were opposed by their respective owners

In 2009, staff began historic research and community consultation within the neighbourhoods of Burnside, Fairfield, Fernwood, Harris Green, James Bay, North Park, and Victoria West. Part of this research was to identify candidate properties that could be added to the Register. Over the following two years, 50 candidate properties from the previously-mentioned neighbourhoods were identified (see Appendix 1 and Appendix 2).

Since 2011, the initial list of 50 candidate properties was modified down to 47 properties. Three were removed from the list because one was approved by Council for replacement development and two had already been added to the Register. These properties were extensively researched and a Statement of Significance was written for each (see Appendix 4).

These candidate properties were identified based on their relevancy to the City's heritage thematic framework, adopted by Council in the 2012 Official Community Plan (OCP). The City's heritage thematic framework was developed to identify key historic themes of Victoria's past. This framework functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons, and events in an overall context.

Adding a property to the Register does not require the property owner's consent, as stipulated by the *Local Government Act*; however, obtaining consent is a best practice. In that vein, staff contacted each candidate owner individually over the phone in August and September of 2015 to request their permission. The response from owners at that time was mostly opposition to the Register; 33 were against registration, 13 owners were undecided, and one owner agreed to have their property added to the Register.

Subsequently, at the Committee of the Whole (COTW) meeting on February 25, 2016, Council directed staff to refer the list of candidate properties to the Heritage Advisory Panel for a prioritization strategy and for the Panel to consider other potential additions to the Register, to which they made three recommended additions, bringing the total back up to 50 candidate properties. Staff were also directed to conduct focused information sessions with the affected property owners.

The Heritage Advisory Panel recommended that staff structure the information sessions based on their neighborhood locations. The three additional properties recommended for inclusion on the list were identified as 1010 Queens Avenue, 105 Menzies Street, and 901 Empress Avenue (see

Appendix 5). Following these directions, three Register information sessions were organized. An information session for properties located in Burnside and Victoria West was held at the Burnside-Gorge Community Centre on May 10, 2016; a second session was held for North Park and Harris Green properties in City Hall on May 17, 2016; and a third session was held for James Bay and Fernwood properties at James Bay Community School Centre on May 26, 2016.

The information sessions were attended by representatives from the Victoria Heritage Foundation (VHF), the Victoria Civic Heritage Trust (VCHT), members from the representative community/neighbourhood associations, experienced heritage property owners who had worked with the VHF and VCHT previously, and a number of candidate property owners. Although the meetings were well attended by community association members and experienced owners, the majority of candidate property owners did not attend the information sessions. The first information session meeting was attended by two candidate owners, three owners attended the second meeting, and another two owners attended the third meeting. Many candidate owners who did not attend the meetings did submit letters or call staff to register either their consent or objection to having their property added to the Register (see Appendix 3). As of the date of this report, the response from candidate property owners following the latest engagement efforts was as follows: four owners have consented to the Register; 17 have objected, six are undecided, and the remaining 23 have provided no follow-up response.

LEGISLATIVE AUTHORITY

In accordance with Section 598 of the *Local Government Act*, Council may establish a community heritage register that identifies real property that is considered by the local government to be heritage property. Within 30 days after including a property in a community heritage register or deleting property from a community heritage register, the local government must give notice of this (i) to the owner of the heritage property in accordance with Section 592, and (ii) to the minister responsible for the *Heritage Conservation Act* in accordance with Section 595.

ISSUES & ANALYSIS

The purpose of the Register is to ensure the review and monitoring of proposed changes to properties of heritage value. By itself, listing a property on the Register does not restrict any future actions proposed by an owner. A heritage registered property is not protected by City bylaw and alterations to a registered property do not require a heritage alteration permit unless it is located within a Heritage Conservation Area (HCA). Ten of the identified candidate properties are located inside of a HCA and are illustrated as such in the attached map (see Appendix 2). The addition of the 50 candidate properties to the heritage Register would assist the City in monitoring any future changes to these properties of heritage value and provide the ability to regulate changes to the ten properties located within HCA's.

It is desirable to procure the property owner's consent prior to adding a property to the Register in order to achieve a level of trust and collaboration between the City and owner regarding the future safekeeping of a potential heritage property. To provide maximum opportunities for the property owners to both participate and learn about the City's Heritage Register, the information session format was organized as a roundtable discussion in which all attendees had an opportunity to ask questions and discuss the implications, benefits, and concerns regarding adding a property to the Register. Members of the VHF and VCHT, experienced owners of heritage properties and representatives from various neighbourhood associations were all present to provide their insights into heritage conservation to the candidate owners.

The method of consultation used to engage the candidate property owners proved to be an effective format to discuss the pros and cons of Heritage Register status and provide information to the owners who chose to attend the meetings. Owners who attended provided positive verbal feedback to staff and some owners filled out an exit survey about the sessions (see Appendix 6). Unfortunately, the majority of candidate owners did not attend the meetings.

In addition, many owners who wrote or called the City in lieu of attending the meetings still felt that being added to the Register would only further encumber them with unwanted regulations. The major issue with seeking consent was that it was most often perceived as a heavy-handed request for further regulation by the property owner, despite being told the benefits and positive facets of heritage status. Unless the property owner was already aware or had previously taken the opportunity of discussing with experienced owners of heritage properties involved in the City's heritage program, they were unlikely to accept the benefits of adding their property to the Register.

Despite the low level of participation in the Register information sessions and only a marginal increase in the number of owner consents, the addition of these properties to the Register is still recommended. The conservation of Victoria's heritage represented by these properties is a value supported by the community at large and the OCP. The addition of these properties to the Register provides an opportunity to negotiate solutions with the respective landowners if these buildings were to be threatened by redevelopment in the future. Such an opportunity would not be possible if they were left off the Register. Given the value of this built heritage to the city of Victoria, staff recommends the immediate listing of the identified candidate properties to the Register in order to provide Council with conservation options in the future.

Victoria's heritage conservation program has a demonstrated track record of balancing the interests of property owners with community-wide heritage conservation objectives. A concerted program of financial incentives, both grants and tax exemptions, has resulted in substantial voluntary private investment in heritage building rehabilitation which has benefited both individual property owners and the community at large. The addition of these 50 properties to the heritage register has the potential to broaden the scope of the City's heritage program and provides a more comprehensive view of Victoria's social and architectural history, as now articulated and supported by the OCP's Heritage Thematic Framework.

OPTIONS & IMPACTS

Option 1 – Proceed with the addition of the 50 candidate properties to the Register (recommended)

The major advantage of this option is that it provides an opportunity for the City to negotiate solutions with respective property owners should these candidate properties seek redevelopment or rezoning or become threatened by demolition in the future. In addition, the City would be able to monitor changes to these properties and in the case of the 10 properties (and only these 10) located within HCA's, the City would be able to regulate changes through heritage alteration permits. It also provides an opportunity for the property owners and other members of the public to voice their opinion on this matter at the Council meeting. The addition of these properties to the Register would begin the process of aligning Victoria's heritage program with the City's Heritage Thematic Framework.

The major drawback of this option is that the majority of property owners have opposed being placed on the Register. Placing their properties on the Register without owner consent may lead

to a lack of cooperation with the heritage program in the future. Council can still choose to strike properties from the list of candidates if Council believes an affected property owner exhibits hardship or extreme opposition to the Register.

Option 2 – Add the four candidate properties with owner consent

The procurement of owner consent is a best practice; however, it is not required under the *Local Government Act* for making additions to the Register. The major advantage of this option is that it fully acknowledges the positions of the affected property owners.

The major drawback of this option is a loss of opportunity to negotiate solutions with the respective owners should some of these properties be chosen for redevelopment or demolition in the future. Some of these buildings of heritage value are in a poor state of repair and may be lost in the future.

2015 – 2018 Strategic Plan

This initiative is within the 2015 Operational Plan and supports Strategic Plan Objective 3: Strive for Excellence in Planning and Land Use which identifies goals for the City to enhance placemaking.

Impacts to Financial Plan

The addition of these properties to the Register would not have any immediate impacts to the City's financial resources. In the future, if some of these property owners seek heritage designation status, there may be increased demands for grants from the Victoria Heritage Foundation and Civic Heritage Trust.

Official Community Plan Consistency Statement

The OCP, as stated in policy 8.54, indicates that the City has a mandate to continually work with other levels of government, the community at large and business partners to protect and conserve properties of heritage value. These additions to the Register would be in line with that mandate.

CONCLUSIONS

Efforts to recognize and conserve these examples of Victoria's history are consistent with previous updates to the Register, including modern architecture buildings, schools, churches and others identified as important to the broad scope of the city's heritage.

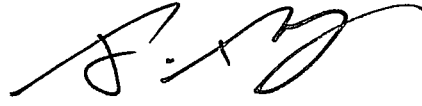
The Register is simply a tool that allows the City an opportunity to review proposed actions which affect property of heritage value. By itself, it does not restrict any future alterations, except in the case of the ten properties located in HCA's, which would require heritage alteration permits for future changes. The addition of these properties to the Register provides an opportunity to negotiate solutions with the respective landowners if these buildings were to be redeveloped in the future. Such an opportunity would not be possible if they were left off the Register. Given the rising development pressures currently occurring throughout Victoria, staff recommend the immediate listing of the identified candidate properties to the Register in order to provide Council with conservation options in the future.

Respectfully submitted,



Adrian Brett
Heritage Planner
Community Planning


Att.



Jonathan Tinney
Director, Sustainable Planning & Community
Development

Report accepted and recommended by the City Manager:

Date:


August 19, 2016

List of Attachments

- Appendix 1 – List of candidate heritage properties
- Appendix 2 – Maps of candidate heritage properties
- Appendix 3 – Property owner responses to being added to the Register
- Appendix 4 – Statements of significance for candidate heritage properties
- Appendix 5 – March 29, 2016 Heritage Advisory Panel Meeting Minutes
- Appendix 6 – Register Information Session Exit Surveys

Appendix 1 – Candidate Heritage Properties

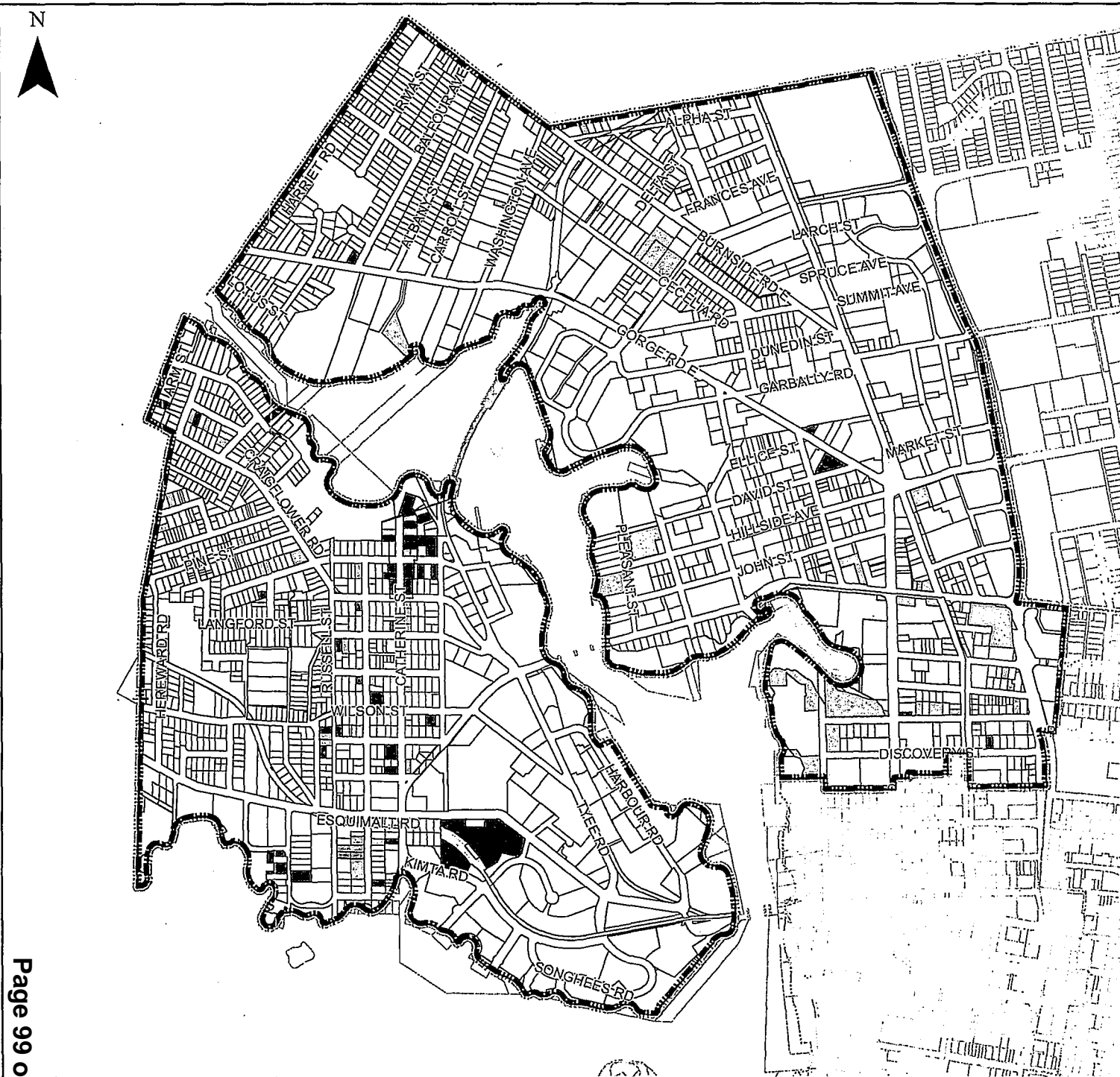
1.	408 Alpha Terrace
2.	1106 Balmoral Road (Normandy Apartments)
3.	715 Bay Street (Bay Street Armoury)
4.	2500 - 2506 Douglas Street (Leland Building)
5.	1403 Chambers Street
6.	414 Craigflower Road
7.	508 Dallas Road
8.	680 Douglas Street (Thunderbird Park and Wawadit'la, Mungo Martin House)
9.	2021 Douglas Street
10.	2655 - 2659 Douglas Street (Scott Building)
11.	225 Dundas Street
12.	1026 - 1028 Empress Street
13.	1702 Fisgard Street (Abbey Apartments)
14.	1038 Fort Street (William Charles House)
15.	949 Fullerton Avenue
16.	701 Craigflower Road (Burleith Wall and Gatehouse)
17.	431 Hillside Avenue
18.	582 Hillside Avenue
19.	607 John Street / 2551 Rock Bay Avenue
20.	952 Johnson Street (McCall's Funeral Home)
21.	242 Mary Street (Ormond's Biscuits)
22.	940 Mason Street

23.	121 Menzies Street
24.	141 – 159 Menzies Street (Windsor Grocery)
25.	501 Niagara Street (Carvath Grocery)
26.	812 – 816 North Park Street (Chinese Presbyterian Church)
27.	840 North Park Street/1800 Quadra Street (Knights of Pythias)
28.	Ogden Point Breakwater and Docks
29.	738 Pembroke Street
30.	727 Princess Street
31.	740 Princess Street
32.	821 Princess Avenue
33.	903 North Park Street/1725 Quadra Street (Park Mansions)
34.	1612 Quadra Street (Rose Manor Apartments)
35.	1803 Quadra Street (Sand's Funeral Home)
36.	2450 Quadra Street (Sandholme Apartments)
37.	735 Queen's Avenue
38.	2519 Rock Bay Avenue
39.	2725 Rock Bay Avenue (Dr. Pope's School for Girls)
40.	Selkirk Trestle
41.	1329 Stanley Avenue
42.	1335 Stanley Avenue
43.	1339 Stanley Avenue
44.	2720 Turner Street (Moore & Whittington offices)
45.	2411 Wark Street
46.	3070 Washington Street
47.	1010 Yates Street (Plimley Building)

48.	1010 Queen's Avenue (Central Park Apartments)
49.	101-105 Menzies Street
50.	2401-07 Quadra Street/901 Empress Street Avenue (Bon Air Apartments)

Appendix 2 – Maps of Candidate Heritage Properties

- Burnside-Gorge and Victoria West Neighborhoods
- James Bay Neighborhood
- Harris Green and North Park Neighborhoods
- Fernwood Neighborhood

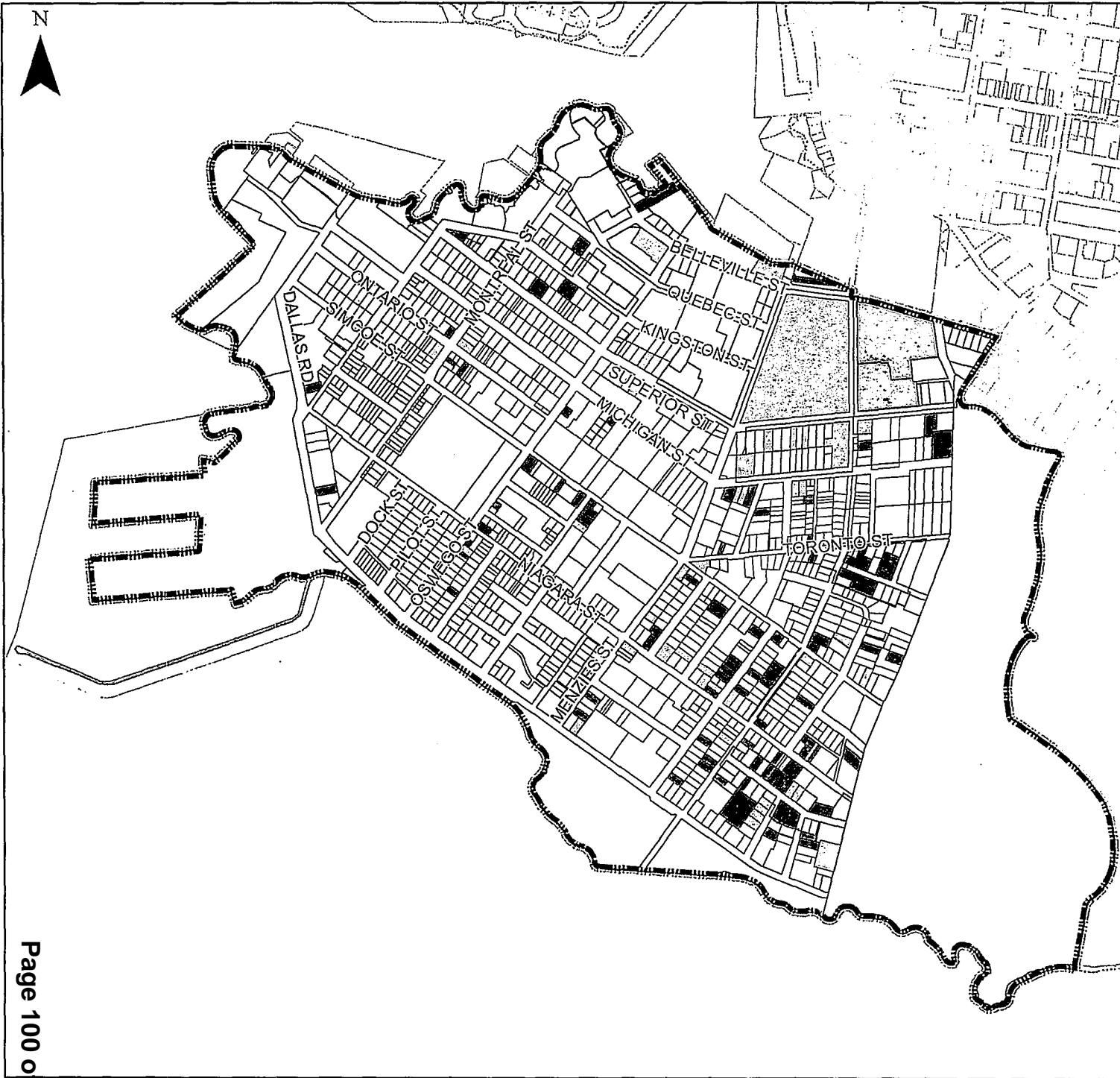


Candidate Heritage Properties

Victoria West and Burnside Neighbourhoods

Legend

-  Heritage Designated
-  Heritage Registered
-  Candidate Heritage Properties
-  Neighbourhood Boundary
-  Heritage Conservation Area

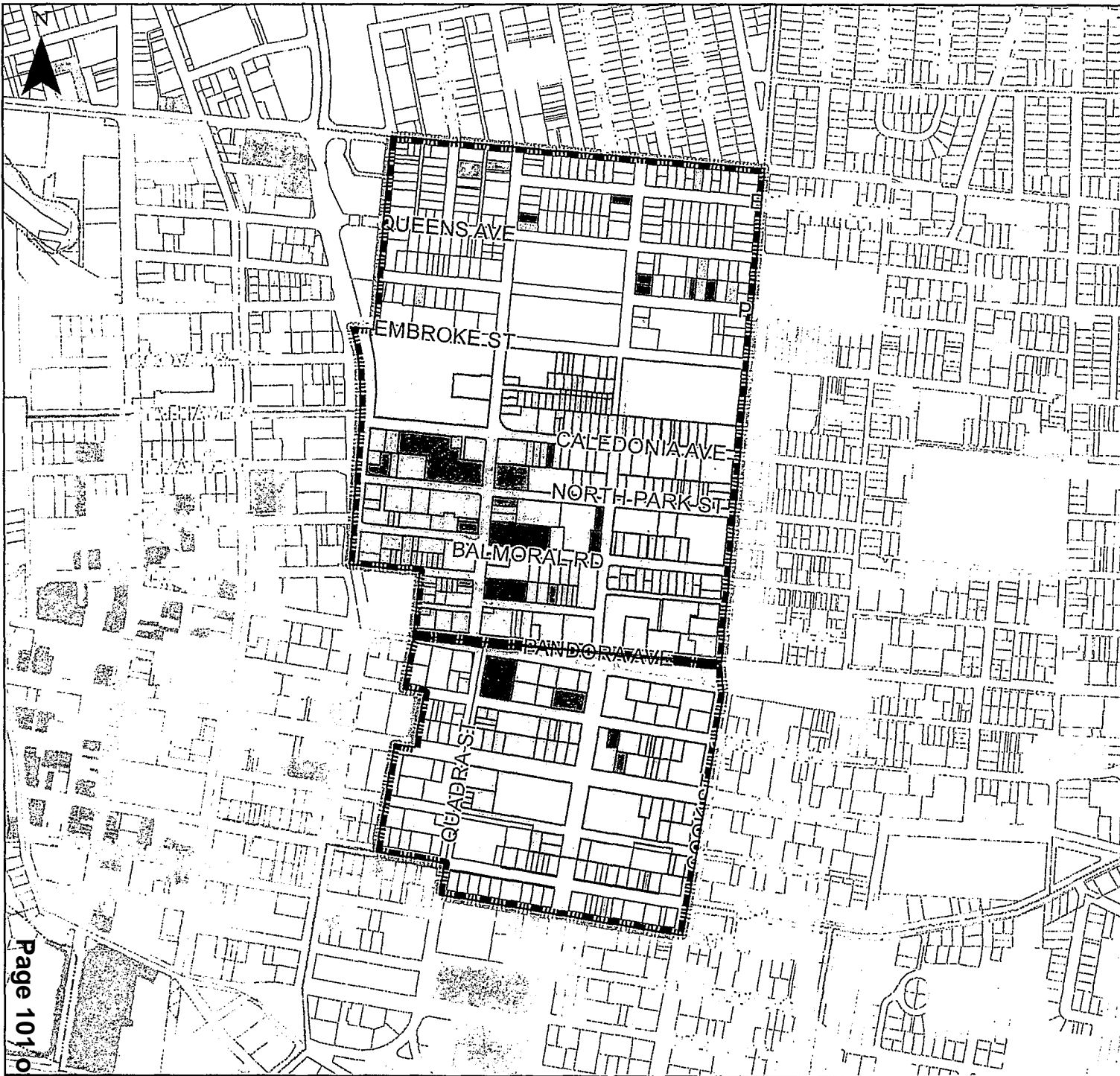


Candidate Heritage Properties

James Bay
Neighbourhood

Legend

- Heritage Designated
- Heritage Registered
- Candidate Heritage Properties
- Heritage Conservation Area
- Neighbourhood Boundary

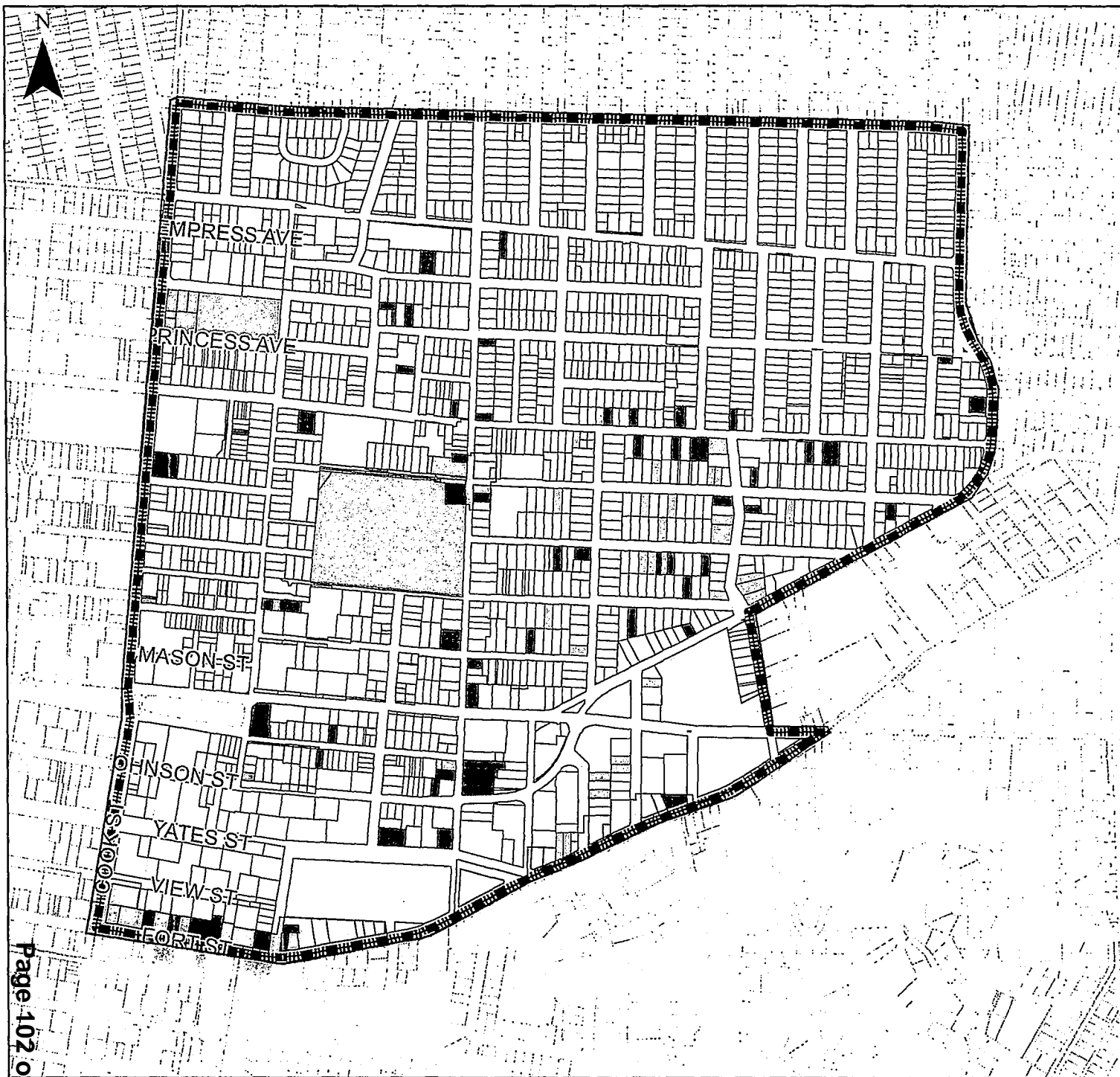


Candidate Heritage Properties

Harris Green and
North Park
Neighbourhoods

Legend

- Heritage Designated
- Heritage Registered
- Candidate Heritage Properties
- Heritage Conservation Area
- Neighbourhood Boundary



Candidate Heritage Properties

Fernwood
Neighbourhood

Legend

- Heritage Designated
- Heritage Registered
- Candidate Heritage Properties
- Neighbourhood Boundary
- Heritage Conservation Area

Appendix 3 – Property owner responses to being added to the Register

Candidate Property	Owner Responses
408 Alpha Terrace	Yes
431 Hillside Avenue	No
582 Hillside Avenue	No Response
738 Pembroke Street	No Response
727 Princess Street	No Response
735 Queen's Avenue	No
3070 Washington Street	Undecided
701 Craigflower Road	No
715 Bay Street	No Response
2021 Douglas Street	No Response
2500 - 2506 Douglas Street	Undecided
2655 - 2659 Douglas Street	No Response
740 Princess Street	No
607 John Street / 2551 Rock Bay Avenue	No
2519 Rock Bay Avenue	No
2725 Rock Bay Avenue	No
2720 Turner Street	No Response
414 Craigflower Road	No Response
225 Dundas Street	No
949 Fullerton Avenue	No Response
242 Mary Street	No Response
1026 - 1028 Empress Street	Undecided
940 Mason Street	Yes
821 Princess Avenue	Undecided
2411 Wark Street	No
1038 Fort Street	No Response
952 Johnson Street	No Response
1010 Yates Street	No
812 – 816 North Park Street	No
840 North Park Street/1800 Quadra Street	Undecided
903 North Park Street/1725 Quadra Street	No Response
1612 Quadra Street	No
1702 Quadra Street	No
1803 Quadra	No Response
2450 Quadra Street	No
1010 Queen's Avenue	No Response
2401-2407 Quadra Street/901 Empress Avenue	No Response
508 Dallas Road	Yes
121 Menzies Street	Yes
1335 Stanley Avenue	No Response
1403 Chambers Street	No Response
1339 Stanley Avenue	No
1329 Stanley Avenue	No Response

680 Douglas Street (Thunderbird Park and Wawadit'la, Mungo Martin House)	No
501 Niagara Street	Undecided
141 – 159 Menzies Street	No Response
1106 Balmoral Road	No
101-105 Menzies Street	No Response
Ogden Point Break Water and Docks	No Response
Selkirk Trestle	No Response

Appendix 4 – Statements of Significance for Candidate Heritage Properties

- Burnside-Gorge Neighborhood
- Fernwood Neighborhood
- Harris Green Neighborhood
- James Bay Neighborhood
- North Park Neighborhood
- Victoria West Neighborhood

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<i>Sing Lee Laundry & Residence, 740 Princess Avenue</i>	31
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<i>Economy Steam Laundry, 2551 Rock Bay Avenue / 607 John Street</i>	37
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BURNSIDE NEIGHBOURHOOD STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Burnside neighbourhood is bounded on the north by the western end of the City's northern boundary, on the west by the Gorge waterway, on the east by Blanshard Street and Dowler Road, and on the south by the Downtown neighbourhood. Burnside is characterized by its diversity of uses, including: industrial activity close to the waterfront of the Upper Harbour and Rock Bay; residential areas scattered throughout, with homes ranging from workers' cottages to Victorian mansions; the mixed-use Selkirk Waterfront; a military site; green space in the Cecelia Ravine Park; the Galloping Goose cycling and walking trail, that forms part of the Trans Canada Trail; sporting activities on the Gorge; a large urban shopping mall; tourist facilities; and a number of large car dealerships. The Burnside Gorge Community Centre, located near Cecelia Ravine, has a Heritage Mural, celebrating Burnside life from the First Nations to today, painted on both sides of a bridge over the Galloping Goose Trail.

Heritage Value of Historic Place

The Burnside neighbourhood is significant as an area of early coastal settlement that illustrates the evolution of Victoria beginning with the presence of First Nations. For thousands of years before the arrival of the Hudson's Bay Company, the Songhees and Esquimalt Nations – part of the Coast Salish people – used the shores of the Upper Harbour and the Gorge where they lived in large cedar houses, in extended self-governing family groups. Each household group claimed specific areas for living, hunting, fishing, and plant collection. The Gorge, known as Camossung, was a very significant First Nations site.

Further value lies in Burnside's association with the Hudson's Bay Company. The HBC, which built Fort Victoria in 1843, became the administrative authority on the Coast, and charged by the Colonial Office in London with promoting colonization and land sales. Much of the land was sold to Company employees and retirees; Roderick Finlayson, John Work, and James Yates all created pioneer farms on vast acreages in the Burnside area.

Initially the only means of access was by water, but once land-transportation routes were established, these holdings were settled as some of Victoria's first suburbs, beginning in 1861. The City's wealthy businessmen, politicians, and professionals built grand mansions such as 'Ashnola' and 'The Dingle'. Many of these old mansions have disappeared in the wake of neighbourhood redevelopment, particularly after Gorge Road became the Island Highway, connecting Victoria to the rest of Vancouver Island.

Burnside is also significant for supporting Victoria's role as an economic gateway from, and to, Britain, Asia-Pacific and the United States due to the early development of infrastructure. Burnside was, and is, central to the City's transport systems. By the 1860s, Douglas Street had been extended northwards and bridges built at Point Ellice and Rock Bay, as well as across some of the streams draining into the Gorge. With the advent of streetcars, a car barn was built on Pembroke Street. Despite the collapse of the Point Ellice Bridge — caused by overloading and the worst streetcar accident in Canadian history — they continued to be the City's predominant form of local transit until 1946 when the Garbally bus yard was established on Gorge Road. Other rail lines passed through the area, connecting Victoria with the

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Saanich peninsula and several ports to the north. The Canadian Northern Pacific Railway constructed the Selkirk Trestle over the Gorge, which allowed logs from Vancouver Island's forests to be brought to the sawmills in the Upper Harbour.

Burnside is additionally valued for its working waterfront. A water-powered sawmill had been established in the 1860s on Roderick Finlayson's property on Rock Bay and soon industries were established all along the waterfront of the Upper Harbour including Albion Iron, the Victoria Roller Rice and Flour Mill, and the Victoria Gas Company.

Resource-based industries in Burnside were particularly important to the economy of Victoria and the province of British Columbia. A wide variety of goods were manufactured, and goods imported and exported. Logs and lumber for export lined the shoreline; lighter tugs scuttled between big ships and the docks, bringing coal and pig iron from Britain to feed the industrial furnaces. In addition to serving the numerous industries on its shores, the Upper Harbour docks supported the sealing and whaling fleets, a crucial part of the local economy.

Over the years industrial activity spread northwards onto reclaimed land between Bridge and Garbally Streets, and in this area small industry survives while the heavy industry in the Upper Harbour has all but disappeared. Along with industry came power generation; the Victoria Gas Company, founded in 1860, provided the city's first generating station, for domestic as well as industrial use. In 1928, the Burnside neighbourhood became home to the British Columbia Electric Power & Gas Company's Bay Street Sub-Station.

Another of Burnside's major industries on the waterfront was the shipbuilding and iron-founding firm, the Victoria Machinery Depot (VMD). In the early twentieth century it merged with Albion Iron and remained in business for over 90 years. The former VMD points to the city's strong connection with government and military activity. This company built ships for HM Canadian Navy – HMCS *Terra Nova* (laid down in 1953) and HMCS *Saskatchewan* (laid down in 1959) before the firm closed its doors in 1994.

As well as a place of naval shipbuilding, Burnside is significant as the home to the Bay Street Armoury. It was constructed in 1914-15 to plans by William Ridgway-Wilson, architect and colonel in the 5th Field Regiment. Now the headquarters of the Canadian Scottish Regiment (Princess Mary's) and the 5th Field Regiment of the Royal Canadian Artillery, it was originally used as a drill hall as well as an armoury, and served Victoria's military community until the end of the Second World War. In 1989 it was declared a National Historic Site of Canada.

Victoria has been a global tourist destination since the mid-1880s, and Burnside has contributed greatly in the draw of visitors to the city. The Gorge waterway has been a place of recreation and sport since the early days of the Royal Navy holding regattas in the nearby Esquimalt harbour, frequently accompanied by Indian canoes. The rise in tourism was reflected in the increase of motels on Gorge Road after it became the Island Highway in 1915. Today, dragon boats based at Selkirk Water also use the waterway.

Burnside is also valued for its evolution as a vibrant neighbourhood over time. In response to the heritage context of the Burnside neighbourhood, Victoria has adopted a sensitive approach to urban design in the award-winning Selkirk Waterfront. Industrial activity on the waterfront of the Upper

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Harbour had virtually ceased by the 1980s, and the brownfield site that had formerly housed a sawmill was subject to a major remediation to enable this mixed-use urban development.

The new Burnside Gorge Community Centre on Cecelia Road, offering an array of resources, is the focal point for the neighbourhood. In celebration and expression of its history, the Community Association has helped to create the Burnside Heritage Mural, which is painted on both sides of a bridge over Cecelia Ravine. The centre and its activities encourage and support community spirit, and engender a valued sense of belonging.

Character-Defining Elements

Key elements that define the heritage character of the Burnside neighbourhood include, but are not limited to, its:

- location on the waterfront of the Upper Harbour and the Gorge Waterway
- early First Nations' use of the land
- settlement patterns based on the subdivision of pioneer farms, including "grand houses" such as 'The Dingle' and Point Ellice House; and residences constructed at the time the original estates were subdivided, such as 70 Gorge Road East
- ongoing residential development and accompanying neighbourhood services
- industrial and resource-based heritage in such historic places as the Garbally Yard Works, Victoria Gas Company buildings at 502 and 512 Pembroke Street; the Bay Street Substation at 637 Bay Street; and the Victoria Roller Rice and Flour Mill at 1900 Store Street.
- early transportation infrastructure such as the Selkirk trestle; the Garbally bus yard; the Galloping Goose trail (originally a rail right-of-way); and major arterial corridors such as Blanshard Street, Government Street and Burnside Road
- working waterfront, still seen in sites such as the Garbally Road Works Yard
- continuous connection to government and military activity such as the Bay Street Armory
- evidence of historic tourism, such as visitor accommodations
- public and recreational use of the Gorge Waterway
- approach to modernization, urban planning and development, such as the Bay Street Sub-Station and the developing Selkirk Waterfront
- evidence of community spirit as expressed through interpretation and public art, such as the Heritage Mural of the Burnside Gorge Community Centre

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HOLT RESIDENCE, 408 ALPHA TERRACE



Original Owner: William Holt

Date of Construction: 1893; Alterations in 1907

Contractor: D.H. Bale for 1907 Alterations

Description of Historic Place

Located on the north side of Alpha Terrace in the Speed Avenue area of the Burnside neighbourhood, the Holt Residence is a two-storey wood-frame late Victorian-era dwelling. It sits on a rise of land, and is now surrounded by industrial buildings. It has been converted for use as a woodworking shop and offices.

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Heritage Value of Historic Place

The Holt Residence is significant as an example of working-class housing that typified the development of the Burnside neighbourhood of Victoria. The development of workers' housing, in relative proximity to the business district and industrial areas, accommodated the burgeoning working and middle classes at a time when the city was expanding rapidly. Built in 1893, the Holt Residence has historical value for its associations with industrial development that was fuelled by the resource-based economy. This included the sealing and whaling industries, shipyards, mills and factories, such as Albion Iron, Victoria Rice and Flour Mill, and the Victoria Gas Company, clustered in the southern edges of Burnside, which, in turn, fostered the construction of workers' houses nearby. The Holt Residence also symbolizes the community value of the character of Burnside as a mix of industrial and residential uses that has been distinct from Victoria's other early neighbourhoods. Although heavy industry had largely disappeared from Burnside by the 1980s, the Rock Bay area, where the Holt Residence is located, remains a light industrial district. In 1987, it was purchased by Vintage Woodworks, and continues to be used as their office and shop, demonstrating the adaptive re-use of houses for non-residential purposes.

The Holt Residence is additionally valued as an example of late Victorian-era residential vernacular, as characterized by its asymmetrical massing and Carpenter ornamentation. The embellishment of Victorian houses, with a variety of surface textures and carved and applied details, provided a public display of pride and a sign of social status. The house was first owned by William Curryer Holt (1861-1942), a contractor who occupied this residence until 1907; born in England, Holt built several other houses in the Burnside neighbourhood, and was involved with the nearby Centennial Methodist Church. The second owner was Walter Hichens Smith (1860-1917) and his family, who purchased the house in 1907. Alterations were undertaken for the Smiths at that time by prominent local contractor, D.H. Bale, which modernized the appearance of the house through the addition of a fashionable new verandah. One of the last remaining early residences in this area, the Holt Residence makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Holt Residence include its:

- location on a rising slope on the north side of Alpha Terrace, in the Burnside neighbourhood
- residential form, scale and massing as expressed by its: two-storey height; full basement; shallow setback from front property line; low-pitched hipped roof; angled front corner; one-storey corner octagonal bay; and partial-width verandah with flat roof
- wood-frame construction, with masonry elements such as roughcast concrete block foundations and internal corbelled red-brick chimney
- exterior features such as wooden drop siding, shingle siding with diamond-patterned insets, closed soffits and lathe-turned verandah columns
- 1-over-1 double-hung wooden-sash windows, and front door assembly with panelled wooden door, transom and sidelights
- interior features such as wooden floors, staircase with newel posts and panelled wooden doors

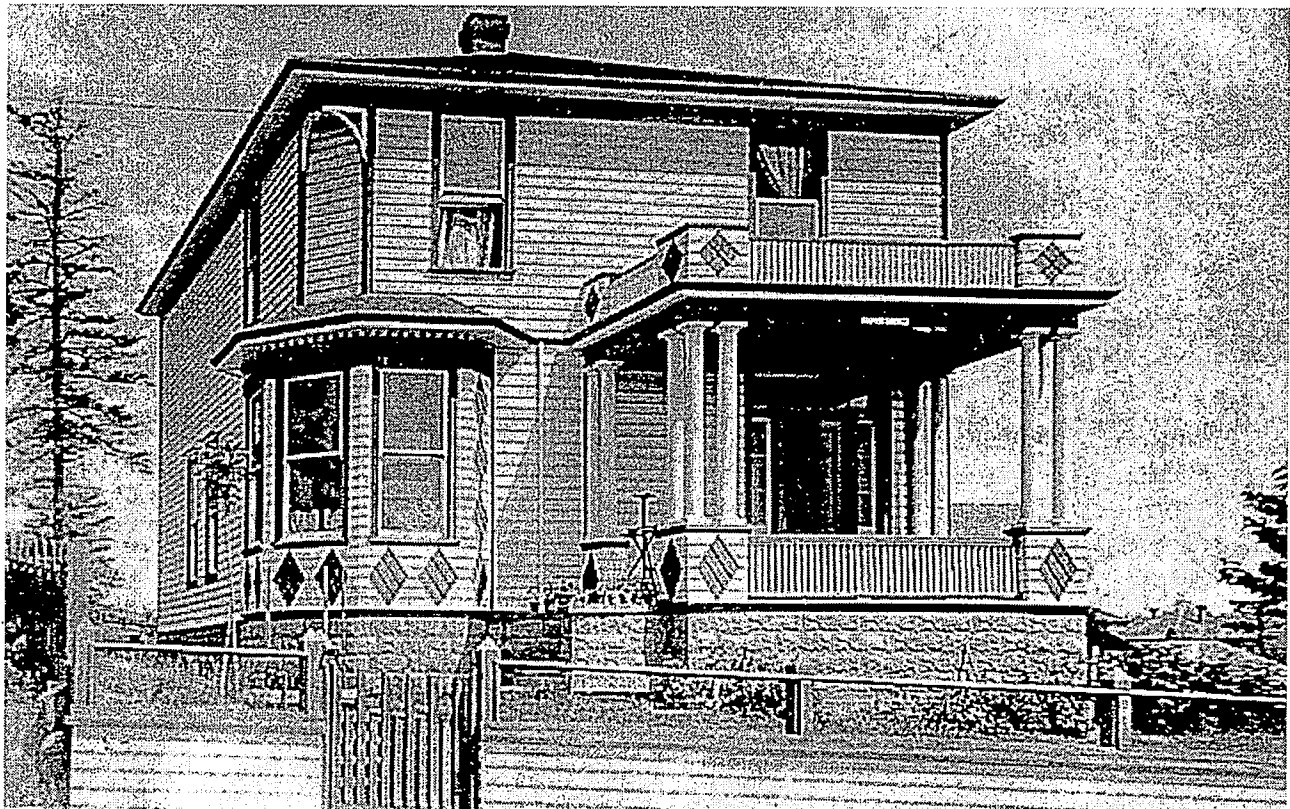
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After 1907 Renovations [Courtesy Vintage Woodworks]



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BAY STREET ARMOURY NATIONAL HISTORIC SITE 713 BAY STREET



Original Owner: Federal Government

Architect: William Ridgway-Wilson

Contractor: Parfitt Brothers

Date of Construction: 1913 (Plans); 1914-15 (construction)

Associated Website:

Canadian Scottish Regiment (Princess Mary's) Regimental Museum

<http://www.islandnet.com/~csrmuse/>

Description of Historic Place

The Bay Street Armoury is prominently located on the south side of Bay Street at the corner of Blanshard Street in the Burnside neighbourhood, at the north edge of downtown Victoria. This monumental and imposing landmark is a massive fortress-like red-brick structure, with a central octagonal tower, crenellated parapets and a fortified central entrance. The exterior walls are pierced with regularly-spaced multi-paned windows, with round-arched tops on the second floor. In 1989, it was recognized as a National Historic Site of Canada.

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Heritage Value of Historic Place

Built in 1914-15, the Bay Street Armoury is of exceptional value as an emblem of the military presence in Canada. Between 1896 and 1918, the federal government initiated a campaign to establish the presence of the militia throughout the country, resulting in the construction of over 100 armouries and drill halls as training and recruitment facilities. The majority of the military facilities built between 1902-18 were designed by Federal Department of Public Works, with standard plans issued to communities across the country. Only a few of these structures were designed locally, the most notable of which was the Victoria Drill Hall, now known as the Bay Street Armoury. A prominent landmark in the Burnside neighbourhood, the Armoury serves as an icon of Victoria's role as a coastal defense centre, and was under construction at the time of the outbreak of the First World War. The military community was preparing for war, and needed a replacement for the earlier Drill Hall on Menzies Street. Since its completion in 1915, the Bay Street Armoury has been used continuously as a military facility, and is currently the home of the Canadian Scottish Regiment, a light infantry regiment, and the 5th Field Artillery Regiment, part of the 39th Canadian Brigade Group in Canada's Army Reserve. The building also houses the Canadian Scottish Museum (Princess Mary's) Regimental Museum, which was opened in 1980.

This landmark structure is also noteworthy for its affiliation with General Sir Arthur Currie (1875-1933), revered as one of Canada's most celebrated military commanders. General Currie trained his regiment at the Bay Street Armoury, and led this brigade in active overseas duty. Promoted to brigadier-general in 1915, within two years he became commander of the entire Canadian Corps, the first Canadian to be awarded this honour. Currie is renowned for his innovative and inspirational battle tactics that many believe led to the Canadian triumph at Vimy. In addition, the Bay Street Armoury is valued for its association to architect Colonel William Ridgway-Wilson (1862-1957). Born in Hong Kong, China, his family moved to England shortly after his birth, where he later trained as an architect. He relocated to Victoria in 1887, and over the course of his long and prolific career designed numerous significant institutional, residential and commercial designs, such as the Colquitz Gaol in Saanich (1913). Ridgway-Wilson joined the militia in 1899, and given his military involvement was an obvious choice to design this structure.

The architecture, structure and materials of the Armoury provide an exceptional demonstration of the power and authority of the Canadian military in western Canada. It is a massive building, with a central Parade Square surrounded by offices and support spaces, totaling 9,200 square metres in size. The dominant expression evokes a medieval fortress, represented through its central tower, symmetrical facades representative of ramparts, symmetrical rows of windows, crenellated parapets and corner turrets. Despite its archaic image, it was built with up-to-date construction technology, including the Kahn System of reinforced concrete, arched steel trusses and advanced fireproofing techniques.

The Bay Street Armoury also has strong community connections. Soon after its completion, it became a popular venue for social and sporting events. It originally boasted an Olympic-size swimming tank (unused since the 1980s) that was also open to the public and was the only pool in town other than the Crystal Garden. The Armoury continues its community connections, including its hosting of an annual Robert Burns night. A prominent landmark, the Bay Street Armoury also makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

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Character-Defining Elements

Key elements that define the heritage character of the Bay Street Armoury include its:

- prominent location at the corner of Bay and Blanshard Streets in the Burnside neighbourhood
- continuous use as a military facility
- military form, scale and massing as expressed by its: two-storey height, three-storey central block and four-storey tower; full basement; regular, rectangular massing; arched central roof with flat roof to each side; and generally symmetrical facades that step down in height from the central tower
- construction materials, including: pressed red brick exterior cladding with black mortar; board-formed concrete interior structure; cast concrete and parged detailing; exposed interior brick walls; and arched steel bow roof trusses in the Parade Square
- references to medieval military architecture such as: its central eight-sided tower with rounded profile; central flagpole above entry; raised parapets with corbelled brick and projecting masonry cornices, and crenellated profiles capped with cast concrete coping blocks; ogee-shaped entryway with imitation portcullis; central balcony supported by scrolled brackets; "Armoury" sign above entry and central keystone dated "1915"; round corner turrets; massive oak entry doors at the front and rear leading to the Parade Square; facades representative of ramparts; and symmetrical window openings
- windows such as its multi-paned double-hung wooden sash windows arranged in rows across each façade, with round-arched tops on the second floor; tall arched windows in the Parade Square; and single-hung windows in some upper-floor rooms
- interior features such as: 100 Level (basement): Olympic-size swimming tank (now unused); two 25-yard shooting ranges; and a gymnasium. 200 Level (ground level): 1,860 square metre open Parade Square with exposed brick walls and steel bow trusses with diagonal plank decking; open staircases in each corner of the Parade Square with round-arched openings, concrete stairs, wrought iron balustrades and cast iron newel posts; internal roof drains; offices and other rooms with original doors, woodwork, interior windows, hardware, fitted cabinets and plaster walls. 300 Level: cantilevered mezzanine encircling the Parade Square, suspended from roof trusses, with fir posts and handrails and pipe railings; Mens' and Officer's Messes, Dining Halls and Regimental Rooms with fir-panelled wainscoting, pilasters, columns, dentil courses, doors, coffered ceilings and oak floors; and the Canadian Scottish Regiment (Princess Mary's) Regimental Museum. 400 Level: Tower Rooms that were previously a caretaker's residence.

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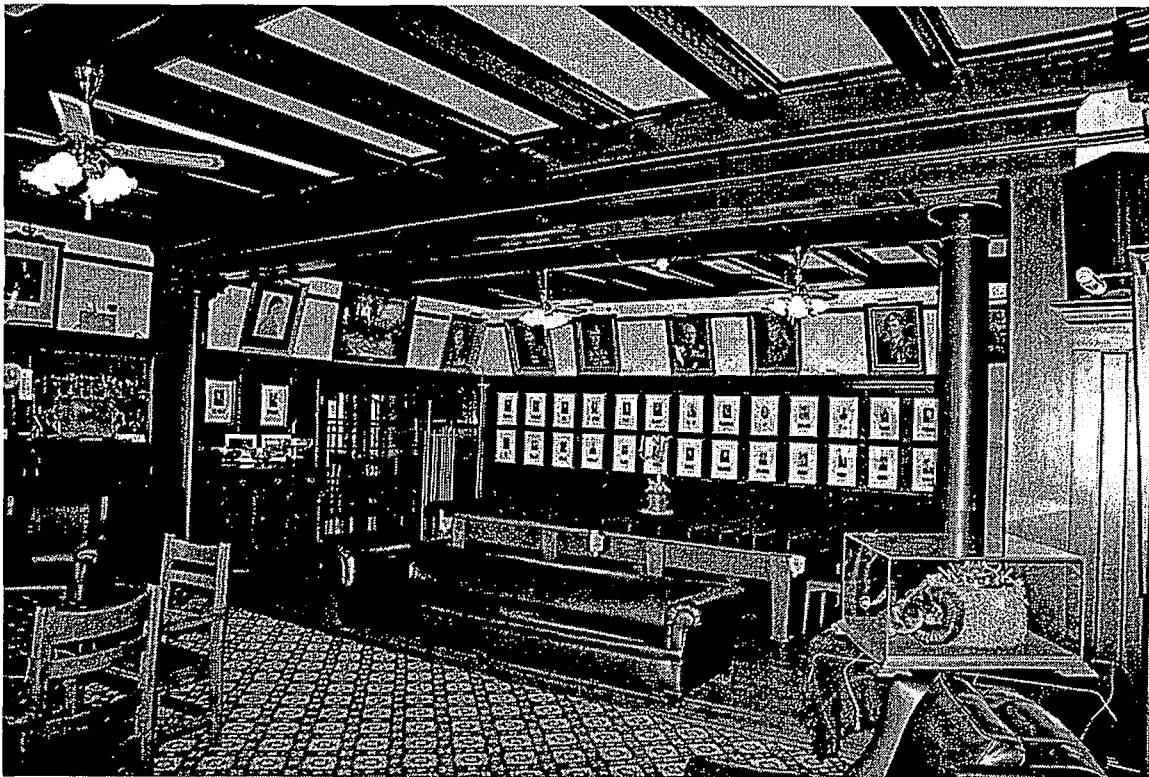
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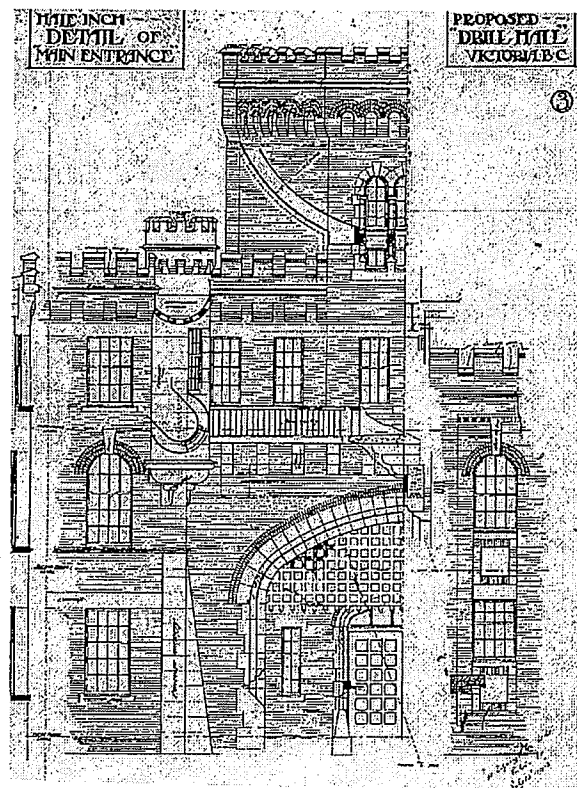
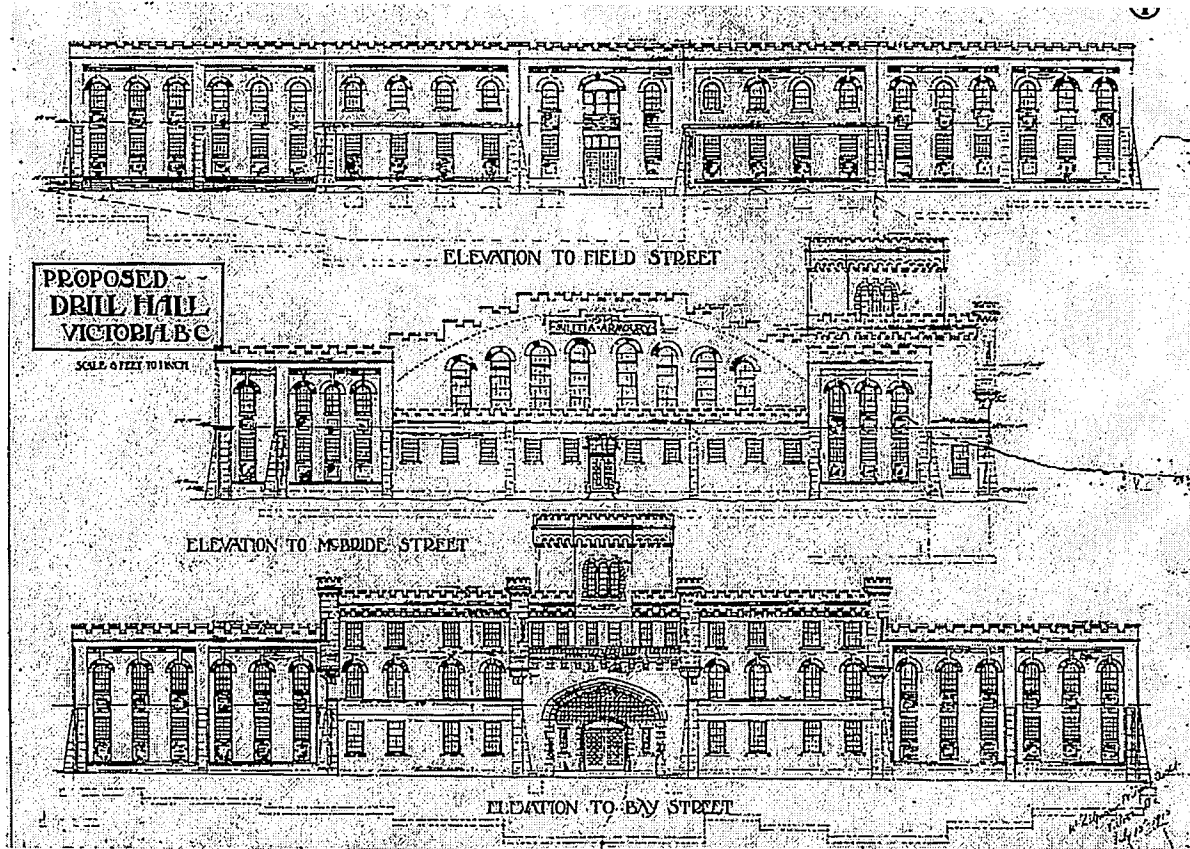


Above: Parade Square. Below: Officer's Mess



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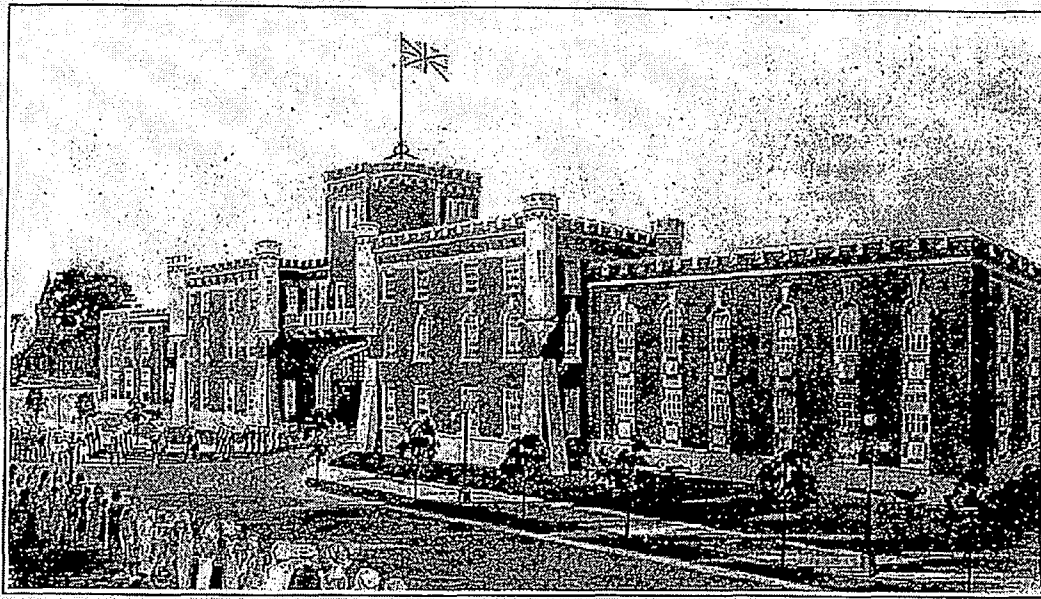
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THE NEW ARMOURIES, VICTORIA, B. C.



LT.-COL. RIDGWAY WILSON, ARCHITECT.

PARFITT BROS., CONTRACTORS



ROYAL BC MUSEUM

Courtesy of BC Archives collections - Call Number: I-01884

Web: www.bcarchives.gov.bc.ca Email: access@www.bcarchives.gov.bc.ca

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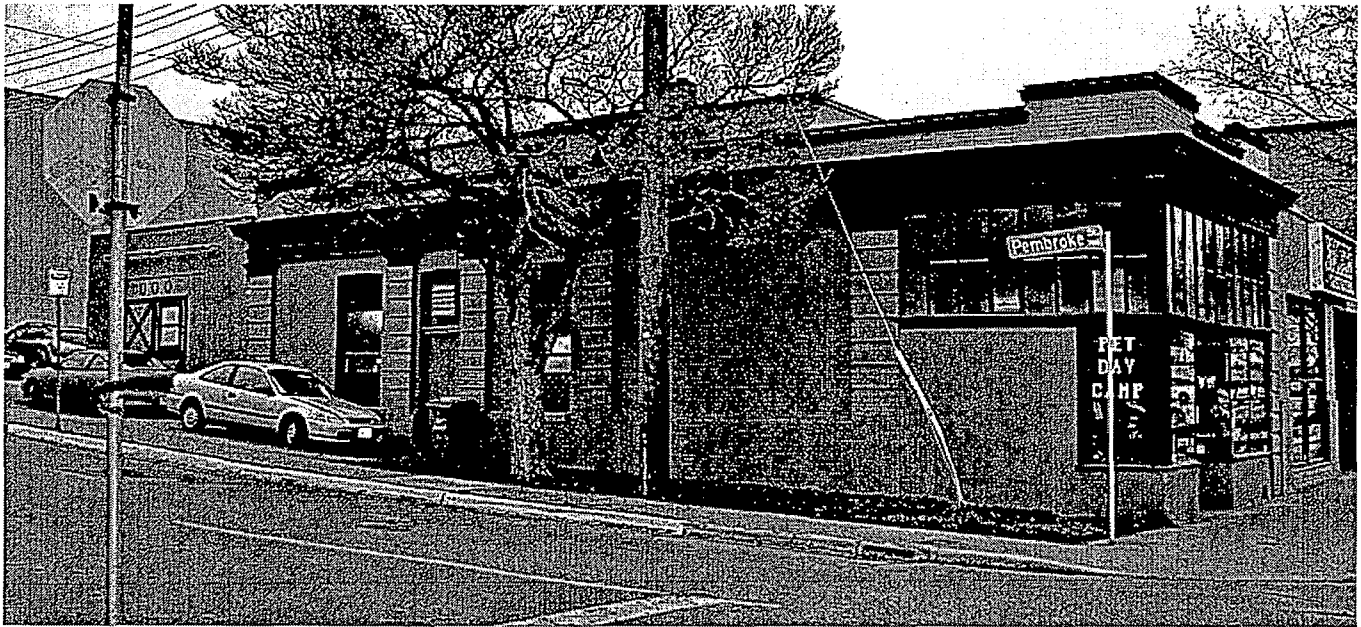


Title: Gladwell Motors truck display in the Bay Street ...

BC Archives I-01884: Gladwell Motors truck display in the Bay Street Armoury, Victoria.
Duncan MacPhail, Photographer, 1948.

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MINARDI GROCERY, 2021 DOUGLAS STREET

Original Owner: Robert Scott

Architect: L.W. Hargreaves

Date of Construction: 1911

Description of Historic Place

Minardi Grocery is a one-storey masonry commercial structure, located at the southeast corner of Douglas and Pembroke Streets in the Douglas Street South area of the Burnside neighbourhood of Victoria. It is distinguished by a projecting cornice that wraps around both main elevations, and high glazed storefront transoms.

Heritage Value of Historic Place

Constructed during the height of the pre-World War One real estate boom, Minardi Grocery is valued as a reflection of the surge of development that characterized Victoria's gateway economy. It was constructed as a revenue property for local investor Robert Scott (1858-1922). Born in Scotland, by 1875 Scott had commenced fur-trading operations in the Northwest Territories, the success of which allowed him to open two large stores in Manitoba. Scott brought in butter-makers from Denmark and established the first creamery in the northwest at Shoal Lake, Manitoba. He originated the method of shipping butter in sealed tins, shipping as far as the Yukon and Japan. After retiring from active business, Scott relocated to Victoria in 1907, and acquired and developed large numbers of investment properties, the most prominent being the Scott Building that is located a few blocks to the north.

Minardi Grocery illustrates the continuing redevelopment of the northern edge of downtown, through the replacement of earlier buildings on prime sites during a time of great prosperity. At the time, the north end of Douglas Street was being established as a significant commercial strip. It was in close proximity to both the industrial enclaves of Burnside as well as downtown Victoria. The city relied

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increasingly on trade and commerce and Minardi Grocery is representative of the economic and social growth that occurred prior to the advent of the First World War. The original tenant was grocer Luis Minardi, who was replaced by a Chinese grocer in 1915, indicating the multicultural nature of the neighbourhood. Once common, these corner stores reflected a way of life that was less dependent on cars and refrigeration, when people walked to local stores, usually daily, to buy fresh food and supplies. These stores thus acted as a social focus for neighbours to meet and talk, but are rapidly disappearing in the face of increasing competition from chain stores and shifting shopping patterns. This building later housed a confectioner, then by 1936 a cleaner and tailor, and remains in active commercial use today, continuing to contribute to the economic and social vitality of Burnside.

Reflective of the architectural expression of the Classical Revival styles that were popular during the Edwardian era, Minardi Grocery features sophisticated detailing that demonstrates a high quality of design and craftsmanship. It is a significant surviving design by architect Lord Wilfrid Hargreaves, who also designed the nearby Scott Building. Born in Manchester, England, Hargreaves (1880-1966) established his business in the city of Victoria in 1909. This handsome structure makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of Minardi Grocery include its:

- location at the southeast corner of Douglas and Pembroke Streets in the Burnside neighbourhood
- commercial form, scale and massing as expressed by its: one-storey height; rectangular plan built to the front and side property lines; flat roof with stepped parapets; and offset entry
- Edwardian-era detailing including: tripartite horizontal articulation; projecting sheet metal cornice, with a running band of egg-and-dart moulding, on the two main facades; rusticated pilasters with sheet capitals; wooden storefront profiles with dentil mouldings
- fenestration, such as: the glazed storefront with obscure glass transoms; and 1-over-1 double-hung wooden sash windows with transoms, set in segmental-arched openings on the side elevation

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LELAND BUILDING, 2500-2506 DOUGLAS STREET



Historic Name: Andrew Wright Building (Leland Apartments)

Original Owner: Andrew Wright

Architect: Lord Wilfrid Hargreaves

Date of Construction: 1912

Description of Historic Place

The Leland Building is a three-storey brick-clad apartment block, located at the northwest corner of Bay and Douglas Streets in the Northern Approaches district of the Burnside neighbourhood of Victoria. The two main façades are articulated with decorative Edwardian-era elements, including buff brick and terra cotta detailing. A series of ground floor retail storefronts face Douglas Street.

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Heritage Value of Historic Place

Constructed during the height of the pre-World War One real estate boom, the Leland Building is valued as a reflection of the surge of development that characterized Victoria's gateway economy. With its substantial size, brick construction and classically-influenced detailing, the Leland was, and remains, a landmark in the Burnside neighbourhood. It was constructed as a revenue property for prominent local businessman Andrew Wright (1859-1932), who had emigrated from Scotland to the Winnipeg area in 1885, where he took up ranching on a large scale. By 1899 he was living in Winnipeg, where he opened a private bank and engaged in real estate activities. By 1905, he had relocated to Victoria, where he became a principal of the Lansdowne Floral Gardens Company as well as a principal in the Foncier Group that developed the Uplands in Oak Bay. The building's scale reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One the following year. The Leland illustrates the continuing redevelopment of the northern edge of downtown, through the replacement of earlier buildings on prime sites during a time of great prosperity. At the time, the north end of Douglas Street was being established as a significant commercial strip.

Built in 1912, the Leland Building is a superior example of the dense, cubic apartment blocks typical of the Edwardian era, which provided housing alternatives in a rapidly urbanizing environment. Situated adjacent to the B.C. Electric Railway line, the Leland was in close proximity to both the industrial enclaves of Burnside as well as downtown Victoria and provided convenient access to amenities. The city relied increasingly on trade and commerce and was growing swiftly with large numbers of immigrants. Apartment blocks suited people and families in transition who could not afford or did not want a single-family home, and the Leland Building is representative of the economic and social transitions that were occurring prior to the advent of the First World War.

Reflective of the architectural expression of the Classical Revival styles that were popular during the Edwardian era, the Leland Building is articulated in a tripartite division of base, shaft and capital. The richly-detailed main façades are clad in buff brick and terra cotta, with sophisticated detailing that demonstrates a high quality of design and craftsmanship. It is a significant surviving design by architect Lord Wilfrid Hargreaves, who also designed the nearby Scott Building. Born in Manchester, England, Hargreaves (1880-1966) established his business in the city of Victoria in 1909. After his work on this building, Hargreaves subsequently acted as the local supervising architect for Wright's magnificent waterfront mansion in the Uplands, *Riffington*, designed in 1913 by Vancouver architect Philip Julien.

The Leland Building retains its original mixed-use function, and continues to contribute to the economic and social vitality of the Burnside neighbourhood. As a visual landmark, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

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Character-Defining Elements

Key elements that define the heritage character of the Leland Building include its:

- location at the northwest corner of Bay and Douglas Streets in Burnside
- continuous residential and commercial use
- apartment block form, scale and massing as expressed by its: three-storey height, set to property lines at the front and south side; flat roof; stepped parapets on two main facades; residential units on the upper two floors; and ground floor commercial retail units with storefronts facing Douglas Street
- masonry construction, including: buff brick cladding with tooled grey mortar on the two main façades; common red brick for north side and rear façades; sandstone plinth blocks; ivory coloured terra cotta lintels, sills, projecting cornices; column bases and capitals, and decorative insets; and marble inset at apartment entry
- highly-detailed sheet metal cornices at the parapet and above the apartment entry
- Edwardian era decorative features including: horizontal tripartite articulation; vertical division with two-storey pilasters; Classical Revival features such as running acanthus, dentil and egg-and-dart mouldings; original wooden mouldings at the entry; and mosaic tile insets in the ground-floor storefront entries
- fenestration, such as: banks of triple window openings on the top two stories of the two main facades; original wooden storefront elements including horizontal transom bars, panelled entry soffits and glazed wooden doors; 4-paned wooden sash windows on the ground floor south side; and segmental-arched window openings on the rear facade
- interior features such as marble panelling in the apartment entry lobby and tapered wooden newel posts on the main staircase

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SCOTT BUILDING, 2655-2659 DOUGLAS STREET



Original Owner: Robert Scott

Architect: L.W. Hargreaves

Contractor: Pacific Coast Construction Company; Terra cotta provided by Gladding, McBean & Co.

Date of Construction: 1911-12

Description of Historic Place

The Scott Building is a three-storey, brick-clad commercial building situated at the southeast corner of the intersection of Douglas Street, Hillside Avenue and Gorge Road East in the Douglas Street South area of the Burnside neighbourhood of Victoria. Notable features of this Edwardian-era building include an extensive use of terra cotta, with a central entry marked by an elaborate architrave and two Ionic columns.

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Heritage Value of Historic Place

Constructed during the height of the pre-World War One real estate boom, the Scott Building is valued as a reflection of the surge of development that characterized Victoria's gateway economy. With its substantial size, brick construction and classically-influenced detailing, the Scott Building was, and remains, a landmark in the Burnside neighbourhood. It was constructed as a revenue property for local investor Robert Scott (1858-1922). Born in Scotland, by 1875 Scott had commenced fur-trading operations in the Northwest Territories, the success of which allowed him to open two large stores in Manitoba. Scott brought in butter-makers from Denmark and established the first creamery in the northwest at Shoal Lake, Manitoba. He originated the method of shipping butter in sealed tins, shipping as far as the Yukon and Japan. After retiring from active business, Scott relocated to Victoria in 1907, and acquired and developed large numbers of investment properties; this was Scott's flagship property.

The building's scale reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One the following year. The Scott Building illustrates the continuing redevelopment of the northern edge of downtown, through the replacement of earlier buildings on prime sites during a time of great prosperity. At the time, the north end of Douglas Street was being established as a significant commercial strip. Situated at a major intersection, the Scott Building was in close proximity to both the industrial enclaves of Burnside and downtown Victoria. The city relied increasingly on trade and commerce and the Scott Building is representative of the economic and social growth that occurred prior to the advent of the First World War.

Designed in an austere manner and articulated in a tripartite division of base, shaft and capital, the Scott Building represents a superior, elegant example of the Classical Revival style that was popular during the Edwardian era. The richly-detailed main façades are clad in tan brick and terra cotta, with sophisticated detailing that demonstrates a high quality of design and craftsmanship. The use of monochromatic terra cotta as a lightweight, inexpensive alternative to stone was inspired by the City Beautiful movement, a progressive reform effort that flourished at the end of the nineteenth century. Advocates of the movement believed that the beautification of cities through the introduction of monumental classical grandeur would promote a harmonious social order. Beauty would act as a social control device by inspiring moral and civic virtue among urban populations, and bring North American cities to cultural parity with those of Europe. The terra cotta on the two main facades is also significant as an example of the work of famed California manufacturer Gladding, McBean & Co., founded in 1875 and continuing in business today. Gladding, McBean supplied the terra cotta for many high-profile projects in both Vancouver and Victoria, illustrating the importance of the international supply lines that provided sophisticated architectural materials for local building projects. It is a significant surviving design by architect Lord Wilfrid Hargreaves, who also designed the nearby Leland Building. Born in Manchester, England, Hargreaves (1880-1966) established his business in the city of Victoria in 1909.

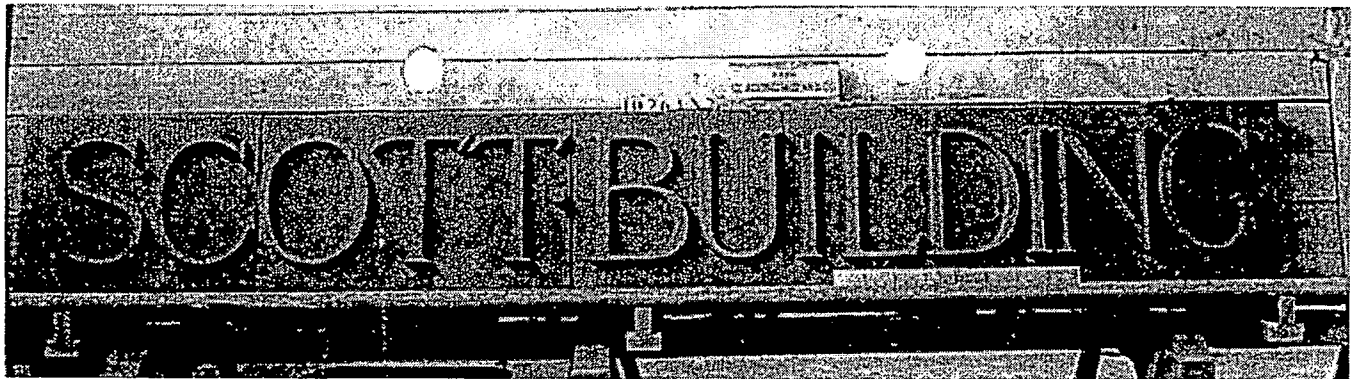
The Scott Building retains its original commercial function, and continues to contribute to the economic and social vitality of the Burnside neighbourhood. As a visual landmark, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

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Character-Defining Elements

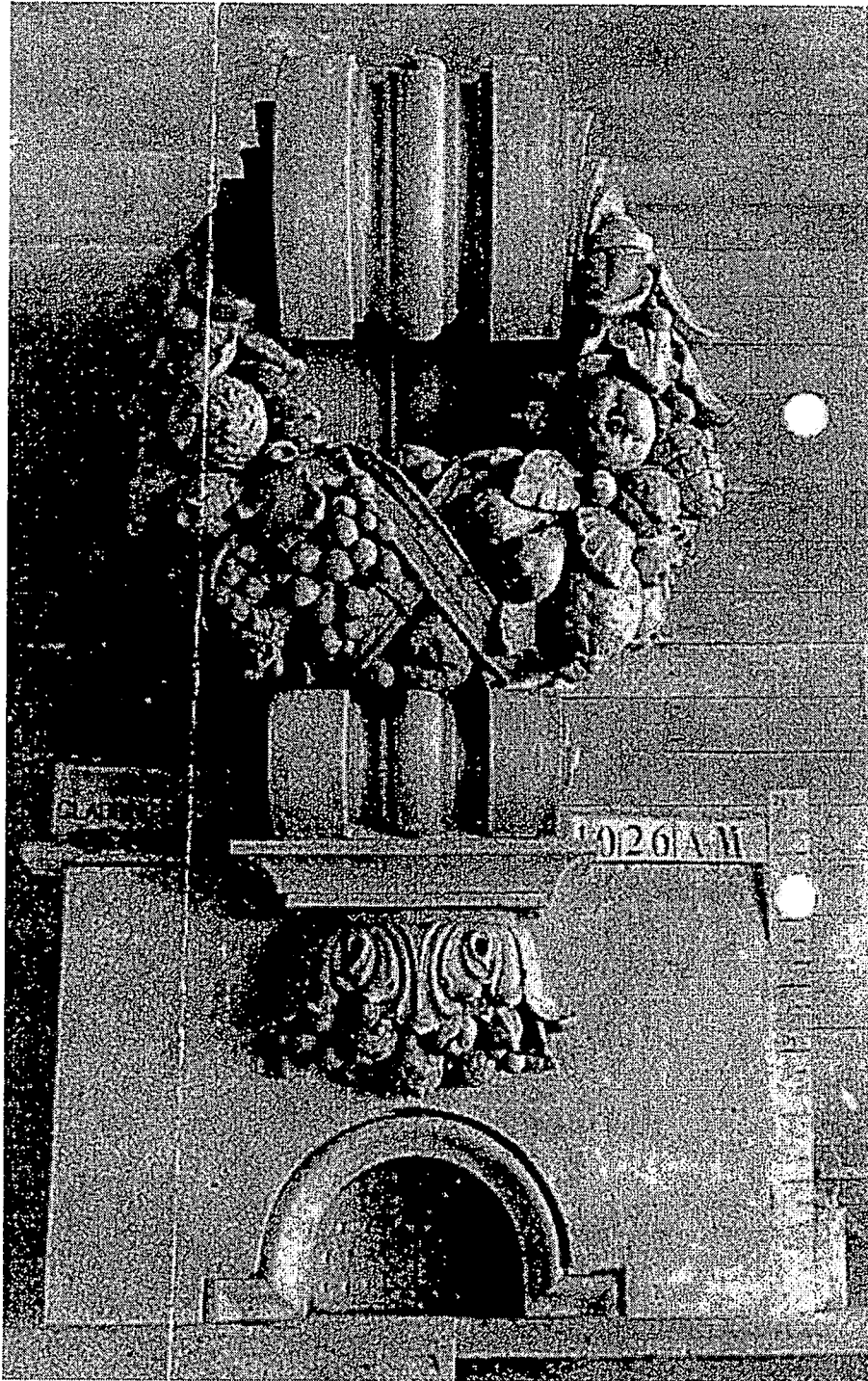
Key elements that define the heritage character of the Scott Building include its:

- location at the southeast corner of the intersection of Douglas Street, Hillside Avenue and Gorge Road East in the Burnside neighbourhood
- continuous commercial use
- commercial form, scale and massing as expressed by its: three-storey height, built to the front and side property lines; full basement; rectangular plan; flat roof with parapets, raised at main corner; and ground floor commercial retail units with storefronts facing Douglas Street
- masonry construction, including: tan brick cladding on the two main façades; granite plinth blocks; and ivory coloured terra cotta lintels, sills, projecting cornices; column bases and capitals, and decorative insets
- Edwardian era decorative features including: horizontal tripartite articulation; vertical division with two-storey pilasters; Classical Revival features such as running acanthus, dentil and egg-and-dart mouldings; central entry with festoons, garlands, two fluted ionic columns and two engaged Ionic pilasters; ground floor pilasters with sunk panels; and name plaque "Scott Building"
- regular fenestration such as: original wooden brick-mould and mullions; segmental-arched window openings on the rear elevation; and three leaded coloured-glass transom windows above central entry



[Gladding McBean Collection, California State Library, Sacramento]

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[Gladding McBean Collection, California State Library, Sacramento]

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KETTLE RESIDENCE, 431 HILLSIDE AVENUE

Original Owner: William Henry Kettle

Date of Construction: 1892

Description of Historic Place

The Kettle Residence is a two-storey, Queen Anne Revival-style house located in the Rock Bay light industrial district of the Burnside neighbourhood of Victoria. The house is distinguished by its hipped roof, two-storey projecting front-gabled bay, patterned shingles and scroll-cut brackets. It is one of the few surviving residences in what is now a predominantly industrial and commercial area.

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Heritage Value of Historic Place

The Kettle Residence is significant as an example of working-class housing that typified the development of the Burnside neighbourhood of Victoria. The development of workers' housing, in relative proximity to the business district and industrial areas, accommodated the burgeoning working and middle classes at a time when the city was expanding rapidly. The vernacular typology of workers' cottages has social value in Burnside as a reminder of the city's industrial evolution. Built in 1892, the Kettle Residence has historical value for its associations with industrial development along the waterfront in the late 1800s, fuelled by the resource-based economy. This included the sealing and whaling industries, shipyards, mills and factories, such as Albion Iron, Victoria Rice and Flour Mill, and the Victoria Gas Company, clustered in the southern edges of Burnside, which, in turn, fostered the construction of workers' houses nearby. This residence was first owned and occupied by English-born William Henry Kettle (1849-1936), who was employed as a marine engineer.

The Kettle Residence is additionally valued as an example of the vernacular influence of the Queen Anne Revival style, as characterized by its asymmetrical massing and Carpenter ornamentation. The scroll-cut detailing also demonstrates the introduction of new construction technology, at a time when steam-driven band saws had become readily available, facilitating the use of ornate detailing. The embellishment of late Victorian-era houses, with a variety of surface textures and carved and applied details, provided a public display of pride as well as a sign of social status.

The Kettle Residence also symbolizes the community value of the character of Burnside as a mix of industrial and residential uses that has been distinct from Victoria's other early neighbourhoods that were planned and developed as Garden City suburbs. Although heavy industry had largely disappeared from Burnside by the 1980s, the Rock Bay area, where the Kettle Residence is located, remains a light industrial district. One of the last remaining early residences in this area, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Kettle Residence include its:

- location on Hillside Avenue in the Burnside neighbourhood
- minimal setback from the property lines
- continuous residential use
- residential form, scale, and massing as expressed by its: two-storey height; hipped roof; rectangular plan, set close to front property line; two-storey projecting front-gabled bay; and one-storey projecting bay to west side
- wood-frame construction with wooden drop siding, cornerboards; fishscale and sawtooth shingles; and wooden trim and detailing
- elements of the Queen Anne Revival style such as: two-storey front-gabled bay with closed cornice return; contrasting textures of wall materials; scroll-cut eave brackets; tall corbelled internal red-brick chimney; engaged lathe-turned porch columns; and window in east side stairwell flashed with coloured glass
- fenestration such as: 1-over-1 and 6-over-1 double-hung wooden sash windows in single and triple-assembly; and glazed, panelled front door

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FISH RESIDENCE, 582 HILLSIDE AVENUE

Alternate Address: 2712 Rock Bay Avenue

Original Owners: Robert and Ellen Fish

Date of Construction: circa 1883-84; addition in 1888

Description of Historic Place

The Fish Residence is a one and one-half storey, brick-clad side-gabled residence with paired front-gable wall dormers and segmental-arched window openings. A single-storey addition is attached to the north side of the house. It is located at the corner of Hillside and Rock Bay Avenues in the Rock Bay light industrial district of the Burnside neighbourhood in Victoria. Sited on a prominent rise, with views to the south and west, the Fish Residence is now mainly surrounded by commercial and industrial buildings. It has been converted for use as an office.

Heritage Value of Historic Place

Built in 1883-84, the Fish Residence is significant as one of the earliest surviving houses in the Burnside neighbourhood and one of the oldest brick houses in Victoria. It is also notable for its location near the site of the Humber brick works, around which were clustered a number of brick structure; this is one of the few that is still extant in the area. The first owner was English-born Robert Fish (1833-1927), who arrived in British Columbia on the Barque Tory in 1851. Fish worked for the Hudson's Bay Company

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and was active with Victoria's founding Freemason Society, Victoria Lodge No. 1085 as well as the Odd Fellows, and occupied the house with his wife Ellen (nee Morrison, 1843-1921) and their three sons. This remained the Fish family home for many years.

The Fish Residence is further significant as an example of working-class housing that typified the development of the Burnside neighbourhood of Victoria. The development of workers' housing, in relative proximity to the business district and industrial areas, accommodated the burgeoning working and middle classes at a time when the city was expanding rapidly. The vernacular typology of workers' cottages has social value in Burnside as a reminder of the city's industrial evolution. Despite its modest embellishments, the Fish Residence exhibits a substantial appearance that demonstrated a public display of pride and a sign of social status.

The Fish Residence also symbolizes the community value of the character of Burnside as a mix of industrial and residential uses that has been distinct from Victoria's other early neighbourhoods that were planned and developed as Garden City suburbs. Although heavy industry had largely disappeared from Burnside by the 1980s, the Rock Bay area, where the Fish Residence is located, remains a light industrial district. One of the last remaining early residences in this area, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Fish Residence include its:

- prominent corner location at the corner of Hillside and Rock Bay Avenues in the Burnside neighbourhood
- residential form, scale and massing as expressed in its: one and one-half storey height; partially-excavated basement; rectangular plan, set close to the corner at the highest point of land; side-gabled roof with paired front-gable wall dormers with open soffits; and single-storey hipped-roof addition attached to the north side of the house
- masonry construction, with common red brick cladding, segmental-arched window and door openings, internal red brick chimney and rubbed brick stringcourse
- additional exterior features such as: a partial-width, inset nailing strip on the south façade that indicates the original location of a hipped verandah roof; original wooden brickmoulds with applied decorative motifs in the arched insets; and offset original entryway to the south

CITY OF VICTORIA HERITAGE REGISTER UPDATE

WILSON RESIDENCE, 738 PEMBROKE STREET

Original Owner: Joseph F. Wilson

Date of Construction: 1880-81

Description of Historic Place

The Wilson Residence is situated on a rocky outcrop on the north side of Pembroke Street, between Douglas and Blanshard Streets in the Rock Bay light industrial district of Victoria's Burnside neighbourhood. The earliest building in the vicinity, this wood-frame cottage features a full-width open front verandah, a hipped roof, paired windows flanking the central entry, and a rubble-stone foundation. The property extends back to Princess Street.

Heritage Value of Historic Place

Built in 1880-81, the Wilson Residence is significant as one of the earliest surviving houses in the Burnside neighbourhood. It is associated with industrial development along the waterfront in the late 1800s, fuelled by the growing resource-based economy. This included the sealing and whaling industries, shipyards, mills and factories, clustered in the southern edges of Burnside, which, in turn, fostered the construction of housing areas nearby. The first owner and occupant was Joseph F. Wilson (1816-1893) an iron founder and proprietor of the Victoria Iron Works and Brass Foundry. Wilson's enterprise was located on the south side of Herald Street, mid-block between Store and Government Streets, within close proximity to his residence. The development of housing near the business district

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and industrial areas accommodated the burgeoning working and middle classes at a time when the city was expanding rapidly. The sophisticated nature of the Wilson Residence indicates its middle-class status. It is a fine example of late Victorian-era vernacular cottage, as characterized by its symmetrical massing and Carpenter ornamentation. The embellishment of Victorian houses, with a variety of surface textures and carved and applied details, provided a public display of pride and a sign of social status.

The Wilson Residence also symbolizes the community value of the character of Burnside as a mix of industrial and residential uses that has been distinct from Victoria's other early neighbourhoods that were planned and developed as Garden City suburbs. Although heavy industry had largely disappeared from Burnside by the 1980s, the Rock Bay area, where the Wilson Residence is located, remains a light industrial district. One of the last remaining early residences in this area, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character- Defining Elements

Key elements that define the heritage character of the Wilson Residence include its:

- setting on a rocky outcrop, on the north side of Pembroke Street, in a mixed residential and commercial area in the Burnside neighbourhood
- continuous residential use
- residential form, scale, and massing as expressed by its: one-storey height; L-shaped plan with later rear addition; location close to front property line; low-pitched hipped roof; symmetrical front facade; and full-width open front verandah with bellcast hipped roof
- wood-frame construction with wooden drop siding, corner boards, and window trim of dimensional lumber, set on rubble-stone foundations
- exterior architectural details such as: three red-brick brick chimneys with corbelled stacks: shallow eaves; chamfered square verandah columns with moulded capitals and shaped brackets
- double assembly window openings, and front door assembly with multi-paned transom and sidelights

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MADDEN HOUSE, 723 PRINCESS AVENUE

First Owner: Jeremiah Madden

First Resident: William Alexander

Date of Construction: 1899

Description of Historic Place

The Madden House is a one-storey, wood-frame cottage with modest Queen Anne Revival details, located mid-block on the south side of Princess Avenue, between Douglas and Blanshard Streets in the Rock Bay light industrial district of Victoria's Burnside neighbourhood. This house is one of a half-dozen similar, closely-spaced residences on the south side of the block; small businesses and parking lots line the north side of the street.

Heritage Value of Historic Place

The Madden House is significant as an example of working-class housing that typified the development of the Burnside neighbourhood of Victoria. The development of workers' housing, in relative proximity to the business district and industrial areas, accommodated the burgeoning working and middle classes

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at a time when the city was expanding rapidly. The vernacular typology of workers' cottages has social value in Burnside as a reminder of the city's industrial evolution. Built in 1899, the Madden House has historical value for its associations with industrial development along the waterfront in the late 1800s and early 1900s, fuelled by the resource-based economy. This included the sealing and whaling industries, shipyards, mills and factories, such as Albion Iron, Victoria Rice and Flour Mill, and the Victoria Gas Company, clustered in the southern edges of Burnside, which, in turn, fostered the construction of workers' houses nearby. Indicative of the need for rental units in the Rock Bay district, this house was built on a speculative basis for Jeremiah Madden. It was first rented to William Alexander, who was employed at the Victoria Waterworks. None of early tenants stayed for any length of time, indicating the transient nature of worker's rental housing.

The Madden House is additionally valued as an example of the vernacular influence of the Queen Anne Revival style, as characterized by its asymmetrical massing and Carpenter ornamentation. The scroll-cut detailing also demonstrates the introduction of new construction technology, at a time when steam-driven band saws had become readily available, facilitating the use of ornate detailing. The embellishment of late Victorian-era houses, with a variety of surface textures and carved and applied details, provided a public display of pride.

The Madden House also symbolizes the community value of the character of Burnside as a mix of industrial and residential uses that has been distinct from Victoria's other early neighbourhoods that were planned and developed as Garden City suburbs. Although heavy industry had largely disappeared by the 1980s, the Rock Bay area of Burnside, where the Madden House is located, remains a light industrial district today. Part of a grouping of similar modest dwellings, the Madden House makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Madden House include its:

- setting in a block of century-old modest residential cottages on narrow lots with shallow setbacks, interspersed with more recent light industrial buildings, in the Burnside neighbourhood
- continuous residential use
- residential form, scale, and massing as expressed by its: one-storey height; rectangular shape; minimal setback from the front property line; medium-pitch hipped roof, and front façade comprised of a projecting bay window balanced by a diminutive inset porch
- wood-frame construction with lapped wooden siding and cornerboards
- influence of the Queen Anne Revival style as expressed in details such as its: lathe-turned porch columns; spindlework under the porch eaves; scroll-cut wooden brackets; and scroll-cut detailing at the corner of the bay window
- fenestration, such as: 1-over-1, double-hung wooden-sash windows, double-assembly on the west side; fixed window beside entry, flashed with coloured glass window; multi-paned stained glass transom in front bay; and glazed, panelled wooden front door

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**SING LEE LAUNDRY & RESIDENCE
740 PRINCESS AVENUE**

Original Owner: Sing Lee

Date of Construction: 1911

Description of Historic Place

The Sing Lee Laundry & Residence is a two-storey brick building with a one-storey brick rear extension, located mid-block on the north side of Princess Avenue, between Douglas and Blanshard Streets in the Rock Bay light industrial district of Victoria's Burnside neighbourhood. It is set flush to the front property line, and is characterized by an austere symmetrical brick façade with a central entry.

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Heritage Value of Historic Place

The Sing Lee Laundry & Residence is a testament to the multi-cultural origins of the Burnside neighborhood, and is tangible reminder of the early commercial activities of the Chinese community in Victoria. This laundry was built at a time when Victoria's Chinatown was expanding, and new commercial enterprises were being built on its outskirts. Chinese had been involved in commercial laundries since the time of the California Gold rush, and clothes had been sent to China until laundries were established in Hawaii. Shortly after arriving in Victoria in the late 1850s, the Chinese founded a network of traditional Chinese goods and service businesses catering to sojourners, such as merchant shops and boarding facilities. Businesses were also set up to cater to the non-Chinese single male miner or labourer during the Gold Rush and Railway period and well into the 1900s. These endeavours, such as laundries and Chinese restaurants, served a domestic function within the community, to impart services typically provided by women at the time. With the imbalance of women during this resource boom period and into the period of exclusion for the Chinese community up to 1947, Chinese laundries such as Sing Lee's served a vital role within both the Chinese and non-Chinese community. Sing Lee owned and operated this laundry for over three decades. Substantial in its construction, with an attached residence, it is typical of the Chinese laundries established during the Edwardian era and is one of the few surviving early laundry buildings that once dotted the Burnside neighbourhood.

Additionally, the Sing Lee Laundry & Residence illustrates the continuing redevelopment of the northern edge of downtown, and is part of a grouping of similar modest industrial buildings. This modest structure contributes to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Sing Lee Laundry & Residence include its:

- location in a mixed-use area, including older residences and more recent commercial and light industrial buildings in the Burnside neighbourhood
- continuous commercial / industrial use
- commercial form, scale, and massing as expressed by its: two-storey height; rectangular plan; flat roof; symmetrical front façade; segmental-arched window openings on the side elevations; and stepped sidewalls
- windows such as its 1-over-1 double-hung wooden-sash windows
- decorative details, including a projecting sheet metal cornice and a brick keystone above the main entry

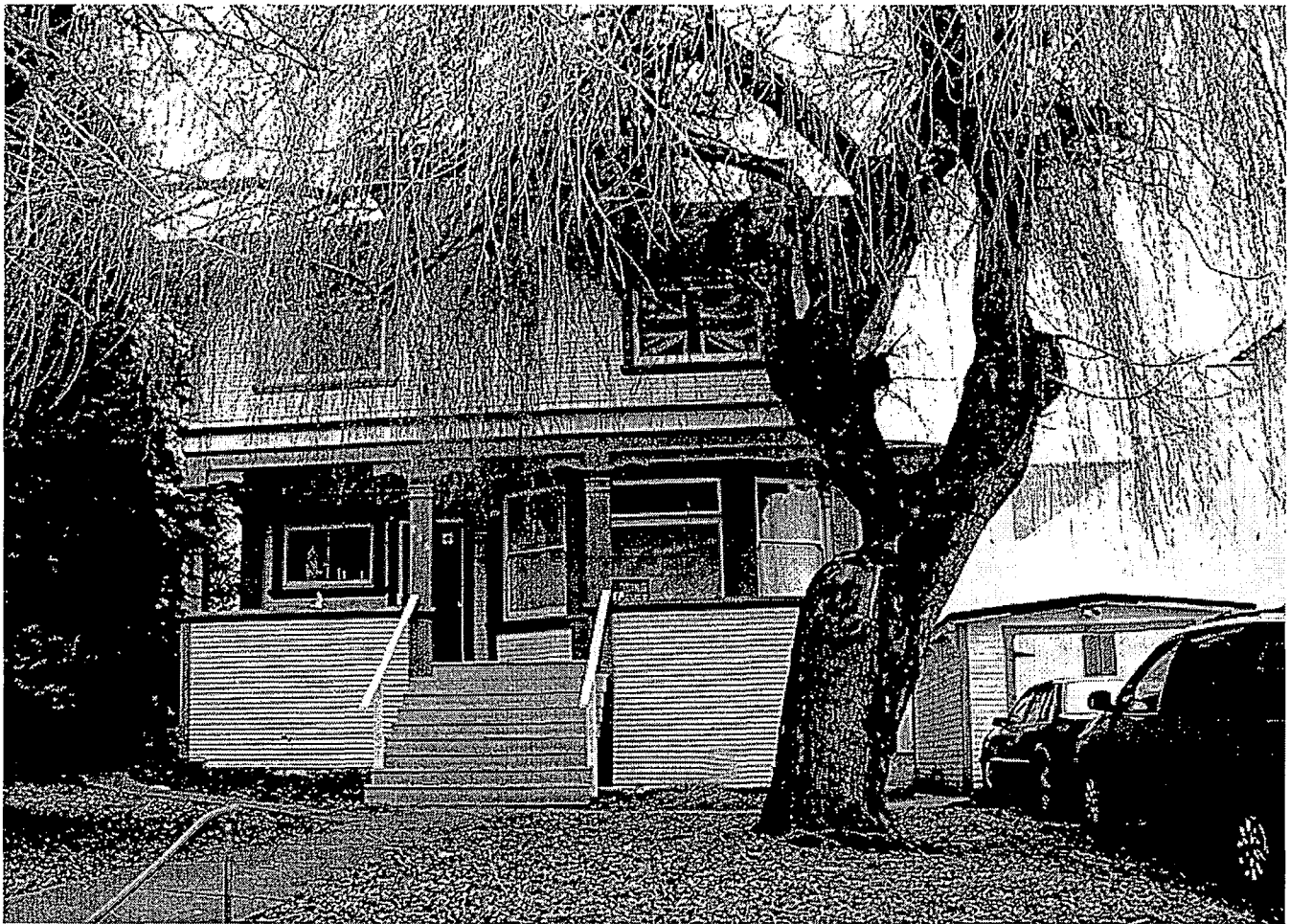
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SYLVESTER RESIDENCE, 735 QUEEN'S AVENUE



Original Owner: Louise Marion Sylvester

Architect: Unknown

Builder: Unknown

Date of Construction: 1910

Description of Historic Place

The Sylvester Residence is a two-storey Edwardian-era, Foursquare house located in the Douglas Street South area of Victoria's Burnside neighbourhood. The house is distinguished by its symmetrical massing, inset verandah, and pyramidal hipped roof with a central front dormer.

Heritage Value of Historic Place

The Sylvester Residence, built in 1910, is significant as an example of working-class housing that typified the development of the Burnside neighbourhood of Victoria. The development of housing, in relative proximity to the business district and industrial areas, accommodated the burgeoning working and middle classes at a time when the city was expanding rapidly. The first owner and occupant was Marion Louise Sylvester (1871-1955), who was employed as a schoolteacher.

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Additionally, the Sylvester Residence is valued as an example of the prevailing architectural styles of the Edwardian era, when residential architecture reflected the popularity of the Classical Revival styles. Compared to the late Victorian-era styles, this was exemplified by a trend towards overall symmetry and simplified detailing.

The Sylvester Residence also symbolizes the community value of the character of Burnside as a mix of industrial and residential uses that has been distinct from Victoria's other early neighbourhoods that were planned and developed as Garden City suburbs. One of the last remaining early residences in this area, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Sylvester Residence include its:

- location on Queen's Avenue, just west of Blanshard Street, in the Burnside neighbourhood
- continuous residential use
- residential form, scale, and massing as expressed by its: two-storey height; rectangular plan; typical residential setback; inset full-width open verandah; central front stairs; angled front bay; projecting rectangular and semi-octagonal one-storey bays to west side; and bellcast hipped roof with bellcast central front hipped dormer
- wood-frame construction with double-bevelled wooden siding and corner boards
- Edwardian-era details such as wide overhanging open eaves, window crowns and square verandah columns with scroll-cut brackets
- fenestration, such as: 1-over-1 double-hung windows; stained glass transoms in front and side bays; cross-lead transoms in second floor front windows; and glazed, panelled front door
- two corbelled internal red-brick chimneys
- front-gabled detached garage with double wooden doors

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BAYLISS SIGNS, 2519 ROCK BAY AVENUE



Original Owner: D'Arcy Britton Plunkett

Date of Construction: 1915

Description of Historic Place

Bayliss Signs is a two-storey, brick clad industrial structure situated on the east side of Rock Bay Avenue, between John and Bay Streets. It is located in a context of similar industrial and commercial buildings in the Rock Bay light industrial district of Victoria's Burnside neighbourhood.

Heritage Value of Historic Place

Bayliss Signs, built in 1915, is valuable as a tangible example of the city's industrial evolution, and is unusual for its date of wartime construction. Industrial development during the early 1900s was fuelled by the booming resource economy. This industrial building was built for the ironworking business of D'Arcy Britton Plunkett (1872-1936). Plunkett was well-known in the community, and was elected in 1928 to 1935 as a Conservative Party MLA. Originally from England, Plunkett was an ironworker by trade, arriving in Victoria in the mid 1910s. Plunkett occupied the building briefly, followed by Bayliss

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Signs Limited, established in the 1920s by English-born William Albert Bayliss (1899-1988). Bayliss Signs later specialized in neon signs, and continued to operate into the early 1990s.

Although heavy industry had largely disappeared from Burnside by the 1980s, the Rock Bay area of Burnside, where Bayliss signs is situated, remains a light industrial district today. It continues to be used for commercial purposes, and continues to contribute to the economic and social vitality of the Burnside neighbourhood. This modest structure contributes to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of Bayliss Signs include its:

- location on Rock Bay Avenue in a commercial / industrial context
- continuous commercial / industrial use
- industrial form, scale and massing as expressed by its: rectangular plan, built flush to the front and side property lines; two-storey height; irregular window openings; and stepped front parapet
- masonry construction with brick cladding and heavy timber internal structure

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ECONOMY STEAM LAUNDRY
2551 ROCK BAY AVENUE / 607 JOHN STREET



Original Name: Economy Steam Laundry
Original Owner: Ernest Fetherston Waller
Date of Construction: 1922

Description of Historic Place

The Economy Steam Laundry is a one-storey, brick-clad industrial building, situated at the corner of Rock Bay Avenue and John Street in the Rock Bay light industrial district of Victoria's Burnside neighbourhood. It is located in a context of similar industrial and commercial buildings.

Heritage Value of Historic Place

The Economy Steam Laundry, built in 1922, is valuable as a tangible example of the city's industrial evolution. Industrial development during the early 1900s was fuelled by the booming resource economy, and although the local economy collapsed at the time of the First World War, it rebounded once peace returned. This building was purpose-built as a commercial laundry for by Ernest Fetherston Waller (1878-1935), who was a plumber by trade. Its construction coincided with escalating Anti-Asiatic sentiment and a conscious effort to boycott Chinese laundries in support of non-Chinese laundries in

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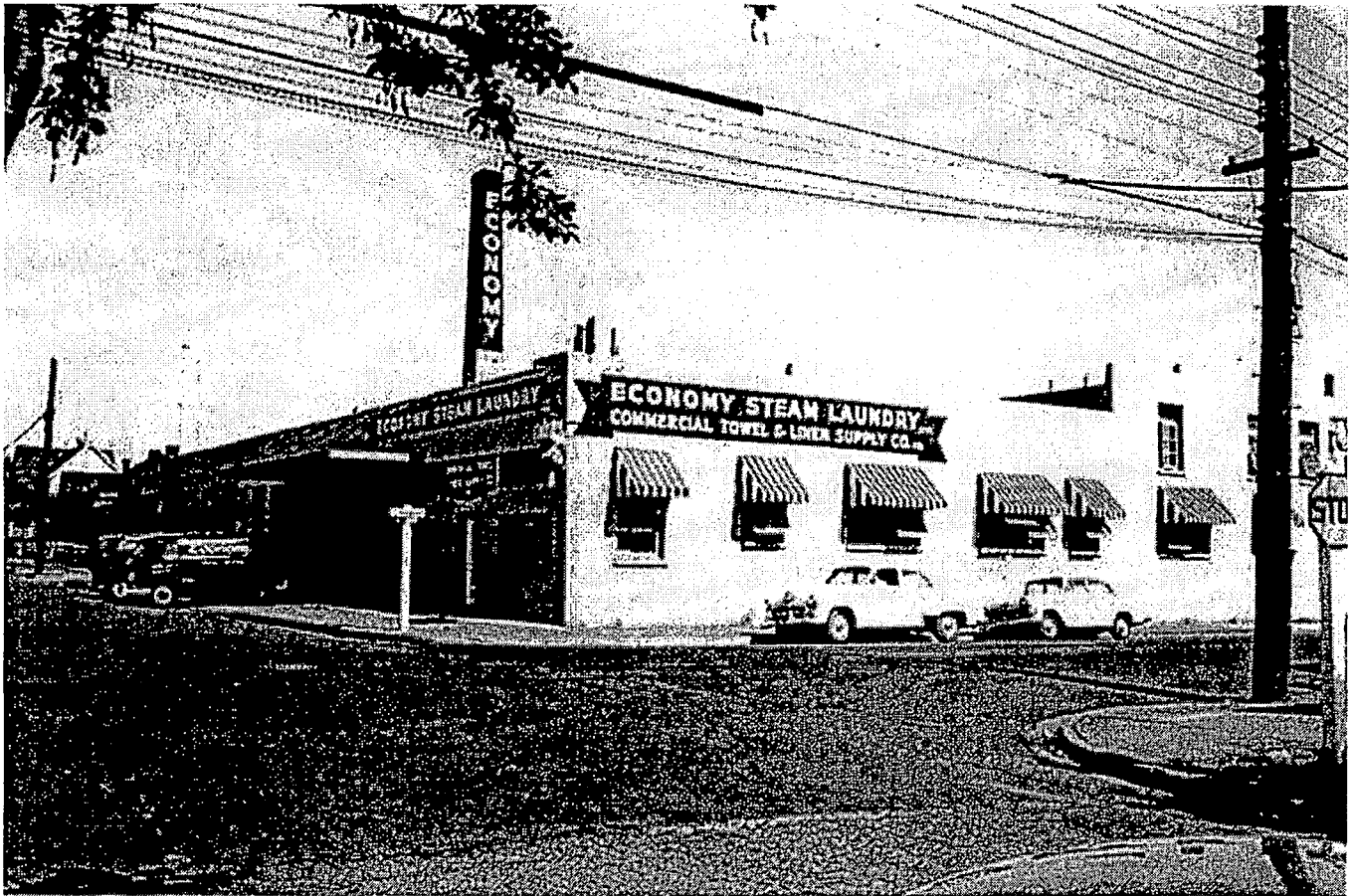
Victoria during this time and up to the time of the Chinese Exclusion Act of 1923. It demonstrates the xenophobic tendencies of the time as well as protectionist economics.

Although heavy industry had largely disappeared from Burnside by the 1980s, the Rock Bay area of Burnside, where the Economy Steam Laundry is situated, remains a light industrial district today. It continues to be used for commercial purposes, and continues to contribute to the economic and social vitality of the Burnside neighbourhood. This modest structure contributes to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Economy Steam Laundry include its:

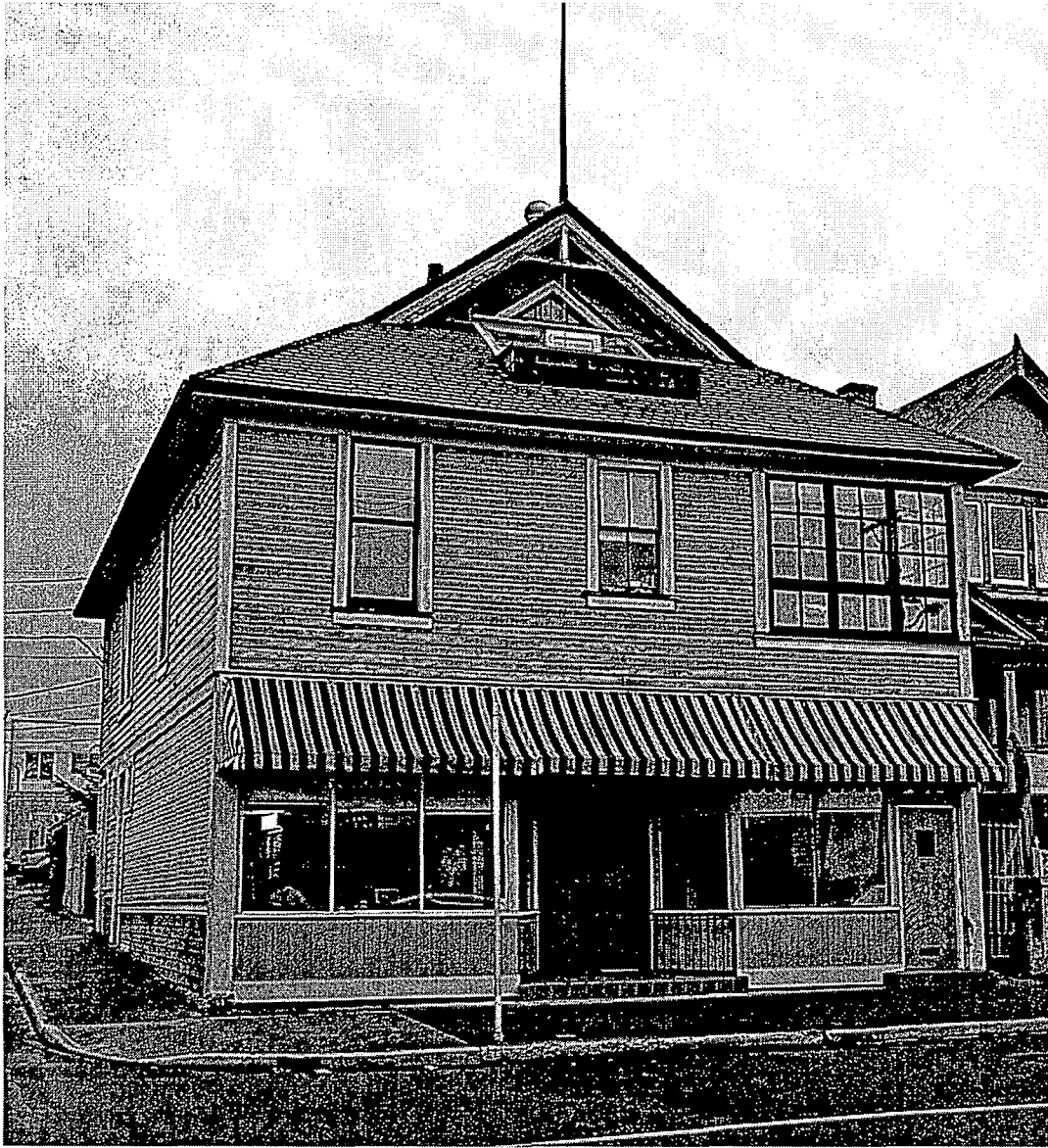
- location at the corner of Rock Bay Avenue and John Street in a commercial / industrial context
- continuous commercial / industrial use
- industrial form, scale and massing as expressed by its: rectangular plan, built flush to the front and side property lines; one-storey height; irregular window openings; and stepped parapets
- masonry construction with red brick cladding, brick sills, continuous concrete lintels on the front and side facades; and heavy timber internal structure



Economy Steam Laundry [City of Victoria Archives: CVA M04326]

CITY OF VICTORIA HERITAGE REGISTER UPDATE

QUEEN'S ACADEMY, 2725 ROCK BAY AVENUE



Original Owner: Dr. Stephen Daniel Pope / Mrs. Charlotte L. Pope

Historic Name: Queen's Academy; later Roberts Grocer

Date of Construction: 1904; Relocated in 1907 and Altered

Description of Historic Place

Queen's Academy is a prominent, two and one-half storey wood-frame building with a hip-on-gable roof. It is located on the southeast corner of Rock Bay Avenue and David Street within the Rock Bay light industrial district in Victoria's Burnside neighbourhood. The ground floor is occupied by commercial space, with a storefront facing Rock Bay Avenue; there are residential units on the upper floors.

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Heritage Value of Historic Place

Queen's Academy represents an early women's' educational institution, and the subsequent evolution, of the structure mirrors the development of the Burnside neighbourhood. Capitalizing on the need for private education for women, Dr. Stephen Daniel Pope (1842-1910) opened the Queen's Academy in 1904. Pope was one of British Columbia's leading educators between 1876 and 1910. Born in Philadelphia, Pennsylvania, he moved with his parents to Ontario at a young age. Pope entered Queens University at the age of fourteen, and graduated first in his class of forty. He emigrating west to Oregon Country and for twelve years, from 1864 to 1876, taught the classics and mathematics at Oregon grammar and high schools. Pope married Charlotte Larissa Buck (1853-1944) in Oregon; they had three children there before relocating to Victoria in 1876. Stephen Pope was appointed principal of Victoria High School. Two years later, in 1878, he was appointed to the South Saanich School. On April 1, 1884, Pope became superintendent of education for British Columbia and served in that capacity until 1899. He resigned as superintendent of education when his salary was substantially lowered in 1899, and taught at Craigflower School between 1900 and 1904. A private venture, the Queen's Academy educated women from some of Victoria's wealthier families. Its advertisements proclaimed " Corner Rock Bay Ave., and Henry St. Private Day School for girls of all ages. Finely furnished school room and large recreation grounds." By 1907, the Academy enrolled seventy female students, which allowed the Popes to acquire the surrounding property, move the school to the lot at the corner of Rock Bay Avenue and David Street, and build a new house. Dr. Pope died in 1910, and Queen's Academy was closed the following year. The original school structure was raised and enlarged, and a new retail store built underneath. Roberts Grocer, owned by Henry Roberts and his wife, Jane O. Roberts, originally occupied the ground floor space, illustrating the need for commercial services in the flourishing Rock Bay neighbourhood.

Queen's Academy embodies the community value of the character of Burnside as a blend of industrial, residential and commercial uses that is distinct from Victoria's other early neighbourhoods. It retains its early mixed-use function, and continues to contribute to the economic and social vitality of the Burnside neighbourhood. As a visual landmark, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Queen's Academy include its:

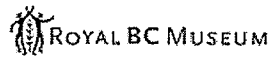
- prominent location at the southeast corner of Rock Bay Avenue and David Street
- long-term commercial and residential use
- form, scale and massing as expressed by its: two and one-half storey height; rectangular plan, set flush to the front and side property lines; and hip-on-gable roof with closed eaves
- wood frame construction with wooden drop siding with cornerboards, belt-course between first and second floors, and dimensional trim boards
- fenestration, such as: multi-paned casement windows enclosing a second-floor porch; 1-over-1 and 1-over-2 double-hung wooden sash windows; and ground floor commercial storefront with recessed central entry, wooden storefront sections and transom windows
- internal red-brick chimney
- central flagpole at front

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Title: Mr. and Mrs. S. D. Pope.

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MOORE-WHITTINGTON OFFICES 2720 TURNER STREET



Original Owner: Moore-Whittington

Contractor: Moore-Whittington

Architect: John Di Castri

Date of Construction: 1951

Description of Historic Place

The Moore-Whittington Offices is a two-storey office block composed of horizontal and vertical rectangular components, with angled clerestory windows capped with flat, floating roof planes. It is located at the southwest corner of Turner and David Streets, within an area of industrial buildings in the Burnside neighbourhood of Victoria.

Heritage Value of Historic Place

The Moore-Whittington Offices is significant as one of the key commissions undertaken by architect John Di Castri (1924-2005), who played a seminal role in establishing modern architecture in Victoria during the early postwar years. It illustrates Di Castri's interest in the development of a personal brand of modernism. His work remains distinctive for its regionalist architectural expression - a rich fusion of materials and complex, eccentric forms that demonstrates Di Castri's interpretation of Wrightian motifs including horizontal planes, manipulated volumes and irregular geometry. Throughout his career, Di Castri retained a singular vision of modernism, one that did not shy away from historical references or decorative elaboration, paralleling the later work of Frank Lloyd Wright. The long, linear composition of this building recalls Wright's early Prairie School houses, with interlocking horizontal lines anchored by vertical projections. The continuous clerestory windows bow out, seemingly under pressure from the

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soaring roof planes, setting up a dynamic tension that animates this soaring design. The angled fascias were one of Di Castri's distinctive design features.

This site is also significant for its associations with Moore-Whittington, established as carpenters and builders in 1893, and prominent for many years in the Victoria region. The company experienced significant growth after the Second World War and was renamed as the Moore-Whittington Lumber Co. Ltd., a large lumber operation that was absorbed by BC Forest Products in the 1960s.

The Moore and Whittington Offices reflects the community character of the Burnside neighbourhood, which has a blend of industrial, residential and commercial uses that has always been distinct from Victoria's other neighbourhoods. Although heavy industry had largely disappeared by the 1980s, the Rock Bay area of Burnside, where these offices are situated, remains a light industrial district today.

Character-Defining Elements

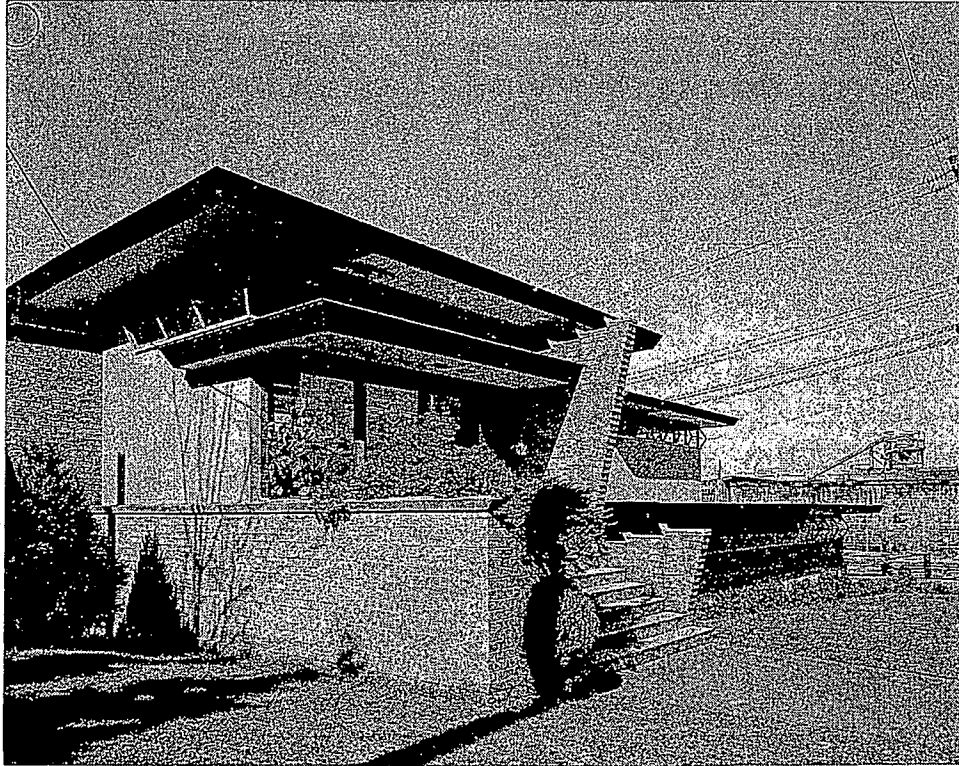
Key elements that define the heritage character of the Moore-Whittington Offices include its:

- location at the southwest corner of Turner and David Streets within an industrial area in the Burnside neighbourhood
- continuous commercial use
- commercial form, scale and massing as expressed by its low, linear massing and irregular, two-storey high plan of horizontal and vertical rectangular components, capped with flat, floating roof planes
- construction materials, including: rough-textured tan brick; vertical wooden planks; and wide horizontal lapped wooden siding
- modernist design details such as: projecting roof eaves with angled fascias; tan brick base, entry stair cheeks, stepped wall fins and entry planter; butt-glazed corner at the front entry; and continuous wooden-sash clerestory windows that bow out in the centre, with reeded glass on the lower level

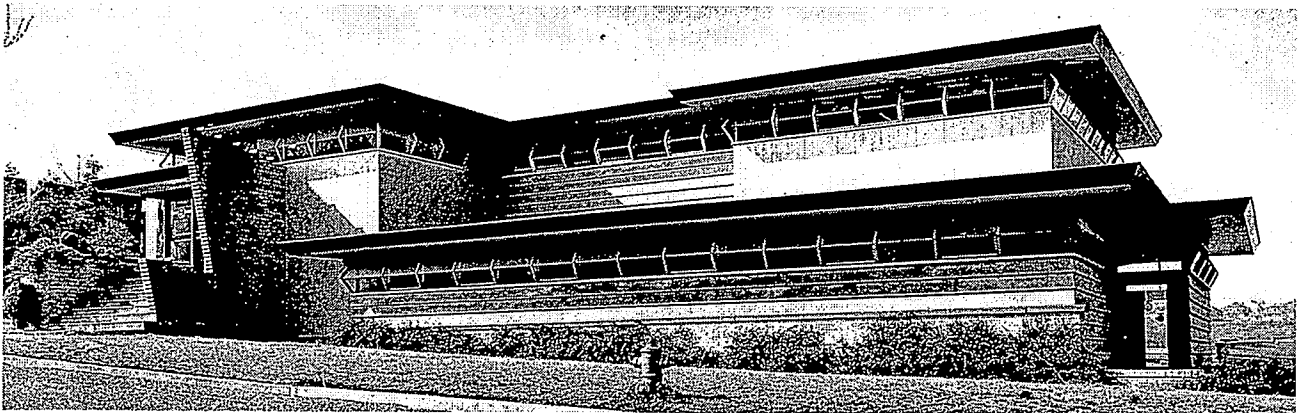
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Hubert Norbury Photograph [courtesy Allan Collier]



Hubert Norbury Photograph [courtesy Jennifer Nell Barr]

CITY OF VICTORIA HERITAGE REGISTER UPDATE

MITCHELL RESIDENCE, 3070 WASHINGTON AVENUE



Original Owner: William Mitchell

Architect: Design by Victor W. Voorhees (*Western Home Builder*)

Date of Construction: 1912

Description of Historic Place

The Mitchell Residence is located on the west side of Washington Avenue, set well back from the front property line on a large lot in the Cecelia/Sumas area of Victoria's Burnside neighbourhood. It is a two-storey, wood-frame Edwardian-era Foursquare house and is distinguished by its second-storey square corner bays, scroll-cut brackets and broad hipped roof and hipped front dormer.

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Heritage Value of Historic Place

The Mitchell Residence, built in 1912, is significant as an example of working-class housing that typified the development of the Burnside neighbourhood of Victoria. The development of housing, in relative proximity to the business district and industrial areas, accommodated the burgeoning working and middle classes at a time when the city was expanding rapidly. The neighbourhood quickly grew as a response to the centralization of industry in the Burnside area, reflecting the diversity and status of families living and working in the neighbourhood. This residence was first owned by William Mitchell, who worked as a contractor. Washington Avenue was developed in the first decade of the century, and Mitchell built several houses in the vicinity, and lived briefly in this one. He built half-a-dozen houses on this street between 1909 and 1912.

The Mitchell Residence is further valued as an example of the wide-spread use of plan books that facilitated residential construction during the Edwardian era. This house is adapted from the *Western Home Builder*, published in 1907 by prolific Seattle-based architect Victor W. Voorhees (1876-1970). Design Number 91 was a particular favourite with developers, and a number of houses were built to this plan in Seattle and the Greater Vancouver area. Plan books provided a reliable and cost-effective alternative to engaging an architect, and many houses were either built directly from these prepared plans or inspired by them. They were also a source of practical advice on all aspects of interior layout and decorating, site planning and gardening and other matters of appropriate taste and appearance. Voorhees' sophisticated designs reflected the popularity of the Classical Revival styles. Compared to the late Victorian-era styles, this was exemplified by a trend towards overall symmetry and simplified detailing.

The Mitchell Residence also symbolizes the community value of the character of Burnside as a mix of residential and other uses that has been distinct from Victoria's other early neighbourhoods that were planned and developed as Garden City suburbs. With its superior design and fine craftsmanship, it makes a significant contribution to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

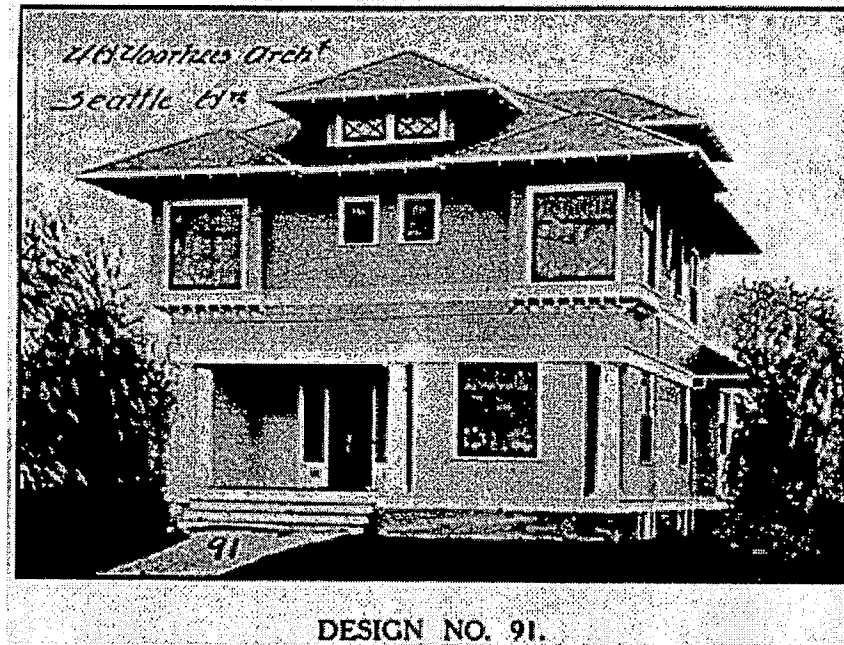
Key elements that define the heritage character of the Mitchell Residence include its:

- location on a large lot, set well back from the front property line on the west side of Washington Avenue in the Burnside neighbourhood
- residential form, scale and massing as expressed by its: Foursquare plan; two-storey height; full basement; cubic massing; hipped roof with wide overhangs and open soffits; inset front verandah with scroll-cut brackets; semi-octagonal bay fronting onto the verandah; one-storey projecting bay to south; and second-storey square corner bays
- wood-frame construction as expressed by its double-bevelled wooden siding with cornerboards at the first and second storeys, shingle siding on the front dormer, and dimensional wooden trim
- windows, such as: double-hung 16-over-1 wooden sash windows, triple-assembly to south side; multi-paned wooden sash casement windows; and glazed front door
- internal red-brick chimney

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Victor W. Voorhees, *Western Home Builder*

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FERNWOOD NEIGHBOURHOOD STATEMENT OF SIGNIFICANCE

Description of Historic Place

Fernwood, one of Victoria's oldest residential neighbourhoods, is located northeast of the Hudson's Bay Company original Fort Victoria, and now borders the expanded modern central business district. Comprised of roughly one hundred blocks, Fernwood is bounded: on the south by historic Fort Street, which extends east from the original fort site; Cook Street on the west; Haultain Street on the north; and Shelbourne Street on the east. The undulating topography rises from the Garry oak meadows eastward up to a rocky ridge along the district's northern boundary, from which there are panoramic views of the distant Olympic Mountains. Fernwood is overlaid with a general north-south mosaic of rectangular lots and blocks, separated by relatively narrow, tree-line streets. Unadorned smaller working-class houses, dating from the 1880s and 1890s, occupy the flatter land closer to the city centre, while later more substantial English Arts and Crafts and Period Revival style homes stand on the brow of the hill along Belmont to the northeast. Fernwood is distinguished by its authentic and intimate residential streetscapes, with a range of house styles and sizes. Schools, churches, and parks occupy sizeable, scattered parcels of land and provide neighbourhood community services. An historic commercial centre exists at the intersection of Fernwood and Gladstone streets, while more recent linear commercial development stands along Cook Street.

Heritage Value of Historic Place

The Fernwood neighbourhood is significant as an area of early coastal settlement that illustrates the evolution of Victoria beginning with the presence of the Lekwungen First Nation, and also the Hudson's Bay Company. The Lekwungen travelled across and used resources in the area before the arrival of the HBC. Fort Street, which traversed the Garry oak meadows of Fernwood between the 1843 Fort Victoria and Cadboro Bay, later formed the southern boundary of the future Fernwood neighbourhood.

Fernwood also illustrates the early pattern of neighbourhood settlement as pioneer farms were subdivided to form the first suburbs. Many former HBC employees (John Work, Robert Staines, Joseph Pemberton, Roderick Finlayson, Amor DeCosmos, Bishop Modeste DeMers, and B.W. Pearse) were the first Europeans to buy surveyed tracts and farm the land in Fernwood in the 1850s and 1860s. Benjamin Pearse's substantial 1859-60 stone house 'Fernwood Manor' became the namesake of this neighbourhood. Colonial Governor James Douglas 1853 designation of a school reserve (bounded by Fort, Yates, and Fernwood) in the area encouraged the founding and expansion of schools. The colonial whitewashed log school on this reserve was later joined, then replaced, by the Victoria Central School (one in 1865 and another in 1953-54), Victoria High School (in 1876, 1882, 1902 and 1914) a girls' school (in 1886), a Vocational Technical Unit (in 1942), and several additions to existing schools. Additionally, the Spring Ridge Ward School, George Jay School, Victoria College, and St. Louis College located in Fernwood over the last 150 years.

The plentiful supply of water and gravel enabled the development of Fernwood's infrastructure between the 1850s and the early 1900s. The abundant supply of fresh spring water, discovered in 1852 (near Denman between Spring and Ridge) and delivered first by barrels on horse-drawn wagons and later by underground wooden pipes, supplied the burgeoning early settlement with a scarce and valuable

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resource. The abundant supply of spring water also spawned the establishment of nearby Victoria breweries. After the city began piping water from Elk Lake, and the Spring Ridge Water Company dissolved (in 1875), the site immediately became the source of a gravel pit that was excavated for building construction. As the city entered a period of booming development, sparked by the anticipated arrival of the transcontinental Canadian Pacific and the Esquimalt & Nanaimo Railways in the 1880s, along with the inauguration of electric streetcars in 1891, the Spring Ridge gravel pit supplied fill for numerous roads and building sites, most notably the James Bay mudflat upon which the CPR erected the Empress Hotel in 1904-08.

Fernwood is additionally valued for its consistent and distinctive residential streetscapes that are a manifestation of successive waves of economic forces. Fernwood witnessed enormous growth during the boom years, extending from the late 1880s to 1913. Large tracts were subdivided and sold for house construction, especially in the streetcar corridors (along Cook, Caledonia, Chandler, Gladstone, and Fernwood). Diverse immigrant groups from many cultures began occupying distinct sections of the neighbourhood: Icelanders settled in the Springville subdivision, the Chinese planted gardens and sold produce near Haultain and Bay, and gypsies occupied seasonal tent camps nearby. Ukrainian emigrants, who arrived in the 1930s and 1940s, congregated in the Cook/Caledonia area, where they founded the Ukrainian Catholic Church in 1949. In 1908, a large subdivision, on part of the early Finlayson property, boasted 500 50-foot lots. Additionally, a small commercial centre rose up along Fernwood at the corner of Gladstone. A plethora of small community churches were constructed at several corner intersections throughout the neighbourhood during this period of expansive growth. Persistent resident protests at city hall about the expanding gravel excavation site at Spring Ridge, which continued through 1910, helped unite neighbours and, around 1905, sparked recognition of Fernwood as a distinct community.

Furthermore, the Fernwood neighbourhood is a testament to community growth and evolution over time. The Great War and its immediate aftermath, the depressed 1930s, and World War II were characterized by economic stagnation and slow growth throughout Fernwood, except for the opening of the Voluntary Aid Detachment Hospital (1916) in Stadacona Park and the creation of Stevenson Park on the infilled old gravel pit on Spring Ridge (1930s). Stagnant growth during these decades resulted in the retention or minimal improvement of many old homes and businesses. When Fernwood hit bottom in the 1960s, subsidized housing projects took hold here as well as social services designed to help those in need. The Cool Aid Society was among the first groups to open an emergency shelter, and soon afterward inaugurated an emergency telephone service for young people. Older building stock in Fernwood housed facilities for the moderately handicapped and for young women in need (Fernwood House) in the 1960s and 1970s. In the mid-1970s, the Fernwood Community Association incorporated and focused its efforts on community renewal. A renewed interest in heritage conservation took hold in the 1980s, and as a result many historic structures received a new lease on life, a trend that has continued to the present day.

Character-Defining Elements

Key elements that define the heritage character of the Fernwood neighbourhood include, but are not limited to, its:

- location to the east of downtown Victoria, north of historic Fort Street
- orderly grid pattern of streets and blocks created on undulating topography rising from a lower open plain in the west to a ridgeline in the northeast

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- views of the distant Olympics Mountains from northern and eastern high ridgelines and historic interior neighbourhood streetscapes elsewhere, featuring narrow tree-lined streets
- settlement patterns based on the subdivision of pioneer farms
- ongoing residential development reflecting a range of income levels, including more modest late Victorian-era houses on the lower plain closer to the city centre and more substantial early twentieth-century domestic style houses (Bungalow, British Arts and Crafts, and Period Revival) in the higher northern and eastern reaches of the neighbourhood
- enclaves of ethnically diverse European residents who arrived during Victoria's boom period of growth (1880s to 1913)
- early transportation infrastructure including arterial routes that border the neighbourhood (Fort, Cook, Yates, Begbie, Shelbourne, and Bay) and minor roads providing internal access (Fernwood, Gladstone, Denman, and Pandora)
- accompanying neighbourhood services, such as the historic commercial intersection at Fernwood and Gladstone at the heart of the neighbourhood, reflecting the route of the electric streetcar as well as the pedestrian orientation of the neighbourhood, as well as numerous churches in high-profile locations
- large public spaces and gathering scattered throughout the neighbourhood, including school yards (Victoria Senior Secondary School, Central Junior Secondary School, Victor Elementary School, George Jay Elementary School) and parks (Stadacona Park, Stevenson Park)

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NORMANDIE APARTMENTS 1106 BALMORAL STREET



Original Owners: Parfitt Brothers

Architect: C. Elwood Watkins

Contractor: Parfitt Brothers

Date of Construction: 1912

Description of Historic Place

The Normandie Apartments is a three-storey, masonry-clad apartment block located at the corner of Cook and Balmoral Streets in the Fernwood neighbourhood of Victoria. The two main facades are embellished with decorative Edwardian-era detailing, including double-height projecting bay windows and sheet metal cornices.

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Heritage Value of Historic Place

Constructed during the height of the Edwardian-era real estate boom, the Normandie Apartments is valued as a reflection of the surge of development that occurred at the time in the Fernwood neighbourhood of Victoria. With its substantial size, brick construction and classically-influenced detailing, the Normandie was, and remains, a landmark in the historic Fernwood neighbourhood. It was built in 1912 as an investment property by the Parfitt Brothers, a prominent contracting business founded in 1906 by James Parfitt (1867-1938) and Fred Parfitt (1870-1931). James and Fred Parfitt were born in Bath, England, and arrived with their family in British Columbia in 1889. Parfitt Brothers grew into a leading contracting firm that was a leader in the development of the Fernwood neighbourhood. The scale of the building reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One the following year. It illustrates the continuing redevelopment of Fernwood, through the replacement of earlier buildings on prime corner sites during a time of great prosperity.

The Normandie is a superior example of the dense, cubic apartment blocks that were typical of the Edwardian era, and provided housing alternatives in a rapidly urbanizing setting. The city relied increasingly on trade and commerce, and was growing rapidly by receiving large numbers of immigrants. Apartment blocks suited people and families in transition who could not afford or want a single family home. It is also notable as a superior example of the work of C. Elwood Watkins (1875-1942), a prolific Victoria architect responsible for many commercial, institutional and residential projects. Reflective of the architectural expression of the Classical Revival styles that were popular during the Edwardian era, the Normandie is articulated in a tripartite division of base, shaft and capital. The richly-detailed main facades are clad in tan brick, with sophisticated sheet metal detailing that demonstrates a high quality of design and craftsmanship.

Today, the Normandie Apartments makes a significant contribution to the rich and varied streetscapes of the Fernwood neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

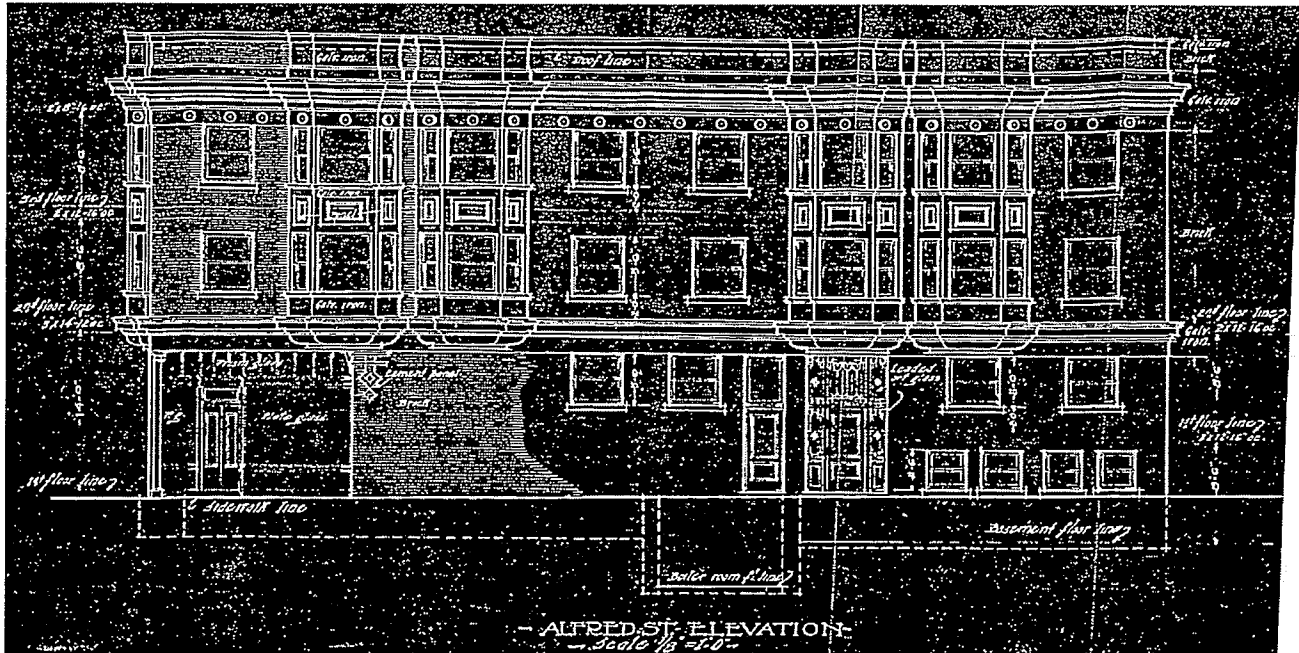
Key elements that define the heritage character of the Normandie Apartments include its:

- prominent location at the corner of Cook and Balmoral Streets
- continuous use as an apartment building
- form, scale and massing as expressed in its: three-storey height, plus basement, built to the property lines with no setbacks; rectangular plan; flat roof; raised parapets on two main facades; and stepped parapet at east side with sidewall chimneys
- Edwardian-era features including: symmetrical design on the upper storeys; pressed metal cornices between ground and second floors and above the third floor; decorative pendants on ground floor columns; projecting double-height bays clad in sheet metal, with decorative raised rectangles and circles; and multi-coloured mosaic tile inset at entryway
- masonry construction, including pressed tan brick with red mortar on the two main facades, concrete window sills, common red brick side and rear facades, and granite threshold at front entry
- original fenestration, including 1-over-1 double-hung wooden sash windows
- wooden entry door assembly with sidelights
- interior features such as central staircase with balusters with a cut-out Arts and Crafts motif, five-panelled wooden doors, wooden trim and floors and lath-and-plaster walls

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RUDLIN HOUSE, 1403 CHAMBERS STREET

Original Owner: Captain George Rudlin

Date of Construction: 1886

Description of Historic Place

The Rudlin House is a one-storey wood-frame, Late-Victorian-era cottage with a hipped roof, a full width open front verandah and a central entry. It is situated at the northeast corner of Chambers and Johnson Streets, in the Fernwood neighbourhood of Victoria.

Heritage Value of Historic Place

The Rudlin House is significant as an example of middle-class housing that typified the development of the Fernwood neighbourhood of Victoria. The development of workers' housing, in relative proximity to the business district, was spurred by an economic boom in the mid-1880s. The imminent arrival of the trans-continental railway in Vancouver was echoed by a corresponding boom in Victoria, based on optimistic predictions of growth and the prior completion of the Esquimalt & Nanaimo Railway. Neighbourhoods such as Fernwood were being developed to accommodate the burgeoning working and middle classes. Settlement throughout the area was facilitated by the introduction of a streetcar line in 1890. Built in 1886, this is the last survivor of a cluster of similar revenue properties facing Johnson and Chambers Streets that were developed by Captain George Rudlin on land bought from Amor de Cosmos. Rudlin (1833-1903) was employed as a ship's master with the Canadian Pacific Navigation Company, and at the time of his death, Rudlin was the captain of the steamship *Princess Victoria*.

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Rudlin Street and Rudlin Bay off Discovery Island south of Victoria are named for him. For many years, this house was rented by Albert Briggs, a night agent for the CPNC.

The Rudlin House is also a fine example of typical housing of the late Victorian era. Despite its modest scale and use as a rental property, it displays the careful attention to detail that was lavished on even the simplest houses of the time, demonstrating a public display of peoples' pride in their houses. This unpretentious structure also has social value as a reminder of Fernwood's evolution and diversity of housing types and styles. Today, the Rudlin House makes a significant contribution to the rich and varied streetscapes of the Fernwood neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character- Defining Elements

Key elements that define the heritage character of the Rudlin House include its:

- location at the northeast corner of Chambers and Johnson Streets in the Fernwood neighbourhood
- continuous residential use
- residential cottage form, scale, and massing as expressed by its: one-storey height; Rectangular plan with rear extension; symmetrical massing and central entry; hipped roof; and full-width open front verandah with hipped roof
- wood-frame construction including wooden drop siding, vertical skirting boards at the foundation level, and corner boards and window trim of dimensional lumber
- late Victorian-era exterior detailing such as: chamfered square verandah columns; scroll-cut brackets; window crowns; original panelled and glazed doors; and two red-brick chimneys
- double-hung wooden sash windows, double-assembly 1-over-1 on the front façade, and single-assembly 2-over-2 on the side façades



BCA A-02446: Captain George Rudlin of the SS Enterprise, 1880s

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WITHROW RESIDENCE, 1329 STANLEY AVENUE



Original Owners: Sophia & David Withrow

Date of Construction: 1892

Description of Historic Place

The Withrow Residence is a one and one-half storey, wood-frame, Queen Anne Revival-style house located mid-block on the east side of Stanley Avenue, north of Fort Street in the Fernwood neighbourhood. It is set amongst a grouping of similar houses, with mature surrounding landscaping including large street trees, and is distinguished by elaborate Carpenter ornamentation.

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Heritage Value of Historic Place

Constructed in 1892, the Withrow Residence is significant as an example of Victorian-era housing in Fernwood, and is valued as a reminder of the eastward expansion of one of Victoria's oldest residential neighbourhoods. The development of middle-class houses, in relative proximity to the business district, was spurred by the mid-1880s economic boom, and the area was developed to accommodate the burgeoning working and middle classes, facilitated by the introduction of a streetcar line in 1890, one branch of which ran less than one block away on Fort Street. This led to a boom in residential development, including this grouping of 1890s houses on Stanley Avenue. The neighbourhood's proximity to downtown, and its variety of local schools, churches, parks and recreation, made Fernwood an appealing area that attracted many new residents. The first owners of the house were Sophia (née Holman, 1836-1912), and David Withrow (1827-1905). The Withrows had travelled from Saint John, New Brunswick to New Westminster in 1863, where David became established as one of the city's pioneer merchants. Prominent in public life, he was a member of the Hyack No. One Fire Company, served on municipal council, and was the New Westminster representative to the Yale Convention on Confederation in 1868. The house remained in the Withrow family until 1912.

The Withrow Residence is additionally valued for its architectural expression, and is a superior example of the influence of the Queen Anne Revival style, as characterized by its asymmetrical massing, picturesque roofline, tall corbelled chimneys and Carpenter ornamentation. The scroll-cut detailing also demonstrates the introduction of new construction technology, at a time when steam-driven band saws had become readily available, facilitating the use of ornate detailing. The embellishment of late Victorian-era houses, with a variety of surface textures and carved and applied details, was a public display of pride as well as a sign of social status.

The Withrow Residence, with its superior design and fine craftsmanship, makes a significant contribution to the rich and varied streetscapes of the Fernwood neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Withrow Residence include its:

- setting mid-block on Stanley Avenue amongst a grouping of houses of a similar vintage
- continuous residential use
- residential form, scale, and massing as expressed by its: one and one-half storey height; full basement; residential setback; front verandah with square chamfered columns; flat-topped hipped roof with projecting front gabled extension; gabled dormers; and front bay window
- wood-frame construction with wooden drop siding, with masonry elements such as a brick foundation and two internal red-brick chimneys
- elements of the Queen Anne Revival style such as: a variety of cladding including octagonal shingles in the front gable peak; moulded panels of diagonal siding; pediment above entry and above front bay central window; upper floor window with margin lights; and Carpenter ornamentation including scroll-cut window aprons, and applied scroll-cut details in gable peaks including sunburst motif
- fenestration such as: 1-over-1 double-hung wooden-sash windows; transom above front bay central window; 10-paned door in front dormer; and glazed, panelled front door
- associated landscape features such as mature trees

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MUIRHEAD & MANN RENTAL HOUSE

1335 STANLEY AVENUE



Original Owner: Muirhead & Mann
Contractor: Muirhead & Mann (attributed)
Date of Construction: 1892

Description of Historic Place

The Muirhead & Mann Rental House is a one and one-half storey, wood-frame late Victorian-era house located mid-block on the east side of Stanley Avenue, north of Fort Street in the Fernwood neighbourhood. Notable features of this residence include a cross-gabled roofline and Carpenter ornamentation. It is set amongst a grouping of similar houses, with mature surrounding landscaping including large street trees.

Heritage Value of Historic Place

Constructed in 1892, the Muirhead & Mann Rental House is significant as an example of Victorian-era housing in Fernwood, and is valued as a reminder of the eastward expansion of one of Victoria's oldest residential neighbourhoods. The development of middle-class houses, in relative proximity to the

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business district, was spurred by the mid-1880s economic boom, and the area was developed to accommodate the burgeoning working and middle classes, facilitated by the introduction of a streetcar line in 1890, one branch of which ran less than one block away on Fort Street. This led to a boom in residential development, including this grouping of 1890s houses on Stanley Avenue. The neighbourhood's proximity to downtown, and its variety of local schools, churches, parks and recreation, made Fernwood an appealing area that attracted many new residents.

The house is further valued for its association with James Muirhead (1836-1914) and John Mann (died 1913), whose Victoria Planning Mills and sash and door factory contributed to the construction of Victoria for over three decades. The Muirhead & Mann factory on lower Store Street was a landmark of the City and was identified with many important building projects. A native of Sterlingshire, Scotland, James Muirhead was born in 1837 and arrived in Victoria in 1862. Mann, also a native of Scotland, was drawn by gold discoveries on the Cariboo and arrived in Victoria in 1862. In 1870, Mann and Muirhead joined in the lumber business. The two retired from their business around 1906, near the end of an explosive population and construction boom in Victoria. This house was built was built by Muirhead & Mann as an investment, and was used as a rental property.

The Muirhead & Mann Rental House is additionally valued for its architectural expression, and is a superior example of the influence of the Queen Anne Revival style, as characterized by its asymmetrical massing, picturesque roofline, tall corbelled chimneys and Carpenter ornamentation. The scroll-cut detailing also demonstrates the introduction of new construction technology, at a time when steam-driven band saws had become readily available, facilitating the use of ornate detailing. The embellishment of late Victorian-era houses, with a variety of surface textures and carved and applied details, was a public display of pride as well as a sign of social status. This house was also a demonstration of the products and abilities of the Muirhead & Mann firm.

With its superior design and fine craftsmanship, the Muirhead & Mann Rental House makes a significant contribution to the rich and varied streetscapes of the Fernwood neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Muirhead & Mann Rental House include its:

- setting mid-block on Stanley Avenue amongst a grouping of houses of a similar vintage
- continuous residential use
- residential form, scale, and massing as expressed by its: one and one-half storey height; residential setback; cross-gabled roof with closed eave returns; projecting angled bay at front with rectangular gabled projection over; and projecting gabled porch
- wood-frame construction with wooden drop siding
- elements of the Queen Anne Revival style such as: a variety of cladding including staggered shingles in the gable peaks; fixed glass panel flashed with coloured glass, set above entry; and Carpenter ornamentation including scroll-cut window aprons and cutaway brackets with sunburst motifs
- fenestration such as: 1-over-1 double-hung wooden-sash windows; transom above front bay central window; and glazed, panelled front door
- two internal red-brick chimneys

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COLBERT RESIDENCE, 1339 STANLEY AVENUE

Original Owner: John Colbert

Date of Construction: 1892

Description of Historic Place

The Colbert Residence is a two-storey, wood-frame, late Victorian-era house located mid-block on the east side of Stanley Avenue, north of Fort Street in the Fernwood neighbourhood. Notable features of this residence include a complex roofline of hipped and gabled roofs, Carpenter ornamentation, and a rubble-stone wall and gateposts at the front property line. It is set amongst a grouping of similar houses, with mature surrounding landscaping including large street trees, and is distinguished by elaborate Carpenter ornamentation.

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Heritage Value of Historic Place

Constructed in 1892, the Colbert Residence is significant as an example of Victorian-era housing in Fernwood, and is valued as a reminder of the eastward expansion of one of Victoria's oldest residential neighbourhoods. The development of middle-class houses, in relative proximity to the business district, was spurred by the mid-1880s economic boom, and the area was developed to accommodate the burgeoning working and middle classes, facilitated by the introduction of a streetcar line in 1890, one branch of which ran less than one block away on Fort Street. This led to a boom in residential development, including this grouping of 1890s houses on Stanley Avenue. The neighbourhood's proximity to downtown, and its variety of local schools, churches, parks and recreation, made Fernwood an appealing area that attracted many new residents. This residence was built for John Colbert (1851-1924), the owner of Colbert Plumbing & Heating Company Ltd., his wife Catherine (1858-1907) and their children. The Colbert family continued to occupy the house into the mid-1920s.

The Colbert Residence is additionally valued for its architectural expression, and is a superior example of the influence of the Queen Anne Revival style, as characterized by its asymmetrical massing, picturesque roofline, tall corbelled chimneys and Carpenter ornamentation. The embellishment of late Victorian-era houses, with a variety of surface textures and carved and applied details, was a public display of pride as well as a sign of social status.

The Colbert Residence, with its superior design and fine craftsmanship, makes a significant contribution to the rich and varied streetscapes of the Fernwood neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Colbert Residence include its:

- setting mid-block on Stanley Avenue amongst a grouping of houses of a similar vintage
- continuous residential use
- residential form, scale, and massing as expressed by its: two-storey height; full basement; flat-topped hipped roof with side hipped projections; two-storey front bay with front gable with full hipped return; and corner verandah, with an early gabled addition above
- wood-frame construction with wooden drop siding, with masonry elements such as a brick foundation and two internal red-brick chimneys
- elements of the Queen Anne Revival style such as: staggered shingles in the front gable peak; multi-paned double-hung wooden-sash window in the entry with coloured glass; and Carpenter ornamentation including scroll-cut window aprons, and sunburst motifs in the gable peak
- fenestration such as: 1-over-1 double-hung wooden-sash windows in single and double-assembly; coloured glass transom in the ground floor front window; and glazed, panelled front door
- associated landscape features such as mature trees, and a rubble-stone granite wall at the front property line with square gateposts and a serrated profile

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Colbert Residence, 1894 [Courtesy Susan Griffin, grand-daughter of John & Catherine Colbert;
donated in 2007 to the City of Victoria Archives]

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WILLIAM CHARLES RESIDENCE, 1038 FORT STREET



Original Owner: First Owner William Pickett; Second Owner William Charles

Date of Construction: 1866

Archival Photos: BC Archives A-06486; A-06487; A-08861

Description of Historic Place

The William Charles House is a one and one-half storey, wood-frame dwelling situated mid-block on the north side of Fort Street in the Harris Green neighbourhood of Victoria. It stands on its original location, with a one-storey, half-timbered commercial storefront now attached to the front of the house.

Heritage Value of Historic Place

The William Charles Residence, built in 1866, is significant as one of the oldest residences in the City of Victoria, and is linked to the early development of Victoria's downtown business district. Due to its proximity to the downtown, Harris Green was among the first neighbourhoods in Victoria to develop as a Garden City suburb. The neighbourhood was home to some of Victoria's most prominent businessmen, as it provided easy access to the downtown business core and residences and orchards occupied the majority of the area. By the turn of the twentieth century, the neighbourhood began to develop as an extension of the downtown commercial core, and a number of early houses were replaced by, or adapted for, commercial uses.

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This historic dwelling is significant as a testament to early coastal settlement patterns and is valued for its affiliation with pioneer Victoria citizens, William Charles (1831-1903) and his wife Mary Ann Charles (1839-1921). Constructed in 1866, the house first belonged to William Pickett. In 1868, it was purchased by William Charles, son of Hudson's Bay Company Chief Factor John Charles. Born in Scotland, William Charles joined the HBC in Fort Vancouver, Washington in 1853 as an apprentice clerk. He was sent to Victoria in 1858, where he married Mary Ann Birnie, the daughter of HBC officer James Birnie. William Charles was extremely successful within the HBC and was promoted to Factor in 1872 and subsequently Chief Factor in 1874. In 1883, Charles became the first chairman of the newly established Canadian Pacific Navigation Company. After his death in 1903, his wife occupied this house until 1912.

The William Charles Residence is additionally significant for its association with Antique Row on Fort Street. The Tudor Revival alterations to the building reflect its evolution, and are symbolic of Victoria's transition over time into a major tourist destination. This dwelling had been converted to an antiques shop by 1931. A commercial storefront was later added to the front, and the house itself was re-invented with stucco and half-timbering in the Tudor Revival style, reflecting the British identity that was being promoted for Victoria for the purposes of tourism. At present, the storefront attached to the William Charles Residence continues to operate as an antiques shop, contributing to the historic character of Antique Row and the overall mixed character of Harris Green that blends office, retail and high-density residential space.

Character-Defining Elements

Key elements that define the heritage character of the William Charles Residence include its:

- location mid-block on the north side of Fort Street
- residential form, scale and massing as expressed by its: one and one-half storey height with one storey rear extension; front-gable roof; and semi-octagonal projecting bay with bellcast roof on the west elevation
- wood-frame construction with original wooden siding under later stucco cladding
- original 6-over-6 and 4-over-4 double-hung wooden sash windows in the west projecting bay
- two original red-brick chimneys with corbelled caps
- original circular wooden vent in the front gable
- early commercial storefront, built to the front property line, with half-timbered detailing

ROYAL BC MUSEUM

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Title: The William Charles home at 1030 Fort Street, Victoria; ...

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McCALL'S FUNERAL HOME, 952 JOHNSON STREET

Original Owner: McCall's Funeral Directors Ltd.

Civic Address: 1400 Vancouver Street

Architect: John Di Castri

Date of Construction: 1959

Description of Historic Place

McCall's Funeral Home consists of a series of low-slung, connected pavilions, set in an irregular plan and built of concrete block and glulam beams. The low-sloped roofs are articulated as a series of canted and folded planes, anchored by a two-storey block at the rear corner. McCall's is located at the northwest corner of Johnson and Vancouver Streets in the Harris Green neighbourhood of Victoria.

Heritage Value of Historic Place

McCall's Funeral Home is significant for its connection with the development of the Harris Green neighbourhood in the early postwar years, which is linked with the development of the downtown business district. After 1900, Harris Green grew as an extension of the downtown core. By the 1930s, Harris Green had become home to commercial enterprises, including several automobile dealers. The neighbourhood is also home to a number of churches, including the landmark Metropolitan United Church at Pandora and Quadra Streets, and North Park's 'Church Row' is nearby. This proximity to the downtown and many churches made this a convenient central location for a funeral home.

Mc Call's Funeral Home has additional historical value as one of the key commissions undertaken by architect John Di Castri (1924-2005), who played a seminal role in establishing modern architecture in Victoria during the early postwar years. This project illustrates Di Castri's interest in the development of a personal brand of modernism. His work remains distinctive for its regionalist expression - a rich fusion of materials and complex, eccentric forms that demonstrates Di Castri's interpretation of Wrightian motifs including horizontal planes, manipulated volumes and irregular geometry. McCall's is one of his more prominent commercial projects, undertaken for a family-owned business that still operates at this location. The serene composition echoes Di Castri's religious commissions, with indirect interior lighting and low intimate spaces. Other commercial projects such as Ballantyne's Florists (Douglas Street, 1954), the Royal Trust building (Fort Street, 1963; now the Mosaic) and the parkade on the north side of Centennial Square also demonstrate an unusual, decorative approach to modernism, more highly articulated than usually seen in this period. Throughout his career, Di Castri retained a singular vision of

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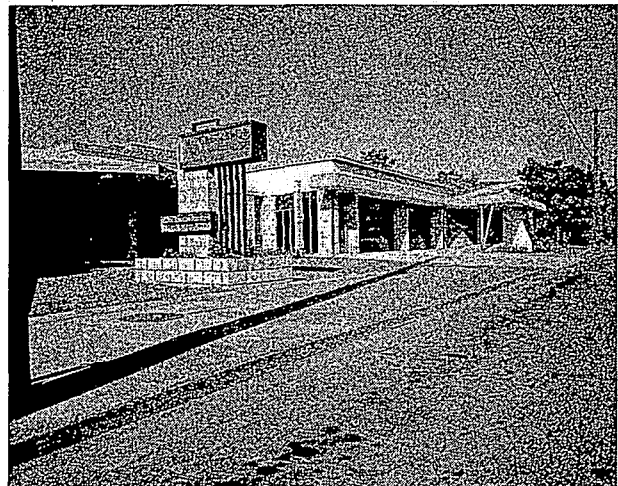
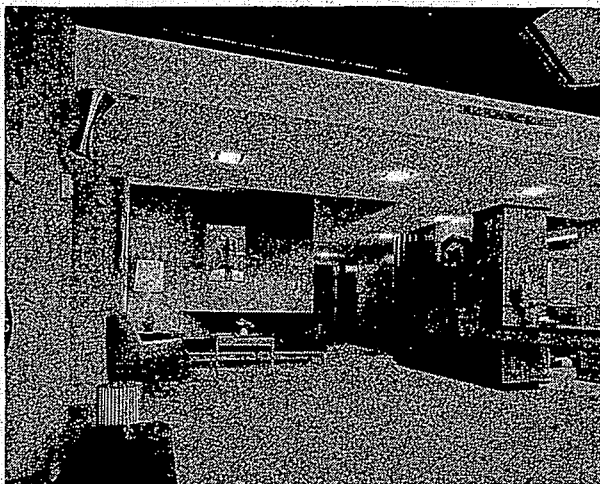
modernism, one that did not shy away from historical references or decorative elaboration, paralleling the later work of Frank Lloyd Wright.

The folded geometry and rich articulation of the wall and roof surfaces are especially noteworthy. There are few orthogonal lines, with many of the walls twisted slightly to impart a rich, dynamic tension between the various elements of the building. The Floral Chapel, set at the corner of the lot, has angled walls and clerestories that direct abundant daylight into a symmetrical space that speaks of repose and spirituality.

Character-Defining Elements

Key elements that define the heritage character of McCall's Funeral Home include its:

- prominent corner location at the northwest corner of Johnson and Vancouver Streets, in the Harris Park neighbourhood
- continuous use as a funeral parlour
- form, scale and massing that reflect an ecclesiastical inspiration, including its: one-storey height, with canted and folded roof planes, anchored by a two-storey block at the rear with ribbon clerestory windows and a cantilevered roof; and loading bays to south, west and east
- construction materials, including: smooth and patterned concrete block walls; glulam roof beams; and smooth stucco surfaces
- modernist design details such as: complex folded and angled three-dimensional geometry; angled projecting canopy over the front entry; angled fascias; angled buttresses; and sawtooth eastern wall of the Floral Chapel
- Floral Chapel interior, including clerestory windows, slit windows with amber-coloured glass; plywood theatre seats with metal arms, and wooden trim and detailing
- other interior features such as quarry tile floors in the front loading bays and exposed glulam roof beams
- identification sign at corner with concrete base and iron flat-bar structure



Photographs by Hubert Norbury [Courtesy of Allan Collier]

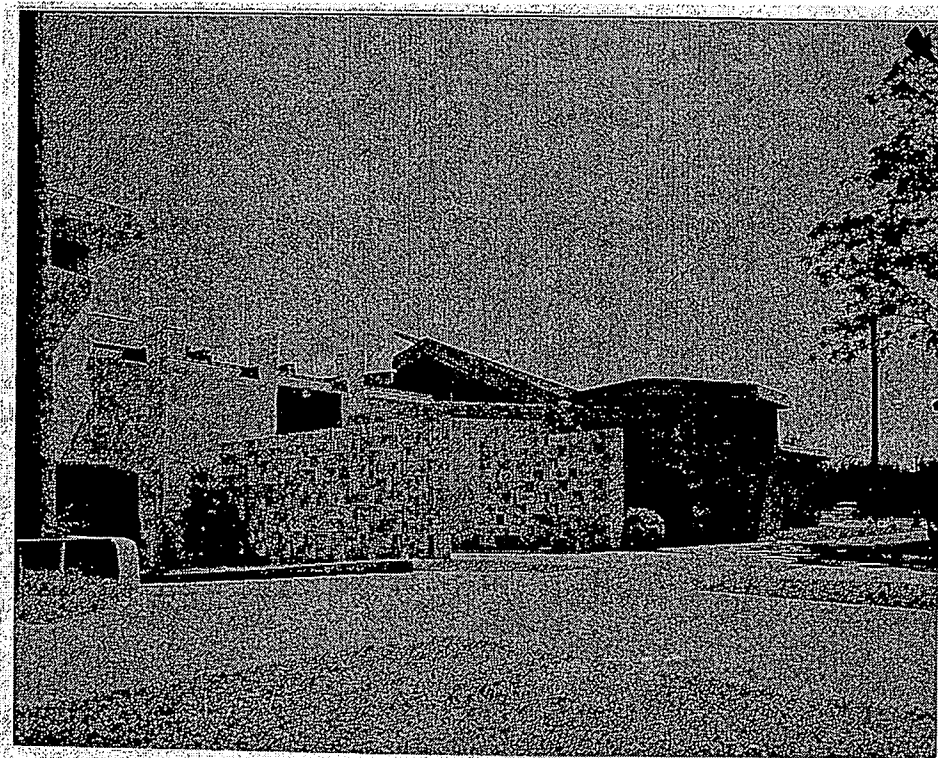
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Photographs by Hubert Norbury [Courtesy of Allan Collier]



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PLIMLEY BUILDING, 1006-1010 YATES STREET

Original Owner: Thomas Plimley

Architect: Percy Fox

Contractor: Parfitt Brothers

Date of Construction: 1927

Description of Historic Place

The Plimley Building is a one-storey masonry building located at the northeast corner of Yates and Vancouver Streets in the Harris Green neighbourhood of Victoria. It is distinguishable by its sloping concave metal-clad roof, brick piers, and chamfered corner entrance.

Heritage Value of Historic Place

Built in 1927, the Plimley Building is significant for its association with the development of the retail automotive industry in the Harris Green neighbourhood of Victoria during the interwar period. Due to its proximity to the downtown, the neighbourhood began to develop as an extension of the downtown commercial core by the turn of the twentieth century. By the 1930s, Harris Green had become home to many of the major automobile dealers in the city, emblematic of the massive expansion private car made possible by mass production techniques. By 1910, there were about 6,000 cars in Canada, a number that increased in a decade to more than a quarter of a million and continued to grow exponentially. The

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advent of automobile dealerships and garages in Harris Green helped transform the neighbourhood from primarily residential in nature to a busy commercial district.

The Plimley Building is a significant surviving design by architect Percy Fox (1877-1939), who came to Victoria from England in 1911. Fox's practice thrived throughout the 1920s, and he designed numerous commercial and residential projects at the time. The architectural details of the Plimley Building reflect the influence of the Spanish Colonial Revival style, symbolizing the connections between the burgeoning automobile industry and the free-wheeling California lifestyle as popularized in the Hollywood movies of the era. The period revival styles of the 1920s reflected an entrenched traditionalism in North America during the interwar period. The use of the various Colonial Revival styles gained new popularity during the late-1920s at the time of the American Sesquicentennial.

The Plimley Building is also valued for its association with pioneer auto dealer Thomas Plimley (1871-1929) and the Plimley family. English born, Thomas Plimley began his career in Victoria by selling bicycles. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city, a tiller-steered Oldsmobile. By 1936, Plimley's business had expanded to Vancouver. His wife, Rhoda, was the first woman driver in the city of Victoria. The Plimley business existed for 98 years, with three generations of Plimley men running the company until 1986, five years before its closure.

The Plimley Building has been constantly adapted for new uses, and is valued for its continuous commercial use over time. It supports the mixed-use residential and commercial community character of Harris Green that has developed over time.

Character-Defining Elements

Key elements that define the heritage character of the Plimley Building include its:

- prominent corner location at the northeast corner of Yates and Vancouver Streets in the Harris Green neighbourhood
- built to the front and side property lines
- commercial form, scale, and massing as expressed by its one-storey height, chamfered corner entrance, curved metal-clad roof that projects around the brick piers, and shaped parapets
- construction materials including masonry construction such as brick piers with concrete coping blocks, with pressed metal detailing
- Elements of the Spanish Colonial Revival Style such as shaped parapets, coffered soffits and sheet metal brackets
- bank of clerestory windows along the front and side elevations, with staggered muntins and operable sash
- original wooden storefront elements

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JAMES BAY NEIGHBOURHOOD STATEMENT OF SIGNIFICANCE

Description of Historic Place

James Bay is Victoria's oldest residential neighbourhood, located south and southwest of the Hudson's Bay Company Fort Victoria and the commercial core that developed at and around the fort site. The neighbourhood is geographically distinctive, occupying a peninsula bounded by the Strait of Juan de Fuca (on the south), Victoria Outer and Inner Harbours (west and north), and Beacon Hill Park (east). The landscapes are a striking convergence of natural windswept seascapes and distant views of the Olympic Mountains, along with the culturally-modified landscapes of Beacon Hill and other smaller parks, the encircling industrial western and northern shoreline, the landmark Legislative Building, and a wide array of residential structures. James Bay's buildings and structures represent a wide range of ages, styles, and uses, extending from modest residential dwellings dating from the mid-1800s to multi-story high-rise apartments built since the 1960s, and from early twentieth-century industrial and transportation structures to formal government buildings and early twenty-first century condominiums and tourist facilities.

Heritage Value of Historic Places

The James Bay neighbourhood is significant as an area of early coastal settlement that illustrates the evolution of Victoria beginning with the presence of the Lekwungen (Coast Salish) First Nation, who occupied and utilized the land prior to the initial settlement by Hudson's Bay Company chief factor James Douglas, who established Beckley Farm in the neighbourhood (1846) and built his own home (1851) there.

James Bay is significant as Victoria's oldest residential neighbourhood, and illustrates the early pattern of neighbourhood settlement as pioneer farms were subdivided to form the first suburbs. The early subdivision and sale of Beckley Farm into small lots occurred just after gold was discovered on the Fraser River (1858) and Victoria became inundated with a crush of argonauts needing mining supplies. The year 1858 also marked Douglas's reservation of park land (Beacon Hill) and the initial construction of colonial administrative buildings in James Bay on the Government Reserve. Some of Victoria's oldest surviving houses from the mid-1800s survive here, including Helmcken House (oldest portion 1852) and Carr House (1863-64, a National Historic site). Beacon Hill Park, this initial subdivision of land, and the sloping site of the first legislative buildings remain as testaments to the earliest period of English colonial development and administrative authority.

James Bay is valued as a centre for industry and shipping, which facilitated transportation links and residential development. With the anticipated railroad booms of the 1870s and early 1880s, James Bay experienced the continued subdivision of lots and construction of homes, along with the slow development of industry in the vicinity of Ogden Point and the Outer Harbour. James Bay's industrial Outer Harbour became a financial, industrial and shipping centre for the region's booming resource development. During this boom, smaller worker homes were raised in James Bay's western reaches (closer to the Outer Harbour), and Beacon Hill Park was developed as a picturesque naturalistic landscape. Moderate growth in the 1880s exploded into over twenty years of booming expansion (1890s-1913).

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Infrastructure developments such as the Victoria Electric Lighting and Railway Company electric streetcar, the CPR Empress steamship lines, ferry service to New Westminster, and high-speed ocean-liner service to Seattle and Vancouver, spurred industrial and tourist growth bordering James Bay's almost continuous shoreline. In the late Victorian era, Bungalow, Queen Anne and Italianate-style dwellings were built within walking distance of streetcar corridors (Menzies, Niagara, Government, Superior, and Dallas). Several larger homes were built on Dallas Road and lower Government Street. Smaller, modest working class houses sprang up within walking distance of industrial Ogden Point. St. Andrews Street, in southeastern James Bay, was created when the last undeveloped corner of the neighbourhood was subdivided, lots sold, and modest houses built. Hundreds of houses dating from the Edwardian-era boom remain throughout James Bay, along with evidence of industrial and tourist land uses along the western and northern James Bay shoreline. Completion of the monumental Legislative Building in 1898 and the CPR's Empress Hotel (just outside the area but plainly visible from the Parliament building) in 1908 represent tangible neighbourhood examples of the city's exuberant growth during this period.

Furthermore, James Bay is valued for its neighbourhood and community evolution over time. The Great War and its immediate aftermath, the depressed 1930s, and World War II were characterized by economic stagnation and slow growth (except along the industrial waterfront, particularly at Ogden Point). The brief period of economic recovery in the 1920s, coinciding with an explosion in automobile ownership, witnessed the inauguration of the first car ferry from James Bay's Inner Harbour in the early 1920s, the construction of the CPR's new marine terminal (at the foot of Menzies), and streamlined Art Deco designs exemplified in a few James Bay homes and small apartment buildings. Following the deprivations of World War II, surging demands for housing put enormous pressure on James Bay (and all Victoria neighbourhoods) to redevelop and build anew. The last subdivision of land in James Bay occurred in the 1940s in a small area west of Holland Point. Pressure to develop a high-density neighbourhood adjacent to downtown led to the demolition of many historic residences, replaced with high-rise apartment buildings in the 1960s. After community protests, by the mid-1970s the city formulated a plan to help check the demolition of heritage homes and construction of additional high-rises. A renewed interest in heritage conservation has resulted in the retention of many historic structures, and in the last quarter of the twentieth century James Bay became a rejuvenated historic neighbourhood with a social cohesiveness captured in a lively small commercial intersection and vibrant seasonal outdoor markets.

Character-Defining Elements

Key elements that define the heritage character of the James Bay neighbourhood include, but are not limited to, its:

- presence of several tangible sites associated with Lekwungen occupation and use
- settlement patterns based on the subdivision of pioneer farms, as seen in the grid pattern of mostly right-angle streets, various odd-shaped blocks (reflecting the piecemeal subdivision of land), relatively narrow streets and sidewalks and small lots on gently rolling land; streets were named after places in the eastern Great Lakes region
- ongoing residential development reflecting a range of income levels, including Victorian-era houses ranging from modest workers' cottages to grand mansions, Edwardian-era stock of Arts

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& Crafts and Classical Revival style-homes, and later high-rise developments, fronted with well-maintained landscaped yards and gardens

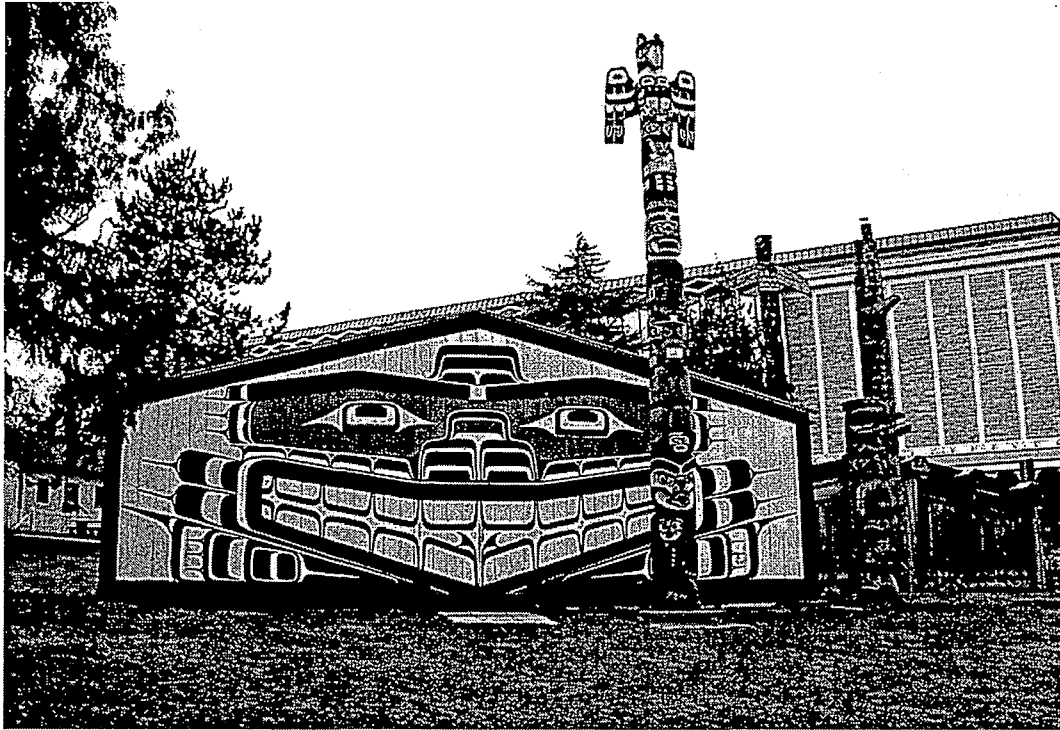
- views of the surrounding sea and distant mountains to the south, observable and accessed from encircling Dallas Road and projecting public shoreline points
- sizeable public parks: Beacon Hill, Holland Point, Finlayson Point and McDonald Parks
- small commercial center at the heart of neighbourhood (at Simcoe, Toronto, & Menzies) with local community services
- industrial, transportation, and tourist buildings on the western-northern coastal periphery that are part of the working waterfront
- provincial government presence, represented by iconic Legislative Building, with a sweeping public lawn sloping gently toward the Inner Harbour, and nearby associated government buildings

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THUNDERBIRD PARK & WAWADIT'LA (MUNGO MARTIN HOUSE), 675 BELLEVILLE STREET



Original Owner: Royal BC Museum

Builder: Chief Mungo Martin (house and replicas of original poles)

Date of Construction: Thunderbird Park (1941); Wawakit'la Mungo Martin House (1953)

Description of Historic Place

Located at the corner of Belleville and Douglas Streets in the historic James Bay neighbourhood of Victoria, Thunderbird Park is situated on property owned by the Royal British Columbia Museum Corporation. Thunderbird Park features a collection of replicated and original Northwest Coast First Nations' totem poles, the historic Helmcken House and St. Ann's Schoolhouse, a carving shed and a traditional Kwakwaka'wakw wooden plank house, carved by Chief Mungo Martin. Wawadit'la (Mungo Martin House) is situated at the northeast corner of Thunderbird Park. A traditional Kwakwaka'wakw house front painting adorns a false front at the front gable of the house.

Heritage Value of Historic Place

Thunderbird Park and Wawadit'la (Mungo Martin House), are a significant representation of a continuing First Nations' presence in the James Bay neighbourhood of Victoria. The provincial museum, founded in 1886, and housed in the east wing of the Legislative buildings by 1898, was created in part to showcase artifacts associated with the Province's aboriginal communities. In 1941, Thunderbird Park was established to display totem poles, welcoming figures and other large monumental First Nations' pieces from the museum's collection. The surrounding area, as well as Thunderbird Park, was once a resource-rich traditional hunting and gathering territory for the Esquimalt

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and Songhees (Lekwungen) First Nation who have lived in the Victoria area for over 400 years. From 1844 to 1911, the Old Songhees Reserve was located across Victoria Harbour from Thunderbird Park. The area also served as an important central hub for Northwest Coast aboriginal groups who convened in the area primarily to trade and participate in ceremonies such as the potlatch, which continued on the reserve despite a ban from 1884 to 1951 under the Indian Act.

Thunderbird Park and the Wawadit'la are additionally significant for their association with Chief Nakap'ankam, Mungo Martin (1876-1962), a Kwakwaka'wakw master carver from Tsaxis (Fort Rupert), in northeastern Vancouver Island. In 1951, he was hired as Chief Carver by the Royal British Columbia Museum to repair or replicate severely damaged monumental poles at Thunderbird Park. Martin, who trained under his stepfather, Charlie James (circa 1867-1938), had previously worked at the University of BC in 1947 on a similar restoration project. With the aid of his son-in-law, Henry Hunt (1923-1985) and Hunt's sons, Martin replicated all but two of the poles currently standing at the Park. Martin remained as Chief Carver at the museum until his death in 1962. The carving program at Thunderbird Park continues to the present day as the 'Echoes of Ancestry.'

Wawadit'la (Mungo Martin House) is further valued as a superb example of Kwakwaka'wakw architecture. Rectangular in form, with a low-pitched front gabled roofline, the house aptly reflects the traditional seasonal nature of their architecture through the use of a permanent post-and-beam frame and removable, adzed vertical cedar plank siding and roof. This siding could be removed and transported during a community's seasonal round. A smoke hole in the roof allows fires within the structure. The house front painting adorns a false front that reflects a later, more permanent architectural style influenced by European contact and northern groups. The house was carved by Mungo Martin and his son, David Martin with assistance by carpenter Robert J. Wallace, and is a smaller version of Martin's ancestral big house in the Kwagu'l village of Tsaxis. The front of the house and interior house posts display hereditary crests of the Martin family and a house front pole displaying crests of the four nations of the Kwakwaka'wakw culture adorns the front of the house. Martin inherited ancestral rights to build the house and carvings. It was completed in 1953 and honoured with a potlatch ceremony; this was the first legal potlatch to be held after the ban was removed from the Indian Act in 1951. Traditional hereditary rights to the house are now owned by Martin's grandson, Chief Oast'akalagalis 'Walas 'Namugwis, Peter Knox.

Character-Defining Elements

Key elements that define the heritage character of Thunderbird Park and Wawadit'la (Mungo Martin House) include its:

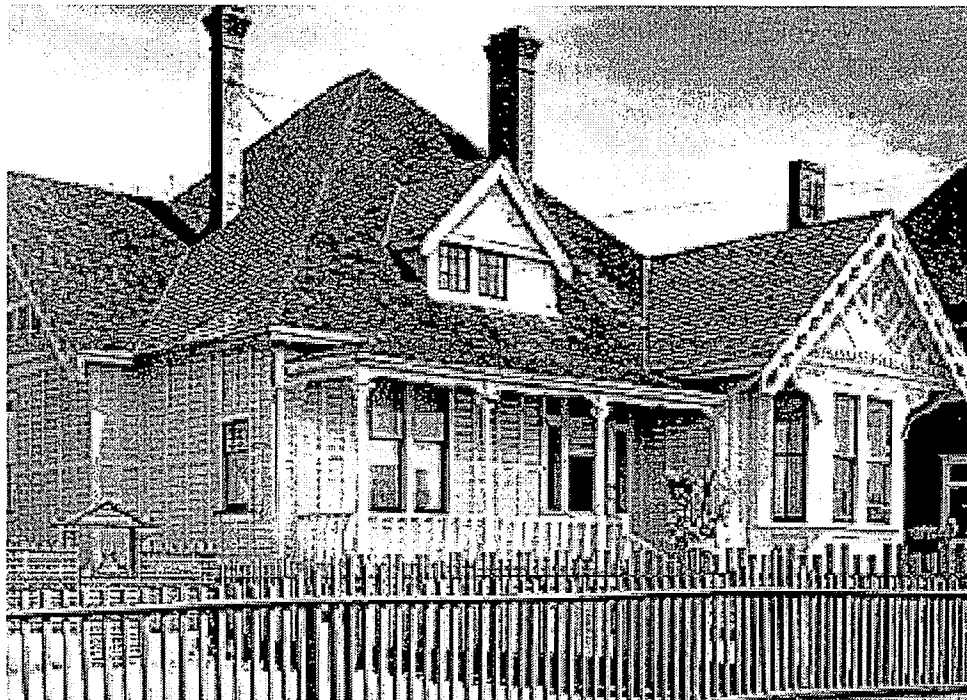
- location on the grounds of the Royal BC Museum in the historic James Bay neighbourhood
- angled orientation of Wawadit'la at the southwest corner of Belleville and Douglas Streets
- traditional Kwakwaka'wakw architecture of Wawadit'la as represented by the rectangular form and low-pitched, front-gabled roof; post-and-beam construction with adzed vertical cedar plank siding and roof; central smoke hole in the roof; false front painted with crest imagery; and house front pole representing the crests of the four Kwakwaka'wakw Nations
- collection of historic and interpreted structures within Thunderbird Park such as replicated and new monumental wooden carvings representative of Northwest Coast First Nations' groups; Wawadit'la, Mungo Martin House; a carving studio; and Helmcken House and St. Ann's Schoolhouse
- associated landscape features including mature trees

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WEILER BROTHERS / LEISHMAN BUNGALOW 508 DALLAS ROAD



Weiler Brothers / Leishman Bungalow [Stuart Stark Collection]

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Original Owner: Weiler Brothers
First Resident: George Leishman
Architect: John Gerhard Tiarks
Date of Construction: 1897

Description of Historic Place

The Weiler Brothers / Leishman Bungalow is a one-and-one-half storey, wood-frame late Victorian-era cottage with Tudor Revival architectural features, notable for its high roofline and half-timbered gable peaks. It is located in the historic James Bay neighbourhood of Victoria, on the north side of Dallas Road just east of the intersection with Menzies Street, across the street from Holland Point Park with views to the south of the Strait of Juan de Fuca.

Heritage Value of Historic Place

Built in 1897, the Weiler Brothers / Leishman Bungalow is valued as a tangible representation of James Bay's transition from a pioneer farm to the first Garden City suburb in Victoria. Hudson's Bay Company Chief Factor, James Douglas, established James Bay, a peninsula of fertile land, as Beckley farm in 1846. The early subdivision and sale of Beckley Farm land into small lots occurred just after gold was discovered on the Fraser River in 1858. James Bay subsequently developed into a centre for industry and shipping, which facilitated transportation links and residential development. James Bay's industrial Outer Harbour serviced the region's booming resource development. As a result of this commercial activity, smaller workers' homes were built in James Bay's western reaches (closer to the Outer Harbour), while grander homes were built on the former Beckley Farm. Located on a large lot across from the waterfront, this was one of several investment houses built by merchants Joseph and Charles Weiler. They were two of the sons of Victoria pioneer, John Weiler, who had arrived in 1861 from California and opened a household furnishings business. In 1891, John Weiler retired, and turned the business over to his four sons. At the time this house was constructed, the local economy was set to boom as the gateway to the northern goldfields, and the Weilers' investment in speculative real estate demonstrates a diversification of interests as they sought to consolidate their wealth.

The Weiler Brothers / Leishman Bungalow is additionally valued for its Tudor Revival architectural expression and as a significant surviving design by architect John Gerhard Tiarks (1867-1901). Tiarks, who was trained in England, arrived in Victoria in 1888 where he started his own practice, and gained a reputation for designing fine homes with bold exterior detailing. He favoured the Tudor Revival style that appealed to this city's English population. This residence exhibits characteristics of the style such as asymmetrical massing, a steeply-pitched, picturesque roofline with gabled projections, decorative half-timbered patterns, pierced bargeboards and massive chimneys. The scroll-cut detailing also demonstrates the introduction of new construction technology, at a time when steam-driven band saws had become readily available and facilitated the production of Carpenter ornamentation. The first resident was George Leishman, the western representative and commercial traveller for the Ogilvie Milling Company, his wife and their children.

This residence epitomizes the community value of the James Bay neighbourhood, the city's oldest Garden City suburb that encompasses a mix of residential, commercial and industrial uses. The James Bay waterfront retains many aspects of a working waterfront and Dallas Road, where the Weiler Bungalow is situated, contains a mix of heritage houses and later multi-family dwellings.

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Character-Defining Elements

Key elements that define the heritage character of the Weiler Brothers / Leishman Bungalow include its:

- location on the north side of Dallas Road, in the historic James Bay neighbourhood, facing Holland Point Park with views across the Strait of Juan de Fuca to the Olympic Mountains
- continuous residential use
- residential form, scale, and massing as expressed by its: one and one-half storey height; steeply-pitched pyramidal roof; front verandah with closed balustrades: gable-roofed semi-octagonal projection at the front; hipped-roof semi-octagonal bay on the east side; gable-roofed rectangular projection on the west side; and gabled front dormer
- construction materials including: wood-frame structure; wooden drop siding with cornerboards; and brick foundations
- Tudor Revival style details such as: half-timbering with rough-cast stucco; flattened Tudor arches with dentils in the gables; pierced barge-boards; two tall, corbelled internal red-brick chimneys; lathe-turned verandah columns with built-up capitals; scroll-cut verandah arches; and scroll-cut eave brackets
- original windows such as 4-over-4 double-hung wooden sash on the east facade
- front door assembly with: glazed sidelights and transoms; diamond-paned leaded panels; and panelled and glazed wooden front door

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CARVATH GROCERY / NIAGARA APARTMENTS 501 NIAGARA STREET



Victoria Daily Colonist October 15, 1912 p.1

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Original Owner: W.S. Maher

Contractor: Pinner & Weston

Architect: Samuel Maclure

Date of Construction: 1912

Description of Historic Place

The Carvath Grocery / Niagara Apartments is a two-storey, British Arts and Crafts-style wood frame building, clad with brick and roughcast stucco, with prominent second-floor half-timbered gables. It has a commercial storefront at ground level and second floor residential units, and is located at the corner of Menzies and Niagara Streets, surrounded by residential buildings, in the historic James Bay neighbourhood of Victoria.

Heritage Value of Historic Place

Constructed in 1912, during the height of the pre-First World War real estate boom, the Carvath Grocery / Niagara Apartments is valued as a reflection of the surge of development that occurred in the residential area of James Bay at this time. While much of the development transforming the area involved the construction of single-family houses, there was also a need for commercial services. As the neighbourhood densified during these booming economic times, prime corner sites were rebuilt as commercial buildings, with residential units above. The scale of the building reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy and the outbreak of the First World War.

The Carvath Grocery / Niagara Apartments is additionally significant as a rare surviving example of the commercial work of prominent B.C. architect, Samuel Maclure (1860-1929) whose name was synonymous with high quality residential design. Maclure was at the height of his success and influence during the boom years between 1909-13, and his prolific practices in both Victoria and Vancouver reflected the booming local economy and subsequent development of new residential districts. He was a leading proponent of the Art and Crafts design movement in B.C., and established a sophisticated local variation of residential architecture. The roughcast stucco and half-timbered gables of this small commercial structure reflect the preoccupation of the Arts and Crafts movement with the use of natural materials and varied surface textures, and evokes associations with the Mother Country and the displays of patriotic loyalty considered desirable characteristics at the time.

Located at a prominent intersection in a local commercial strip and still serving its original function, the Carvath Grocery / Niagara Apartments was, and remains, a neighbourhood landmark that contributes to the heritage character of the James Bay neighbourhood as a colourful and varied waterfront community with a blend of industrial, commercial and residential dwellings.

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Character-Defining Elements

Key elements that define the heritage character of the Carvath Grocery / Niagara Apartments include its:

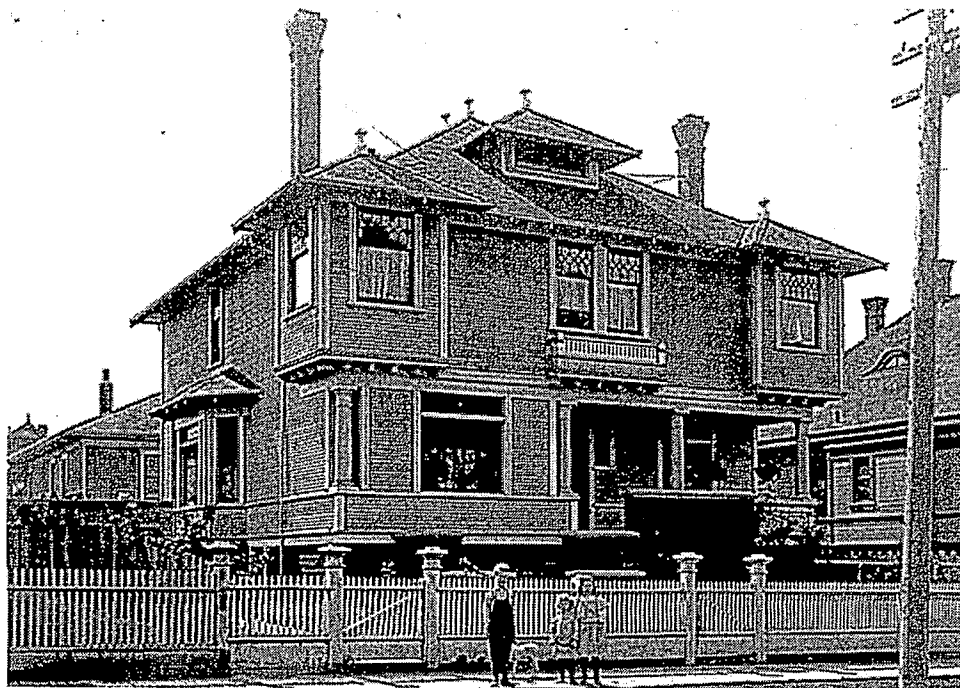
- prominent location at the southeast corner of Menzies and Niagara Streets, in the historic James Bay neighbourhood
- continuous use as a mixed-use commercial and apartment building
- form, scale and massing as expressed in its two-storey height built to the front property lines, rectangular plan, flat roof and chamfered corner entry
- Arts and Crafts features including: false hipped roof on two main facades; projecting second-floor open gables with half-timbering, drop finials, corbels, flattened Tudor arches and rows of brackets; exposed rafter ends; and straight-leaded wooden-sash casement windows in single, double and triple assembly
- wood-frame construction, clad on the two main facades with hard-fire red brick, roughcast stucco and half-timber cladding, and common red brick cladding on the two rear facades
- variety of brick chimneys, including a partially-stuccoed chimney with corbelled details piercing the front roof, and a stepped external chimney on the south facade
- interior features including a central staircase with lath-and-plaster walls, wooden trim, and slag-glass mosaic tile floor at the entry to the upper floor

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SIMS RESIDENCE, 121 MENZIES STREET



Sims Residence, 1910 (Ron Greene Collection)

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Original Owner: Bertha Sims

Contractor: Moore & Whittington

Date of Construction: 1907

Description of Historic Place

Situated in the historic James Bay neighbourhood on the east side of Menzies Street, between Simcoe and Niagara Streets, the Sims Residence is a two storey, wood-frame house set high on a shingle-clad plinth. The second storey is marked by projecting square bays at the corners of the front façade, and there is a small balcony above the central inset front porch.

Heritage Value of Historic Place

The Sims Residence, built in 1907, is valued as a tangible representation of James Bay's transition from a pioneer farm to the first Garden City suburb in Victoria. Hudson's Bay Company Chief Factor, James Douglas, established James Bay, a peninsula of fertile land, as Beckley farm in 1846. The early subdivision and sale of Beckley Farm land into small lots occurred just after gold was discovered on the Fraser River in 1858. James Bay subsequently developed into a centre for industry and shipping, which facilitated transportation links and residential development. James Bay's industrial Outer Harbour serviced the region's booming resource development. As a result of this commercial activity, smaller workers' homes were built in James Bay's western reaches (closer to the Outer Harbour), while grander estate homes were built on the former Beckley Farm.

The Sims Residence is additionally valued for its Edwardian-era architectural details, with its scale and grandeur reflecting the optimism and rapid growth of the booming economy prior to the outbreak of the First World War. This house is characterized by symmetrical massing, with projecting square bays on the front corners of the second storey, and was likely based on a pattern book design. Moore & Whittington, established as carpenters and builders in 1893, built it on a speculative basis for many years in the Victoria region. The first occupants were Bertha Sims (1881-1959) and Horace E. Sims (1878-1929), later the president of the Sooke Harbor Fishing & Packing Company.

The Sims Residence epitomizes the community value of the James Bay neighbourhood, the city's oldest Garden City suburb that encompasses a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of the Sims Residence include its:

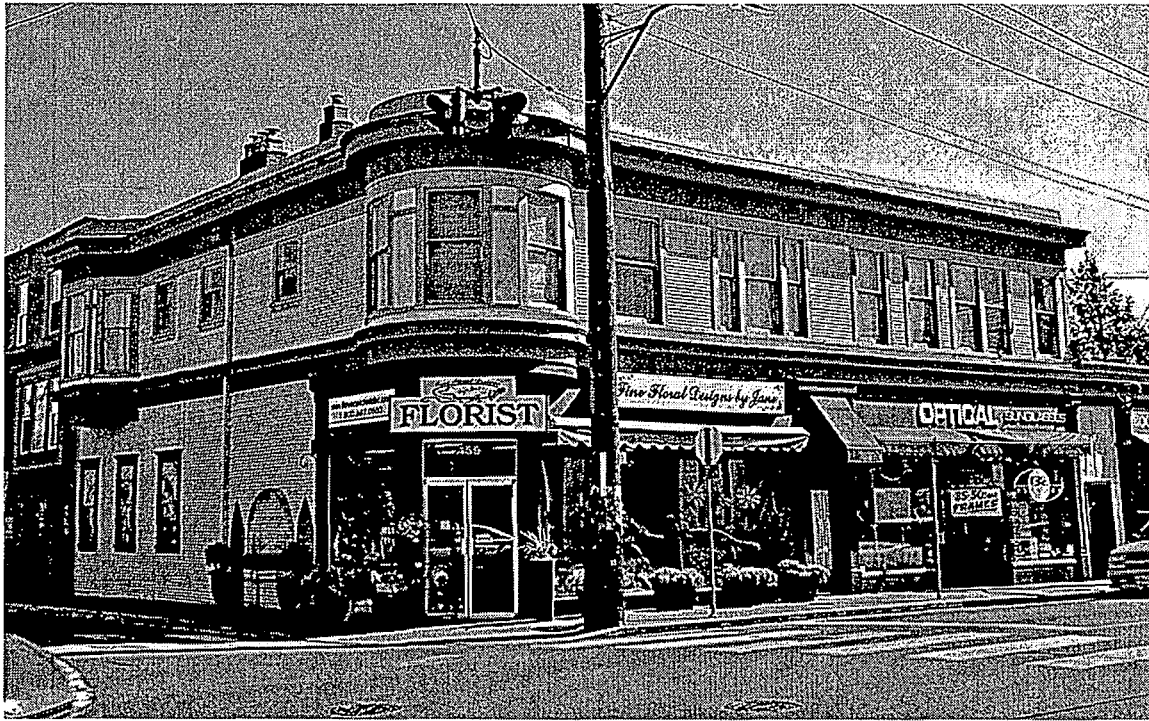
- location within the historic James Bay neighbourhood
- continuous residential use
- minimal setback from the front and side property lines
- residential form, scale and massing as expressed by its: generally symmetrical cubic form; two storey height; full ground level basement; pyramidal roof with hipped front dormer; central inset front entry; and projecting second floor corner bays
- wood-frame construction, with shingle siding at the foundation, narrow lapped wooden siding above, wooden trim and detailing, and open eaves with tongue-and-groove siding
- Edwardian era design details such as: lathe-turned inset columns; narrow front balcony with scroll-cut balustrade, modillions, dentil mouldings and scroll-cut brackets

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WINDSOR GROCERY, 141-159 MENZIES STREET



Original Owner: Smith & Wall (The Windsor Grocery Co.)

Architect: Thomas Hooper

Date of Construction: 1911; two-storey addition in 1913; later one-storey commercial extension to south

Description of Historic Place

The Windsor Grocery is a two-storey, Edwardian-era wood-frame building, with commercial storefronts at ground level and second floor residential units. A later, one-storey wing with three stores extends to the south. It is located at the southeast corner of Menzies and Simcoe Streets, where the east end of Toronto Street intersects, in a small commercial strip in the historic James Bay neighbourhood of Victoria.

Heritage Value of Historic Place

Constructed during the height of the pre-First World War real estate boom, the Windsor Grocery is valued as a reflection of the surge of development that occurred in the residential area of James Bay at this time. While much of the development transforming the area involved the construction of single-family houses, there was also a need for commercial services. As the neighbourhood densified during these booming economic times, prime corner sites were rebuilt as commercial buildings, with residential units above. The original portion of this building, built in 1911 with only one store, was doubled in size just two years later, then extended to the south with three additional storefronts, illustrating the rapid growth of the local population. The scale of the building reflects the optimism and rapid growth during the Edwardian era, prior to the collapse of the local economy and the outbreak of World War One.

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The Windsor Grocery is additionally significant as a surviving example of the commercial work of prominent B.C. architect, Thomas Hooper (1857-1935), who had one of the province's longest running and most prolific architectural careers, designing hundreds of commercial and residential buildings in Victoria and Vancouver.

Located at a prominent intersection in a local commercial strip and still serving its original function, the Windsor Grocery was, and remains, a neighbourhood landmark that contributes to the heritage character of the James Bay neighbourhood as a colourful and varied waterfront community with a blend of industrial, commercial and residential dwellings.

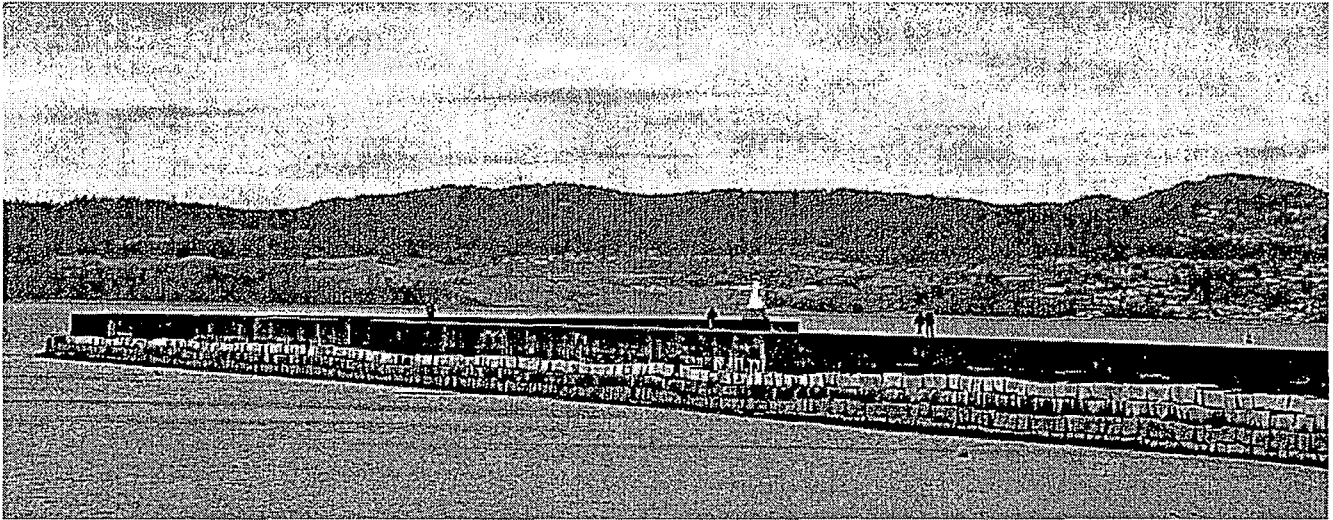
Character-Defining Elements

Key elements that define the heritage character of the Windsor Grocery include its:

- prominent location at the southeast corner of Menzies and Simcoe Streets, in the historic James Bay neighbourhood
- continuous use as a mixed-use commercial and apartment building
- form, scale and massing as expressed in its: two-storey height, with a one-storey retail wing running south along Menzies Street; rectangular plan, built to the front and side property lines; flat roof; chamfered corner entry; and second floor projections including a rounded corner bay, semi-octagonal bay on the north façade, and projecting bays at rear
- Edwardian-era decorative features including: projecting horizontal cornices above the ground and second floors, with a dentil course at the top cornice; and pilasters framing the storefront and door openings
- wood-frame construction, including double-bevelled wooden siding and window trim of dimensional lumber
- original fenestration, including: double-hung wooden sash windows with horns, in single, double and triple assembly
- early storefront elements including inset central doorways with wooden soffits and mosaic tile insets
- interior features including original room configuration, central staircase with cut-out flat balusters, lath-and-plaster walls and wooden trim

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OGDEN POINT BREAKWATER & DOCKS



ROYAL BC MUSEUM

Courtesy of BC Archives collections - Call Number: I-26468
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Title: Aerial, Victoria Showing Ogden Point
Ogden Point, 1961 [BC Archives I-26468]

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Original Owner: Federal Government
Design Engineer: Louis Coste
Supervising Engineer: J.S. Maclachlan
Chief Engineer: Public Works, Canada; D. Lafleur
Original Contractor (Breakwater): Sir John Jackson Ltd.
Original Contractor (Docks): Grant, Smith & McDonnell
Date of Construction: 1914-1917

Description of Historic Place

The Ogden Point Breakwater & Docks consist of an 800-metre long concrete and granite breakwater with a lighthouse at the seaward end, and associated dock areas. The breakwater is located at the entrance of Victoria Harbour, off Dallas Road in the historic James Bay neighbourhood of Victoria, British Columbia. The Ogden Point Breakwater & Docks has been declared a National Civil Engineering Site.

Heritage Value of Historic Place

Built between 1914 and 1917, Ogden Point has historical value as the only breakwater in the city of Victoria and as part of Victoria's working waterfront. It was associated with the development of the international shipping industry in James Bay. After construction of the Esquimalt-Nanaimo Railway in 1887, the expected construction of the Canadian Pacific Railway, and the imminent completion of the Panama Canal in 1914, Canada anticipated an economic boom and a dramatic increase in the shipping and cargo demands on its western harbours. At the time, Victoria's harbour was relatively shallow, fraught with dangerous obstacles, and heavily exposed to the southwesterly winds of the Juan de Fuca Strait. The breakwater was constructed in order to provide safe, protected dock areas. This enabled Ogden Point to develop into a hub for international shipping, providing moorage for large naval and cargo ships. Victoria's Harbour was the largest seaport in Western Canada at the time, and as traffic increased, so too did industrial development at Ogden Point; two piers and a warehouse were added in 1918. In 1925, the Panama Grain Terminal Elevator Company and the City of Victoria agreed to build a grain terminal with 22 storage bins, to facilitate the loading of grain from the prairies for international export. Ottawa handed over administration of Ogden Point to the Canadian National Railway in 1928, and at the same time B.C. Packers built a fish processing plant on the site. These massive infrastructure investments were a major boost to Victoria's gateway economy.

In 2001, Ogden Point was named as a Canadian National Historic Civil Engineering Site, indicating the importance of its physical structure. Named after Hudson's Bay Company chief factor Peter Skene Ogden (1794-1854), the breakwater was designed by Louis Coste and D. Lafleur of Public Works Canada. Contractors Jackson Ltd. built the 800-metre long breakwater using over one million tons of local rock, quarried on nearby Hardy Island, and ten thousand granite blocks – each weighing up to 15 tons - stacked in a nine-layer stepped profile. Ogden Point was built for a cost of \$1,800,000. To this day, only a fraction of the Ogden Point original granite blocks have been repositioned, illustrating the quality of the design and engineering involved in the construction of the breakwater. The associated docks continue to be utilized as Victoria's major moorage for cruise ships.

Presently, the Ogden Point breakwater is an integral component of recreation in James Bay, and has environmental significance as a Pacific marine sanctuary, supporting hundreds of species that attract an

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abundance of scuba divers. The upper portion of the breakwater is a popular walking destination, demonstrating adaptive and continuous use by the community over time.

Character-Defining Elements

Elements that define the heritage character of the Ogden Point Breakwater & Docks include its:

- location at the entry of Victoria Harbour, off Dallas Road in the historic neighbourhood of James Bay
- continuous industrial use
- industrial form, scale, and massing as expressed by its hooked shape that extends 800 metres into the entrance of into the harbour, and the lighthouse located at the western end
- nine-layer stepped concrete and massive granite block construction of the breakwater
- associated dock areas, working areas and buildings that contribute to the industrial use

Statement of Significance

The Menzies Apartments

Address: 101-103-105 Menzies Street

Original Owner: Joseph L. Jenks

Architect: James Dahl

Date of Construction: 1912

Description of the Historic Place

The Menzies Apartments is a two-storey, wood-frame apartment block located on the northeast corner of Menzies and Niagara Streets in Victoria's historic James Bay neighbourhood. The building is distinguished by its imposing Menzies Street façade with its three symmetrically-placed entries.

The Menzies façade's three matched porches each access four suites. The entries have pedimented hoods supported by heavy, curved brackets on pilasters. The door assemblies include sidelights flanking wood doors with bevelled glass. The main floor is finished in lapped wood siding while the upper storey has stucco cladding with vertical half-timbering. Fenestration on the upper floor alternates single and double windows, with the doubles in shallow cantilevered box bays. All apartment windows are one-over-one.

The footprint of the apartment building resembles the shape of the letter E, with two recessed open spaces in the rear to admit light to the suites. All apartments have rear exits onto wooden verandas and stairs. A complex hipped roof with exposed rafter ends over the whole building is broken by one shallow attic dormer.

Heritage Value of the Historic Place

The heritage value of The Menzies Apartments is summarized below in accordance with the Victoria Heritage Thematic Framework established in the Official Community Plan.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

The heritage value of The Menzies Apartments is associated with its location on the historic Beckley Farm and the evolution and gentrification of the James Bay Peninsula as it changed from farm land to commercial/industrial to residential. The building is representative of the economic and social transitions that were occurring prior to the advent of the First World War. The scale of this apartment building reflects the optimism and growth of the Edwardian era, before the economic collapse in 1913 and the outbreak of World War I. As the neighbourhood densified, there was demand for multi-family apartment buildings to provide housing for the burgeoning population and different income levels.

The Menzies Apartments is valued as a reflection of the surge of development that occurred in the residential area of James Bay at this time. The building continues to serve its original function and contributes to the vitality and heritage character of James Bay neighbourhood.

Theme 2: GATEWAY ECONOMY

Subtheme 2.5: Historic Infrastructure

The Menzies Apartments is indicative of the development of the James Bay neighbourhood around developing transportation infrastructure. The location attracted the emerging middle class with its proximity to the downtown and places of employment. The new James Bay Bridge placed the apartments within walking distance. The No. 3 Beacon Hill streetcar passed by on Menzies, turning the corner at Niagara. The Carvath Grocery/Niagara Apartments on the southeast corner, designed by architect Samuel Maclure, was also built the same year.

The Menzies Apartments has heritage value because it reflects the densification of the James Bay neighbourhood in response to infrastructure improvements during the Edwardian era that included roads, bridges and streetcar lines.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression/Edwardian Era Architecture

The Menzies Apartments is valued as a good example of an Edwardian era apartment building. It was constructed to accommodate twelve self-contained one-bedroom units. It is the only known Victoria building by Seattle architect James Dahl. The original owner was Joseph L. Jenks, proprietor of the Brunswick Hotel. The main façades retain many of their architectural details and display a high quality of design and craftsmanship. The Menzies Apartments is among the oldest surviving purpose-built multi-family complexes in continuous use as modest rentals in James Bay.

Character-Defining Elements

Key elements that express the heritage value of The Menzies Apartments and continue to define the character and history of James Bay include:

- prominent location at the northeast corner of Menzies and Niagara Streets
- relationship to the surrounding commercial and apartment building dating from the same era and the contribution that the building makes to the neighbourhood character
- siting in close proximity to the front and side property lines
- continuous use as an apartment building

Key elements that define the heritage character of the building's exterior include:

- multi-family residential form, scale and massing as expressed in its: two-storey height; hipped roof and dormer; three entry porches
- Menzies and Niagara Street elevations
- wood-frame construction; lapped wood siding on main floor; stucco with vertical half-timbering on upper floor
- entry porches with pedimented hoods; door assemblies with sidelights; wood doors with bevelled glass
- shallow, cantilevered box bays on upper floor
- fenestration including: one-over-one sash windows in single and double assembly
- detailing such as: exposed rafter ends; large, curved porch brackets on pilasters

Nick Russell
 Brigitte Clark
 Victoria Heritage Foundation
 April 2016

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TRUESDELL RESIDENCE, 1026-1028 EMPRESS STREET

Original Owner: George Truesdell

Designer/Contractor: George Truesdell

Date of Construction: 1912

Description of Historic Place

The Truesdell Residence is a one-and-one half storey, wood-frame Arts and Crafts dwelling situated on the north side of Empress Street in the North Park neighbourhood of Victoria. Notable features of this residence include half-timbering in the gable peak, roughcast stucco, and an extensive use of granite and sandstone cladding.

Heritage Value of Historic Place

The Truesdell Residence is significant as an example of middle-class Edwardian-era housing in North Park, and is valued as a reminder of the early development of one of Victoria's oldest residential neighbourhoods. It is associated with the Edwardian-era development of North Park as a Garden City suburb, and for its connection with the city's historic infrastructure. Suburban development in the area

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was fostered by the introduction of the B.C. Electric Streetcar line into the area in 1890 and reached its peak during the Edwardian-era boom. The neighbourhood's proximity to downtown, and its variety of local schools, churches, parks and recreation, made North Park an appealing area that attracted a variety of different cultures at the height of Victoria's immigration.

The Truesdell Residence is additionally valued for its architectural expression, and is a superior example of the influence of the Arts and Crafts style. It was designed and constructed in 1912 by George Albert Truesdell (1872-1949) as his own residence. Born in Ontario, Truesdell was a proficient local contractor and stonecutter; at the time of his death at the age of 76 he was working for West Coast Shipyards in Vancouver. The Arts and Crafts aesthetic is reflected in the complex, asymmetrical massing, half-timbered gables, varied use of textured claddings, and the use of locally-available building materials such as wood and stone. Fine craftsmanship and materials are evident in the ornate roughcast stucco cladding and stained and leaded-glass windows.

The Truesdell Residence, with its superior design and fine craftsmanship, makes a significant contribution to the rich and varied streetscapes of the North Park neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

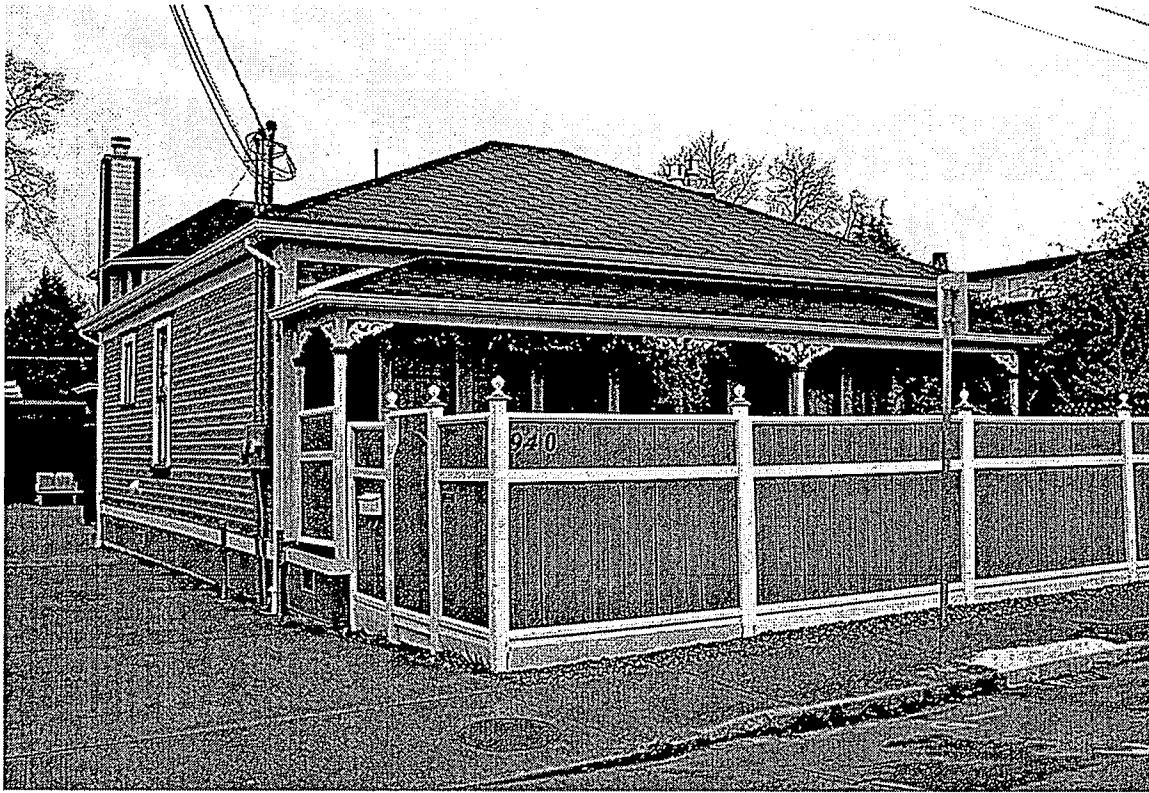
Key elements that define the heritage character of the Truesdell Residence include its:

- mid-block location on the north side of Empress Street in the North Park neighbourhood
- continuous residential use
- residential form, scale and massing as expressed by its: close proximity to the front property line; one-and-one half storey height; front-gabled roof with symmetrical side gabled dormers; and projecting ground floor square bay with shed roof
- construction materials such as granite and sandstone cladding; roughcast stucco; and wood-frame construction
- Arts and Crafts detailing such as half-timbering, mixture of textured cladding materials including shingling in the gable ends, and open soffits with exposed rafter tails
- windows such as its 1-over-1 double-hung wooden sash windows, and leaded and stained-glass windows
- internal and external granite and sandstone chimneys
- wood panelled front door with strap hinges
- associated landscape features such as mature holly and rubble granite wall with serrated cap at the front property line

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WAGG RESIDENCE, 940 MASON STREET

Original Owner: John William Wagg and Louisa Wagg

Date of Construction: 1889

Description of Historic Place

The Wagg Residence is a modest, single-storey, vernacular wood-frame cottage with a low-pitched hipped roof. It is situated on the north side of Mason Street between Quadra and Vancouver Streets in the North Park neighbourhood.

Heritage Value of Historic Place

Built in 1889, the Wagg Residence is significant as an example of a Late Victorian era, working-class residence in North Park, one of Victoria's oldest residential neighbourhoods. It is associated with the Victorian era growth of North Park as a Garden City suburb, which stemmed from development of the city's infrastructure at the time. The construction of small working class houses, in close proximity to the business district, was spurred by the mid-1880s economic boom. The arrival of the trans-continental railway in Vancouver in 1887 was echoed by a boom in Victoria, based on optimistic predictions of growth and the prior completion of the Esquimalt & Nanaimo Railway in 1887. North Park's development was further encouraged by the introduction of the B.C. Electric Streetcar line into the area in 1890. The Wagg Residence is situated on part of what was originally designated a Five Acre Lot by the city's first surveyors. Based on the Wakefield System, these lots were not intended for agricultural production rather than residential development, but their proximity to the business district led to subdivision as early as 1864, forming the core of the North Park neighbourhood.

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The Wagg Residence is significant as a rare survivor of this type of vernacular Victorian-era cottage. The first occupants were John William Wagg (1867-1933) and his wife Louisa Wagg (1866-1951). The Wagg moved into this house at the time of their marriage in 1889. John Wagg, who was originally from England, was employed as a painter, while Louisa tended to the home. Following John's death in 1933, Louisa remained in the house until her passing in 1951. The Wagg Residence symbolizes the continuing community character of North Park, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Wagg Residence include its:

- setting on a small lot on the north side of Mason Street in the North Park neighbourhood
- continuous residential use
- residential form, scale, and massing as expressed by its: minimal setback from the front property line; one-storey height; symmetrical massing with central front entry; hipped roof; and full-width open verandah with shed roof
- wood-frame construction including wooden drop siding, vertical foundation skirting, and dimensional lumber corner boards and window trim
- exterior architectural details such as scroll-cut brackets, square chamfered verandah columns, and tongue-and-groove verandah soffits
- windows, such as double-hung 1-over-1 wooden sashes with window horns in single and double assembly
- front door assembly with sidelights and transoms

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CHINESE PRESBYTERIAN CHURCH

812-816 NORTH PARK STREET



Original Owner: Chinese Presbyterian Church

Designer: Reverend W.L. McRae, Chairman

Contractor: J.W. Sykes

Date of Construction: 1922

Description of Historic Place

The Chinese Presbyterian Church is a one-storey, vernacular wood-frame church, located on the north side of North Park Street, just east of Blanshard Street. An open belfry sits on the roof ridge to the west side. The church is situated within the North Park neighbourhood of Victoria.

Heritage Value of Historic Place

Built in 1922, the Chinese Presbyterian Church is significant as a symbol of the evolution of the Chinese community in Victoria and is a testament to spiritual life in the North Park community. It has social value in North Park as a tangible reminder of the origins of the Chinese Presbyterian community and their continuity into present day. In the 1850s, exacerbated by political and social turmoil in China, thousands of Chinese migrated from a small region in the southern province of Guangdong to frontier gold rush sites in California, setting up a permanent base in San Francisco. In 1858, the Fraser Gold Rush spurred the growth of Victoria as a significant port town, and prompted the movement of many Chinese into the province. Victoria was the primary point of entry for Chinese into Canada until the early twentieth century. In response to growing Chinese immigration to Victoria, a Chinese Presbyterian mission was established in 1892. Despite an expanding congregation, the church had no permanent home and was moved to many different locations. After many requests, the Foreign Mission Committee

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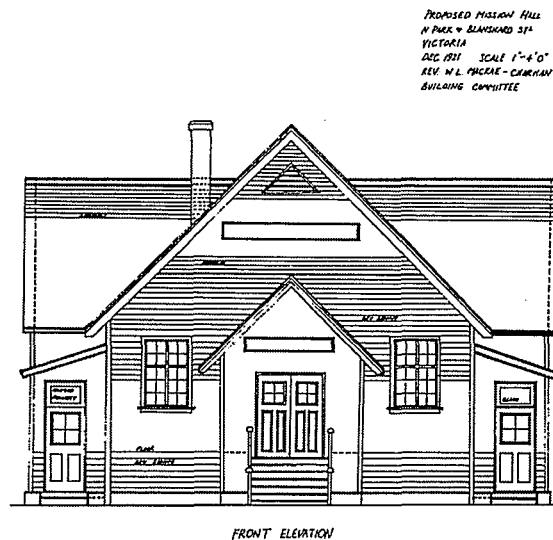
provided funds for a building, and the new church was dedicated on Good Friday, 1922. The church became an integral part of the Chinese community, and also provided space for a Chinese school, an athletic association, the Women's Missionary Society and the Mission Band. The congregation resisted unification with the United Church of Canada in 1925, and has survived to the present day despite antagonistic immigration laws and other difficulties. The Church is valued for its continued use by Victoria's Chinese Presbyterian community.

The Chinese Presbyterian Church represents North Park's multicultural origins and traditions. Located in close proximity to Victoria's Chinatown, the neighbourhood was home to a number of prominent Chinese residents and local businesses. Although the North Park neighbourhood has changed over the years, and the Chinese population has grown significantly since the 1920s, the Chinese Presbyterian Church continues to be an important focus for the Chinese community of Victoria. It contributes to the social vitality of the North Park neighbourhood, and symbolizes the historic character of North Park, which continues today as a multicultural community with a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Chinese Presbyterian Church include its:

- setting on North Park Street, in the North Park neighbourhood of Victoria among buildings of similar form and scale on small, narrow lots with shallow setbacks, mixed with residential buildings
- continuous use as a place of worship
- institutional form, scale, and massing as expressed by its: T-shaped plan; one-storey height; full basement; medium-pitch front gabled rooflines; symmetrical massing with inset central entry; open soffits with exposed rafters; and open belfry with original bell to west side
- wood-frame construction, with stucco cladding over original lapped wooden siding and wooden shingles in the north gable end
- windows such its multi-paned wooden-sash casement windows with cruciform mullions, with coloured glass in the main sanctuary



Original Plans, from: *To God Be The Glory: the Chinese Presbyterian Church in Victoria 1892-1983*

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KNIGHTS OF PYTHIAS HALL

840 NORTH PARK STREET / 1800 QUADRA STREET



Original Owner: Knights of Pythias

Historic Name: Castle Hall / Knights of Pythias Hall

Architect: Bresemann & Durfee

Date of Construction: 1912

Current Name: now consolidated with the Glad Tidings Pentecostal Church, 1800 Quadra Street

Description of Historic Place

The Knights of Pythias Hall is a two-storey masonry building with Classical Revival detailing, situated mid-block on the north side of North Park Street in the North Park neighbourhood of Victoria. The front façade is capped with a projecting metal cornice, and is clad with high-fire two-tone brick and glazed terra cotta arches that frame the first and second storey windows. The original structure has now been consolidated with the Glad Tidings Pentecostal Church, with a large addition built to the east of the original building.

Heritage Value of Historic Place

The Knights of Pythias Hall, constructed in 1912, is significant for its association with the Order of the Knights of Pythias, an international, non-sectarian fraternal order. Organizations such as this were vitally important to the establishment and stability of early Victoria society. It was within such organizations that people met for business and companionship, for assistance in settling in a new environment, and aid in times of trouble. Founded as a non-sectarian fraternal order in Washington, D.C. in 1864 by Justus H. Rathbone, the Knights of Pythias promoted friendship, charity and benevolence. In 1882, the Order was introduced to Victoria by Brother Walter Scott Chambers, with the first lodge

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instituted in 1883 as Far West Lodge Number 1. Indicative of the order's growth, this large hall was built during the Edwardian era, situated at the eastern edge of downtown in close proximity to the rapidly growing residential areas of the city. At the time, both Blanshard and Quadra Streets were developing as major north-south axes, providing convenient access to the Hall, which was also known as Castle Hall.

The Knights of Pythias Hall is additionally significant as a sophisticated example of the work of architects Emanuel Joseph Bresemann (1881-1971) and Morien Eugene Durfee (1885-1941). Bresemann was born in Tacoma, Washington and had a prolific career in San Francisco. There, Bresemann met Wisconsin-born Durfee and subsequently the two formed a partnership. After opening an office in Seattle in 1908, the firm set up branch offices in both Victoria and Vancouver. Among their most notable commissions was the First Congregational Church on Quadra Street, North Park, built in 1912. The Knights of Pythias Hall displays the firm's proficiency with the Classical Revival vocabulary that was reached the height of its popularity during the Edwardian era. This also a notable example of terra cotta ornamentation, used here in an unusual colour that highlights the two-tone brick cladding.

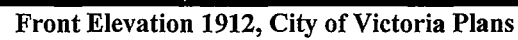
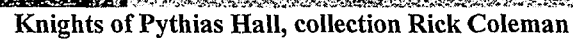
The Knights of Pythias Hall has been consolidated with Glad Tidings Church, contributing to the social vitality of the North Park neighbourhood. It symbolizes the continuing community character of North Park, which developed as a Garden City suburb and continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Knights of Pythias Hall include its:

- location mid-block on the north side of North Park Street, in the North Park neighbourhood
- continuous community use
- institutional form, scale and massing as expressed by its two-storey height plus full basement, built to the front and side property lines, rectangular plan and flat roof, and an elaborate façade treatment that returns on the side facades for one full bay
- construction materials including: tan and brown high-fire, iron-spot brick; light-orange coloured glazed terra cotta window surrounds, keystones and spandrel blocks; and sheet metal ornamentation
- Classical Revival style details such as: round-arched window surrounds with keystones; and projecting metal cornice with dentils and running ornament
- triple-assembly window openings with heavy wooden mullions; and double-height windows at the sides with fanlight transoms





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ST. LOUIS COLLEGE, 1002 PANDORA AVENUE

Original Owner: St. Louis College
Current Name: St. Andrew's Elementary School
Architect: Townley & Matheson
Builder: Luney Brothers
Date of Construction: 1930-31

Description of Historic Place

Located prominently at the northeast corner of Pandora Avenue and Vancouver Street in the North Park neighbourhood of Victoria, the former St. Louis College, currently St. Andrew's Elementary School, is a three-storey school building with a central front tower and banks of windows along the side facades, recessed between vertical pilasters. Boldly expressed in cast concrete, the school reflects a modernist version of Collegiate Gothic, blended with Art Deco stylistic elements.

Heritage Value of Historic Place

This historic school is valuable for its association with the development of the St. Louis College Catholic school for boys, and reflects the early establishment of the private educational system in Victoria. In 1857, Bishop Demers from Quebec established the first school for boys in Victoria. The following year Father Louis Herbomez, of the Order of the Oblates of Mary the Immaculate, took over the school. With the Bishop's blessing, Father Herbomez named the school St. Louis College after Louis IX, King of France. The first classes were held in the Bishop's Palace on Collinson Street. St. Louis

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College quickly established a reputation as the City's premier Catholic educational institution, due in part to its procurement of university-educated teachers. Ever-increasing school and staff populations necessitated the construction of a new school in 1864 at its present site. Further growth required the construction of a new building that opened in 1931; the cornerstone was relocated from the old college to the foundation of the new building, symbolizing the transference of its continuing traditions from old to new. The date of construction, during the depths of the Great Depression, reflects the low costs of labour and material at the time, which spurred the construction of several local institutional projects.

St. Louis College possesses historical value for its long-term association with the North Park neighbourhood in Victoria, and is also significant for its continuous use as a Catholic educational institution. Today the building is utilized as St. Andrew's Elementary, demonstrating long-term use by the Catholic community and contributing to the vitality and character of the North Park neighbourhood.

St. Louis College is also a significant design by the Vancouver firm Townley & Matheson, one of the most prolific architectural firms in Western Canada and leading proponents of the new modernist styles. They designed this building at the same time as they were working on the landmark Causeway Tower on the Inner Harbour. Townley & Matheson's best-known design, Vancouver City Hall (1935-36) displays many of the stylistic elements of this seminal earlier project. The firm had a great deal of experience in the design of educational facilities during the 1920s, including both public and private schools. The design of St. Louis College embraces traditional Collegiate Gothic elements, considered appropriate for educational purposes, but is expressed with a modernist sensibility that reflects the influence of the Art Deco style. Townley & Matheson were forerunners in the use of cast-in-place concrete as both a structural and facing material, which is one of the building's hallmark features. This progressive structure demonstrates the acceptance by the residents of Victoria of a new, modern vision of education.

Character-Defining Elements

Key elements that define the heritage character of St. Louis College include its:

- prominent location at the northeast corner of Pandora Avenue and Vancouver Street, in the North Park neighbourhood
- continuous use as an educational facility
- institutional form, scale, and massing as expressed by its: three-storey height; rectangular plan; flat roof on main block; with hipped roof over projecting front block; pyramidal hipped roof on the symmetrical square central tower; and central front entry
- monolithic board-formed, cast-in-place concrete construction
- Collegiate Gothic style elements such as: Gothic pointed-arch main entrance with archivolt; decorative lintels above third floor windows with shield and foliate design; statue niche above front entry; statue of St. Andrew with saltire cross; swag sign above entry with date '1931'; and cross atop the central tower
- Art Deco influence including: the vertical emphasis and geometric shapes; bevelled geometric corners of the front block and central tower; and symmetrical banks of windows on the side elevations, recessed between step-back vertical pilasters

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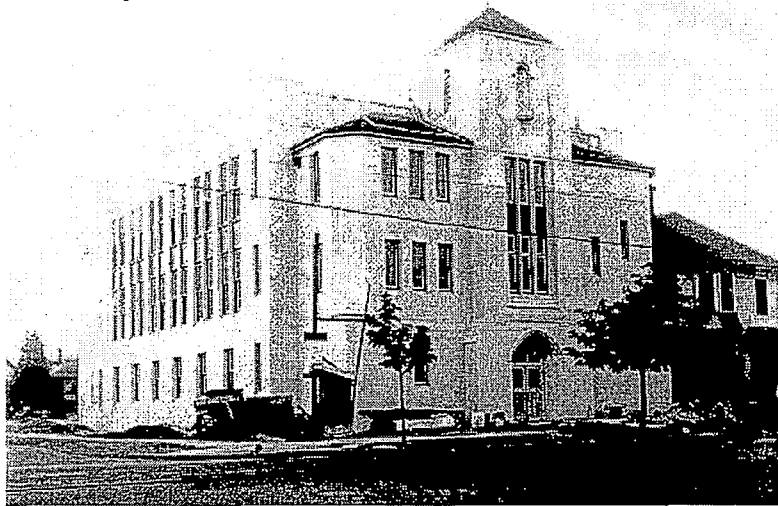
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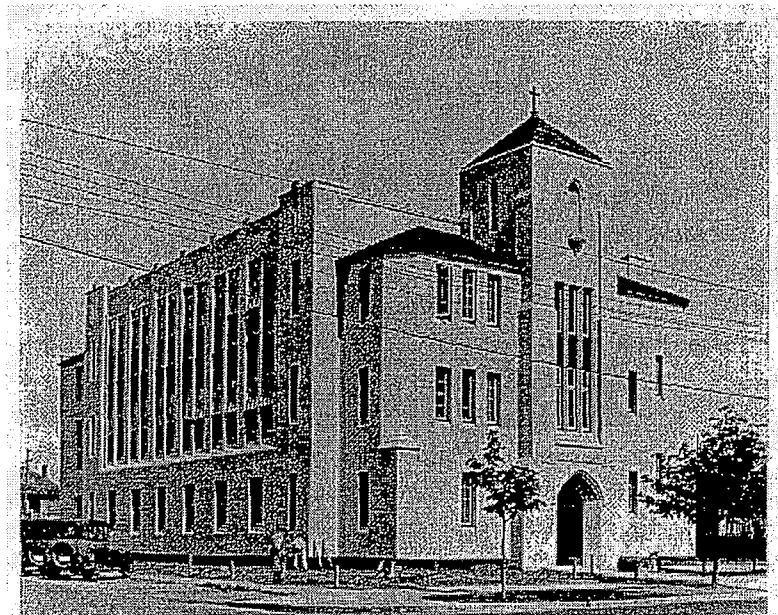


Title: St. Louis College, Pandora Street, Victoria.



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Title: Victoria; St. Louis College, northeast corner of ...

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HAWKINS RESIDENCE, 821 PRINCESS AVENUE

Original Owner: Thomas William C. Hawkins

Architect: George V. Bishop

Contractor: Wm. Dunford & Son

Date of Construction: 1911

Description of Historic Place

The Hawkins Residence is a one and one-half storey, wood-frame, Arts and Crafts style residence located mid-block on the south side of Princess Avenue in the North Park neighbourhood. It stands on a terraced lawn, with a rough-textured concrete block wall along the sidewalk that matches the foundation. The Hawkins Residence is distinctive for its medium-pitch, cross-gabled roof with broad overhanging eaves, triangular eave brackets and central inset front porch.

Heritage Value of Historic Place

The Hawkins Residence has historical value for its connection with the Edwardian-era development of the North Park neighbourhood as a Garden City suburb, and as a superior example of the Arts and Crafts influence of Victoria's housing stock. Residential and commercial development flourished in North Park, particularly with introduction of the B.C. Electric Streetcar line into the area in 1890. The proximity to the downtown, and an abundance of local schools, churches and parks made North Park an appealing neighbourhood. Built in 1911, the Hawkins Residence is significant as an example of the type

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of housing that was widely popular at the time, and its handsome design displays great sophistication in its materials and detailing.

This house also demonstrates the importance of a number of bungalow construction companies that built houses on a speculative basis during the building boom before the First World War. They were sold on the installment plan to the newly developing market of young working class families who, a generation earlier, would not have been able to afford their own homes. Many prospective home buyers chose modest California and Craftsman Bungalows, as these 'artistic' styles, developed as the American version of the Arts and Crafts movement, were both compact and convenient; the plans could be provided through architects engaged by the company or from readily available pattern books. William Dunford & Son began constructing houses in Victoria in 1908, after the Dunfords moved from Winnipeg where they had been in the lumber business. From 1910 on they averaged 'one bungalow every nine days, and the firm states that each one of these has been sold before the date of its completion... Mr. Dunford, senior, makes annual trips to California and various sections of the United States to gather new ideas for the design and construction of Dunford Bungalows... The Californian style of architecture is mostly favoured.' This house was designed by the Dunford's staff designer, George V. Bishop (1889-1977). It was first owned by Thomas William C. Hawkins (1877-1957), who was the partner of E. C. Hayward in Hawkins & Hayward electrical fixtures and supplies. In 1902, Hawkins married Anna Jessie Stephens, who died in 1926; he was remarried the following year to Lottie Louise Pendray, who died in 1940.

The Hawkins Residence, with its superior design and fine craftsmanship, makes a significant contribution to the rich and varied streetscapes of the North Park neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Hawkins Residence include its:

- setting on a terraced yard in a mid-block location in the North Park neighbourhood
- residential form, scale, and massing as expressed by its: one and one-half storey height plus full basement; medium-pitch cross-gabled roof; generally symmetrical square plan; and central inset entry porch
- wood-frame construction
- masonry elements such as rough-textured cast concrete blocks at the front foundation and staircase, and two internal red-brick corbelled chimneys
- Arts and Crafts detailing such as: scroll-cut eave brackets; raised and drop finials; variety of textured siding such as octagonal shingles and double-bevelled wooden siding; scroll-cut and inscribed bargeboards; projecting balcony above entry with scroll-cut balustrade; and paired chamfered porch columns
- windows such as: 1-over-1 double-hung wooden-sash windows; triple assembly windows at front with fixed centre panes and stained glass transoms; front door assembly with stained glass transom and sidelights
- interior features including as a central hall and open staircase, and interior woodwork including fir panelling and trim
- associated landscape features such as rough-textured cast concrete block wall at front with gateposts

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PARK MANSIONS, 903 NORTH PARK STREET

Architect: H.J. Rous Cullin

Date of Construction: 1913

Description of Historic Place

Located on the southeast corner of Quadra and Park Streets, Park Mansions is a three-storey masonry building located in the North Park neighbourhood of Victoria. It is distinctive for its brick construction, double-height recessed bay windows, metal stringcourses and cornices. Commercial storefronts occupy the ground floor level, with residential units located on the two upper floors.

Heritage Value of Historic Place

Constructed during the height of the pre-World War One real estate boom, Park Mansions is valued as a reflection of the surge of development that characterized Victoria's gateway economy. With its substantial size, brick construction and classically-influenced detailing, it was, and remains, a neighbourhood landmark. Its scale reflects the optimism and rapid growth of the Edwardian era, at the cusp of the collapse of the local economy in 1913 and the outbreak of World War One the following year. Park Mansions illustrates the continuing redevelopment east of downtown, through the replacement of earlier buildings on prime sites during a time of great prosperity. Quadra Street was being established as a significant north-south commercial street, and the mixed-use nature of the building provided commercial as well as residential opportunities in a location with convenient access to the downtown and local schools, churches and parks, North Park became home to some of Victoria's larger apartment buildings, which provided housing to the burgeoning population. Today, Park Mansions continues to contribute to the economic and social vitality of the North Park neighbourhood

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by retaining its original mixed-use function, typical of the broader community patterns of the North Park neighbourhood.

Constructed in 1913, Park Mansions is a superior example of the dense, cubic apartment blocks typical of the Edwardian era, which provided housing alternatives in a rapidly urbanizing environment. The city relied increasingly on trade and commerce and was growing swiftly with large numbers of immigrants. Apartment blocks suited people and families in transition who could not afford or did not want a single-family home. This was a familiar housing type to those from denser eastern cities and from Europe, who were fuelling coastal settlement.

Park Mansions has additional historic significance for its architectural expression and as a surviving design by local architect, Harold Joseph Rous J. Cullin (1875-1935). Born in Liverpool, Rous Cullin was educated in Canterbury before immigrating to Victoria in 1904. Upon his arrival, he was employed in the office of Samuel Maclure, before establishing his own architectural practice in 1905. In addition to designing a number of Victoria residences, Rous Cullin served as architect by appointment to the Saanich School Board for several years and designed a number of local schools.

Character-Defining Elements

Key elements that define the heritage character of Park Mansions include its:

- prominent location at the southeast corner of Quadra and North Park Streets, in the North Park neighbourhood
- continuous use as an apartment building with retail storefronts at ground level
- form, scale and massing as expressed in its three-storey height plus full basement built to the property lines with no setbacks, rectangular plan, flat roof, double-height recessed semi-octagonal bays with stucco spandrels, and articulated entry to the upper floor apartments on the north side
- Edwardian-era architectural features including: symmetrical tripartite design that demonstrates a Classical Revival influence; pressed metal cornices and stringcourses; and three-dimensional sheet metal letters 'Park Mansions' above apartment entry
- masonry construction, including: brick walls laid in regular bond; glazed tiles at entryway; common red brick at side and rear façades; and parged window sills
- original fenestration, including: 4-over-1 double-hung wooden sash windows with horns, in single and multiple-assembly; original storefront elements including wooden sash profiles, central angled entries, leaded hopper transoms and glazed wooden doors; bulkhead glazing to basement level; and original wood-panelled entry doors with multi-paned glazing and leaded glass transom
- interior features including original room configuration, lath-and-plaster walls and wooden trim
- areaways that extend under the sidewalk, with glass prism lights

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ROSESDALE MANOR (SANDS FUNERAL HOME) 1612 QUADRA STREET



Original Owner: Mason Sands (Sands Funerary Furnishing Company)

Architect: Jesse M. Warren

Date of Construction: 1915

Description of Historic Place

Rosedale Manor is situated at the southwest corner of Quadra and Cormorant Streets, within the North Park neighbourhood of Victoria. This building is identifiable for its masonry and stucco construction, three-sided bays on the upper front elevation, leaded glass windows and metal cornices. Inscribed above the central main entrance is the name, 'Rosedale Manor.'

Heritage Value of Historic Place

Rosedale Manor was originally built in 1915 as the Sands Funeral Home, and is valued as one of the few purpose-built funeral parlours in the City. It was the genesis of a long-serving funerary institution within the North Park community of Victoria. The location of Sands in this area is linked with the presence of 'Church Row,' a strip of Quadra Street that houses all the major religious denominations. The Sands Funeral Home was first established in 1912 by Mason 'Pop' Sands (1883-1976) and Mr. Fulton, with premises located at 1515 Quadra Street. The following year, Sands bought out his partner's shares and became the sole proprietor. His expanding business necessitated a move to this new building in 1915, highly unusual given the wartime date of construction. In 1932, the business was relocated to larger premises at 1803 Quadra Street, where it still operates. The former Sands Funeral Home was then

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converted to become the Rosedale Manor Apartments, indicating a demand for multi-family residential dwellings in the North Park neighbourhood.

Sands Funeral Home has additional historical value for its architectural design by Jesse Milton Warren (1889-1953). Warren was born in San Francisco and after completing his training in New York, travelled across Eastern Canada and the United States before settling briefly in Seattle. In 1911, he moved to Victoria and then began work as an architect; the Central Building in downtown Victoria was among his first completed local projects. Sands Funeral Parlour, which was built as an addition to an old house, is noted for its refined Edwardian-era detailing, including a symmetrical façade with a central entry; when it was renovated as the Rosedale, additional historical detailing was included that reflected the popularity of period revival styles in the 1930s.

Sands Funeral Home epitomizes the community value of North Park as a blend of institutional, commercial, recreational and residential uses that were planned and developed as Garden City suburbs. The building continues to be utilized as a multi-family dwelling, typical of the broader community patterns of the North Park neighbourhood and contributing to the historic character of North Park.

Character-Defining Elements

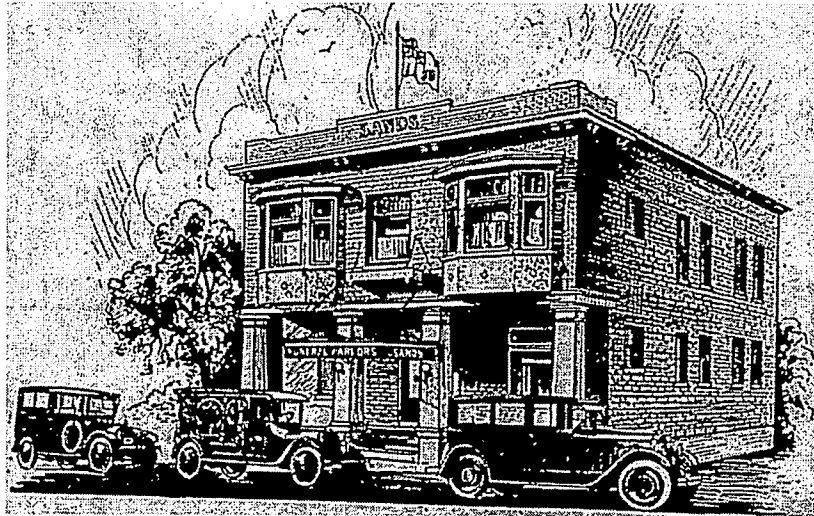
Key elements that define the heritage character of the Sands Funeral Home include its:

- prominent corner location at the southwest corner of Quadra and Cormorant Streets, in close proximity to 'Church Row' in the North Park neighbourhood
- siting on the front and side property lines
- long-term residential use
- form, scale and massing as expressed by its; two-storey height, full basement, rectangular plan with stepped roof, three-sided bays, and early addition at the rear
- masonry construction including: concrete foundation; pressed tan brick walls laid in regular bond on the two main facades; common red brick on rear façade; metal cornice and stringcourse; stucco infill of the original front verandah at ground floor front; and parged window sills
- Edwardian-era detailing such as pressed metal cornice, and brackets
- additional period revival detailing such as the angled, stepped entry arch; two small round-arched leaded-glass windows above the entry, and the inscribed name 'Rosedale Manor'
- fenestration such as: 3-over-1 double-hung wooden sash windows in single and double assembly; wooden-sash casement windows at the ground floor front with leaded glass transoms; double-leaf glazed front doors with leaded glass transoms and Gothic Revival-style door hardware
- interior features such as a central staircase and panelled wooden doors with original hardware
- associated features such as a two-bay garage addition at the rear with wood panelled doors with glazed insets

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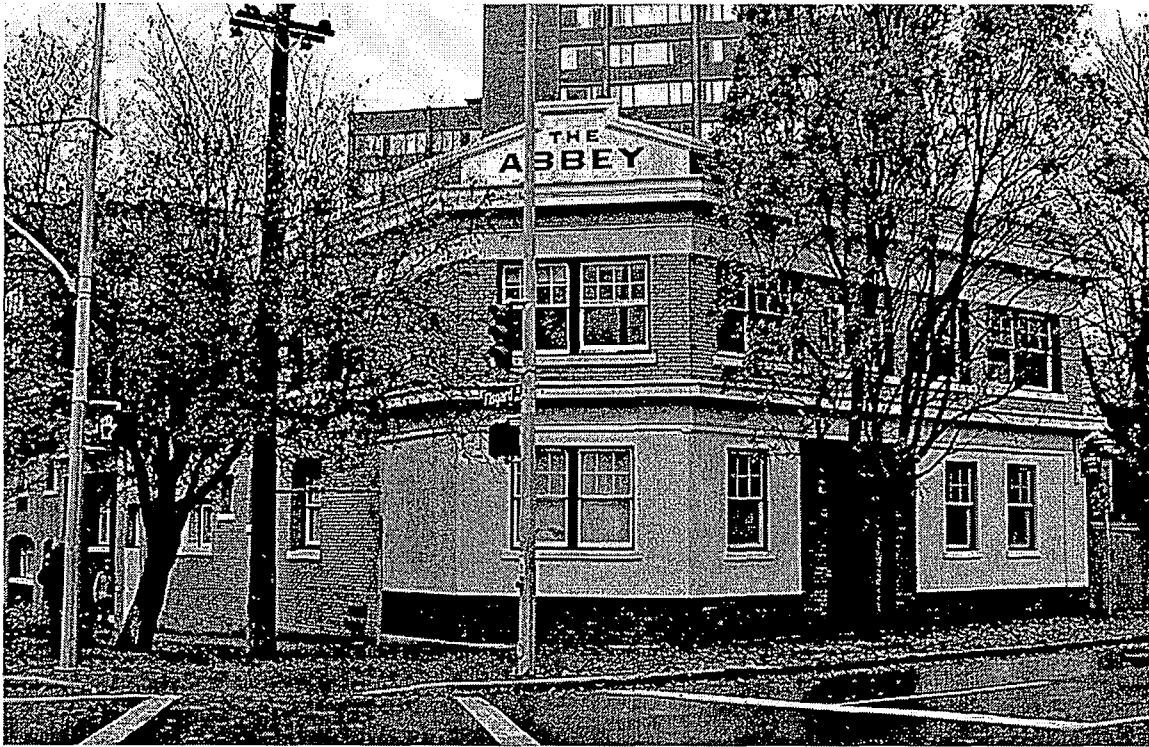


Rendering of Sands from Letterhead [Collection Jennifer Nell Barr]



BC Archives: H-03093: Sands Funeral Parlor, Corner Cormorant and Quadra, Victoria, Second Home of Sands; Photographer Ernest William Albert Crocker; Date: [192-?].

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ABBEY APARTMENTS, 1702 QUADRA STREET

Civic Address: 1702 Quadra Street / 862 Fisgard Street

Original Owner: K.J. Lee Dye

Architect: Charles Elwood Watkins (1911); addition by W.J. Semeyn (1920)

Date of Construction: 1911; addition in 1920

Description of Historic Place

The Abbey Apartments is a masonry-clad two-storey apartment block situated at the northwest corner of Quadra and Fisgard Streets, in the North Park neighbourhood of Victoria. It is noteworthy for its angled front corner, tan-brick cladding and arched window openings.

Heritage Value of Historic Place

The Abbey Apartments, built in 1911, is valued as an important example of a residential apartment block in the North Park neighbourhood in Victoria. A testament to the area's Edwardian-era development, the Abbey Apartments is valued as a reminder of the social and economic transitions in the neighbourhood, prior to the advent of the First World War, and as a reflection of the surge of development that characterized Victoria's gateway economy. Its scale reflects the optimism and rapid growth of the Edwardian era, and illustrates the continuing redevelopment of the eastern edge of downtown through the replacement of earlier buildings on prime corner sites during a time of great prosperity. At the time this building was constructed, Quadra Street was being established as a significant north-south commercial street. The city relied increasingly on trade and commerce and was growing swiftly. With its proximity to the downtown and abundance of local schools, churches and parks, North Park became a popular location for multi-family apartment buildings that provided housing

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to the burgeoning population, many of which were immigrants. The Abbey Apartments is a superior example of the apartment blocks typical of the Edwardian era, which provided housing alternatives in a rapidly urbanizing environment. The Abbey Apartments originally contained a store on the ground floor, with stables behind, contributing to the economic vitality of the neighbourhood; this also indicates that the use of horses was still a common aspect of daily life at the time.

Representative of North Park's multicultural origins, the Abbey Apartments is associated with the Chinese community. Located in close proximity to Victoria's Chinatown, the neighbourhood was home to a number of prominent Chinese residents and local businesses. The Hong Yuen & Company Vegetable Market originally occupied the ground floor, indicative of the commercial needs of the Chinese community. Prolific Victoria architect Charles Elwood Watkins (1875-1942) designed the Abbey Apartments for K.J. Lee Dye. In addition to his many commercial, institutional and residential projects, Watkins worked for a number of clients in the Chinese community.

While the Abbey Apartments has been modified over time, and no longer serves its commercial function, it continues to contribute to the social vitality of the North Park neighbourhood. It symbolizes the continuing community character of North Park, which developed as a Garden City suburb and continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of Abbey Apartments include its:

- prominent location at the northwest corner of Quadra and Fisgard Streets in the North Park neighbourhood
- continuous residential use
- commercial and multi-family residential form, scale and massing as expressed by its: siting on the front and side property lines; two-storey height; angled front corner with shaped parapet above; rectangular plan; separate entries at the front and sides; and flat roof
- construction materials including its: wood-frame internal structure; pressed tan-brick cladding with red mortar on the two main facades; common red-brick side and rear walls; combed red-brick infill in previous storefront openings; metal cornices; and parged window sills
- 6-over-1, 8-over-1 and 12-over-1 double-hung wooden sash windows with horns, in single and double assembly, with arched window openings
- interior features such as panelled wooden doors, wooden trim and lath-and-plaster walls

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SANDS FUNERAL HOME, 1803 QUADRA STREET

Original Owner: Mason Sands

Architect: C. Elwood Watkins, 1932; Additions by D.C. Frame, 1953

Date of Construction: 1932

Description of Historic Place

Sands Funeral Home is a one-storey, stucco-clad building situated at the northeast corner of Quadra and North Park Streets in the North Park neighbourhood of Victoria. It is designed in the Spanish Colonial Revival style, with a symmetrical central block with two-storey square towers

Heritage Value of Historic Place

Sands Funeral Home, built in 1932, is significant as a long-serving funerary institution within the North Park community and is connected with the presence of Church Row, a strip along Quadra Street that houses all the major religious denominations. Established in 1912 by Mason 'Pop' Sands (1883-1976) and Mr. Fulton, their first premises were located at 1515 Quadra Street. The following year in 1913, Sands bought out his partner and became the sole proprietor. His booming business necessitated a move that same year to a building located at 1612 Quadra. In 1932, Sands Funeral Home was relocated yet again to this Spanish Colonial Revival-style building, reflecting steady business growth during the interwar period. Sands continues to operate out of this location, and is one of the longest running businesses within the North Park community.

Sands Funeral Home is additionally valued as a rare surviving example in Victoria the Spanish Colonial Revival style. It was designed by Victoria-born architect, Charles Elwood Watkins (1875-1942). His career began with an architectural apprenticeship in the office of Thomas Hooper. By 1902, Watkins was made full partner and went on to receive commissions for a number of residential and commercial designs. In 1912, he was appointed official architect of the Victoria School Board and later the Saanich School board. The period between the two world wars was a time of entrenched traditionalism, and

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period revival styles remained extremely popular. Watkins designed the Sands Funeral Home in a Spanish Colonial revival style, utilizing typical features of the style such as pantile roofs, square towers, arched window openings and doorways, and upper floor balconies with wrought-iron grilles. This style was popularly referred to as 'Californian,' and symbolized connections to the state's more relaxed lifestyle. This new building, with its loading bays and large parking lot, acknowledged the impact of soaring automobile ownership and the impact that this new mobility was having on trade and commerce.

Character-Defining Elements

Key elements that define the heritage character of Sands Funeral Home include its:

- location at the northeast corner of Quadra and North Park Streets, in close proximity to 'Church Row,' in the North Park neighbourhood
- continuous use as a funeral parlour
- commercial form, scale and massing as expressed by its: one-storey height; flat roof; symmetrical central block with two-storey square towers with hipped roofs; asymmetrical wings; rear garage bays; second floor offices; and tall stuccoed chimney
- Spanish Colonial Revival style features such as: smooth stucco cladding; metal pantile roofs and projecting canopies with scroll-cut brackets; shaped parapets; round-arched central entry; round-arched windows in the towers; and second-floor balconies with wrought-iron brackets and balustrades
- windows such as: wooden-sash casement windows with transoms on the front façade; glass block panels; front door assembly with sidelights and transoms; and glazed parking areas

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SANDHOLME APARTMENTS 2450 QUADRA STREET



Original Name: The Sandholme Apartments

Current Name: Bedford

Original Owner: Mason Sands

Architect: Johnson & Stockdill

Date of Construction: 1941

Description of Historic Place

The Sandholme Apartments is situated on the west side of Quadra Street, south of Bay Street and near the intersection of Empress Avenue, in the North Park neighbourhood. This two-storey, wood-frame building is a prominent example of the Streamline Moderne style.

Heritage Value of Historic Place

Constructed in 1941, the Sandholme Apartments is a significant example of multi-family housing built during the time of the Second World War. Following the years of the Great Depression, the onset of the War in 1939 signalled a cataclysmic disruption of local social-economic conditions, and domestic construction fell under military control. Until 1945, the approval of housing was tightly controlled under the National Housing Administration Act, and was limited to conversion of larger houses to apartment units, the construction of Wartime Housing in Victoria and Esquimalt based on standardized designs, small amounts of custom housing (often for doctors), and multi-family apartment blocks. Local business owner and proprietor of the nearby Sands Memorial Chapel, Mason 'Pop' Sands (1883-1976), commissioned the building, which provided 6 apartments on what was previously a single-family lot.

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The Sandholme Apartments is a sophisticated example of the Streamline Moderne style, reflecting the acceptance of modernistic styles in Victoria and the exigencies of wartime construction. This marked a rejection of traditional architectural forms, which were replaced with a machine-like aesthetic inspired by industrial models. This uncluttered modern style, with its planar geometry and aerodynamic forms, suited the grim social and economic realities of the era. This apartment block was designed by Johnson & Stockdill, the war-time partnership of John Graham Johnson (1882-1945) and C. Dexter Stockdill (1915-1994). The stripped-down nature of the architecture reflects the war-time shortage of labour and materials; the glass windows flanking the entrance door were leaded to resemble more expensive glass blocks. The wartime acceptance of non-traditional building styles also reflected evolving social attitudes, and paved the way for a broader acceptance of modernism when the overseas conflict ended.

North Park's proximity to downtown, and its variety of local schools, churches, parks and recreation, made this an appealing neighbourhood for further densification. Multi-family dwellings ensured that housing could be provided to different income levels. Currently, the Sandholme Apartments continues to operate as a multi-family dwelling, which has been continuous use over time.

Character-Defining Elements

Key elements that define the heritage character of the Sandholme Apartments include its:

- location on the west side of Quadra Street, in the north quadrant of the North Park neighbourhood
- continuous multi-family residential use
- typical residential setback from the front property line
- multi-family residential form, scale and massing as expressed by its: two-storey height; full basement; flat roof; and symmetrical, rectangular plan with central front and rear entries
- Streamline Moderne elements including: geometric design and planar surfaces with smooth stucco cladding; semicircular front bays; horizontally-proportioned window panes; projecting stucco band above upper floor front windows; projecting front entrance canopy clad with metal, with remnants of original neon lettering; and curved concrete front steps with wrought iron railings
- fenestration including: 2-over-2 double-hung wooden sash windows in double and quadruple-assembly on the front (east) facade; 3-over-3 and 1-over-1 double-hung wooden sash windows on the side façades; 2-over-2 double-hung wooden sash windows in triple assembly on the rear façade; 18-paned stairwell windows with obscure glass at the front and rear; glazed front door with leaded obscure glass sidelights and original hardware
- four-bay, wood-frame garage at the rear of the lot, with a hipped roof and stucco cladding
- associated site features such as mature oak trees, rubble stone wall to south, concrete paving strips in the parking area between the building and the garage, and a front concrete wall shared with the adjacent property

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MARTIN RESIDENCE, 2411 WARK STREET

Original Owner: Edward J. Martin

Architect: F.M. Rattenbury

Date of Construction: 1907

Description of Historic Place

The Martin Residence is a prominent, two-and-one-half storey British Arts and Crafts-style house, set on a full basement on an elevated double lot. It is situated on a double lot on the east side of Wark Street, just south of its intersection with Bay Street. Notable features a rough-textured concrete block foundation, shingle cladding and half-timbered gables. The front property line is marked by a concrete block wall.

Heritage Value of Historic Place

The Martin Residence is valued for its architectural expression, and is a refined example of a British Arts and Crafts residential design by renowned architect Francis Mawson Rattenbury (1867-1935). Only months after immigrating to Victoria in 1892 at the age of twenty-five, he won the design competition for the new Parliament Buildings. By virtue of his effective manipulation of Imperial symbolism, Rattenbury dominated the architectural profession in British Columbia, and subsequent commissions defined the character of Victoria's Inner Harbour. Built in 1907, the Martin Residence typifies Rattenbury's domestic designs, and is based on the Arts and Crafts Movement that originated in Britain in the mid-nineteenth century, and recalled medieval precedents. Notable features of the house include the complex, asymmetrical massing, variety of claddings and half-timbering that are hallmarks of the style. In this design, Rattenbury employed the newly-available cast-concrete blocks that were an inexpensive alternative to stone cladding.

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The Martin Residence is additionally significant as an example of middle-class Edwardian-era housing in North Park, and is valued as a reminder of the early development of one of Victoria's oldest residential neighbourhoods. It is associated with the Edwardian-era development of North Park as a Garden City suburb, and for its connection with the city's historic infrastructure. Suburban development in the area was fostered by the introduction of the B.C. Electric Streetcar line into the area in 1890 and reached its peak during the Edwardian-era boom. The neighbourhood's proximity to downtown, and its variety of local schools, churches, parks and recreation, made North Park an appealing area that attracted many new residents. This house was built for Edward J. Martin (1857-1938), a local hotel proprietor. Subsequent owners include Francis Joseph Sehl (1871-1958) and his wife Elizabeth Kezia (née Styles 1873-1963), who were prominent in Victoria's music community.

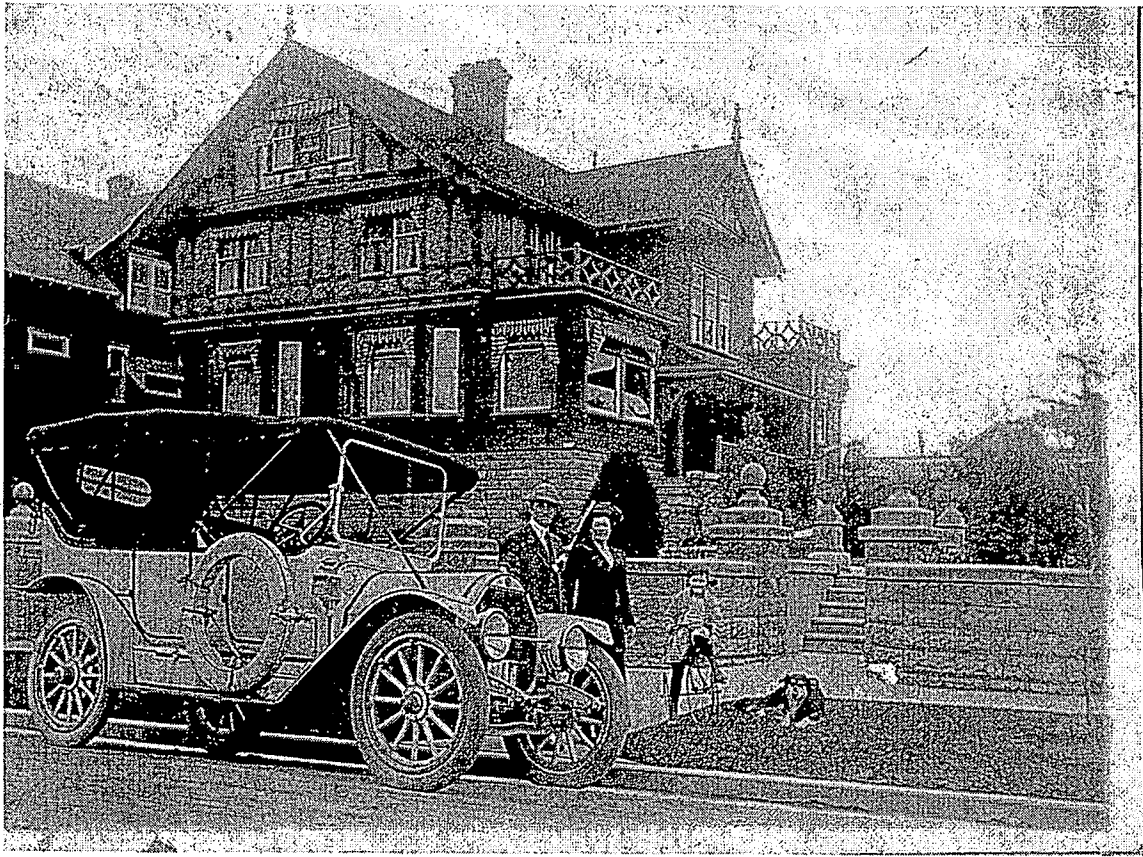
The Martin Residence, with its superior design and fine craftsmanship, makes a significant contribution to the rich and varied streetscapes of the North Park neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character Defining Elements

Key elements that define the heritage character of the Martin Residence include its:

- location on the east side of Wark street in the North Park neighbourhood property line
- residential form, scale, and massing as expressed by its: two and one-storey height; full basement; standard residential setback; front-gabled roof; projecting two-storey gabled extension to south; inset side entry with projecting roof; and paired projecting semi-octagonal bays on the front elevation
- construction materials such as: rough-textured cast concrete blocks with red mortar and wood-frame construction with shingle siding and half-timbering
- British Arts and Crafts features such as: complex, asymmetrical massing; jettied second floor; half-timbering with rough-cast stucco; central tall red-brick corbelled chimney; and scroll-cut barge-boards and brackets
- windows such as: 4-over-1 and 6-over-1 double-hung wooden sash windows, in single and multiple assembly; and fixed windows with leaded and stained glass transoms
- associated landscape features including concrete block wall and gateposts at the front property line, and mature plantings

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Martin Residence [Barrie McClung Collection]

Statement of Significance

The Bon Air Apartments

Address: 2401-07 Quadra St/901 Empress Av

Original Owner: William Kettle

Designer/Builders: Beers & Telford

Date of Construction: 1912

Description of Historic Place

The Bon Air Apartments is a 2½-storey apartment building with basement in the North Park neighbourhood of Victoria, one of the oldest and smallest, neighbourhoods in the City. Built in 1912, at the corner of Quadra Street and Empress Avenue, for William Kettle and designed by Beers & Telford, the apartments display elements of the Arts & Crafts style. The form, scale and massing remain intact, though the building has been stuccoed and some of the architectural features have been lost and it continues to be used as apartments.

Heritage Value of the Historic Place

The heritage value of The Bon Air Apartments is summarized below in accordance with Victoria's Heritage Thematic Framework.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

The Bon Air Apartments is located in the North Park neighbourhood, one of Victoria's oldest residential neighbourhoods, which maintains its historical character of a diverse mixed-use community, bounded by Bay, Blanshard, Cook, and Pandora Streets. This is Victoria's second smallest neighbourhood, at one square kilometre, and is primarily a residential community, grounded by businesses, recreational facilities, and religious landmarks. North Park is also home to some of Victoria's oldest and best apartment blocks, such as The Abbey (1702 Quadra St), designed by C. Elwood Watkins in 1911, Central Park Apartments (1010 Queens Av) built for and by, Thurston and Johnson Fairhurst in 1913-14 and the brick Montana Apartments (1010 Empress Av), built in 1912. The Bon Air Apartments are evidence of the development of an established heritage neighbourhood and their continued use as apartments adds to the character of the area.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

The Bon Air Apartments is a 2½-storey wood frame apartment building displaying elements of the Arts & Crafts style. While having been stuccoed at some point in the past, the form, scale and massing remain intact, some architectural elements remain and the building continues to be used as apartments.

Built in 1912, for William Kettle and Norman M. Beers, it was designed by the builders, Beers & Telford. Beers & Telford appear to have only been in Victoria for a few years but built several buildings, some of

which still exist, such as 1122 Collinson St and 1772 Carrick St which were also built in 1912. A building similar to the Bon Air Apartments was built on Pembroke St (demolished).

Character Defining Elements

Key elements that express the heritage value of 2401-07 Quadra St/901 Empress Av include:

- Designed and built by Beers & Telford
- Continued original use as apartments
- Location in the North Park neighbourhood at the corner of Quadra St and Empress Av

Key elements that define the heritage character of the building's exterior include:

- Form, scale and massing match historic photographs
- Tripartite double-hung windows on the main floor
- Low sloped roof with wide bargeboards
- Projecting corner box bays on the second floor
- Wide open eaves with knee brackets and exposed rafter ends
- Square bracketed columns on second floor balcony
- Stepped solid balustrade flanking wide front steps
- Location of the four entrances on front elevation

Keith Thomas
Victoria Heritage Foundation
April 2016

Statement of Significance

Central Park Apartments

Address: 1010 Queens Avenue

Original Owner: Thurston Fairhurst

Designer/Builders: Thurston Fairhurst

Date of Construction: 1913-14

Description of Historic Place

Central Park Apartments is a 2-storey Arts and Crafts style apartment building on the corner of Vancouver Street and Queens Avenue in the North Park neighbourhood of Victoria, one of the oldest and smallest, neighbourhoods in the City. Built in 1913/14 by carpenter and building contractor Thurston Fairhurst of Lancashire, England, the apartment building displays elements of the Arts & Crafts style. The form, scale and massing remain intact, though the building has been stuccoed and some of the architectural features have been lost and it continues to be used as apartments.

Heritage Value of the Historic Place

The heritage value of The Central Park Apartments is summarized below in accordance with Victoria's Heritage Thematic Framework.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

The Central Park Apartments is located in the North Park neighbourhood, one of Victoria's oldest residential neighbourhoods, which maintains its historical character of a diverse mixed-use community, bounded by Bay, Blanshard, Cook, and Pandora Streets. This is Victoria's second smallest neighbourhood, at one square kilometre, and is primarily a residential community, grounded by businesses, recreational facilities, and religious landmarks. North Park is also home to some of Victoria's oldest and best apartment blocks, such as The Abbey (1702 Quadra St), designed by C. Elwood Watkins in 1911, the Bon Air Apartments (2401-07 Quadra St/901 Empress Av) built by Beers and Telford in 1912, and the brick Montana Apartments (1010 Empress Av), built in 1912. The Central Park Apartments are evidence of the development of an established heritage neighbourhood and their continued use as apartments adds to the character of the area.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

Central Park Apartments is a 2-storey wood frame apartment building displaying elements of the Arts & Crafts style. While having been stuccoed at some point in the past, the form, scale and massing remain intact, some architectural elements remain and the building continues to be used as apartments.

Character Defining Elements

Key elements that express the heritage value of 101 Queens Avenue include:

- Designed and built by Thurston Fairhurst
- Continued original use as apartments

Key elements that define the heritage character of the building's exterior include:

- 2-storey Arts & Crafts style building form and massing
- Flat roof with parapet wall above on 3 sides; pent roof below parapet on Vancouver and Queens façades
- 2-storey cantilevered angled bay windows on 3 façades
- Arched recessed entry on Queens with terrazzo (now painted) steps to front doors
- Matching recessed rear garden entry with 2-storey opening
- One-over-one double-hung wood window sashes in pairs and single (now with metal storms)
- Low basement windows

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VICTORIA WEST NEIGHBOURHOOD STATEMENT OF SIGNIFICANCE

Description of Historic Place

Victoria West, situated west of Victoria's downtown commercial centre, is located on a peninsula bounded by Esquimalt to the west, and on three sides by sea water: Victoria Harbour on the south, the Inner and Upper Harbours on the east, the Selkirk Water (lower Gorge Waterway) on the north. Three bridges link Victoria West to Victoria's downtown, industrial, and residential neighbourhoods. The neighbourhood is distinguished by views of the distant Olympic Mountains and access to its serpentine shoreline with small, protected coves, sandy beaches, and projecting points. A gently undulating land surface, which is now largely open on the eastern portion of the neighbourhood (the former Songhees Reserve/industrial portion), characterizes the neighbourhood. A geometric grid pattern of rectangular blocks and lots overlays the western portion of the neighbourhood (west of Alston Street), and is bordered by a small number of early palatial homes near the Gorge Waterway and multiple blocks of Late Victorian and early twentieth century-style dwellings. In the eastern portion, where hotels and condominiums now stand, roads are meandering and blocks are irregular in shape.

Heritage Value of Historic Place

The Victoria West neighbourhood is significant as an area of early coastal settlement that illustrates the evolution of Victoria beginning and the interaction of the First Nations inhabitants and the first European settlers. One year after the Hudson's Bay Company began constructing its fort in 1843, Chief Factor James Douglas asked the Lekwungen (Coast Salish) First Nation living at the fort site to move to the opposite shore across the Inner Harbour. Their plank houses were raised between Songhees Point and the north side of the Johnson Street Bridge. Soon afterward, the Songhees Reserve was created, spreading over the eastern half of present-day Victoria West. The Lekwungen actively participated in the economic development of the neighbourhood and Victoria. They became regular customers at Victoria's infant (pre-1858) businesses surrounding the fort, they contributed to the village's workforce (into the 1860s), and they maintained a visible presence on the Songhees Reserve for sixty years. Beginning in 1858, the Reserve facilitated Victoria's instant new role as supply town for the Fraser River gold rush; various industries that leased parcels on the reserve came and went along the eastern and northern reserve shoreline.

As a railway terminus, maritime trans-shipment point and warehousing district, Victoria West represents the city's evolving commercial dominance during the booming times on the western frontier. The arrival of two railroads in Victoria West in the late 1880s encouraged the growth of industry and shipping on the Songhees Reserve. The sealing and lumber industries first appeared in the 1890s, followed by an array of other industries, including whaling, the Silver Spring Brewery (1895), the Excelsior Biscuit Bakery (1901), the Fairall Bottling Works (1901), the Sidney Roofing & Paper Company, Shell, and Union Oil. Freight buildings, warehouses, and railway roundhouses arose on the reserve landscape. The introduction of the electric streetcar (across the Point Ellice Bridge and down Esquimalt, Catherine, and Springfield Streets) stimulated the subdivision of early large holdings and the construction of dozens of homes, as well as small commercial enterprises (such as Hill's Grocery), within walking distance of these transportation corridors and west of the Songhees Reserve.

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Victoria West is additionally valued for its consistent and distinctive residential streetscapes that are a manifestation of successive waves of economic forces. The neighbourhood was once home to residences along the Gorge Waterway on portions of two former early Hudson's Bay Company farms. Later, fashionable Italianate-style mansions were built in the late 1800s, followed by Bungalow, British Arts and Crafts, and Period Revival-style homes that characterized the housing stock of the early twentieth century. The emerging middle-class industry managers built larger homes, often near the scenic waterscapes, while the lower-income industrial workers, railroad employees, and small business owners constructed more modest homes back from the waterfront on interior blocks. Victoria West was as a place where residents, regardless of their job or income, worked, lived, and recreated along and in the Gorge Waterway.

As the first suburbs were developed, neighbourhood services were established, including schools, neighbourhood churches (Methodist, Presbyterian, Baptist, and Catholic) and a fire hall. Local groups such as the Vic West Athletic Association and the Victoria West Brotherhood added to the richness of community life. In the years leading up to World War I, robust Euro-Canadian developments engulfed the diminishing presence of the Lekwungen (except for annual potlatches) on the Songhees Reserve. The pressures of growth led to their removal from the reserve in 1911, shortly before Victoria's boom period ended around 1913.

Victoria West is symbolic of sustained commercial and community development over time. The Great War and its immediate aftermath, the depressed 1930s, and World War II were characterized by economic stagnation and slow growth throughout Victoria West, except along the industrial waterfront of the old Songhees Reserve. During World War I, shipbuilding boomed; seven shipbuilding companies were actively engaged in the 1910s and 1920s. Beleaguered growth during these decades resulted in the retention of many old homes and businesses, or their minimal improvement, such as the exterior application of stucco. Decades of economic hardship and wartime deprivations drew Victoria West residents together in numerous supportive pursuits: community and Victory gardens as well as in fraternal, union, and church activities. The brief period of economic recovery in the 1920s, coinciding with an explosion in automobile ownership, led to infrastructure improvements such as new roads, bridges, garage construction, and the eventual replacement of electric streetcars with buses in 1947. Following World War II, surging demands for housing led to the demolition and subdivision of the last few large landholdings. The 1970s witnessed additional population growth, accompanied by building remodelling, then historic renewal activities in the western portion of Vic West. In the historic Songhees Reserve/industrial eastern portion, numerous condominiums and hotels have been recently built along the Inner Harbour and Gorge Waterway shoreline.

Character-Defining Elements

Key elements that define the heritage character of the Victoria West neighbourhood include, but are not limited to, its:

- shoreline sites of cultural significance to the Lekwungen, former inhabitants (1844-1911)
- settlement patterns based on an orderly, geometric grid pattern of streets and blocks (western portion) abutting odd-angled streets and irregularly shaped blocks in eastern portion reflecting the historically and visually distinct eastern (Lekwungen reserve and industrial) and western (residential with small commercial enclaves) portions

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- ongoing residential development reflecting a range of income levels, including a few scattered, palatial Late Victorian homes and concentrations of substantial and also modest early twentieth-century domestic styles (Bungalow, Arts and Crafts, and Period Revival) in the western portion, reflecting a social mix, ranging from industrial owners and managers to working-class skilled and unskilled industrial and railroad employees.
- local churches and small, scattered businesses along or near historic major transportation (train, electric streetcar, bus, and car) routes
- views of the distant Olympics Mountains and of the nearby seascapes (working waterfront to the south and east and protected Selkirk Water to the north), where swimming, boating and strolling in a park-like setting have historically taken place, now accessed by Galloping Goose Trail and the West Songhees Walkway
- major transportation routes (Skinner/Craigflower and Esquimalt) traversing the neighbourhood and linking downtown Victoria with communities to the west
- open, sparsely vegetated landscapes in historic Lekwungen reserve/industrial eastern portion, where hotels, condominiums, a shopping center, and park now exist

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COMMERCIAL BUILDING, 414 CRAIGFLOWER ROAD



Original Owner: Randall & Greenshaw

Architect: Jesse M. Warren

Contractor: Randall & Greenshaw

Date of Construction: 1913; major addition 1913

Description of Historic Place

The mixed-use commercial building at 414 Craigflower Road is a two-storey wood frame structure with a series of retail storefronts located on the ground floor, with residential units above. It is located at the southwest corner of Craigflower Road and Raynor Avenue in the Victoria West neighbourhood. Notable features of this building include its continuous wooden storefronts, pilasters at the ground floor level, regular pattern of upper floor windows and parapet cornice with scroll-cut brackets.

Heritage Value of Historic Place

Built in 1913, this mixed-use building is a tangible expression of the commercial and residential growth of the Victoria West neighbourhood during the Edwardian-era boom. The building demonstrates the westward expansion of the neighbourhood, which was fostered by the completion of a streetcar line in 1891. Victoria West was desirable as a residential neighbourhood, and provided ready access to nearby recreational activities. As larger properties were subdivided and rows of houses constructed, neighbourhood services sprang up. This prominent building provided local services for the Victoria West neighbourhood and was home to businesses such as McGuire's Drug Store, Baker's Grocery Store, Cross's Butcher Shop, and a dry cleaner. The upper floors included apartments, representing the need for multi-family dwellings that provided housing alternatives in a rapidly urbanizing setting. This was a

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convenient location in a neighbourhood that relied increasingly on trade and commerce, and was growing rapidly by receiving large numbers of immigrants. The extent to which the economy was booming is demonstrated by the tripling in size of the building in the same year it was built.

Further value is attained through this building's architecture, designed by architect, Jesse Milton Warren (1889-1953). Warren was born in San Francisco, and after completing his training in New York travelled across Eastern Canada and the United States before settling briefly in Seattle. In 1911, he moved to Victoria and the Central Building was among his first completed local projects. Other examples of Warren's designs in Victoria include the Pantages Theatre, 1912-14 (now the McPherson Playhouse) and the Station Hotel at Store and Pandora Streets for the Phoenix Brewing Company, 1913.

At present, this building retains both its commercial and multi-family function, and makes a significant contribution to the rich and varied streetscapes of the Victoria West neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

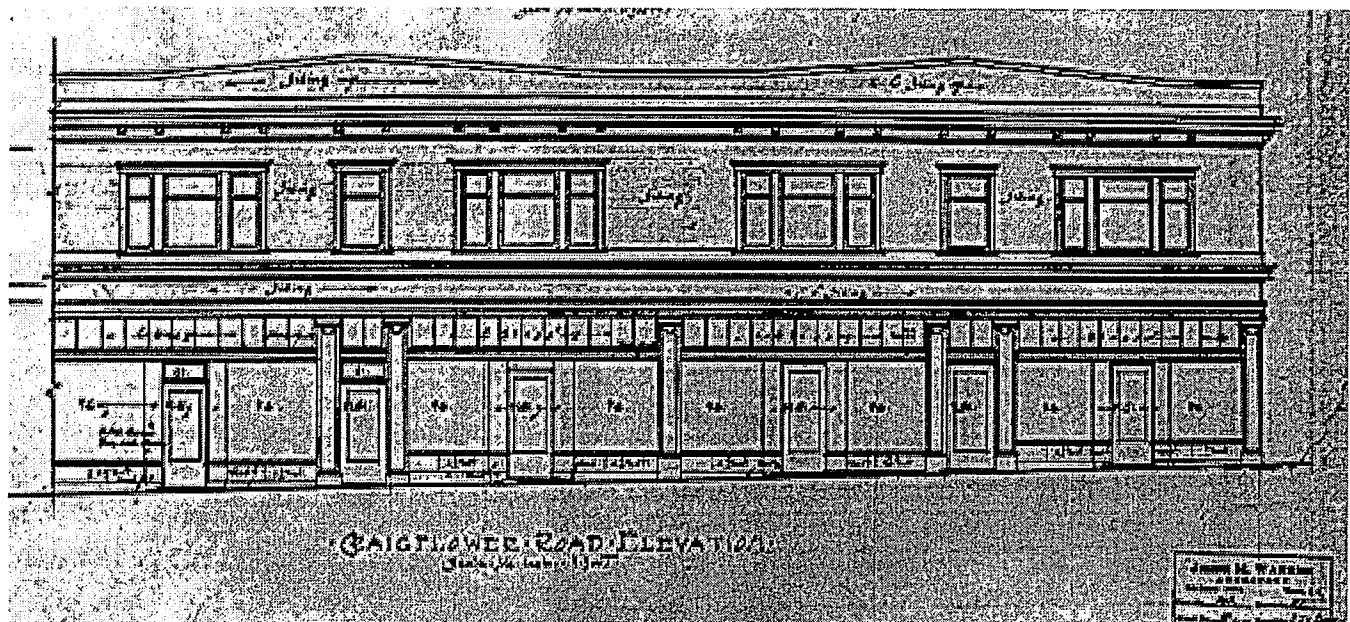
Key elements that define the heritage character of the commercial building at 414 Craigflower Road include its:

- location at the corner of Craigflower Road and Raynor Avenue in Victoria West
- continuous commercial and residential use
- mixed-use commercial form, scale and massing as expressed by its; E-shaped plan, built to the front and side property lines; two-storey height; flat roof; continuous commercial storefronts facing Craigflower Road; angled storefront at corner; recessed storefront entries; multiple recessed entries to the upper floor apartments; and continuous second-floor rear verandah
- wood-frame construction, including: wooden drop siding, exposed at the rear and covered with later shingles on the two main facades; wooden storefront elements; and wooden trim and detailing
- Edwardian era details such as a projecting cornice with scroll-cut brackets, and ground floor pilasters
- fenestration such as its: wooden storefronts with multi-paned transoms at the ground floor; regular window pattern on the second floor; and several original glazed wooden entry doors to the upper floor
- additional features such internal red-brick chimneys and mosaic tile entryways

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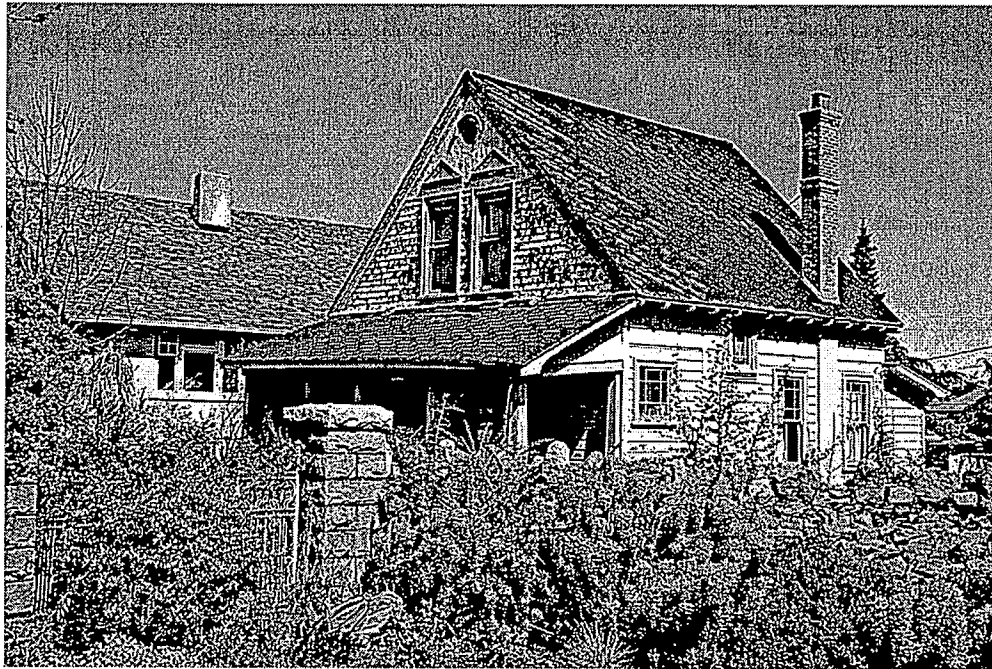


Above: Original Plans, Jesse M. Warren, 1913 [City of Victoria Plans]
Below: Plans for addition, Jesse M. Warren, 1913 [City of Victoria Plans]



CITY OF VICTORIA HERITAGE REGISTER UPDATE

BURLEITH WALL & GATEHOUSE 701 CRAIGFLOWER ROAD



Original Owner: James and Laura Dunsmuir

Architect: John Teague

Contractor: Thomas Catterall

Date of Construction: 1891-92

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Description of Historic Place

The *Burleith* Wall & Gatehouse is located at the corner of Craigflower Road and Coventry Avenue in the Victoria West neighbourhood, and includes portions of the original front wall of the *Burleith* estate, the main gates, and a gatehouse that stood at the entry. There is a carriage gate, with a smaller pedestrian gate to the west, marked by three massive stone piers set into a convex curve of the rubble-stone wall. The gates themselves are made of ornate wrought iron. The rough-cut, rubble-stone wall is topped with serrated double rows of vertical rocks; it is roughly 1.5 metres tall at the gates and 40 centimetres deep, and rises in height to the west. The wall extends along the north side of Craigflower Road between Arm Street and Sunnyside Avenue; it has now been breached in a number of places for modern development and new roads. The gatehouse is a one-and-one-half storey, wood-frame, front-gabled late Victorian-era house that faces the original driveway.

Heritage Value of Historic Place

The *Burleith* Wall & Gatehouse are rare and significant surviving features of one of the grand estates that were built facing the Gorge during the late Victorian era, and are valued for their contribution to the character of the Victoria West neighbourhood. They demonstrate the first phase of European development on the banks of the Gorge, an arm of water leading off the Upper Harbour. Unlike the ocean-front lots in the rest of the city, the banks of the Gorge were protected from wind, attracting Victoria's prosperous merchants, politicians, and professionals to develop large estate properties starting in the 1880s. The area became exceedingly fashionable, and these prestigious citizens built rambling mansions on large sites. James Dunsmuir, son of the wealthy coal magnate, Robert Dunsmuir, built *Burleith* on eight hectares of prime waterfront; it was a thirty-two room, Queen Anne Revival-style mansion completed in 1892. This estate was the centre of grand Victorian society and among other events hosted a visit by the Duchess of York, later Queen Mary. Over time, other areas of the city became more desirable for the rich, and the large estates were broken up for suburban development, and the original mansions were demolished or burned down. There are almost no remaining traces of these grand estates, and these surviving features of *Burleith* are a rare and significant demonstration of a seminal stage in Victoria's residential development.

This historic site is further valued for its association with James Dunsmuir (1851-1920) who, with his father, Robert, ran the family's vast mining and shipping empire. The Dunsmuirs were the province's richest family at the turn of the century; James went into politics as a Member of the Legislative Assembly in 1898; he was elected Premier in 1900, and chosen as Lieutenant-Governor in 1908, a post in which he served for three and one-half years. Robert Dunsmuir, his wife Laura and their family, moved in 1908 to their grand new estate in Colwood, *Hatley Park*. *Burleith* was subdivided, and the main house, neglected and abandoned, burned down in 1931.

The Gatehouse is valued for its architectural expression and is rare example of an outbuilding that would have complemented the main estate house, which was designed by prominent local architect, John Teague. Although not designed to copy *Burleith* in its details, it is a sympathetic vernacular example based on Arts and Crafts precedents. Notably, the quality of the design and detailing would have set a tone of grace and elegance for those arriving at the front gate. The window frames are dressed with elegant mouldings and there is an oculus window in the gable of the main façade, facing the drive. Stretching for blocks, the stone wall demonstrates the massive size of the original estate. The original wrought-iron gates are outstanding examples of the blacksmith's art, and reflect the influence of the *Art*

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Nouveau style. Once the estate was subdivided, the Gatehouse became a separate residence, and was adapted by later owners through the addition of an open front verandah with tapered columns, that reflects the influence of the Craftsman style that was popular during the Edwardian era.

Character-Defining Elements

Key elements that define the heritage character of the *Burleith* Wall & Gatehouse include its:

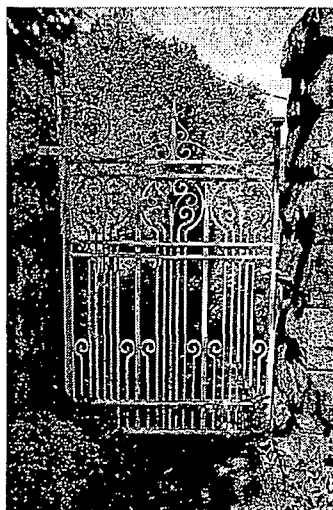
- location along the north side of Craigflower Road, at the corner of Coventry Avenue, with the wall running parallel to the south bank of the Gorge between Arm Street and Sunnyside Avenue, and the Gatehouse facing the former driveway to the main house

Burleith Wall

- rubble-stone construction of the wall, with scored mortar, topped with double rows of vertical rocks giving a serrated appearance
- convex curve of the wall at the gate, with three massive battered piers of rough-cut, pitch-faced blocks, with large flat coping stones, forming a large carriage gate and a secondary pedestrian gate
- ornate wrought-iron gates, with delicate filigree work in an *Art Nouveau*-inspired pattern

Burleith Gatehouse

- location in close proximity to the main gate, facing the former entry to the estate
- residential form, scale and massing as expressed by its one and one-half storey height, rectangular plan, projecting semi-octagonal front bay and front-gabled roof
- wood-frame construction set on a rubble-stone foundation
- Queen Anne Revival-style details including: clipped roof eaves; margin lights in the windows; pediments above the front second floor windows; an oculus in the front gable peak; wooden drop siding with a wide fascia at the eaves; shingles in the gable peak; and elaborate window and door
- fenestration including: multi-paned double-hung wooden-sash windows; fixed multi-paned windows; and a glazed, panelled front door
- additional exterior architectural details such as one tall, corbelled external red-brick chimney, and a later full-width open front verandah with four tapered wooden columns and pierced wooden balusters
- interior features such as an wooden staircase



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ROYAL BANK OF CANADA VICTORIA WEST BRANCH 225 DUNDAS STREET / 505 CATHERINE STREET



Original Owner: Royal Bank of Canada

Architect: Unknown

Date of Construction: 1919-20

Description of Historic Place

The Royal Bank of Canada Victoria West Branch is located on Dundas Street near a 'V' intersection with Catherine and Bay Streets in the Victoria West neighbourhood of Victoria. This two-storey commercial building is distinguished by its generally symmetrical massing, masonry construction and regular fenestration.

Heritage Value of Historic Place

The Royal Bank of Canada Victoria West Branch, constructed in 1919-20, is valued as symbol of the development of the Victoria West neighbourhood, and the evolution of local services that sprang up as the population grew over time. This local branch provided banking services to residents, businesses and industry, and was readily accessible from the streetcar line that ran through the neighbourhood. It demonstrates the self-sufficient character of Victoria's neighbourhoods, which are closely proximate but face barriers of water and topography.

The Royal Bank of Canada Victoria West Branch is one of the most prominent commercial buildings in Victoria West and signifies a brief period of economic recovery in Victoria. The global economy rebounded after the end of the First World War, and the Panama Canal made British Columbia's abundant natural resources more available to large markets in Europe and the eastern United States. This fragile postwar recovery led to the consolidation of the banking industry, which through a series of mergers and acquisitions resulted in the development of several major national banks. This was the time that the Royal Bank became Canada's largest bank, and one of the largest in the world. Although there

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had previously been a small Royal Bank branch in Victoria West, the construction of this more prestigious masonry structure coincided with the catapulting growth of the Royal Bank.

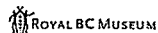
Furthermore, the Royal Bank of Canada Victoria West Branch possesses value for its classically-inspired architecture, consistently favoured by Canadian banks during the late nineteenth and early twentieth centuries. The plans were usually provided by the bank's architects, reflecting the optimism, growth and confidence of this interwar period with rational designs that could be executed readily in emerging communities. The classical styling reflects the desire to project conservatism, permanence and security - particularly desirable characteristics for a financial institution. As was typical, this branch bank included a suite of rooms on the second floor, used as living quarters by the bank manager.

The Great Depression heralded a precipitous decline in economic conditions. After the outbreak of the Second World War, the approval of housing was tightly controlled under the National Housing Administration Act, which encouraged the conversion of available buildings to multi-family accommodation. The huge demand for housing close to the Esquimalt naval yards led to the conversion of the bank by 1944 into apartment suites on both the ground and second floors. It was subsequently converted back to its original commercial function. With its superior design and fine craftsmanship, the Royal Bank of Canada Victoria West Branch makes a significant contribution to the rich and varied streetscapes of the Victoria West neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

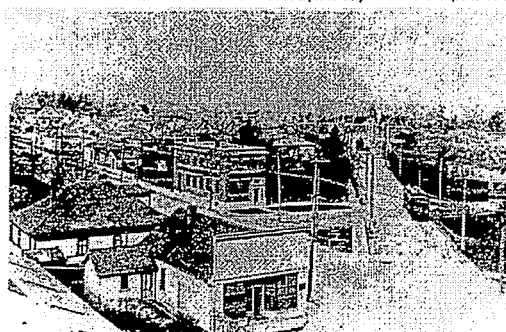
Character-Defining Elements

Key elements that define the heritage character of the Royal Bank of Canada Victoria West Branch include its:

- prominent corner location within the commercial core of Victoria West, situated at the confluence of Catherine, Bay, and Dundas Streets
- commercial form, scale and massing as expressed by its: two-storey height; L-shaped plan built to the side and front property lines; flat roof; offset front entry; and east side entry to upper floor
- masonry construction as expressed in its pressed red brick cladding with red mortar on the two main facades, common red brick side and rear walls, concrete sills and lintels, parged concrete foundations, and two red-brick chimneys, one at the east sidewall and one at the rear
- Classical Revival detailing including a pressed metal cornice with brackets
- regular fenestration such as 1-over-1 double-hung wooden sash windows on the ground floor with intermediate transom bar



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Title: Catherine Street North of Esquimalt Road, Victoria

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WESLEY METHODIST CHURCH

949 FULLERTON AVENUE



Original Owner: Methodist Church, Victoria West-James Bay Pastoral Charge

Architect: D.C. Frame

Contractor: J. Shenk

Date of Construction: 1912

Description of Historic Place

Located at the corner of Fullerton and Raynor Avenues, the Wesley Methodist Church is a landmark wood-frame church in the historic Victoria West neighbourhood. Displaying features of the Arts and Crafts style, the overscaled detailing heightens its dramatic presence as the largest building in the area.

Heritage Value of Historic Place

The Wesley Methodist Church is a significant representation of the growth of Methodism in Victoria, and continues as a prominent place of worship in the Victoria West neighbourhood. Methodist services in Victoria West were originally held in private homes. The Young People of Pandora Street Methodist Church began erecting a small church in the area in 1889, located on Wilson Street at the corner of Catherine Street; it was opened and dedicated in 1891 as the Victoria West Circuit of the Methodist Church. On December 1, 1912, this much larger church building, named Wesley Methodist Church, was dedicated at this new, central location. Seating was provided for 370 plus a choir; the Sunday School assembly room was separated by folding doors that could be opened to accommodate an additional 200 people when required. The ground floor provided a social hall, classrooms, and other services. After

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church union in 1925, it served the Victoria West United Church congregation. In 1934, Victoria West and James Bay United Churches began sharing a minister, and in 1948 they became one pastoral charge with a joint Official Board. This continued until 1957, when they became separate pastoral charges, with different ministers. Victoria West United Church closed at the end of January 1966, and the building is now used by a Salvation Army Ministry.

The Wesley Methodist Church is a significant representation of the growth of the Victoria West neighbourhood, and its westward expansion during the boom years prior to the outbreak of the First World War. As larger properties were subdivided for residential development, neighbourhood services began to spring up. This church was the first major non-residential structure in the vicinity, soon followed in 1913 by the construction of a mixed-use commercial building one block away, at the corner of Raynor Avenue and Craigflower Road.

This church is also a significant example of the work of the talented and versatile architect, David Cowper Frame (1882-1960), who practiced in Victoria for over half a century and whose career spanned the decline of traditional architecture and the rise of Modernism. He was born in Scotland to a family of prosperous Lanark wool merchants, and after world-wide travels seeking his fortune, settled in Victoria in 1905. He gained employment as an architect's apprentice under Francis M. Rattenbury, and in 1908 established his own firm, achieving great success in the boom years prior to the outbreak of World War One. The Wesley Methodist Church was one of his larger commissions, and reflects the prevailing Arts and Crafts style that dominated the Edwardian-era neighbourhoods of Victoria.

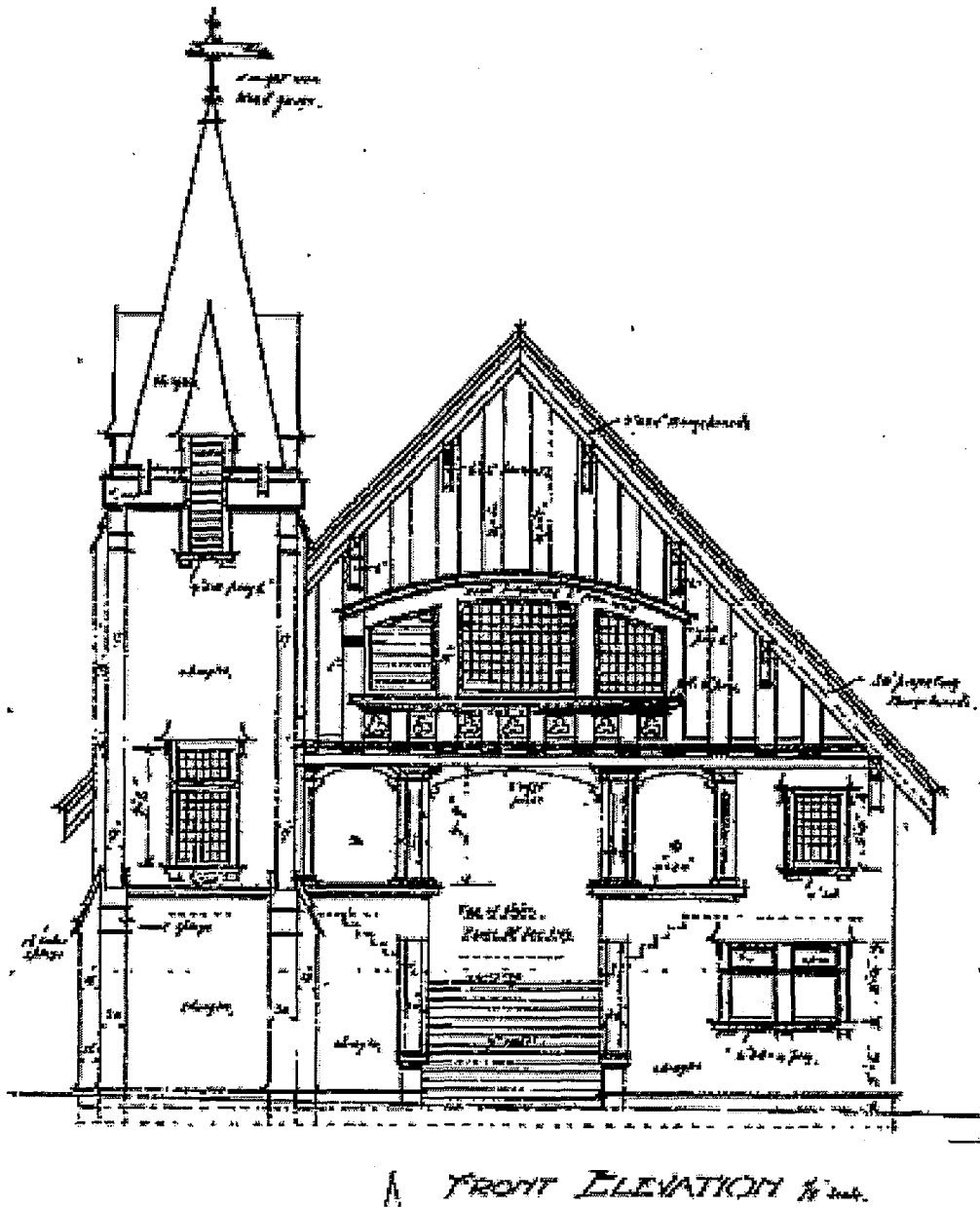
The Wesley Methodist Church continues to operate today as the Highpoint Community Church and contributes to the community and social value of the character of Victoria West neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that define the heritage character of the Wesley Methodist Church include its:

- prominent corner location in the Victoria West neighbourhood
- continuous use as a house of worship
- ecclesiastical form, scale and massing as expressed in its: tall, vertical form, with an above-ground lower level; main hall above with a steep front-gabled roof; corner tower; inset central front entry porch with bifurcating stairs and double entries; and projecting bay to the side with separate entry to the lower level
- wood-frame construction as expressed by its structure, cladding and detailing including narrow lapped wooden siding and dimensional lumber trim
- elements of the Arts and Crafts style such as: half-timbering in the front gable end; scroll-cut eave brackets; arched porch openings; exposed rafter ends; and stepped pilasters
- wooden-sash windows, including cross-lead transoms in the main hall
- interior features such as: the raked auditorium floor in main hall; folding partition doors in the main hall; wooden floors and trim; and lath-and-plaster walls
- original bell in tower

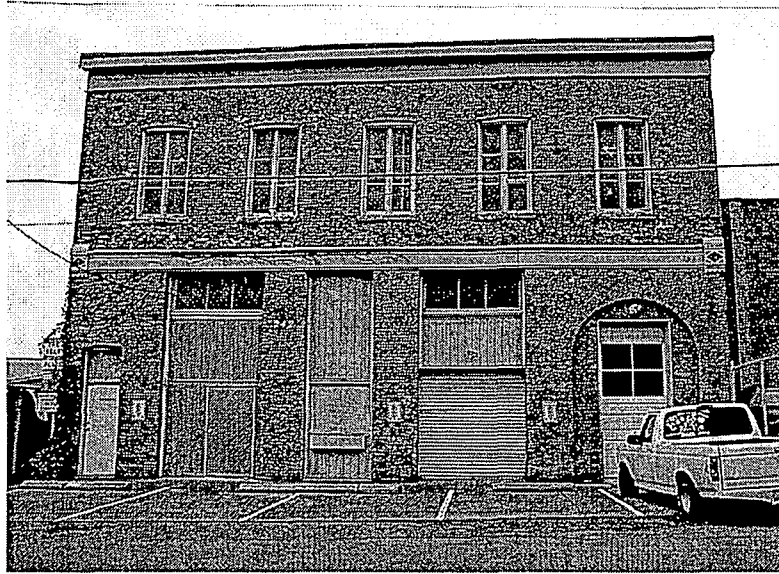
CITY OF VICTORIA HERITAGE REGISTER UPDATE



Wesley Methodist Church, D.C. Frame, Architect, 1912 [Victoria City Hall Plans]

CITY OF VICTORIA HERITAGE REGISTER UPDATE

ORMOND'S BISCUIT FACTORY 242 MARY STREET / 243 RUSSELL STREET



Above: 242 Mary Street. Below: 243 Russell Street



Original Owner: Excelsior Biscuit Factory / Popham Brothers / Ormond's Biscuits

Date of Construction: East half 1901; west half 1910; 1932 boilerhouse

Architect: 1910 addition: H.S. Griffith; 1932 Boilerhouse: K.B. Spurgin & J. Graham Johnson

December 2009

Donald Luxton & Associates

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CITY OF VICTORIA HERITAGE REGISTER UPDATE

Description of Historic Place

Ormond's Biscuit Factory a large-scale, brick-clad industrial complex consisting of several structures now joined by infill, located mid-block between Russell and Mary Street in the Lime Point area of the Victoria West neighbourhood. This building, which spans between the two streets, has entrances facing both east and west. The complex is notable for its industrial vernacular construction, red-brick cladding and regular fenestration. The west elevation is the more ornate, and features square corner towers, cast concrete detailing and segmental-arched windows.

Heritage Value of Historic Place

Ormond's Biscuit Factory is significant as one of the last surviving examples of the industrial enterprises that thrived in the Victoria West neighbourhood. Industrial development of the neighbourhood was spurred by its location adjacent to the working waterfront. The arrival of two railroads in Victoria West in the late 1880s encouraged the enormous growth of industry and shipping on the Songhees Reserve and the surrounding area. A streetcar line further facilitated access to the area. The sealing and lumber industries first appeared in the 1890s, followed by an array of other industries, including the Silver Spring Brewery (1895), Fairall Bottling Works (1901), Sidney Roofing & Paper Company, and Shell and Union Oil. Freight buildings, warehouses, and a railyard defined this portion of the neighbourhood, but industry declined after the Second World War, as railways were replaced by trucking as the primary means of industrial transportation.

Ormond's Biscuits is valued as an example of Victoria's industrial development, represented by the growth and evolution of the building over time. The original section, a utilitarian brick-clad block that fronted onto Mary Street, was built for the Excelsior Biscuit Factory in 1901. In 1906, the building was sold to Popham Brothers, a manufacturer and confectionary. Requiring more space, Popham Brothers built the second portion of the building, a larger and more ornate red-brick structure that fronted onto Russell Street. In 1942, the factory became known as Ormond's Biscuits, creators of high-end chocolates, crackers and cookies. This prominent company occupied the building until 1973.

Furthermore, Ormond's Biscuits is valued for its architectural expression and for its association with prominent Victoria architects. The 1910 additions were designed by English-born architect Henry Sandham Griffith (1865-1943), who ran successful offices in both Victoria and Vancouver. Griffith was recognized for his versatility and breadth of work, which ranged from skyscrapers to palatial residences. In 1932, a boilerhouse was added to the building, designed by architects Karl Branwhite Spurgin (1877-1936) and J. Graham Johnson. English-born Spurgin arrived in Victoria in 1911, where he worked as a draftsman and outside superintendent for Henry S. Griffith.

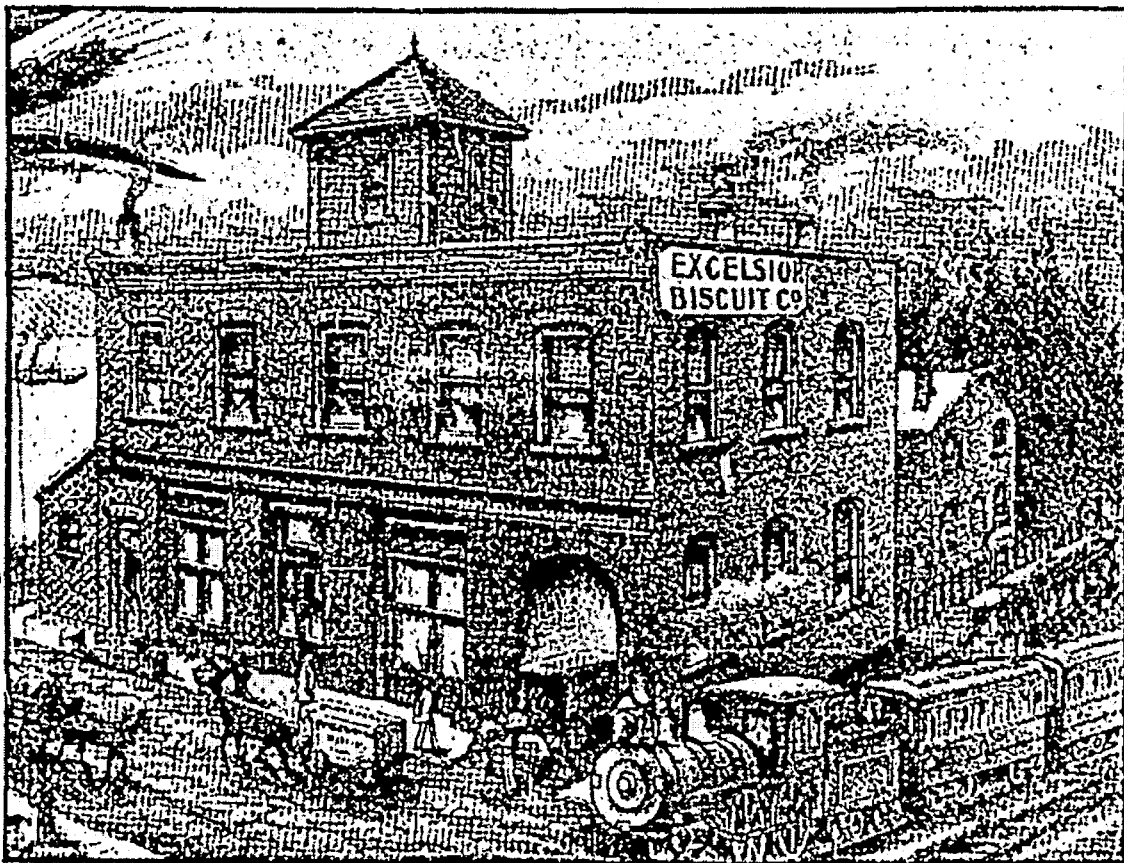
Ormond's Biscuits symbolizes the once industrial character of Lime Point in the Victoria West neighbourhood, which was distinct from the primarily residential character of the rest of the neighbourhood. Although heavy industry has largely disappeared, the Lime Point area remains a light industrial district today, with this historic building being occupied as a self-storage facility.

CITY OF VICTORIA HERITAGE REGISTER UPDATE

Character-Defining Elements

Key elements that define the heritage character of the Ormond's Biscuit Factory include its:

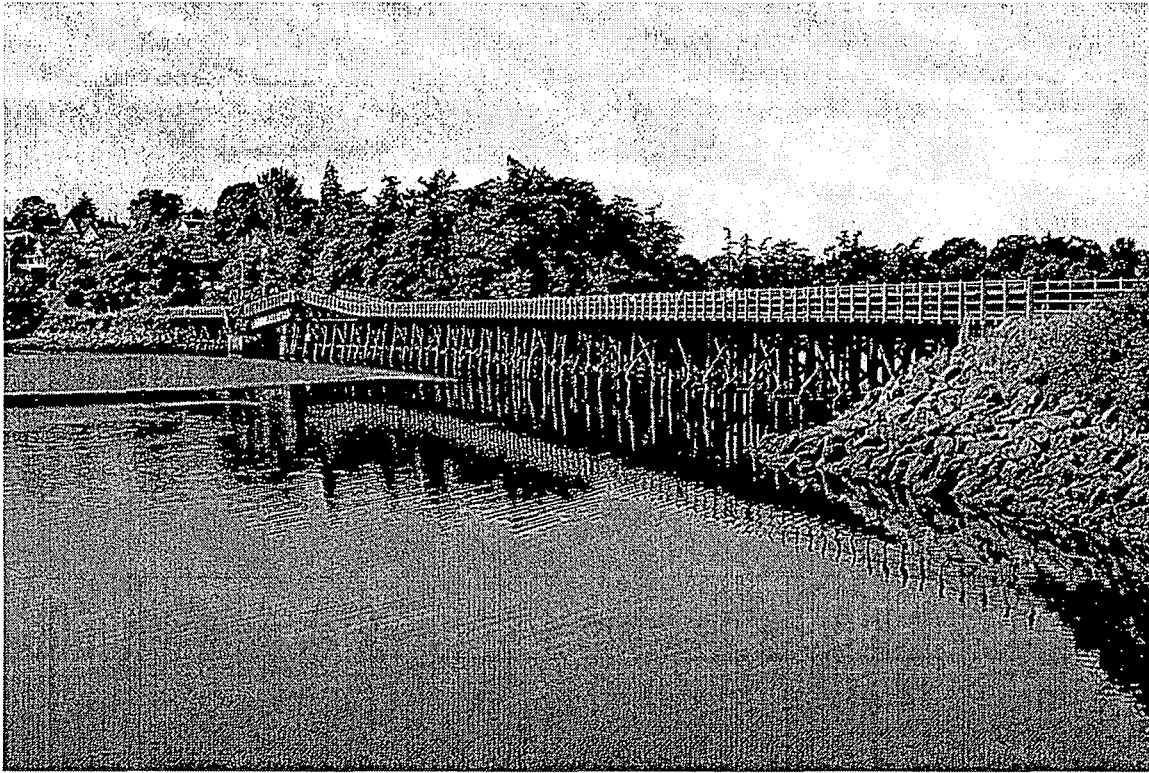
- location on a through lot between Mary and Russell Streets in Victoria West, south of Esquimalt Road, in close proximity to a railway line and the waterfront
- industrial form, scale and massing of the Mary Street structure as expressed by its: two storey height, rectangular plan, arched entry to north and flat roof; masonry construction with red-brick cladding and heavy timber frame internal structure; façade elements such as brick voussoirs; sheet metal stringcourse with decorative brackets at each end; original ground floor brick mould and trim; regular fenestration with segmental-arched window openings, central wooden mullions and multi-paned casement windows; and double wooden loading bay doors on the south façade
- industrial form, scale and massing of the Russell Street structure as expressed by its: two storey height, full basement, rectangular plan, square corner towers and flat roof; masonry construction with red-brick cladding and heavy timber frame internal structure; façade elements such as a corbelled frieze, segmental-arched window openings, pilasters and voussoirs; cast concrete detailing including stepped parapet caps, rectangular insets, window sills and keystones; regular fenestration with 4-over-4 double-hung wooden sash windows; and painted block letters reading "Ormond's Biscuits" in white on north elevation
- connecting two-storey addition with segmental-arched windows openings and 4-over-4 double-hung wooden-sash windows



"Excelsior Biscuit Bakery, Victoria West." [Victoria Daily Colonist: January 20, 1901, page 29]

CITY OF VICTORIA HERITAGE REGISTER UPDATE

SELKIRK TRESTLE



Original Owner: Canadian Northern Pacific Railway

Date of Construction: 1917

Description of Historic Place

The Selkirk Trestle, which connects the Burnside and Victoria West neighbourhoods, is a 300-metre long and five-metre wide railway trestle constructed of pilings and heavy timber trusses, with one spanning section of steel supported on concrete piers. It spans the Selkirk waterway, a portion of saltwater inlet northwest of Victoria's Inner Harbour that leads into the Gorge Waterway. The Selkirk Trestle is now part of the Galloping Goose Regional Trail, a pedestrian and cyclist path.

Heritage Value of Historic Place

The Selkirk Trestle is a testament to Victoria's industrial evolution and to the importance of the railway network to local economic development. Built in 1917 by the Canadian Northern Pacific Railway Company, the Selkirk Trestle spans the Gorge, a major inland waterway, and facilitated the transport of logs from the forests of Vancouver Island to Victoria's Upper Harbour for processing and export.

The trestle connects Burnside with the Victoria West neighbourhood and represents the western expansion of the Canadian Northern Railway. The construction of their line between Victoria and Port Alberni began in 1911, and by 1917 a line was completed that ran up the Saanich peninsula and terminated at a wharf located on Patricia Bay in North Saanich. This wharf was an important access point for ships that provided passenger access to the north. Passenger service on the Canadian Northern

December 2009

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CITY OF VICTORIA HERITAGE REGISTER UPDATE

line closed in 1919, due to increased competition from automobiles and bus service. By this time, Canadian Northern - which had been expanding ambitiously despite the wartime economic downturn - was in desperate financial straits. In 1920, the Canadian Government assumed control of the company, forming the Canadian National Railway and firmly establishing its importance as part of a national rail network. The Cowichan Lake to Victoria line was completed in 1924, resulting in the establishment of a number of logging operations within the vicinity of the railway line.

The Selkirk Trestle also has social value for its continuous use and adaptation over time. With a downturn in the forestry industry, and the demolition of sawmills around the Selkirk waterway in the 1980s, the Canadian National Railway line was abandoned in 1990. After suffering from a fire in 1995, the trestle was rebuilt the following year as a pedestrian and cycling link connecting the Burnside and Victoria West communities. The trestle is now part of the Galloping Goose Regional Trail and remains a valued part of Victoria's transportation network.

Character-Defining Elements

Key elements that define the heritage character of the Selkirk Trestle include its:

- location, spanning the width of Selkirk Waterway and connecting Victoria West and Burnside neighbourhoods
- continuous use over time as a transportation link
- wood-frame construction of pilings and heavy timber, with one spanning section of steel supported on concrete piers

Appendix 5 – March 29, 2016 Heritage Advisory Panel Meeting Minutes

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
March 29, 2016**

Present: Richard Linzey, Chair
John Dam
Rick Goodacre
Hal Kalman
Stuart Stark

Absent: Kelly Black
Keri Briggs
Ken Johnson
Chloe Fox Miller

Staff: Steve Barber, Senior Heritage Planner (Interim)
Adrian Brett, Heritage Planner
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at noon.

1. Approval of the Agenda

Moved

Seconded

Carried

2. Proposed Additions to the City of Victoria's Register of Heritage Properties

Adrian Brett

- There are 47 candidate properties on the list.
- It is anticipated that there will be two meetings with the Panel and two public engagement sessions and then the full number of candidates will be presented to Council.
- Two groupings of 20 to 25 each will be created by the Panel. Steve Barber: Suggest that the list be divided by type of building (i.e. residential versus commercial).
- Victoria Heritage Foundation (VHF) representatives will be invited to the public engagement sessions to provide information regarding residential building funding and Victoria Civic Heritage Trust (VCHT) representatives will provide information regarding commercial building funding.

Panel

- The list could be divided geographically or by neighbourhood.
- It would be best if staff met the property owners in their neighbourhoods rather than the owners having to attend a meeting at City Hall
- The list could be prioritized according to which buildings are most under threat.

- The best approach may be “organize” rather than “prioritize”.
- Part of the process could be to identify other candidate properties for a future list.

Moved**Seconded**

Objectives for today's meeting:

1. Organize the properties into the appropriate number of groups for public engagement
2. Identify additional properties for the Register.

CarriedPanel Discussion

- The list could be organized by:
 - building type (residential or commercial)
 - geographically - by neighbourhood
 - threat level.
- Is there a map of the candidate properties? Adrian Brett: Yes. Some properties are in Heritage Conservation Areas and others are in Development Permit Areas.
- It is easier to negotiate with multiple interest groups. Steve Barber: However, this is difficult as there are six neighbourhoods.
- Will it be worth the effort? The City may receive a more positive response if the number of people with the same values are limited. Councillor Madoff: There may be more buy-in if the groups are neighbourhood based. Non-candidate property owners could also attend.
- Steve Barber: Grouping by neighbourhood then by building types has advantages. The Community Association Land Use Committees could be enlisted. More advocates could be drawn in
- Two meetings, one for the east neighbourhoods and one for the west, may also be appropriate.
- It is important to increase public awareness of the collective benefits of the Register to the City as a whole.
- Councillor Madoff: How can we be as inclusive as possible?
- How can a negative response be turned into a positive response?
- The number of residential and commercial properties on the list is almost equal. Residential and commercial owners may not have common issues and questions regarding the process and therefore, it may be best for them to meet separately.
- The information on the City's website regarding heritage registration infers that the City has the “power” and that there is risk to heritage registration. An edit of this information could possibly result in a more positive response.
- What are the powers of the City regarding heritage-registered properties? This must be explained to the candidates.

Moved**Seconded**

That “neighbourhoods” be used as the chief organizing principle.

Carried**Moved****Seconded**

That the meetings be approached as follows:

1. Present goals
2. Hear from the Community Association Land Use Committees
3. Break out into groups by building type
4. Representatives from the VHF and VCHT to attend the appropriate breakout
5. End with a town hall so everyone's voice is heard.

Carried

Panel Discussion, continued

- Steve Barber: The VHF Education Committee is interested in creating the Statements of Significance for the properties on the Register.
- The following properties are not on the current list, but worthy of addition:
 - 105 Menzies Street - apartment in James Bay
 - 1010 Queens Avenue - Edwardian apartment in North Park
 - Apartment building on the northeast corner of Empress and Quadra Streets
 - Three pre-1860s houses.
- Adding to the Heritage Register is a community-based initiative. Community planning principles should be used in the next update of the Register.
- The development of SOSs for the Heritage Conservation Areas should be a priority.
- Will there be neighbourhood SOSs in the updated neighbourhood plans? Adrian Brett: Burnside-Gorge has provided context for the plan currently being updated for that neighbourhood.
- HCAs and DPAs need to be clearer on maps created by the City.

Moved

Seconded

The Panel supports the list to go forward to public engagement with the addition of 105 Menzies Street, 1010 Queens Avenue, the property at the corner of Empress and Quadra Streets.

Carried

3. **Adjournment - 1:15 pm**

Pamela Martin

Subject: FW: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

From: Lisa Rogers [REDACTED]
Sent: Sunday, September 11, 2016 4:57 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Hazen Gauthier [REDACTED]
Subject: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

Dear Mayor and City Council;

We have recently received a letter from the City of Victoria notifying us that our property at 1339 Stanley is to be added to the City of Victoria's Heritage Register (letter attached).

The letter states that if we do not wish to have our property listed on the register then we should formally notify the Mayor and Council. Please accept this letter as our formal request to remove our property from the Heritage Register.

While we have owned the property since 1994, we purchased the property with the intention of spending our retirement years in Victoria. My wife and I have currently engaged two firms to redesign and upgrade our home to meet our current needs.

Part of our permitting process required Variance Board approval. The Variance Board requested that we canvas our neighbours on Stanley and Elford streets informing them of our intention to renovate and showing them our proposed design. We received unanimous support from our neighbours and in fact many of the owners said they were happy to see someone upgrading a home in the area. As a result of our efforts we received unanimous approval from the Variance Board.

We are now in the process of asbestos remediation and are planning on starting demolition of the garage and rear of the house as soon as possible.

We are eager to complete the house and start our new retirement life in Victoria and feel that inclusion of our house on the Heritage Register could jeopardize the existing design, delay completion of the house as well as incur additional costs, costs and time that we as retiree's can ill afford. Therefore we request your help in ensuring that our house is not listed on the Heritage Register.

Sincerely yours,

Hazen Gauthier & Lisa Rogers

Alicia Ferguson

Subject: RE: Addition of 2655 - 2659 Douglas Street, Victoria to Register of Heritage Properties

From: "MERRICK, JEFF"

Date: September 19, 2016 at 9:58:47 AM PDT

To: Jonathan Tinney <JTinney@victoria.ca>, "Ben Isitt (Councillor)" <BIsitt@victoria.ca>

Cc: Chris Coates <ccoates@victoria.ca>, Councillors <Councillors@victoria.ca>, Jason Johnson <jjohnson@victoria.ca>, Colleen Mycroft <cmycroft@victoria.ca>, "Hagerman, Brian"

Subject: RE: Addition of 2655 - 2659 Douglas Street, Victoria to Register of Heritage Properties

Thank you Jonathan,

To confirm, the owner of the above property wishes to confirm its objection to inclusion on the Heritage Register at this time and would ask that, in addition to including for Council our previous correspondence, staff amend Appendix 3 to the Committee of the Whole Report dated August 25, 2016 which currently indicates "No Response" next to the above property.

Thank you,
Jeff

Jeffrey Merrick*
Partner
[REDACTED]

*Denotes Law Corporation

-----Original Message-----

From: Jonathan Tinney [<mailto:JTinney@victoria.ca>]

Sent: Friday, September 16, 2016 3:22 PM

To: MERRICK, JEFF; Ben Isitt (Councillor)

Cc: Chris Coates; Councillors; Jason Johnson; Colleen Mycroft; Hagerman, Brian;
[REDACTED]

Subject: RE: Addition of 2655 - 2659 Douglas Street, Victoria to Register of Heritage Properties

Jeff, thanks for your letter.

As background, during the first round of consultation in August of 2015 the owner of this property was contacted over the phone and indicated they were in opposition to adding the property to the register. This opposition was recorded and formed part of an update to Council where direction was given to undertake further engagement with owners to help them understand the impacts and benefits of registration.

The owner was sent a follow-up letter in May of 2016 inviting them to an information session on the heritage register, to which they did not respond. A third letter updating the owner in regards to the opportunity for public comment was sent on Sept 2, 2016.

Both letters, the one in May and September were sent to the same owner's mailing address:

2659 Douglas Street Holdings
Attn: Rhonda Campbell
PO Box 49054
1800 - 1055 Dunsmuir St
Vancouver BC, V7X 1C4

Your request has been included in the information pack for consideration by Council. In the meantime, staff are happy to provide additional information on the heritage registry to you or your client prior to next week's Council meeting. As background, it is important for you and your client to understand that inclusion on the heritage registry does not have a significant impact on land use entitlements. Rather, the heritage registry acts largely as a communications tool to facilitate discussions between the landowner and planning staff in the event that your client were to apply for demolition of the property. The aim of these discussions would be to identify voluntary options for preservation of the building. Again, staff would be happy to provide further information in short order if you so desire.

Regards,

Jonathan Tinney
Director
Sustainable Planning & Community Development City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0511 F 250.361.0248



Seventh Floor
1175 Douglas Street
Victoria, British Columbia
CANADA V8W 2E1

Phone: 250-385-1411
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RALSTON S. ALEXANDER, QC *
MICHAEL S. GREENE *
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J. ANDRE RACHERT *
KERRY L. SIMMONS, QC
BEATRICE C. McCUTCHEON

LAYLEE ROHANI *
CRAIG D. YOUNG
SHELLEY J. SPRING
RYAN D.C. GREEN
SAMANTHA J. DE WIT
J. ALEXANDER DUTTON
KYLE HAMILTON
JENNIFER CAMERON

* denotes Personal Law Corporation

Reply Attention Ralston S. Alexander, Q.C.
Our File 102054

Email: ralexander@cookroberts.bc.ca
Direct Line: 250-413-3316

September 19, 2016

BY EMAIL

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

Attention: Mayor Lisa Helps and Council

Dear Sir/Madam:

Re: 101 – 105 Menzies Street- Consideration of Addition to the City's Heritage Registry.

The writer is one of two Executors of the Estate of Mr. David Bowman that includes, property holdings of David W. Bowman Properties Ltd.

David W. Bowman Properties Ltd. is the owner of the property at 101–105 Menzies Street that is under consideration for addition to the City's Registry of Heritage Properties. The writer was first advised of such a consideration from the letter dated September 2, 2016 signed by Mr. Adrian Brett, Heritage Planner.

We wish to register our opposition to 101-105 Menzies Street being placed on the Registry, at least at this time.

The letter dated September 2, 2016 was the first notice that I have seen with respect to the proposed Heritage Registry. I am advised that there are some 50 properties that have been identified and that the process for Registry listing for some 47 of them, began back in 2012 and over the course of the following four years communications with property owners occurred. However, consideration of this property has only been considered since a recommendation from the Heritage Advisory Panel on March 29th 2016.

I have been advised that a letter was purported to have been sent by the City to the owner of 101-105 Menzies Street at the beginning of May, 2016 with respect to this matter, however, the Executors did not receive the letter. It could have been due to circumstances of the Estate, but I can confirm that it did not come to my attention.

The report to the Committee of the Whole, from Mr. Jonathan Tinney, Director of Sustainable Planning and Community Development, dated August 9th, 2016, notes that only representatives of two out of seven properties within James Bay were able to attend the May meeting. That minimal attendance is, in and of itself, concerning to the writer. We certainly do not feel there has been sufficient time to digest and consider the implications of the proposed listing.

We note with concern, that the same report to the Committee of the Whole states that *"listing a property on the Registry does not restrict any future actions proposed by an owner"*. That statement is then contradicted by the following comment where it is acknowledged (later in the report) that *"such listing provides an opportunity (for the City) to negotiate solutions with perspective property owners should these candidate properties seek redevelopment a rezoning or become threatened by demolition in the future. In addition, the City would be able to monitor changes to these properties..."*

We are also troubled by the fact that the majority of affected property owners do not want their property placed on the Registry.

Further, the fact that the writer has only very recently discovered the proposed Registry listing, we strongly feel we have not had enough time to digest this. We find it odd for example, that this particular property was only brought up in March while 47 other properties under consideration had a much greater period of time to consider the implications and had received much earlier and more robust communication from the City.

As Executors of the Estate, our obligation is to the beneficiaries of the Estate to protect and achieve full value of their inheritance. We are very concerned with the impact of such an encumbrance on this property could have with respect to our obligations as Executors.

For those reasons we are opposed to the listing of the property on the City's Registry of Heritage Properties at this time and would respectfully request that the property at 101-105 Menzies Street be removed from consideration at Council's upcoming meeting.

Yours truly,

COOK ROBERTS LLP

Per: 
Ralston S. Alexander, Q.C.

RSA/mh

KIERAN A.G. BRIDGE
Barrister & Solicitor • Law Corporation

1400 – 1125 Howe Street
Vancouver, B.C.
V6Z 2K8 Canada
Telephone: 604-687-5546
Facsimile: 1-888-665-7448
Cellular: 604-779-5543
E-mail: kieran@kieranbridgelaw.com

September 20, 2016

BY E-MAIL
abrett@victoria.ca
and
mayorandcouncil@victoria.ca

Legislative Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Attention: Adrian Brett
Heritage Planner

Dear Sirs/Mesdames:

**Re: Proposed addition of 225 Dundas Street/505 Catherine Street
to City of Victoria's Register of Heritage Properties
Our file: 70130/702**

I am legal counsel for Valerie Wise, who is the owner of the above-noted property (the "Property").

I have reviewed your letter of September 2, 2016, to Ms. Wise regarding the Property.

Ms. Wise is strongly opposed to the addition of the Property to the Register of Heritage Properties.

Although it is not referred to or enclosed with your letter, I have also reviewed a copy of your "Committee of the Whole Report" dated August 9, 2016, on the subject of "Proposed Additions to the City of Victoria's Register of Heritage Properties" including its appendices (collectively, the "Report"). Ms. Wise was unaware of the existence of the Report until September 8, 2016.

The Report contains significant errors, including factual errors and omissions regarding the Property. A non-exhaustive discussion of these points is set out below.

The Report does not provide a proper or lawful foundation for the addition of the Property to the Register of Heritage Properties.

In addition, as the City should be aware, assigning a "heritage" designation to a property (whether by its addition to a heritage register or the assignment to it of a heritage designation) significantly affects the market value of the property, including by limiting or eliminating its mortgagability. Ms. Wise is a professional mortgage broker of many years' experience who operates her business from the Property. She is knowledgeable about this important issue. The Property is a mixed used commercial and residential property that would have its value negatively affected by listing in the heritage register.

In any event, there are no plans to demolish the building on the Property or to make further alterations, which were recently completed and are very extensive, as described below. Listing the Property on the heritage register is unnecessary.

Errors and Omissions in the Report

1. The Report states on page 3:

"By itself, listing a property on the Register does not restrict any future actions proposed by an owner. A heritage registered property is not protected by City bylaw ..."

These statements are incorrect.

In fact, under City Bylaw No. 95-62 s. 3, "approval must not be issued for any action which, in the opinion of the person responsible for issuing approval, would alter or cause an alteration to" a protected heritage property or "property in the City's Community Heritage Register". A person who withholds such approval must refer the matter to the Council, under Bylaw s. 6.

Indeed, the City's online Heritage Register information page (which is also not referred to in your letter to Ms. Wise) states:

"A proposal to demolish or alter a heritage register building is referred to City Council and the Heritage Advisory Committee (HAC) to determine whether a designation bylaw may be required to protect the property."

The City's online Heritage Register information page also states:

"The *Local Government Act* (Part 27) authorizes municipalities to temporarily withhold the demolition or building permit to give temporary protection for up to 60 days in order to make such a decision."

These restrictions and delays do not apply to a property that is not listed in the heritage register.

Contrary to the Report, there are significant restrictions on and delays to the alteration or demolition of a property by reason of its being included on the heritage register.

Moreover, elsewhere the Report states, in recommending that the Property and 49 other properties be added to the heritage register:

"The major advantage of this option is that it provides an opportunity for the City to negotiate solutions with respect to property owners should these candidate properties seek redevelopment or rezoning or become threatened by demolition in the future. In addition, the City would be able to monitor changes to these properties ..."

Although the Report does not identify the problems to which "solutions" might be negotiated, it is clear under Bylaw 95-62 that the City would, by adding the Property to the heritage register, create restrictions on and delays to any further alterations of the Property.

2. Regarding Appendix 4 of the Report, we note the following:

(a) Appendix 4 incorrectly refers to the building on the Property as "Royal Bank of Canada Victoria West Branch".

The correct name of the building is "Robert A. Wise Building", as prominently displayed on the south face. The name of the building and reference to the year "1920" on the south face were added by Ms. Wise in 2011.

The naming of the building followed completion of renovation of the upper floor and the total gutting and replacement of the main floor, as described below. The building is named after Ms. Wise's late husband, who performed the renovation of the upper floor beginning in the early 2000s and began the gutting and replacement of the main floor prior to his death in 2010.

The "fine craftsmanship" and "superior design" referred to in Appendix 4 are those of Mr. Wise and the contractors who completed the work in 2011.

(b) Nothing remains of the original interior of the building.

Ms. Wise and her late husband moved into the renovated top floor in 2009. Since 2011, the completely new and remodelled main floor and basement have accommodated Ms. Wise's business.

The old concrete vault in the basement was jack hammered and removed in 2010, and an elevator was installed in 2011.

There is nothing inside the building indicating that it was ever a bank.

(c) Regarding the exterior of the building:

- (i) The exterior is apparently a standard, off-the-shelf plan by an unknown architect, who very likely was based in eastern Canada and never saw the Property. This pattern enabled the bank to build, at low cost, standardized branches in many locations across the country.
- (ii) An exterior rear stairway and enclosed second storey porch were added in 2009. There is no longer any stairway access from the main floor to the second floor. Appendix 4 states that the "Character-Defining Elements" include "east side entry to upper floor". However, contrary to the implication in Appendix 4, that entry is via the exterior rear stairway and second storey porch that were added in 2009. There is no original ground-level entry on the east side of the building. The current doorway into the foyer from the patio on the east side of the building was knocked through the brickwork and a door was installed during previous alterations.
- (iii) The exterior and interior doors and the windows were all replaced during the course of various renovation work. Appendix 4 of the Report refers to "double-hung wooden sash windows on the ground floor" but, contrary to the implication in the Report, these are not the original windows.
- (iv) Exterior lighting was also added on all sides of the building during the remodelling work.
- (v) There is nothing on the exterior of the building indicating that it was ever a bank.

In sum, the Report misdescribes and mischaracterizes the history and attributes of the Property.

Ms. Wise reserves her position regarding whether the contents of the Report pertaining to the Property were prepared in good faith.

Ms. Wise also reserves her right to pursue a claim for damages and other relief.

As stated above, Ms. Wise is strongly opposed to the addition of the Property to the Register of Heritage Properties.

Kindly address all further correspondence regarding the possible addition of the Property to the Register of Heritage Properties to this office.

Yours very truly,
Kieran A.G. Bridge, Law Corporation
per:

A handwritten signature in black ink, appearing to read "Kieran Bridge", written in a cursive style.

Kieran A.G. Bridge

cc: Valerie Wise

KIERAN A.G. BRIDGE
Barrister & Solicitor • Law Corporation

1400 – 1125 Howe Street
Vancouver, B.C.
V6Z 2K8 Canada
Telephone: 604-687-5546
Facsimile: 1-888-665-7448
Cellular: 604-779-5543
E-mail: kieran@kieranbridgelaw.com

September 20, 2016

BY E-MAIL
abrett@victoria.ca
and
mayorandcouncil@victoria.ca

Legislative Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Attention: Adrian Brett
Heritage Planner

Dear Sirs/Mesdames:

**Re: Proposed addition of 2725 Rock Bay Avenue
to City of Victoria's Register of Heritage Properties
Our file: 70130/702**

I am legal counsel for Valerie Wise, who is the owner of the above-noted property (the "Property").

I have reviewed your letter of September 2, 2016, to Ms. Wise regarding the Property.

Ms. Wise is strongly opposed to the addition of the Property to the Register of Heritage Properties.

Although it is not referred to or enclosed with your letter, I have also reviewed a copy of your "Committee of the Whole Report" dated August 9, 2016, on the subject of "Proposed Additions to the City of Victoria's Register of Heritage Properties" including its appendices (collectively, the "Report"). Ms. Wise was unaware of the existence of the Report until September 8, 2016.

The Report contains significant errors, including factual errors and omissions regarding the Property. A non-exhaustive discussion of these points is set out below.

The Report does not provide a proper or lawful foundation for the addition of the Property to the Register of Heritage Properties.

In addition, as the City should be aware, assigning a "heritage" designation to a property (whether by its addition to a heritage register or the assignment to it of a heritage designation) significantly affects the market value of the property, including by limiting or eliminating its mortgagability. Ms. Wise is a professional mortgage broker of many years' experience who previously operated her business from the Property. She is knowledgeable about this important issue. The Property is a commercial and investment property that would have its value negatively affected by listing in the heritage register.

In any event, there are no plans to demolish any of the buildings on the Property or to make further alterations to the exterior of the Property, which have already been very extensive. Listing the Property on the heritage register is unnecessary.

Errors and Omissions in the Report

1. The Report states on page 3:

"By itself, listing a property on the Register does not restrict any future actions proposed by an owner. A heritage registered property is not protected by City bylaw ..."

These statements are incorrect.

In fact, under City Bylaw No. 95-62 s. 3, "approval must not be issued for any action which, in the opinion of the person responsible for issuing approval, would alter or cause an alteration to" a protected heritage property or "property in the City's Community Heritage Register". A person who withholds such approval must refer the matter to the Council, under Bylaw s. 6.

Indeed, the City's online Heritage Register information page (which is also not referred to in your letter to Ms. Wise) states:

"A proposal to demolish or alter a heritage register building is referred to City Council and the Heritage Advisory Committee (HAC) to determine whether a designation bylaw may be required to protect the property."

The City's online Heritage Register information page also states:

"The *Local Government Act* (Part 27) authorizes municipalities to temporarily withhold the demolition or building permit to give temporary protection for up to 60 days in order to make such a decision."

These restrictions and delays do not apply to a property that is not listed in the heritage register.

Contrary to the Report, there are significant restrictions on and delays to the alteration or demolition of a property by reason of its being included on the heritage register.

Moreover, elsewhere the Report states, in recommending that the Property and 49 other properties be added to the heritage register:

"The major advantage of this option is that it provides an opportunity for the City to negotiate solutions with respect to property owners should these candidate properties seek redevelopment or rezoning or become threatened by demolition in the future. In addition, the City would be able to monitor changes to these properties ..."

Although the Report does not identify the problems to which "solutions" might be negotiated, it is clear under Bylaw 95-62 that the City would, by adding the Property to the heritage register, create restrictions on and delays to any further alterations of the Property.

2. Regarding Appendix 4 of the Report, we note the following:
 - (a) Page 39 of Appendix 4 incorrectly assigns the name "Queen's Academy" to the entire Property. There is more than one building on the Property, none of which is correctly referred to as "Queen's Academy".

The Description of Historic Place on page 39 goes on to state:

"Queen's Academy is a prominent, two and one-half storey wood-frame building with a hip-on-gable roof."

On page 40, under the heading "Character-Defining Elements", there is again reference to the "Queen's Academy ... two and one-half storey height".

In fact, the Queen's Academy, which operated for only three years at this location, was not a "two and one-half storey" building. It was a one storey building, originally located on a different site. It was later jacked up such that only parts of exterior of it now comprise the second storey of one of the buildings on the Property.

In addition, the interior of what was the Queen's Academy has been very substantially altered for many decades. It comprises living quarters and retains none of its original character.

- (b) On page 40 of Appendix 4, the "Character-Defining Elements" of the Property are stated to include:

"- fenestration, such as: multi-paned casement windows enclosing a second-floor porch; ... and ground-floor commercial storefront with recessed central entry, wooden storefront sections and transom windows."

The "elements" described above were built and/or installed in the 1990s by Ms. Wise's late husband and her sons. They were built to accommodate the Wise family's living quarters (there is a kitchen behind the windows on the second floor, not a "porch") and Ms. Wise's business on the ground floor, along with other very substantial changes to all floors of the interior of the building. They are of no historical significance.

- (c) The Report makes no mention of the fact that the Property includes a large and substantial concrete block building which was also built in the 2000s. It is of no heritage value, yet it would be negatively affected by the inclusion of the Property in the heritage register, including its value and mortgagability.

In sum, the Report misdescribes and mischaracterizes the history and attributes of the Property.

Ms. Wise reserves her position regarding whether the contents of the Report pertaining to the Property were prepared in good faith.

Ms. Wise also reserves her right to pursue a claim for damages and other relief.

As stated above, Ms. Wise is strongly opposed to the addition of the Property to the Register of Heritage Properties.

Kindly address all further correspondence regarding the possible addition of the Property to the Register of Heritage Properties to this office.

Yours very truly,
Kieran A.G. Bridge, Law Corporation
per:



Kieran A.G. Bridge

cc: Valerie Wise



September 16, 2016

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

Attn: Mayor and Council

Re: City of Victoria's Register of Heritage Properties and 2519 Rock Bay Ave.

Columbia Energy Inc. (CEI) is in receipt of a letter dated September 2nd 2016 regarding the City of Victoria's Register of Heritage Properties. The letter indicates our building located at 2519 Rock Bay Ave. has been recommended for inclusion with a mass addition to the Heritage Register planned for a vote during a meeting on September 22nd 2016.

CEI continues to strongly oppose having our property added to this register for multiple reasons listed below and which were communicated to the Heritage Planner in April 2016:

- The original building which may have held heritage value was torn down more than 5 years ago; the remaining structure was a more recent add-on to that building and therefore is not of the same age or significance
- The warehouse space remaining on site has been completely renovated with the Rock Bay frontage undergoing a complete façade upgrade which is very modern in appearance (photo attached)
- The building does not appear to meet any of the criteria listed for formal heritage designation or possess architectural, historical or cultural value resulting in a requirement for preservation
- The footprint of the current building and the capacity of this property are highly under-utilized for the size and location

Based on recent conversations with the Heritage Planner we have received copies of the photograph and detailed description of our property which was used to support its inclusion for addition to the Register. The information contains significant errors. These City of Victoria documents are attached to this correspondence. The photo provided by the Heritage Planner is of a building that was torn down more than 5 years ago and is an outdated 2009 Google Maps image of the location. The description of the historical and architectural significance is also specifically of a building that no longer exists. Additionally we have attached three photographs, two of the current structure on site, built in the 1960's as an add-on building to the former 1915 construction, and another close up of the renovated frontage completed in 2011 after the demolition of the 1915 structure and rejuvenation of the 1960 era warehouse. It is used today as an administrative office and storage building.

Office 2519 B Rock Bay Ave Victoria BC V8T 4R5 – Mailing PO BOX 28131 Westshore RPO Victoria BC V9B 6K8

PHONE 250-478-1272

FAX 1-888-682-8149

EMAIL leasing@columbiaenergy.com

Based on multiple errors and omissions in the supporting documents prepared and used by Community Planning and the factors noted above CEI does not agree or consent to our property being added to the Register of Heritage Properties in the City of Victoria.

We highly recommend the Heritage Planner attend the site and review the concerns in greater detail as this property should be excluded from any blanket addition of the neighborhood properties to the Heritage Register. If the addition is to proceed CEI will formally apply to have 2519 Rock Bay Ave removed for the Heritage Register based on a flawed process and incorrect supporting data being provided to Mayor and Council to make this decision.

If you have any further questions I can be reached at 250-478-1272.

Sincerely,



Melissa de Meulles
Sr Manager
Columbia Energy Inc.

encl.

BAYLISS SIGNS, 2519 ROCK BAY AVENUE

STATEMENT OF SIGNIFICANCE

Original Owner: D'Arcy Britton Plunkett

Date of Construction: 1915

Description of Historic Place

Bayliss Signs is a two-storey, brick clad industrial structure situated on the east side of Rock Bay Avenue, between John and Bay Streets. It is located in a context of similar industrial and commercial buildings in the Rock Bay light industrial district of Victoria's Burnside neighbourhood.

Heritage Value of Historic Place

Bayliss Signs, built in 1915, is valuable as a tangible example of the city's industrial evolution, and is unusual for its date of wartime construction. Industrial development during the early 1900s was fuelled by the booming resource economy. This industrial building was built for the ironworking business of D'Arcy Britton Plunkett (1872-1936). Plunkett was well-known in the community, and was elected in 1928 to 1935 as a Conservative Party MLA. Originally from England, Plunkett was an ironworker by trade, arriving in Victoria in the mid 1910s. Plunkett occupied the building briefly, followed by Bayliss Signs Limited, established in the 1920s by English-born William Albert Bayliss (1899-1988). Bayliss Signs later specialized in neon signs, and continued to operate into the early 1990s.

Although heavy industry had largely disappeared from Burnside by the 1980s, the Rock Bay area of Burnside, where Bayliss signs is situated, remains a light industrial district today. It continues to be used for commercial purposes, and continues to contribute to the economic and social vitality of the Burnside neighbourhood. This modest structure contributes to the rich and varied streetscapes of the Burnside neighbourhood, which continues today as a mix of residential, commercial and industrial uses.

Character-Defining Elements

Key elements that define the heritage character of Bayliss Signs include its:

- location on Rock Bay Avenue in a commercial / industrial context
- continuous commercial / industrial use
- industrial form, scale and massing as expressed by its: rectangular plan, built flush to the front and side property lines; two-storey height; irregular window openings; and stepped front parapet
- masonry construction with brick cladding and heavy timber internal structure





Steven Yue Min Chin
1 – 906 Linden Avenue
Victoria BC V8V 4H1

September 19, 2016

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

Dear Mayor and Council:

RE: Addition of 1038 – 1040 Fort Street to the City of Victoria's Register of Heritage Properties

Further to the letter dated September 2, 2016, which I received advising of the Council meeting to be held on September 22, 2016, to consider inclusion of properties on the Register of Heritage Properties, I would like to submit the following information for consideration.

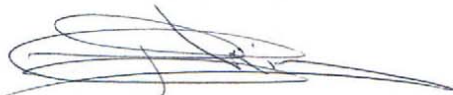
I currently own three properties in Victoria that are included on the Register of Heritage Properties, all of which have heritage significance and are a valuable addition to the register. The property which is being considered at 1038 – 1040 Fort Street has little to no heritage value. The property at one time had a significant amount of acreage behind it but now does not even have a rear access to the building. The building itself has been renovated so significantly over the years that there is nothing left that is original, not even the exterior façade.

I am in favour of saving buildings with architectural merits, not only for their beauty but also as examples of earlier workmanship and design. This building has none of the attributes of true heritage sites and is simply an old house with minimal design features of a vintage style. It is not an attractive building and contains nothing that would warrant giving it heritage status.

As I stated earlier, I am very much in favour of this service to the City of designating Heritage Properties but I feel that not all properties have that value and I feel that this is definitely not one of the ones that does.

I request that this property not be included on the Register of Heritage Properties and I thank you for your consideration of my opinion.

Sincerely,



Steven Yue Min Chin

/dc



Tel: 514-598-8535
Fax: 514-598-0024

108-9825 Boul. de l'Acadie
Montréal QC H4N 2W2

eve@groupeDENUX.COM
GROUPEDENUX.COM



Tel: 250-920-5435
Fax: 250-920-5437

3-772 Bay Street
Victoria BC V8T 5E4

eve@groupeDENUX.COM
GROUPEDENUX.COM

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

Attention: Adrian Brett, Heritage Planner
Mayor and Council, City of Victoria

sent via email

September 20, 2016

Dear Sirs and Madams,

Re: Addition of 1006-1010 Yates Street to the City of Victoria's Register of Heritage Properties


Further to our letter dated September 14, 2016, stating our objections to the above matter, we wish to add that should the City of Victoria determine that the property at 1006-1010 Yates is to be included on the Heritage Registry, we expect we will suffer damages from loss of value of the property arising from this designation and arising from the likely restriction on development and hence the ability to remediate the property.

The fact that contamination is present in the lot at 1012 Yates and will continue to migrate towards our property is a very significant matter that the City of Victoria should seriously consider when debating the Heritage Registry issue.

Sincerely,

SOPHIE INVESTMENTS INC./GALATIA REALTY INC.


Eve Denux

- cc. Neil Turner, Property Manager, City of Victoria – nturner@victoria.ca
Jason Johnson, City Manager, City of Victoria – jjohnson@victoria.ca
Jonathan Tinney, City of Victoria – jtinney@victoria.ca
Mayor and Council, City of Victoria - mayorandcouncil@victoria.ca
Graham Walker, Regional Managing Partner, Borden Ladner Gervais – 
Tom Zworski, City Solicitor – tzworski@victoria.ca
Merinda Conley, Senior Heritage Planner, City of Victoria – mconley@victoria.ca

Daniel and Steven Cox
c/o #301 - 1025 Meares St.
Victoria, BC. V8V 3J7

City of Victoria

September 20th, 2016

Dear Mayor, and Council,

Please accept this letter with regards to the McCall Brothers Funeral Home heritage Designation, located at 1400 Vancouver Street.

We understand how important heritage is to a City such as Victoria. However, we would like to take exception to this particular building being designated as a heritage building for the following reasons:

First, while it is an example of Mid-Century modern architecture, by itself that is not significant – to Victoria. Mid-Century Modern is a style of architecture that came out of California and was popularized by a builder called Joseph Eichler. It is a beautiful style and continues on to this day. However, its principal value was for houses, not commercial buildings. This style of housing brought architectural design to the masses. It re-designed the bungalow. Many of Eichler's homes today have been preserved and still fetch very high prices. Yet very few of the commercial examples of this style are still being used; most have been torn down, and for good reasons.

Most significantly, this style is not indigenous to Victoria. It is beautiful, but it does not translate well to our 'wet' coast climate, with its flat wood roof features, with little or no insulation, and large panels of glass. It is California, not West Coast, or early Victoria. Taking extraordinary measures to save this property is like preserving a memorial to the Beach Boys in Victoria.

One of the characteristics of Mid Century Modern is to have very low ceilings. Ceilings are low and flat. Many Eichler homes have portions of the ceilings that are barely above door height. In a home usually you can work around this, but not in a commercial building. If you walk into the Funeral Home, in the lobby, there is a portion of the ceiling that can be reached and touched with one's hand. A tall person would likely feel the need to duck as he walked under. The main hallway leading to the various offices likewise has approximately a 7' ceiling height. In our current modern urban lifestyle retail spaces with very low ceiling heights are, more or less, not rentable. The modern, urban design demands height and openness, with exposed concrete, often with some sort of natural feature, especially wood, set as a counterpoint to concrete. The City of Victoria itself, when taking a project through the design process, is forcing developers to have high ceilings in the commercial spaces as it recognizes the importance of viable commercial space to keep downtown vibrant and busy.

The building itself, apart from its anachronistic features, has some shortcomings. It has been specifically designed to be a funeral home. In order for that to work there have to be many separate areas. This was done so the McCall Brothers could have more than one service being held with grieving families not having to pass by one another. Consequently, it is somewhat labyrinthine. We still find ourselves occasionally walking down the wrong hallway, or having trouble finding the staircase leading upstairs depending upon where we are in the building. It is very chopped up and has no obvious current commercial use.

It has many rooms with very little light, even ambient light, as they have no windows and are not even close to one. Typically this is not a feature of Mid-Century Modern, but this building for some unknown reason was built with few windows. Part if it is understandable. Things go on in a Funeral Home that are not made public. But, the bulk of this building is without windows or light. And, since the building is about 100' deep, opening access to light will be nearly impossible.

The floor in the main vestibule area was once a driveway. It rises and falls. It would need to be jack hammered out and lowered by a foot in order to make it work. That is not insurmountable, but until you do it, you can't be certain what you will be left with. Alternatively, one could raise the floor to level it, but then we again we would be faced with unusually low ceilings.

The land itself is very valuable for housing. Victoria has a lot of junky small buildings that could be torn down and re-developed. But, much of Victoria has geo-tech problems. Many of these sites will never be built on. This is one site with good geo-tech issues, and therefore has a solid basis to build a high-rise. If you wish to have a vibrant population living downtown taking one of the sites with the best geo-tech factors off the market might not be wise.

In order to save a building, there has to be a reasonable chance for it to still be used in some manner. We are searching for a use for this building but at this point we are not sure there is one. Should we find the right tenant, should we discover a use, it might make sense to keep it as it is, but even then we think housing rentals is more important than preserving an interesting building of questionable historical or useful value.

Our current plan is to build a rental building on this site, as rentals are our main focus. We think this is the highest and best use for the site.

This site is, in our opinion, much more valuable to the City of Victoria housing two hundred renters than it is being used as a preservation site for an unusable, non-indigenous style of architecture.

However, we understand why a City might want to preserve certain pieces of architecture. To this end we are offering the building to the City. You may take it from us. We will donate it to you – free of charge. You can purchase a piece of land somewhere and put the building on that site. Alternatively, if you own a piece of land somewhere where we could build rentals, we would trade you.

Thank you for your consideration of this matter.

Sincerely

A handwritten signature in black ink, appearing to read 'Steven Cox'.

Steven Cox

A handwritten signature in black ink, appearing to read 'Daniel Cox'.

Daniel Cox



Ministry of
Environment

NOTIFICATION OF LIKELY OR ACTUAL MIGRATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-8897

Instructions

Please complete and sign the following notification form and send it to each neighbouring parcel owner whose parcel is likely or actually contaminated by migration of substances from your parcel, with a copy to the ministry at the contact provided below:

Director of Waste Management
c/o Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria, B.C. V8W 9M1

Fax (250) 387-9935

or

Advisor.SiteInformation@gov.bc.ca

Note on meaning of "owner"

As per Section 39 of the Environmental Management Act, "owner" means a person who

- (a) is in possession,
- (b) has the right of control, or
- (c) occupies or controls the use

of real property, and includes, without limitation, a person who has an estate or interest, legal or equitable, in the real property, but does not include a secured creditor unless the secured creditor is described in section 45 (3).

Examples include: land owners, operators, lessees, tenants, easement holders, utility owners or operators, etc.

Notifications where there is more than one neighbouring parcel owner

In cases where multiple neighbouring parcel owners require notification, you may complete one form per owner or include the names of all owners on one form. In the latter case, please attach additional pages as needed.

Land descriptions

Provide the latitude and longitude of the approximate centre of the source and affected parcels (accurate to ± 0.5 of a second, or approximately ± 10 metres using the 1983 North American Datum).

Site plans (may be obtained from some local government websites) and a Land Title record for the source parcel should be included with your submission.

For further information regarding migration of substances, please refer to Fact Sheet 34 (available at: http://www.env.gov.bc.ca/epd/remediation/fact_sheets/) or e-mail us at site@gov.bc.ca.



Ministry of
Environment

NOTIFICATION OF LIKELY OR ACTUAL MIGRATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-8897

Sections 57 and 60.1 of the Environmental Management Act's Contaminated Sites Regulation require a responsible person who carries out independent remediation or a site investigation and who knows that one or more substances has migrated or is likely to have migrated to a neighbouring parcel and is or is likely causing contamination to notify the person or persons who own the neighbouring parcel in writing and submit a copy of the notification to the Director of Waste Management, within 15 days after the responsible person becomes aware of the migration or likely migration to the neighbouring parcel. Note that "affected parcel" is defined as a parcel which is contaminated by the migration of substances from a neighbouring parcel.

Information for Affected and Likely Affected Parcels

Owner Name: Sophie Investments Inc. / Galatia Realty Inc.

Owner's address: 9825, boul. De l'Acadie

City	Montreal	Province	Quebec
Country	Canada	Postal Code	H4N 2W2
Phone		Fax	

Parcel Civic Address or Location (i.e., nearest roadway): 1006/1010 Yates Street, Victoria, BC

Parcel PID or PIN (if applicable): 017-333-580

Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude	Degrees	48	Minutes	25	Seconds	32.7
Longitude	Degrees	123	Minutes	21	Seconds	21.6

Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical):

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? ☒ Yes ☐ No

Please include a separate sketch plan with this form for this parcel.

Owner Name

Owner's address: Number and Street

City	Province
Country	Postal Code
Phone	Fax

Parcel Civic Address or Location (i.e., nearest roadway):

Parcel PID or PIN (if applicable):

Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude	Degrees	Minutes	Seconds
Longitude	Degrees	Minutes	Seconds

Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical):

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? ☐ Yes ☐ No

Please include a separate sketch plan with this form for this parcel.

Please add additional pages if more than two affected or likely affected parcels have been identified.

Section I Notification Trigger

Check the following items as applicable. Likely or actual migration of substances from the source parcel was identified during:

- ☐ Independent remediation (Section 57, Contaminated Sites Regulation)*
☒ Site Investigation (Section 60.1, Contaminated Sites Regulation)

* You must also complete and submit a notification of independent remediation. The form is available on the ministry's web site at: <http://www.env.gov.bc.ca/epd/remediation/forms/>.

Section II Land Description of Source Parcel

Site ID Number (if known)	9897		
PID	008 086 664	or	PIN
Legal Description	Lot 973, Victoria City		
Latitude	Degrees 48 Minutes 25 Seconds 32.2		
Longitude	Degrees 123 Minutes 21 Seconds 20.3		
Site Civic Address or Location	Street 1012/1014 Yates Street		
(i.e., nearest roadway)	City Victoria, BC		Postal Code V8V 3M6

Section III Property Owner and/or Operator (Source Parcel)

Name	City of Victoria		
Address	Number and Street	1 Centennial Square	
	City	Victoria	Province/State BC
	Country	Canada	Postal /Zip Code V8W 1P6
Phone	[REDACTED]		Fax

Include both a site plan and a Land Title record.

Section IV Environmental Consultant / Agent Contact (if applicable)

Name	PHH ARC Environmental		
Address	Street Suite 200 – 13775 Commerce Parkway		
	City	Richmond	Province/State BC
	Country	Canada	Postal /Zip Code V6V 2V4
Phone	[REDACTED]		Fax

Section V Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

Suspected source of contamination from a former dry cleaning facility at the Site.

Section VI Source Parcel Substances

List the substances which have migrated or likely have migrated to one or more neighbouring parcels and are or are likely causing contamination at the neighbouring parcel(s). Provide the information for each environmental medium (soil, groundwater and surface water, sediment, and vapour). Attach additional information if not there is enough space.

<u>Environmental Medium</u>	<u>Substance</u>	<u>Standard Exceeded (for affected parcel)</u>	<u>Maximum Concentration</u>
Groundwater	tetrachloroethylene	30 ug/L	24000 ug/L
Groundwater	trichloroethylene	5 ug/L	796 ug/L
Groundwater	cis-1,2-dichloroethylene	14 ug/L	850 ug/L
Groundwater	vinyl chloride	2 ug/L	50 ug/L

Section VII Additional Comments

Sample data above collected from monitoring wells located on 1006/1010 Yates Street, Victoria, BC

Section VIII Signature

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.



2013-07-31

Signature of person completing form

Date completed (YYYY-MM-DD)

Tadd Berger

Printed name

Send the completed form to: Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Fax (250) 387-9935
E-mail: Advisor.SiteInformation@gov.bc.ca

For further information, please refer to the information under our [key topic website on migration](#) of substances.



中華基督教長老會

Chinese Presbyterian Church

A Congregation of the Presbyterian Church in Canada

816 North Park Street
Victoria, B.C.
V8W 1T1

Minister : Rev. Vincent Ka Yu Tan
Clerk of Session : Mr. Brian Low

Date : September 19, 2016

To : Mayor Helps and Council Members of the City of Victoria

Re : Addition of 812- 816 North Park Street to the City of Victoria's Register of
Heritage Properties

The letter from Mr. Adrian Brett, Heritage Planner, dated September 2, 2016 was received and discussed.

We honestly thought we have made our objection clear to Mr. Brett back in June. So we are somewhat dismay that the City still wishes to consider adding our Church property to the City of Victoria's Register of Heritage Properties over our objection.

We do not know whether our previous objection was forwarded to the Council. But let us re-iterate our strong objection for the following reasons :

1. We are thankful the City values the long history of our Church and wishes to recognize the services and contributions our Church made to the community. But at the same time, we want to emphasize that we are an active congregation and a living church. Our main goal is to proclaim the good news of our Lord Jesus Christ and to further His kingdom on earth. So the Church building must, first and foremost, serve our purposes and meet our needs. Being an old building, it has many stairs with many steps (both going up and down from outside and inside) and definitely not handicap or senior friendly. Many of our congregation are getting on with age. Many are finding it a challenge to negotiate the stairs, both from the outside and inside. Our Church is facing a decision to do something to the building that will allow our congregation and friends to have safe and easy access. This will mean either extensively modify the outside and inside of the building or totally rebuild/redevelop the building to suit our needs.

By adding our Church property to the City's Register of Heritage Properties will undoubtedly limit our choices and options. Although adding our Church property to the Register, at this time, may not stop us making changes to the Church building, but it requires us to go through an extra process ... "a system to review and monitor proposed changes to properties of heritage value" and to secure an external permission which is totally outside of our control. Giving our needs to modify/change the building in the not too distant future, this suggestion of adding our Church property to the City's Register of Heritage Properties will be another constraint and hindrance that really concern us when making our decision.

2. Unlike any big and beautiful Cathedral, our Church building is just a simple, ordinary and old structure and we cannot see it has any architectural significance or heritage value. As stated in the bio sheet provided by the City, our Church building started off as a wood-framed building, but later on, a stucco cladding was needed to cover the original wooden siding and wooden shingles. So the outside building was already not in its original form and the inside also had gone through many changes.

We are proud of our Church's long history, but we are sure there must be other ways to celebrate our Church's services and contributions to the Chinese community in Victoria.

We, therefore, strongly object in adding our Church property, 812 – 816 North Park Street, to the City of Victoria's Register of Heritage Properties.

Thank you very much for your understanding and kind consideration.

Blessings!

Church Property Trustees
Chinese Presbyterian Church

.cc Mr. Adrian Brett, Heritage Planner



The Salvation Army

Canada and Bermuda
British Columbia Division

Business Administration

Victoria City Council - 09 Mar 2017

103 – 3833 Henning Drive, Burnaby, BC V5C 6N5

Tel: 604.299.3908

Fax: 604.678.8489

www.SalvationArmy.ca/BritishColumbia

September 19th, 2016

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

Attention: Adrian Brett, Heritage Planner

Re: High Point Church - 949 Fullerton Ave, Victoria

Dear Mr. Brett,

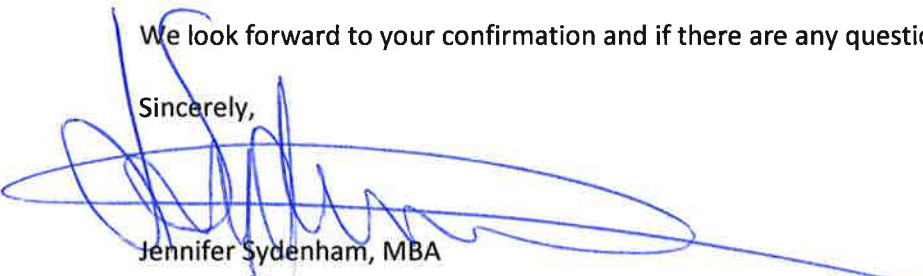
We are in receipt of your letter of September 2nd, 2016 indicating that the Mayor and Council are considering adding our property at 949 and 943 Fullerton to the City's Register of Heritage Properties, and will be discussing this matter at its meeting on September 22nd, 2016.

We would like to request that consideration of this location be deferred in order that we can properly assess the proposal and determine our response. As we are sure you can appreciate The Salvation Army is a large organization and review of this proposal will involve input from a number of different departments both here and at our head office in Toronto. It may also be necessary for us to consult with external third parties.

We would certainly like to provide our comments to the Council and we trust that this request to defer review of this location will not be deemed unreasonable under the circumstances.

We look forward to your confirmation and if there are any questions please do not hesitate to call.

Sincerely,



Jennifer Sydenham, MBA
Divisional Property Coordinator
The Salvation Army, BC Division
604 296-3825

Jennifer_sydenham@can.salvationarmy.org

William and Catherine Booth
Founders

André Cox
General

Commissioner Susan McMillan
Territorial Commander

Lt. Colonel Brian Venables
Divisional Commander



September 22 2016

LIS FILE: 0390-000

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

Re: Addition of the Selkirk Trestle to the City Register of Heritage Properties

It has come to the Ministry of Transportation & Infrastructure's (MoTI) attention that the City of Victoria is contemplating adding the Selkirk Trestle to its heritage register. As you may be aware, MoTI owns the Galloping Goose corridor and the Selkirk Trestle, which it in turn leases to the Capital Regional District (CRD) for regional cycling and pedestrian trail purposes.

At this time MoTI has not been directly consulted with nor received a formal information package on how adding our structure to the Heritage Register will impact our future use of the site, and have learned about this proposal only through a response provided to mayor and council by Brett Hudson of the CRD. Given that this proposal will be put to council this evening, MoTI is respectfully requesting that mayor and council postpone any decision to provide MoTI, CRD and City of Victoria staff an opportunity to discuss what such a designation could mean for future rehabilitation and operation of the structure.

If you wish to discuss this matter further, please do not hesitate to contact me at (250)387-6048.

Yours truly,

Kevin House
Manager, Property Development & Marketing

Cc:

Brett Hudson – Manager, Planning, Recourse Management & Development (CRD)
David Greer – Executive Director, Properties & Land Management (MoTI)
Merinda Conley – Senior Planner, Heritage (City of Victoria)

Ministry of
Transportation
and Infrastructure

Properties and Land Management Branch

Mailing Address:
PO Box 9850 Stn Prov Govt
Victoria BC V8W 9T5
Telephone: 250 387-6048
Fax: 250 356-2112

Location:
5A-940 Blanshard St.
Victoria BC V8W 9T5
www.gov.bc.ca/tran



Tel: 514-598-8535
Fax: 514-598-0024

108-9825 Boul. de l'Acadie
Montréal QC H4N 2W2

eve@groupeDENUX.COM
GROUPEDENUX.COM

Tel: 250-920-5435
Fax: 250-920-5437

3-772 Bay Street
Victoria BC V8T 5E4

eve@groupeDENUX.COM
GROUPEDENUX.COM



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

Attention: Neil Turner, Property Manager
Mayor and Council, City of Victoria

sent via email

September 21, 2016

Dear Sirs and Madams,

Re: Addition of 1006-1010 Yates Street to the City of Victoria's Register of Heritage Properties

Further to your letter dated September 20, 2016, we reject the position that the City acquired the land at 1012 Yates involuntarily.

Your letter simply makes a legal argument. The City of Victoria knew, or should have known, that 1012 Yates was contaminated when it chose to purchase the property by tax sale. It was not required to do so. The City knew, or should have known, that the historic contamination from 1012 Yates had migrated and was continuing to migrate to our property at 1006-1010 Yates.

We stand by our position in our letter dated September 20, 2016. We will hold the City responsible for any damages we incur as a result of any inability or difficulty in redeveloping or remediating our property.

Sincerely,

SOPHIE INVESTMENTS INC./GALATIA REALTY INC.

Eve Denux

- cc. Neil Turner, Property Manager, City of Victoria – nturner@victoria.ca
Jason Johnson, City Manager, City of Victoria – jjohnson@victoria.ca
Jonathan Tinney, City of Victoria – jtinney@victoria.ca
Mayor and Council, City of Victoria - mayorandcouncil@victoria.ca
Graham Walker, Regional Managing Partner, Borden Ladner Gervais – gwalker@blg.com
Tom Zworski, City Solicitor – tworski@victoria.ca
Merinda Conley, Senior Heritage Planner, City of Victoria – mconley@victoria.ca

Pamela Martin

Subject: FW: email to Mayor and Council re: 1106 Balmoral

From: JANICE [REDACTED]
Sent: Wednesday, September 21, 2016 11:37 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1106 Balmoral

Attention Mayor and Council,

-Re addition of 1106 Balmoral Rd to the City of Victoria's register of heritage properties-

This will acknowledge the receipt of your letter dated September 2, 2016 regarding the property noted above. As per our two previous telephone conversations with Adrian Brett and our letter to Adrian Brett dated May 15, 2016, we the owners of 1106 Balmoral do not consent to the property being placed on the city's heritage register nor do we consent to the property being assigned a heritage designation now or in the future.

Sincerely
Peter and Janice Hejjas



100-1019 Wharf Street, Victoria, BC V8W 2Y9
p: 250.383.8300 | tf: 1-800-883-7079
e: gvha@gvha.ca | w: gvha.ca

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

September 22, 2016

Via Email: mayorandcouncil@victoria.ca

Dear Mayor and Council,

RE: ADDITION OF OGDEN POINT BREAKWATER AND DOCKS TO THE CITY OF VICTORIA'S REGISTER OF HERITAGE PROPERTIES

Thank you for the opportunity to provide comment regarding the proposal to add Ogden Point Breakwater and Docks to the City of Victoria's Heritage Properties.

First, I'd like to express the Greater Victoria Harbour Authority's disappointment that as owner, manager and operator of the property, we were not more fully consulted prior to this proposal going to council.

Second, it is unclear to Greater Victoria Harbour Authority (GVHA) as to precisely what elements at Ogden Point are to be included under the heading "Docks". Is this meant to include only Pier A and Pier B? Are there any other "docks" that have been identified?

Third, GVHA requests that an explanation be provided as to how the location at the entry of the Victoria Harbour and the continuous industrial use of the property at Ogden Point causes it to have heritage value or heritage character.

Fourth, it should be pointed out that the property and the operations at Ogden Point are regulated by the Federal Government under its authority over navigation and shipping and the Navigation Protection Act. GVHA is concerned about interference with its shipping and navigation operation caused by the Properties being on the Heritage Register. Any local government regulation that would have the effect of impairing a core part of the federal power over shipping and navigation could pose a real concern.

Therefore, the Greater Victoria Harbour Authority (GVHA) strongly objects to the inclusion of the Ogden Point Breakwater and Docks in the City of Victoria's Register for Heritage Properties.

Sincerely,

Ian Robertson
Chief Executive Officer

Concerning the house at 1403 Chambers St. and the Heritage Register for the City of Victoria

1. Mr Brett telephoned me late in December, 2016 and asked me if I would be willing to have my house on the Victoria Heritage Registry. I responded "No, I was not interested in my house being on the Heritage Registry List and that my house was currently for sale." He laughed and then ended the phone call. Since then, two separate parties have claimed that I have sold my house to them, and have placed caveats on my title, and then, Certificates of Pending Litigation were also placed on my title.
2. I had not been informed of my house being placed on a list of 50 buildings that City Council will vote to place on the Heritage Registry in the meeting scheduled for September 22, 2016. Apparently telephone calls were placed to the owners of the buildings on the list, notifying them of meetings to discuss the list. I had ended my land telephone service. No attempt was made to contact me by mail, until September 2, 2016, which I received on September 9, to announce that my house had been selected to be on the Heritage Registry List.
3. I clearly told Mr. Brett that I did not want my house on the list when he telephoned at the end of December. In Appendix 3, in a report to "The Committee of the Whole" dated, August 9, 2016, my house is listed as 1403 Chambers, and was given a "No Response" in the owner response column.
4. In the 2016 Property Assessment, my lot was valued at \$286,000, and the building value at \$72,900. The house next door, 1407 Chambers Street, in the 2016 Property Assessment the land is valued at \$295,000, and building value is \$322,000. Clearly the value of 1403 Chambers St is in the land. By including this building in the Heritage Registry List, I lose 100% of the opportunity to sell it for its assessed value, which I have been paying taxes on for many years. The value of my investment and the holding and maintaining of this corner lot in a rough and unsettling area seems to have been written off by the City.
5. If my house is placed on the Heritage Registry, it will be hard to sell, and would sell for much less than its assessed value. The house is in poor shape and would require extensive repairs, and it has no foundation. The house is on a small island of land in the midst of large condominiums and apartment buildings. There is already a newly completed five story condominium building on the lots directly behind my house, and a six story building with possible retail on the ground floor is in City Planning final stages, for the lot directly across Chambers St from my house. The old houses that occupied the site have already been demolished with permission of the City of Victoria this Spring.
6. Since my house was built there have been additions to the front and back of the house.
7. I have watched my neighbourhood being demolished in the many years I have owned and lived in 1403 Chambers St. The house that was next door (1407 Chambers St) was a twin to 1403 Chambers before it was demolished to build a \$600,000 value duplex. The

three remaining houses across Chambers Street, were demolished this Spring to make way for a six story condominium. Four old houses in the 1100 block Johnson St were demolished to build the Victoria Cool Aid Society's - Johnson Manor. All of this neighbourhood demolition, was done with the approval of the city. The house now is out of context to the neighbourhood that City and developers have created around it. It looks like the City Planning has chosen move ahead in this area for it's R3-2 zoning, multiple dwelling zone.

8. I offer my house for sale because I can no longer afford to keep the house, and that by selling my house I would be able to pay off approximately \$200,000 worth of debt that I have accumulated. There is no other way that I can pay off this debt.

9. Under the Options and Impacts section of the report from the Committee of the Whole, dated August 9, 2016, I quote: "Council can still choose to strike properties from the list of candidates if Council believes an affected property owner exhibits hardship or extreme opposition to the Register."

10. I am asking that City Council remove my house from the proposed inclusion to the Heritage Registry List.

Thank You

Ed Kennedy

[REDACTED]

[REDACTED]

1407 CHAMBERS ST VICTORIA**Total Value \$632,000**

Assessed as of July 1st, 2015

Land	\$307,000
Buildings	\$325,000

Total Value	\$617,000
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Previous Year 2015

Land	\$295,000
Buildings	\$322,000

Area-Jurisdiction-Roll	01-234-07-490-031
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Land Size	3682 Sq Ft
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First Floor Area	826
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Second Floor Area	1069
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Basement Finish Area	826
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Strata Area	
-------------	--

Year Built	2007
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Description	2 STY house - standard
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Bedrooms	3
----------	---

Baths	4
-------	---

Carports	
----------	--

Garages	G
---------	---

MANUFACTURED HOME

Width

Length

Total Area

Building Storeys

Gross Leaseable Area

Net Leasable Area

No. of Apartment Units

assessment.ca PrinterFriendly.aspx

The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

1403 CHAMBERS ST VICTORIA V8V 4C6



Total Value \$368,200

Assessed as of July 1st, 2015

Land	\$297,000
Buildings	\$71,200
Total Value	\$358,900
Previous Year 2015	
Land	\$286,000
Buildings	\$72,900
Area-Jurisdiction-Roll	01-234-07-490-030

Land Size	3682 Sq Ft
First Floor Area	1125
Second Floor Area	0
Basement Finish Area	
Strata Area	

Year Built	1902
Description	1 STY house - basic
Bedrooms	2
Baths	1
Carports	
Garages	

MANUFACTURED HOME

Width	
Length	
Total Area	

Building Storeys	
Gross Leaseable Area	
Net Leaseable Area	
No. of Apartment Units	



Pamela Martin

Subject: FW: 1329 Stanley Ave. heritage Register

From: Bob Scott [REDACTED]
Sent: Wednesday, September 21, 2016 12:19 PM
To: Adrian Brett <abrett@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1329 Stanley Ave. heritage Register

Hi Adrian (& Mayor and Council).

Thank you for taking the time to speak with me this morning, Adrian, and I appreciate your input. I have spoken with Diana (my partner and the co-owner of Stanley) and while there is indeed a degree of prestige attached to official heritage recognition we are, at this point, writing to express our **opposition** to having our property added to the City's Registry of Heritage Properties. We prefer to maintain the status quo and therefore ask that 1329 Stanley Avenue be removed from the list of candidate properties for addition to the Register.

I would appreciate it if you could confirm receipt of this email and let me know if anything further is required from us at this point.

Best regards,

Bob & Diana Scott
6132 Headquarters Rd.,
Courtenay, BC
V9J 1M8
[REDACTED]

Fasken Martineau DuMoulin LLP*
Barristers and Solicitors
Patent and Trade-mark Agents

550 Burrard Street, Suite 2900
Vancouver, British Columbia V6C 0A3
Canada

+1 604 631 3131 General
+1 604 631 3232 Fax
1 866 635 3131 Toll-free

fasken.com



Paul C. Wilson
Direct +1 604 631 4748
Facsimile +1 604 632 4748
pwilson@fasken.com

September 21, 2016
File No.: 253729.13711/13711

By Email: (mayorandcouncil@victoria.ca)

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

Attention: Mayor and Council

Dear Sirs/Madams:

Re: Proposal to add 1803 Quadra Street to the Heritage Register

We are the solicitors for Arbor Memorial Inc. Our client has received your September 2, 2016 letter proposing to add our client's building, located at 1803 Quadra Street, to the Heritage Register.

Arbor Memorial Inc. strongly objects to the proposal to list this building on the Heritage Register. The building does not have heritage value.

We have reviewed the City Staff report that was presented to committee on August 25, 2016 (the "**Report**"). The information in the Report regarding our client's building is not accurate. It references "heritage" features that are relatively modern additions.

The property has been significantly modernized many times. The changes include:

- the addition of the concourse garage in 1952;
- the addition of the reception centre (nearly half the building facing Quadra) in 1977;
- major changes to the reception centre in the late 1980s; and
- the closing-in of the second concourse (facing North Park Street) in 1985.

249249.00081/90985176.1

*Fasken Martineau DuMoulin LLP includes law corporations.



Page 2

This information should be more than enough to convince Council that the Report is not correct. Much of the building is relatively new. It is inappropriate to include 1803 Quadra Street on the Heritage Register.

If Council intends to proceed with a decision to add this building to the Heritage Register then we strongly request that Council should delay the decision until our client is able to provide full information on this building to establish, to Council's satisfaction, that 1803 Quadra Street should not be listed on the Heritage Register.

Yours truly,

FASKEN MARTINEAU DuMOULIN LLP

A handwritten signature in black ink, appearing to read 'Paul C. Wilson', written over a horizontal line.

Paul C. Wilson

PW/ac

cc Arbor Memorial Inc.
Attention: Mr. Gary Carmichael

October 3, 2016

File No: 8525 Grounds/01 General TB Park

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



RE: Request to add Royal BC Museum Thunderbird Park and Mungo Martin to City of Victoria's Register of Heritage Properties

Dear Mayor and Council:

This is further to telephone conversations we have had with Mr. Adrian Brett, Heritage Planner, City of Victoria and our previous email correspondence sent to the City regarding the properties being listed on the Heritage Register.

We appreciate very much being asked about Thunderbird Park and Mungo Martin House, as we too, are supporters and advocates of not only the built heritage of Victoria, but the history of peoples and landscapes in the province of BC.

As you may already be aware, Thunderbird Park is a protected provincial heritage site through the *Heritage Act* and is on the provincial heritage register: http://www.bclaws.ca/civix/document/id/complete/statreg/96187_01#section3).

Thunderbird Park includes: Mungo Martin House Wa'waditla, Helmcken House, and the Totem Park & surrounding grassy-treed area (including Garry Oak meadow). For more information about the park, please see our online exhibition: <http://www.royalbcmuseum.bc.ca/exhibits/tbird-park/main.htm?lang=eng>

Any activity within the boundaries of Thunderbird Park must be approved by the Province of BC - Heritage Branch, in accordance with its current status as a protected provincial heritage property.

Through the heritage designation already on the site, the Province's jurisdiction supersedes that of the City. Therefore, we respectfully decline the City of Victoria's request to include Thunderbird Park on the City of Victoria's Heritage Register as this site is already protected by the Province. The Provincial Heritage Designation does not require further protection or administrative oversight by the City.

If you have any questions or would like more information about Thunderbird Park, please feel free to call me or send an e-mail, my contact information is below.

Yours sincerely,



Angela Williams
Chief Operating Officer and
Deputy Chief Executive Officer

cc: Ms. Pam Lowings, Head Property Management & Site Development
Mr. Adrian Brett, Heritage Planner, City of Victoria

Douglas B. Thompson
Sharon Thompson
748 Princess Ave.
Victoria, B.C. V8T 1K6

To Mayor and Council:

We are sorry we are unavailable to attend the September 22nd, 2016 council meeting to voice our opposition to the Heritage Registration of our building at 740 Princess Ave.

The building is in an area of new commercial buildings and several older homes. It has limited use because of design and condition. The original shell and facade are constructed of sandstone brick which is difficult to restore. All the repair options we have explored require refacing the brick with more modern materials. We are also concerned about earthquake damage.

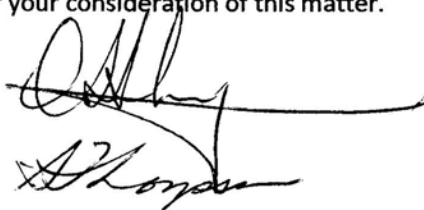
We feel the most efficient use of this property would be to replace the building with cement block to match the existing addition.

A Heritage Registration would add one more roadblock and more expense to the redevelopment of this property.

Please do not add the Heritage Registration to 740 Princess Ave.

Thank you for your consideration of this matter.

Yours truly:

The block contains two handwritten signatures. The top signature is in dark ink and appears to be 'D. B. Thompson'. The bottom signature is in a lighter ink and appears to be 'S. Thompson'. Both signatures are written over a horizontal line.

CASTLE I INVESTMENTS INC.

**Suite 2600, Three Bentall Centre
595 Burrard Street, P.O. Box 49314
Vancouver, BC V7X 1L3**

September 13, 2016

BY EMAIL (mayorandcouncil@victoria.ca) AND BY HAND

Legislative Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

**Re: Addition of 2655 – 2659 Douglas Street, Victoria (the “Property”) to the City of
Victoria’s Register of Heritage Properties**

Dear Sirs/Mesdames:

We are the owner of the above Property. We received your letter dated September 2, 2016 in which you advised us that Council will consider the Property for listing on the Heritage Register at its meeting at 6:30 p.m. on September 22, 2016.

Your letter, which we received on September 6, 2016, was the first indication we have been given that the City is considering the Property for listing on the Heritage Register. As such, we have not had an opportunity to consider the potential impact that such a listing might have on the Property and to review the matter with our shareholders. Moreover, your letter provides no indication as to the heritage features of the Property which the City considers significant and so, at this stage, we are not in a position to study the matter with our own heritage consultants and provide you with any meaningful feedback.

Accordingly, we respectfully request that Council:

1. defer the consideration of the question of listing the Property on the Heritage Register to a future Council meeting after we have had sufficient time and opportunity to properly study the question; and
2. direct staff to provide us with a report which identifies the heritage characteristics of the Property which are considered significant in order that we may provide meaningful input for Council’s consideration of the issue.

.../2

- 2 -

We would be pleased to meet with the City's representatives at any mutually convenient time to discuss this matter further.

Thank you for your consideration.

Yours sincerely,

Castle I Investments Inc.

Per:



Brian Hagerman

cc: Bentall Kennedy (Canada) LP
Attention: Michel Cormier

Blake, Cassels & Graydon LLP
Attention: Jeffrey Merrick

Colliers International
Attention: Brenda Bolwyn

Pamela Martin

Subject: FW: heritage register

-----Original Message-----

From: Bob Kilmer [REDACTED]
Sent: Thursday, September 15, 2016 3:14 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: heritage register

City Council of Victoria

Re the addition of my home;3070 Washington to the city's register of heritage properties.

My wish is that my home should not be included on any such register.I attended a meeting about this at the Burnside/Gorge community and expressed my views then.

I am not able to attend the council meeting on Sept.22 as we will be away.

I am particularly concerned by the line in the information letter sent to me dated Sept 2/16, that the Register....."but provides a system to review and monitor proposed changes to of heritage value."

After consultation with real estate and building professionals, it still seems this action would hamper my ability to realize value for my commitment to my home since purchase in 1979.

I would hope to have further discussion on this matter without it being done without my consent.

Thank you

Yours truly,R.E.Kilmer

Pamela Martin

Subject: FW: Addition of 431 Hillside to the City of Victoria's Register of Heritage Properties

From: Bob & Judy Skene [REDACTED]

Sent: Friday, September 9, 2016 11:30 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Addition of 431 Hillside to the City of Victoria's Register of Heritage Properties

I just received a letter from Mr. Adrian Brett, Heritage Planner, indicating that the above property is to be considered by Council for inclusion in the City of Victoria's Register of Heritage Properties at the September 22nd Council Meeting.

Please note that my company, Skene Holdings Ltd. is the owner of this property. Skene Holdings Ltd. also owns 429 Hillside (a 10,000 square foot two storey commercial building having three commercial tenants) and 2612/2616 Bridge Street (a 50,000 square foot commercial building having 60 commercial tenants - known as Rock Bay Square).

431 Hillside is sandwiched between the two buildings noted above. It is a two storey residential building with two month to month tenants. When I purchased 429 and 431 Hillside it was with the intention of eventually tearing down the residential building and building another 10,000 square foot building. That remains my plan. The Rock Bay area is largely industrial and the City recently has initiated a planning process to enhance Rock Bay as an industrial area. To preserve a single residential building as Heritage when it is surrounded by commercial buildings makes no logical sense.

I respectfully request that 431 Hillside not be included in the City of Victoria's Register of Heritage Properties.

Thank you,
Bob Skene

[REDACTED]
2269 Sage Lane, V8N 6L6

CASTLE I INVESTMENTS INC.
Suite 2600, Three Bentall Centre
595 Burrard Street, P.O. Box 49314
Vancouver, BC V7X 1L3

February 27, 2017

BY EMAIL (mayorandcouncil@victoria.ca) AND BY HAND

Mayor Helps and Council
c/o Legislative Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

**Re: Addition of 2655 – 2659 Douglas Street, Victoria (the “Property”) to the City of
Victoria’s Register of Heritage Properties**

Dear Mayor and Council:

As previously advised, we are the owner of the above Property and we are writing to express our serious concerns regarding the process which has been followed in regard to the above and which has resulted in your recent letter advising us that Council will consider the Property for listing on the Heritage Register at its meeting at 6:30 p.m. on March 9, 2017.

As you will recall, we previously received a similar letter from you on September 6, 2016 which indicated that the City was going to consider adding the Property to the Heritage Register at a Council meeting on September 22, 2016. At that time we wrote to you (letter dated September 13, 2016) to advise that we had not had an opportunity to consider the potential impact that such a listing might have on the Property nor to review the matter with our shareholders. Moreover, we pointed out that your letter provided no indication as to the heritage features of the Property which the City considers significant and, therefore, we were not in a position to study the matter with our own heritage consultants and provide the City with any meaningful feedback.

Following receipt of our September 16, 2016 letter (and we understand similar expressions of concern from other affected property owners) we were advised that the matter had been removed from the agenda for the September 22, 2016 Council meeting given the level of concern expressed by affected property owners.

From then until your recent letter of February 16, 2017, we have not been contacted nor received any further information and have, therefore, had no opportunity to conduct our independent investigation into the heritage question nor to effectively consult on the issues. We are particularly concerned, without properly understanding the City's objectives, about the potentially significant adverse impact on the value of our Property which may result from a listing on the Heritage Register. Such a significant impact on value will constitute a substantial

51029253.2

- 2 -

hardship for us and our shareholders. And, once again, given the extremely short notice we have been given we do not have adequate time to conduct the required studies and to share with the City our views or the views of our heritage experts.

Accordingly, we respectfully request that Council:

1. again defer the consideration of the question of listing the Property on the Heritage Register to a future Council meeting after we have had sufficient time and opportunity to properly study the question;
2. direct staff to provide us with a report which identifies the heritage characteristics of the Property which are considered significant in order that we may provide meaningful input for Council's consideration of the issue; and
3. provide an opportunity, with reasonable notice, to discuss the information with staff and or your Heritage Advisory Committee prior to the matter being referred back to Council.

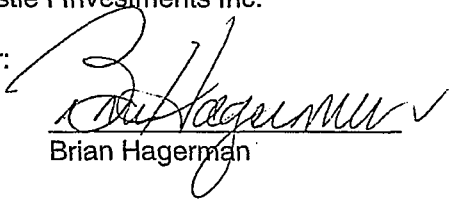
We would be pleased to meet with the City's representatives at any mutually convenient time to discuss this matter further.

Thank you for your consideration.

Yours sincerely,

Castle I Investments Inc.

Per:


Brian Hagerman

cc: Bentall Kennedy (Canada) LP
Attention: Michel Cormier

Blake, Cassels & Graydon LLP
Attention: Jeffrey Merrick

Colliers International
Attention: Brenda Bolwyn

CitySpaces
Attention: Deane Strongitharm

Alicia Ferguson

Subject: RE: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

From: Hazen Gauthier

Sent: Sunday, March 05, 2017 6:21 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: Adrian Brett <abrett@victoria.ca>

Subject: Re: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

Dear Mayor and Council

This is the third time I have been asked to request that our property at 1339 Stanley be removed from consideration to be added to the Heritage Register.

I have discussed this issue with Adrian Brett on numerous occasions but I fear that Adrian just does not realize that "No" means "No".

Adrian has persisted in pursuing this addition of our property to the Heritage Register even after I advised him that we had already received approval from the City of Victoria. Our permit allows us to make major renovations to our property, renovations which at this point are more than 70 % complete.

As explained to Adrian, the permitted alterations will render the property quite changed from the original and quite unrecognizable from the house as depicted on the Statement of Significance.

Not sure why Adrian is pursuing this course of action but would respectfully request that he desist in harassing us any further.

Respectfully Yours

Hazen Gauthier & Lisa Rogers

Sent from my iPhone

On Sep 13, 2016, at 2:35 PM, Victoria Mayor and Council <mayorandcouncil@victoria.ca> wrote:

Dear Hazel and Lisa,

Thank you for your email in regards to adding your property at 1339 Stanley to the City of Victoria's Register of Heritage Properties. Your formal request and comments have been shared with Mayor and Council.

Your feedback will be taken into consideration by Mayor and Council at their the Sept. 22 Council meeting.

Sincerely,

Mary Chudley
Correspondence Coordinator
Citizen Engagement and Strategic Planning

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

<image001.png> <image002.png><image003.png> <image004.png> <image005.png>

From: Lisa Rogers [REDACTED]
Sent: Sunday, September 11, 2016 4:57 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Hazen Gauthier [REDACTED] >
Subject: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

Dear Mayor and City Council;

We have recently received a letter from the City of Victoria notifying us that our property at 1339 Stanley is to be added to the City of Victoria's Heritage Register (letter attached).

The letter states that if we do not wish to have our property listed on the register then we should formally notify the Mayor and Council. Please accept this letter as our formal request to remove our property from the Heritage Register.

While we have owned the property since 1994, we purchased the property with the intention of spending our retirement years in Victoria. My wife and I have currently engaged two firms to redesign and upgrade our home to meet our current needs.

Part of our permitting process required Variance Board approval. The Variance Board requested that we canvas our neighbours on Stanley and Elford streets informing them of our intention to renovate and showing them our proposed design. We received unanimous support from our neighbours and in fact many of the owners said they were happy to see someone upgrading a home in the area. As a result of our efforts we received unanimous approval from the Variance Board.

We are now in the process of asbestos remediation and are planning on starting demolition of the garage and rear of the house as soon as possible.

We are eager to complete the house and start our new retirement life in Victoria and feel that inclusion of our house on the Heritage Register could jeopardize the existing design, delay completion of the house as well as incur additional costs, costs and time that we as retiree's can ill afford. Therefore we request your help in ensuring that our house is not listed on the Heritage Register.

Sincerely yours,

Hazen Gauthier & Lisa Rogers

<Adrian Brett Letter>

Pamela Martin

From: Dan Cox [REDACTED]
Sent: Monday, March 06, 2017 4:12 PM
To: Victoria Mayor and Council
Cc: Adrian Brett
Subject: 952/1400 Vancouver Street Heritage Registry
Attachments: 1400 Vancouver Street Heritage Designation.pdf

Dear Mayor and Council:

We also attach a previous letter we sent dated September 20th, 2016. Along with the attached letter we sent another letter to each councillor extending an invitation to view the property in question in person. We have also extended an invitation to City Staff to view the property.

The second letter received two responses. One was a form letter saying this matter would be attended to as soon as possible, and the other letter was a 'thanks, but no thanks' letter.

We are curious as to why City Council feels it has the ability to make a decision on this property without anyone having walked through it, or having anyone send a staff member to see it and report on it?

This property is a very, very valuable site for potential housing. We mentioned in the first letter the difficulties facing many seemingly available development sites because of clay deposits and other geo-tech problems in the downtown core. Doing anything to take such a site off out of the housing market should only be done for something of exceptional value. Trading off this potential for a building of little heritage value is not reasonable.

One reason why this is of questionable heritage value is Mid Century Modern styling is a non-indigenous architectural style that is beautiful in single family homes, but it is not so beautiful in commercial buildings. In California, from where it comes, many Mid Century classic homes are being restored. Almost no Mid Century commercial buildings are being restored. Most have been ploughed under.

The style does not work for modern commercial uses. This is mostly because Mid Century architecture has low-slung ceilings. There are a number of places in the Funeral Home one can touch the ceiling easily. The City's redevelopment guidelines strongly encourage high ceilings for ground floor commercial – as high as 15'. This is because the City recognizes low ceilings are nearly not rentable.

In addition, while this is an example of that style of architecture it misses the most salient feature of it - large windows. Mid-Century features plate glass windows, exposed beams, and lots of light. Because it was designed as a Funeral Home it lacks large windows, and lacks internal light. Its only real architectural feature is its roofline. Despite it being a certain style of architecture, in fact other than the roofline it has not much architectural value.

Some of the ideas being pursued, or have been pursued, for this site include:

1. A site for a major educational institution to build a downtown campus.
2. A site for a major performing arts centre, with an education component, and a housing development above.
3. A 300 unit rental building, (including the two sites directly adjacent on Pandora Ave).

We're mentioning these because these are the potential uses of the site. If any one of these uses could be realized does anyone here think preserving the building as it is, would be more a valuable option?

I strongly urge you to not place this property on a Heritage Registry. It is not a good enough example of its style to preserve. This site being developed adds far more to Victoria than does keeping it as a nearly unusable building.

Thank you for your consideration of this matter.

Sincerely

Steven and Daniel Cox

Daniel and Steven Cox
c/o #301 - 1025 Meares St.
Victoria, BC. V8V 3J7

City of Victoria

September 20th, 2016

Dear Mayor, and Council,

Please accept this letter with regards to the McCall Brothers Funeral Home heritage Designation, located at 1400 Vancouver Street.

We understand how important heritage is to a City such as Victoria. However, we would like to take exception to this particular building being designated as a heritage building for the following reasons:

First, while it is an example of Mid-Century modern architecture, by itself that is not significant – to Victoria. Mid-Century Modern is a style of architecture that came out of California and was popularized by a builder called Joseph Eichler. It is a beautiful style and continues on to this day. However, its principal value was for houses, not commercial buildings. This style of housing brought architectural design to the masses. It re-designed the bungalow. Many of Eichler's homes today have been preserved and still fetch very high prices. Yet very few of the commercial examples of this style are still being used; most have been torn down, and for good reasons.

Most significantly, this style is not indigenous to Victoria. It is beautiful, but it does not translate well to our 'wet' coast climate, with its flat wood roof features, with little or no insulation, and large panels of glass. It is California, not West Coast, or early Victoria. Taking extraordinary measures to save this property is like preserving a memorial to the Beach Boys in Victoria.

One of the characteristics of Mid Century Modern is to have very low ceilings. Ceilings are low and flat. Many Eichler homes have portions of the ceilings that are barely above door height. In a home usually you can work around this, but not in a commercial building. If you walk into the Funeral Home, in the lobby, there is a portion of the ceiling that can be reached and touched with one's hand. A tall person would likely feel the need to duck as he walked under. The main hallway leading to the various offices likewise has approximately a 7' ceiling height. In our current modern urban lifestyle retail spaces with very low ceiling heights are, more or less, not rentable. The modern, urban design demands height and openness, with exposed concrete, often with some sort of natural feature, especially wood, set as a counterpoint to concrete. The City of Victoria itself, when taking a project through the design process, is forcing developers to have high ceilings in the commercial spaces as it recognizes the importance of viable commercial space to keep downtown vibrant and busy.

The building itself, apart from its anachronistic features, has some shortcomings. It has been specifically designed to be a funeral home. In order for that to work there have to be many separate areas. This was done so the McCall Brothers could have more than one service being held with grieving families not having to pass by one another. Consequently, it is somewhat labyrinthine. We still find ourselves occasionally walking down the wrong hallway, or having trouble finding the staircase leading upstairs depending upon where we are in the building. It is very chopped up and has no obvious current commercial use.

It has many rooms with very little light, even ambient light, as they have no windows and are not even close to one. Typically this is not a feature of Mid-Century Modern, but this building for some unknown reason was built with few windows. Part if it is understandable. Things go on in a Funeral Home that are not made public. But, the bulk of this building is without windows or light. And, since the building is about 100' deep, opening access to light will be nearly impossible.

The floor in the main vestibule area was once a driveway. It rises and falls. It would need to be jack hammered out and lowered by a foot in order to make it work. That is not insurmountable, but until you do it, you can't be certain what you will be left with. Alternatively, one could raise the floor to level it, but then we again we would be faced with unusually low ceilings.

The land itself is very valuable for housing. Victoria has a lot of junky small buildings that could be torn down and re-developed. But, much of Victoria has geo-tech problems. Many of these sites will never be built on. This is one site with good geo-tech issues, and therefore has a solid basis to build a high-rise. If you wish to have a vibrant population living downtown taking one of the sites with the best geo-tech factors off the market might not be wise.

In order to save a building, there has to be a reasonable chance for it to still be used in some manner. We are searching for a use for this building but at this point we are not sure there is one. Should we find the right tenant, should we discover a use, it might make sense to keep it as it is, but even then we think housing rentals is more important than preserving an interesting building of questionable historical or useful value.

Our current plan is to build a rental building on this site, as rentals are our main focus. We think this is the highest and best use for the site.

This site is, in our opinion, much more valuable to the City of Victoria housing two hundred renters than it is being used as a preservation site for an unusable, non-indigenous style of architecture.

However, we understand why a City might want to preserve certain pieces of architecture. To this end we are offering the building to the City. You may take it from us. We will donate it to you – free of charge. You can purchase a piece of land somewhere and put the building on that site. Alternatively, if you own a piece of land somewhere where we could build rentals, we would trade you.

Thank you for your consideration of this matter.

Sincerely

A handwritten signature in black ink, appearing to read 'Steven Cox', with a stylized, cursive script.

Steven Cox

A handwritten signature in black ink, appearing to read 'Daniel Cox', with a stylized, cursive script.

Daniel Cox

March 02, 2017

Her Worship Mayor Lisa Helps and Councillors
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

MAYOR'S OFFICE

MAR 06 2017

VICTORIA, B.C.

RE: 735 Queens – Proposed for Heritage Register

The property at 735 Queens is being considered by Council on March 09, 2017 for listing on the City's Register of Heritage Properties. This property has been identified for the list, but does not reside within a Heritage Conservation area. It is understood the Heritage Registry is a tool to manage the community's heritage assets but does not restrict the owner should they have future plans for their property.

The owner of 735 Queens does have immediate plans for this property. They have been working with the City, the community and local housing societies to come forward with a plan for Workforce housing on this site. In the midst of this planning, the owner of the adjacent commercial property (shown in blue), who also owns the parking lot at 736 Princess, has asked the owner of 735 Queens to consider a land swap – 735 Queens for 736 Princess.

The rationale being, if 'swapped', parking for the commercial tenants would be adjacent the building it serves and the Workforce housing would be in a more desirable location. Since both parcels are identical size/shape there is no impact to each owners' plan for their properties.



In consultation with the City's Planning department, they agree contiguous parking for a commercial building is better for the City's long term objectives and it creates more valuable, appropriate land use on that entire corner. Planning staff also believe 736 Princess is a better

site for Workforce housing. The building would have southern exposure and 'look' towards downtown creating a brighter more connected feeling for tenants. As well, Planning staff feel this new location would diversify housing types throughout the urban core.

In anticipation of a proposal for Workforce housing coming forward to Council, and knowing this building had been identified for Heritage Registry, the owner had approached Nickel Bros House Movers to see if they could salvage or sell the house. Their response is below:

Jim Connelly [REDACTED]

To [REDACTED]

To whomever it may concern,

We have been asked to access the building at 735 Oueens St, and have determined that the building simply does not have the value or condition for removal.

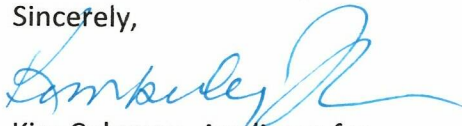
Thanks again for considering the option, and giving us the opportunity to review.

Best regards,

James Connelly,
General Manager, South Island, Nickelbrothers House Moving

The plan to bring forward a Workforce housing proposal at 735 Queens, and the consolidation of land use for the commercial building on Queens avenue, aligns with City Planning goals. As such, we respectfully ask Mayor and Council to *not* add this property to the Heritage Registry so the owners can proceed with these initiatives.

Sincerely,



Kim Colpman, Applicant for
Earl Large, Owner

March 5, 2017

Leonard E. Sielecki, RPP, MCIP
PO Box 8118
Victoria, BC V8W 3R9



Adrian Brett, RPP, MCIP
Heritage Planner
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Adrian Brett:

RE: Letter of Objection
Addition of 2411 Wark Street to the City of Victoria's Register of Heritage Properties

Thank you for your letter dated, February 16, 2017, regarding the addition of 2411 Wark Street to the City of Victoria's Register of Heritage Properties.

Please be advised I object to the addition of 2411 Wark Street to the City of Victoria's Register of Heritage Properties.

I believe this is the third time, in writing, that I have advised the City of Victoria that I object to the addition of 2411 Wark Street to the City of Victoria's Register of Heritage Properties. Please be advised that I object to any change in the status of 2411 Wark Street.

Please be advised I have reviewed the 3-page document produced by Donald Luxton & Associates in 2009 that I believe has been used to describe 2411 Wark Street to the City of Victoria Committee of the Whole. Through my research, I have found significant material shortcomings in the document that raise serious questions for me regarding the qualifications and competence of the document's author or authors. In addition, I believe the apparent lack of references, footnotes, citations and other materials to support and substantiate the statements made in the document should concern the Mayor and Council.

As a professional planner, I believe all professional planning staff of the City of Victoria have an ethical obligation to the Mayor and Council, municipal taxpayers and members of the public, to ensure any materials presented to the Mayor and Council are produced by qualified and competent individuals and that these materials are complete and accurate, and can withstand scrutiny.

Sincerely,

A handwritten signature in blue ink that reads "Leonard E. Sielecki". The signature is fluid and cursive, with the first name being more prominent.

Leonard E. Sielecki, RPP, MCIP

⇒ cc: Mayor Lisa Helps and City of Victoria Council



100-1019 Wharf Street, Victoria, BC V8W 2Y9
p: 250.383.8300 | tf: 1-800-883-7079
e: gvha@gvha.ca | w: gvha.ca

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

March 7, 2017

Via Email: mayorandcouncil@victoria.ca

Dear Mayor and Council,

RE: ADDITION OF OGDEN POINT BREAKWATER TO THE CITY OF VICTORIA'S REGISTER OF HERITAGE PROPERTIES

We are in receipt of a letter dated March 1, 2017 from Jonathan Tinney, Director, Sustainable Planning and Community Development recommending to Council a revision to the Statement of Significance (SOS) that only the Breakwater be added to the Heritage Register. While the Greater Victoria Harbour Authority (GVHA) appreciates the revision, our Board continues to have significant concerns with having the Breakwater added to the Heritage Register.

First, I would like to express disappointment with the lack of consultation regarding the overall process. At no time between 2009 until September of 2016 was GVHA consulted or engaged by the consultant or city staff regarding this process and that GVHA properties were being considered to be added to the Heritage Register.

Second, GVHA has not been provided with sufficient rationale to understand the connection between the city's criteria for heritage and the heritage nature of the Breakwater.

Third, GVHA is concerned that adding the Breakwater to the Heritage Register will significantly limit its ability to make changes to the Breakwater in the future. As cruise traffic continues to grow and as larger ships are being positioned in the Alaska region, there may come a time over the next 10-20 years where modifications may have to be considered to adjust the angle of the Breakwater to accommodate a larger ship on the south side of Pier A. Adding the association of "heritage" creates a perception in the public's mind that any change to the Breakwater should be opposed.

A 2012 economic assessment by Business Research and Economic Advisors (BREA) and corroborated by Oxford Economics estimated the value of the cruise industry to Greater Victoria to be \$100 million annually and supporting over 700 direct and indirect jobs. Needless to say, we need to be flexible in our terminal design to adapt to the changes in the cruise industry.



100-1019 Wharf Street, Victoria, BC V8W 2Y9

p: 250.383.8300 | tf: 1-800-883-7079

e: gvha@gvha.ca | w: gvha.ca

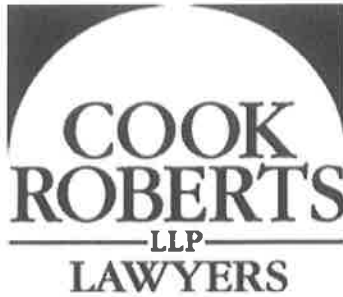
It should also be pointed out that the property and the operations at Ogden Point and the Breakwater are regulated by the Federal Government under its authority over navigation and shipping and the Navigation Protection Act. GVHA is concerned about interference with its shipping and navigation operation caused by the Breakwater being on the Heritage Register. Any local government regulation that would have the effect of impairing a core part of the federal power over shipping and navigation could pose a real concern.

Therefore, GVHA objects to the inclusion of the Breakwater in the City of Victoria's Register for Heritage Properties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ian Robertson". The signature is stylized with a large "I" and a long horizontal stroke at the end.

Ian Robertson
Chief Executive Officer



Seventh Floor
1175 Douglas Street
Victoria, British Columbia
CANADA V8W 2E1

Phone: 250-385-1411
Fax: 250-413-3300

RALSTON S. ALEXANDER, QC *
MICHAEL S. GREENE *
KATHRYN A. BERGE, QC*
JOHN C. ADAMS *
JOHN VAN CUYLENBORG *
J. ANDRE RACHERT *
KERRY L. SIMMONS, QC
BEATRICE C. McCUTCHEON

LAYLEE ROHANI *
CRAIG D. YOUNG
SHELLEY J. SPRING
RYAN D.C. GREEN
J. ALEXANDER DUTTON
KYLE HAMILTON
TODD R. FERGUSON
JENNIFER CAMERON

* denotes Personal Law Corporation

Reply Attention Ralston S. Alexander, Q.C.
Our File 102054

Email: ralexander@cookroberts.bc.ca
Direct Line: 250-413-3316

March 8, 2017

BY EMAIL:
mayorandcouncil@victoria.ca

Mayor Helps and Council
c/o Legislative Services
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

Re: 101 – 105 Menzies Street – Heritage Registry Consideration

We are solicitors to the executors of the estate of Mr. David Bowman. We are in receipt of your letter dated February 16, 2017 advising that Victoria City Council is once again considering the placement of the referenced property on the Heritage Registry. This is a repeat of an earlier initiative that was advanced in the early fall of 2016 to which we objected on the basis that the process was completely devoid of opportunities for consultation with professional advisors and feedback to affected stakeholders.

That process in 2016 was diverted, presumably to respond to the substantial negative feedback from affected owners, most of whom were seeking time to consult and respond.

Peculiarly, nothing has changed but the initiative is again before Council with the continuing absence of opportunity for consultation and response. This approach is deeply flawed and demonstrates an unfortunate lack of respect for the parties whose financial interests are dramatically affected by your unilateral actions.

At the time we wrote to you last September (dated September 18, 2016), we advised that we had not had an opportunity to consider the potential impact that such a listing might have on the property and mentioned that the executors had not received earlier correspondence that the City purportedly sent last May. We also understood the reason why the item was removed from Council's agenda last September was due to the concern was expressed by the affected property owners. We fully expected that staff would follow up on this matter.

.../2

Since then, we have received no communication from the City. You can, therefore, likely understand how perplexed we are to get a letter from the City with virtually no prior warning. The two-page information sheet that was attached to the notice of Council meeting can hardly be defined as meaningful consultation. The extremely short notice does not provide adequate time to engage our own experts and to share those views with the City.

Given the circumstance and the fiduciary duty owed to the estate by the executors, we respectfully request Council defer consideration for listing the property on the Heritage Register to allow time to properly study the question. We ask that you instruct staff to engage in meaningful dialogue with the property owners.

We confirm that we have reviewed the letter to the City from Kieran A.G. Bridge dated February 24, 2017. Mr. Bridge makes a more elegant argument against the process adopted by the City in these circumstances and we adopt and support each and every one of his objections as supportive of our overarching concern with the flawed process described herein.


We would like to be provided with background information that describes the heritage characteristics of the referenced property. In addition, it may be helpful to refer the matter back to the Heritage Advisory Committee and allow us the opportunity to review it with them.

We would be pleased to meet with the City's representatives at any mutually convenient time to discuss this matter further.

Thank you for your consideration.

Yours truly,

COOK ROBERTS LLP



Per:
Ralston S. Alexander, Q.C.

RSA/mh

PATTERSON ADAMS LLP

Barristers & Solicitors

March 6, 2017

By e-mail: mayorandcouncil@victoria.ca

City of Victoria

1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor and Council

Dear Mayor and Council:

**Re: The addition of 607-621 John Street/2551 Rock Bay Avenue to
the City of Victoria, Register of Heritage Properties
Our File No. 25247.001**

Further to our letter of February 28, 2017, we acknowledge receipt of your email of March 3, 2017, and your invitation to review the link to the March 9 agenda.

We have reviewed the agenda and in particular the correspondence directed to you by Kieran Bridge.

We concur with his assessment of the "Errors, Omissions and Misstatements in the City's Recent Communications".

The misstatement found in item (a) on page 3 of Mr. Bridge's letter of February 24, 2017, is also a direct quote from Mr. Tinney's February 19, 2016, report to the Committee of the Whole. This report preceded the various meetings convened by the City "to allow owners an opportunity to discuss the implications of adding a property to the Register and to better understand the merits of the Register." The opportunity afforded the owners was flawed.

On behalf of our client we also adopt Mr. Bridge's conclusions and recommendations.

Yours truly,

PATTERSON ADAMS LLP

Per:

David B. Adams, Q.C.

*gb

cc. by e-mail: John Srebot
Peter Trzewik
Kieran Bridge

David Adams, Q.C. *
Les Jamieson*

Claire Shulver

Associate Counsel:

Jack Angus
Craig Beveridge*

John D. Patterson
(2004)

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Writer's Direct Line:
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250-360-2991

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250-360-2979

*Denotes
Law Corporation



March 7 2017

LIS FILE: 0390-Selkirk

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

Re: Addition of Selkirk Trestle to the City Register of Heritage Properties

The Ministry of Transportation & Infrastructure (the 'Ministry') wishes to provide the following information for Council's consideration as part of its proposed addition of the Selkirk Trestle to the City Register of Heritage properties.

Although we have been advised by City staff that registering this structure will not prevent us from modifying it in the future if we so require, there are several potential future projects that may be impacted by any real or perceived heritage protection to the structure.

The Selkirk Trestle is an integral part of the former CN Rail corridor now owned by the Ministry. As part of the Galloping Goose Regional Trail it moves thousands of visitors and commuters daily. In the short term, the Ministry anticipates investing approximately \$1 million in its rehabilitation over the next 1-2 years to ensure the safety of the travelling public. Part of this project will include investigating options to extend the life of the asset, which may include significant replacement of original structural elements that have been exposed to heavy corrosion.

The Ministry also intends to explore permanently leaving the Selkirk Trestle in the down position by submitting an application to Transport Canada. Currently, the structure is lifted approximately 1 to 2 times a year to permit sail vessels to travel the water way. This activity has compelled the Ministry to maintain elements of the Selkirk Trestle that are otherwise not needed for its use by pedestrians and cyclists. If permission is obtained from Transport Canada to no longer open the structure, these elements would likely be removed to eliminate the need for future maintenance.

Finally, former rail corridors are often transferred to this Ministry to hold in the event that they are needed for provincial transportation purposes. Although there are no active plans to use this portion of the Galloping Goose corridor for transportation purposes

Ministry of
Transportation
and Infrastructure

Properties and Land Management Branch

Mailing Address:
PO Box 9850 Stn Prov Govt
Victoria BC V8W 9T5
Telephone: 250 387-6048
Fax: 250 356-2112

Location:
5A-940 Blanshard St.
Victoria BC V8W 9T5
www.gov.bc.ca/tran

beyond cycling & walking, it is possible that the Province may do so in the future and the Selkirk Trestle may be replaced in part or in total to complete that undertaking.

With this information in mind, and in the spirit of inter-governmental cooperation, the Ministry will not oppose the City of Victoria adding the Selkirk Trestle to the City Register of Heritage Properties. If the Ministry advances the aforementioned projects, and other Ministry initiatives within the City, in the future it will look forward to the same level of cooperation from the City at that time.

If you wish to discuss this matter further, please do not hesitate to contact me at (250)387-6048.

Yours truly,



Kevin House
Manager, Property Development & Marketing

Cc:

Merinda Conley – Senior Planner (CoV)
Curtis Vogt – Land & Property Administrator (MoTI)
Brett Hudson – Manager, Planning, Resource Management & Development (CRD)

RECEIVED

MAR 06 2017

February 22, 2017

File No: 8525 Grounds/01 General TB Park

By Email: mayorandcouncil@victoria.ca***Original letter by mail***

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



RE: Request to add Royal BC Museum Thunderbird Park and Mungo Martin to City of Victoria's Register of Heritage Properties

Dear Mayor and Council:

This is further to telephone conversations we have had with Mr. Adrian Brett, Heritage Planner, City of Victoria and our previous email correspondence sent to the City regarding the properties being listed on the Heritage Register.

We appreciate very much being asked about Thunderbird Park and Mungo Martin House, as we too, are supporters and advocates of not only the built heritage of Victoria, but the history of peoples and landscapes in the province of BC.

Thunderbird Park is a protected provincial heritage site and is through the Heritage Act and is on the provincial heritage register (http://www.bclaws.ca/civix/document/id/complete/statreg/96187_01#section3). Thunderbird Park includes: Mungo Martin House Wa'waditla, Helmcken House, and the Totem Park & surrounding grassy-treed area (including Garry Oak meadow). <http://www.royalbcmuseum.bc.ca/exhibits/tbird-park/main.htm?lang=eng>

Any activity within the boundaries of Thunderbird Park must be approved by the Province of BC - Heritage Branch, in accordance with its status as a protected provincial heritage property. The approval of the Province supersedes any City approval so it doesn't make sense to also designate this site at the municipal level.

Therefore, as previously noted in our letter of October 3, 2016, we respectfully decline the City of Victoria's request to include Thunderbird Park on the City of Victoria's Heritage Register as this site is already protected by the province and does not require further protection or administrative oversight by the City.

If you have any questions or would like more information about Thunderbird Park, please don't hesitate to give me a call or send an e-mail, my contact information is below.

Yours sincerely,



Angela Williams
Chief Operating Officer and Deputy Chief Executive Officer

675 Belleville Street, Victoria, BC Canada V8W 9W2

T 250 213-8007 | F 250 953-4336

AWilliams@royalbcmuseum.bc.ca | www.royalbcmuseum.bc.ca

cc: Ms. Pam Lowings, Head Property Management & Site Development
Mr. Adrian Brett, Heritage Planner, City of Victoria



March 8, 2017

City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P5

Attention: Mr. Adrian Brett

Re: Addition of 2021 Douglas Street to the City of Victoria's Register of Heritage Properties

Dear Mr. Brett,

We are the property managers for the above referenced property and have been directed by the owners to respond to the request to include 2021 Douglas Street on the register of heritage properties.

The owners of the property at 2021 Douglas are strong proponents of heritage retention and restoration in Victoria. Properties under their ownership include the building housing the Irish Times and the building at 569 Johnson among others. These buildings are unique in their styling and blend an interesting history and a character that captures the essence of what it was like to live in Victoria in earlier times.

The building at 2021 Douglas is an unremarkable example of an ubiquitous corner store built at moderate cost all over North America. There continues to be hundreds of examples including a few in Victoria that are more interesting. They are in areas where their preservation would be concurrent with the restoration of examples of the nearby historic housing stock giving visitors a sense of what it was like to live in the area and where they would shop. Maintaining a plain façade that leaves no clues to its former use would not enhance a significant redevelopment of the area. The funds that would be made available by the city to accommodate this would be better spent elsewhere.

The Property in question is part of a large land assembly that includes the entire block frontage along Douglas Street. Victoria councils over the years have encouraged a density corridor along Douglas Street to support future growth projections along main transportation corridors. The owners applaud and encourage this approach. This block is a natural extension to the developments occurring along



Douglas, like the Jawl development across from city hall and the Hudson development. These projects required large sites to achieve their landmark status. It would not have added to the appeal of the Pandora property had they been forced to save just another small bank building undistinguishable from many others.

The property is derelict, yet is owned by enthusiastic patrons of Victoria's historic past. This is not through neglect or insensitivity to our rich and interesting past; it is due to a failure to find anything of redeeming value in the building worth preserving. We would strongly recommend to council that this request be denied.

A handwritten signature in blue ink, consisting of a large loop followed by a series of smaller, connected strokes.

John Hopper, President

TORRENT REAL ESTATE SERVICES INC.

Pamela Martin

From: CPC Victoria [REDACTED]
Sent: Wednesday, March 08, 2017 9:19 PM
To: Victoria Mayor and Council
Cc: Pamela Martin; Vincent Tan; John Lee
Subject: OBJECTION OF: Addition of 812-816 North Park Street to the City of Victoria's Register of Heritage Properties.

Dear Mayor Helps, Council Members, and Heritage Planners.

Thank you for your letter dated February 16, 2017 regarding the addition of 812 -816 North Park Street to the City of Victoria's Register of Heritage Properties. As stated in our letter to you in September 19, 2016 and to Mr. Brett in June 2016, we the congregation of the Chinese Presbyterian Church strongly object to having our property listed in the registry for heritage properties.

Please be advised the we object to any change in the status of 816 North Park Street.

As stated, we are proud of the Church's long history, but the heritage is not in the building. The heritage is in the congregation and in God's love.

We trust that you take our previous correspondence and discussions into account, before a decision is made.

Please do not include our property in the registry.

Sincerely,

Brian Low
Clerk of Session
Victoria Chinese Presbyterian Church

Pamela Martin

From: Dixon Chow [REDACTED]
Sent: Wednesday, March 08, 2017 2:14 PM
To: Victoria Mayor and Council
Subject: Victoria's Register of Heritage Properties - 2500 Douglas Street, Victoria, BC

Categories: Lacey in Progress

Good afternoon Mayor Lisa Helps and Council members,

I am writing to you today in response to the letter we received dated February 16, 2017 regarding our building being identified as a potential property for listing on the City of Victoria's Register of Heritage Properties. I am one of the owners of the Leland Building located at 2500 Douglas Street, Victoria, BC (at corner of Bay Street) and am writing today as unfortunately I will not be available to attend tomorrow evening's meeting to appear before Council.

Upon review and discussion with my partners, it is our preference to not have our property added to the Register of Heritage Properties. While we are committed to retaining the heritage features of the building and applaud Council for their efforts on this regard, at this time we do not find it advantageous to have our property listed on the Register.

Do not hesitate to reach out if you would like to discuss this matter further.

Sincerely,
Dixon Chow

Dixon Chow
Director, Real Estate Investment Group

Suite 1050 - 475 West Georgia Street
Vancouver, BC V6B 4M9

PAUL M. BUNDON†
ROBERT G. MILNE
FRANK D. CORBETT*
R.C. Di BELLA†
NOEL P. LENAGHAN‡
GERALD B. SAUDER
GRAHAM N. RUDYK†
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WEBSITE
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ROSARIO C. DI BELLA EMAIL
rcdibella@jawlbundon.com

May 17, 2016

By Courier

Our File: 18814-000

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

Attention: Adrian Brett, RPP, MCIP, LEED GA

Dear Sirs/Mesdames:

Civic: The addition of property owned by Dimma Pacific Properties Ltd. located at 1702 Quadra Street/862 Fisgard Street, Victoria BC (the "Property") to the City of Victoria Register of Heritage Properties

We act as counsel generally for Dimma Pacific Properties Ltd. ("Dimma Pacific"). Our client has provided us with a copy of your April 20, 2016 letter concerning the above matter.

Please be advised that Dimma Pacific does not consent to the City of Victoria adding the Property to the City's Register of Heritage Properties.

Our client instructs us that the Property is a two storey- mixed office and residential rental property, consisting of one commercial office and 15 self-contained residential rental units.

The building on the Property was built in the 1920's and converted to its current use in the mid 1930's. The building is not remarkable in any sense as a heritage property.

With this letter I have enclosed three photographs of the exterior of the Property, all taken on May 16, 2016. The external cladding of the building is both brick and stucco. Presently, the building cannot be insured for earthquake coverage given the age of its construction and its current legal non-conforming status with the BC Building Code.

This building is coming to the end of its highest and best use. The Property is currently zoned R3C Central Area Residential District and is within the City of Victoria Official Community Plan as DPA 3 (HC), Core

Mixed-Use Residential and designated as a Core Business area on Map 20 of the current Official Community Plan.

Yours truly,

JAWL BUNDON LLP

R. C. (Tino) Di Bella
RCD/act
Enclosures
729079.2



DIMMA PACIFIC PROPERTIES LTD

Suite 1 – 1702 Quadra St, Victoria, B.C. Canada V8W 2L8 • Tel: 250-388-9904 • Fax: 250-385-9902 • Email: rentbpm@pacificcoast.net

March 6, 2017

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

Dear Mayor and Council;

RE: 1702 Quadra Street / 862 Fisgard Street, Victoria B.C. ('Property') Register of Heritage Properties

We are the owners of the noted address and are writing the City of Victoria ('City') again to the caption.

We were contacted by the City's letter of April 20, 2016 asking if we wished to have the property registered. We expressed our clear position by way of letter of May 17, 2016, (copy attached).

We received a similar letter from the City on September 8, 2016 for a Council meeting of September 22, 2016 for council to consider fifty (50) properties for the heritage registry. This matter was removed from the City's agenda the day of the Council hearing, and we understand due to the many responses of property owners expressing their concern of their property be registered.

Such a significant impact will negatively affect the property value and will constitute a substantial hardship for us. This is not fair. If one wishes to apply for a register, then let it be dealt with on a case by case basis. And, given the extremely short notice we have been given we do not have adequate time to conduct any required studies into the little information submitted by the City.

This building, built circa 1920 as a two storey warehouse was converted to a residential apartment of 12 suites in the 1930's and received an addition to the building of four suites later in the late 1930's, early 1940s'. It has received many alterations to the exterior of the building mainly to temporarily cure the damage to the structure of the building. The masonry and brick have been subject to decades of construction surrounding the building as the area has been transforming into new buildings. This included metal/concrete foundation piles been pile driven for several new buildings surrounding the building due to unstable soil matter in the immediate area. This also had a direct effect on the building exterior including the concrete / granite slab pieces that make up portions of the foundations. The upgrades to the infrastructure of the City streets at this corner also have negatively affected the brick façade structure.

As previously noted in our correspondence no earthquake insurance is available due to the building's age and exterior condition.

/2



DIMMA PACIFIC PROPERTIES LTD

Suite 1 – 1702 Quadra St, Victoria, B.C. Canada V8W 2L8 • Tel: 250-388-9904 • Fax: 250-385-9902 • Email: rentbpm@pacificcoast.net

Page 2
March 6, 2017

Lastly, we have prior to any contact from the City, been working on this site for future housing. This would increase the amount of units and add to the future stability of the city for people to live near downtown.

As stated previously, we do not wish to have this property designated at this time.

Thank you.

Yours truly,
Dimma Pacific Properties Ltd.

Robert Travis

Chris Travis

/tc

Enclosure

Mayor and Council

Thank you for allowing me the opportunity to speak to you this evening.

My name is Eric Ney, and I am a residential strata owner, and a resident of downtown Victoria.

I am here, once again, to ask Council to stop the commercialization of residential strata properties by...

- Stop issuing transient accommodation business licences to strata lot owners, and
- Remove transient accommodation as a permitted use from current zoning where strata properties are located.

The act of issuing a transient accommodation business licence to a residential strata lot owner has the effect of changing the current use of the property from residential to commercial.

At the March 9th Committee of the Whole meeting, Council "directed staff to provide ...the option of an "opt-in" mechanism for a City initiated rezoning to prohibit transient accommodation as a permitted use, where a **majority** of owners of units in a residential multi-unit building (condominium) downtown indicate their preference for this rezoning."

By doing so Council has made the conscious decision to

- Commercialize residential strata properties, and
- Disregard the property rights of the majority of strata lot owner's rights who have already indicated their preference for this rezoning, by opting to live in a 100% residential property.

To be clear – the majority of residential strata lot owners do not have to re-affirm their preference to the City, so they have 'opted-out already by simply owning property in a residential strata, which has been granted by way of Land Titles and the Strata Property Act.

And the City of Victoria needs to respect that decision.

Time and time again, City staff has stated that Strata corporations can create bylaws to defend against the commercialization of residential strata. However, strata corporations are not under any obligation whatsoever to create these bylaws, when the matter has been decided already by way of Land Titles and the Strata Property Act, and the City has no right to place strata corporations in a position that they are forced to take such actions.

Council's recent recommendation gives little regard to the majority of strata lot owners in downtown Victoria who have chosen to live in a residential only environment. Of the more than 2,200 strata lots in downtown Victoria, only 95 transient accommodation business licences have been issued. So why is it that less than 5% of strata lot owners get the support of this Council, and the

majority of strata lot owners are being forced to live in a commercialized environment?

Council's recommended approach would require that the City now create, record and maintain a register of strata and their decisions in this matter, because there needs to be some assurance that the City will not issue business licenses where they clearly know that the strata has bylaws preventing commercialization of their property. In short, the City most certainly cannot authorize an activity which is proscribed by a strata.

I provide the following alternative to your recommended course of action:

Remove altogether transient accommodation as a permitted use from all site specific zoning where residential strata are located. By doing so will not impede the property rights of strata lot owners, contrary to what City staff have been telling you - because strata lot owners do not have any property rights other than those granted to them by the way of the strata property act. Strata lot owners simply do not have the right to commercialize their residential strata lots.

By removing transient accommodation as a permitted use only from strata, leaves transient accommodation as a permitted use for all other non-strata properties.

This allows strata corporations to then solicit their membership to have transient accommodation as a permitted use, if the majority of their membership chooses to do so, placing all risk and obligations under the strata property act squarely on the shoulders of each individual strata corporation and not the City.

Council needs to respect the majority of residential strata lot owners, and give them fair consideration by asking staff to also provide recommendations on removing transient accommodation as a permitted use from residential strata property.

Thank you!

Eric Ney



Council Update Report For the Meeting of March 9, 2017

To: Council **Date:** February 17, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Update Report for Rezoning Application No. 00485 for 2330 Richmond Road

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of March 24, 2016, the necessary Zoning Regulation Bylaw Amendments that would authorize Rezoning Application No. 00485 (and concurrent Development permit with Variance Application No. 00011) for the property located at 2330 Richmond Road has been prepared.

With regard to the preconditions that Council set in relation to these Applications, staff can report that sewage attenuation and the associated legal agreement are not required. This is based on a Professional Engineer report that compared the sewage flow of the proposed development with the "highest" development permitted under the existing zoning. The study found there would be a relatively minor increase with respect to the existing City infrastructure.

In addition, a Housing Agreement securing the rental of seven units for a period of 10 years has been prepared and executed by the applicant.


The preconditions that Council set in relation to these applications have been met and staff recommend for Council's consideration that the application can proceed to a Public Hearing.

Respectfully submitted,


Rob Bateman
Senior Process Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: March 3, 2017



Council Report

For the Meeting of March 9, 2016

To: Council **Date:** February 24, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Victoria Housing Strategy Implementation – Garden Suites

RECOMMENDATIONS

1. That Council direct staff to amend the *Official Community Plan* Development Permit Area 15E: Intensive Residential – Garden Suites by updating the development permit area guidelines (Garden Suite Policy, 2011) to include additional guidelines to mitigate privacy impacts in response to public feedback provided on this initiative.
2. That Council consider consultation with those potentially affected by the OCP amendments under Sections 475(1) and (2) of the *Local Government Act*, and direct staff to undertake the following consultation:
 - a. Post a notice on the City's website identifying the proposed OCP amendments, and such notice will provide the contact information of a Planning staff member to which members of the public may speak and provide input, and the staff member will provide a report on input received to Council prior to the public hearing.
3. That Council consider first and second readings of Bylaw No. 17-001, 17-023, and 17-025
4. That Bylaw No. 17-001, 17-023, and 17-025 be considered at a Public Hearing;
5. That Council consider a new policy for Preservation of Garden Suites as Rentals in Appendix 4 for approval.

BACKGROUND

This matter came before Council on October 27, 2016 where the following resolutions were approved:

1. That Council direct staff to prepare amendments to the following:
 - The *Zoning Regulation Bylaw* to allow garden suites in single-family residential zones consistent with the *Garden Suite Policy* and based on the proposed *Zoning Regulation Bylaw Schedule M – Garden Suites* appended to this report;
 - The *Garden Suite Policy* to change language pertaining to the requirement for rezoning; and
 - The *Land Use Procedures Bylaw* to delegate development permit approval authority for garden suites to staff.
2. That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input

into the Task Force work.

In accordance with the direction above, attached for Council's initial consideration are copies of bylaws pertaining to garden suites: 1) proposed Bylaw No. 17-001 to amend the *Zoning Regulation Bylaw* (Appendix 1); and 2) Bylaw No. 17-023 to amend the *Land Use Procedures Bylaw* (Appendix 2). A third bylaw is also attached (Appendix 3), proposing to amend the garden suite development permit area guidelines in response to public feedback received on the proposed zoning changes. An update to the Policy requires an amendment to the *Official Community Plan*.

PUBLIC FEEDBACK

Staff sought input on these changes per direction (2.) above, through a stakeholder email. Staff also held an information session specifically for the Community Association Land Use Committees to answer questions on a number of recent Victoria Housing Strategy initiatives which included a discussion on the proposed changes to Garden Suites. A summary of this meeting is included in Appendix 4. Formal feedback received thus far has been divided, with most correspondence indicating either support or opposition to permitting garden suites in zoning. A common theme arising from those opposed was a concern around the impact of garden suites to the privacy of neighbouring properties. As a result of these concerns, changes to the Garden Suite Policy and Guidelines are proposed and detailed below. All written feedback pertaining to garden suites has been included in the public hearing documents.

CHANGES AND CONSIDERATIONS

Removing the rezoning requirement means development permit applications will be approved or declined based on consistency with guidelines and in accordance with zoning. In anticipation of this, staff carefully reviewed the garden suite development permit area guidelines and the zoning regulations to ensure the objectives around garden suites would be realized through permit processes, and added language to strengthen wording where staff, in their experience, felt there could possibly be any opportunity for misinterpretation. To that end and in addition to the Council direction of October 27, 2016, the following has been incorporated into the bylaws that are being introduced, as well as a new policy related to garden suite tenure:

1. In response to feedback expressing concern that garden suites may infringe upon the privacy of neighbouring properties, the Garden Suite Policy and Guidelines were amended to create a new Privacy section that outlines tangible ways to preserve privacy through sensitive design. All existing reference to privacy in the Policy and Guidelines was moved to this section and an additional guideline pertaining to overlook on adjacent properties was added. As updates to the Policy and Guidelines require an OCP amendment, an OCP amendment bylaw, along with the updated Policy and Guidelines, is attached in Appendix 5.
2. To ensure there is clarity with regards to the treatment of garden suites as purpose-built housing accessory to a single-family dwelling, staff have updated the definition of "Garden Suite" in the *Zoning Regulation Bylaw* to clarify that a garden suite must be affixed to a foundation. This change will ensure garden suites are permitted in zoning on the basis of them being long-term rental housing units.
3. Garden suites are intended as rental housing, and the Garden Suite Policy and Guidelines note that strata titling is prohibited. To strengthen policy in order to ensure that garden suites remain purpose built rentals, staff created an additional policy to further discourage

the stratification and subdivision of garden suites if a means for doing so were proposed. This policy is attached to this report in Appendix 6.

LEGISLATIVE AUTHORITY

Per Section 475 of the *Local Government Act*, during an amendment of an official community plan, the proposing local government must provide one or more opportunities, as it considers appropriate, for consultation (in addition to the public hearing requirements later on in the process). In addition to the general requirement to consider appropriate consultation with persons, organizations and authorities, the local government must specifically consider whether consultation is required with the following:

1. The board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan.
2. The board of any regional district that is adjacent to the area covered by the plan.
3. The council of any municipality that is adjacent to the area covered by the plan.
4. First nations.
5. Boards of education, greater boards and improvement district boards.
6. The provincial and federal governments and their agencies.

The proposed OCP amendment to insert development permit area guidelines for privacy mitigation does not impact the above entities. Furthermore, the OCP amendment was proposed in response to public feedback received on the related zoning amendments. However, in order to provide an opportunity for the City to consult with the public, and other organizations and authorities who may feel they are affected, staff recommend that Council instruct staff to post a notice on the City's website identifying these proposed OCP amendments, and such notice will provide the contact information of a Planning staff member to which members of the public may speak and provide input, and the staff member will provide a report on input received to Council prior to the public hearing.

Respectfully submitted,


For

Lindsay Milburn
Senior Planner – Housing Policy



Jonathan Tinney, Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager: _____

Date: March 9, 2017

Attachments:

- Appendix 1 – Bylaw No. 17-001 (Zoning Regulation Amendment Bylaw)
- Appendix 2 – Bylaw No. 17-023 (Land Use Procedures Amendment Bylaw)
- Appendix 3 – Bylaw No. 17-025 (OCP Amendment Bylaw)
- Appendix 4 – Notes from City Presentation with Community Association Land Use Committees
- Appendix 5 – Garden Suite Policy and Guidelines, 2017
- Appendix 6 – Preservation of Garden Suites as Rentals Policy

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 2, 2017

For the Council Meeting of March 9, 2017, the Committee recommends the following:

1. Rezoning Application No. 00552 for 695 Alpha Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in the Rezoning Application No. 00552 for 695 Alpha Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. Motorized Sightseeing Vehicle Parking Stands – Management Review Update

That Council direct staff to:

1. Amend Schedule D of the *Vehicles for Hire Bylaw* to extend the current Motor Sightseeing Vehicle Parking Stands 1, 2, and 4 allocations to December 31, 2017.
2. Conduct a competitive process for the allocation of Motor Sightseeing Vehicle Parking Stand 3 from April 1, 2017 to December 31, 2017 using the current criteria, subject to the condition that Stand 3 be used exclusively by zero tail pipe emissions vehicles.
3. Obtain bus operating and technical data from Motor Sightseeing Vehicle Parking Stand users and use this data to assess the relative impact of emissions from the buses using the parking stand on air quality.
4. Complete a bus-stand economic assessment to define the value of the parking stands to inform the 2018 management plan and determination of fees.
5. Consult with the key stakeholders using the results from the operational and economic assessment, on the development of the new process for allocating the Motor Vehicle Parking Stands that balances the triple bottom line of social responsibility, environmental stewardship and economic prosperity.
6. Report in October 2017 with recommendations for a new process for allocating the Motor Sightseeing Vehicle Parking Stands.

3. Centennial Square – Public Washroom Design

That Council direct staff to proceed with the design build tender for the public washrooms next to Centennial Square as outlined in the report of February 8, 2017.

4. Capital Regional District Water Supply Commission - Voting

That the extra vote be allocated:

1. To the Mayor when she or he is a water board member.
2. To other members in order of votes received at the most recent election.

5. Conference Attendance Request

That Council authorizes the attendance and associated costs for Councillor Alto to attend the Crime Prevention Workshop meeting to be held in Surrey, BC on March 10th, 2017.

6. Appointment of an alternate to the CRD Arts Commission

BE IT RESOLVED THAT Council appoints Councillor Madoff as the alternate to the CRD ARTS Commission.

7. Short Term Vacation Rental**Scenario 2: Entire condo with transient zoning**

Direct staff to provide advice on what tools are available to limit the number of STVRs where they are currently allowed, and that this report includes the option of an "opt-in" mechanism for a City initiated rezoning to prohibit transient accommodation as a permitted use, where a majority of owners of units in a residential multi-unit building (condominium) downtown indicate their preference for this rezoning.

Motions Approved at the January 26, 2017 Council Meeting:**Scenario 1: Entire condo with no transient zoning**

1. That Council direct staff to proactively enforce current prohibition in zoning so Short-Term Vacation Rentals cease.
2. That staff report back to Council on options for permitting and enforcing limited, ancillary use of residential properties (in multi-unit and single-family dwellings, in all neighbourhoods in the city) by the occupants (owners or renters) for a limited number of maximum days in each calendar year for the commercial purpose of providing short-term vacation rentals.
3. Motion to refer to the February 16, 2016 Committee of the Whole meeting and invite comment from the BnB Association, the Hotel Association and other operator, industry representatives that want to provide comment:
That the City write to the province asking there be a repeal of Section 78(1)(b) of the Provincial Sales Tax exemption and refund regulation.

Scenario 2: Entire condo with transient zoning

- ~~1. That Council direct staff to maintain zoning rights and proactively enforce through business license registration; monitor use through business license tracking and review collected data and assess annually the need for potential rezoning.~~
- ~~2. That Council direct staff to introduce language in the Zoning Bylaw and/or Housing Agreements for all new developments (in Downtown and all City neighbourhoods) to ensure that new residential-zoned units are used for the primary purpose of housing, rather than short-term vacation rentals.~~
- ~~3. That staff be directed to contact the BC Assessment Authority, drawing the Authority's attention to the existence of properties within the City of Victoria being used primarily for the commercial purpose of providing short-term vacation rentals, which should properly be classified (and taxed) as Commercial properties, rather than Residential properties.~~

Scenario 3: 1-2 bedrooms within occupied condo

That Council direct staff to permit and proactively enforce through business license registration and tracking.

Scenario 4: Entire homes

That Council direct staff to proactively enforce current regulations so Short-Term Vacation Rentals cease.

Scenario 5: Entire secondary suites (including garden suites)

That Council direct staff to proactively enforce current regulations so Short-Term Vacation Rentals cease.

Scenario 6: 1 - 2 Bedrooms within occupied SFD

That Council direct staff to proactively enforce current zoning rights through business license registration and monitor use through business license tracking.

1. That Council receive the December 23, 2016 report to guide and inform the short-term vacation rentals workshop on January 19, 2017; and
2. That staff report back with policy, regulatory and enforcement recommendations based on the workshop discussion.

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 9, 2017**

For the Council Meeting of March 9, 2017, the Committee recommends the following:

1. CRD Regional Parks Loan Authorization Bylaw Consent

That Council consent to the adoption of the CRD Bylaw No. 4142, Regional Parks Loan Authorization Bylaw No. 1, 2016.

2. Attendance at Association of Vancouver Island and Coastal Communities Conference

That Council authorize the attendance and associated costs for Councillor Isitt to the AVICC conference to be held in Campbell River, April 7 to 9, 2017. The approximate cost for attending is: Registration: \$200.00, Travel: \$100.00, Accommodation: \$300.00, Meals: \$120.00, Approximate Cost \$720.00

3. Attendance at Federation of Canadian Municipalities annual conference

That Council authorize the attendance and associated costs for Councillor Isitt to the FCM conference to be held in Ottawa, June 3 to 5, 2017 The approximate cost for attending is: Registration: \$800.00, Travel: \$580.00, Accommodation: \$680.00, Meals: \$160.00, Approximate Cost: \$2220.00.

4. Proposed Burnside-Gorge Neighbourhood Plan & OCP Amendments

That Council:

1. Direct staff to prepare *Official Community Plan* (OCP) amendment bylaws to adjust urban place designations, expand development permit area boundaries and introduce new guidelines, and create a new heritage conservation area in accordance with the draft Burnside Gorge Neighbourhood Plan.
2. Consider consultation under Section 475(1) and 475(2) of the *Local Government Act* and direct staff to undertake consultation with those affected by the proposed amendments to the OCP as outlined in this report, prior to finalization of the amendment bylaws and the Public Hearing.
3. Consider consultation under Section 475(2)(b) of the *Local Government Act* and direct staff:
 - a. to refer the proposed amendments to the OCP to the Songhees Nation, the Esquimalt Nation, the School District Board, the Island Health Board of Directors and the District of Saanich; and
 - b. that no referrals are necessary to the Capital Regional District Board, the Councils of Oak Bay or Esquimalt, or the provincial or federal governments.
4. Refer the proposed development permit area boundary adjustments and new guidelines to the Advisory Design Panel for review and comment.
5. Refer the proposed heritage conservation area and statement of significance to the Heritage Advisory Panel for review and comment.
6. Refer the proposed Burnside Gorge Neighbourhood Plan to the meeting of Council at which the above OCP amendments will be considered, for consideration of final approval.

5. Potential Permissive Tax Exemption Policy Amendments – Parking Lots

That Council direct staff to report back on the feasibility of expanding the supply of parking Downtown and in the vicinity of Downtown through amendments to the Permissive Tax Exemption Policy relating to parking lots and as part of the Sustainable Transportation Strategy.



Council Report
For the Meeting of March 9, 2017

To: Council **Date:** March 2, 2017
From: C. Coates, City Clerk
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1087) No. 17-021 and Housing Agreement (2330 Richmond Road) Bylaw No. 17-022

RECOMMENDATION

That Council consider first and second readings of Zoning Regulation Bylaw, Amendment Bylaw (No. 1087) No. 17-021 and first, second, and third readings of Housing Agreement (2330 Richmond Road) Bylaw No. 17-022.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 17-021 and No. 17-022.

The issue came before Council on March 24, 2016 where the following resolution was approved:

Rezoning Application No. 00485 for 2330 Richmond Road

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00485 for 2330 Richmond Road by rezoning the subject parcel from the R1-B Zone, Single Family Dwelling District, to a site specific zone, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- a) Should sewage attenuation be required, a legal agreement to the satisfaction of staff would be required prior to Public Hearing.
- b) That a Housing Agreement be registered on title securing the rental of seven units for a period of no less than ten years.

Respectfully submitted,

Handwritten signature of Chris Coates.

Chris Coates
City Clerk

Handwritten signature of Jocelyn Jenkyns.
Jocelyn Jenkyns
Deputy City Clerk

Report accepted and recommended by the City Manager: _____

Date: March 3, 2017

NO. 17-021

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RTM Zone, Traditional Residential Multiple Dwelling District, and to rezone land known as 2330 Richmond Road from the R1-B Zone, Single Family District to the RTM Zone, Traditional Residential Multiple Dwelling District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1087)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

“3.108 RTM Traditional Residential Multiple Dwelling District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.107 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 2330 Richmond Road, legally described as Lot A, Section 76, Victoria City, Plan VIP72013 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the RTM Zone, Traditional Residential Multiple Dwelling District.

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
Public hearing held on the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

PART 3.108 – RTM ZONE, TRADITIONAL RESIDENTIAL MULTIPLE DWELLING DISTRICT**3.108.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this zone:

- a. Single family dwelling, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. Attached dwelling and semi-attached dwelling, subject to the regulations set out in Part 2.138 of the Zoning Regulation Bylaw
- d. Multiple dwelling, subject to the regulations set out in this Part
- e. Accessory building, subject to the regulations set out in Schedule “F”
- f. Notwithstanding paragraphs a to e, secondary suites, roomers, or boarders are only permitted as an accessory use to a single family dwelling and in accordance with Part 1.2 of the Zoning Regulation Bylaw

3.108.2 Lot Area and Width

- | | |
|-------------------------------|--------------------------------|
| a. <u>Lot area</u> (minimum) | 920.0m ² |
| b. <u>Lot width</u> (minimum) | 20.0m average <u>lot width</u> |

3.108.3 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|-------|
| a. <u>Floor space ratio</u> (maximum) | 1.0:1 |
|---------------------------------------|-------|

3.108.4 Height, Storeys and Roof Decks

- | | |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 10.5m |
| b. <u>Storeys</u> (maximum) | 3 |
| c. <u>Roof deck</u> | Not permitted |

3.108.5 Setbacks, Projections

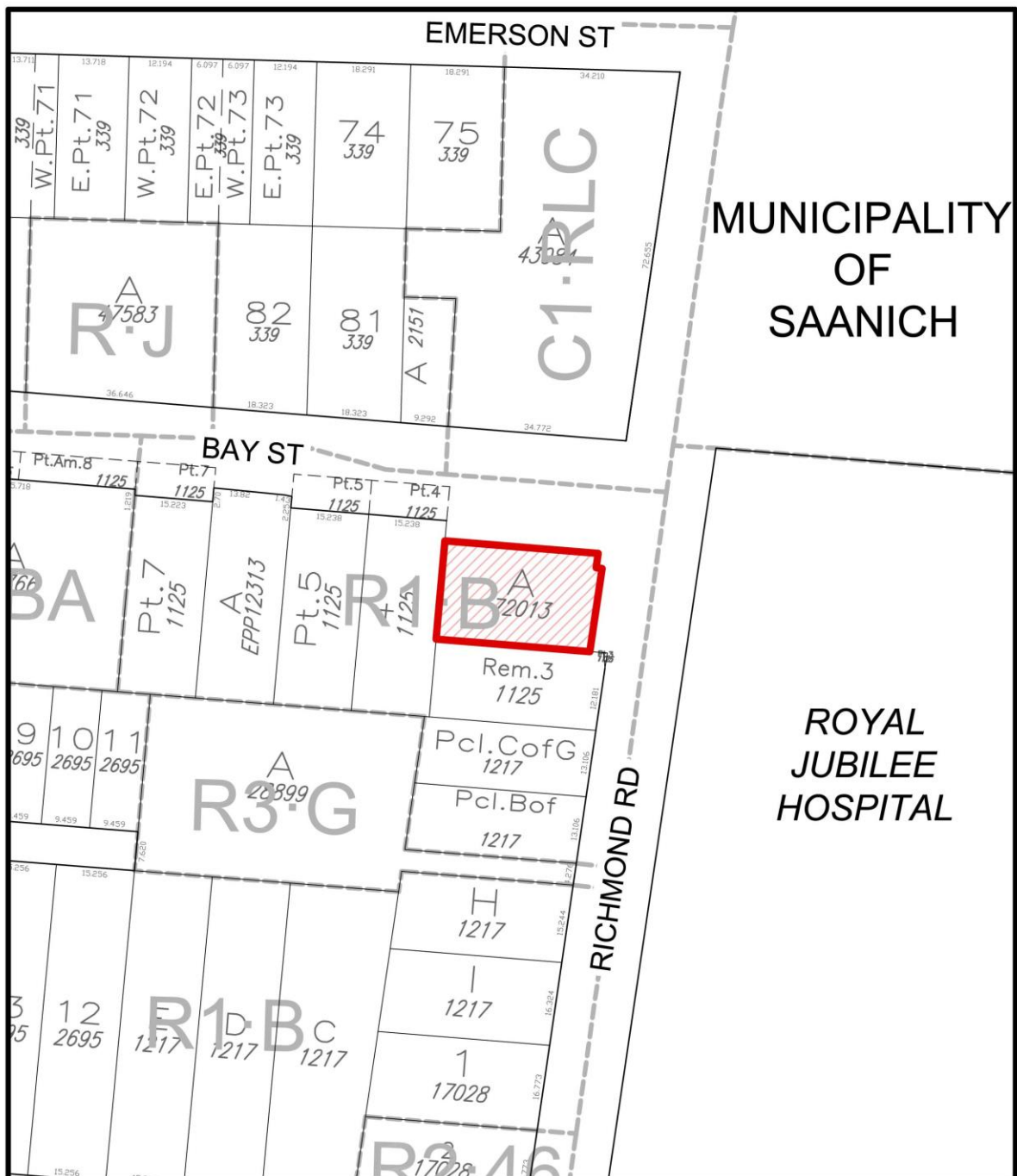
- | | |
|--|-------|
| a. <u>Setback</u> from Shelbourne Street for lots bordering the west side of Shelbourne Street (minimum) | 10.7m |
| b. <u>Front yard setback</u> for all other lots (minimum) | 6.0m |
| c. <u>Rear yard setback</u> (minimum) | 4.0m |
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| e. Flanking street <u>setback</u> for a <u>corner lot</u> (minimum) | 6.0m |

PART 3.108 – RTM ZONE, TRADITIONAL RESIDENTIAL MULTIPLE DWELLING DISTRICT**3.108.6 Site Coverage, Open Site Space**

- | | |
|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 30% |

3.108.7 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



2330 Richmond Avenue
Rezoning #00485
Bylaw #



NO. 17-022

HOUSING AGREEMENT (2330 RICHMOND ROAD) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 2330 Richmond Road, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "HOUSING AGREEMENT (2330 RICHMOND ROAD) BYLAW (2017)".**

Agreement authorized

- 2 The Mayor and the City's Clerk are authorized to execute the Housing Agreement**
- (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and Oriano Belusic and Doris Belusic or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 2330 Richmond Road, Victoria, BC, legally described as:
024-959-758

LOT A, SECTION 76, VICTORIA CITY, PLAN VIP72013

READ A FIRST TIME the	day of	2017
READ A SECOND TIME the	day of	2017
READ A THIRD TIME the	day of	2017
ADOPTED on the	day of	2017

CITY CLERK

MAYOR

1

HOUSING AGREEMENT
(Pursuant to Section 483 of the *Local Government Act*)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, B.C.
V8W 1P6
(the "City")

OF THE FIRST
PART

AND:

ORIANO AND DORIS BELUSIC

3196 RICHMOND RD
VICTORIA BC
V8P 4P1

(the "Owner")

OF THE SECOND
PART

AND:

HSBC BANK CANADA

869 Douglas Street
Victoria, BC
V8W 2B9

(the "Existing Chargeholder")

OF THE THIRD
PART

WHEREAS

- A. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 2330 RICHMOND RD and legally described as:

PID: 024-959-758

Lot A Section 76 Victoria City Plan VIP72013

(the "**Lands**").
- C. The Owner has applied to rezone the land from the current R1-B Zone, Single Family Dwelling District, to a site specific zone to permit construction of a three-storey, multi-family residential development.
- D. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owner to provide rental housing, and that all Dwelling Units (as defined below) within the Development (as defined below) on the Lands will be used and held only as rental housing.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Development" means development and use of the Lands for a three storey, multiple residential building consisting of seven (7) Dwelling Units;

"Dwelling Unit" means a self-contained residential dwelling unit within the building that will be located on the Lands, and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and **"Dwelling Units"** means collectively all of such residential dwelling units located on the Lands.

"Immediate family" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"Non-owner" means a person who occupies a Dwelling Unit for residential

purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 5.1.

"Tenancy Agreement" has the same meaning as under the *Residential Tenancy Act*.

1.2 In this Agreement:

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 Dwelling Units to be Used and Occupied Only as Rental Units

- 2.1 The Owner covenants and agrees that the Dwelling Units shall only be used as rental housing for a period of ten (10) years (the "Term"), and for that purpose shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and Non-owner who occupies the Dwelling Unit.
- 2.2 For clarity, the Term terminates in 2027, on the same day and month this Agreement is executed by the City.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming that all Dwelling Units are being rented to Non-owners.
- 3.2 The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

- 4.1 Notice of this Agreement ("Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483(5) of the *Local*

Government Act, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

5.0 Liability

- 5.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 5.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

6.0 PRIORITY AGREEMENT

- 6.1 The Existing Chargeholder, as the registered holder of a charge by way of a Mortgage and Assignment of Rents against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers EV100664 and EV100665, respectively, for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

7.0 General Provisions

Notice

- 7.1 If sent as follows, notice under this Agreement is considered to be received
 - (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and
 - (b) on the date of delivery if hand-delivered,

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to the City:

City of Victoria
 #1 Centennial Square
 Victoria, BC V8W 1P6
 Attention: Director of Sustainability Planning and
 Community Development
 Fax: 250-361-0386

to the Owners:

Oriano and Doris Belusic
 3196 Richmond Road
 Victoria BC, V8P 4P1

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

Time

7.2 Time is to be the essence of this Agreement.

Binding Effect

7.3 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees for a period of 10 years from the date this Agreement is effective.

Waiver

7.4 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Headings

7.5 The headings in this Agreement are inserted for convenience and reference only

and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

- 7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

- 7.7 The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

Cumulative Remedies

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

Entire Agreement

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

Further Assurances

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

Amendment

- 7.11 This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

Law Applicable

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

No Derogation from Statutory Authority

- 7.13 Nothing in this Agreement shall:

- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
- (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

Joint and Several

- 7.14 The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

Counterpart

- 7.15 This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

Effective Date


- 7.16 This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

DORIS BELUSIC and ORIANO BELUSIC
Signed, Sealed and delivered

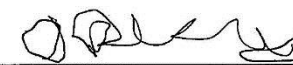
On the 3 day of FEBRUARY, 2017

in the presence of


Witness
CALLUM GREIG, BROKER
107-1030 YATES ST. BROKER
VICTORIA, BC
V8V 5A7



Doris Belusic



Oriano Belusic

8

Address _____)
 _____)
 _____)
 Occupation _____)
 _____)

THE CORPORATION OF THE CITY OF)
VICTORIA by its authorized signatories:)
 On the ___ day of _____, 2017)
 _____)
 Mayor Lisa Helps)
 _____)
 Chris Coates, City Clerk)
 _____)

HSBC BANK CANADA by its)
 authorized signatories:)
 On the 14 day of February, 2017)
 _____)
 _____ **LISA DALZIEL**)
 Print name: **BRANCH MANAGER**)
 _____)
 _____)
 Print name:)
 _____)
ROSEMARY SHEERAN)
ACCOUNT MANAGER)
PERSONAL FINANCIAL SERVICES)

NO. 17-001

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating Schedule M – Garden Suite Regulations and adding garden suite as a permitted use accessory to a single family dwelling in the R1-A, R1-B, and R1-G Zones.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1081)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption GENERAL REGULATIONS by adding the following words:

“Schedule M – Garden Suite Regulations”
- 3 The Zoning Regulation Bylaw is also amended by adding after Schedule L – Small Scale Commercial Urban Food Production Regulations the provisions contained in Schedule 1 of this Bylaw.
- 4 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in Schedule A – Definitions by amending the definition of Garden Suite to read as follows:

“Garden Suite means a building attached to a foundation, used or designed as a self-contained dwelling unit located on a lot with a single family dwelling and does not include a strata lot.”
 - (b) in Part 1.1 – R1-A Zone, Rockland Single Family Dwelling District, by amending section 1.1.1.a by adding garden suite as an accessory use so that the subsection reads as follows:

“a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite subject to the regulations in Schedule “J”; or
Garden suite subject to the regulations in Schedule “M”; or
Roomers and/or Boarders up to a maximum of 4”
 - (c) in Part 1.2 – R1-B Zone, Single Family Dwelling District, by amending section 1.2.1.a by adding garden suite as an accessory use so that the subsection reads as follows:

“a. Single family dwelling with no more than one of the following accessory uses:
Secondary suite subject to the regulations in Schedule “J”; or
Garden suite subject to the regulations in Schedule “M”; or
Roomers and/or Boarders up to a maximum of 4”

1 Restrictions

- a. A garden suite is only permitted when the primary building is used for a single family dwelling.
- b. A garden suite is not permitted on a lot when a single family dwelling contains a secondary suite.
- c. No more than one garden suite is permitted on a lot.

2 Setback, Separation Space and Location

- a. Rear yard setback (minimum) 0.6m
- b. Side yard setback from interior lot lines (minimum) 0.6m
- c. Side yard setback on a flanking street for a corner lot (minimum) 3.5m, or the minimum front yard setback of the adjoining lots whichever is the greater, when the adjoining lots shares a common lot line other than a rear lot line
- d. Separation space between a garden suite and a single family dwelling (minimum) 2.4m
- d. A garden suite must be located in a rear yard.

3 Rear Yard Site Coverage

- a. Rear yard site coverage (maximum) 25%
- b. Site coverage (maximum) Subject to site coverage regulations in the applicable zone

4 Height, Storeys, Floor Area and Roof Decks

- a. Height (maximum) 3.5m
- b. Number of storeys (maximum) 1
- c. Floor area (maximum) 37m²
- d. Roof deck Not permitted

5 Plus Site - Regulations, Height, Storeys and Floor Area

a. Properties that meet one or more of the following criteria are considered a “plus site”:

- a corner lot
- a lot with two street frontages
- a lot with rear yard laneway access
- a lot greater than 557m² in total area.

b. Notwithstanding Section 4, the following restrictions apply to a garden suite on a “plus site”:

- | | |
|--|------------------|
| i. <u>Height</u> (maximum) | 5.5m |
| ii. Number of <u>storeys</u> (maximum) | 1.5 |
| iii. Floor <u>area</u> (maximum) | 56m ² |
| iv. <u>Roof deck</u> | Not permitted |

6 Vehicle Parking

- | | |
|--|--|
| a. Vehicle parking for a <u>garden suite</u> | Subject to the regulations in Schedule “C” |
|--|--|



EMERGENCY COMMUNICATIONS

Unit 110-2944 West Shore Parkway, Victoria, BC V9B 0B2

Phone 250.391.6552 | Fax 250.391.1601 | CREST.CA

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

Feb 24, 2017

Dear Mayor and Council,

In the interest of keeping our shareholders informed and up-to-date on the Capital Region's emergency communications system, the following is a brief highlight of February's board meeting.

As you know we have embarked on our technology renewal project taking place between 2016 – 2018. The "next generation" technology will replace the existing radio system that currently serves 50 emergency response agencies within the Capital Region. The new radio system will be based on digital radio technology known as Project 25 (P25), which provides first responders with enhanced audio clarity and coverage among other operational and safety benefits.

As we enter the most critical phase of a radio & system replacement program, I wanted to recap what has led us to this point, and acknowledge the work put in by the user groups guiding our process. We have been fortunate to have active participation from a number of departments. Both the Fire Services & the Police Service Committee has undertaken a great deal of effort, specifically in evaluating of the RFP issued for new P25 radios in 2015, which also included a rigorous test period of the 2 vendors products (EF Johnson & Motorola) by a number of our user agencies. Ultimately the user groups showed a strong preference for the Motorola APX radio with the military (both police & fire), RCMP, Victoria FD, Saanich FD, Esquimalt FD, Oak Bay FD, UVic Security, and BC Ambulance investing in these radios to date. Currently over 500 new radios are in service at CREST, with another 2000 to be deployed over the next two years.

As 2017 starts we have taken receipt of the new Motorola P25 network equipment. The fall of 2016 saw CREST staff, outside consultants, and Motorola engineers design our replacement system, which then followed with a build and test stage at the factory, before acceptance at the end of 2016.

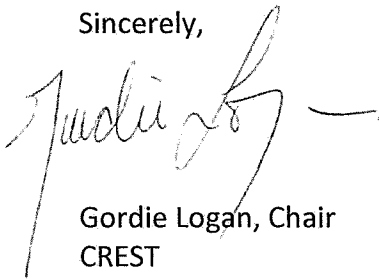
With the new system in hand our next steps are to start the cold installs in the core (Phase 1 – Victoria/Saanich/Oak Bay/Esquimalt) which will take us into May. Once the Phase 1 is complete we undertake static testing and configuration (offline) for several months (June – August). We also will quantify the coverage provided and will also verify the coverage before and after. User testing could start in the fall. We will establish a group of user representatives to specifically test performance of the new system, as well as undertake our own CREST verification. Once we are satisfied it is performing as per our contract we then coordinate a cutover with user agencies in the core (late 2017). The cutover process will be coordinated on an agency by agency basis, and typically takes place quite quickly.

Phase 2 (Westshore & Saanich Peninsula), Phase 3 (Gulf Islands & Pacific Rim) will follow the same pattern, with an expectation that the new system will be complete by end of 2018.

Stay tuned for further updates.

Please feel free to let general manager Gord Horth at ghorth@crest.ca or myself know if you would like more information on the work of CREST.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gordie Logan', with a long horizontal line extending to the right.

Gordie Logan, Chair
CREST



Mayor and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

December 16, 2016

Re: Cannabis Retail Rezoning Policy

Dear Mayor Helps and Council,

The DRA understands the City of Victoria's attempts to regulate medical cannabis retail businesses for the stated purpose of providing for those with medical need. However, the DRA has strong concerns regarding the recently enacted Storefront Cannabis Retailer Bylaw and our participation in prematurely legitimizing a retail activity that is not currently legal under provincial or federal legislation. As such, the DRA LUC has chosen to decline to facilitate the public meetings related to rezoning applications for Cannabis Dispensaries.

The Access to Cannabis for Medical Purposes Regulations (ACMPR) is federal legislation which regulates the medicinal use of cannabis and provides for individuals who have been authorized by a health care practitioner to use cannabis for medical purposes, but does not authorize storefronts (i.e., dispensaries) to sell cannabis or marijuana for medical or any other (e.g. recreational) purposes.

Mayor and Councils' clearly stated intent in enacting the Storefront Cannabis Retailer Bylaw is to facilitate the retail of medical but not recreational cannabis. If Council is genuinely sincere about the distinction between medical and recreational use, then "Compassion Clubs" should be defined and favoured over "Retail Dealers" as they are in the Vancouver Bylaw. Other core municipalities have declined to enact similar Bylaws and currently there are no dispensaries within the Municipalities of Oak Bay, Esquimalt, Saanich, View Royal, Colwood, Langford, Central Saanich, Highlands and Sidney, but there are roughly 30 so-called dispensaries within the municipal boundaries of the City of Victoria effectively creating a destination for sales to people from outside the municipal jurisdiction.

As a benchmark for comparison, the number of traditional pharmacies operating within a prescribed area would be a good indication for how many cannabis dispensaries would be needed to serve the local community's medical needs. Currently there are five traditional pharmacies operating within the Downtown Harris Green boundaries dispensing all of the prescription drugs for the local area. The current situation of three times that number of cannabis dispensaries operating in downtown would indicate a strong recreational component of sales.

The number of dispensaries can easily be regulated with proximity rules, however the current bylaw proximity distance of only 200m does little to limit numbers, as it will allow approximately 25 cannabis

dispensaries to be approved within the Downtown precinct. Even if Council were to consider recreational uses as well, it would be reasonable to compare the existing regulations that are in place for other jurisdictions such as Vancouver, Washington and Colorado, which are all 300m. Another option is to apply the same proximity as is applied to alcohol retail, which is 1000m. Currently, five existing liquor retail outlets adequately serve the Downtown area.

The retail sale of medicines and intoxicants to the public are strongly regulated businesses and the sale of cannabis will certainly be as well. This is not a retail business like any other nor will it be treated as such by regulators. Proximity rules were established by public policy within the liquor retail regulations to actually limit competition to the point that the public is adequately served and operators do not need to sell to minors to make ends meet. Margins are extremely low in the liquor retail business and they will be likely as low in the cannabis business as soon as it becomes legal. There is a strong case that indicates a direct correlation between the viability of these businesses and compliance regarding sale to minors so it appears premature to approve any more than a few cannabis dispensaries within the Downtown precinct. When the retail sale of cannabis is legalized there will be dispensaries established in the other municipalities that will significantly reduce demand within the core. There is a good chance that "Core Area" dispensaries approved now will be "grandfathered" upon legalization and then will desperately try to earn their rent in our neighbourhood with a declining market. Legalization will still retain cannabis as a controlled substance and Provincial Regulation will most likely mirror the existing 1000m proximity rules for the retail sale of alcohol.

The federal government will set the framework for who will be allowed to grow, distribute and sell marijuana. However, those new laws are not expected to be in place until 2018. In absence of this framework, the City of Vancouver implemented zoning and licensing and bylaws for the illegal shops in June 2015. The City of Victoria can leverage the lessons learned in Vancouver and avoid some of the problems before they are created.

As reported recently in the Ottawa Sun, "Many of the pot shops have ignored the bylaws. According to recent statistics released by the City of Vancouver, 32 marijuana stores voluntarily closed or stopped selling marijuana, but 57 shops are still operating and "subject to enforcement." The City has issued 691 tickets at \$250 a pop, but only 140 have been paid. The city has also filed 27 court injunctions against shops that have not complied. Only four business licences have been awarded. Several dozen applications are processing" (October 3, 2016). These statistics speak to the massive investment of resources that will be required to educate, regulate, and enforce the bylaws that are essentially temporary.

Regardless of best intentions, the City of Victoria, through the current version of the Storefront Cannabis Retailer Bylaw, is likely facilitating the sale of recreational cannabis (the supply of which is currently dominated by organized crime) without the regulatory and criminal oversight that a federal or provincial framework would provide. If Council feels compelled to act ahead of senior government oversight on this issue and Councils' intent is truly to facilitate the retail sale of medical, not recreational, cannabis, then it should exercise caution and amend the current bylaw to increase the proximity distance and only approve an appropriate type and number of retailers until senior government catches up.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland,
Chair Land Use Committee,
Downtown Residents Association



James Bay Neighbourhood Association

jbna@vcn.bc.ca

December 22nd, 2016

Mayor and Council,
City of Victoria.

Re: Storefront Cannabis Retailer Bylaw

Dear Mayor Helps and Council,

Further to the JBNA Board submission of September 8th, we wish to reiterate concerns regarding the City's approach to the licensing of the marijuana operations and activities.

Landlords and businesses are currently being approached to host such operations; resident concerns are being expressed. The normalization of access to cannabis drug use, beyond the promotion of liquor and prescription drugs, may speak to a preferential treatment by Council.

We ask Council revisit the bylaw with the objective of permitting dispensaries in a manner more reflective of liquor or pharmacy proximity that we now experience rather than the 200m proximity in the Storefront Cannabis Retailer Bylaw. There are two pharmacies in James Bay serving 12,000 people (Pharmasave and Thrifty Foods). Using this as a measure of needed access for medical drugs, the City of Victoria would be well served with only 7 cannabis retail operations.

Anecdotally, as I visit my son in Vancouver, within walking of his apartment, there are several cannabis retail operations. On the commercial street near him, the other retail operations are being squeezed out. The street draws a different clientele than it did a couple years ago. Victoria may be about to irreversibly alter its retail mix for a decade as all gets sorted out.

JBNA continues to recognize its role in the CALUC process.

We ask Council to apply the *Precautionary Principle*. With the federal and provincial regulations and guidelines not yet in place, we ask Mayor and Council to suspend any further licensing pending the roll-out of the federal and provincial policies.

Respectfully submitted,

Marg Gardiner
President, JBNA

Cc: JBNA Board