

**D. CONSENT AGENDA**

Moved and Seconded:

That the following Consent Agenda item be approved:

**E.1.a.a 1321 Yates Street: Amendment to Covenant No. FB004862 (Fernwood)**

That Council authorize amendment of the covenant FB004862 related to 1321 Yates Street (the “**Lands**”), with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor to allow the 24-hour operation of the convenience store and gas bar, but not the carwash, on the Lands.

**E.1.a.b 1542 Despard Avenue and 1551 Montgomery Avenue: Development Variance Permit Application No. 00285 (Rockland)**

That Council authorize the issuance of Development Variance Permit Application No. 00285 for 1542 Despard Avenue & 1551 Montgomery Avenue (formerly 1540 Despard Avenue), in accordance with:

- a. Subdivision file SUB00412 (Subdivision of 1540 Despard Avenue).
- b. Offsite civil plans date stamped October 20, 2023.
- c. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variance:
  1. Remove the requirement to construct a portion of the required frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
- d. Provision of \$17,000 security equivalent to the costs of installing frontage improvements. The \$17,000 would be applied to sidewalk improvements on Despard Avenue and Montgomery Avenue, when capital projects for street improvements occur on these streets.
- e. The Development Variance Permit, if issued, expires two years from the date of this resolution.

**E.1.a.c 1535 and 1537 Despard Avenue: Development Variance Permit Application No. 00263 (Rockland)**

That Council authorize the issuance of Development Variance Permit Application No. 00263 for 1535 & 1537 Despard Avenue, in accordance with:

- a. Subdivision file SUB00418 (Subdivision of 1535/37 Despard Avenue).
- b. Offsite civil plans date stamped June 22, 2021.
- c. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variance:
  1. Remove the requirement to construct the required frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
- d. Provision of \$17,285 security equivalent to the costs of installing frontage improvements. The \$17,285 would be applied to frontage improvements on Despard Avenue when capital projects for street improvements occur on these streets.
- e. The Development Variance Permit, if issued, expires two years from the date of this resolution.

**E.1.a.d Post-Event Review for Touchdown Pacific 2024**

That the Post-Event Review for Touchdown Pacific 2024 report be received for information.

**F.1 Bylaw for 1885 Government Street: Heritage Designation Application No. 000209**

That the following bylaw **be given first and second readings:**

1. Heritage Designation (1885 Government Street) Bylaw, No. 24-087

**F.2 Bylaw for 1601 Douglas Street: Heritage Designation Application No.000210**

That the following bylaw **be given first and second readings:**

1. Heritage Designation (1601 Douglas Street) Bylaw, No. 24-079

**CARRIED UNANIMOUSLY**



## Council Report

For the Meeting of November 21, 2024

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**To:** Council **Date:** November 6, 2024  
**From:** Curt Kingsley, City Clerk  
**Subject:** 1885 Government Street: Heritage Designation Application No. 000209

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### RECOMMENDATION

That the following bylaw be given first and second readings:

1. Heritage Designation (1885 Government Street) Bylaw, No. 24-087

### BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 24-087.

The issue came before Council on October 17, 2024 where the following resolution was approved:

***1885 Government Street: Rezoning Application No. 00870, Development Permit with Variances Application No. 000641, and Heritage Designation Application No. 000209 (Downtown)***

#### ***Rezoning Application***

1. *That Council instruct the Director of Planning and Development to prepare the necessary Zoning Bylaw 2018 amendment that would authorize the proposed development outlined in the staff report dated September 19, 2024 for 1885 Government Street*
2. *That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council*
3. *That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:*
  - a. *provision of a Housing agreement to secure all residential units within the building as rental in perpetuity*
  - b. *provision of Transportation Demand Management (TDM) agreement to secure the following TDM measures:*
    - i. *one electric Modo vehicle plus 70 car-share memberships and \$100 driving credits, to be located on-site*

- ii. *eight extra-large bike parking spaces for cargo bikes at grade*
- iii. *a single bike repair station*
- iv. *the equivalent of the BC Transit ECOpass value for four commercial retail units with one ECOpass per unit for five years at \$1000/pass*
- v. *transportation option information package for new residents*
- c. *provision of an access agreement over 610 Herald Street and 635 Chatham Street in favour of 1885 Government to provide access to the underground parking below 1885 Government Street for the purpose of a driveway, with the City as a party to ensure the agreement is not discharged without City approval*
- d. *provision of a public realm agreement to secure frontage improvements as illustrated on plans date stamped June 27, 2024*
- 4. *That subject to adoption of the zoning bylaw amendment, Council authorize the projecting encroachments over the City right of way on Government Street and Herald Street generally as shown on the plans submitted to the City and date stamped June 27, 2024 provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor at the time of building permit approval*
- 5. *That adoption of the zoning bylaw amendment will not take place until:*
  - a. *third reading of an associated heritage designation bylaw to designate the property known as 1885 Government Street, as described in the Statement of Significance attached as Attachment D, pursuant to Section 611 of the Local Government Act, to the satisfaction of the Director of Planning and Development*
  - b. *all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor*
- 6. *That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

### **Development Permit with Variance Application**

*That Council, after giving notice, consider the following motion:*

- 1. *"That subject to the adoption of the necessary Zoning Bylaw 2018 amendment, Council authorize the issuance of Development Permit with Variances No. 000641 for 1885 Government Street, in accordance with plans submitted to the Planning and Development department and date stamped on June 27, 2024, subject to:*
  - a. *proposed development meeting all City zoning bylaw requirements, except for the following variances:*
    - i. *reduce the required number of vehicle parking stalls from 54 to thirteen*
    - ii. *increase the building height from 15m to 19.51m; and*
  - b. *plan changes to:*
    - i. *provide 50% of long-term bicycle parking stalls as horizontally mounted*
    - ii. *revise the proposed cargo bicycle stalls to have a minimum stall width of 0.9m, depth of 2.4m, and aisle width of at least 1.5m behind each stall*
    - iii. *revise the soil cells on the civil plan to match the layout and dimensions on the Landscape Plan*
    - iv. *add a note on the landscape plans identifying that the soil cells are to be irrigated and drained using an underdrain or an overflow, if required crossfall cannot be met*

- v. rectify the conflict between the proposed fire department connection location and the building access/ egress*
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”*

### **Heritage Designation Application**

*That Council:*

- 1. Instruct staff to prepare a heritage designation bylaw to designate the property at 1885 Government Street, that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set, and that the heritage designation bylaw provides for the following to the satisfaction of the Director of Planning and Development:*
  - a. designate the exterior of the historic property, known as the Sam Kee Laundry building, at 1885 Government Street, in its future state*
- 2. Approve the Statement of Significance for 1885 Government Street attached as Attachment D to this report recognizing the building exterior as the historic features of the property.*

Respectfully submitted,

Curt Kingsley  
City Clerk

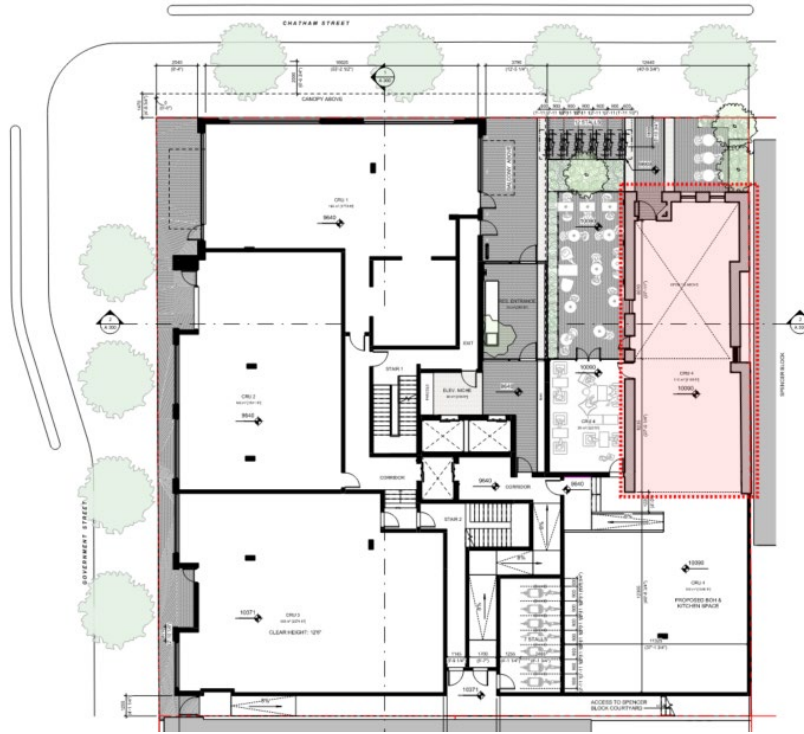
**Report accepted and recommended by the City Manager**

#### **List of Attachments:**

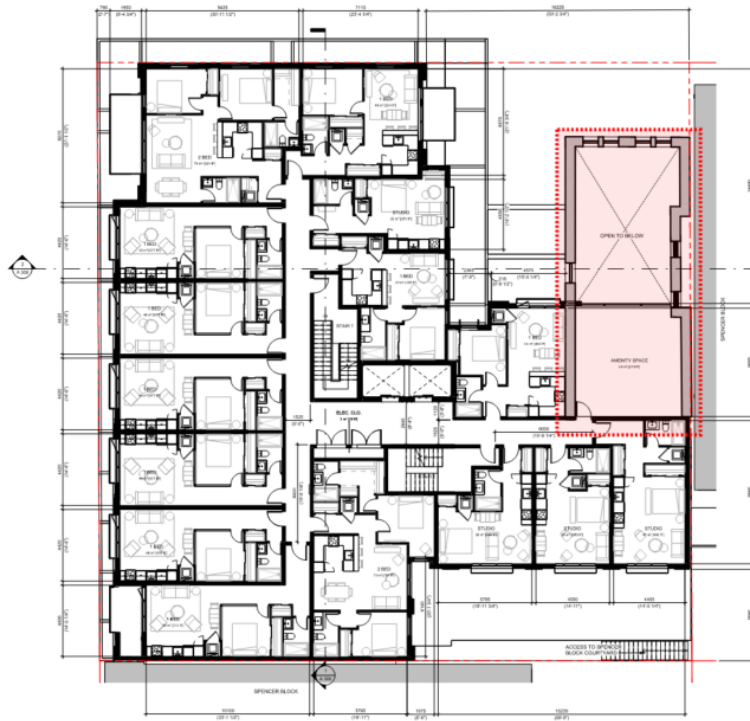
- Bylaw No. 24-087



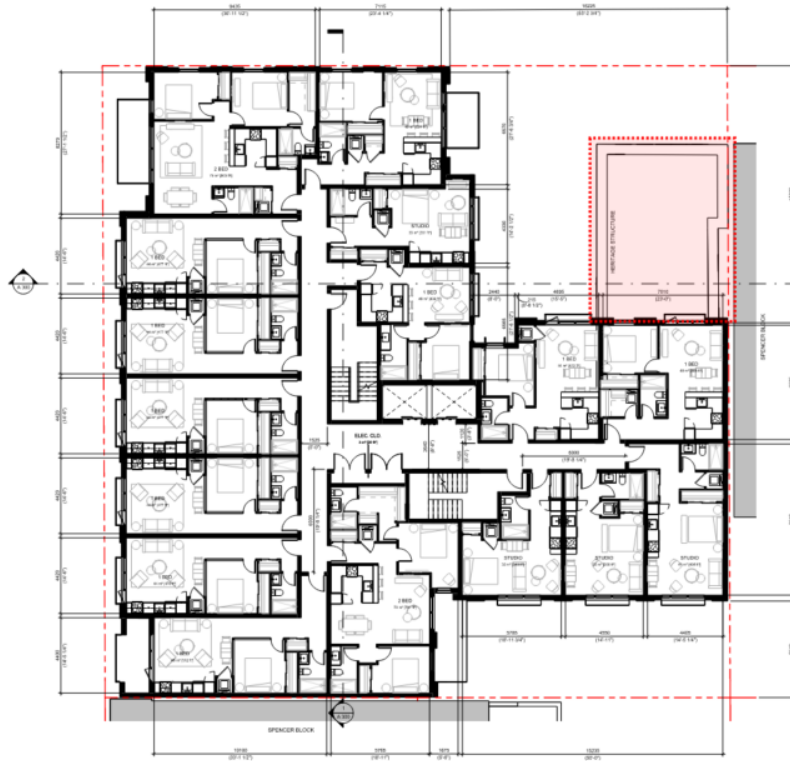
# Schedule A



Ground Floor Plan



Second Floor Plan



Roof Plan



VIEW FROM CHATHAM STREET



COURTYARD VIEW 2



## Schedule B

# Statement of Significance

SAM KEE LAUNDRY, 1885 Government Street, Victoria, BC

### Description of the Historic Place

The Sam Kee Laundry is a two-storey, Edwardian-era, masonry building located on the periphery of Victoria's historic Chinatown neighbourhood. The building is distinguishable by its flat roof with decorative dentil brick cornice, arched brick lintels, and recessed off-centre front entryway accessed by a Norman arch opening.

### Heritage Value of Historic Place

Constructed in 1908, Sam Kee Laundry is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown, the seminal and oldest intact Chinatown in Canada. In 1858, the Fraser Gold Rush spurred the movement of Chinese people into Canada and Victoria became the primary point of entry into the country.

A prominent Chinatown was established in the city, centered around Fisgard Street. This property was originally home to a wood-frame structure that was destroyed in a devastating fire in 1907 that wiped out numerous city blocks in the vicinity. The subsequent year, original owner Peter Levelle commissioned the construction of this replacement building on Chatham Street. The building was originally used as a residence with eleven interior rooms. Levelle emigrated from

Scotland in the 1880s and worked locally as a carpenter, however he passed away just a year following the construction of the building. Owing to its location at the periphery of Chinatown, the building would subsequently house members of the Chinese Canadian community before its 1935 conversion to a laundry as part of the Sam Kee Company.

The Sam Kee Laundry is significant for its association with long-term tenant, the Sam Kee Company. Prominent businessman Chang Toy, known sometimes as Sam Kee due to the name of his well-known business, was born in 1857 in Cheong Pan Village, Panyu County, Guangdong Province, China. In 1874, Chang Toy came to Victoria before settling in New Westminster, where he worked in a sawmill. In the late 1870s, Chang Toy relocated to Vancouver where he started his first Sam Kee Laundry business, which would grow to multiple locations in several cities over time, including Victoria. In subsequent years, Chang Toy gradually expanded his business into imports and exports, retail sales, charcoal and fuel sales, labour contracting in the timber, fishing and sugar industries, steamship ticket sales, and real estate development.

The Sam Kee enterprises, including the Sam Kee Laundry, emerged as an important gathering place for Chinese immigrants who came to use the services, purchase goods, and look for work. Wealthier Chinese community members, like Chang Toy and those who came after him, provided essential services to their fellow emigrants and acted as critical links between the Chinese community and the often hostile and racist white community. Chang Toy died in 1921, but his businesses lived on well beyond this time. The Sam Kee Company converted this building to its needs for use as a laundry in 1935 and the company remained in the building for more than three

decades. In 1967, the laundry was converted to offices and a workshop, with two dwelling units above. The commercial use of the property continued through the turn of the twenty-first century.

The Sam Kee Laundry building is additionally valued as an example of Edwardian-era architecture within the cultural landscape of Victoria's Chinatown. The commercial façade displays Classical Edwardian details, such as its brick construction with flat roof with brick dentils and its arched brick lintels and openings. The building is also significant as an example of the work of the Parfitt Bros., who were active in Victoria through the early twentieth century. Aaron and Jim Parfitt founded Parfitt Bros. in 1907 and were soon joined by brothers Fred, Mark, and Albert. Though the firm had only been operating for one year when this building was constructed, they would go on to construct a number of prominent structures in Victoria, including the St. John's Church, the Bay Street Armoury, a wing of the Royal Jubilee Hospital, the James Bay Inn, the Memorial Hall and nave of the Christ Church Cathedral, as well as numerous other institutional, industrial, and commercial structures.

### **Character-Defining Elements**

The elements that define the heritage character of the Sam Kee Laundry building are its:

- location as part of a Government Street site, fronting Chatham Street, in the historic Chinatown neighbourhood of Victoria;
- significant setbacks from both Government and Chatham Streets.
- continuous use since 1908;
- commercial form, scale and massing as expressed by its two-storey height, rectangular plan and flat roof;
- masonry construction with a combination of buff and red brick;
- Edwardian-era architectural features, including brick cornice with brick dentils, arched red brick lintels, and off-centre Norman arch red brick opening at grade; and
- fenestration, including original arched window openings.

Written by: Donald Luxton & Associates, April 2024, Conservation Plan