



Committee of the Whole Report

For the Meeting of July 12, 2018

To: Committee of the Whole **Date:** June 21, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Heritage Designation Application No. 000173 for 502 Discovery Street

RECOMMENDATION

That Council consider the following motion:

1. That Council instruct staff to prepare the necessary Heritage Designation Bylaw that would approve the designation of the Heritage-Registered property located at 502 Discovery Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set once the following condition is met:
 - a. Subject to the approval of the Heritage Designation Bylaw for 502 Discovery Street, that Council authorize staff to discharge Heritage Conservation Restrictive Covenant CTK6914 dated March 10, 1983.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the Heritage-Registered property located at 502 Discovery Street. The industrial building was built in 1901-1907 and contributes to the historic character of the Downtown Core Area, as well as the Burnside Neighbourhood and the Rock Bay District. The existing building is currently protected under a Section 219 Heritage Conservation Covenant registered on title; however the applicant is proposing to Heritage-Designate the building and carry out exterior alterations consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Heritage Designation offers the same degree of protection through a more transparent and better understood process.

The Application is consistent with with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan (2012)*; Section 7, "Heritage" of the *Downtown Core Area Plan (2011)*; and the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its June 12, 2018 meeting and recommended that Council consider approving the designation of this property.

BACKGROUND

Description of Proposal

The property located at 502 Discovery Street, also referred to as the BC Electric Railway (B.C.E.R.) Company Depot, is valued as an important part of Victoria's and British Columbia's industrial and transportation history. The building is a large 1901-1907 shed-type industrial building located at the northern end of Victoria's downtown and the southern tip of the Burnside Neighbourhood. Designed by architect Francis Mawson Rattenbury in 1901, with an addition in 1907, its long two bay form extends between Discovery and Pembroke Streets, with pitched gables at the Pembroke Street elevation, and hipped gables at the Discovery Street elevation. The exterior façade of 502 Discovery Street has maintained much of its original appearance and its character-defining elements that reflect its early industrial use, elements of design, and its juxtaposition with the collection of industrial buildings in the Rock Bay Complex across Pembroke Street. The building's utilitarian form, large size, open interior spaces with exposed heavy timber construction, and its proximity to the street reflect the building's intended use as a car shed for the electric street cars, which ran in the City in the first half of the twentieth century. The building also illustrates the continuum of the company that started as the National Electric Tramway & Lighting Company in 1890, and became the BC Hydro and Power Authority in 1961.

Zoning / Land Use

The proposed designation is consistent with the S-3 Zone, Modified Limited Service District.

Condition/Economic Viability

The building is in very good condition; however, it requires seismic upgrading and other exterior rehabilitation improvements. The applicant will be applying to the City's Building Incentive Program and the Heritage Tax Incentive Program administered by the Victoria Civic Heritage Trust.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan* (2012), which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Burnside Gorge Neighbourhood Plan

The proposal is consistent with the *Burnside Gorge Neighbourhood Plan (2017)*, which encourages the protection of heritage resources through designation of properties listed on the City's Register of Heritage Properties.

Victoria's Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic 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. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its June 12, 2018 meeting and was recommended for approval.


CONCLUSIONS

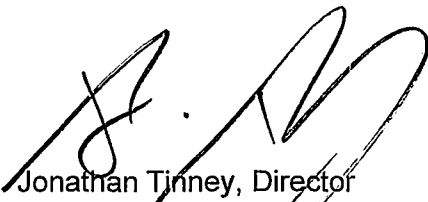
This Application for the heritage designation of the property located at 502 Discovery Street as a Municipal Heritage Site is for a building that is an important part of Victoria's and British Columbia's industrial and transportation history from the first half of the twentieth century. Staff therefore recommend that Council consider for approval the Heritage Designation Application No. 000173 for 502 Discovery Street.

ALTERNATE MOTION

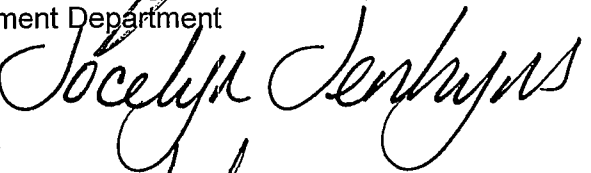
That Council decline Heritage Designation Application No. 000173 for the property located at 502 Discovery Street.

Respectfully submitted,


Merinda Conley
Senior Heritage Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:


Date: July 3, 2018

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, date stamped April 19, 2018
- Attachment F: Restrictive Covenant CTK6914, dated March 10, 1983
- Attachment G: Draft Heritage Advisory Panel Minutes from June 12, 2018 Meeting.