

## E. LAND USE MATTERS

### E.5 727 Yates Street - Heritage Alteration Permit with Variances Application No. 00008 (Downtown)

Committee received a report dated June 28, 2018 from the Director of Sustainable Planning and Community Development regarding the property located at 727 Yates Street to allow for the conversion of an existing vacant heritage designated commercial building to a mixed-use building with a two and a half storey additions for residential rental suites, and ground floor retail use.

*Committee discussed:*

- *concerns regarding windows on the office building being blocked by a wall*
- *tax exemption for seismic upgrading*

**Moved By** Councillor Alto

**Seconded By** Councillor Lucas

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

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00008 for 727 Yates Street in accordance with:

1. Plans, date stamped May 24, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance(s):
  - a. reduce east side yard setback from 4.5m to 0.851m
  - b. reduce vehicle parking from 8 stalls to 0 stalls
  - c. reduce visitor vehicle parking from 1 stall to 0 stalls.
3. Council authorizing City of Victoria staff to execute an Encroachment Agreement in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 727 Yates Street.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.

5. Heritage Alteration Permit lapsing two years from the date of this resolution."

*Committee discussed:*

- *Concerns with a housing agreement not being included in the proposal.*

**CARRIED UNANIMOUSLY**

Committee recessed at 10:40 a.m. and returned at 10:48 a.m.



## H. REPORTS OF COMMITTEES

### H.1 Committee of the Whole

#### H.1.c Report from the July 12, 2018 COTW Meeting

##### H.1.c.f 727 Yates Street - Heritage Alteration Permit with Variances Application No. 00008 (Downtown)

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Madoff

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

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00008 for 727 Yates Street in accordance with:

1. Plans, date stamped May 24, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance(s):
  - a. reduce east side yard setback from 4.5m to 0.851m
  - b. reduce vehicle parking from 8 stalls to 0 stalls
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3. Council authorizing City of Victoria staff to execute an Encroachment Agreement in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 727 Yates Street.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.
5. Heritage Alteration Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**



## **Committee of the Whole Report**

### **For the Meeting of July 12, 2018**

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**To:** Committee of the Whole **Date:** June 28, 2018

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

**Subject:** **Heritage Alteration Permit with Variances Application No. 00008 for 727 Yates Street**

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### **RECOMMENDATION**

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

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00008 for 727 Yates Street in accordance with:

1. Plans, date stamped May 24, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance(s):
  - a. reduce east side yard setback from 4.5m to 0.851m
  - b. reduce vehicle parking from 8 stalls to 0 stalls
  - c. reduce visitor vehicle parking from 1 stall to 0 stalls.
3. Council authorizing City of Victoria staff to execute an Encroachment Agreement in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 727 Yates Street.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.
5. Heritage Alteration Permit lapsing two years from the date of this resolution."

### **LEGISLATIVE AUTHORITY**

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

## EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations for a Heritage Alteration Permit with Variances Application for the property located at 727 Yates Street. The proposal is to allow for the conversion of an existing vacant heritage-designated commercial building to a mixed-use building with a two-and-a-half-storey addition for residential rental suites, and ground floor retail use. Variances are requested for a side yard setback and parking.

The following points were considered in assessing this Application:

- consistency with the *Official Community Plan, 2012* (OCP) in terms of achieving the goal of protecting and celebrating Victoria's cultural and natural heritage resources
- consistency with the objectives of the Development Permit Area 2 (HC): Core Business in terms of supporting low-to-medium rise residential mixed-use buildings; and the conservation and enhancement of heritage value, special character and the significant historic buildings, features and characteristics of this area
- consistency with the *Downtown Core Area Plan, 2012* (DCAP) supporting multi-residential development, new development that ensures sensitive integration with existing heritage properties along the 700 block of Yates Street, and the conservation of heritage values of the Downtown Core Area
- consistency with the *Yates Street 700 Block Guidelines for Buildings, Canopies, Awnings and Signs* in terms of proposing infill that complements rather than contrasts with the block's heritage buildings
- consistency with the *Standards and Guidelines for the Conservation of Historic Places in Canada*
- the proposal to reduce the side yard setback, and to not provide vehicle parking, is supportable based on the existing condition of the property.

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

## BACKGROUND

### Description of Proposal

The proposal is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit with Variances Application for the property located at 727 Yates Street, also known as the Hall Block.

The proposal is to allow for the conversion of an existing vacant heritage-designated commercial building to a mixed-use building with a two-and-a-half-storey addition for residential rental suites, and ground floor retail use. Variances are requested for side yard setback and parking.

The adjacent Churchill Building at 719-725 Yates Street is owned by the same developer, providing the opportunity to create internal shared circulation and access to bicycle parking (long term) in the adjacent building.

The proposal includes the following major design components:

- ground floor commercial with a single entry
- 11 new one bedroom units (rental) in a two-and-a-half-storey addition, accessed from the existing entrance for the adjacent building, with the third, fourth and fifth storeys stepped back

- seismic upgrade of the building
- preservation, rehabilitation and restoration of the existing façade, including stripping existing paint from the brick façade and applying a clear seal
- new cladding materials that include concrete block, high-density fibre reinforced cement panel cladding, metal cladding
- glass balcony guardrails
- translucent glass canopies.

The following data table compares the proposal with the existing CA-4 Zone, Central Area Commercial Office District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk indicates an existing non-conforming condition.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard CA-4</b>
Site area (m <sup>2</sup> ) – minimum	1451.5	N/A
Density (Floor Space Ratio) – maximum	2.86:1	3:1
Height (m) total – maximum	16.91	43
Height (m) – setbacks/street wall maximum	<b>10.73 **</b>	10 m height limit on a street and then stepping back 1 cm per 5 cm above 10 m
Storeys – maximum	5	N/A
<b>Setbacks</b> – minimum  Side (east)	<b>0.851 *</b>	Setbacks required for one side yard only. Buildings above 15 m in height require a 4.5m side yard
<b>Vehicle parking stalls</b> – minimum		
Schedule C	<b>0 *</b>	8
Visitor vehicle parking included in the overall units	<b>0 *</b>	1
Proposed Schedule C	<b>0 *</b>	10 plus 1 visitor
<b>Bicycle parking stalls</b> – minimum		
Schedule C		
Class 1	12	None required
Class 2	0	None required

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard CA-4</b>
<b>Bicycle parking stalls – minimum</b>		
Proposed Schedule C		
Class 1	<b>12 *</b>	16
Class 2	0	0

### **Affordable Housing Impacts**

The applicant proposes the creation of 11 new residential units, which would increase the overall supply of housing in the area. While the applicant has stated that these will be rental units, the applicant has decided to enter into a housing agreement.

### **Sustainability Features**

The building is currently vacant. By re-occupying the building, it will ensure the critical building systems are operative and maintained. The rehabilitation of the building, and the preservation, rehabilitation and restoration of the façade preserves the embodied energy of the existing structure.

### **Heritage Impact Assessment - Heritage Property**

The 1897 Hall Block is a heritage-designated two-storey brick commercial building articulated by two decorative cornice panels and an arched central upper storey window. The building was constructed during the height of the pre-World War One real estate boom and is valued as a reflection of the surge of development that characterized Victoria's expanding gateway economy. The proposed rehabilitation includes consolidating the heritage building with the adjacent heritage buildings at 719 Yates and 721-725 Yates Street and constructing a two-and-one-half-storey infill addition above roof level, recessed from the historic front façade along Yates Street. The Portland Hotel (721-725 Yates Street) and the Finch Building (719 Yates Street) are heritage-designated.

### **Conservation Strategy**

The Hall Block is one of the oldest surviving commercial structures in the block. The Application includes a Conservation Plan (attached) for 727 Yates Street prepared by Donald Luxton & Associates in August 2017. The primary intent is to rehabilitate the Hall Block storefront based on available archival photographs and drawing, preserve character-defining elements, restore missing or deteriorated elements and construct a two-and-one-half-storey infill addition above roof level recessed from the historic front façade along Yates Street. The Conservation Plan provides strategies that include aspects of preservation, rehabilitation and restoration, conservation guidelines and recommendations, as well as a maintenance plan.

### **Active Transportation Impacts**

The Application proposes the following features which support active transportation:

- 12 bicycle parking stalls.

## **Public Realm Improvements**

No public realm improvements are proposed in association with this Heritage Alteration Permit with Variances Application.

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 10, 2018 the Application was referred for a 30-day comment period to the *Community Land Use Committee (CALUC)*. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## **ANALYSIS**

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

### **Official Community Plan**

The proposed development outlined in the Application is consistent with the Official Community Plan (OCP) because it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources. It is also in accordance with Place Character Features, which envision three to five-storey street walls with the upper storeys set back, and continuity of commercial uses, preferably retail, at grade.

### **Development Permit Area**

The *Official Community Plan*, 2012 (OCP) identifies this property in Development Permit Area 2 (HC): Core Business. The key objectives of this designation are to revitalize the central business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings; conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of the area; and enhance the area through quality architecture, landscape and urban design while responding to its historic context.

Design guidelines that apply to Development Permit Area 2 (HC) are the *Downtown Core Area Plan*, 2012 (DCAP), *Yates Street 700 Block Guidelines for Buildings, Canopies, Awnings and Signs* (1984), *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981), and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

### **Downtown Core Area Plan**

The DCAP identifies this site within the Central Business District (CBD), which encourages higher density up to 72m in height (19-24 storeys) that helps to attract and retain a range of supporting commercial uses and complementary uses, such as multi-residential development. The DCAP also encourages higher density along Yates Street, and the CBD (Central Business District) policy supports new development that ensures sensitive integration with existing heritage properties along the 700 block of Yates Street. Although the zone allows a maximum of 43m, the proposal is for a sensitive rooftop addition that integrates with existing heritage properties with limited visibility from the street.



The proposed development is consistent with the goals and objectives of the *DCAP* in relation to heritage conservation which states:

- 7.3 Conserve heritage values of the Downtown Core Area and its character-defining elements such as individual buildings, collections of buildings, streetscapes, structures and features.
- 7.7 Continue to support the conversion of the upper storeys of heritage-designated property from non-residential uses to residential uses in strategic locations within the Downtown Core Area that serve to support the policies of this Plan.
- 7.18 Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the *Downtown Core Area Plan*.

### **Yates Street 700 Block Guidelines for Buildings, Canopies, Awnings and Signs**

The proposal is consistent with the *Yates Street 700 Block Guidelines for Buildings, Canopies, Awnings and Signs* which encourage infill that will complement rather than contrast with the block's heritage buildings. Aspects of particular importance are exterior materials, massing, roofline, detailing, fenestration and rhythm.

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

The Hall Block is a small, two-storey brick commercial building located on the south side of Yates Street. It is articulated by two decorative cornice panels, and an arched central upper storey. The building is heritage-designated, and is valued for being one of the earliest surviving buildings along the 700 Yates block. It is a good example of the type of modest commercial building erected in the late nineteenth century as the city grew steadily eastward, away from the waterfront.

Designed by in the late Victorian style by architect John Teague for local developer Dr. Frank Walter Hall, the building is important to Victoria's commercial downtown because it exemplifies the heritage character of the City before the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

A Statement of Significance for the Hall Block is included with this report as part of the Heritage Conservation Plan prepared by Don Luxton & Associates, and details the heritage value and character-defining elements that are protected under the associated heritage designation bylaw for 727 Yates Street.

The proposed development will see the existing facade of the Hall Block preserved, rehabilitated and restored to conserve and enhance the heritage value, special character, features and characteristics the Hall Block contributes to the scale and rhythm of the street and to the context of the historic area.

The following are the sections of the *Standards and Guidelines for the Conservation of Historic Places in Canada* that are relevant to this Application:

#### General Standards for Preservation, Rehabilitation and Restoration

- a. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
- b. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.

- c. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
- d. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.
- e. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exist, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- f. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound version of the same elements.
- g. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **Regulatory Considerations**

### Side Yard Setback Reduction

The CA-4 Zone requires a 4.5m side yard setback on the east side. The building at 727 Yates Street was built to the front and side property lines, with a paved pathway along the side elevation to the east. The variance is supportable based on the physical constraints of the existing condition of the property.

### Parking Reduction

The CA-4 Zone requires eight vehicular parking stalls, which also includes one visitor parking stall. However, meeting this zone standard would require alterations to the heritage-designated building that would negatively impact the character-defining elements and overall integrity of the building. The variance is supportable based on the need to preserve the heritage value of the building and to ensure the overall character of the building is maintained.

## **Heritage Advisory Panel**

The Heritage Advisory Panel reviewed the Application at the meeting of June 12, 2018 (minutes attached). A motion to recommend to Council that the Application be “approved as presented” was carried.

## **Resource Impacts**

The applicant intends to apply to the City’s Building Incentive Program and the Heritage Tax Incentive Program administered by the Victoria Civic Heritage Trust.



## CONCLUSIONS

Whereas the proposed alterations do not have a negative impact on the historic features or the character of the Heritage-Designated building and have minimal visibility from street level, and whereas the existing building has physical constraints regarding the east setback and parking, it is recommended that Council consider approving Heritage Alteration Permit Application No. 00008 for the property at 727 Yates Street.

## ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00008 for the property located at 727 Yates Street.

Respectfully submitted,

  
Merinda Conley  
Senior Heritage Planner  
Development Services Division

  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

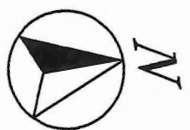
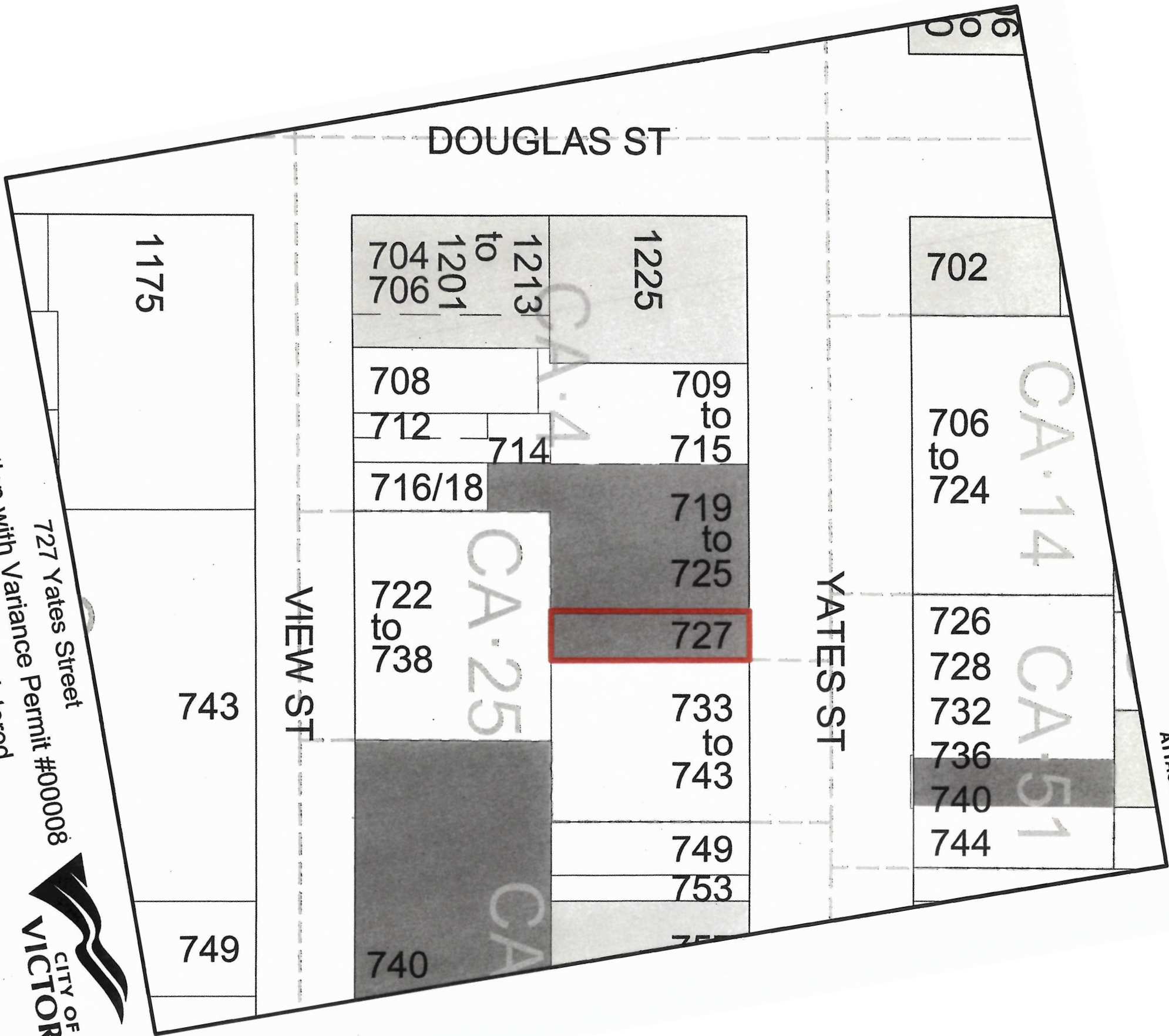
Report accepted and recommended by the City Manager:

Date:

  
July 6, 2018

### List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 24, 2018
- Attachment D: Applicant's letter dated May 24, 2018
- Attachment E: Conservation Plan dated August 2017
- Attachment F: Draft Heritage Advisory Panel Meeting Minutes from June 12, 2018.



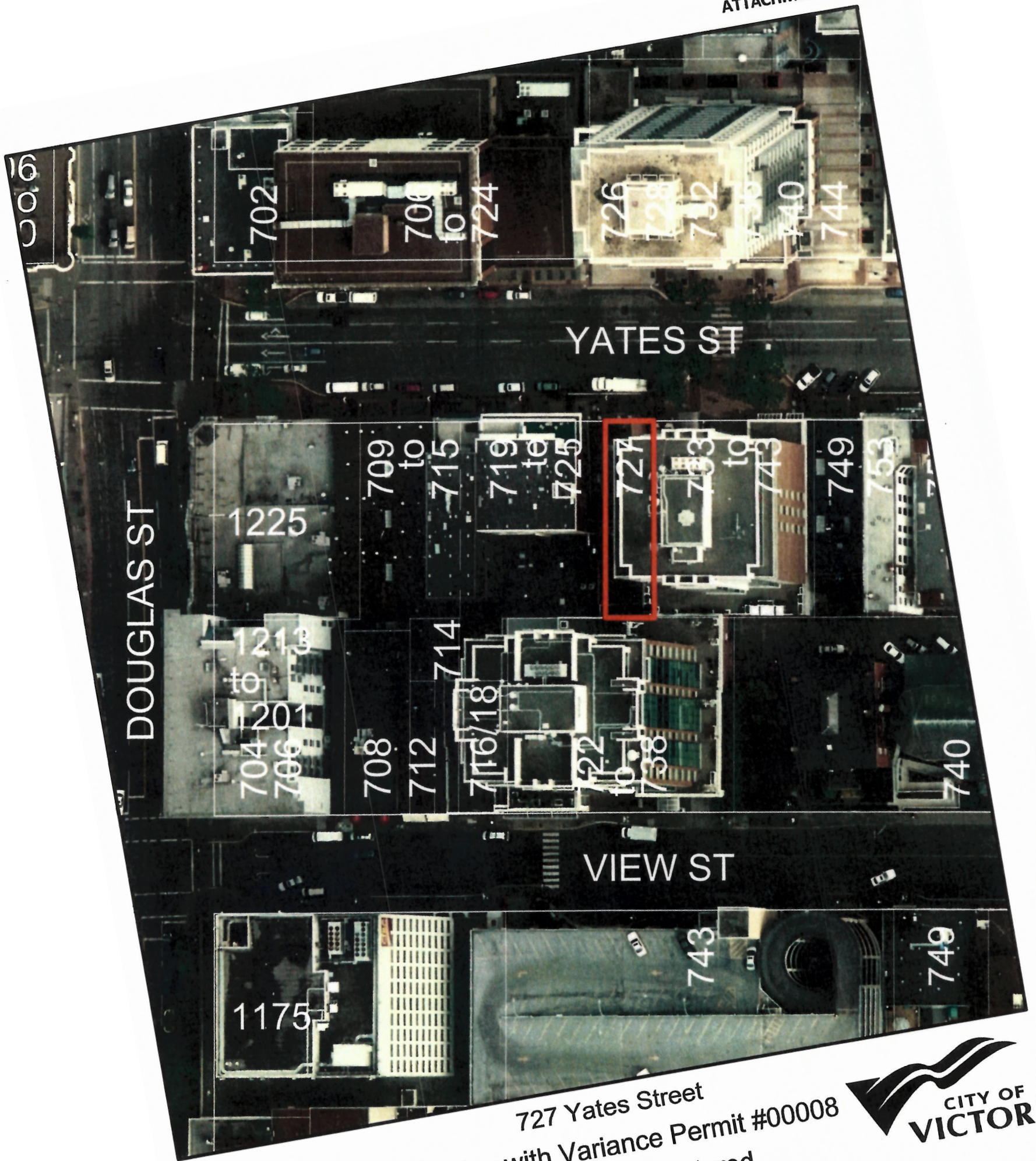
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Heritage Alteration with Variance Permit #00008  
Designated Registered



CITY OF VICTORIA





727 Yates Street  
Heritage Alteration with Variance Permit #00008

Designated

Registered





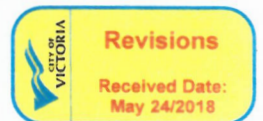


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architecture inc.

## DRAWING LIST

A0.0	COVER
A0.1	PROJECT STATEMENT, CONTEXT & MATERIALS
A0.5	SITE PLAN & SITE SURVEY
A1.0	PROPOSED & EXISTING BASEMENT FLOOR PLAN
A1.1	PROPOSED & EXISTING GROUND FLOOR PLAN
A1.2	PROPOSED & EXISTING SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	FIFTH FLOOR PLAN
A2.0	BUILDING SECTION
A3.0	NORTH ELEVATION (PROPOSED & EXISTING)
A3.1	PROPOSED EAST ELEVATION
A3.2	PROPOSED SOUTH & WEST ELEVATIONS



**PROPOSED RENOVATION | 727 YATES STREET, VICTORIA, B.C.**

**ISSUED IN RESPONSE TO TRG COMMENTS**

## CONSULTANTS:

Architectural  
**STUDIO ONE ARCHITECTURE INC.**  
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Thomas Wolf  
P: 604.731.3966  
F: 604.731.1121

Mentor  
**DONALD LUXTON & ASSOCIATES INC.**  
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Vancouver, BC V6C 1V5  
Donald Luxton  
P: 604.688.1216

MAY 08, 2018

Received  
City of Victoria

MAY 24 2018

Planning & Development Department  
Development Services Division

# DESIGN RATIONALE

## SITE & EXISTING BUILDING

The site is located mid-block along the south side of Yates Street between Douglas & Blanchard Streets. The site falls under the CA-4 Zone (Central Area Commercial Office District) of the Victoria Zoning By-law as well as the Core Business Area of the Official Community Plan. This site faces a mostly built 15-story, multi-family residential development across the street to the north and a 10-story office building to the south that is recessed on a 1-storey podium. Along the site to the east is a 7-story office building. To the west is a designated heritage Church & Hall building that has had recent seismic upgrades and addition completed over 5 years ago. The existing building on the corner of Hall & Yates was constructed in 1987 of masonry construction. The building underwent a renovation in the mid 1990s and the first facade was altered with the addition of a wing and this to mirror the original facade. Along the Midway, the ground floor has served as a bank and retail mall. Currently, the building is vacant.

## THE PROPOSAL

The proposal is for an addition to the building by converting the existing commercial building to a mixed-use building which will help integrate the area and provide residential apartments in the downtown core. The proposed development will have retail use on the ground floor and will look to create unique rental residential units above. The feasibility of this project relies on the strategy of allowing the vertical circulation of the adjacent building at 721 Yates. The proposal looks to tie into this by creating access through the existing party walls adjacent to the elevator on the east side of the Church & Hall building.

The building is designated Heritage. In order to offset the results of structural seismic upgrades and rehabilitation of the 1987 heritage facade, the proposal looks to add two and a half storeys of residential above the existing building structure. The additional storeys will be set back and recessed from the front heritage facade to maintain the existing street wall facade. This will keep the heritage facade as the prominent street wall facade with the addition being subordinate to the original building. This addition will visually differ from the existing facade but will use similar materials as the additional storeys on the Church & Hall building. This will accentuate the original and give a more vibrant character to the street.

Business & Yates will be provided to the upper floor apartments to give residents access to outdoor space & enhance livability.

The ground floor storefront will be restored back to resemble the original window storefront, along with some cornice details.

The development will bring life and animate the street with retail on the ground floor and rental residential on the upper floors. The rental residential component to the downtown core will benefit businesses and street life. The new residential provides a response to the changing urban fabric to live-work-play within the community.

Existing building does not have any parking and the proposal will not be providing any parking. A relocation is required due to existing conditions.



BIRDS EYE STREET VIEW  
N/S

PROPOSED HERITAGE RENOVATION



CONTEXT PLAN  
N/S

## PROJECT INFORMATION TABLE

	727 YATES (SCOPE OF PROPOSAL)	721 YATES (EXISTING)	TOTAL (AFTER CONSOLIDATION)
CORR. ADDRESS	727 YATES STREET	719-725 YATES STREET	
LEGAL ADDRESS	THE WESTERLY 50 FEET OF LOT 15 VICTORIA, CITY	LOT 4 OF LOTS 4, 16, 17 VICTORIA, JERRARD	CONSOLIDATION #1 PROGRESS
ZONING	CA-4	CA-4	CA-4
SITE CONVENTIONS			120 x 120 (irregular shape)
SITE AREA	334.5 m <sup>2</sup> (3 600 ft <sup>2</sup> )	1117 m <sup>2</sup> (12 023 ft <sup>2</sup> )	1451.5 m <sup>2</sup> (15 624 ft <sup>2</sup> )
EXISTING BUILDING AREA (FSA)	371.3 m <sup>2</sup> (3 997 ft <sup>2</sup> )	3 260.4 m <sup>2</sup> (35 095 ft <sup>2</sup> )	
EXISTING FLOOR-SPACE RATIO	1.11	2.92	
PROPOSED BUILDING AREA (FSA)	956.5 m <sup>2</sup> (10 285 ft <sup>2</sup> )	3 260.4 m <sup>2</sup> (35 095 ft <sup>2</sup> )	4215.9 m <sup>2</sup> (45 380 ft <sup>2</sup> )
PROPOSED FLOOR-SPACE RATIO	2.86	2.92	2.90
SITE COVERAGE	85%	73%	
OPEN SITE SPACE	15%	27%	
NUMBER OF STOREYS	5 (2 EXISTING - 3 ADDITIONAL)		
PARKING STALLS ON SITE	0		
BICYCLE OFF-STREET PARKING	12		
BUILDING SETBACKS			
FRONT YARD	0m		
REAR YARD	1.9 m		
WEST SIDE YARD	0m		
EAST SIDE YARD	0.85 m		

## CODE REFERENCE

BC BUILDING CODE 2012

## ZONING REQ'T & PROPOSED

	REQUIRED (CA-4 ZONE)	PROPOSED
SITE AREA	1451.5 m <sup>2</sup> (15 624 ft <sup>2</sup> )	
FLOOR SPACE RATIO	3.00	2.86
HEIGHT	43.00m	17.53m (57' 5")
STREET WALL HEIGHT	10.0m	10.74m (EXISTING HERITAGE FACADE)
PARKING STALLS	1	0
BICYCLE OFF-STREET PARKING	12	12 (in basement of existing 725 Yates)
PARKING CALCULATION	1 (11 res units x 0.7 = 7.7)	
BICYCLE RENTY CALCULATION	12 (RES: 11 + TRANSIT: 1 = 200 m <sup>2</sup> / 200 m <sup>2</sup> )	

LEVEL	EXISTING			PROPOSED CONSOLIDATION		
	727 Yates	721 Yates	TOTAL	COMMERCIAL	RESIDENTIAL	TOTAL
BASEMENT	0 SF	7 955 SF	7 955 SF	2 677 SF	5 078 SF	7 955 SF
GROUND FLOOR	2747 SF	9 307 SF	12 106 SF	12 106 SF	0 SF	12 106 SF
2nd FLOOR	1250 SF	6 815 SF	8 065 SF	0 SF	9 508 SF	9 508 SF
3rd FLOOR	0 SF	6 922 SF	6 922 SF	0 SF	9 448 SF	9 448 SF
4th FLOOR	0 SF	6 452 SF	6 452 SF	0 SF	9 283 SF	9 283 SF
5th FLOOR	0 SF	5 597 SF	5 597 SF	0 SF	6 085 SF	6 085 SF
TOTALS	3 997 SF	43 650 SF	47 047 SF	14 993 SF	34 402 SF	53 395 SF
TOTAL FSA AREA	3 997 SF	35 095 SF	39 092 SF	12 106 SF	33 324 SF	45 330 SF
FSA	1.11	2.92	-	0.77	2.13	2.50

## UNIT MIX

TOTAL NEW UNITS (727 Yates)	11	(1 BEDROOM)	521 - 872 SF
EXISTING UNITS (721 Yates)	40	(STUDIO 194, 1BR - 250)	415 - 550 SF



EXISTING YATES STREET STREETScape  
N/S

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Tel: 604 - 731 - 3555  
Fax: 604 - 731 - 1121  
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studioone  
architecture inc.

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no.	date	description
1	10/15/18	ISSUED FOR PERMIT
2	10/22/18	ISSUED FOR PERMIT
3	11/15/18	ISSUED FOR PERMIT
4	11/15/18	ISSUED FOR PERMIT

Project Name:  
727 YATES STREET  
VICTORIA, BC

Drawing Title:  
PROJECT STATISTICS  
CONTEXT & RATIONALE

Project no.	1001
Drawn by	ES
Checked by	AK
Date	MAY 03, 2018
Scale	AS NOTED

Drawing no.:

A0.1



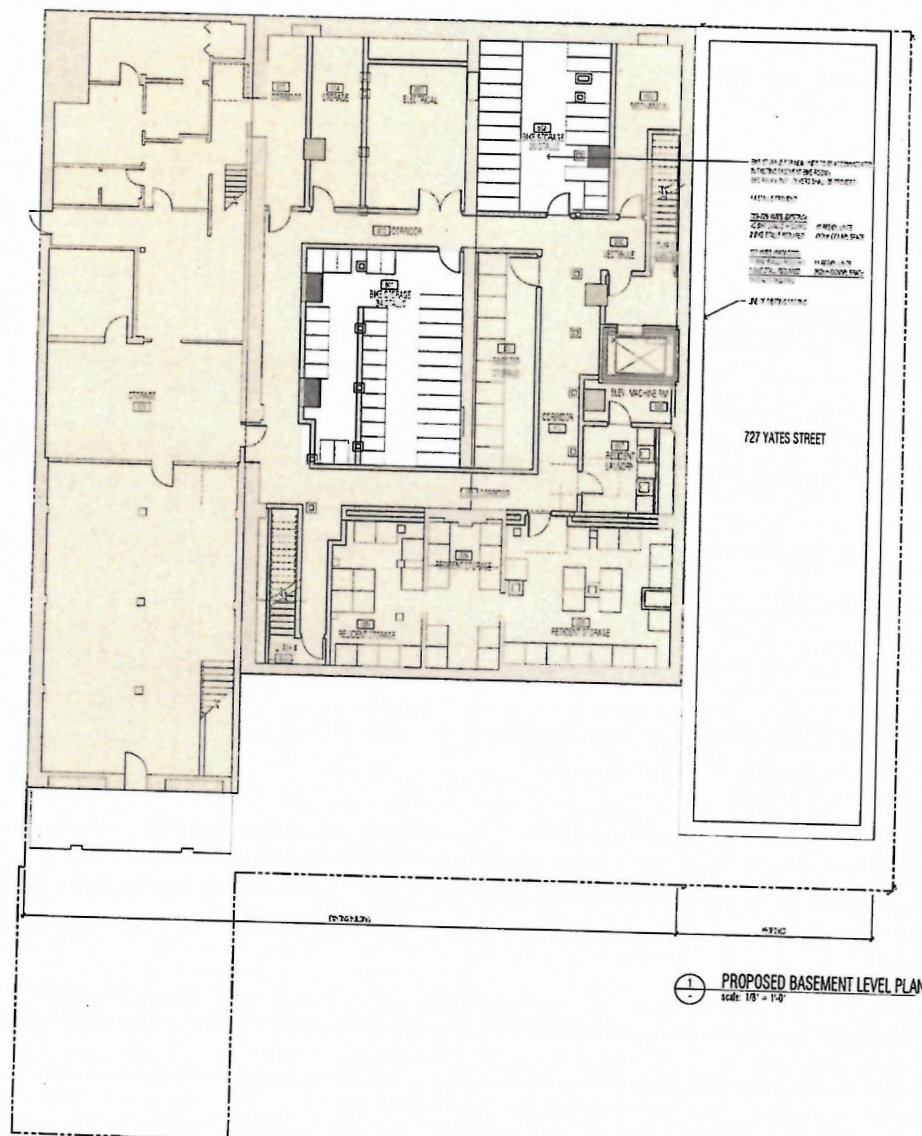
1 PROPOSED SITE PLAN  
scale 1:100



Received  
City of Victoria

MAY 24 2018

Planning & Development Department  
Development Services Division



PROPOSED BASEMENT LEVEL PLAN  
scale: 1/8" = 1'-0"

240 - 588 West 8th Ave  
Vancouver, B.C. V5Y 3J2  
Tel: 604 - 731 - 3965  
Fax: 604 - 731 - 1121  
studioonearchitecture.ca  
Tomas: 604-731-1121

studioone  
architecture inc.

10/10/18 SEE DISCREPANCY TO THE PROJECT  
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Project title:  
727 YATES STREET  
VICTORIA, BC

Drawing title:  
PROPOSED & EXISTING  
BASEMENT FLOOR PLAN

Project no.:  
Drawn by: EA  
Checked by: JB  
Date: MAY 24 2018  
Scale: AS NOTED

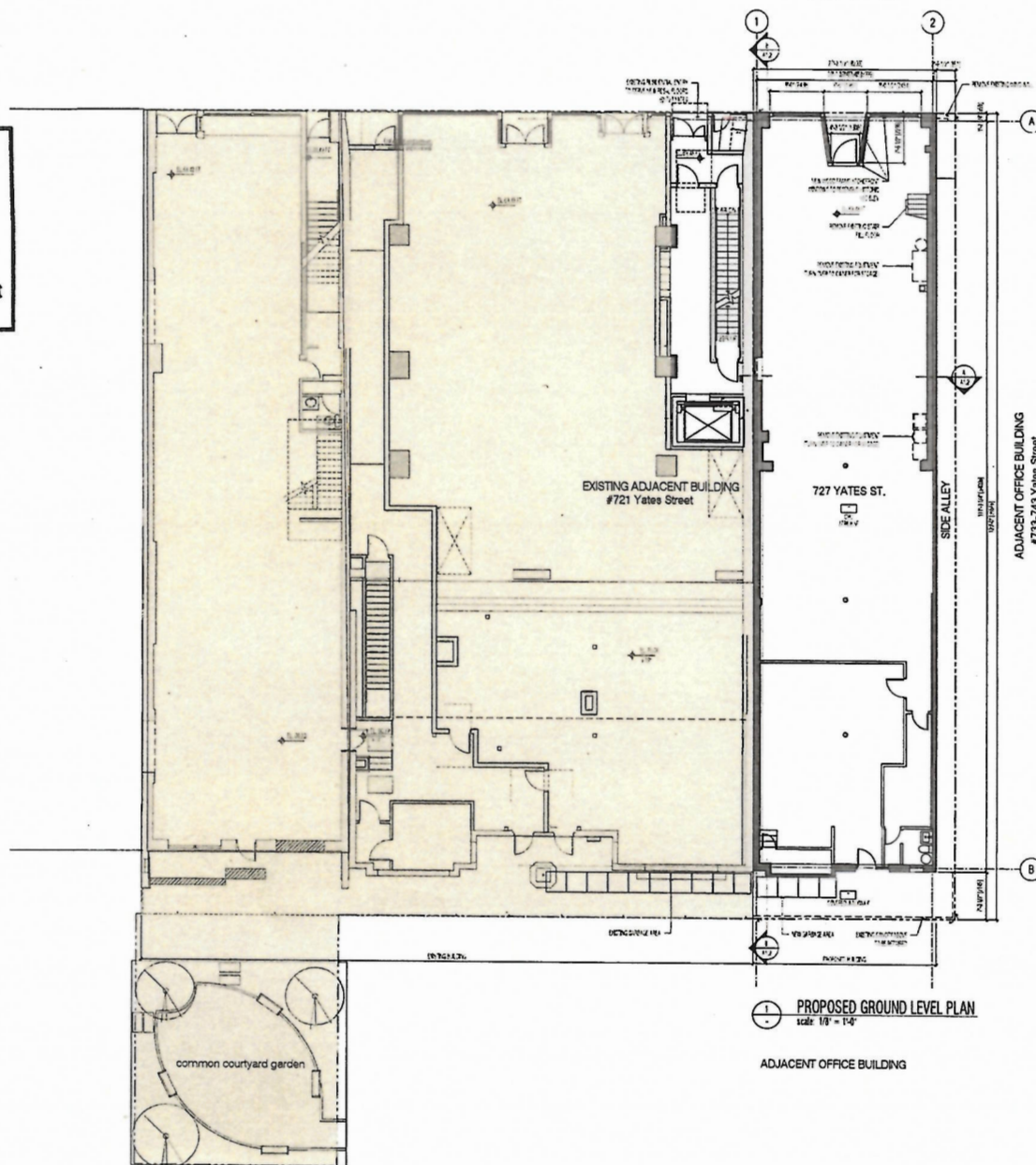


Drawing no.:  
A1.0

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City of Victoria

MAY 24 2018

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Development Services Division



1 PROPOSED GROUND LEVEL PLAN  
scale: 1/8" = 1'-0"

ADJACENT OFFICE BUILDING

240-288 West 8th Ave  
Vancouver, B.C. V5Y 3J2  
Tel: 604-731-3566  
Fax: 604-731-1121  
studioone@studiooneinc.ca  
Toronto: 416-464-4800

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2 MAY 2018 E.S. IN RESPONSE TO THE APPROVAL  
3 MAY 2018 E.S. FOR PERMITS  
4 JUL 2018 E.S. FOR PERMITS  
no. date description  
REVISIONS

Project Title:  
727 YATES STREET  
VICTORIA, BC

Drawing Title:  
PROPOSED & EXISTING  
GROUND FLOOR PLAN

Project no.: 1000  
Drawn by: EA  
Checked by: JLB  
Date: MAY 22, 2018  
Scale: AS NOTED

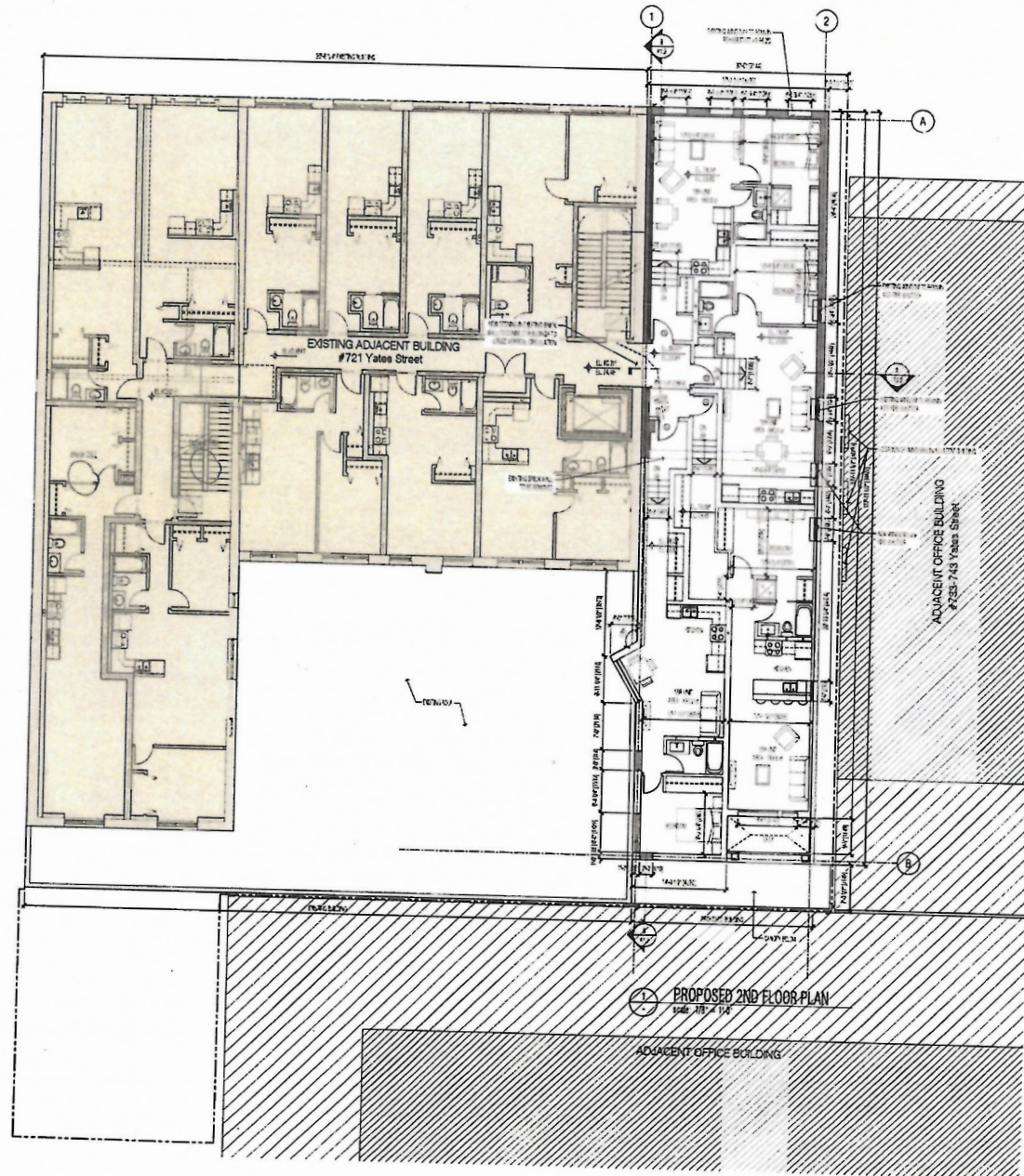
Drawing no.:  
A1.1



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City of Victoria

**MAY 24 2018**

Planning & Development Department  
Development Services Division



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Vancouver B.C. V5Y 3K2  
Tel: 604-731-3886  
Fax: 604-731-1121  
studio@studioone.ca  
Tomas Wolf Architect ABC

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1. 10/12/17 SEE A REVISION TO THE DRAWING  
2. 02/20/17 CORRECTION  
3. 01/24/17 CORRECTION  
4. 01/24/17 CORRECTION  
no. date description  
revisions

project title:  
727 YATES STREET  
VICTORIA, BC

drawing title:  
PROPOSED & EXISTING  
2ND FLOOR PLAN

project no.: 1000  
drawn by: EN  
checked by: JH  
date: MAY 23, 2018  
scale: AS NOTED

drawing no.:

**A1.2**



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City of Victoria

MAY 24 2018

Planning & Development Department  
Development Services Division



1 PROPOSED 3RD FLOOR PLAN  
scale 1/8" = 1'-0"

240 - 388 West 8th Ave  
Vancouver, B.C. V6H 3G2  
Tel: 604 - 731 - 3256  
Fax: 604 - 731 - 1121  
studioonearchitecture.ca  
Tomas Hoff Architect ABC

studioone  
architecture inc.

Design Review: This drawing is subject to the Design Review process. It is not to be used for construction without the approval of the City of Victoria.



1. INFORMATION BY REFERENCE TO THE PROJECT  
2. THE CITY OF VICTORIA  
3. JAN 25/18 DESIGN FOR CONSTRUCTION  
NO: date description  
REVISIONS

Project No:  
727 YATES STREET  
VICTORIA, BC

Drawing Title:  
PROPOSED  
3RD FLOOR PLAN

Architect No.: 10118  
Drawn by: EA  
Checked by: JH  
Date: MAY 01, 2018  
Scale: AS NOTED

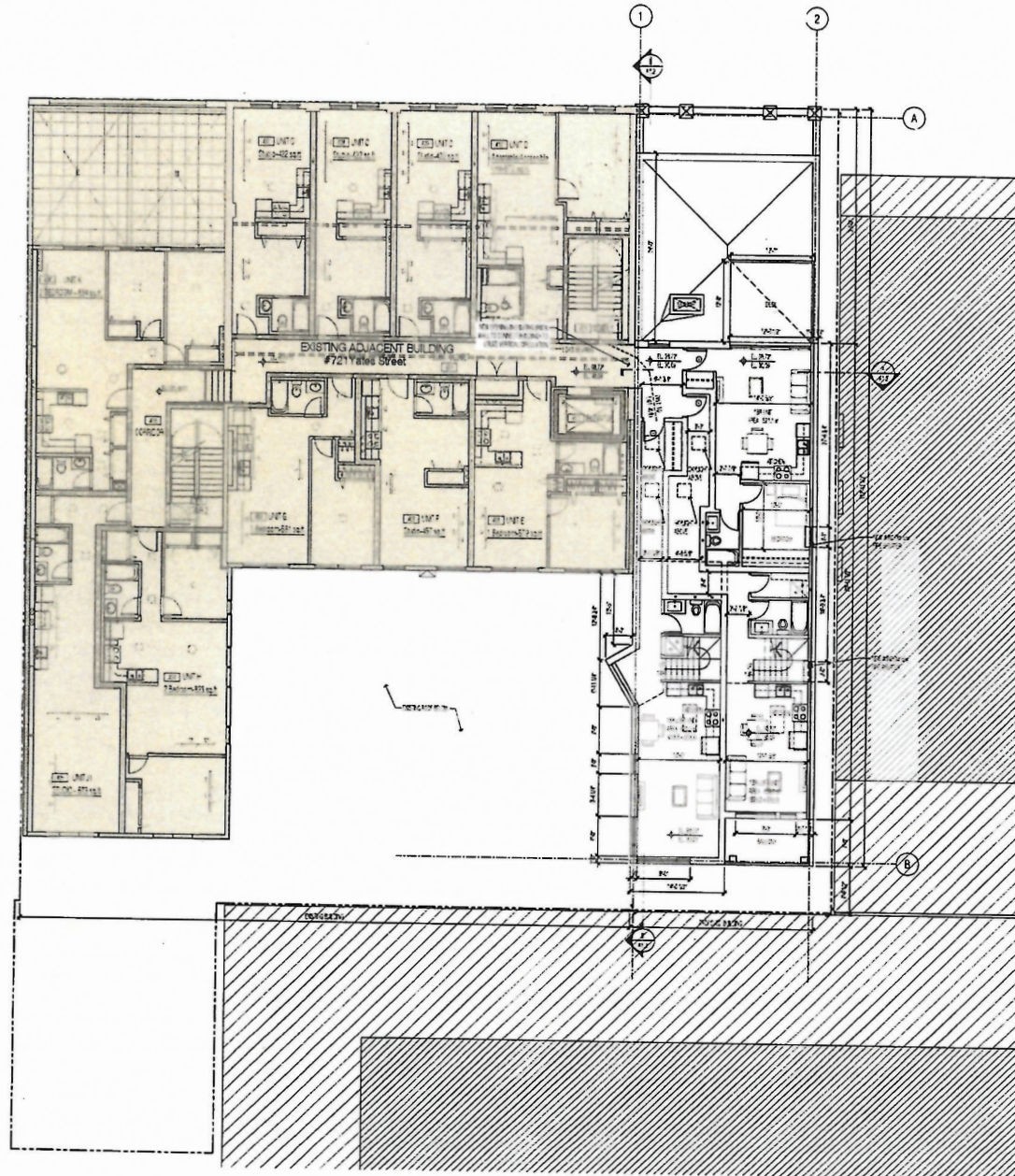
Drawing No.:  
A1.3



Received  
City of Victoria

MAY 24 2018

Planning & Development Department  
Development Services Division



PROPOSED 4TH FLOOR PLAN  
scale 1/8" = 1'-0"

240-288 West 8th Ave  
Vancouver B.C. V5Y 2X2  
Tel: 604-731-3366  
Fax: 604-731-1121  
info@studiooneinc.com  
Tommy Hoff Architect AEC

studioone  
architecture inc.

Design Review: The design of this project is in compliance with the City of Victoria's Design Review Guidelines.

1. 10/10/13 DESIGN RESPONSE TO THE CITY  
2. 02/12/17 DESIGN RESPONSE  
3. 01/10/17 DESIGN RESPONSE  
no. date description

project title  
721 YATES STREET  
VICTORIA, BC

drawing title  
PROPOSED  
4TH FLOOR PLAN

project no.: 1204  
drawn by: EN  
checked by: JN  
date: 10/10/13  
scale: AS NOTED



drawing no.

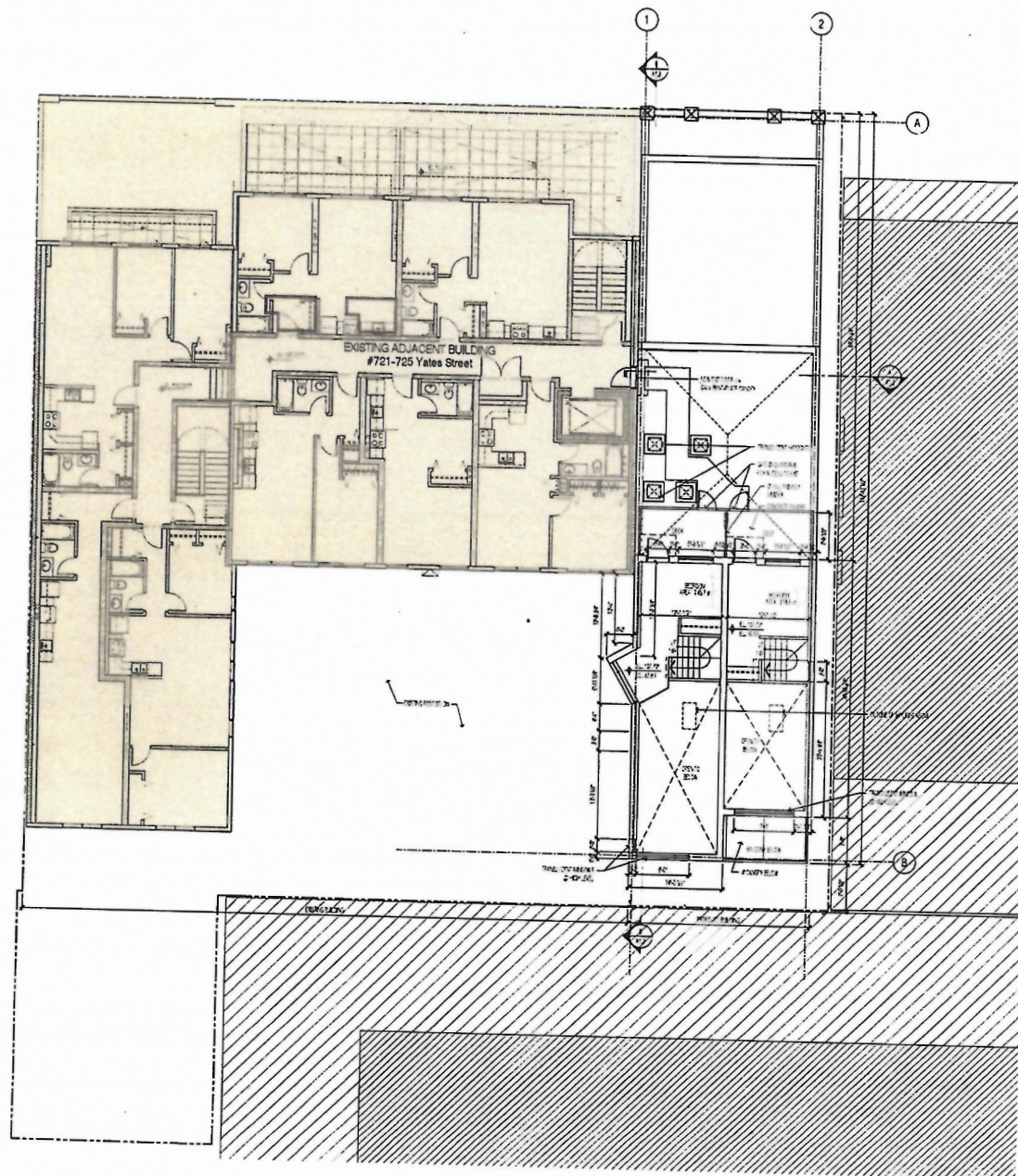
A1.4



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City of Victoria

MAY 24 2018

Planning & Development Department  
Development Services Division



240-288 West 8th Ave  
Vancouver, B.C. V5Y 3Q2  
Tel: 604-731-1998  
Fax: 604-731-1121  
studioonearchitecture.ca  
Tanya Kish Architects Ltd.

studioone  
architecture inc.

Design Services: The design of buildings and related infrastructure, including architectural, engineering, and construction management services.

1. MAY 2018 ISSUED FOR PERMIT  
2. DEC 2017 ISSUED FOR PERMIT  
3. JUL 2017 ISSUED FOR PERMIT  
no. date description  
revisions

project title:  
727 YATES STREET  
VICTORIA, BC

drawing title:  
PROPOSED  
5TH FLOOR PLAN

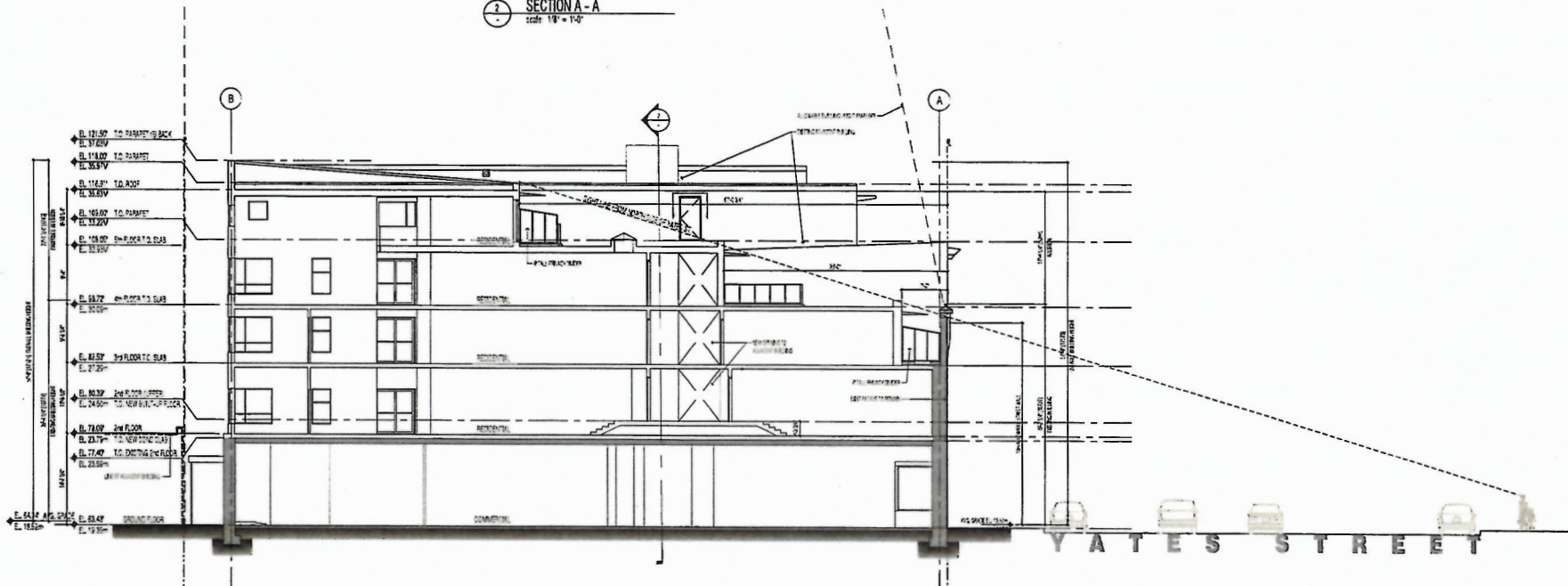
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drawn by: JES  
checked by: JES  
date: MAY 03 2018  
scale: AS NOTED

drawing no.:  
A1.5

MAY 24 2018

[illegible]

SECTION A - A  
scale: 1/8" = 1'-0"



SECTION B - B  
scale: 1/8" = 1'-0"

studio **one**  
architecture inc.

2	04/08/18	ISSUE RESPONSE TO COMMENTS
3	06/22/18	CODE FOR APP.
4	01/26/17	CODE FOR 1ST HOUSE
no.	date	description
revisions		

drawing title  
**BUILDING SECTIONS**

project no.:	15016
drawn by	ER
checked by	JH
date	MAY 03, 2018
scale	AS NOTED

drawing no.:

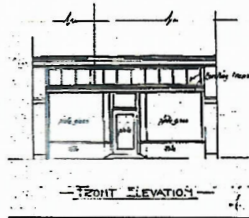
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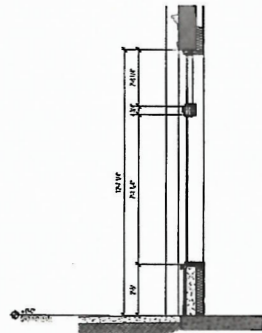
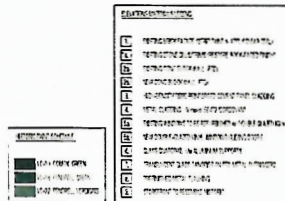
Received  
City of Victoria

MAY 24 2018

Planning & Development Department  
Development Services Division



1 HISTORIC FACADE REFERENCE  
scale: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
scale: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION  
scale: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
scale: 1/8" = 1'-0"

240 - 244 West 8th Ave  
Victoria BC V8V 5Y2  
Tel: 604-731-3566  
Fax: 604-731-1121  
studioone architecture inc.  
Tina W. & David W. Architects

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architecture inc.

2. 727 YATES STREET  
VICTORIA, BC

727 YATES STREET  
VICTORIA, BC

NORTH ELEVATION  
PROPOSED & EXISTING

project no.: 15018  
drawn by: DA  
checked by: JL  
date: MAY 2018  
scale: AS NOTED

drawing no.:  
A3.0

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architecture inc.



**PARAGRAPH 1: TIME**  
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 3. INTRODUCTION: THE THIRD SENTENCE  
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 MATERIAL BOARD  
scale: NTS

**Received**  
City of Victoria  
MAY 24 2018  
Planning & Development Department  
Development Services Division

C	WAY 6819	ES. IN RESPONSE TO ITS CONVEN
B	DEC 22 11	ES. FOR A.P.
A	JAN 25 17	ES. FOR DRYING UP
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project title:  
727 YATES STREET  
VICTORIA, BC

drawing title:  
**PROPOSED  
EAST ELEVATION**

project no.:	10000
drawn by:	SA
checked by:	.W
date:	MAY 03, 2011
scale:	AS NOTED

drawing no.:

### A3.1



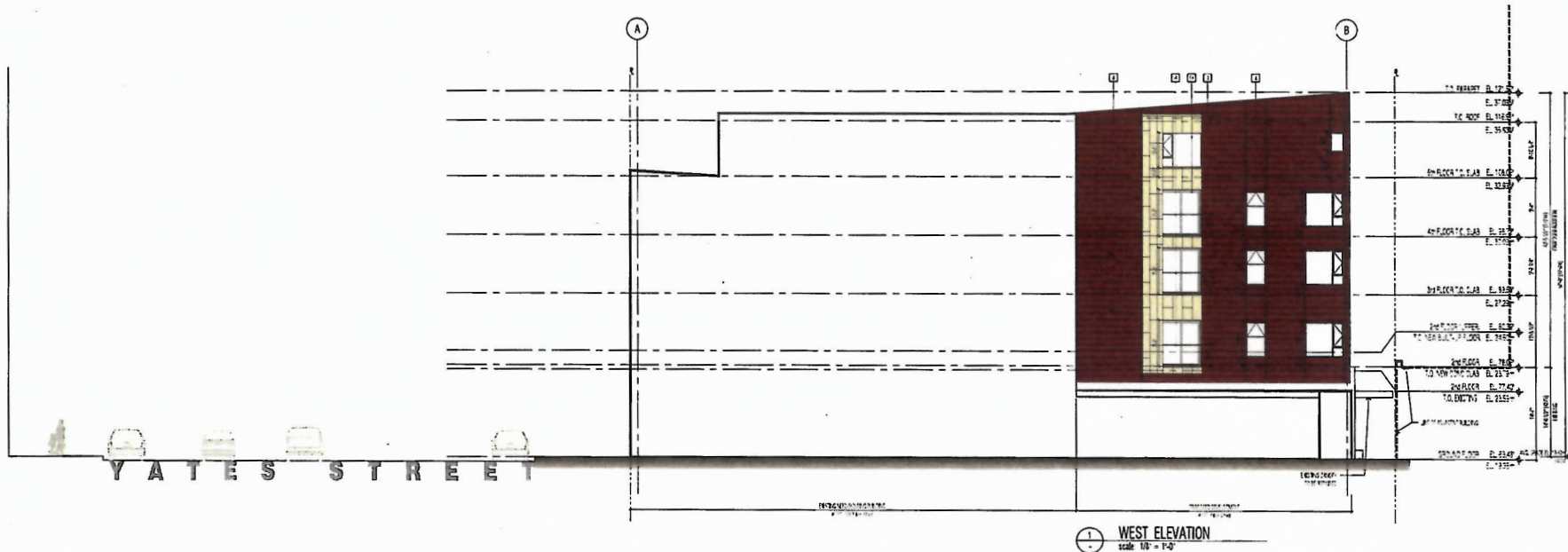
Received  
City of Victoria

MAY 24 2018

Planning & Development Department  
Development Services Division

**PROPOSED MATERIALS**

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architecture inc.

1. All drawings are the property of studioone architecture inc. and shall remain the property of studioone architecture inc. unless otherwise stated.

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PROJECT NO. 727 YATES STREET  
VICTORIA, BC

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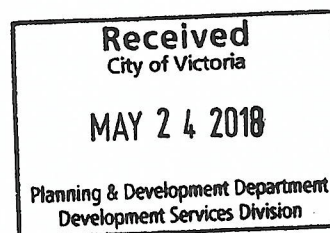


one

architecture inc

May 3, 2018

Mayor Lisa Helps and Members of Council  
City of Victoria  
1 Centennial Square  
Victoria, B.C. V8W 1P6



**Re: 727 Yates Street Application for Heritage Alteration Permit**

Dear Mayor Helps and Council,

We have applied for a Heritage Alteration Permit for The Hall Block at 727 Yates Street - a designated heritage building built in 1897. The proposal is for the adaptive reuse of the existing vacant commercial building and proposes to convert it to a mixed-use building which will help invigorate the area and provide residential apartments in the downtown core.

The proposed development will have retail use on the ground floor and will look to create unique rental residential units by adding 2 and a half stories above. Vital to the feasibility of this project is the strategy of utilizing the vertical circulation of the neighbouring building at 719-725 Yates Street (The Churchill Building). The proposal looks to achieve this by creating access through the existing party walls adjacent to the elevator in the east side of the Churchill Building.

In order to offset the costs of structural seismic upgrades and rehabilitation of the 1897 heritage façade, the proposal looks to add two and a half storeys of residential above the existing building structure. The additional storeys will be set back and recessed from the front façade to maintain the existing streetscape. This will keep the heritage façade as the prominent street wall frontage with the addition being subordinate to the original building. This addition will visually differ from the existing façade but will utilize similar materials used for the addition to the Churchill Building; this will accentuate the original and give a more vibrant character to the street.

Balconies & Patios will be provided to the upper floor apartments to give residents access to outdoor space & enhance livability.

The ground floor storefront will be reverted back to resemble the original wooden storefront, along with some cornice details adhering to the Conservation Plan prepared by Donald Luxton & Associates.

This development will bring life and animate the street with retail on the ground floor and increased number of residents on the block. The addition of rental residential component to the downtown

core will benefit businesses and street life. The new residential provides a response to the changing urban fabric to live-work-play within the community.

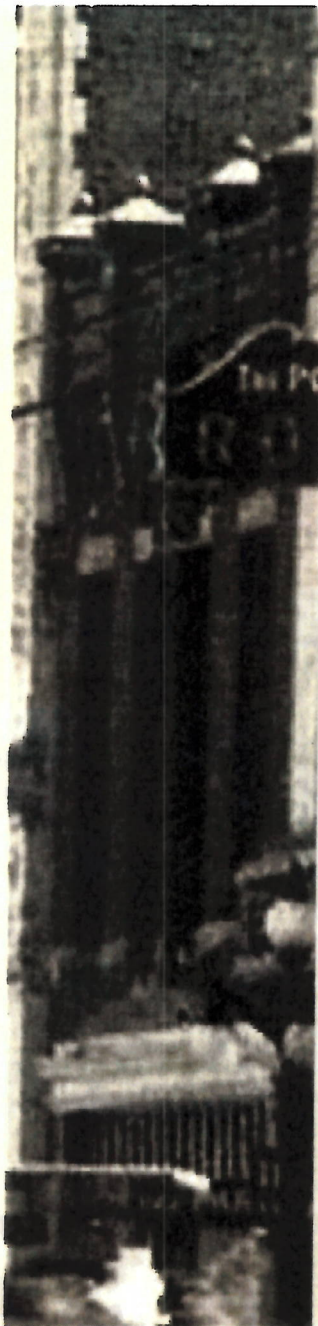
The existing building does not have any parking and the proposal will not be providing any parking. A relaxation is required due to the existing conditions. Bike parking will be accommodated in the basement of the neighbouring building with access via the common lobby.

It is the owner's intent to apply for both the City of Victoria's Tax Incentive Program and the Building Incentive Program administered by the Victoria Civic Heritage Trust (VCHT).

Best regards,  
Shoghig Tutunjian

A handwritten signature in black ink, appearing to read "Shoghig Tutunjian", written in a cursive style.

**Studio One Architecture Inc.**



# HALL BLOCK

727-729 YATES STREET, VICTORIA, BC

## CONSERVATION PLAN

AUGUST 2017

**DONALD LUXTON**  
AND ASSOCIATES INC





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*700 block Yates Street looking east from Douglas Street, 1912, John Howard Arthur Chapman (City of Victoria Archives M10005)*

# 1.0 INTRODUCTION

<b>HISTORIC NAME:</b>	Hall Block
<b>CIVIC ADDRESS:</b>	727-729 Yates Street, Victoria
<b>ORIGINAL OWNER:</b>	Dr. Frank Walter Hall
<b>CONSTRUCTION DATE:</b>	1897
<b>ORIGINAL ARCHITECT:</b>	John Teague

The Hall Block is located at 727-729 Yates Street, and is valued for being one of the earliest surviving buildings along this block. It is a designated heritage building built in 1897, designed in Late Victorian-era style by architect John Teague for Dr. Frank Walter Hall.

A proposed rehabilitation scheme is being prepared by Studio One Architect Inc. that includes: consolidating the heritage asset with adjacent historic buildings (709-725 Yates Street); rehabilitating the storefront with historically appropriate design, based on available archival photos and drawings; and constructing a two-storey infill addition above roof level, recessed from the historic front facade along Yates Street.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

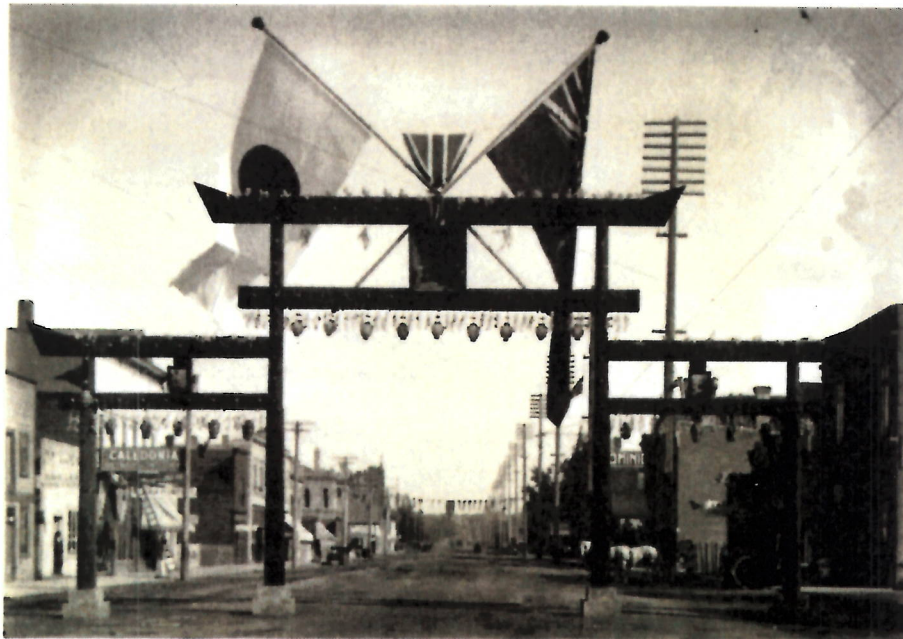




## 2.0 HISTORIC CONTEXT



Looking east on Yates Street from Douglas; Bank of Montreal Building at the lower right.  
(BC Archives B-06958)



Arch commemorating the visit of Governor General the Earl Grey to Victoria. circa 1906  
(BC Archives G-07084)





700 Block On Yates Street, Victoria. (BC Archives, E-02737)



Detail photo showing historic front facade of Hall Block along Yates Street. (BC Archives, E-02737)



## HISTORIC CONTEXT



727 Yates Street, City of Victoria Tax Assessment Photo, 1960. (City of Victoria Archives M01391)



## 3.0 STATEMENT OF SIGNIFICANCE

### **HALL BLOCK 727-729 YATES STREET**

*(Existing Statement of Significance retrieved from  
[www.historicplaces.ca](http://www.historicplaces.ca))*

#### **Description of the Historic Place**

This historic place is a small, two storey brick commercial building located on the south side of Yates Street. It is articulated by two decorative cornice panels, and an arched central upper storey window.

#### **Heritage Value of the Historic Place**

727-729 Yates Street is valued as a good example of the type of modest commercial building erected in the late nineteenth century as the city grew steadily eastward, away from the waterfront. Designed by architect John Teague and built in 1897 for local developer Dr. F. W. Hall, this small yet decorative 1897 building is one of the oldest surviving structures on this block of Yates Street. It is important to Victoria's commercial downtown because it exemplifies the heritage character of the City before the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

#### **Character-Defining Elements**

The character defining elements of 727-729 Yates Street include:

- its location on Yates Street as part of a row of historic buildings.
- its two storey stature.
- architectural elements relevant to its 1897 design by architect Teague, including its finely articulated brick and stone facade, upper storey double-hung wooden sash windows, and decorative cornice.
- its contribution to the continuity of the urban fabric of the street wall, seen in lack of front and side setbacks.
- interior elements relevant to its 1897 design.
- the integrity of the 1897 building envelope.



## 4.0 CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

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

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

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

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

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

### STANDARDS

#### Standards relating to all Conservation Projects

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





9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

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

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

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

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

## **4.2 CONSERVATION REFERENCES**

The proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of the Hall Block. The following conservation resources should be referred to:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.

<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

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

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

<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

*Preservation Brief 11: Rehabilitating Historic Storefronts.*

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>



*Preservation Brief 32: Making Historic Properties Accessible.*

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

### 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for commercial and retail uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored. An overall rehabilitation scheme has been prepared by Studio One Architecture Inc.

The major proposed interventions of the overall project are to:

- consolidate the heritage asset with adjacent historic buildings (709-725 Yates Street);
- rehabilitate the storefront with historically appropriate design based on available archival photos and drawings;
- construct two-storey infill addition above roof level, recessed from the historic front facade along Yates Street.

Due to the proposed addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

### 4.4 SUSTAINABILITY STRATEGY

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

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





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

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

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

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

*consideration of heritage value and sustainable rehabilitation measures.*

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

## 4.5 ALTERNATE COMPLIANCE

As a designated building on the Municipal Heritage Register, the Hall Block may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the British Columbia Building Code (BCBC).

### 4.5.1 BRITISH COLUMBIA BUILDING CODE

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

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

#### 4.5.2 ENERGY EFFICIENCY ACT

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

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

The façade should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façade.

#### 4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures.

Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?





## 5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Hall Block was carried out during a site visit in February 2017. All of the recommendations for the preservation, restoration, and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

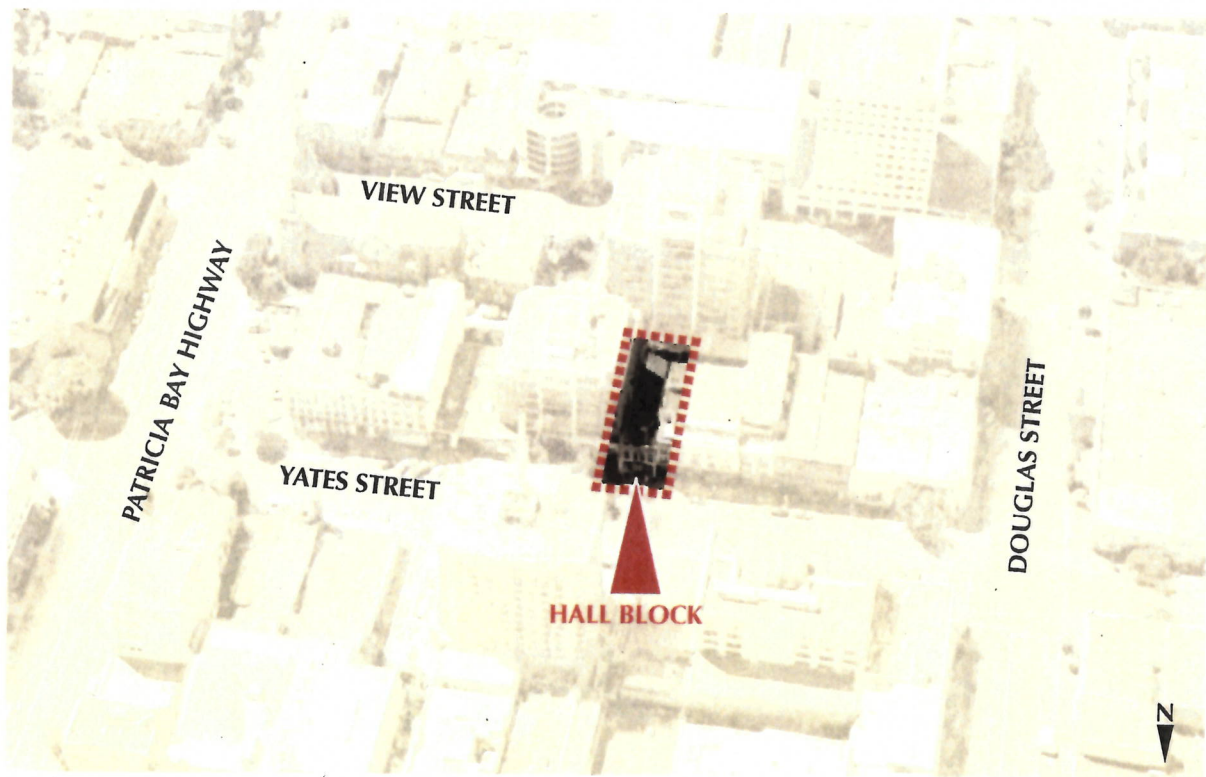
The following chapter describes the materials, physical condition and recommended conservation strategy for the Hall Block based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

### 5.1 SITE

The Hall Block, addressed at 727-729 Yates Street is one of the oldest surviving commercial structures in the block. Similar to nearby historic buildings in this commercial area, the heritage asset was built to the front and side property lines, with a paved pathway along the side elevation to the east. Its location is an important character-defining element that will remain intact as part of the proposed rehabilitation scheme.

#### **Conservation Strategy: Preservation**

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage along Yates Street.



Aerial view showing location of Hall Block at 727-729 Yates Street.

CONSERVATION RECOMMENDATIONS



*Historic Front Facade of the Hall Block along Yates Street.*







*Detail photo showing historic front facade of the Hall Block and adjacent buildings along Yates Street. Note original storefront with transom ribbon, architectural metal cornice, and window openings with sandstone sill. (BC Archives, E-02737)*

## 5.2 OVERALL FORM, SCALE & MASSING

The Hall Block is characterized by its two-storey height; rectangular plan; and historic front facade expressed symmetrically along the central bay.

A double-storey infill addition above the existing roof level is being proposed as part of the rehabilitation scheme. When viewed from the street level, the original overall form, scale, and massing of the heritage asset will remain intact because of the terraced configuration of the new addition, which includes a setback from the parapet wall along Yates Street.

### Conservation Strategy: Rehabilitation

- Preserve the overall form, scale and massing of the building.
- The historic front façade should be retained.

## 5.3 EXTERIOR MASONRY WALLS

The Hall Block features original brick masonry wall construction that is typical of the commercial buildings along Yates Street. The storefront of the historic front facade along Yates Street has been rehabilitated in the past 50 years, while the second floor level shows surviving original, exterior masonry walls in unsympathetic paint finish.

The existing storefront is characterized by later, storefront window assembly surrounded with unsympathetic parged concrete in painted finish. The masonry wall along the storefront level extends to east, with a metal gate at the return elevation that provides access to the paved pathway.

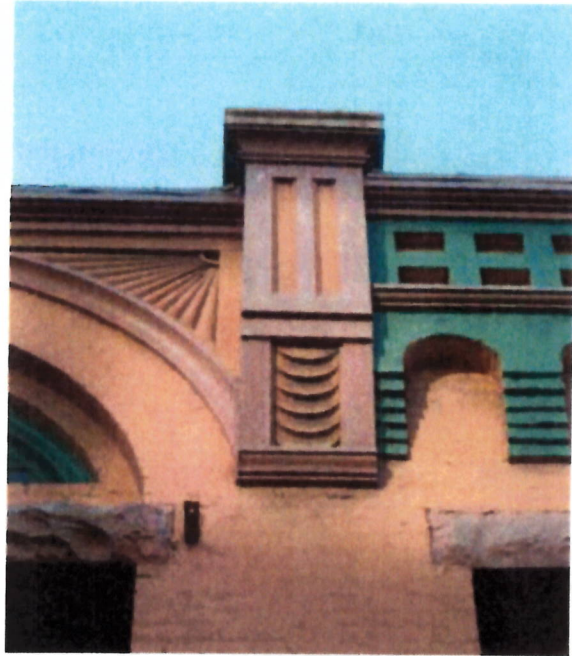
Based on archival images, the parged concrete cladding conceals the interface between the original storefront below (architectural metal cornice, and transom wood windows) and the window openings above. Further investigation is necessary to identify surviving original materials and their existing condition.



## CONSERVATION RECOMMENDATIONS



*Detail photo of storefront wall east extension, as viewed from behind along the side pathway.*



*Detail photo showing existing conditions of parapet with architectural metalwork and original masonry elements.*



*Detail photo showing existing condition of the masonry elements and architectural metalwork above storefront level of the historic front facade. Note existing parged concrete cladding at window sill to be removed.*



Above the storefront, the historic front facade features surviving, original brick masonry units, with later painted finish that is similarly applied to the east and side elevations. The window openings feature surviving sandstone lintels with rock-faced finish, with the central bay window openings characterized by an extended stone lintel and an arched window opening with brick mould. Most of the original features of the parapet wall are also extant. It features original masonry detailing, with late-Victorian decorative elements in brick and architectural metalwork.

In general, the later cladding and surviving, original masonry elements above the storefront level appear to be in good condition, with signs of minor deterioration in localized areas, as evident by spalling, mortar deterioration (or loss altogether), peeling paint, holes in various sizes from redundant fasteners, discolouration, bird deposit staining, and some biological growth.

The exterior masonry of the historic front facade of the Hall Block are important character-defining elements of the heritage asset that should be preserved, and repaired as required. As part of the proposed rehabilitation scheme, deteriorated and missing masonry features of the historic front facade will be restored based on evidences from archival materials.

#### **Conservation Strategy: Investigation & Restoration**

- Preserve all surviving, original masonry elements whenever possible, and restore elements that are too deteriorated for safe use, or missing altogether.
- Undertake complete condition survey of condition of all masonry surfaces.
- Ensure drip kerf is cut at underside of sandstone sills to improve water-shedding capabilities.
- Determine whether or not it is feasible to remove the unsympathetic parged concrete cladding, including paint, to expose the original brick. Undertake test samples for paint

removal in an inconspicuous area using only approved restoration products. If paint removal is determined to be feasible, prepare removal specification. If not, prepare to repaint.

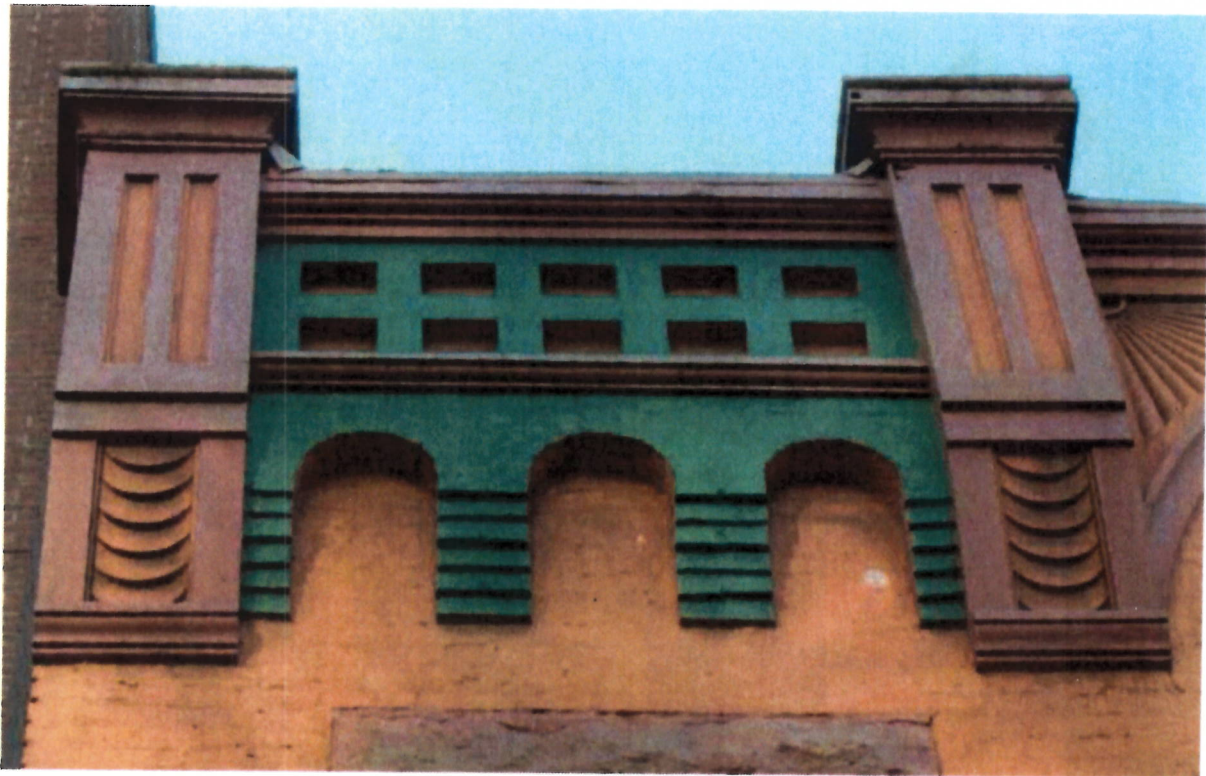
- If repainting is required, the colour of the front façade will be determined by the Heritage Consultant. When preparing the existing painted surface for repainting, be aware of the risk of existing lead paint, which is a hazardous material.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Overall cleaning of the masonry on the exterior front façade and rear elevation should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- If repointing of brickwork is required, rake out loose mortar material to a uniform depth. Take care that the arrises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.



## CONSERVATION RECOMMENDATIONS



*Archival photo showing parapet of the historic front facade with original architectural metalwork.*



*Existing condition of rehabilitated architectural metalwork that resembles original based on archival photos.*



## 5.4 ARCHITECTURAL METALWORK

The historic front façade of the Hall Block features existing projecting moulded metalwork and metal cap flashing along the parapet. Based on archival photos, it also included a projecting metal cornice above the storefront; the original profiles and location of the storefront cornice is documented in archival photos.

### 5.4.1 PARAPET METALWORK & CAP FLASHING

The top of the parapet is integrated with architectural metalwork characterized with late-Victorian era decorative elements. The surviving decorative pieces resemble the profile found in archival photos, and appear to be in good condition. The roof was inaccessible during the initial site visit, and further investigation is required to determine its condition and structural integrity. Viewed from street level, they appear to be in good condition, with evidence of some biological growth, and bird deposit staining.

The architectural metalwork along the parapet are important character-defining elements that should be preserved, and repaired as necessary.

#### Conservation Strategy: Preservation

- Evaluate the overall condition of the parapet cap flashing, if any, to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surfaces.
- Repair or replace deteriorated flashing, as required. Repairs should be physically and visually compatible.
- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

### 5.4.2 STOREFRONT CORNICE

Based on archival photos of the Hall Block, the original storefront also featured a projecting metal cornice. This character-defining element has been removed as part of later rehabilitation in the past 50 years

As part of the proposed rehabilitation scheme, the storefront metal cornice will be restored in a historically appropriate manner that resembles the original feature based on archival photos.

#### Conservation Recommendation: Restoration

- Restore the storefront cornice in its original location based on archival photos, and finish with paint according to colour scheme developed by Heritage Consultant.

## 5.5 FENESTRATION

*Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.*

### 5.5.1 STOREFRONTS

The original storefront of the Hall Block has been rehabilitated within the past 50 years, and has been replaced with the existing storefront that does not contribute to its historic character. Based on evidences from archival images, the original storefront featured a deep, recessed main entrance door, flanked by two display windows on both





## CONSERVATION RECOMMENDATIONS

sides, with a horizontal band of transom windows, and an architectural metal storefront cornice above.

The proposed rehabilitation scheme will include demolition of the existing, unsympathetic storefront with the street wall extension, and restoration of the storefront with a historically appropriate assembly.

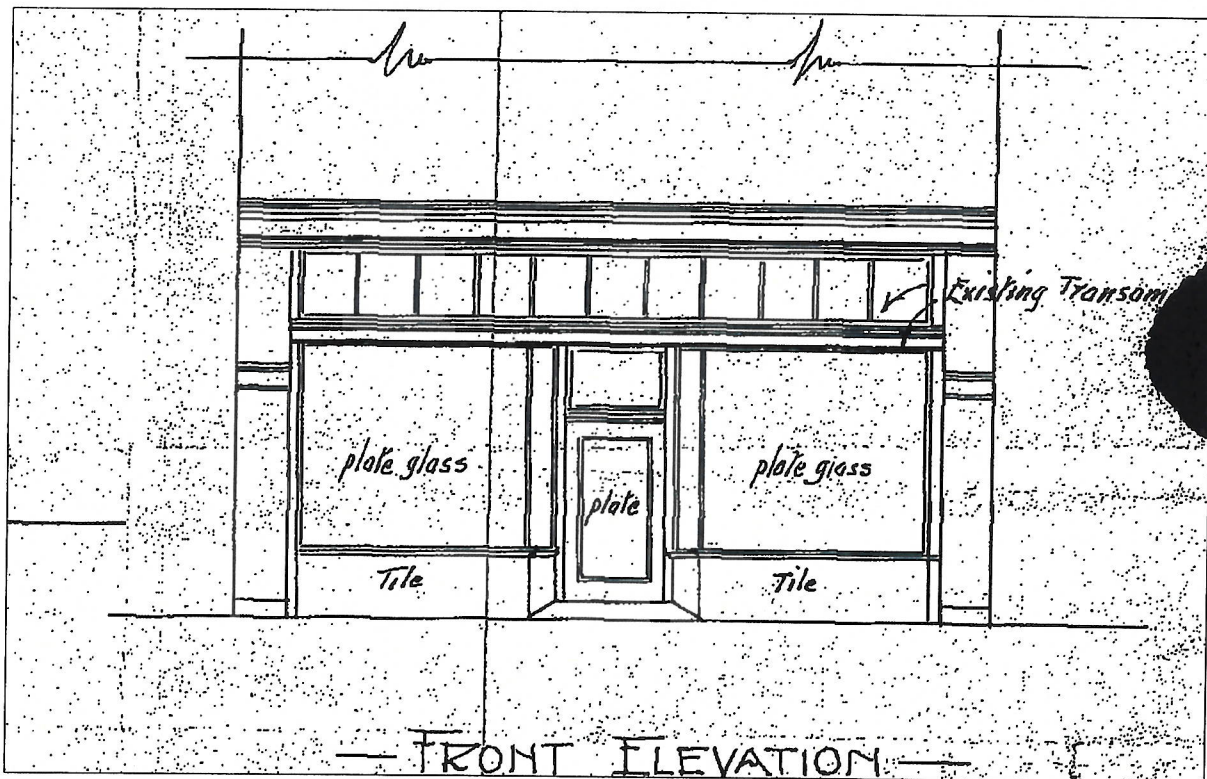
### Conservation Strategy: Rehabilitation

- If a rehabilitated wooden storefront system is to be reinstated, reference the historic design as noted in archival images and original architectural drawings. The design of the rehabilitated storefronts should resemble the original historic precedents.
- Integrate commercial signs and new lighting systems as required.
- Provide new accessible entryways for the ground floor, as required.

### 5.5.2 WINDOWS

The historic front facade of the Hall Block features four original, tall window openings above the storefront level, characterized by surviving, original double-hung wood window assemblies with fixed, transom light. Above the paired window openings at the central bay is an arched window opening that is characterized by true divided multi-light, fixed wood window assembly.

In general, the extant original windows are in good condition, with minor signs of deterioration as a result of natural weathering. All original wood windows contribute to the historic character of the Hall Block, and should be preserved, and repaired as necessary.



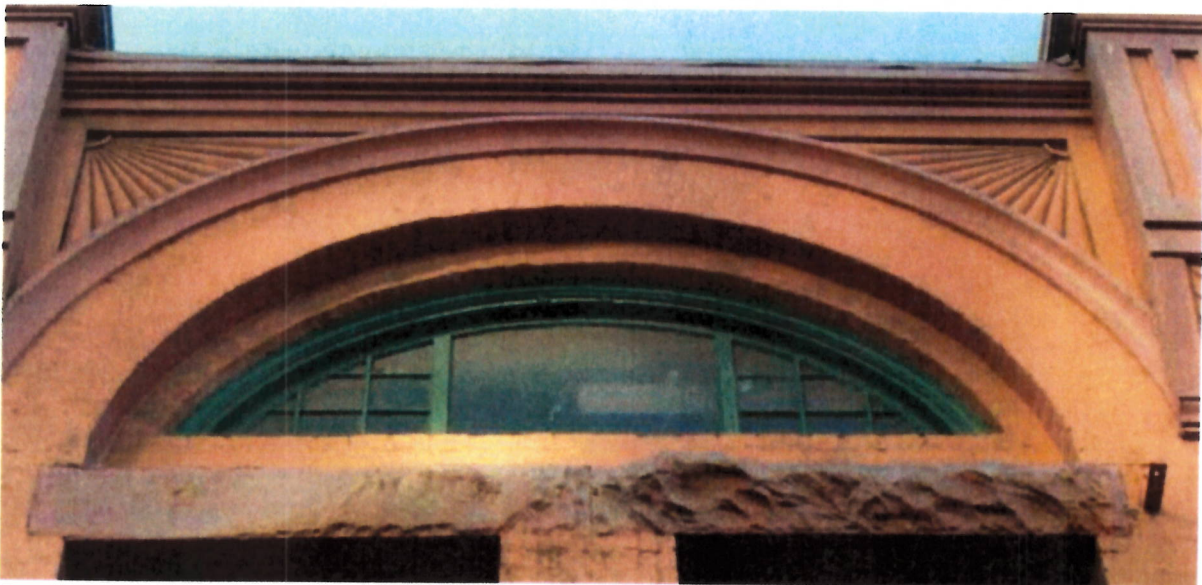
Archival drawing showing historically appropriate storefront configuration of Hall Block, with original character-defining elements along Yates Street.

## CONSERVATION RECOMMENDATIONS



### Conservation Strategy: Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair.
- Retain existing window sashes; repair as required.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening,



Top: Photo showing typical existing condition of original double-hung wood window assembly with transom light.

Bottom: Photo showing arched window opening and original multi-light wood-window assembly at central bay of the Hall Block.





## CONSERVATION RECOMMENDATIONS

to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.

- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

### 5.5.3 DOORS

No original doors were noted during the initial site visit. As part of the proposed rehabilitation scheme, all new doors should be sympathetic to the historic character of the building.

#### **Conservation Strategy: Rehabilitation**

- New doors should be visually compatible with the historic character of the building.

### 5.6 SIGNAGE

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

#### **Conservation Strategy: Rehabilitation**

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building".

- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.

### 5.7 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building facade in historically appropriate paint colours. The upper facade has not been accessible; sampling of original colours has therefore not been possible. Once access is available, tests should be undertaken to determine whether or not paint can be removed from the masonry elements (brick and sandstone).

If possible, the paint should be carefully removed, and the masonry repaired. Further detailed review of the final colour scheme will be undertaken once testing can occur. Until then, the following potential colour treatment can be considered.





#### **Conservation Strategy: Investigation**

- Determine an appropriate historic colour scheme for exterior painted finishes.





**PRELIMINARY COLOUR TABLE: HALL BLOCK, 727-729 YATES STREET**

Element		Colour	Code	Sample	Finish
Brick & Storefront Flanking Columns		Stripped to original brick, or repainted in red brick colour	-	-	-
Sandstone		Stripped to original sandstone, and painted in Keim Mineral Paint colour to match original appearance	-	-	-
Window Sash, Frames & Storefront		Comox Green*	VC-19		High Gloss
Sheet metal elements in cornice	Colour on all protruding elements and four capping elements	Pendrell Green*	VC-18		Semi-Gloss
	Colour on all insets, sunbursts and receding panel elements	Pendrell Verdigris*	VC-22		Semi-Gloss
	Storefront Cornice	Comox Green*	VC-19		Semi-Gloss

\*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*



## 6.0 MAINTENANCE PLAN

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

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

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

### 6.1 MAINTENANCE GUIDELINES

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

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

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

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

### 6.2 PERMITTING

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

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

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



cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

#### 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

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

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

#### 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

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

#### 6.6 INFORMATION FILE

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





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

### 6.6.1 LOG BOOK

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

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

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

## 6.7 EXTERIOR MAINTENANCE

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

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

### 6.7.1 INSPECTION CHECKLIST

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

#### EXTERIOR INSPECTION

##### Site Inspection:

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

##### Foundation

- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is any moisture problem general or local?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?

##### Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?



- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

#### Storefronts

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are materials in direct contact with the ground without proper protection?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any surface damaged from UV radiation?
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

#### Condition of Exterior Painted Materials

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

#### Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flushing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

#### Doors

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

#### Roof

- ☐ Are there water blockage points?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?





## INTERIOR INSPECTION

### Basement

- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

### Commercial Space

- ☐ Materials: plaster, wood, metal, masonry – are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc)?
- ☐ Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- ☐ Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

## 6.7.2 MAINTENANCE PROGRAMME

### INSPECTION CYCLE:

#### Daily

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

#### Semi-annually

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

#### Annually (Spring)

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

#### Five-Year Cycle

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

#### Ten-Year Cycle

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

#### Twenty-Year Cycle

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

#### Major Maintenance Work (as required)

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



# APPENDIX A: RESEARCH SUMMARY

**HISTORIC NAME:** Hall Block  
**CIVIC ADDRESS:** 727-729 Yates Street, Victoria  
**DATE OF CONSTRUCTION:** 1897  
**ORIGINAL OWNER:** F. W. Hall  
**ORIGINAL ARCHITECT:** John Teague

## ASSESSMENT INFORMATION

- 1879: Lot 15; 60' by 120'; Yates Street; L. Loewenberg; Land: \$700, Improvements: \$0.
- 1880-1882/83: Same.
- 1884: "1/2 Lot 15; 30' by 120'; Hugh Calwell; Land: \$350, Improvements: \$0." Penciled in.
- 1885: Second 1/2 Lot 15; Hugh Calwell; Land: \$1,000, Improvements: \$700.
- 1886-87-1888: Same.
- 1889: West 1/2 Lot 15; Hugh Calwell; Land: \$1,125, Improvements: \$1,000.
- 1890: Same.
- 1891: Land: \$4,500, Improvements: \$900.
- Note: Sold to Dr. F.W. Hall between 1892 and 1898.
- 1892: Land: \$4,500, Improvements: \$450.
- 1894: Land: \$3,900, Improvements: \$225.
- 1897: Land: \$2,500, Improvements: \$750.
- 1898: Dr. F.W. Hall; Land: \$2,500, Improvements: \$2,500.
- 1900 + 1905: Same.

## PLUMBING PERMITS

- Plumbing Permit #636: 23.8.1897; for Dr. F.W. Hall, "Finch & Finch" written over; Office; John Teague, agent for owner.

## NEWSPAPER REFERENCES:

- Victoria Daily Colonist, July 9, 1897, page 6: Dr. Frank W. Hall is erecting new office premises on Yates street, immediately adjoining the Bishop's palace.

## DIRECTORIES:

1897 Henderson's B.C. Gazetteer & Directory, page 761:

- Hall & Co. Chemists and Druggists, Cor. Yates and Douglas
- Hall, Frank, physician, 103 Yates (now 757 Yates), h 61 Herald

## VITAL EVENTS:

- Groom: Frank Walter Hall; Bride: Annie Elizabeth Davies; Event Type: Marriage; Registration Number: 1890-09-043665; Event Date: 1890-08-29; Event Place: Vancouver.





5. **727 Yates Street**  
**Heritage Alteration Permit with Variances Application No. 00008**

Attendees: Jim Wong; Studio One Architecture Inc.; Daniel Belanger, Pacific Cove Property Management

Merinda Conley provided a brief summary of the application.

Panel Questions and Comments

- Privacy and livability: The project is a practical response to a very narrow lot.
- Impact on the context of the Heritage Conservation Area: DPA 2 (HC) has more density and height than Old Town and is a mixed character area. Like the step back which complements the adjacent building and that it makes use of the existing building. More changes to the building would be risky and not advantageous. The building will provide liveable rental units downtown.
- Proposal's success in considering the heritage value and characteristics of the Yates Street Heritage Corridor: The Panel supports the restoration of the storefront. The recreated heritage façade will increase the building's profile on the streetscape.
- Proposed conservation strategies: The office building next door is set back so the eastern façade of this building is visible. It is a nice indentation that provides some relief on the street. Applicant: Any exposed brick will be refurbished.
- Quality and durability of materials for the addition: The proposed metal cladding has also been used on the adjacent building. Has it weathered well? John Wong: Yes, it is weathering well after five years.

**Moved**

**Seconded**

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00008 for 727 Yates Street be approved as presented.

**Carried (6 in support, 1 abstention)**