



## **Committee of the Whole Report**

### **For the Meeting of October 4, 2018**

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**To:** Committee of the Whole **Date:** September 13, 2018  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Heritage Designation Application No. 000177 for 645-651 Johnson Street

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### **RECOMMENDATION**

That Council approve the designation of the heritage-registered property located at 645-651 Johnson Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

### **LEGISLATIVE AUTHORITY**

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

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the heritage-registered property located at 645-651 Johnson Street. The two-storey brick commercial building was built in 1909 and contributes to the historic character of Victoria's Old Town District.

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

The Application was reviewed by the Heritage Advisory Panel at its July 10, 2018 meeting, and it was recommended that Council consider approving the designation of the heritage-registered property located at 645-651 Johnson Street.

### **BACKGROUND**

#### **Description of Proposal**

The property located at 645-651 Johnson Street, also referred to as the Watson and McGregor Building, is a two-storey brick Classical Revival-influenced commercial building built in 1909. The exterior façade of 645-651 Johnson Street has been subject to numerous interventions over

its lifespan, resulting in subsequent loss of some of its exterior character-defining elements. Despite these alterations, the building has maintained its character-defining elements in terms of overall integrity of historic form, scale and massing; its symmetrical three-bay design; masonry construction; continuous window heads and sill in the upper floor bays; double-hung wooden sash windows; projecting cornices; and common red-brick side walls with segmental-arched window openings. The building contains heritage value because it maintains the heritage character and architectural composition representative of Victoria's historic downtown, for its consistent use by a wide variety of commercial enterprises, such as a hardware and plumbing business, that illustrates the diverse nature of businesses that were conducted in the downtown area.

### **Condition/Economic Viability**

In general, the tan brick façade appears to be in fair condition, with signs of weathering caused by water ingress and moisture saturation. Other notable signs of deterioration include stepped cracking and mortar loss in localized areas. Similar deteriorating conditions appear along the west elevation, in addition to peeling paint. A Heritage Conservation Plan is attached to this report and details aspects of preservation, rehabilitation and restoration. The applicant intends to restore the existing façade (as well as the Morgan Block at 1314-1324 Douglas Street) and incorporate it into one unified development that maintains ground-level commercial uses and introduces a new residential component above, which will advance concurrently with this Application for heritage designation. The applicant also intends to apply to the City's Building Incentive Program and the Tax Incentive Program administered by the Victoria Civic Heritage Trust.

### **ANALYSIS**

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

#### **Official Community Plan**

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

##### Goals

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

##### Broad Objectives

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

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

##### City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*



### Buildings and Sites

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

## **Downtown Core Area Plan**

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

### Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

### Areas and Districts - Policies and Actions

- 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.*

### Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

## **Victoria Heritage Thematic Framework**

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value Assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

## **Statement of Significance**

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

## **Heritage Advisory Panel**

The Application was reviewed by the Heritage Advisory Panel at its July 10, 2018 meeting and was recommended for approval.

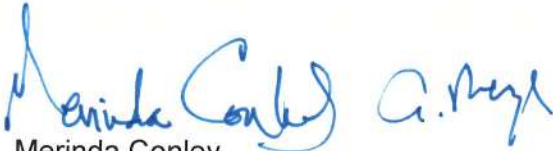
## CONCLUSIONS

This Application for the heritage designation of the property located at 645-651 Johnson Street as a Municipal Heritage Site is for a building that is representative of the heritage character and architectural composition of commercial development from early 20<sup>th</sup> century. Staff therefore recommend that Council consider approving the Heritage Designation Application for the heritage-registered building located at 645-651 Johnson Street.

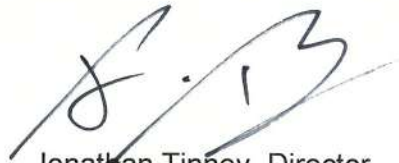
## ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000177 for the property located at 645-651 Johnson 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: Sept. 24/18

## List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Photographs
- Attachment D - Statement of Significance
- Attachment E - Letter from the applicant, date stamped June 22, 2018
- Attachment F - Watson & McGregor Building Heritage Conservation Plan, dated February 2018.