

3. **840 Fort Street** **Heritage Designation Application No. 000175**

John O'Reilly provided a brief summary of the application.

Panel Questions and Discussion

- What is planned for this site? John O'Reilly/Merinda Conley: A development permit and building permit for a four-storey addition to the existing building were approved in 2015. A delegated development permit for a slight revision to the upper four storeys was approved in 2018. The storeys will be set back from the façade.
- Is the heritage designation for the façade only? Merinda Conley: Yes; the bylaw can specify part or a portion of the property.
- Was the development permit approved subject to heritage designation? Merinda Conley: No.
- If the building were not designated and the proponent decided to change it, would a new development permit be required? Alison Meyer: Yes, Council approval would be required. Currently, there is a covenant on the building that states that the building must be maintained as shown in the plans in an initial development permit application. Merinda Conley: A covenant protects a building, but heritage designation is the tool to prevent demolition. A heritage designation bylaw is more encompassing than a covenant. For example, the covenant did not prevent the relocation of upper fenestration openings.
- Will the designation include the returns on the cornice line? John O'Reilly: Yes. Therefore, any new building will be stepped back at least 24" like the cornices? John O'Reilly: Yes.
- The building does not merit designation, but does merit retention as part of the streetscape on Fort Street. Designating such buildings undermines the meaning of heritage designation which should be reserved for buildings of greater integrity. This building is a representative example of the commercial architecture of the time and would be best as part of an HCA.
- This façade does not meet the outstanding criteria required for heritage designation. The existing gutted structure is not worthy of designation. Might other buildings be gutted and then brought forward for heritage designation in the future?
- John O'Reilly read the meaning of "heritage value" from the *Local Government Act*. The building has historical value on the streetscape and that is enough to warrant designation.
- Designated buildings do not have to always be exemplary examples; if this were so, there would not be an encompassing view of what was.
- The façade of 728 Yates Street was retained and incorporated into the Era building development. The new building is set back so that the sides of the historic building are visible. This adds architectural flavour to the streetscape. It would be good to see the returns of the cornices and a few feet of wall retained on this building also.
- Heritage designation is simply a legal tool to protect historical buildings so that Council can control alterations and demolition of such buildings. Designated buildings do not have to be particularly significant.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the façade and remaining portions in the form of character-defining elements.

Carried (one opposed)