



Committee of the Whole Report For the Meeting of March 28, 2019

To: Committee of the Whole **Date:** March 14, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000182 for 919 Caledonia Avenue

RECOMMENDATION

That Council approve the designation of the property located at 919 Caledonia Avenue, 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 property located at 919 Caledonia Avenue. The two-storey house, also known as the Turner House, was built in 1883-1884 and contributes to the historic character of the North Park neighbourhood, an area characterized by a small number of surviving Victorian style houses. The remainder of Caledonia Avenue, east of Quadra Street, includes a mixture of more modern buildings including low-rise apartment buildings and townhouses. The majority of the north side of the block is occupied by the Royal Athletic Park and parking lot.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan 2012*, with the North Park Local Plan (1996) and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its December 12, 2018 meeting and it recommended that Council consider approving the designation of the property located at 919 Caledonia Avenue.

BACKGROUND

Description of Proposal

The property located at 919 Caledonia Avenue, also referred to as the Turner House, is a small two-storey late Victoria style house built in between 1883 and 1884. The exterior façade of 919 Caledonia Avenue has maintained much of its original appearance. Its character-defining elements include: its location as part of a grouping of similar style houses; its residential use, form, scale and massing; late Victorian-era design features, including the front octagonal bay window, lathe-turned columns and a verandah with saw-cut balusters; its wood frame construction; and its double-hung two-over-two windows and front door assembly with sidelights (see attached Statement of Significance). The home is valued as a good example of a late-Victorian-era residential home built by speculative developer John Turner during the first phase of the development of the North Park neighbourhood. The growth of the neighbourhood and the construction of the house by extension is associated with the announcement of a land grant to the Esquimalt and Nanaimo Railway in 1883 and the expectation that the transcontinental railway would terminate in Victoria.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The Turner House is in a deteriorated state and the applicant intends to rehabilitate it. As part of the proposed development, the applicant is planning to lift and relocate the house next to 929 Caledonia Avenue, in the footprint of 923 Caledonia Avenue, which has been demolished due to disrepair. A new foundation will be constructed for the Turner House which will tighten the grouping of the existing houses and place it in proximity to the heritage building at 929 Caledonia Avenue. In its former location, a contemporary home will be constructed that is clearly contemporary and distinguishable, sympathetic and compatible. Behind the two street front single-family homes, a multi-family, four-storey infill building will be designed in a compatible, sympathetic and contemporary manner, sharing an interconnected colour scheme, roof pitch, select heritage-inspired details and interconnected landscaping.

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.*

The designation of this building is also consistent with Section 21: “Neighbourhood Directions (North Park)” of the *Official Community Plan* (2012) which states:

North Park

- 21.10.1 *Maintain and enhance neighbourhood character including the heritage character of buildings, landscapes, and streetscapes.*

Local Area Plans

The designation of this building is also consistent with the *North Park Local Plan* (1996) policies which state:

8.2 Goals

1. *Conserve and accentuate traditional landmarks and heritage buildings.*
2. *Preserve character housing and protect streetscape.*

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, outlining its heritage value and identifying its character-defining elements, is attached to this report.

Resource Impacts

Heritage designation of 919 Caledonia Avenue will enable the property owner to apply for heritage grants from the Victoria Heritage Foundation for repainting and other repairs to character-defining elements.

Heritage Advisory Panel

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

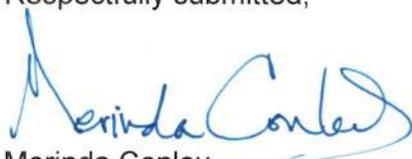
CONCLUSIONS

This application for the designation of the property located at 919 Caledonia Avenue as a Municipal Heritage Site is for a building that is a good example of modest late Victorian residential architecture of the North Park neighbourhood from the late 19th century. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the North Park neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the building located at 919 Caledonia Avenue.

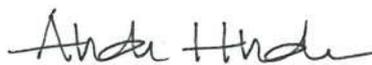
ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000182 for the property located at 919 Caledonia Avenue.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: March 21, 2019

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 September 18, 2018
- Attachment F - Minutes of the Heritage Advisory Panel, December 12, 2018.