

I. **REPORTS OF COMMITTEES**

I.1 **Committee of the Whole**

I.1.b **Report from the March 28, 2019 COTW Meeting**

I.1.b.c **919 and 923 Caledonia - Rezoning Application No. 00622, Development Permit with Variance Application No. 000521 and Heritage Designation Application No. 000182 (North Park)**

Moved By Councillor Young

Seconded By Councillor Loveday

Rezoning Application No. 00622

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00622 for 919 and 923 Caledonia Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Prepare and execute a housing agreement to ensure that all dwelling units remain rental in perpetuity.
2. Prepare and execute a legal agreement to secure a 2.40m Statutory Right of Way on Caledonia Avenue.

Development Permit with Variance Application No. 000521

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00622, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue in accordance with:

1. Plans date stamped March 5, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of residential parking spaces from 12 to 11.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000182

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.

CARRIED UNANIMOUSLY

E. **LAND USE MATTERS**

E.1 **919 and 923 Caledonia - Rezoning Application No. 00622, Development Permit with Variance Application No. 000521 and Heritage Designation Application No. 000182 (North Park)**

Committee received a report dated March 14, 2019 from the Acting Director of Sustainable Planning and Community Development providing information regarding a proposal to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-unit residential building consisting of approximately 19 rental dwelling units on the property located at 919 and 923 Caledonia Avenue.

Moved By Councillor Loveday
Seconded By Mayor Helps

Rezoning Application No. 00622

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00622 for 919 and 923 Caledonia Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Prepare and execute a housing agreement to ensure that all dwelling units remain rental in perpetuity.
2. Prepare and execute a legal agreement to secure a 2.40m Statutory Right of Way on Caledonia Avenue.

Development Permit with Variance Application No. 000521

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00622, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue in accordance with:

1. Plans date stamped March 5, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of residential parking spaces from 12 to 11.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000182

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.

CARRIED UNANIMOUSLY

Councillor Alto excused herself from the meeting at 9:36 a.m. due to a non-pecuniary conflict of interest with the next item.



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.

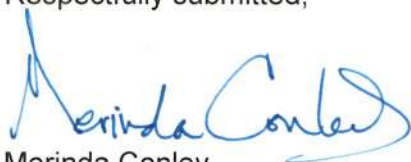
CONCLUSIONS

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.

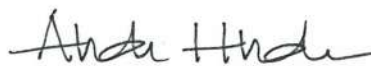
ALTERNATE MOTION

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

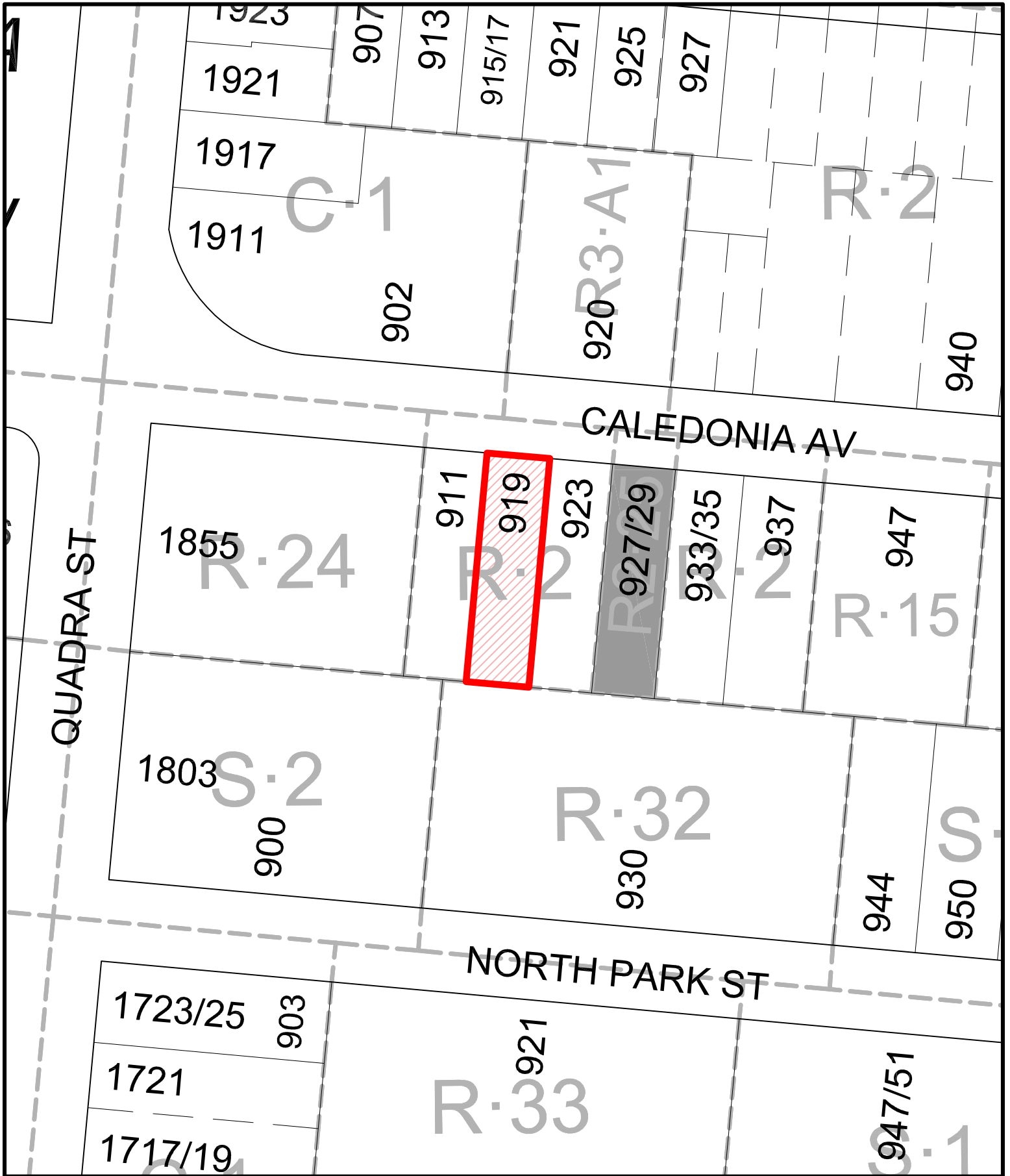
Report accepted and recommended by the City Manager:



Date: March 21, 2019

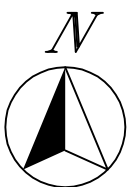
List of Attachments

- 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.



919 Caledonia Avenue

Heritage Designation #000182

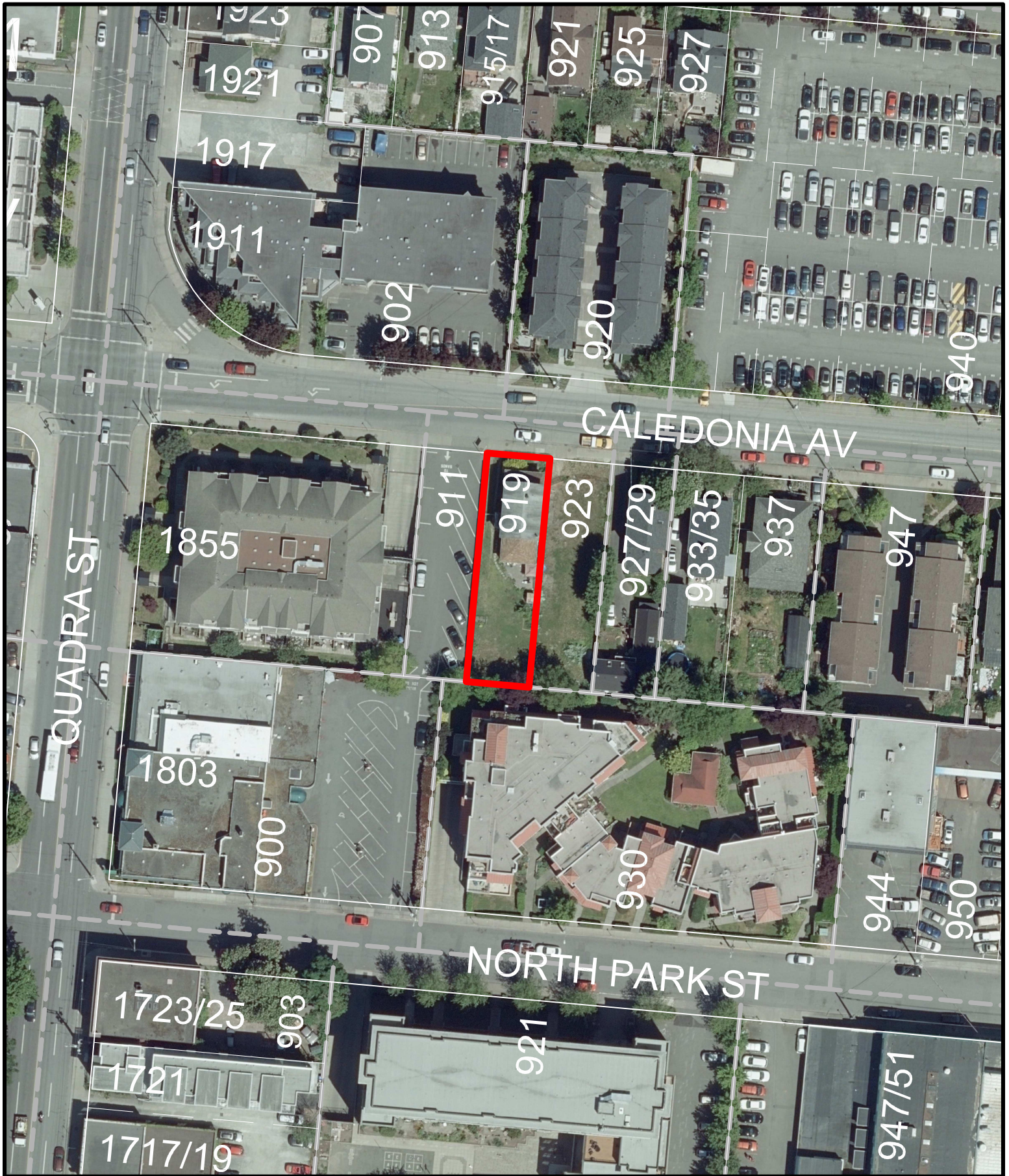


Designated



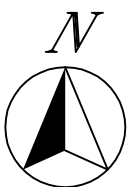
Registered





919 Caledonia Avenue

Heritage Designation #000182



Designated



Registered



919 CALEDONIA AVENUE



North Front Façade



Front Façade

919 CALEDONIA AVENUE



Northeast Corner View



Southwest Corner

919 CALENDONIA AVENUE



Front Porch



West Side of Front Porch

919 CALEDONIA AVENUE



Close Up West Side View



Southeast Corner

919 CALEDONIA AVENUE



Rear South Elevation



East Side Elevation

919 CALEDONIA AVENUE



Streetscape Looking West Showing 919, 929 and 933 Caledonia Avenue Residences



TURNER HOUSE

919 CALEDONIA AVENUE, VICTORIA
STATEMENT OF SIGNIFICANCE

OCTOBER 2018

DONALD LUXTON
AND ASSOCIATES INC 

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919 Caledonia Avenue in 1991. [Hallmark Society Archives]

1. INTRODUCTION



919 Caledonia Avenue in 1991. [Hallmark Society Archives]

HISTORIC NAME: Turner House

ORIGINAL ADDRESS: 143 Chatham Street

CURRENT ADDRESS: 919 Caledonia Avenue

ORIGINAL OWNER: John Turner

ORIGINAL BUILDER: John Turner

DATE OF CONSTRUCTION: 1883-84

The Turner House, 919 Caledonia Avenue, is one of four surviving Late Victorian-era residences built in the 1880s and 1890s, three of which are similar but with subtly different exterior details that differentiate the homes. It remains in a poor state of repair and is proposed for conservation as part of this proposed infill project. 923 Caledonia, which was heavily altered and beyond repair, was previously demolished. The Brooks Residence, 929 Caledonia Avenue, has been restored and has received municipal heritage designation. 933-35 also survives, and dates from slightly later than the other houses.

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

Together, this grouping provides a very compelling view of the type of housing, often built on a speculative basis, which was constructed rapidly as the city expanded in the late nineteenth century, prospering due to announced railway construction and a booming gateway economy. This was a time when land formerly intended as farmland was being subdivided and sold for residential development.

As part of the proposed development, the Turner House will be relocated on the lot to fill the gap where 923 Caledonia once stood. This will tighten the grouping of the existing houses and place it in proximity to the heritage building at 929 Caledonia. In its former location, a contemporary home will be constructed that is clearly contemporary and distinguishable, but sympathetic and compatible. Behind the two streetfront single family homes, a multi-family four-storey infill building will be designed in a compatible and sympathetic, contemporary manner, sharing an interconnected colour scheme, roof slopes, with select heritage-inspired details and interconnected landscaping environment. The redevelopment and rehabilitation scheme for 919 / 923 Caledonia has been prepared by Hillel Architecture Inc.



2. CONTEXT

2.1 NORTH PARK NEIGHBOURHOOD

North Park is one of Victoria's oldest residential neighbourhoods, and maintains its historical character of a diverse mixed-use community, bounded by Bay, Blanshard, Cook, and Pandora Streets. This is Victoria's second smallest neighbourhood, after Harris Green, at one square kilometre or about 18 blocks. It is primarily a residential community, grounded by businesses, recreational facilities, and religious landmarks.

The southern portion of the neighbourhood was built on Suburban Five-Acre lots, developed early; this area eventually became the business core of the neighbourhood. They were created as part of the Hudson Bay Company's early town plans. These lots were not originally intended for residential use; however their proximity to the townsite contributed to their subdivision within a short period of time. The *Colonist* advertised lot sales as early as 1864, and by 1872 only four of the 20 five-acre lots remained, while the rest had been subdivided into many small lots. Fire insurance maps from 1885 indicate the area had been developed fairly extensively. In 1890 the electric streetcar line was brought into the area and this accelerated development.

Building Progress. One cannot but view with satisfaction the large number of superior residences that are underweigh [sic] in all parts of the city. In the eastern end on Fort, Yates and Chatham Streets some handsome two-storey houses with brick and stone cellars are being built. Chatham street, in the old Caledonian grounds, will soon be a handsome quarter, while in the rear of this, in what is known as Spring Ridge, there is a quaint little village of recent growth and it is substantially being added to. There will evidently have to be a large number of new streets opened up this year to meet the rapidly spreading city, a necessary consequence of prosperity.
Daily Colonist, February 7, 1885, page 3.

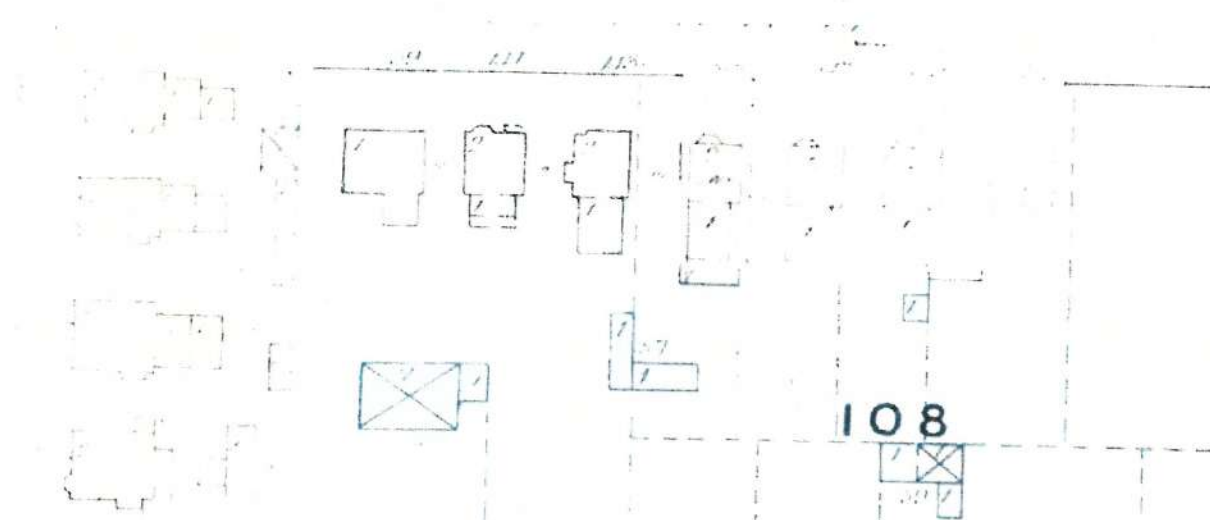
The continuation of Chatham street beyond the old Caledonian grounds has been gravelled and is now a first-class road.
Daily Colonist, April 21, 1885, page 3.

The neighbourhood's street names reflect its historical character. Many of them changed in 1907, along with Victoria's street-numbering system. Chatham was changed to Caledonia Street, Pioneer to North Park Street, and Farquhar/Mason/St. Louis to Mason Street.

These were a number of houses in the immediate vicinity, which were built in the 1880s as the area opened up for speculative development:

- 1855 Quadra Street, large parcel at corner, was Lots 1, 2 and 3: Houses Demolished
- 911 Caledonia Avenue (originally 139 Chatham Street): Suburban Lot 7, Lot 4: Demolished
- 915 Caledonia (originally 141 Chatham Street): Suburban Lot 7, Lot 5: Demolished
- 919 Caledonia (originally 143 Chatham Street): Suburban Lot 7, Lot 6: Extant
- 923 Caledonia (originally 145 Chatham Street): Suburban Lot 7, Lot 7: Demolished
- 927/929 Caledonia (originally 147 Chatham Street): Suburban Lot 7, Lot 7A: Extant (Designated)
- 933/935 Caledonia (originally 149 Chatham Street): Suburban Lot 7, Lot 8: Extant.
- 937 Caledonia (originally 151 Chatham Street): Suburban Lot 7, Lot 9: Extant. Had burned prior to 1895 and was soon rebuilt.

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

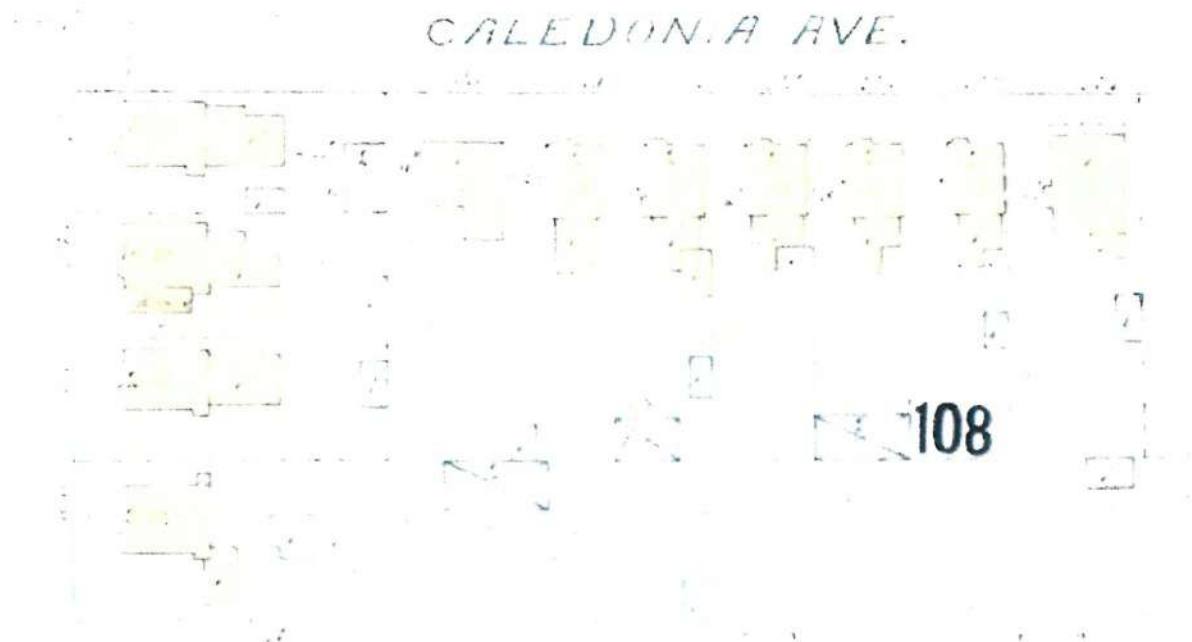


1891 Fire Insurance Plan (Revised to 1895)

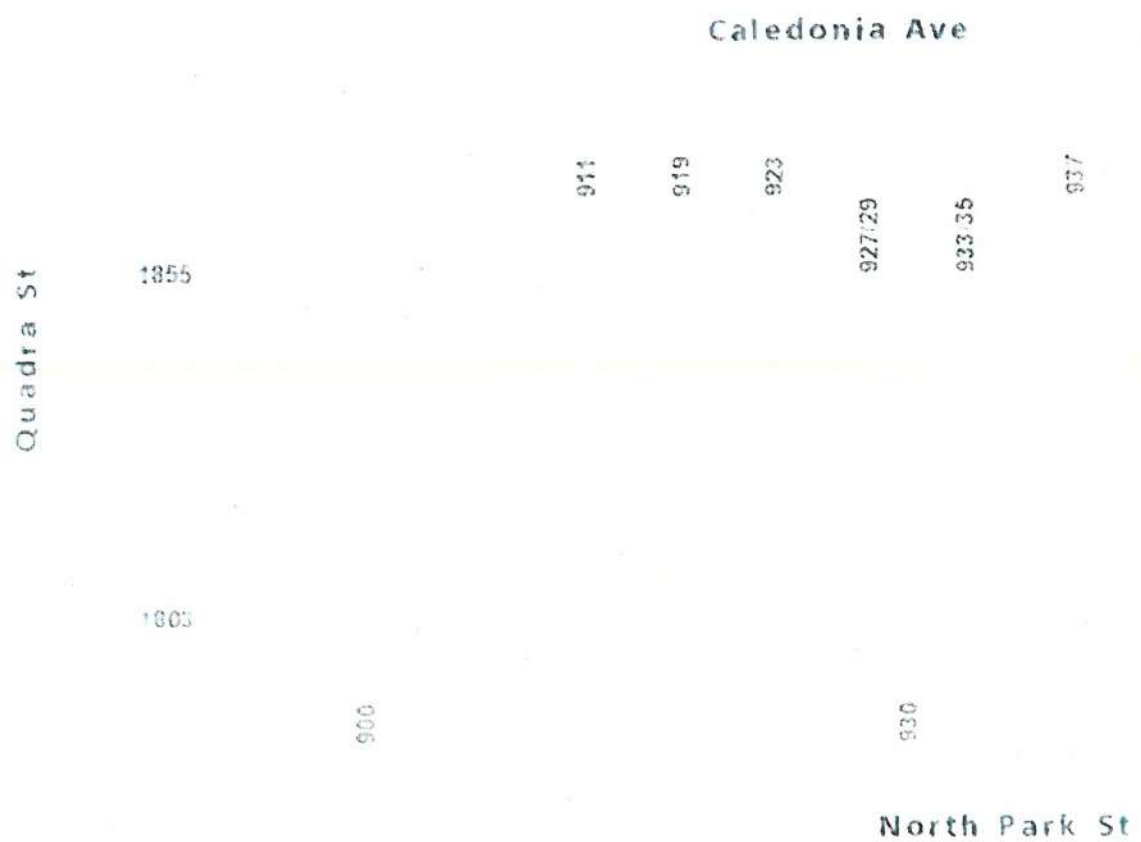


1903 Fire Insurance Plan (Revised to 1909)

TURNER HOUSE, 915 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE



1911 Fire Insurance Plan (Revised to 1913)



Current Lot Lines and Addresses

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE



ABOVE: Max Maynard and Fred Brand peeling vegetables outside the house at 929 Caledonia Avenue, Victoria, May 1919. [British Columbia Archives F-04093] BELOW: The Maynard family at their home, 929 Caledonia, Victoria; back row, Annie Maynard, Joyce Maynard, Marion Maynard, Basil Maynard, Nell Maynard, Grace Maynard Woodward, Eliza Teague M., December 1923; 923 Caledonia to the left. [British Columbia Archives F-04099]



TURNER HOUSE, 915 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE



ABOVE: Caledonia Avenue grouping in 1991; 919 Caledonia Avenue to the right. [Hallmark Society Archives]
BELOW LEFT: 919 Caledonia Avenue, 1970s. BELOW RIGHT: 929 Caledonia Avenue, 1970s. [Hallmark Society Archives]



TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE



ABOVE: 929 Caledonia Avenue in 1991. [Hallmark Society Archives]

BELOW LEFT: 933 Caledonia Avenue, 1970s. BELOW RIGHT: 937 Caledonia Avenue, 1970s. [Hallmark Society Archives]



TURNER HOUSE, 915 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

2.2 JOHN TURNER

John Turner was a builder and property developer, and undertook a number of larger projects in the early 1880s. He appears to have left Victoria by the mid 1890s. No further biographical information is available on Turner. The houses on lots 2, 3, 5, and 6 were owned and built by Turner, and were constructed by 1885. The John Turner that built these houses should not be confused with politician and merchant John Herbert Turner.

2.3 SUBSEQUENT OWNERS

The subsequent ownership and occupation of the house cannot be accurately confirmed from archival records. The street addresses changed when Chatham Street was renamed as Caledonia Avenue, and the city directory entries do not correspond to the assessment records. At some point the legal lot lines also appear to have shifted, for unknown reasons, resulting in "part lot" descriptions which appear to result from some juggling of the original legal descriptions.

The most likely second owners of the house were the Netherby family, who first show up in the 1891 Assessment records. The 1893 Assessments list S.B. Netherby as owner, at 143 Chatham, but the Netherbys are consistently listed in directories as living at 141 Chatham Street rather than 143. Stephen Britton Netherby (1838-1921) was born in Prince Edward Island and was for many years principal of the Victoria Central School, and subsequently a provincial inspector of schools. His wife was Sarah Catherine Netherby (1844-1928) was born in Ontario. The Netherby family later moved to Vancouver.

However, some directory entries suggest that the Munsie family occupied the house briefly, as they are listed for several years at 143 Chatham Street (although they did not own it). William McGillivray Munsie died May 3, 1906 at the age of 57, and Catherine Munsie, died February 11, 1923 at the age of 73; they are both buried in Ross Bay Cemetery. The directories subsequently list the James Russell family at 143 Chatham Street.

3. STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Turner House is a two-storey, wood-frame house located on the south side of Caledonia Avenue, mid-block between Quadra and Vancouver Streets in the North Park neighbourhood of Victoria. It is one of a grouping of four Late Victorian-era houses, which share similar design qualities. It is clad in drop siding, and features a front-gabled roof, an open front verandah, a front-facing semi-octagonal one-storey bay and a side-facing rectangular one-storey bay.

HERITAGE VALUE

The Turner House is valued as a representation of Late Victorian-era speculative-built housing that was necessitated by the rapid growth of the city, as part of a grouping of similar surviving houses, and for its vernacular domestic architecture. The announcement of the land grant to the Esquimalt & Nanaimo Railway in 1883, and the imminent arrival of the transcontinental railway on the west coast spurred rapid growth in Victoria. Massive resource industries were fuelled by British investment, and the population grew explosively. This required the development of new tracts of housing; in the North Park neighbourhood, land previously set aside for agricultural lots was subdivided and streets of new houses began to appear. John Turner, who built this house and others, was one of a number of entrepreneurial builders who met the need for housing for the many families moving to the city at the time. The Turner House is one of four surviving houses from this era that survive in a row on the 900-block of Caledonia Avenue.

These Late Victorian-era houses were generally light wood-frame construction that utilized standardized dimensional lumber, balloon framed with exterior studs that ran two storeys from sill to plate. New technology such as steam-driven circular 'buzz' saws and band saws, and the standardization of lumber sizes, revolutionized the construction industry. Integral to the concept of many Victorian-era buildings was the use of scroll-cut and lathe-turned Carpenter ornamentation. In addition to satisfying the desire for picturesque visual delight, this detailing also demonstrated – and celebrated – the introduction of steam-driven technology that facilitated the production of repetitive ornamentation. Despite its simple form, the Turner House was elaborated with projecting bays and ornamentation, and demonstrates a level of sophistication seen even in the modest housing of the time.

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Turner House include its:

- location on the south side of Caledonia Avenue, part of a grouping of similar-style houses in the North Park Neighbourhood;
- continuous residential use;
- residential form, scale and massing as expressed by its: generally symmetrical massing; rectangular floor plan; two-storey height; front-gabled roof and open front verandah;
- Late Victorian-era design features such as its: front-facing semi-octagonal one-storey panelled bay; side-facing rectangular one-storey panelled bay; lathe-turned columns; crown mouldings; projecting corbels; and low balustrade, with scroll-cut balusters with clover-leaf motif;
- wood-frame construction including wooden drop siding with cornerboards, and dimensional wood window and door trim; and
- variety of fenestration, including double-hung 2-over-2 wooden-sash windows, and front door assembly with sidelights.

APPENDIX A: RESEARCH SOURCES

HISTORIC NAME: Turner House
ORIGINAL ADDRESS: 143 Chatham Street
CURRENT ADDRESS: 919 Caledonia Avenue
ORIGINAL OWNER: John Turner
ORIGINAL BUILDER: John Turner
DATE OF CONSTRUCTION: 1883-84

RESEARCH CONCLUSIONS:

John Turner constructed this house in 1883-84, and it was one a number of houses he built on adjacent and nearby lots. In the 1884 Assessment, J. Turner owns Lot 6, with listed improvements of \$1,250. This corresponds to the original address of 143 Chatham Street. The lot shifts from Turner to S.B. Netherby in 1891:

1885: Southerly Portion

- Lot 5: 10' x 140' and Lot 6: 48' x 140'; Chatham; J. Turner; Combined Land: \$350; Combined Improvements: \$2,500.

1886/87: Southerly Portion

- Parts Lot 5 and Lot 6: 48' x 140'; Chatham; J. Turner; Land: \$300; Improvements: \$1,250.

1888: No. 7, Southerly Part

- Parts Lot 5 and Lot 6: 48' x 140'; Chatham; J. Turner; Land: \$300; Improvements: \$1,250.

1890: No. 7, Southerly Half

- Parts Lot 5 and Lot 6: 48' x 140'; Chatham; J. Turner; Land: \$468; Improvements: \$1,100.
- Part Lot 6: 28' x 140'; Chatham; J. Turner; Land: \$468; Improvements: \$1,100.

1891: No. 7, Southerly Half

- Parts Lot 5 & 6: 28' x 140'; Chatham; S.B. Netherby; Land: \$910; Improvements: \$1,600.

1892: No. 7, Southerly Half

- Part Lot 5: 9' 8" x 140'; Chatham; S.B. Netherby; Land: \$180; Improvements: \$0.
- Lot 6: 28' 8" x 140'; Chatham; S.B. Netherby; Land: \$550; Improvements: \$800.

1893: No. 7, Southerly Half

- Part Lot 5: 9' 8" x 140'; 143 Chatham; S.B. Netherby
- Lot 6: 28' 8" x 140'; 143 Chatham; S.B. Netherby

Assessments give the relative dates of the houses on Caledonia Avenue:

- 911 Caledonia (139 Chatham St.): Suburban Lot 7, Lot 4: Alex Wright, 1886-87 (Demolished).
- 915 Caledonia (141 Chatham St.): Suburban Lot 7, Lot 5: J. Turner / Miss M.A. Turner, 1883-84 (Demolished).
- 919 Caledonia (143 Chatham St.): Suburban Lot 7, Lot 6: J. Turner, 1883-84 (Extant)
- 923 Caledonia (145 Chatham St.): Suburban Lot 7, Lot 7: Demolished
- 927/929 Caledonia (147 Chatham St.): Suburban Lot 7, Lot 7A: W.H. Brooks, 1885 (Extant) (Designated)
- 933/935 Caledonia (149 Chatham St.): Suburban Lot 7, Lot 8: Turner / Horton, circa 1886 or earlier (Extant)
- 937 Caledonia (151 Chatham St.): Suburban Lot 7, Lot 9: Extant. Had burned prior to 1895 and was soon rebuilt.

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

City Directories are inconclusive as to who was resident in the house. 139 Chatham Street (911 Caledonia Avenue) is consistently listed as Alex Wright (which corresponds to the Assessments, Lot 4). 141 Chatham Street (915 Caledonia Avenue) is usually listed as the Netherby family, with 143 Chatham Street (919 Caledonia Avenue) listed as the Munsie Family, then the Russell Family.

- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 74:
Chatham Street 139 Wright A
Chatham Street 141 Joslyn, C S
Chatham Street 143 Munsie, Wm
- 1890 *Henderson's City of Victoria Directory*, page 223:
Chatham Street 139 McCandish George, ship carpenter / Wright Alex, ship carpenter
Chatham Street 141 Occupied
Chatham Street 143 Not Listed
- 1891 *Henderson's B.C. Gazetteer & Directory*, page 538-39:
Chatham Street 139 Wright Alex. Wright, Alex., ship carpenter
Chatham Street 141 Netherby S.B.
Chatham Street 143 Russell James.
- 1891 *Williams British Columbia Directory*, page 106:
Chatham Street 139 Wright A.
Chatham Street 141 Netherby, Stephen B / Netherby, Alex S
Chatham Street 143 Russell, James
- 1892 *Williams Illustrated Official British Columbia Directory*, page 218:
Chatham Street 139 Wright A.
Chatham Street 141 Netherby, Stephen B / Netherby, Alex S
Chatham Street 143 Russell, James
- 1894 *Williams Official British Columbia Directory*, page 394:
Chatham Street 141 Hastie, James
Chatham Street 143 Russell, James
Chatham Street 145 Vacant
- 1895 *Williams Official British Columbia Directory*, page 285:
Chatham Street 139 Cochrane, John
Chatham Street 141 Netherby, S B
Chatham Street 143 Russell, James

The 1893 Assessments also provide addresses:

- Lot 4: 48' x 140'; 139 Chatham; Alex Wright
- Lot 5: 38' x 140'; 141 Chatham; Mrs. Jas. Russell;
- Part Lot 5: 9' 8" x 140'; 143 Chatham; S.B. Netherby
- Lot 6: 28' 8" x 140'; 143 Chatham; S.B. Netherby

It therefore cannot be accurately confirmed from these records if the Munsie Family, then the Russells occupied 919 Caledonia after its construction, or the Netherby family.

TURNER HOUSE, 915 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

RESEARCH SOURCES:

BRITISH COLUMBIA ARCHIVES:

- Max Maynard and Fred Brand peeling vegetables outside the house at 929 Caledonia Avenue, Victoria, May 1919. [BCA F-04093]
- Photo taken in front of the Maynard's home at 929 Caledonia Avenue, Victoria; Fred Brand, unknown Indian missionary, Joyce Maynard, Thomas Maynard, Ray Daniels and Max Maynard, circa 1930. [BCA F-04096]
- The Maynard family at their home, 929 Caledonia, Victoria; back row, Annie Maynard, Joyce Maynard, Marion Maynard, Basil Maynard, Nell Maynard, Grace Maynard Woodward, Eliza Teague M., December 1923. [BCA F-04099]

FIRE INSURANCE PLANS:

- 1885: Not Shown
- 1887: Not Shown
- 1891 Goad's Fire Insurance Plan [updated 1895]
- 1903 Goad's Fire Insurance Plan
- 1911 Goad's Fire Insurance Plan [updated 1913]

ROSS BAY CEMETERY RECORDS:

- William McGillivray Munsie died May 3, 1906 at the age of 57.
- Catherine Munsie, died February 11, 1923 at the age of 73.

BC VITAL EVENTS:

- Person: William M Munsie; Event Type: Death; Registration Number: 1906-09-019984; Event Date: 1906-05-03; Event Place: Victoria; Age at Death: 57.
- Person: Catherine Munsie; Event Type: Death; Registration Number: 1923-09-312193; Event Date: 1923-02-14; Event Place: Victoria; Age at Death: 73.
- Person: Stephen Britton Netherby; Event Type: Death; Registration Number: 1921-09-285707; Event Date: 1921-02-26; Event Place: Barnet; Age at Death: 85.

ANCESTRY.CA

- William Munsie born January 4, 1849 Greenhill, Hants County, Nova Scotia, Canada.
- Catherine Dunn born January 29, 1850 in Nova Scotia
- Stephen Britton Netherby; Birth Date: 12 Nov 1838; Birth Place: Hillier, Prince Edward County Municipality, Ontario, Canada; Death Date: 26 Feb 1921; Death Place: Barnet, Greater Vancouver Regional District, British Columbia, Canada; Cemetery: Mountain View Cemetery; Burial or Cremation Place: Vancouver, Greater Vancouver Regional District, British Columbia, Canada.
- Sarah Catherine Netherby; Maiden Name: Weeks; Birth Date: 1844; Birth Place: Ontario, Canada; Death Date: 8 Jul 1928; Death Place: Bridge River, Squamish-Lillooet Regional District, British Columbia, Canada; Cemetery: Mountain View Cemetery; Burial or Cremation Place: Vancouver, Greater Vancouver Regional District, British Columbia, Canada.

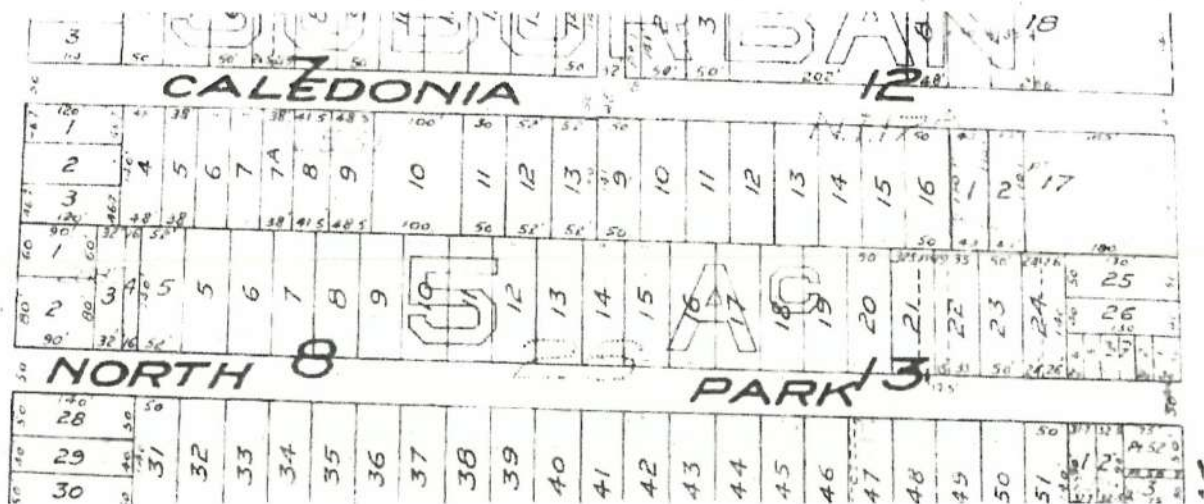
TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

NEWSPAPER REFERENCES

- *Vancouver Daily World*, February 9, 1921, page 1: "Ex-School Inspector is Missing From His Home. S.B. Netherby's Disappearance is Occasioning Anxiety... Mr. Netherby is well known. He was for many years principal of the Victoria Central School and subsequently a provincial inspector of schools. He retired a few years ago. Charles Netherby, who at one time was engaged in the drug business and who is now in Calgary, is a son. The missing man has been married for 57 years. His wife is joining in the search."
- *Vancouver Daily World*, February 11, 1921, page 1: "Mounted Police Help in Search."
- *Vancouver Daily World*, February 12, 1921, page 1: "S.B. Netherby has Not Yet Been Found. Missing man May be in Vicinity of Barnet."
- *Vancouver Daily World*, February 14, 1921, page 2: "Give Up Search for Missing Man."
- *Vancouver Daily World*, March 1, 1921, page 11: "Is Buried With Masonic Honours. Many pay Tribute to the Memory of Mr. S.B. Netherby—Was School Inspector Here."
- *Vancouver Sun Tuesday, March 1, 1921*: "The funeral of the late Mr. S.B. Netherby, who disappeared from his home, 1842 Venables Street, on February 9, and whose body was found in the waters of the Inlet near Barnet on Saturday, will be held at 2:30 p.m. today from the chapel of Center and Hanna to Mountain View Cemetery. Mr. Netherby was a prominent Mason and the pallbearers will be selected from Mount Hermon Lodge of which he had been a member for many years."

PUBLISHED REFERENCES:

- Victoria Heritage Foundation. *This Old House: Victoria's Heritage Neighbourhoods. Volume Three: Rockland, Burnside, Harris Green, Hillside-Quadra, North Park & Oaklands*. 2007.



TURNER HOUSE, 915 LALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

CITY OF VICTORIA ASSESSMENTS:

Original Legal Description: Suburban 5-Acre Lot 7, Lot 6.

1882: Allsop & Son [BCLIA]

1884: Southerly Portion

- 1 acre; H. Wannacott; (\$2,500) Land: \$500; Improvements: \$1,000.
- Lot 1: 46'8" x 120'; Quadra; Mrs. Lowe; (\$800) Land: \$250; Improvements: \$1,250.
- Lot 2: 46'8" x 120'; Quadra; J. Turner; (\$800) Land: \$250; Improvements: \$0.
- Lot 3: 46'8" x 120'; Quadra & Chatham; J. Turner; (\$1,000) Land: \$300; Improvements: \$1,250.
- Lot 4: Chatham; Alex Wright; (\$600) Land: \$150; Improvements: \$0.
- Lot 5: Chatham (38 x 140 of Lot 5 "Miss M.A. Turner" pencilled in); J. Turner; (\$500) Land: \$150; Improvements: \$1,250.
- Lot 6: Chatham (10 x 140 of Lot 5 added to Lot 6, pencilled in); J. Turner; (\$700) Land: \$150; Improvements: \$1,250.
- Parts Lot 7 and Lot 8: Chatham; David Dale; Land: \$250; Improvements: \$0.

1885: Southerly Portion

- 1 acre south; H. Wannacott; Land: \$1,250; Improvements: \$1,000.
- Lot 1: 46'8" x 120'; Quadra; Mrs. Ella Lowe; Land: \$400; Improvements: \$1,250.
- Lot 2: 46'8" x 120'; Quadra; J. Turner; Land: \$400; Improvements: \$1,250.
- Lot 3: 46'8" x 120'; Quadra & Chatham; Alex Wright (crossed out) J. Turner (pencilled in); Land: \$500; Improvements: \$1,250.
- Part Lot 5: 38' x 140'; Chatham; Miss M.A. Turner; Land: \$250; Improvements: \$1,250.
- Lot 5: 10' x 140' and Lot 6: 48' x 140'; Chatham; J. Turner; Combined Land: \$350; Combined Improvements: \$2,500.
- Lot 4: 48' x 140'; Chatham; Alex Wright; Land: \$300; Improvements: \$0.
- Lots 7/8: 48' x 140'; Chatham; J. Turner; Land: \$600; Improvements: \$2,500.
- Parts Lot 6 and Lot 7: 38' x 140'; Chatham; R. Roberts; Land: \$250; Improvements: \$1,250.
- Parts Lot 7 and Lot 8: 38' x 140'; Chatham; W.H. Brooks; Land: \$250; Improvements: \$1,250.

1886/87: Southerly Portion

- 1 acre; Chatham; H. Wannacott; Land: \$1,250; Improvements: \$1,000.
- Lot 1: 46'8" x 120'; Quadra; Mrs. Ella Lowe; Land: \$400; Improvements: \$1,250.
- Lot 2: 46'8" x 120'; Quadra; J. Turner; Land: \$400; Improvements: \$1,250.
- Lot 3: 46'8" x 120'; Quadra & Chatham; J. Turner ("Ruth Garland" written in); Land: \$400; Improvements: \$1,250.
- Lot 4: 48' x 140'; Chatham; Alex Wright; Land: \$300; Improvements: \$600 ("add 1887" written in).
- Part Lot 8: 38' x 140'; Chatham; Miss M.A. Turner ("Rob Horton" written in); Land: \$250; Improvements: \$1,250.
- Parts Lot 7 and Lot 8: 38' x 140'; Chatham; W.H. Brooks; Land: \$250; Improvements: \$1,250.
- Parts Lot 6 and Lot 7: 38' x 140'; Chatham; R. Roberts; Land: \$300; Improvements: \$1,250.
- Part Lot 6: 28' x 140'; Chatham; J. Turner; Land: \$200; Improvements: \$1,250.
- Parts Lot 5 and Lot 6: 48' x 140'; Chatham; J. Turner; Land: \$300; Improvements: \$1,250.

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

1888: No. 7, Southerly Part

- 1 acre; Chatham; H. Wannacott; Land: \$1,250; Improvements: \$1,000.
- Lot 1: 46'8" x 120'; Quadra; Mrs. Ella Lowe; Land: \$400; Improvements: \$1,250.
- Lot 2: 46'8" x 120'; Quadra; J. Turner; Land: \$400; Improvements: \$1,250.
- Lot 3: 46'8" x 120'; Quadra & Chatham; K.J. Garland; Land: \$500; Improvements: \$1,250.
- Lot 4: 48' x 140'; Chatham; Alex Wright; Land: \$300; Improvements: \$600.
- Part Lot 8: 38' x 140'; Chatham; Robert Horton; Land: \$250; Improvements: \$1,250.
- Parts Lot 7 and Lot 8: 38' x 140'; Chatham; W.H. Brooks; Land: \$250; Improvements: \$1,250.
- Parts Lot 6 and Lot 7: 38' x 140'; Chatham; R. Roberts; Land: \$250; Improvements: \$1,250.
- Part Lot 6: 28' x 140'; Chatham; J. Turner; Land: \$200; Improvements: \$1,250.
- Parts Lot 5 and Lot 6: 48' x 140'; Chatham; J. Turner; Land: \$300; Improvements: \$1,250.

1889: No. 7, Southerly Part

- Part of 1 acre; 258' x 140'; Chatham; H. Wannacott; Land: \$3,096; Improvements: \$2,350 (crossed out, \$2,200 (written in)).
- Lot 1: 46'8" x 120'; Quadra; Mrs. Ella Lowe; Land: \$700; Improvements: \$1,250.
- Lot 2: 46'8" x 120'; Quadra; J. Turner; Land: \$700; Improvements: \$1,250.
- Lot 3: 46'8" x 120'; Quadra & Chatham; K.J. Garland; Land: \$800; Improvements: \$1,250.
- Lot 4: 48' x 140'; Chatham; Alex Wright; Land: \$575; Improvements: \$800.
- Part Lot 8: 38' x 140'; Chatham; Robert Horton; Land: \$456; Improvements: \$1,100.
- Parts Lot 7 and Lot 8: 38' x 140'; Chatham; Josh. Davies; Land: \$456; Improvements: \$1,100.
- Parts Lot 6 and Lot 7: 38' x 140'; Chatham; R. Roberts; Land: \$456; Improvements: \$1,100.

1890: No. 7, Southerly Half

- Part of 1 acre; 158' x 140'; Chatham; H. Wannacott; Land: \$1,896; Improvements: \$2,200.
- 100' x 140'; Mary Clement; Land: \$1,200; Improvements: \$0.
- Lot 1: 46'8" x 120'; Quadra; Mrs. Ella Lowe; Land: \$700; Improvements: \$1,250.
- Lot 2: 46'8" x 120'; Quadra; J. Turner; Land: \$700; Improvements: \$1,250.
- Lot 3: 46'8" x 120'; Quadra & Chatham; Mrs. R.J. Garland; Land: \$800; Improvements: \$1,250.
- Lot 4: 48' x 140'; Chatham; Alex Wright; Land: \$575; Improvements: \$800.
- Parts Lot 5 and Lot 6: 48' x 140'; Chatham; J. Turner; Land: \$468; Improvements: \$1,100.
- Part Lot 6: 28' x 140'; Chatham; J. Turner; Land: \$468; Improvements: \$1,100.
- Parts Lot 6 and Lot 7: 38' x 140'; Chatham; R. Roberts; Land: \$456; Improvements: \$1,100.
- Parts Lot 7 and Lot 8: 38' x 140'; Chatham; Joseph Davies; Land: \$456; Improvements: \$1,100.
- Part Lot 8: 38' x 140'; Chatham; Robert Horton; Land: \$456; Improvements: \$1,100.

1891: No. 7, Southerly Half

- Part of 1 acre; 158' x 140'; Chatham; H. Wannacott (crossed out).
- 100' x 140'; Mary Clement (crossed out).
- Lot 1: 46'8" x 120'; Quadra; Mrs. Ella Lowe; Land: \$950; Improvements: \$1,800.
- Lot 2: 46'8" x 120'; Quadra; Jas. R. Fraser; Land: \$950; Improvements: \$1,800.
- Lot 3: 46'8" x 120'; Quadra & Chatham; Mr. R. Garland; Land: \$1,100; Improvements: \$1,800.
- Lot 4: 48' x 140'; Chatham; Alex Wright; Land: \$910; Improvements: \$1,000.

TURNER HOUSE, 915 MALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

- Parts Lot 5 & 6: 48' x 140'; Chatham; Mrs. Jas. Russell; Land: \$910; Improvements: \$1,600.
- Parts Lot 5 & 6: 28' x 140'; Chatham; S.B. Netherby; Land: \$910; Improvements: \$1,600.
- Parts Lot 6 and Lot 7: 38' x 140'; Chatham; R. Roberts; Land: \$725; Improvements: \$1,600.
- Parts Lot 7 and Lot 8: 38' x 140'; Chatham; P. Jos. Davies; Land: \$725; Improvements: \$1,600.
- Part Lot 8: 38' x 140'; Chatham; Robert Horton; Land: \$725; Improvements: \$1,600.

1892: No. 7, Southerly Half

- Lot 1: 46'8" x 120'; Quadra; Mrs. Ella Lowe; Land: \$950; Improvements: \$900.
- Lot 2: 46'8" x 120'; Quadra; Jas. R. Fraser; Land: \$950; Improvements: \$900.
- Lot 3: 46'8" x 120'; Quadra & Chatham; Mrs. R.J. Garland; Land: \$1,100; Improvements: \$900.
- Lot 4: 48' x 140'; Chatham; Alex Wright; Land: \$910; Improvements: \$500.
- Lot 5: 38' x 140'; Chatham; Mrs. Jas. Russell; Land: \$730; Improvements: \$800.
- Part Lot 5: 9' 8" x 140'; Chatham; S.B. Netherby; Land: \$180; Improvements: \$0.
- Lot 6: 28' 8" x 140'; Chatham; S.B. Netherby; Land: \$550; Improvements: \$800.
- Parts Lot 6 and Lot 7: 19' x 140'; Chatham; R. Roberts; Land: \$365; Improvements: \$400.
- Parts Lot 6 and Lot 7: 19' x 140'; Chatham; R. Roberts; Land: \$365; Improvements: \$400.
- Parts Lot 7 and Lot 8: 29' x 140'; Chatham; P. Jos. Davies; Land: \$550; Improvements: \$800.
- Parts Lot 7 and Lot 8: 9' x 140'; Chatham; P. Jos. Davies; Land: \$180; Improvements: \$0.
- Part Lot 8: 38' x 140'; Chatham; R. Horton; Land: \$730; Improvements: \$800.

1893: No. 7, Southerly Half

- Lot 1: 46'8" x 120'; 131 Quadra; Mrs. Ella Lowe; Land: \$950; Improvements: \$900.
- Lot 2: 46'8" x 120'; 133 Quadra; Jas. R. Fraser; Land: \$950; Improvements: \$900.
- Lot 3: 46'8" x 120'; 135 Quadra; Mrs. R.J. Garland; Land: \$1,100; Improvements: \$900.
- Lot 4: 48' x 140'; 139 Chatham; Alex Wright; Land: \$910; Improvements: \$500.
- Lot 5: 38' x 140'; 141 Chatham; Mrs. Jas. Russell; Land: \$730; Improvements: \$800.
- Part Lot 5: 9' 8" x 140'; 143 Chatham; S.B. Netherby; Land: \$180; Improvements: \$0.
- Lot 6: 28' 8" x 140'; 143 Chatham; S.B. Netherby; Land: \$550; Improvements: \$800.
- Parts Lot 6 and Lot 7: 19' x 140'; Chatham; R. Roberts, 10 Blanshard; Land: \$365; Improvements: \$400.
- Parts Lot 6 and Lot 7: 19' x 140'; Chatham; R. Roberts, 10 Blanshard; Land: \$365; Improvements: \$400.
- Parts Lot 7 and Lot 8: 29' x 140'; 147 Chatham; P.J. Davies; Land: \$550; Improvements: \$800.
- Parts Lot 7 and Lot 8: 9' 4" x 140'; Chatham; P.J. Davies; Land: \$180; Improvements: \$0.
- Part Lot 8: 38' x 140'; Chatham; R. Horton, 2 St. Lawrence; Land: \$730; Improvements: \$800.

DIRECTORY SEARCH FOR TURNER:

- 1884:
J.H. Turner (Turner Beeton & Co.), res. Point Ellice, Rock Bay.
John Turner, contractor and builder, Fort st. bet. Douglas and Blanchard.
- 1887 *British Columbia Directory*, page 90:
Turner, Beeton & Co., wholesale merchants, Wharf st. foot of Yates st.
Turner J.H., M.P.P. (Turner Beeton & Co.), res. Point Ellice, Rock Bay
Turner John, carpenter and builder, Quadra Street.

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

- 1889 *Henderson's B.C. Gazetteer & Directory*, page 514:
Turner, Beeton & Co., general commission merchants, 90 Wharf.
Turner John, carpenter, res Cook cor Belcher.
Turner Hon. John Herbert, Minister of Finance and Agriculture, res 1 Pleasant, Point Ellice
- 1889 *Williams' BC Directory*, page 158:
Turner, Beeton & Co., merchants, 90 Wharf
Turner, J A, clerk (Turner, Beeton & Co) res 1 Pleasant
Turner Hon. J H, M P P, J P (Turner, Beeton & Co) res 1 Pleasant
Turner John, contractor and builder, res 106 Cook
- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 239:
Turner John, contractor, 106 Cook
Turner, J A, clerk (Turner, Beeton & Co) res 1 Pleasant
Turner Hon. J H, M P P, Minister of Finance (Turner, Beeton & Co) 1 Pleasant
Turner, Beeton & Co., merchants, 90 Wharf.
- 1890 *Henderson's City of Victoria Directory*, page 242:
Turner, Beeton & Co., wholesale dry goods, general commission merchants, and insurance agents, 90 Wharf.
Turner Hon. John Herbert, Minister of Finance and Agr., of Turner, Beeton & Co, res 1 Pleasant, Point Ellice
Turner John, carpenter, res Cook cor Belcher
- 1892 *Williams Illustrated Official British Columbia Directory*, page 528:
Turner, Jno, builder, 106 Cook
- 1894 *Williams Official British Columbia Directory*, page 369:
Turner, John, contractor, res 106 Cook
- 1895 *Williams Official British Columbia Directory*, page 440:
Perry & Turner, hardware mchts, 42 Johnson
Perry, W H, (Perry & Turner), 42 Johnson, res 202 Fort
- 1895 *Williams Official British Columbia Directory*, page 463:
Turner, John, hardware mcht (Perry & Turner), res. 106 Cook
- 1897 *Henderson's B.C. Gazetteer & Directory*:
No entries for John Turner, or Perry & Turner

COLONIST REFERENCES FOR TURNER:

- *Daily Colonist*, August 21, 1881, page 3. **The Home for Incurables.** Mr. Jno. Turner is the successful tenderer for the erection of the Home for Incurables in connection with the Royal Hospital, which is to be built adjacent to that institution.
- *Daily Colonist*, October 6, 1881, page 3. **City Council - City Hall** - Tenders from McKillican & Anderson \$35 for fitting up room, \$156 for laying floor in attic; J. Turner, \$317 for room, \$156 for attic; Andrew Gray, \$320 for room, \$212 for attic; Contract to J. Turner.
- *Daily Colonist*, March 7, 1883, page 3. **Albion Iron Works Extension** - D. F. Adams, the foundry; John Elford, the boiler shop; John Turner, the offices; cost "fully \$10,000.

TURNER HOUSE, 915 MALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

DIRECTORY SEARCH FOR 141 CHATHAM STREET

- 1887 *British Columbia Directory*:
Joslyn not listed; no listings by street address
- 1889 *Henderson's B.C. Gazetteer & Directory*, page 474:
Joslyn Charles S., 141 Chatham
- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 74:
Chatham 141 Joslyn C S
- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 181:
Joslyn C S 141 Chatham
- 1890 *Henderson's City of Victoria Directory*, page 211:
Netherby Stephen Briton, teacher, res 195 Chatham
- 1890 *Henderson's City of Victoria Directory*, page 187:
Joslyn Charles S., 141 Chatham
- 1890 *Henderson's City of Victoria Directory*, page 223:
Chatham 141 Occupied
- 1891 *Henderson's B.C. Gazetteer & Directory*, page 538:
Chatham 141 Netherby S.B.
- 1891 *Henderson's B.C. Gazetteer & Directory*, page 680:
Netherby Stephen Britton, principal Boy's School, h 141 Chatham
- 1891 *Williams British Columbia Directory*, page 106:
Chatham 141 Netherby Stephen B.
Chatham 141 Netherby Alex S.
- 1891 *Williams British Columbia Directory*, page 258:
Netherby Stephen B, principal boy's public school, 141 Chatham
Netherby Alex S, telegraph operator, 141 Chatham
- 1892 *Williams Illustrated Official British Columbia Directory*, page 218:
Chatham 141 Netherby Stephen B.
Chatham 141 Netherby Alex S.
- 1892 *Williams Illustrated Official British Columbia Directory*, page 463:
Netherby Stephen Briton, teacher, 141 Chatham
- 1894 *Williams Official British Columbia Directory*, page 307:
Hastie, James, res 141 Chatham
- 1894 *Williams Official British Columbia Directory*, page 394:
Chatham 141 Hastie, James
- 1895 *Williams Official British Columbia Directory*, page 285:
Chatham 141 Netherby S.B.
- 1895 *Williams Official British Columbia Directory*, page 434:
Netherby, Lee, prntr, "Province," res 141 Chatham
Netherby, SB, principal Boy's Central school, res 141 Chatham
- 1897 *Henderson's B.C. Gazetteer & Directory*, page 797:
Netherby, Alexander S., telegraph operator, h 141 Chatham
Netherby James L., printer, Province Pub Co., h 141 Chatham
Netherby Stephen B., inspector of [missing]
- 1898 *Henderson's B.C. Gazetteer & Directory*, page 655:
Chatham 141 Netherby S.B., inspector of schools

TURNER HOUSE, 919 CEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

- 1898 *Henderson's B.C. Gazetteer & Directory*, page 787:
Netherby, Alexander S., telegraph operator, h 141 Chatham
Netherby James L., printer, Province Pub Co., h 141 Chatham
Netherby Stephen B., inspector of schools, h. 141 Chatham
- 1899 *Williams Official British Columbia Directory*, page 429:
Chatham 141 Hastie, James
- 1899 *Williams Official British Columbia Directory*, page 496:
Netherby, Alex S., clerk C.P.N. Co., 141 Chatham
Netherby, Charles E., drug app. John Cochrane, 141 Chatham
Netherby Leigh, Linotypist, Province Pub Co., Ltd., 141 Chatham
Netherby S. B., Inspector of Schools B.C., 141 Chatham
- 1899-1900 *Henderson's BC Gazetteer & Directory*, page 791:
Chatham 141 Netherby, S. B., inspector of schools
- 1899-1900 *Henderson's BC Gazetteer & Directory*, page 938:
Netherby, Alexander S., telegraph operator, h 141 Chatham
Netherby, Chas. E., druggist, Cochrane's, 141 h Chatham
Netherby James L., printer, Province Pub Co., h 141 Chatham
Netherby Stephen B., inspector of schools, h. 141 Chatham
- 1900-1901 *Henderson's BC Gazetteer & Directory*, page 969:
Chatham 141 Vichert, J. F.
Chatham 142 Netherby, L. B.
- 1901 *Victoria City Directory*, page 126:
Netherby, A.B., clerk, Royal Bank of Canada, h 142 Chatham
Netherby, Leigh, printer, Colonist.
Netherby, S.B., school inspector, h 142 Chatham
- 1901 *Victoria City Directory*, page 197:
Chatham 141 Vichert, J. F.
Chatham 142 Netherby, S. B.
- 1902 *Henderson's BC Gazetteer & Directory*, page 810:
Chatham 141 Vichert, J. F.
Chatham 142 Netherby, S. B.
- 1902 *Henderson's BC Gazetteer & Directory*, page 960:
Netherby, Alexander S., telegraph operator, h. 142 Chatham
Netherby, Arthur B., clerk, Royal Bank of Canada, h 142 Chatham
Netherby, Stephen B., inspector of Schools, h 142 Chatham
- 1903 *Henderson's BC Gazetteer & Directory*, page 868:
Chatham 141 Vichert, J. F., pastor
Chatham 142 Netherby, S. B., school inspector
- 1904 *Henderson's BC Gazetteer & Directory*, page 931:
Chatham 141 Vichert, J. F., pastor
Chatham 142 Netherby, S. B., school inspector
- 1905 *City of Victoria and Suburban Directory*, page 41:
Chatham 141 vacant
Chatham 142 Netherby, S. B., school inspector.

TURNER HOUSE, 915 MALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

DIRECTORY SEARCH FOR 143 CHATHAM STREET

- 1887 *British Columbia Directory*, page 21:
Carne & Munsie, groceries and provisions, Douglas st., near Johnson St.
- 1887 *British Columbia Directory*, page 64:
Munsie Wm., (Carne & M.) cor. Cormorant st. and Quadra St.
- 1889 *Henderson's B.C. Gazetteer & Directory*, page 490:
Munsie William of Carne & Munsie, res 143 Chatham
- 1889 *Williams' BC Directory*, page 136:
Munsie Wm (Carne & Munsie) res 143 Chatham
- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 74:
Chatham 143 Munsie Wm
- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 138:
Carne & Munsie, groceries and provisions, cor Douglas and Johnson
- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 204:
Munsie, Wm (Carne & Munsie) 143 Chatham
- 1890 *Henderson's City of Victoria Directory*, page 210:
Munsie William of Carne & Munsie, res 143 Chatham
- 1890 *Henderson's City of Victoria Directory*, page 223:
Chatham 143 Not Listed
- 1891 *Henderson's B.C. Gazetteer & Directory*, page 538:
Chatham 143 Russell James.
- 1891 *Williams British Columbia Directory*, page 106:
Chatham 143 Russell, James
- 1891 *Williams British Columbia Directory*, page 274:
Russell, James, Scotch bakery, 103 Douglas, 143 Chatham
- 1892 *Williams Illustrated Official British Columbia Directory*, page 218:
Chatham 143 Russell, James
- 1892 *Williams Illustrated Official British Columbia Directory*, page 496:
Russell, James, baker, 103 Douglas, 143 Chatham
- 1894 *Williams Official British Columbia Directory*, page 307:
Chatham 143 Russell, James
- 1894 *Williams Official British Columbia Directory*, page 355:
Russell, James, baker, 103 Douglas, 143 Chatham
- 1895 *Williams Official British Columbia Directory*, page 285:
Chatham 143 Russell, James
- 1895 *Williams Official British Columbia Directory*, page 449:
Russell, Jas, baker, Scotch bakery, Douglas, res 143 Chatham
- 1897 *Henderson's B.C. Gazetteer & Directory*, page 813:
Russell, James, app 105 Douglas, h 143 Chatham
Russell, James, baker, h 143 Chatham
Russell, James, jr., apprentice, rms 143 Chatham
- 1898 *Henderson's B.C. Gazetteer & Directory*, page 655:
Chatham 143 Not Listed
- 1898 *Henderson's B.C. Gazetteer & Directory*, page 803:
Russell, James, app 105 Douglas, h 143 Chatham
Russell, James, baker, h 143 Chatham
Russell, James, jr., apprentice, rms 143 Chatham

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

- 1899 *Williams Official British Columbia Directory*, page 429:
Chatham 143 Russell, James
- 1899 *Williams Official British Columbia Directory*, page 448:
Russell, James, sr., baker, Simmons & Coker, 143 Chatham
Russell, James, jr., driver, Simmons & Coker, 143 Chatham
- 1899-1900 *Henderson's BC Gazetteer & Directory*, page 791:
Chatham 143 Russell, James, baker
- 1899-1900 *Henderson's BC Gazetteer & Directory*, page 956:
Russell, James, baker, h 143 Chatham
Russell, James, jr., apprentice, rms 143 Chatham
- 1900-1901 *Henderson's BC Gazetteer & Directory*, page 969:
Chatham 143 Russell, James, baker.
- 1901 *Victoria City Directory*, page 147:
Russell, Jas., baker, h 143 Chatham.
- 1901 *Victoria City Directory*, page 197:
Chatham 143 Russell, James.
- 1902 *Henderson's BC Gazetteer & Directory*, page 810:
Chatham 143 Russell, James, baker.
- 1902 *Henderson's BC Gazetteer & Directory*, page 977:
Russell, James, driver, Mowat & Wallace (Groceries) h 143 Chatham
Russell, James, dentist, h. 143 Chatham
- 1903 *Henderson's BC Gazetteer & Directory*, page 868:
Chatham 143 Russell, James, baker.
- 1903 *Henderson's BC Gazetteer & Directory*, page 1061:
Russell, James, baker London bakery, h 143 Chatham.
- 1904 *Henderson's BC Gazetteer & Directory*, page 931:
Chatham 143 Russell, James, baker.
- 1904 *Henderson's BC Gazetteer & Directory*, page 1130:
Russell, James, baker London bakery, h 143 Chatham.
- 1905 *City of Victoria and Suburban Directory*, page 41:
Chatham 143 Russell, James, baker.
- 1905 *City of Victoria and Suburban Directory*, page 245:
Russell, James, baker London bakery, h 143 Chatham.
- 1908 *City of Victoria and Suburban Directory*, page 93:
Caledonia 919 Fitzpatrick John Plumber
- 1908 *City of Victoria and Suburban Directory*, page 267:
Fitzpatrick John plumber E F Geiger h 919 Caledonia
- 1909 *Directory of Vancouver Island*, page 259:
Caledonia 919 Bickerdike, Harry.
- 1909 *Directory of Vancouver Island*, page 353:
Bickerdike, Harry (Bickerdike & Voepel), h. 919 Caledonia Ave.
Bickerdike & Voepel (Harry Bickerdike & August Voepel), Props. Victoria Steam Laundry, 816
Yates, Phone 172.
- 1912 *Henderson's Greater Victoria City Directory*, page 93:
Caledonia 919 Bickerdike, Harry

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

- 1912 *Henderson's Greater Victoria City Directory*, page 261:
Bickerdike, Harry of Victoria Steam Ldry lvs 919 Caledonia Ave.
Bickerdike Pearl E bkpr of Victoria Steam Ldry lvs 919 Caledonia Ave.

DIRECTORY SEARCHES FOR 139, 141, 143, 145, 147, 149 AND 151 CHATHAM STREET:

- 1890 *Williams' Victoria & Nanaimo Cities Directory*, page 74:
Chatham Street 139 Wright A
Chatham Street 141 Joslyn, C S
Chatham Street 143 Munsie, Wm
Chatham Street 145 Cohen M
Chatham Street 147 Jenkins D W
Chatham Street 149 Horton R J
Chatham Street 151 Kessler Henry
- 1890 *Henderson's City of Victoria Directory*, page 223:
Chatham Street 139 McCandish George, ship carpenter / Wright Alex, ship carpenter
Chatham Street 141 Occupied
Chatham Street 143 Not Listed
Chatham Street 145 Cohen Mercado, cigar mnfr. / Mackay, A.D., cigarmaker / Richards Z., cigarmaker / Nicholas Chas., cigarmaker
Chatham Street 147 Jenkins D., Mrs / Jenkins William Henry, A.I.W. / Fox Jonas Henry, A.I.W. / Cregg Patrick, clerk / Wiggett Francis, printer / Fox Alfred, printer / Fox Gertrude M. Miss
Chatham Street 149 Horton Robert John, H. B. Co.
Chatham Street 151 Kessler Henry, A.I.W.
- 1891 *Henderson's B.C. Gazetteer & Directory*, page 538-39:
Chatham Street 139 Wright Alex. Wright, Alex., ship carpenter
Chatham Street 141 Netherby S.B.
Chatham Street 143 Russell James.
Chatham Street 144 Joslyn C.S.
Chatham Street 145 Cohen Mercado cigar mnfr. / Richards D., cigarmaker / Nicholson Chas., cigarmaker
Chatham Street 147 Jenkins David
Chatham Street 149 Horton Robert John H.B. Co.
Chatham Street 150 Kessler Henry, A.I.W.
- 1891 *Williams British Columbia Directory*, page 106:
Chatham Street 139 Wright A.
Chatham Street 141 Netherby, Stephen B / Netherby, Alex S
Chatham Street 143 Russell, James
Chatham Street 145 Cohen, M
Chatham Street 147 Jenkins, Mrs / Jenkins, W H / Jenkins, D J / Fox, Alfred / Prosser, Thomas / Fox, Miss G M / Lynn, W L
Chatham Street 149 Horton R J / Horton, Miss L
Chatham Street 151 Kessler, Henry

TURNER HOUSE, 919 CALEDONIA AVENUE, VICTORIA: STATEMENT OF SIGNIFICANCE

- 1892 *Williams Illustrated Official British Columbia Directory*, page 218:
Chatham Street 139 Wright A.
Chatham Street 141 Netherby, Stephen B / Netherby, Alex S
Chatham Street 143 Russell, James
Chatham Street 145 Cohen, M
Chatham Street 147 Vacant
Chatham Street 149 Berridge, W
Chatham Street 151 Kessler, Henry
- 1894 *Williams Official British Columbia Directory*, page 394:
Chatham Street 141 Hastie, James
Chatham Street 143 Russell, James
Chatham Street 145 Vacant
Chatham Street 147 Davies, P J
Chatham Street 149 Emery, J H / Jenkins, D J / Fox, Alfred / Fox, J H / Jenkins, D / Jenkins, Mrs M
Chatham Street 151 Smith, Joseph
- 1895 *Williams Official British Columbia Directory*, page 285:
Chatham Street 139 Cochrane, John
Chatham Street 141 Netherby, S B
Chatham Street 143 Russell, James
Chatham Street 145 Vacant
Chatham Street 147 Davies, Phillip
Chatham Street 149 Jenkins, David
Chatham Street 151 Brown, George

CITY OF VICTORIA ARCHIVES:

Applications for plumbing and sewer connections CoV-CR-0181:

- CoV-CR-0181-00638: 911 Caledonia Avenue: Consists of application by Alex Wright to connect building at 911 Caledonia Avenue to sewer, September 16, 1897. Building demolished on February 21, 1973. Building permit number: 69070.
- CoV-CR-0181-00714: 915 Caledonia Avenue: Consists of application by Mrs. E. Russell to connect building at 915 Caledonia Avenue to sewer, September 29, 1898. Building demolished on January 5, 1973. Building permit number: 68919.
- CoV-CR-0181-00808: 916 Caledonia Avenue: Consists of application by S.B. Netherby to connect building at 916 Caledonia Avenue to sewer, June 2, 1899. Building demolished on May 5, 1976. Building permit number: 72778.



18 September 2018

Mayor and Council
c/o
Leanne Taylor
Senior Planner
City of Victoria
1 centennial way

RE: Multi-family Residential Proposal
919 and 923 Caledonia Street, Victoria, BC

RE: Revised RZ and DP Submission



Mayor and council,

We are pleased to present a submission for the rezoning and development permit for 919 and 923 Caledonia prepared by Hillel Architecture.

Background

A former design office created several design outcomes for this composition which were reviewed by the planning and heritage departments of the COV, and were presented to the community residential association. Hillel Architecture (HA) was retained to reinvent the project with the benefit of those minutes, records of community presentations, and extensive COV staff correspondence from the heritage and planning departments.

Following a review of previous project records, design outcomes, and the expressed opinions of neighbours and of two COV departments, a comprehensive design outcome reinventing the project was prepared by Hillel Architecture and presented first to municipal and heritage and planning staff.

With this review concluded at the COV with a positive reception, HA went on to re-interview the Land Use Committee of the Neighbourhood Residents Association to ensure the project was a correct interpretation of their feedback from the residential association.

With this second positive reception the proposal - and only as these two initial receptions were positive - was it advanced to a presentation to the neighbourhood association. That evening presentation followed an earlier far larger project at Wellburn's Market drawing an audience from a far larger area. An energized audience, with many attendees from outside the community, expressed concern mostly over density of the multi-family portion, and the use of a sloped roof design outcome.

Heritage home

919 Caledonia Avenue, built in the 1880's, is one of just a handful of houses still in existence within Victoria. The house is a good representation of popular speculative homes built in the era with similarities found in the design, materials, details and ornamentation. The two storey, front gabled homestead-style house is one of a set of at least four similar houses in a row.

The neighboring house at 929 Caledonia Avenue retains the original string course and frieze in the front gable creating the appearance of a pediment. Similar to the neighbour's 929 Caledonia, our 919 Caledonia has an angled bay with overhead and lower wall panels on the main floor to the right of the entry porch. The original entry door, its overhead transom and

accompanying side-lights remain to the left of the entry porch. The full width front porch presents 3 pairs of twin columns to the streetscape. A visually important feature to the home.

It is possible that Thomas Hooper was involved in building of at least some of the houses within this cluster along Caledonia. Thomas Hooper was involved in this heritage home as his signature can be found on the plumbing plans for 919 Caledonia.

The Protection of 919 Caledonia

The project features the preparation of a new foundation and the relocation of 919 Caledonia on to this new foundation so that it would reside in the former location of 923 Caledonia. The intent is a thoughtful repair and restoration of the exterior.

The building was recorded with rectified architectural photography. All four elevations document the current elements of its architectural style, trim, finishes, and their conditions. In many cases there is a distinct departure from acceptable conditions of weather protection to the home, and structural sufficiency. Yet even with its current deteriorated condition, each part remains. Each feature, trim, railing component exists in sufficient condition to be an excellent record of their original form. Where details cannot be saved, new parts can be cut. The original homes were built of time honed traditional detailing. These varied slightly across the four homes originally present in order that each was distinct, however this detailing was achieved with common tools, in straightforward manners, easily now repaired or made anew.

This project proposes, one; a **heritage designation** be applied to this home following its relocation for its continued protection, and two; ensures a composition to **place this building and its neighbor in context**. This second level of proposal goals is critical to the understanding of the total composition.

Proposal Description

Along the Caledonia streetscape, 4 residences once existed that were built at the same time, each with subtly different exterior details to differentiate the homes: 919, 923, 929, and 933 Caledonia. 923 Caledonia lost its battle with time, and without structural sufficiency, was removed.

Our project intent is to build a new foundation at "923" currently empty, and to lift and place "919" on this new foundation. Then to repair, and to heritage designate this home. With our newly restored home residing beside the neighbor's - our project would provide a streetscape for the recently restored 929 Caledonia. 929 Caledonia would no longer be alone.

In the former location - 919 Caledonia - our intent is a new home designed to respect the design cues from these two heritage homes. This extends that street scape to three homes in a row, and would point towards the eventual saving of 933 Caledonia if those owners chose to do so.

The details specific to the current 919 Caledonia were also recorded with a view towards the development of a new home which would demonstrate respect for those building details, while representing them in a new, crisper, more contemporary form. Where one detail from the heritage home may include its distinct twin round column porch design, the new home would do so to demonstrate a family lineage to this elder sister, however it would need to do so in a manner that was decidedly new in appearance. A heritage building is to appear honest and a reflection of its authentic past, whereas the new building must also do the same. It must be true to its "new" nature.

In the case of the twin circular columns of the heritage porch, the new home porch is supported on twin columns of similar dimensions however with a square form, with crisp edges. Where the heritage column tappers in a curved profile in the existing home loosing diameter as the column rises, the crisp new columns may achieve a similar affect with clean straight line profile, or straight facets recognizable as new, but only in close proximity.

Care and attention has been made to consider the form, character, and spacing of those heritage homes, the streetscape progression, the similarity of ridge hts, their distinct forms of entry porch, the assessment of their similarities verses their differences.

The context of heritage homes and their revitalization

Placing our "authentic" at 923 Caledonia, adjacent to the "authentic" already existing at 929 Caledonia provides that neighbour with setting and context. Extending this single, freestanding, restored *but alone* home, into a larger context we believe is important.

Placing our original heritage building next to the neighboring original one gives both integrity and may inspire others to save 933 Caledonia. There may be no inspiration to do so without this project. Our "new" being built on the outside of the three extends the composition to 3 homes, adding additional context and setting.

Our "new" will be honestly new, carefully adjusting details to reflect new when close enough to inspect. And we are placing our "new" on the edge, the outside of the composition to allow the two elderly ones to sit together.

This total composition, and the why we have placed what we have, where we have, is a worthy contribution to the understanding of, and significance of, the homes. The composition is supportive of 929 - a neighbour outside of our project. It is supportive of our 923 with in our project. Our new residence at 919 matches scale, form and character, extends the context while varying the smaller details.

Our new multi-family is a required transition to the larger, fuller, denser flat roofed apartment / condominium blocks that surround this area. This backdrop is also supportive. If any other style was realized - such as a flat roofed apartment style condominium in this proximity; the setting would immediately communicate: "one house deep". So the heritage setting of three homes wide along the street would sadly also communicate no depth to that same audience. It is that shallowness - the equivalent of saving only a facade - that we wish to avoid. Creating a background is as important in the same way we chose to shape its foreground. In the foreground the proposal shows two front yard green spaces, each with a pathway to the two private front porches, as entries to these two residences, as would have existed at the time.

In the enclosed perspectives you can see the back drop playing its role – that of being a "little quiet". Sloped roofs reduce the volume. Floor plate design breaks that volume down further into smaller sloped roof volumes.



All four corners of its fourth floor plate are dropped one storey lessening the volumes to the front and rear of the multi-family building therefore breaking down the volume. Smaller versions playing transitional roles.



The entry walkway between our two street fronts is walking into a defined setting.. The heritage buildings are not just heritage buildings to the public on the street side only their face preserved - they have another role: internally to this small boutique project - the setting benefits everyone on site who call this home.

Saving the detailed and imposing side bay window of the current 919 and having that in our central pedestrian walkway / entry way is critical to that character leaving the street front and being extended within the property - clearly not "facadism".

The multi-family building

Our proposal is also to place behind these street front homes, a modest sized multi-family building housing 16 units. This building takes design cues from the foreground heritage homes, in order that this small composition of elements reside together harmoniously, in tune with each other, sharing an interconnected style, materials, colour, & select details.

A departure from a rectangular flat roofed building form. That flat roof line was criticized in earlier proposals for this site. A rectangular form, we feel, would undermine the careful attention to the composition elements at the street.

Proposal as Transitional piece

There are many examples of 3 and four storey sloped roof buildings within Victoria, indeed many heritage buildings in our downtown core with sloped roofs extending their composition several floors higher. The proposal herein serves a secondary purpose of a transitional piece from single family in scale to the surrounding significantly larger and more dense developments that surround it.

Residential need and demand analysis

The building is a long term rental use building, boutique in scale and form, offering 19 residential units, 21% two bedroom models and 79% one bedroom models. This development offers no open concept studio units as these are being proposed in high numbers elsewhere. A modest development in size and density for the discriminating renter interested in a smaller scale, and closer relationship with neighbours.

Safety and security

Between the two homes, personal security is assured through a control gate, permitting only residents to travel into the site.

Transportation

Earlier proposals were submitted with accompanying parking assessments made by Watt Consulting Group.

The parking demand outlined was that of 14 cars and the proposal at that time demonstrated 13 stalls (above grade). It was deemed at that time by Watt Consulting that a 1 stall variance from those calculations was supportable. The Parking Bylaw criteria at that time demonstrated 27 stalls. The actual variance being supported was from a bylaw requirement of 27 to a demand requirement supportive of 13 stalls. A variance of 14 stalls.

The current proposal developed by Hillel Architecture, conceals all vehicles in an underground parkade, an improvement over earlier submissions. In addition, when appraised under the new Parking Bylaw, the criteria generates a parking stall need again of 14 cars for its current 19 unit design, while providing only 13 cars stalls on site. The proposal seeks no parking variance for unit holders, and seeks a parking variance of 1 stall that would have serviced guest parking needs.

Conclusion

This proposal intends to envelope its residents with a common environment of form and character, detail and trim, colour and landscaping. The neighboring 929 Caledonia is not a participant in this proposal but is a clear beneficiary should it be permitted to be realized. The City is also a beneficiary for not only do we place a current existing restored home in a streetscape supportive to it, by extending that context to three homes in length, but we encourage the potential of 933 Caledonia to join the composition should the owner wish. 923 Caledonia currently stands alone. With this proposal we achieve a critical mass ensuring this portion of Caledonia is memorable, unique. A well landscaped and well balanced enclave from the larger urban nature growing up around it.

Regards

Peter Hardcastle
Hillel Architecture Inc.

5. **919 Caledonia Avenue**
Heritage Designation Application No. 000182

Attendees: Peter Hardcastle, Hillel Architecture Inc.; Anup Grewal and Mark Whitney, Novus Properties Inc.

Merinda Conley provided a brief summary of the application.

Panel Questions and Comments

- Will it be clear to passerby which building is heritage designated? Merinda Conley: Yes, it will be clear from the building treatments. The new buildings will have very contemporary elements such as the roof design, window treatment, and square porch columns.
- With the building at 919 Caledonia Avenue being designated then moved to the address at 923 Caledonia Avenue, will this pose issues in the clarity of the heritage designation bylaw? Merinda Conley: Staff will work with solicitors to ensure that the designation affects the correct building and property legal address. Peter Hardcastle: It would be a pleasure to retain the 919 Caledonia Street civil address for the heritage building.
- The application is well-considered and is a good solution for the neighbourhood. The street rhythm is maintained with the addition of a new, modern house, and the proposal increases the neighbourhood's density.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the Heritage-Registered property located at 919 Caledonia Avenue, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)