

Southgate Street has maintained much of its original appearance with one noticeable alteration - a two-foot section of the ground floor on the west side of the house was cut away to create sufficient width for a driveway to the rear yard. Its character-defining elements include most of its architectural features and Craftsman design elements, including boxy, rectangular design with full width porch; cedar shingle cladding with a wide belt course between the first and second storey; hipped roof with dormer window; open eaves; original double height and dormer windows and intact porches. The property also has heritage value for its association with the early development of the Hudson's Bay Corporation reserved public park land and the subdivision of James Douglas' Fairfield Farm Estate into building lots for suburban middle class housing.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The building is currently in good condition.

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* (OCP, 2012), which in Section 8, "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 (Fairfield)" of the OCP which states:

Fairfield

21.5 *Vision in the citywide context includes:*

21.5.5 *Residential character with mature streetscapes, historic homes and landscapes, continuous shoreline access, beaches, and park space of regional significance*

21.6 *Strategic Directions include:*

21.6.1 *Maintain and enhance established character areas.*

Fairfield Neighbourhood Plan

The designation of this building is also consistent with the *Fairfield Neighbourhood Plan*, which states:

10.3 *Heritage Register and Designated Properties*

Intent: Recognize and protect the historic character of significant buildings and important sites.

10.3.1. *Encourage landowners to consider the protection of heritage resources through the designation of properties listed on the City's Register of Heritage properties, identified on Map 12, or other buildings of heritage merit, including through the rezoning process.*

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.

Resource Impacts

The designation of the property would make the building eligible for heritage grants from the Victoria Civic Heritage Trust to incentivize exterior conservation work. The building could also be eligible for the tax incentive program in future.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its February 11, 2020 meeting and was recommended for approval.

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.

CONCLUSIONS

The fourplex at 1009 Southgate Street is a building that is a good example of the Foursquare style with unique Craftsman style features such as the double-height, diamond leaded glass heritage windows. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Fairfield neighbourhood. Staff therefore recommend that Council approve the Heritage Designation Application for the building located at 1009 Southgate Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000190 for the property located at 1009 Southgate Street.

Respectfully submitted,



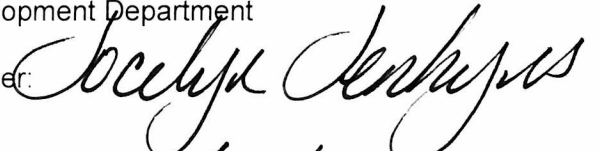
John O'Reilly
Senior Heritage Planner
Development Services Division

JH.



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

March 19, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Application for Heritage Designation for 1009 Southgate Street by Strata VIS 4224
- Attachment F: Minutes of the Heritage Advisory Panel, February 11, 2020.