

H.1.b Report from the May 14, 2020 COTW Meeting

H.1.b.b 727-729 Johnson Street: Heritage Designation Application No. 000153 (Downtown)

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council approve the designation of the exterior of the property located at 727-729 Johnson Street, first constructed in 1910 and restored in 2019, 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.2 727-729 Johnson Street: Heritage Designation Application No. 000153
(Downtown)

Committee received a report dated May 7, 2020 from the Director of Sustainable Planning and Community Development regarding a Heritage Designation Application for the property located at 727-729 Johnson Street. The owner of the property is requesting that the restored front, side and rear elevations be heritage designated.

Moved By Councillor Alto

Seconded By Councillor Loveday

That Council approve the designation of the exterior of the property located at 727-729 Johnson Street, first constructed in 1910 and restored in 2019, 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



Committee of the Whole Report

For the Meeting of May 14, 2020

To: Committee of the Whole **Date:** May 7, 2020

From: Karen Hoes, Director, Sustainable Planning and Community Development

Subject: Heritage Designation Application No. 000153 for 727-729 Johnson Street

RECOMMENDATION

That Council approve the designation of the exterior of the property located at 727-729 Johnson Street, first constructed in 1910 and restored in 2019, 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 heritage designate the exterior of the building, specifically the restored front, side and rear elevations of the property located at 727-729 Johnson Street. The building was first constructed in 1910 and restored in 2019 and has heritage value for its historical associations with an important phase in the City's urban history and with historically significant persons. The building forms part of a row of intact character buildings on the south side of Johnson Street. Through the rehabilitation of its distinctive 1910 features, the building has gained sufficient heritage character to merit designation. The rehabilitation was completed in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of this building is generally consistent with Section 8: "Placemaking: Urban Design and Heritage" of the *Official Community Plan* (2012), with Section 8, "Heritage" of the *Downtown Core Area Plan 2011* and with the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its August 11, 2015 meeting and it recommended that Council consider approving the designation of the property subject to the applicant restoring the building to its 1910 appearance consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

BACKGROUND

In 2015, the property owner applied for a Zoning Bylaw Amendment (REZ00502) and a Development Permit (DP000453) in order to construct a two-storey addition to the existing office building and convert it to a mixed-use building featuring ground floor commercial uses and residential above. The property owner also applied to designate the exterior of the building. At the time, the front facade featured numerous alterations that made it unrecognizable as historic.

The application was reviewed by the Heritage Advisory Panel at its August 11, 2015 meeting and it was recommended that Council consider Heritage Designation Application No. 000153 for the property located at 727 Johnson Street and consider the following comments:

- That Council urge the applicant to restore the property consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the original design, and
- That said restoration would strengthen the existing historical architecture of the south side of this block on Johnson Street, carrying on the rhythm of the three existing character buildings.

Staff recommended that Council decline the designation of the building in its unrestored condition. On May 26, 2016, City Council voted to approve the rezoning and development permit subject to registration of a legal agreement securing the restoration of the building.

The owner entered into a Section 219 Agreement securing the restoration of the building based on a Heritage Conservation Plan by Donald Luxton and Associates Inc. on October 3, 2016 and the agreement was since registered on title.

Since 2016, the owner has completed the restoration of the building in accordance with the Heritage Conservation Plan. The heritage consultant who completed the plan reviewed the work, confirmed its compliance with the plan, and prepared the attached updated Statement of Significance.

Description of Proposal

The building located at 727-729 Johnson Street, also referred to as the Garesché Stables & Offices, is a three-storey commercial building built in 1910 and altered in 2018 with a two-storey rooftop addition. The exterior three-storey façade of 727-729 Johnson Street has been rehabilitated to its 1910 appearance based on historic plans and photos. Its character-defining elements include its continuous commercial use; form, scale and massing; construction materials; red brick side walls; Edwardian-era design features like its tripartite articulation and banked upper floor windows; and its restored fenestration including wooden storefronts, stable doors and double-hung two over two wooden sash windows. The building contains ground floor commercial uses and upper storey residential uses. The building is also valued for its association with prolific architect and contractor George Charles Mesher and its original owner, Dr. Arthur John Garesché.

Condition/Economic Viability

The subject building has been extensively restored and is in excellent condition.

ANALYSIS

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

Official Community Plan

The OCP encourages the consideration of tools available under legislation to protect heritage property. The application is consistent with the OCP since it is consistent with the Victoria Heritage Thematic Framework and meets the threshold of heritage value under the *Local Government Act*.

The building has heritage value because it was built during a surge of development that took place during Victoria's economic expansion in the early 1900's. It is one of the earliest local examples of the use of reinforced concrete as a façade material, and is associated with historically significant persons. The façade of the building has undergone an extensive rehabilitation in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. With the rehabilitation complete, the building now completes a row of three historic character buildings on the south side of Johnson Street.

Statement of Significance

The applicant prepared a Statement of Significance for the purpose of this application, describing the historic place, outlining its heritage value and identifying its character-defining elements, which is attached to this report.

Downtown Core Area Plan

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

Heritage - Objectives

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

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

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

Victoria Heritage Thematic Framework

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

Statement of Significance

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

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel meeting at its August 11, 2015 meeting and it made the following motion:

“That Council consider Heritage Designation Application No. 000153 for the property located at 727-729 Johnson Street pursuant to Section 967 of the Local Government Act as a Municipal Heritage Site and consider the following comments:

- *That Council urge the applicant to restore the property consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and the original design, and*
- *That said restoration would strengthen the existing historical architecture of the south side of this block on Johnson Street, carrying on the rhythm of the three existing character buildings.”*

Resource Impacts

The applicant has indicated their intention to seek financial assistance through the Tax Incentive Program to rehabilitate the exterior.

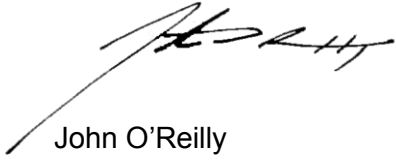
CONCLUSIONS

This application for the designation of the property at 727-729 Johnson Street as a Municipal Heritage Site involves a building that has heritage value as a surviving symbol of a surge in development during the Edwardian era, when Victoria's resource-based economy was rapidly expanding. It is one of the earliest local examples of the use of reinforced concrete structure and is associated with significant local historical figures. The applicant has undertaken an extensive rehabilitation of the building based on historic plans and photographs and submitted an updated statement of significance. Based on the restored heritage character of the building and its heritage value, staff recommend that Council consider designating the property as a Municipal Heritage Site.

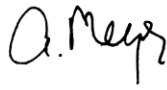
ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000153 for the property located at 727-729 Johnson Street.

Respectfully submitted,



John O'Reilly
Senior Heritage Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

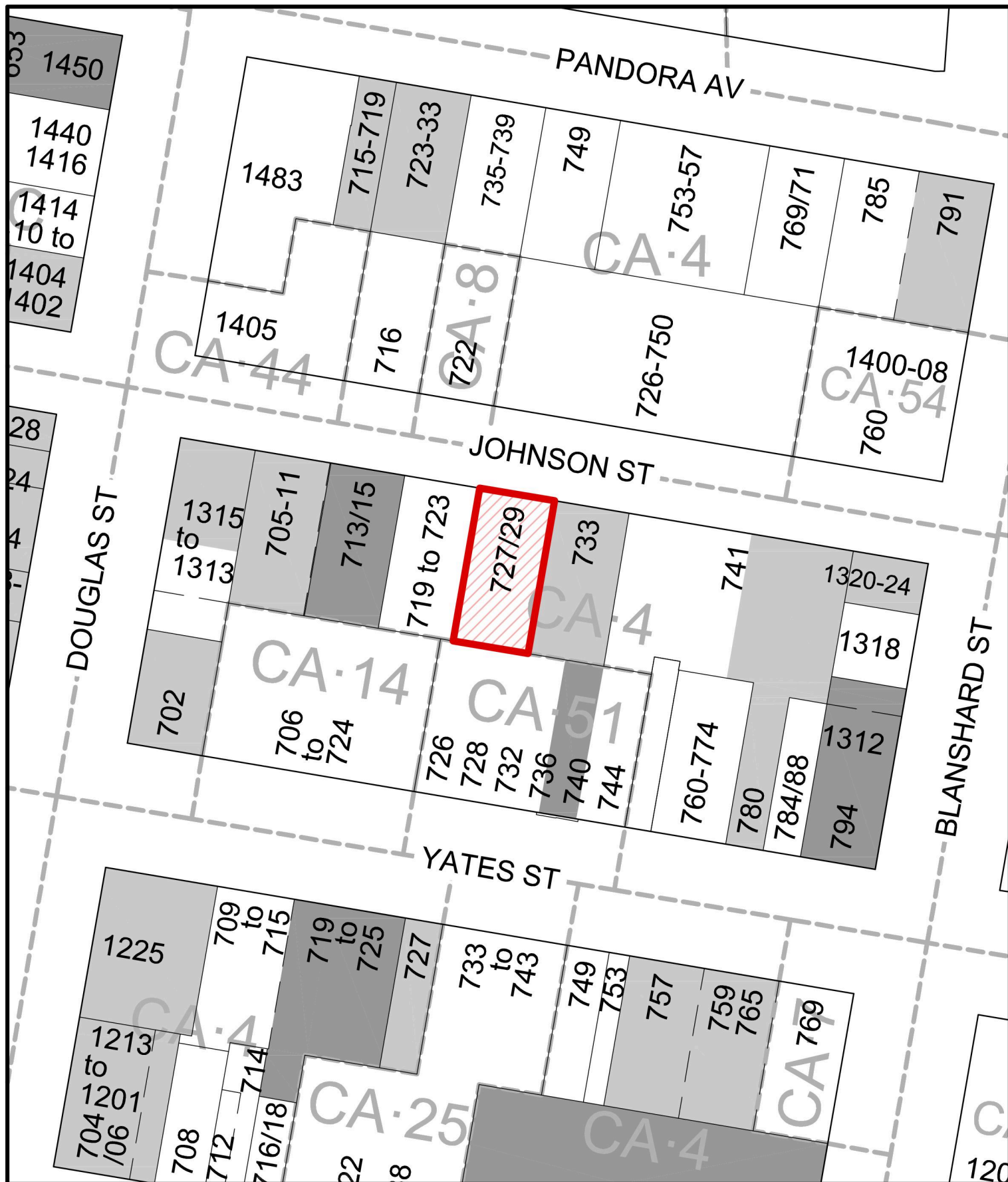
Report accepted and recommended by the City Manager:



Date: May 7, 2020

List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Photographs
- Attachment D - Updated Statement of Significance
- Attachment E - Letter from the applicant, date stamped November 30, 2015
- Attachment F - Minutes from the Heritage Advisory Panel dated August 11, 2015



727-729 Johnson Street

Heritage Designation #000153



Designated



Registered





727-729 Johnson Street
Heritage Designation #000153



727-729 JOHNSON STREET



Front (North) Elevation



Front (north) and Side (West) Elevation

727-729 JOHNSON STREET



Rear (South) Elevation



Rehabilitated Ground Floor

727-729 JOHNSON STREET



Rehabilitated Stable Doors



Rehabilitated Upper Storey Facade

GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE

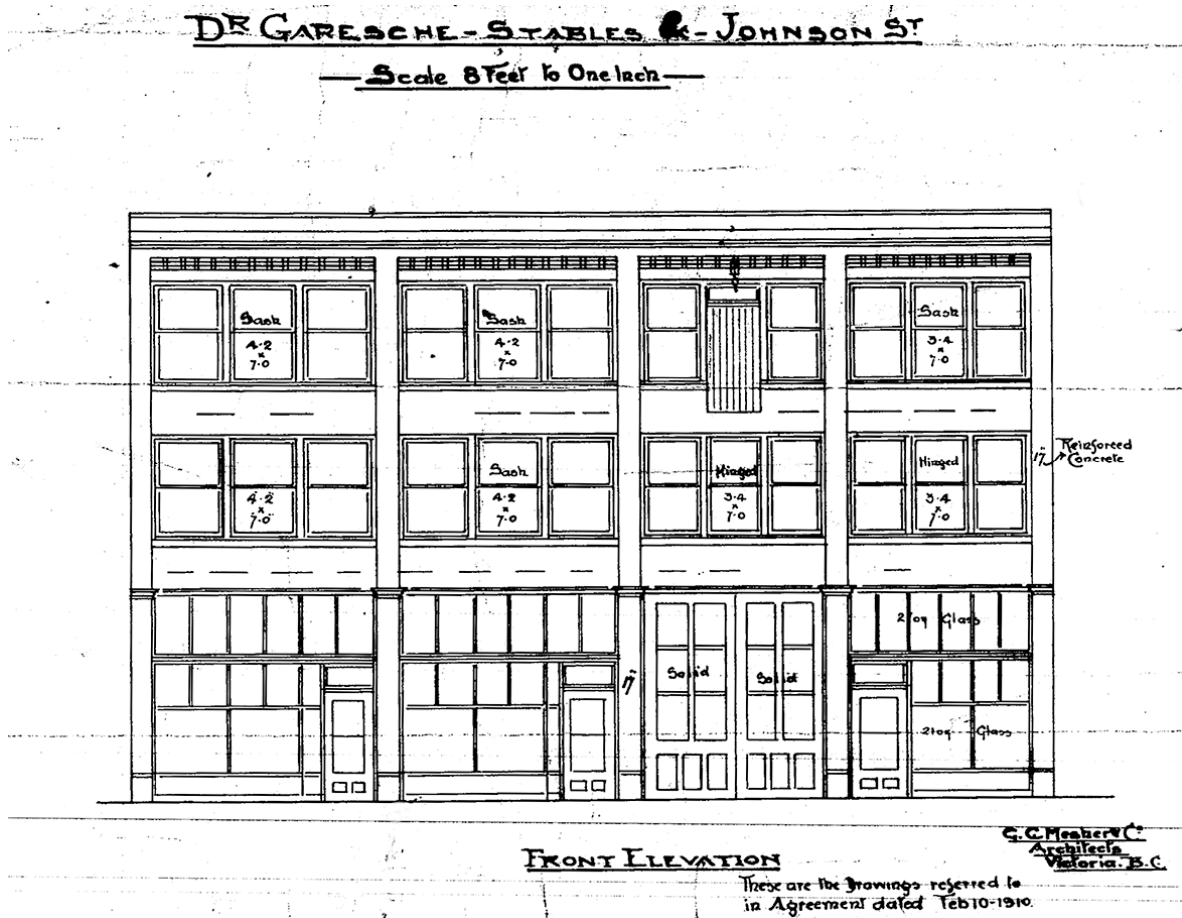
REVISED STATEMENT OF SIGNIFICANCE, APRIL 2020



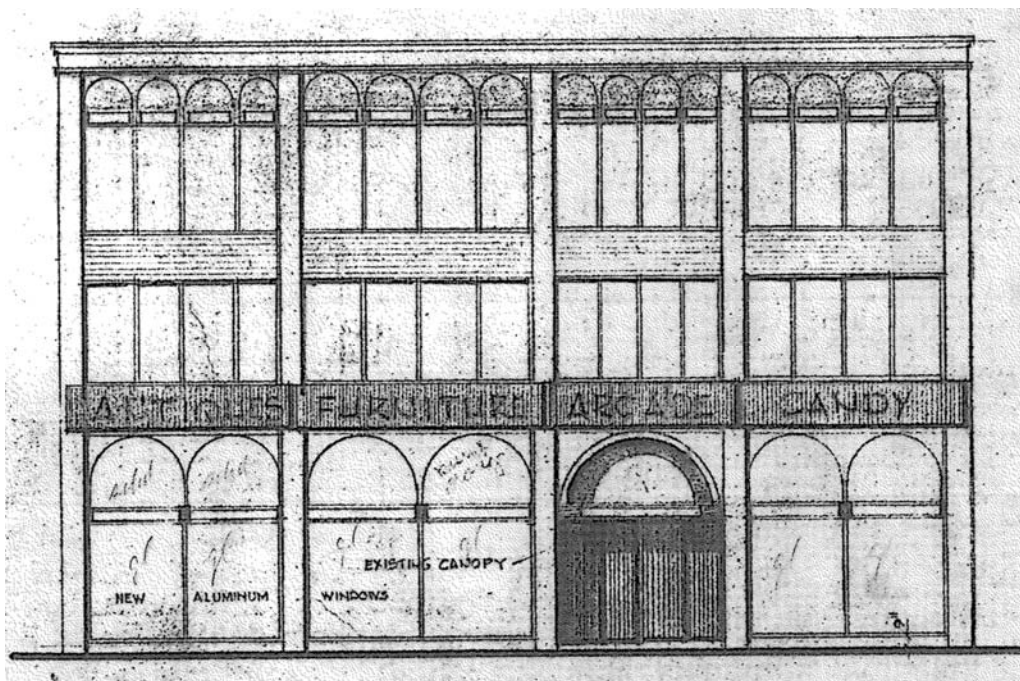
Above: Appearance of Front Façade, 2015. Below: Appearance of Restored Façade, April 2020.



GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE



Above: Original Appearance, 1910 [City of Victoria Plans]. Below: 1967-68 alterations [City of Victoria Plans].



GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE



Above: City of Victoria Archives M00707. Below: City of Victoria Archives M01247.



STATEMENT OF SIGNIFICANCE

REVISED APRIL 2020

Description of the Historic Place

The Garesché Stables & Offices is a three-storey masonry commercial building, with later setback rooftop additions, located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. It forms part of a grouping of older structures of similar scale that remain on part of this block. The front façade is divided into four bays by concrete columns, with tall ground-floor storefront openings and banked upper floor windows.

Heritage Value of the Historic Place

The Garesché Stables & Offices is valued for its commercial, architectural and cultural history. Built in 1910, with the west half designed as a purpose-built three-storey stable, it has been used continuously for commercial purposes. These changing uses introduced a number of alterations to the front façade, which has been recently restored to its original appearance and once again contributes significantly to the historic character of this block of Johnson Street. Dating from the height of the pre-World War One real estate boom, the Garesché Stables & Offices is valued as a reflection of the surge of development that characterized Victoria's expanding gateway economy. With its substantial size, masonry construction and simple detailing, the scale of the building reflects optimism and rapid growth during the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One in 1914. This building also demonstrates the transition in transportation that was occurring rapidly at the time, housing both a livery stable and the soon to be dominant automobile.

Built to be overtly functional, the Garesché Stables & Offices is significant as one of the earliest local examples of the use of reinforced concrete as a façade material. The architect and contractor, English-born George Charles Mesher (1860-1938), developed an outstanding reputation as a contractor. In 1886, Mesher and his widowed father, George Mesher Sr., relocated to Victoria. Mesher Sr. had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The Meshers were fortunate to arrive in Victoria when the resource-based economic boom was underway. When they set up shop in Victoria in 1887 they continued as partners in their contracting work. Although not formally trained in architecture, Mesher designed a number of prominent buildings in Victoria. He was also one of the pioneers of the use of reinforced concrete construction on the west coast. This evolving technology enabled broad spans of glazing at the ground floor and upper floor levels. With its tripartite articulation, interwoven horizontal and vertical bands of reinforced concrete and banked windows, the building also demonstrates the influence of the Chicago School on Victoria's Edwardian-era commercial buildings.

The structure is additionally significant for its association with pioneer Victoria resident Dr. Arthur John Garesché (1860-1952), born in California, who came to Victoria in 1866 with his family. After obtaining his education in the United States, he returned to Victoria in 1895 and opened a dental practice. At the time of his death, he was reputedly the longest-serving dentist in North America. The Garesché Stables & Offices is also valued for its association with pioneer auto dealer Thomas Plimley (1871-1929) and the Plimley family. English born, Thomas Plimley began his career in Victoria by selling bicycles. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city.

GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE

Character-Defining Elements

Key elements that define the heritage character of the Garesché Stables & Offices include its:

- location on the south side of Johnson Street, in Victoria's downtown core, part of a grouping of historic buildings of similar scale;
- continuous commercial use;
- commercial form, scale and massing as expressed through its rectangular plan, three-storey height plus later additions, and tall storefront openings;
- construction materials, such as its reinforced concrete façade and common red-brick side walls;
- Edwardian-era design features such as its tripartite articulation and banked upper floor windows; and
- restored fenestration, including wooden storefronts and stable doors, double-hung 2-over-two wooden sash windows, and top floor hay loft doors.

RESEARCH SOURCES

Name: Garesché Stables & Offices

Address: 727 Johnson Street

First Owner: Dr. Arthur John Garesché

Architect: George C. Mesher Co.

Contractor: George C. Mesher Co.

Date of Construction: 1910

CITY OF VICTORIA BUILDING PERMIT

- #1510; February 12, 1910; Dr. Garesché, Johnson Street; Lot 33, Block 3; Stable, 3-storey brick; \$15,000.

BUILDING PLANS [CITY OF VICTORIA]

- Dr. Garesché Stables &, Johnson Street, G.C. Mesher Co., Architects, 1910.

PLUMBING PLANS [CITY OF VICTORIA]

- #3920: Building Belonging to Dr. Garesché, Filed June 14, 1910.

PUBLISHED SOURCES

- *Contract Record*, vol. 24, no. 4. January 26, 1910: A three storey brick building for stores and offices on land 60 by 120 feet is contemplated on Johnson Street, adjoining the warehouse of the Brady-Houston Pickling Company. Estimated cost, \$12,000. Owner, Dr. A.J. Garesché.

PUBLICATIONS

- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver: Talonbooks, 2nd ed., 2007.

BC VITAL EVENTS

- Groom Name: Garesche, A J; Bride Name: Trimen, Mellissent [sic] Mary; August 18, 1902; Event Place: Victoria; Registration Number: 1902-09-010996; Event Type: Marriage.
- Garesche, Arthur John Francis; Gender: Male; Age: 91; Date: September 14, 1952; Event Place: Victoria; Registration Number: 1952-09-008994; Event Type: Death.
- Garesche, Millicent Mary; Gender: Female; Age: 103; Date: February 26, 1977; Event Place: Victoria; Registration Number: 1977-09-003620; Event Type: Death.
- Plimley, Thomas John; Gender: Male; Age: 58; Date: December 18, 1929; Event Place: Victoria; Registration Number: 1929-09-414972; Event Type: Death.
- Plimley, Thomas Horace Gender: Male; Age: 89; Date: March 21, 1985; Event Place: Victoria; Registration Number: 1985-09-005506; Event Type: Death.

GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE

MESHER, George Charles: Sources

B.C. Vital Events; company records and voters lists (held at BCA); and interviews with his grandson, John R.H. Ley (1990), grandniece, Kathleen Johnston (1993) and Pheona Hislop (2001). Published sources include directories; *Colonist* references and tender calls; obituaries and local news items. Also *This Old House*; *Victoria Architecturally*, 1911; Segger & Franklin, *Exploring Victoria's Architecture*; and Mills, *Architectural Trends in Victoria*.

CITY DIRECTORIES

Henderson's Greater Victoria Directory, 1910-11, page 125

- Johnson 725 City Livery Stables
- Johnson 727-31-33 B C Hardware Co

Henderson's Greater Victoria Directory, 1910-11, page 215

- City Livery Stables Dr C R Richards prop 725 Johnson

Henderson's Greater Victoria Directory, 1912, page 157

- Johnson 725 City Livery Stables
- Johnson 727 Plimley's Garage
- Johnson 731-33 Vacant

Henderson's Greater Victoria Directory, 1912, page 542

- Plimley Horace collr Thos Plimley lvs 109 Douglas
- Plimley Thos automobiles and bicycles 730 Yates and 727 Johnson h 109 Douglas

Henderson's Greater Victoria Directory, 1913, page 305

- Johnson 725 City Livery Stables
- Johnson 725 Richards C R vet surg
- Johnson 727 Plimley Thos Garage
- Johnson 727 Johnson Alf J printer
- Johnson 727 Vallence Geo G adv agt
- Johnson 727 Belsize Motor Express
- Johnson 731 Victoria Labour Temple Ltd
- Johnson 733-735 Plimley's Garage

November 30, 2015

Mayor Lisa Helps and Members of Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Helps and Council

Re: 727 Johnson Street

This is a proposal to convert a vacant existing retail/office building to a mixed-use project with retail at the street level and residential units on the upper floors. We have applied for a Heritage Designation and are now looking to proceed with the Rezoning and Development Permit process.

The existing office building is located at Johnson Street mid-block between Douglas & Blanchard Streets. The existing 1910 structure is three storeys tall with no underground or parking on site. The proposed project is in the Downtown Core Central Area Commercial Office District (CA-4 Zone) with potential for density bonus.

Our proposal is to convert the building to include retail on the ground floor and rental residential apartments on the upper floors with a two-storey addition; this adaptive reuse of the existing building responds to the changing urban fabric of live, work and play within the community. The retail on the ground floor will enhance the street level pedestrian experience and provide continuous retail frontage as it connects with the surrounding retail uses. The added residential density on the upper floors will help invigorate the community, making it more lively and safe. The mixed-use approach is often considered to improve the urban living experience, by creating a sustainable synergy between the residents and the surrounding businesses on both the economic & social level.

The proposal looks to restore the historic front façade, restore & preserve the historic structure. Conservation work on the historic façade will be carried out according to the attached Conservation Plan by Donald Luxton & Associates. Although the existing structure is about the same height as the surrounding buildings on the block, the addition will add variety & animate the saw-tooth urban massing profile. The proposed density of 4.27 is within the permitted maximum 6.0 FSR for a mixed use project with the Density Bonus System. This is essential from an economic stand point to offset the costs of the heritage restoration & seismic structural upgrades. A total of 32 rental apartments will be created. The additional two floors will be recessed to accentuate the historic façade as the original street wall.

Ample bicycle storage will be provided for the project to encourage the residents to bike year round. No parking will be provided, given the existing condition. The site is centrally located within walking distance of all amenities as well as a major transit corridor (Douglas Street), and as such will encourage residents to utilize alternate modes of transport.

I thank you for considering this proposal. Attached is a Green Building Items Checklist, Heritage Conservation Plan and a Building Code Compliance Summary for the proposed project.

Regards,

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
August 11, 2015**

Present:	Richard Linzey, Chair Mark Byram John Dam	Ken Johnson Ursula Pfahler Stuart Stark
Absent:	Kelly Black Rick Goodacre Keith Thomas	
Staff:	Murray Miller, Senior Heritage Planner Lauren Martin, Heritage Secretary	

The Chair called the meeting to order at noon.

1. Approval of the Agenda

Moved

Seconded

Carried

2. Declaration of Conflict or Bias - nil

3. Announcements

- The Victoria Heritage Foundation's Annual Report for 2014 was distributed.
- The Hallmark Heritage Society will present *When a City Falls*, a documentary about the Christchurch earthquakes, on Friday, September 4th at 7:00 pm at the Craigflower Schoolhouse. Tickets are required.
- In July Canada 150 infrastructure funding was awarded to some local organizations (e.g. Craigflower Manor, Highland Games). More announcements are not expected until after the federal election.

4. Adoption of the Minutes of the July 14, 2015 Meeting

- General discussion about Section 219 covenants between property owners and the City. Senior Heritage Planner: A property owner can request removal of a covenant at will; however, parties that are signatories have to agree to end or change the covenant.
- Amend the wording of the third bullet under "Declaration of Conflict or Bias" on page 1.
- Move and add all of the bullets under "Panel" on page 4 to the list of bullets under the motion.

Moved

Seconded

That the minutes be adopted as amended

Carried (unanimous)

5. Business Arising from the Minutes

- The Senior Heritage Planner asked whether the Panel was amenable to the recording of meetings to assist in the preparation of the minutes. The Panel agreed that this was acceptable as long as the recording was deleted after use.

**6. 1728 Denman Street
Heritage Designation Application No. 000152**

Senior Heritage Planner

- The owner's request is for the Heritage Designation of the exterior and interior features (including the original parlour, living room, dining room and fireplace) of the 1909 house.
- The owner has not been reachable; thus the interior features have not been photographed by the Senior Heritage Planner.
- Based on the strength of the character-defining elements, staff recommend that the Panel recommend that Council consider the request for Heritage Designation of the property.

Panel

- It would be beneficial to have the author's name on all Statements of Significance.
- Concern was expressed regarding the designation of interior features. These cannot be monitored by the City. Senior Heritage Planner: The City has the legislative authority to monitor protected properties through the *Local Government Act*. The designation of interiors is consistent with City policy.
- Any changes to the interior would require a Building Permit and would be flagged by the City. Other regulatory measures include the Clean Hands Policy.
- It is the intent of the current owner and hopefully, future owners, to have the interior features designated.
- Can the City explain to the applicant that the property will be inspected regularly? Can a warning caveat be provided to the applicant? Senior Heritage Planner: The applicant is made aware of owner obligations; however, the matter of regular inspections is tied to limited resources.
- The City's heritage policy should include random audits of heritage-designated properties.

Moved

Seconded

That Council consider Heritage Designation Application No. 000152 for the designation of the exterior and interior features of the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

Carried (unanimous)

Moved

Seconded

The Heritage Advisory Panel encourages the City to adopt a policy of random audits of designated properties (exterior and interior) to police such designations in the future.

Carried (unanimous)

**7. 727-729 Johnson Street
Heritage Designation Application No. 000153**

Senior Heritage Planner

- The owner's request is for Heritage Designation of the exterior of the 1910 building.
- The property may be the subject of future rezoning/development permit applications, including the construction of two additional storeys on top of the existing structure to offset the cost of seismic strengthening and rehabilitation of the façade.
- The exterior of the building has been extensively altered. The condition of any historic fabric that is concealed or altered by previous changes is unknown at this stage. The impact on the historic fabric by the removal of previous alterations and non-heritage finishes is also unknown at this stage.
- The property as it stands does not make it eligible for designation because in addition to heritage values, integrity must be considered as part of any application for designation.
- The applicant has been advised by staff to consider rehabilitating the property and reinstating its heritage character first and then apply for Heritage Designation. However, the applicant has requested Heritage Designation now to enable access to the Tax Incentive Program.
- Since the building has been extensively altered, it would be very challenging for staff to say that integrity of the building does not have a major impact on the heritage values of the place. Staff acknowledge that the building can be rehabilitated; however, designation is the formal protection of existing heritage values rather than the protection of some future desired state.
- Staff therefore recommend that the Panel recommend that Council decline the request for Heritage Designation of the property given its current condition.

Panel

- The third bullet on page 3 of the report requires amendment to clarify that tiles are not on the sidewalls of the building.
- Surprise was expressed regarding the submission of an application for Heritage Designation without proposed plans going forward or details of façade restoration.
- Other buildings on the street have been rehabilitated or their façades rebuilt. The rehabilitation of this building would add to the streetscape.
- The original plans of the building are available; we know what could be there.
- The Statement of Significance only provides historical background to the building; there is no inference that the building is going to go beyond that. With the absence of details about the heritage value, the heritage consultant has not influenced a future project.
- In order to designate, a Panel member would like to see more willingness and movement by the applicant regarding the rehabilitation of the building. Senior Heritage Planner: There are plans for rehabilitation work and the applicant would like to apply for rezoning and a Heritage Alteration Permit now. However, staff cannot consider a Heritage Alteration Permit since the building has no heritage status (it is not Heritage Designated or on the Heritage Register within a Heritage Conservation Area) at present.
- It would be best to recommend designation now, then the applicant could not rehabilitate the building until a Heritage Alteration Permit is obtained. At that time, the proposed project would be reviewed by the Panel.

- Concern was expressed about the possibility of two additional storeys on the building. However, it was acknowledged that such an alteration would be the subject of a future heritage alteration permit where it would proceed to Council for consideration.
- The staff report identifies the building's façade as reinforced concrete; however, the façade looks like a reinforced concrete structure (beams, columns, floor slabs) with brick infill originally around the windows which is probably still underneath.
- It was acknowledged that the building could be restored and the only way this may happen is through support from the City.
- With designation, the applicant would be eligible for the Tax Incentive Program (for seismic upgrading) and façade rehabilitation funding.
- What if the property is designated and funded through the Tax Incentive Program, but the work is not done? Senior Heritage Planner: The benefits of the Tax Incentive Program require that the rehabilitation work be substantially complete before it takes effect.
- Is it appropriate to designate a building that is so altered? What are we designating - what we see now or what we would like to see in the future? Since there is no risk, both considerations are valid.
- The consideration is whether the Panel should recommend designation of a building with compromised heritage value; however, at the same time there is nothing to lose in the rehabilitation of downtown by designating the property and it opens up the opportunity for incentives and a greater degree of development control over what happens there.

Moved

Seconded

That Council consider Heritage Designation Application No. 000153 for the property located at 727-729 Johnson Street pursuant to Section 967 of the Local Government Act as a Municipal Heritage Site and consider the following comments:

- That Council urge the applicant to restore the property consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the original design, and
- That said restoration would strengthen the existing historical architecture of the south side of this block on Johnson Street, carrying on the rhythm of the three existing character buildings.

Carried (unanimous)

8. **New Business** - nil

9. **Adjournment** - 1:20 pm

1

Heritage Designation Application No. 00153 for 727-729 Johnson Street



1

Aerial View

2



2

Subject Site

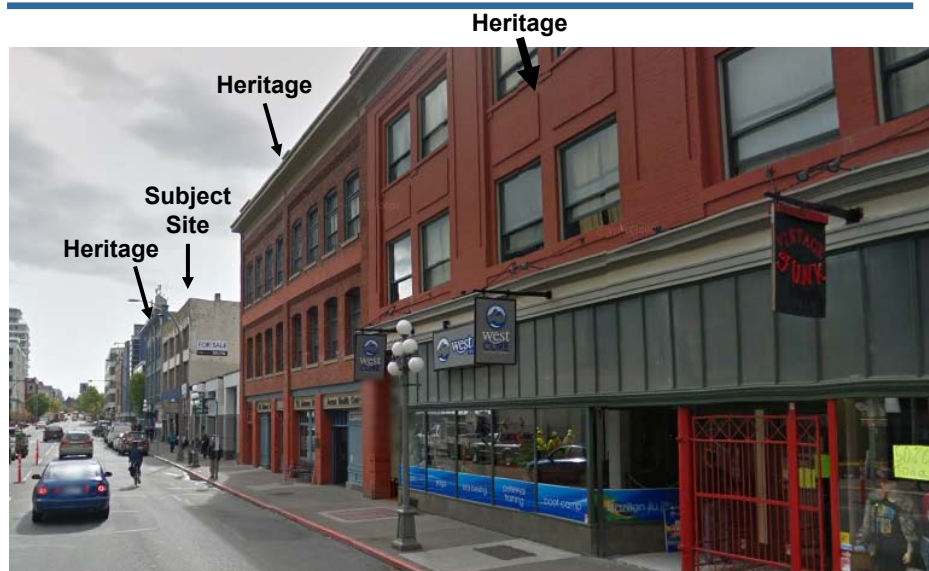
3



3

Subject Site

4



4

Front and West Elevation

5



Before Rehabilitation



5

Front and West Elevation

6



Original Building Plan



6

Front and West Elevation

7



Photograph showing original as-built condition



7

Front and West Elevation

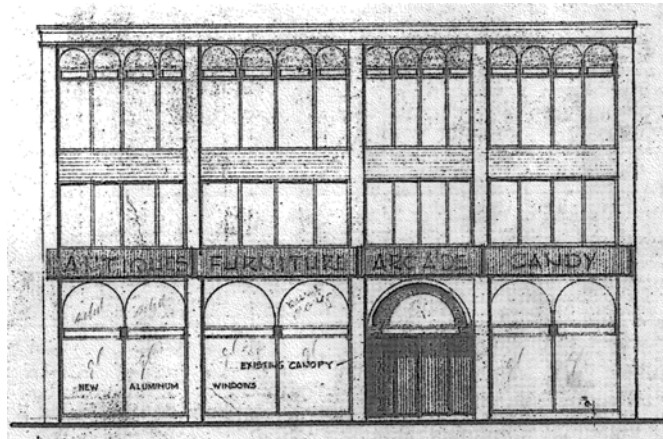
8



8

Front and West Elevation

9



1967-68 Alterations



9

Front and West Elevation

10



10

Front and West Elevation

11



11

Rear Elevation

12



12

Rehabilitated Ground Floor

13



13

Rehabilitated Ground Floor

14



14

Rehabilitated Upper Storey Facade

15



15