



Committee of the Whole Report For the Meeting of December 3, 2020

To: Committee of the Whole **Date:** November 19, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. HD000193 for 2536 Richmond Road

RECOMMENDATION

That Council approve the designation of the heritage-registered property located at 2536 Richmond Road, 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 heritage-registered property located at 2536 Richmond Road. The house was built in 1906 and contributes to the historic character of the North Jubilee neighbourhood, an area of low scale, mainly residential buildings near the Royal Jubilee Hospital.

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 *Jubilee Neighbourhood 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 November 10, 2020 meeting and it recommended that Council consider approving the designation of the property located at 2536 Richmond Road.

BACKGROUND

Project Details

Owner/Applicants:	Ms. Sheena Bellingham and Mr. Donald Hutton
Development Permit Area:	Development Permit Area 16: General Form and Character
Heritage Status:	Heritage-Registered

Description of Proposal

The property located at 2536 Richmond Road, also referred to as the “Garfield Vye Residence” is a wood-frame, single-storey house with Queen Anne Revival style details. It was built in 1906 and is located at the southwest corner of Richmond Road and Haultain Street. The exterior façade of 2536 Richmond Road has maintained much of its original appearance. Its character-defining elements include its residential form, scale and massing, hipped roof with gabled extensions, wood-frame construction and double-bevel siding, masonry elements, and its Queen Anne Revival style millwork details like scroll sawn brackets and ball and spindle frieze. The house is currently used as a single-detached home. The property is valued for its association with the earliest phase of neighbourhood settlement initiated by the Vye family. The Vye family built the house for their son on their 105-acre *Richmond Farm* after he was married. They subdivided the remaining land into suburban lots, catalyzing the development of the neighbourhood. The Garfield Vye Residence has aesthetic value for its Queen Anne style vernacular detailing.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The house is currently in good condition and does not require major upgrades or significant maintenance.

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 generally consistent with Section 21: “Neighbourhood Directions (Jubilee)” of the OCP.

Jubilee Neighbourhood Plan (1996)

The designation of this building is also consistent with the *Jubilee Neighbourhood Plan (1996)* policies, which states under section 4.4- Heritage Policies and Recommendations:

2. *Encourage the voluntary designation of buildings listed on the Heritage Registry as a means of providing long term protection of buildings. Promote voluntary designation through awareness of the Victoria Heritage Foundation's house grants program. Further, that heritage designation be required when incentives are provided to the building owner.*

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

The designation of the property would make the building eligible for heritage grants from the Victoria Heritage Foundation to incentivize exterior conservation work.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its November 10, 2020 meeting and was recommended for approval.

CONCLUSIONS

This application for the designation of the heritage-registered property located at 2536 Richmond Road as a Municipal Heritage Site is for a building that is a good example of a Queen Anne style house built by one of the neighbourhood's first pioneer families. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Jubilee neighbourhood. Staff recommend that Council approve the Heritage Designation Application for the heritage-registered building located at 2536 Richmond Road.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000193 for the property located at 2536 Richmond Road.

Respectfully submitted,



John O'Reilly
Senior Heritage Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:



Date: November 24, 2020

List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Photographs
- Attachment D - Statement of Significance
- Attachment E - Email from the owner to the City of Victoria, dated October 18, 2020
- Attachment F- Draft November 10, 2020 Heritage Advisory Panel Minutes.