



Committee of the Whole Report

For the Meeting of January 21, 2021

To: Committee of the Whole **Date:** January 7, 2021

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

Subject: Heritage Designation Application No. 000192 for 1125 Fort Street

RECOMMENDATION

That Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, 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 concurrent with the Public Hearing for Rezoning Application No. 00712.

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 City Council with information, analysis and recommendations regarding an owner request to designate the exterior of the 1.5-storey Edwardian style house located at 1125 Fort Street. The house was built in 1909 and contributes to the historic character of the Fairfield neighbourhood and the Fort Street heritage corridor, a stretch of Fort Street characterized by clusters of high-quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook Street and Ormond Street.

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 *Fairfield Neighbourhood Plan* (2019) 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 1125 Fort Street.

BACKGROUND

Description of Proposal

The property located at 1125 Fort Street is a 1.5-storey Edwardian house built in 1909, which anchors a cluster of cross-gabled Edwardian-style homes including 1121 and 1127 Fort Street. The exterior façade of 1125 Fort Street has maintained much of its original appearance. Its character-defining elements include its cross-gabled plan, bell-cast, octagonal tower, turned finials, wide, painted bargeboards, multi-pane-over-one sashes, leaded windows and double drop-siding. The house is currently a single family residential rental building. The property is valued for its asymmetrical design including a distinctive “witch’s hat” tower. It is valued as an important example of the work of D.H. Bale, an architect who had a 40-year career in Victoria that included several dozen homes.

Condition/Economic Viability

The house is currently in good condition and retains its key architectural features and will receive upgrades including repainting and a seismic upgrade as part of Zoning Bylaw Amendment Application No. 00712.

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 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 *Official Community Plan* (2012) which states:

Fairfield

21.6.1 Maintain and enhance established character areas.

Fairfield Neighbourhood Plan (2019)

The designation of this building is also consistent with *Fairfield Neighbourhood Plan* (2019) policies which states:

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.

Zoning Bylaw Amendment Application No. 00712

The designation of the property is connected to a development proposal to relocate the existing house three metres forward on the lot, where it would be placed on a new earthquake resistant concrete foundation. The interior of the house would be renovated to accommodate a new rental suite in the lower level and a suite on the upper two levels. Also proposed is the construction of a new four-storey addition at the rear of the house containing three residential units cantilevered over a ground level parking area. The proposal would conserve most of the building with limited alterations to the north, east and west elevations.

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. The panel also recommended that the applicant consider making the addition to the 1909 house more discrete and subordinate. The applicant has not revised the proposal to respond to this comment, however the house is not heritage designated, so the *Standards and Guidelines for the Conservation of Historic Places in Canada* do not technically apply to the project. Moreover, through the Development Permit with Variance Application process, the applicant provided a material board specifying the materials and colours for the new addition. The cream-coloured brick used in the addition is complementary to the cream colour of the house, which was not apparent in the original drawings.

CONCLUSIONS

The designation of the property located at 1125 Fort Street as a Municipal Heritage Site would protect a house that is a good example of the Edwardian style. The designation is consistent with relevant City policies and strategic directions for the Fairfield neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for building located at 1125 Fort Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000192 for the property located at 1125 Fort Street.

Respectfully submitted,

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Senior Heritage Planner
Development Services Division

Karen Hoese, Director
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Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped September 9, 2020
- Attachment D – Photographs
- Attachment E – Statement of Significance
- Attachment F – November 10, 2020 Heritage Advisory Panel Meeting Minutes
- Attachment G – Letter from the applicant, date stamped March 3, 2020
- Attachment H – Economic Analysis Memo from applicant dated September 9, 2020
- Attachment I – CALUC Comments dated June 13th, 2019
- Attachment J – Correspondence (letters received from residents).