



Committee of the Whole Report For the Meeting of February 4, 2021

To: Committee of the Whole **Date:** January 21, 2021
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000194 for 1611 Stanley Avenue

RECOMMENDATION

That Council approve the designation of the property located at 1611 Stanley 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 one-and-one-half-storey, wood-frame, Edwardian Vernacular house located at 1611 Stanley Avenue. The house was built in 1910 and contributes to the historic character of the Fernwood neighbourhood. Fernwood is one of Victoria's oldest residential neighbourhoods in the City and is characterized by narrow, tree-lined streets, turn-of-the-century homes, landmarks like the Belfry Theatre and Victoria High School, and a significant group of historic commercial buildings surrounding Fernwood Square.

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), the *Fernwood Neighbourhood Community Plan* (1994) and the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its January 12, 2021 meeting and it recommended that Council consider approving the designation.

BACKGROUND

Description of Proposal

The property located at 1611 Stanley Avenue, also referred to as the Robertson Residence, is a one-and-one-half-storey, wood-frame, Edwardian Vernacular house built in 1910. The exterior façade of the Robertson Residence has maintained much of its original appearance. Its character-defining elements include its: scale, form and massing; front gabled roof and gabled dormers; box bays; inset porch; wood frame construction with wood siding; original windows; wood-paneled door; and art glass windows throughout. The property is also valued for its association with the subdivision and development of the Benjamin Pearse's *Fernwood Estate* to create lots for middle-class housing near the business district. A local builder, Sidney Hayward, constructed the house as a speculative project. He was responsible for several houses in the area built during the pre-WW1 building boom in Victoria.

Condition / Economic Viability

The house is currently in good condition; however, the owner intends to restore the front staircase to its original appearance, repair some stained-glass windows and reinstate missing storm windows.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan, 2012 (OCP)*, and is consistent with the *Zoning Regulation Bylaw*.

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 (OCP)*, 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 (Fernwood)” of the *Official Community Plan* which states:

Fernwood

21.8.7 Retain neighbourhood heritage character, buildings and streetscapes of significance.

Fernwood Neighbourhood Plan (1994)

The designation of the building is consistent with the *Fernwood Neighbourhood Plan (1994)* which states:

Heritage - Objectives

- 3.1 *To encourage the conservation of heritage buildings and associated streetscapes, views, trees of special merit and other elements of the natural heritage in Fernwood, with a view to maintaining them for future generations*

Recommendations for Policy and Action

- 3.1.5 *That the Heritage Inventory be updated for buildings in public and private ownership, through Neighbourhood initiatives coordinated with the City of Victoria and funded by the B.C. Heritage Trust.*

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

Designation of 1611 Stanley Avenue would make the property owner eligible for heritage grants from the Victoria Heritage Foundation. The Victoria Heritage Foundation receives annual funding from the City of Victoria.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its January 12, 2021 meeting and was recommended for approval. The draft meeting minutes are attached.

CONCLUSIONS

This application for the designation of the property located at 1611 Stanley Avenue as a Municipal Heritage Site is for a building that is a good example of the Edwardian vernacular style and has heritage value for its connection to the earliest phase of development in the Fernwood neighbourhood. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Fernwood neighbourhood. Staff therefore recommend that Council approve the Heritage Designation Application for the building located at 1611 Stanley Avenue.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000194 for the property located at 1611 Stanley Avenue.

Respectfully submitted,

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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.

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, dated October 15, 2020
- Attachment F: Heritage Advisory Panel Minutes from January 12, 2021.