



Committee of the Whole Report For the Meeting of January 7, 2021

To: Committee of the Whole **Date:** December 22, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Tax Incentive Program Application No. 00031 for 727 Yates Street

RECOMMENDATIONS

- “1. That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 727 Yates Street for 9.08% of assessed value for 10 years, pursuant to Section 225 of the *Community Charter*, with the following conditions:
 - a. that the tax exemption take effect no earlier than 2022, after the expiry of the tax exemption for 719, 721-725 Yates Street, approved under bylaw 18-062
 - b. that a covenant identifying the tax exemption be registered on the title of the property and any possible future strata titles
 - c. that the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
2. That Council authorize amendments to the front façade rehabilitation strategy approved under Heritage Alteration Permit with Variances No. 00008, in accordance with Drawing H.1 by Studio One Architecture Inc., date stamped November 30, 2020.”

LEGISLATIVE AUTHORITY

In accordance with Section 225 of the *Community Charter*, Council may exempt protected heritage property from taxation under Section 197(1)(a) to the extent provided in the bylaw and subject to conditions established by the exemption agreement.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an application for a ten-year partial tax exemption under the City’s Tax Incentive Program to assist in the seismic upgrading of the heritage-designated building known as the Hall Block at 727 Yates Street. In 2018, Council approved the comprehensive renovation of the Hall Block (HAV No. 00008) to convert it into a mixed-use building with ground floor retail and an addition containing 11 residential suites. The approved project will conserve the majority of the Hall Block and includes a seismic upgrade that will achieve 100% seismic resistance under the 2018 BC Building Code. In addition to the seismic upgrade, the approved project will restore the front façade by removing the orange paint and reinstating the historic ground floor storefront of the building.

The total project budget is \$3,016,276 and the cost of seismic upgrading is estimated at \$309,711. The total value of the proposed property tax exemption over 10 years is less than the cost to seismically upgrade the building based on either current or projected property taxes after the renovation.

BACKGROUND

The Hall Block is a two-storey masonry building designed by architect John Teague and constructed in 1897 for developer Dr. F. W. Hall. John Teague is a significant local architect who also designed City Hall and the Masonic Temple at the corner of Fisgard and Douglas Streets. The building is one of the oldest surviving structures on Yates Street and an important contributor to the integrity of the historic streetscape. The two-storey portion of the building occupies the north half of the property, and a one-storey extension occupies the rear portion.

The Hall Block is situated on a consolidated lot that also includes the street addresses of 719 and 721-725 Yates Street and contains another two separate heritage buildings that received a tax exemption in 2012. This tax exemption is set to expire at the end of 2021. To avoid overlap, staff are recommending that the proposed tax exemption for 727 Yates Street only take effect in 2022, after the expiry of the tax exemption for 719 and 721-725 Yates Street. Staff also recommend that the tax exemption apply only to the floor space within the envelope of the Hall Block. Based on consultation with BC Assessment and the City's Finance Department, staff have calculated that this floor space represents 9.08% of the assessed value of the consolidated property.

The Tax Incentive Program (TIP) began in March 1998 to provide tax exemptions of up to 10 years to assist the owners of heritage-designated buildings with the high cost of seismic upgrading. Initially, the program was focused on accelerating the conversion of underused or vacant upper storeys of downtown heritage buildings to residential uses; however, the program was expanded to include non-residential rehabilitation projects on a case by case basis provided an independent financial analysis was carried out. The TIP has led directly to the creation of 699 residential units in 43 rehabilitated heritage buildings and attracted \$292 million in private investment primarily to the downtown.

Proposed Seismic Upgrade

The project is designed to 100% of the seismic design requirements of the 2018 BC Building Code.

The proposed seismic upgrade will remove the floor and roof structures of the Hall Block and replace them with a reinforced concrete transfer structure at the second level and new wood framing above. For the ground floor structure, seismic resistance will be provided by new concrete rigid frames in an east-west direction and concrete block shear walls in a north-south direction. Above the second storey, the building would be wood framed, with seismic resistance created through shear walls in east-west and north-south directions. The foundation of the building will also be replaced with a concrete foundation.

Heritage Alteration Permit with Variance No. 00008

The approved Heritage Alteration Permit authorized the rehabilitation of the Hall Block and construction of an addition at the rear of the property that extends over its roof. The addition is five-storeys tall at the rear, but terraces down towards the front of the property to mitigate visual impacts to the Hall Block. The development conserves the front and side walls of the Hall Block but replaces the building's interior with new concrete floor slabs and new construction to meet

the requirements of the 2018 BC Building Code. The third storey of the addition is almost entirely concealed beneath the parapet wall of the Hall Block, so the upper levels of the addition appear as a two-storey rooftop addition, with each level set progressively further back from the street. The application was granted variances to eliminate parking and reduce the east side yard setback. Once constructed, the building will contain 11 one-bedroom units.

The consolidation of 727 Yates Street with 719-725 Yates Street was undertaken to enable the renovated Hall Block to share the elevator, fire exit stair and long-term bicycle parking of the Churchill Building, which was renovated in 2012 by the same developer.

ANALYSIS

Staff recommend that Council consider supporting the project by approving the proposed tax exemption since it will contribute to the City's strategic objectives for the Core Business District, which include the conservation and enhancement of significant historic buildings.

The proposed tax exemption is consistent with the following policies:

Official Community Plan

The proposal to grant the project a tax exemption is generally consistent with the *Official Community Plan* (OCP), which states in Section 18: Emergency Management: *there is a 32% likelihood of a damaging earthquake event in the City before 2054*. Such a disaster is likely to require the demolition and extensive reconstruction of buildings and structures. As such, the OCP contains many policies urging the City's decision makers to prepare for such an event and incentivize the seismic upgrading of existing buildings. The proposal is consistent with policies under Section 8 - Placemaking: Urban Design and Heritage:

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.43 *Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City*
- 8.50 *Encourage new development to avoid the demolition of heritage property, or one or more of its façades.*
- 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.*

The proposal is consistent with policies under Section 14: Economy of the *Official Community Plan* including the following:

- 14.33 *Continue to invest in the heritage character of the Downtown and other neighbourhoods through incentives for rehabilitation and seismic upgrades.*

The recommended option is consistent with Section 18: Emergency Management of the *Official Community Plan*, including:

- 18.16 *Continue incentives for seismic upgrades to owners of designated heritage property and consider incentives for non-heritage properties.*

Downtown Core Area Plan (DCAP)

The conservation of the building through designation, seismic upgrading and other restorative measures is consistent with Goal 4 of the DCAP:

4. *To ensure excellence in building types and design within the Downtown Core Area by:*

4.2. *Recognizing historic buildings for their value and benefit to the Downtown Core Area, and encouraging their rehabilitation, seismic upgrading and integration with new development.*

It is consistent with the following policies under Chapter 7 - Heritage:

7.26. *Encourage owners of property with heritage value or character in the Downtown Core Area, particularly landmarks or those in the Historic Commercial District and Inner Harbour District, to upgrade the seismic conditions of buildings and structures.*

7.29. *Continue and enhance incentives for heritage conservation such as, tax incentives, parking variances and other zoning variances, where broadly consistent with the policies for each District of the Downtown Core Area that are provided in this Plan.*

7.30. *Maintain and develop financial incentives for building rehabilitation, particularly seismic upgrading, for eligible heritage-designated commercial, institutional, industrial and residential property in the Downtown Core Area.*

Standards and Guidelines for the Conservation of Historic Places in Canada

The proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the Standards and Guidelines). The applicant proposes to preserve and restore all character-defining elements on the primary elevations.

Resource Impacts

The project has a total construction cost of \$3,016,276 of which the cost of seismic upgrading is estimated at \$309,711.

The formula to determine how many years the tax exemption will apply is the rate of the current year's property tax (\$20,325.69 for 727 Yates Street alone) multiplied by the number of years required to reach an amount equal to or less than the estimated cost of seismic upgrading, up to a maximum of 10 years. The applicant has requested the full term of 10 years because the cost of the seismic upgrade (\$309,711) will exceed the cumulative value of a tax exemption for 100% of the assessed value for 10 years, which is \$203,256 (\$20,325.69 x 10).

$$\text{Cost of Seismic Upgrading} = \$309,711 > \$203,256 (\$20,325.69 \times 10)$$

Moreover, the tax exemption is limited to the remaining floor area inside the conserved portions of the Hall Block, which will be reduced in size after the new addition is constructed. The area in the Hall Block includes 1240 square feet of retail space on the ground floor and four one-bedroom residential units on levels two and three. Working with BC Assessment, staff determined that the assessed value of these areas will equal \$1,418,909, which would be subject to \$11,535 in annual taxes if the tax exemption did not apply. Of the \$11,535 in exempt annual taxes, the City's portion would be \$7,866.

The assessed value of the Hall Block alone (\$1,418,909) represents only 9.08% of the assessed value of the total consolidated property (\$15,628,537). This means the tax exemption is worth \$11,535 per year in property taxes or \$115,351 total over 10 years. Of the \$115,351 total, the City's portion would be \$78,656. This is less than the \$309,711 cost of seismic upgrading.

Over the 10-year period, the City will collect taxes on the remainder of the project, which will have an estimated assessed value of \$2,090,591. Given that the assessed value of the taxable portions of the project exceeds the current assessed value of the property, there will not be any decrease in present tax revenue to the City if the tax exemption is granted.

Victoria Civic Heritage Trust

The Victoria Civic Heritage Trust reviewed the application at their November 6, 2020 meeting. The Trust recommended that Council consider supporting a tax exemption for the heritage building floor area in relation to the total gross floor area of the consolidated property.

The board also recommended that the applicant undertake the following revisions prior to approval, to the satisfaction of the Senior Heritage Planner:

1. *Work with the project heritage consultant and Vintage Woodworks regarding appropriate historic detailing of the storefront design;*
2. *Submit to the City of Victoria the necessary engineering detail for the seismic upgrading of the parapet wall on the Yates Street building front; and*
3. *Confirm the method and details to make the main floor accessible*

The applicant submitted the attached Drawing H.1., which included refinements to the proportions of the transom window and storefront glazing. In staff's opinion, the refinements bring the storefront design into closer alignment with the architect's original plans for the building. The applicant has revised the building section to show a horizontal steel beam that will help restrain the parapet in a seismic event. The architect has also included a notation confirming that the main entrance of the building will be accessible to persons with disabilities and include an automatic door operator.

Accessibility

The main entrance of the building will be fully accessible to persons with disabilities. Upper storeys of the building can be accessed by the elevator in the adjacent Churchill Building, which also has an accessible entrance.

CONCLUSION

The proposed tax exemption will facilitate the rehabilitation and seismic upgrading of a building by a significant local architect, contributing to the historic integrity of Yates Street. The project advances the City's goals of enhancing heritage sites in the Core Business District while simultaneously providing additional residential units. Staff therefore recommend that Council consider supporting the application.

ALTERNATE MOTION

That Council decline Tax Incentive Program Application No. 00031 for 727 Yates Street.

Respectfully submitted,

John O'Reilly
Senior Heritage Planner
Sustainable Planning and Community
Development Department

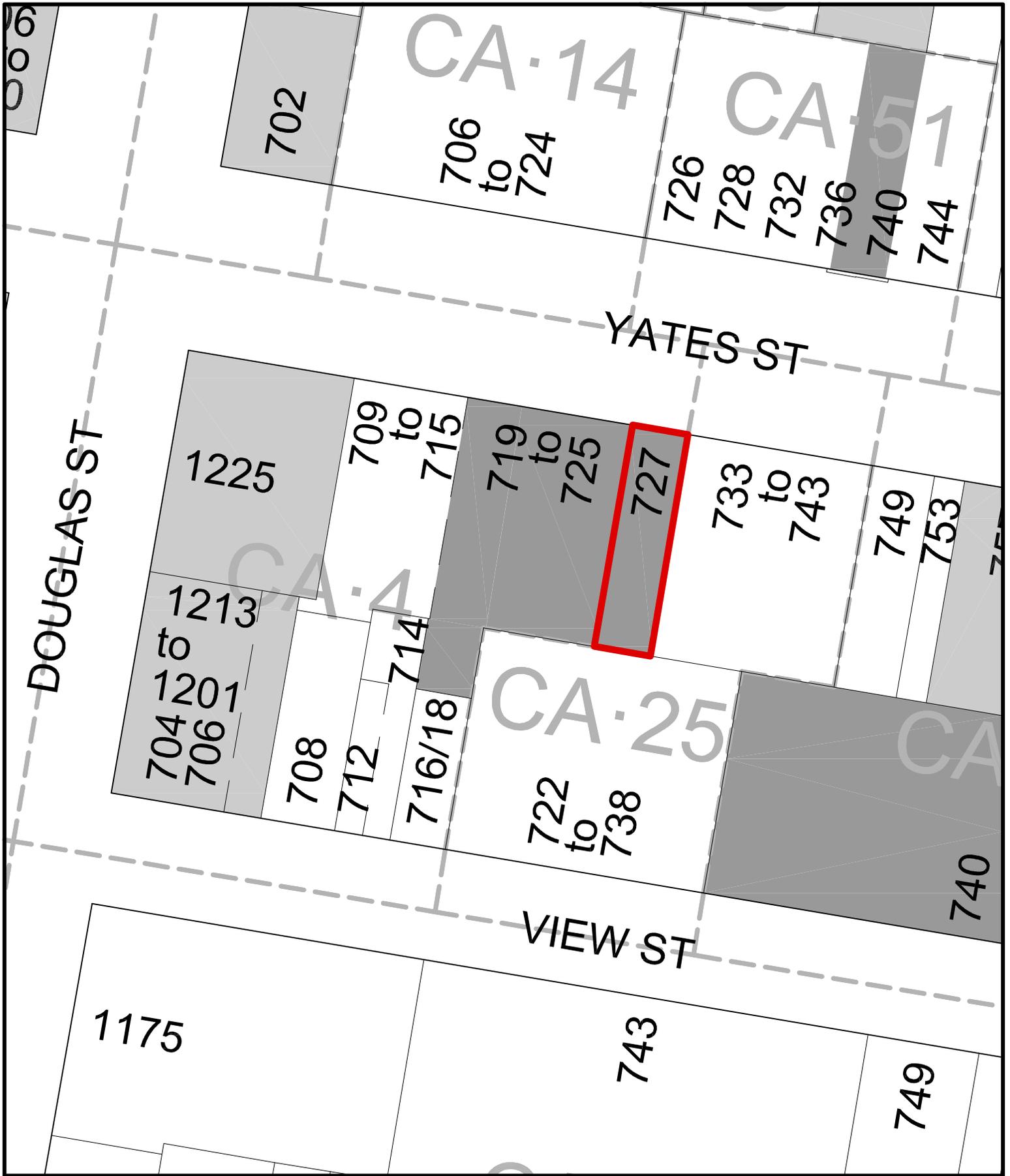
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Susanne Thompson
Deputy City Manager/CFO
Finance Department

Report accepted and recommended by the City Manager

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photos
- Attachment D: Architectural Plans, dated October 7, 2020
- Attachment E: Architectural Plan H.1, dated November 30, 2020
- Attachment F: Hall Block Conservation Plan
- Attachment G: Letter from Victoria Civic Heritage Trust, dated November 6, 2020
- Attachment H: Letter from Primex Investments Ltd. date stamped October 7, 2020
- Attachment I: Seismic Upgrading Strategy by BMZ Structural Engineers, dated September 22, 2020.



727 Yates Street

Heritage Alteration with Variance Permit #00008



Designated



Registered





727 Yates Street

Heritage Alteration with Variance Permit #00008



Designated



Registered



Photographs- 727 Yates Street



Front Elevation



719-725 Yates Street



240 - 388 West 8th Ave.
 Vancouver, B.C. V5Y 3K2
 Tel: 604 - 731 - 3966
 Fax: 604 - 734 - 1121
 studioonearchitecture.ca

studioone
 architecture inc.

PROPOSED RENOVATION | 727 YATES STREET, VICTORIA, B.C.

ISSUED FOR BP

2019 NOV. 18

CONSULTANTS:

Architectural
STUDIO ONE ARCHITECTURE INC.
 240 - 388 West 8th Avenue
 Vancouver, BC V5Y 3K2
 Tomas Wolf
 P: 604.731.3966
 F: 604.734.1121

Heritage
DONALD LUXTON & ASSOCIATES INC.
 1030 - 470 Granville Street
 Vancouver, BC V6C 1V5
 Donald Luxton
 P: 604.688.1216

Structural
JOHN BRYSON & PARTNERS
 #700-609 West Hastings St.
 Vancouver, BC V6P 4W4
 John Bryson
 P: 604.685.9533

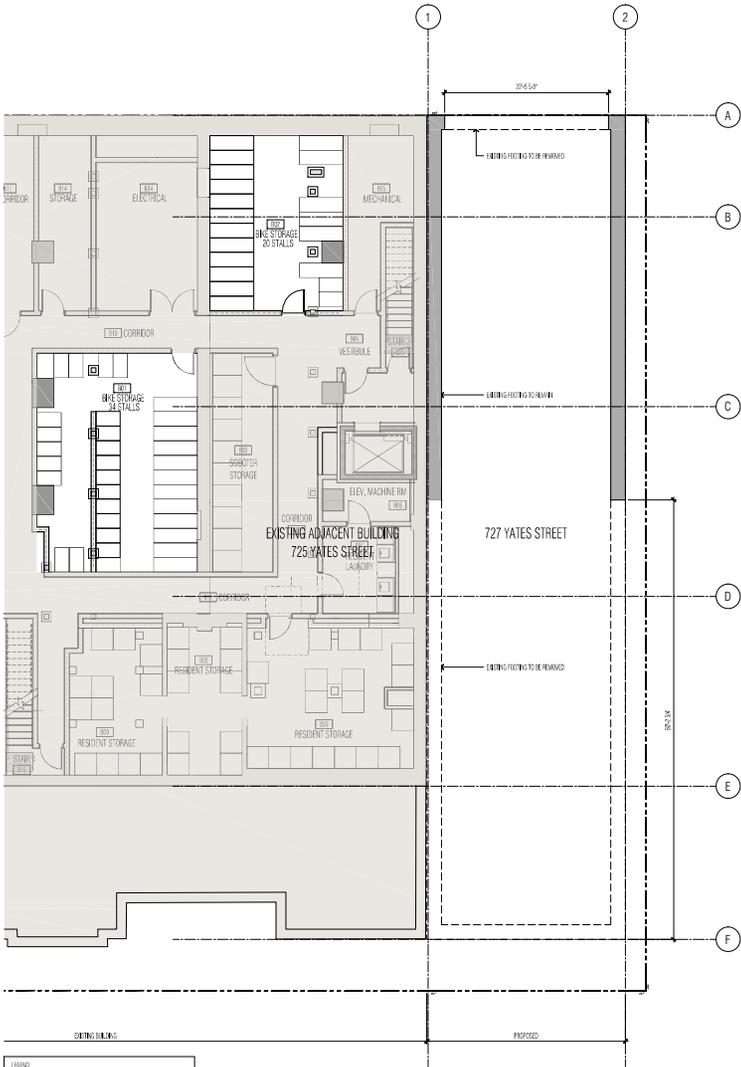
Mechanical
WILLIAMS ENGINEERING
 #202-31 Bastion Square
 Victoria, BC V8W 1J1
 Domenico Cristini
 P: 778.406.0023

Electrical
WILLIAMS ENGINEERING
 #202-31 Bastion Square
 Victoria, BC V8W 1J1
 Domenico Cristini
 P: 778.406.0023

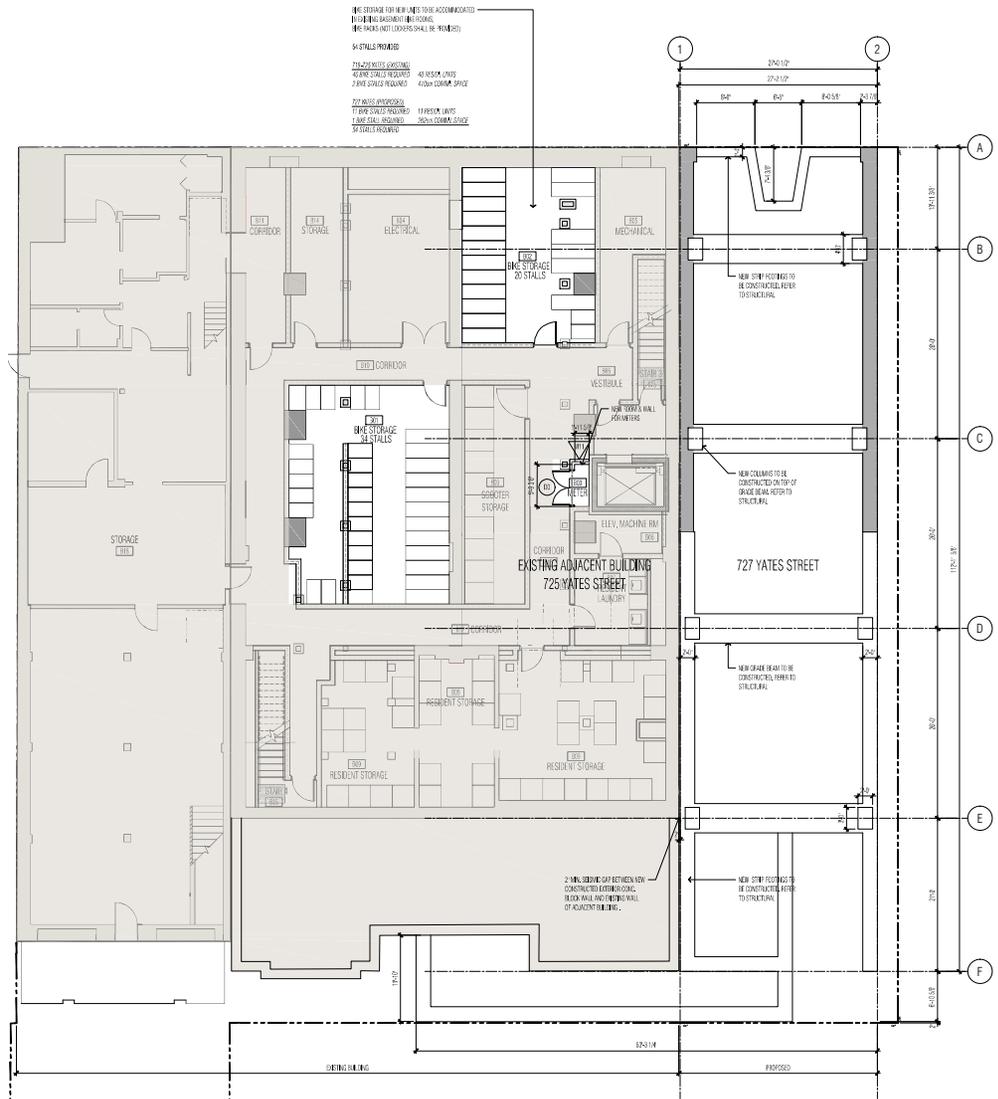
Building Code
CFT ENGINEERING LTD.
 1901 ROSSER AVE., UNIT 800
 BURNABY B.C. V5C 6R6
 Michael Linton
 P: 604.684.2384

Building Envelope
AQUA COAST ENGINEERING LTD.
 UNIT 201-5155 LADNER TRUCK ROAD
 DELTA B.C. V4K 1W4
 Daver Bolbolan
 P: 604.946.9910

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2 BASEMENT LEVEL PROPOSED PLAN
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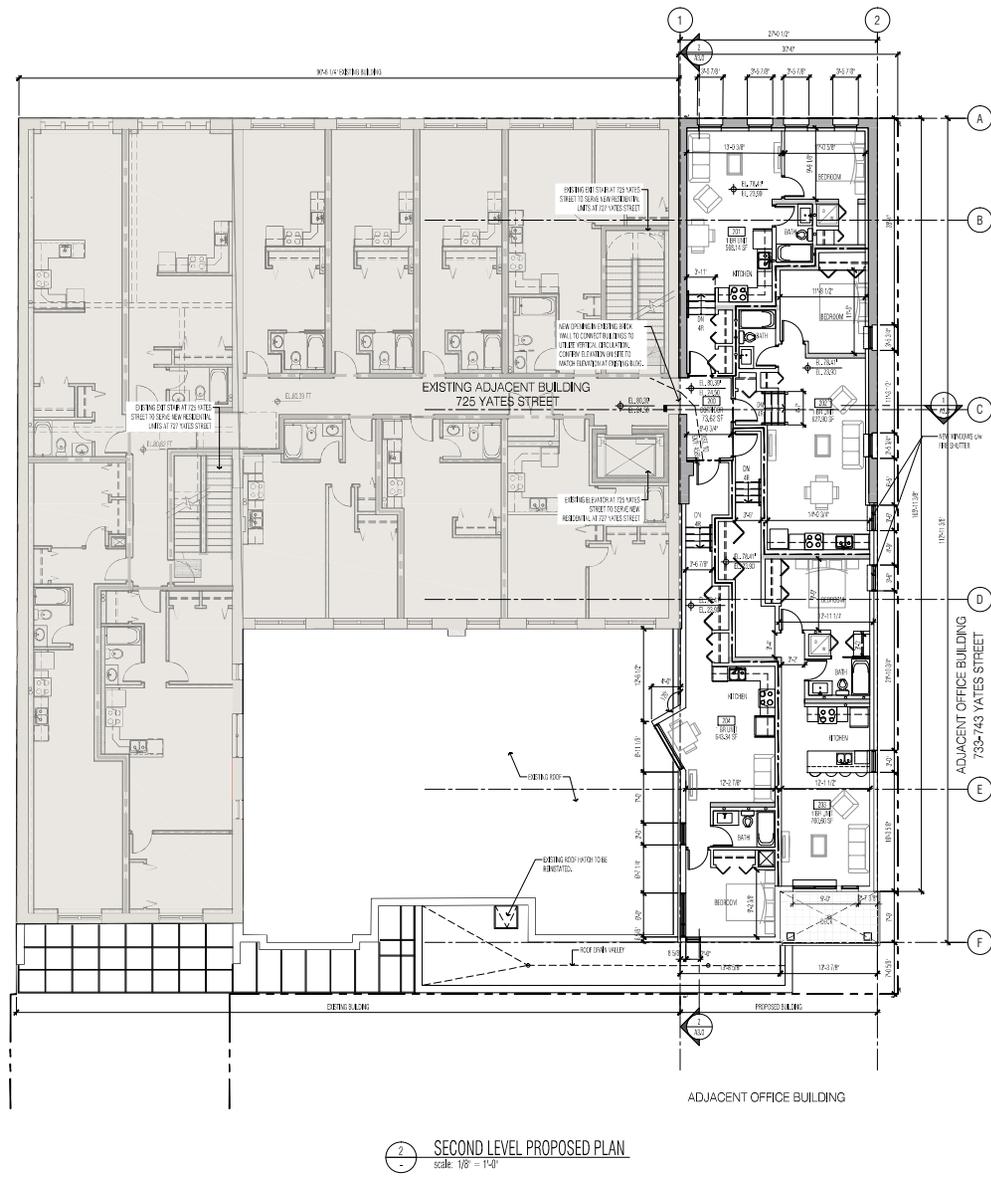
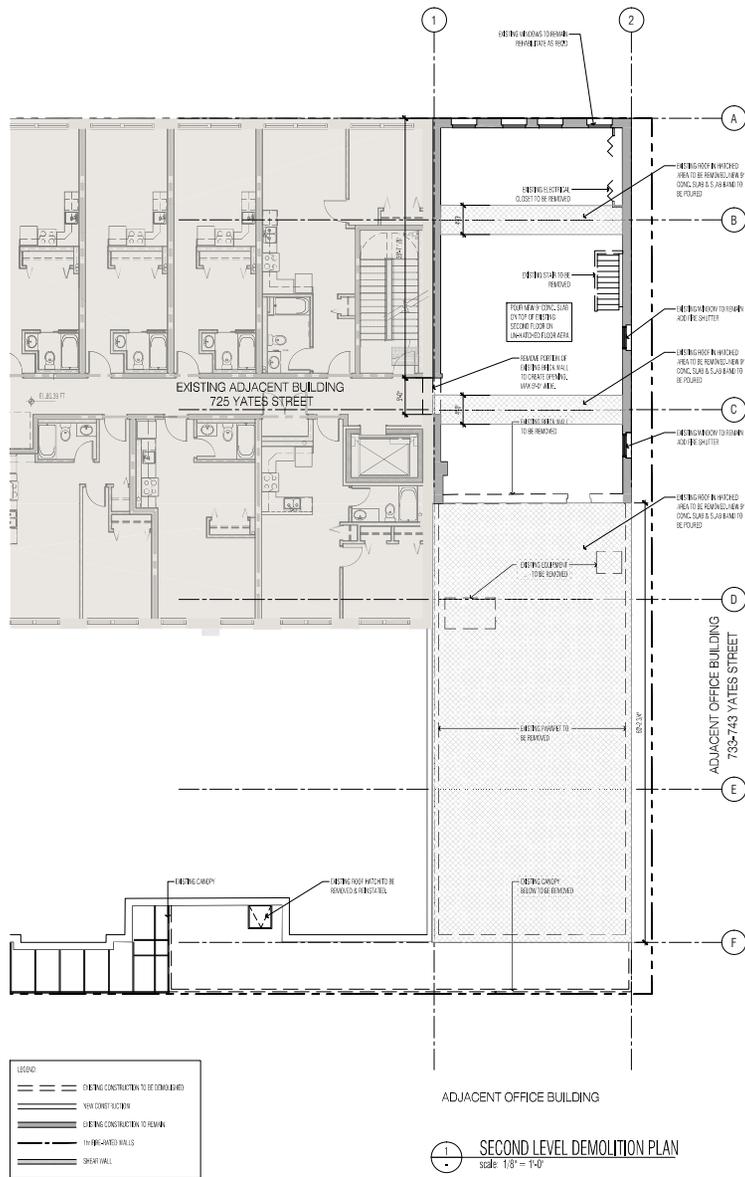
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B	DEC. 20/17	ISSUED FOR H.A.P.
A	JUN 25/17	ISSUED FOR DEVELOPMENT

project title:
 727 YATES STREET
 VICTORIA, BC

drawing title:
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 EXISTING & PROPOSED PLAN

project no.: 16038
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 checked by: JW
 date: NOV 18, 2019
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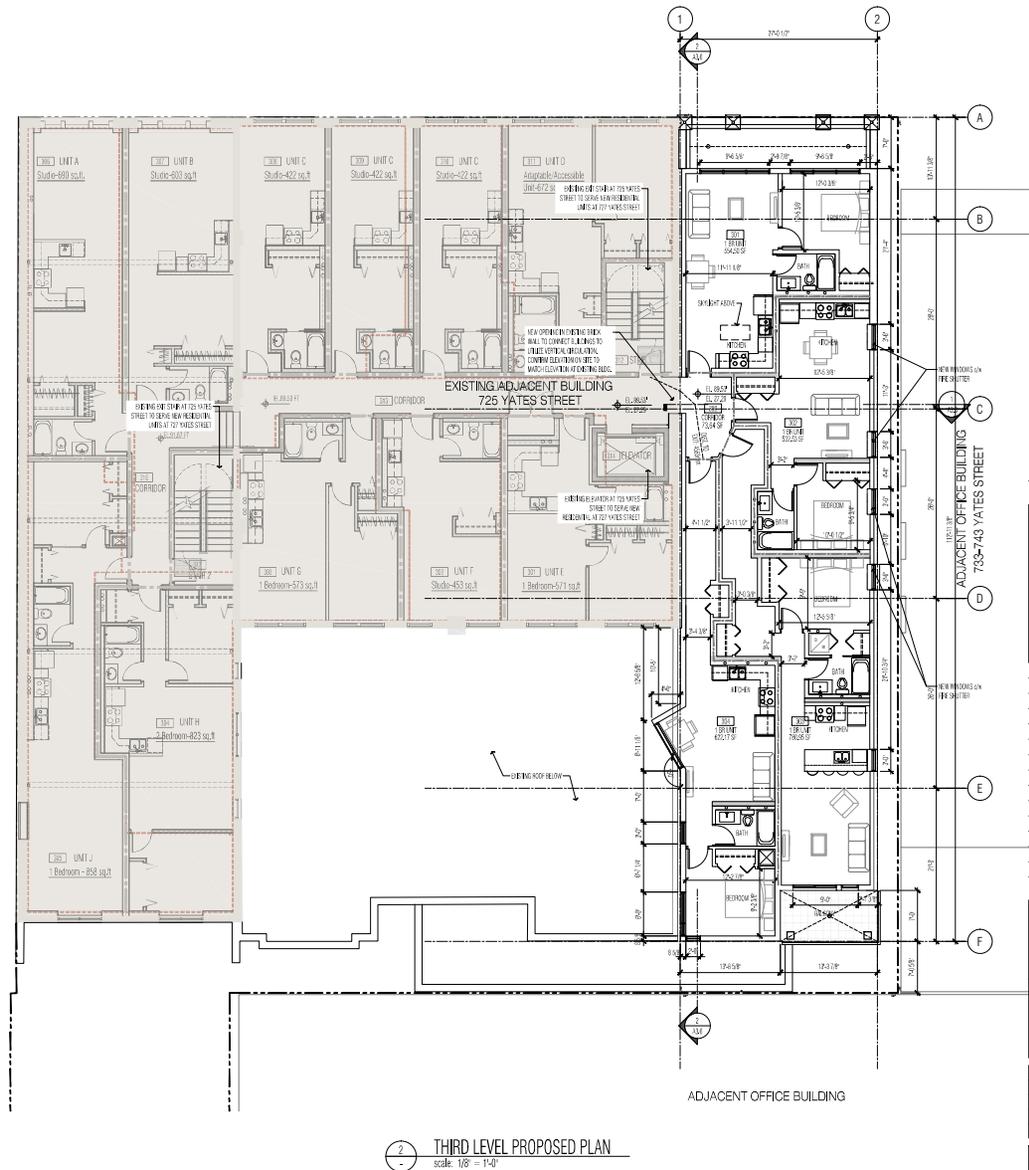
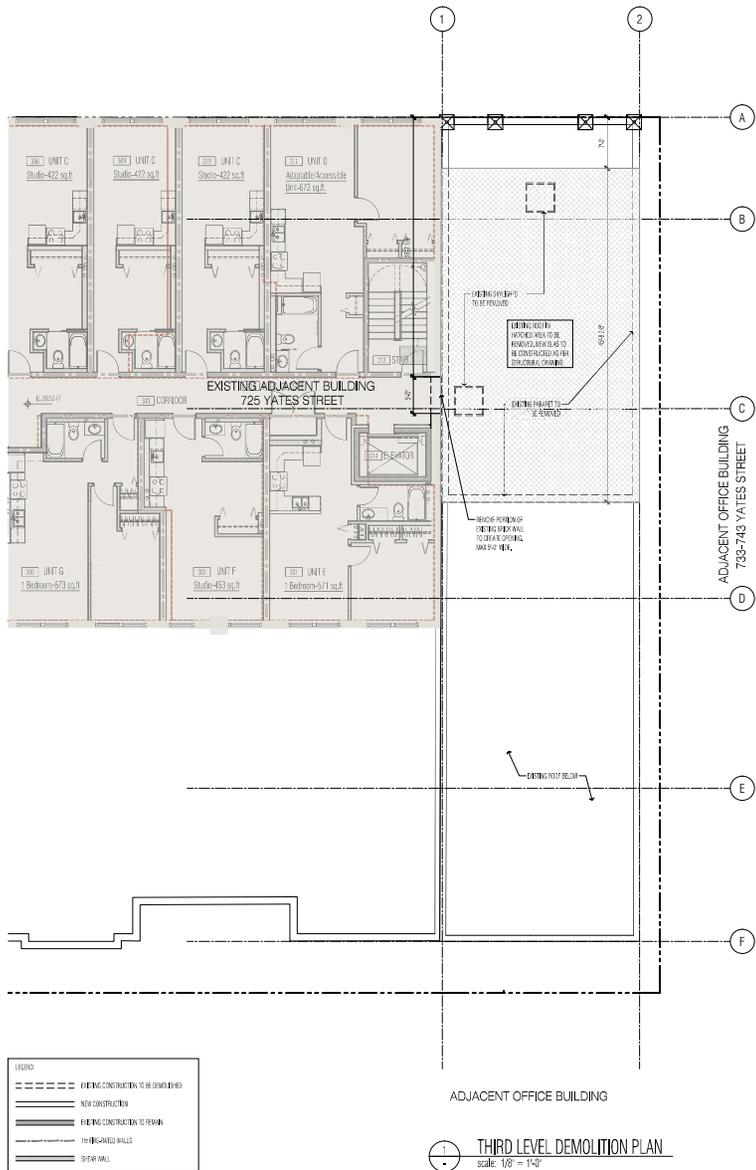
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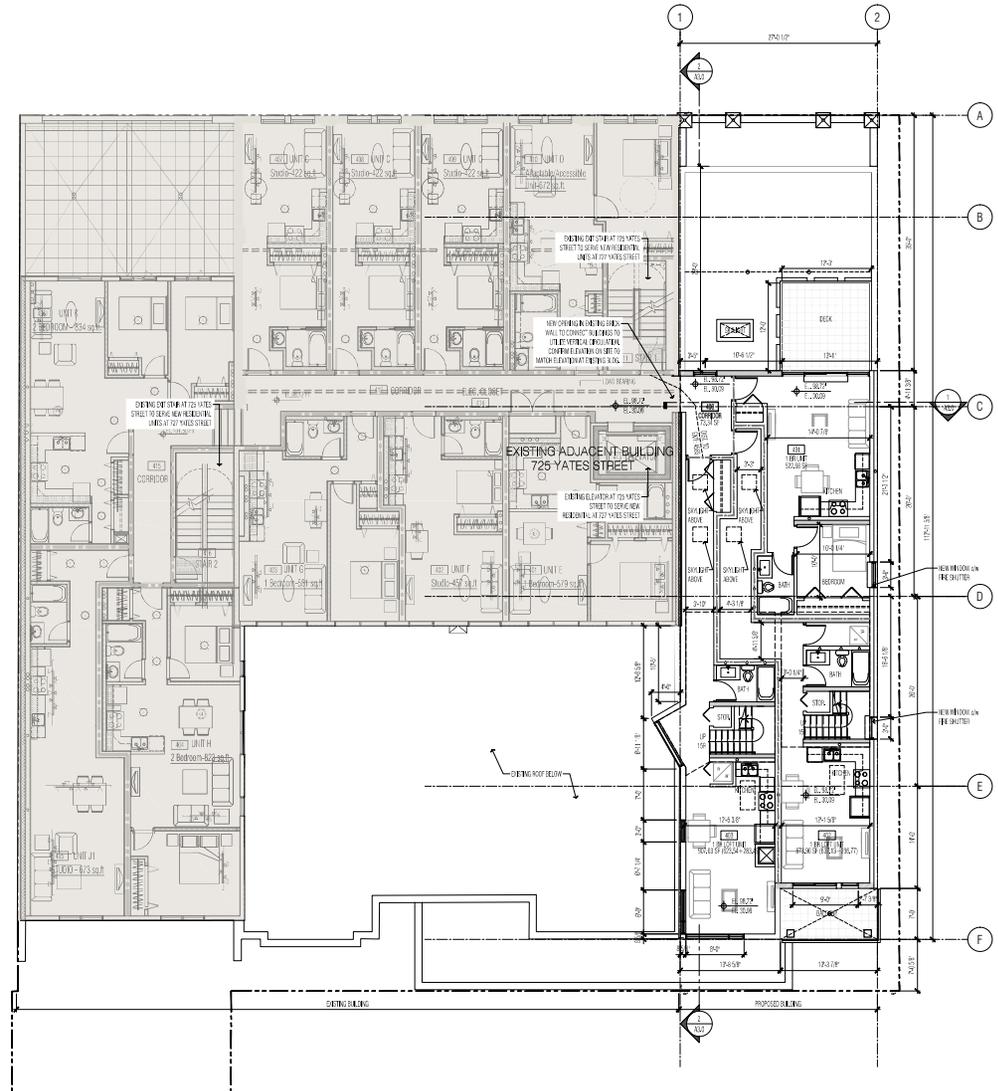
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FOURTH LEVEL PROPOSED PLAN
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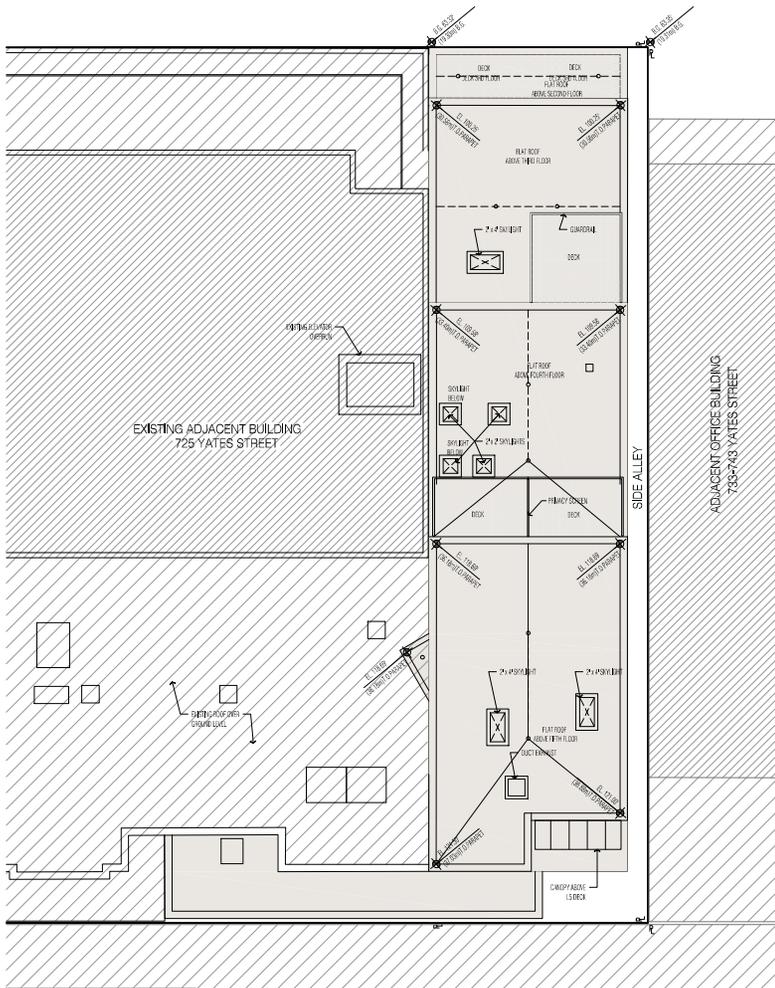
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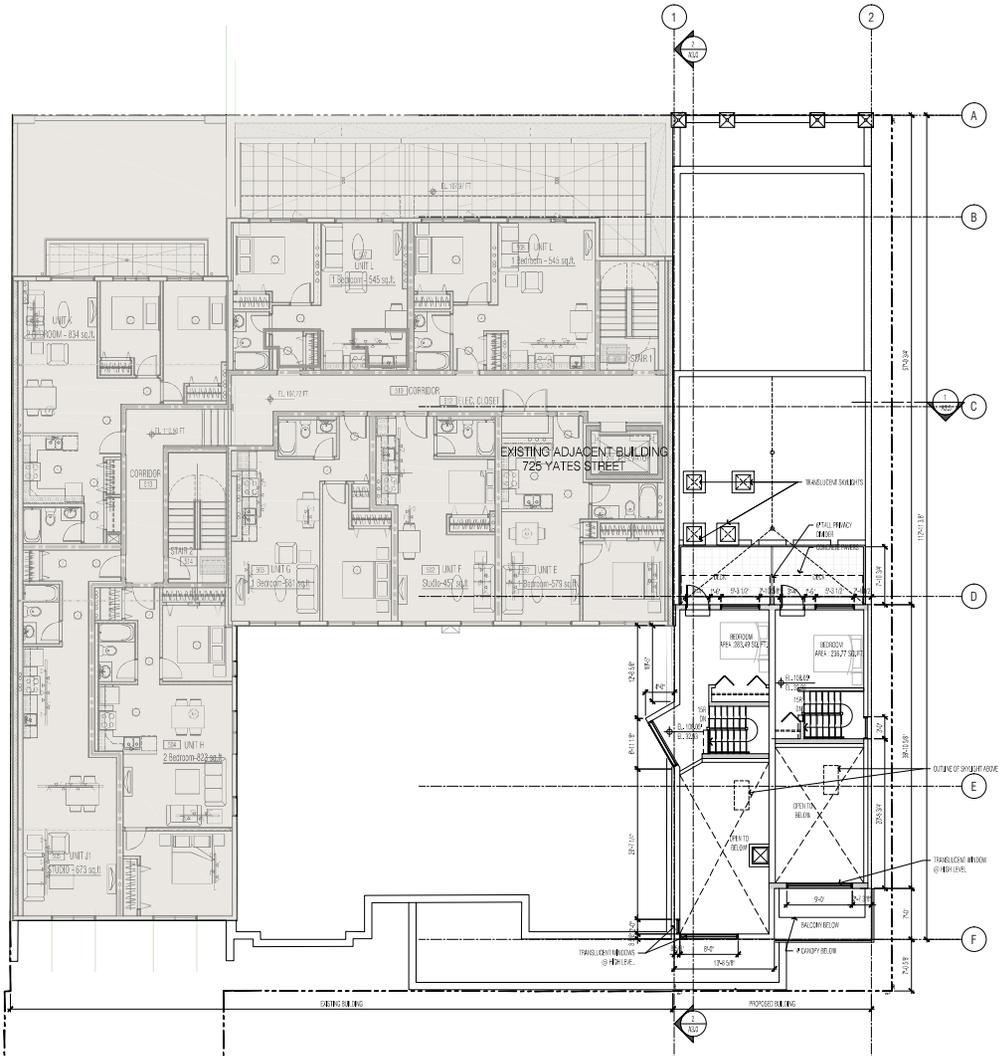
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LEGEND

	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW CONSTRUCTION
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	THICK-WALLED WALLS
	SHEAR WALL

1 ROOF PLAN
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2 FIFTH LEVEL PLAN
 scale: 1/8" = 1'-0"

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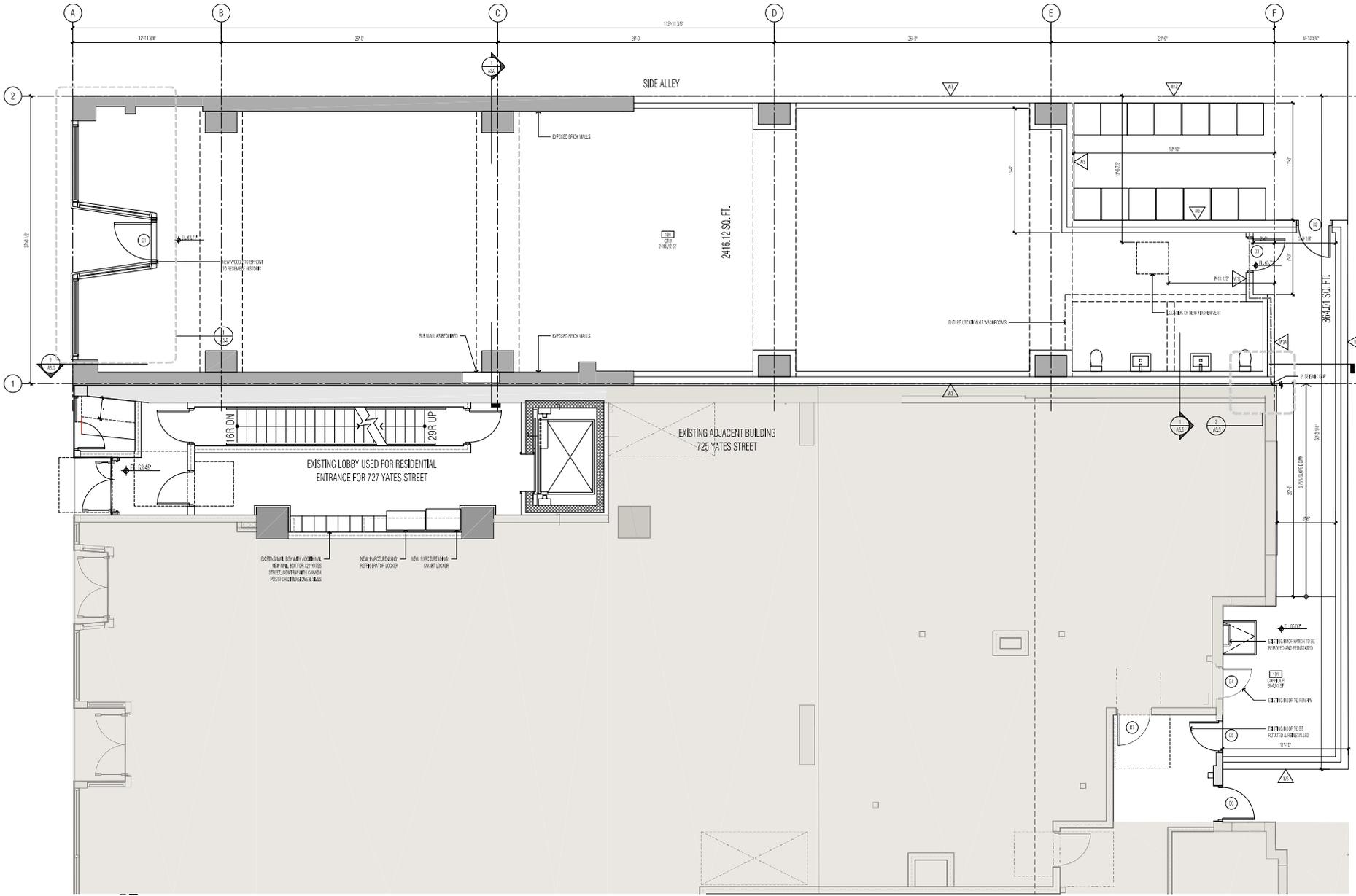
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GROUND LEVEL ENLARGED PLAN
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240 - 388 West 8th Ave.
 Vancouver, B.C., V5Y 2K2
 Tel: 604 - 721 - 3966
 Fax: 604 - 734 - 1121
 studioone@studioone.ca



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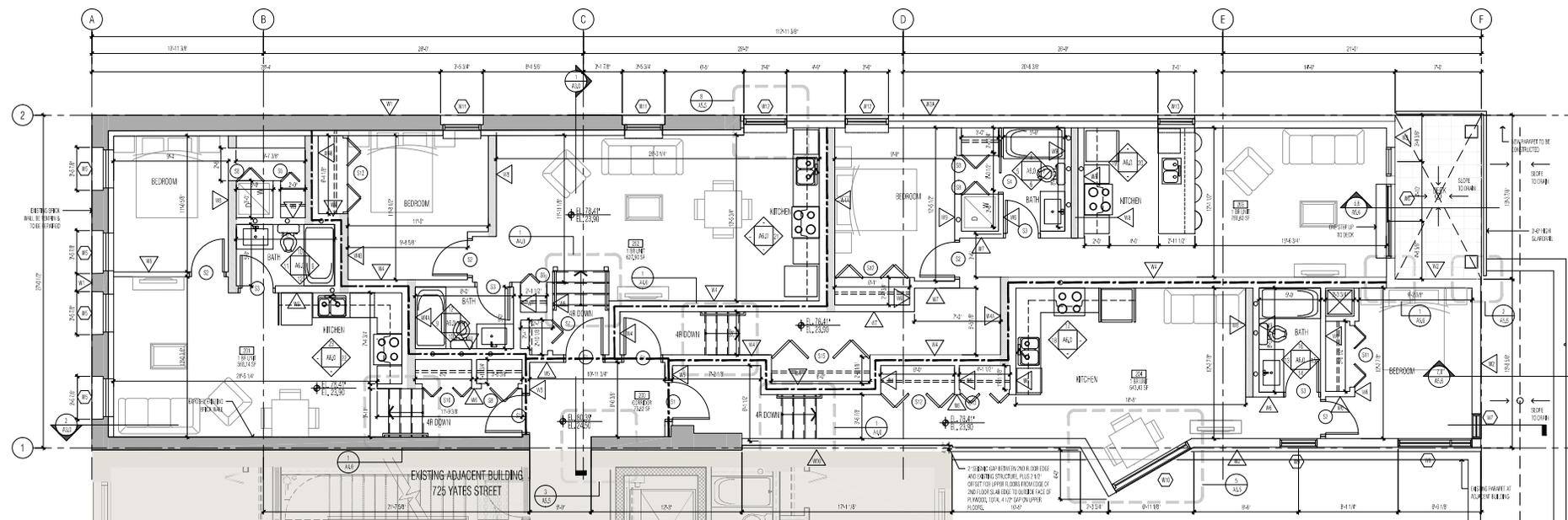
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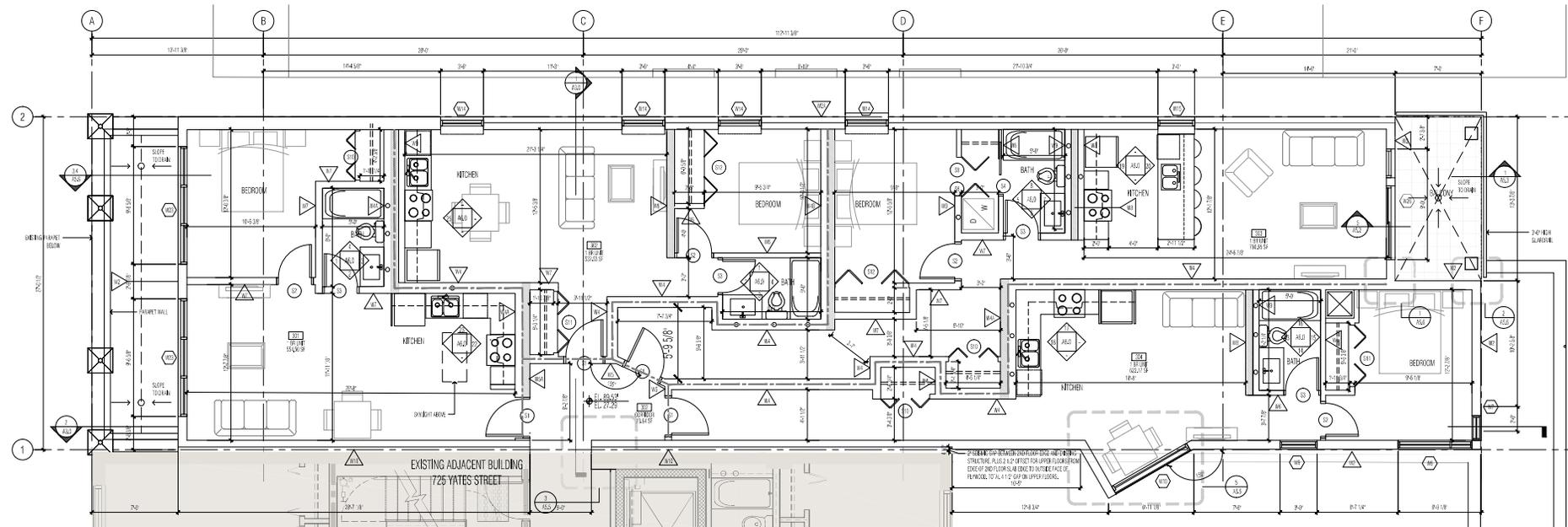
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2 THIRD LEVEL ENLARGED PLAN
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SYMBOL	DESCRIPTION
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(Line with dashes)	SHYRE WALL

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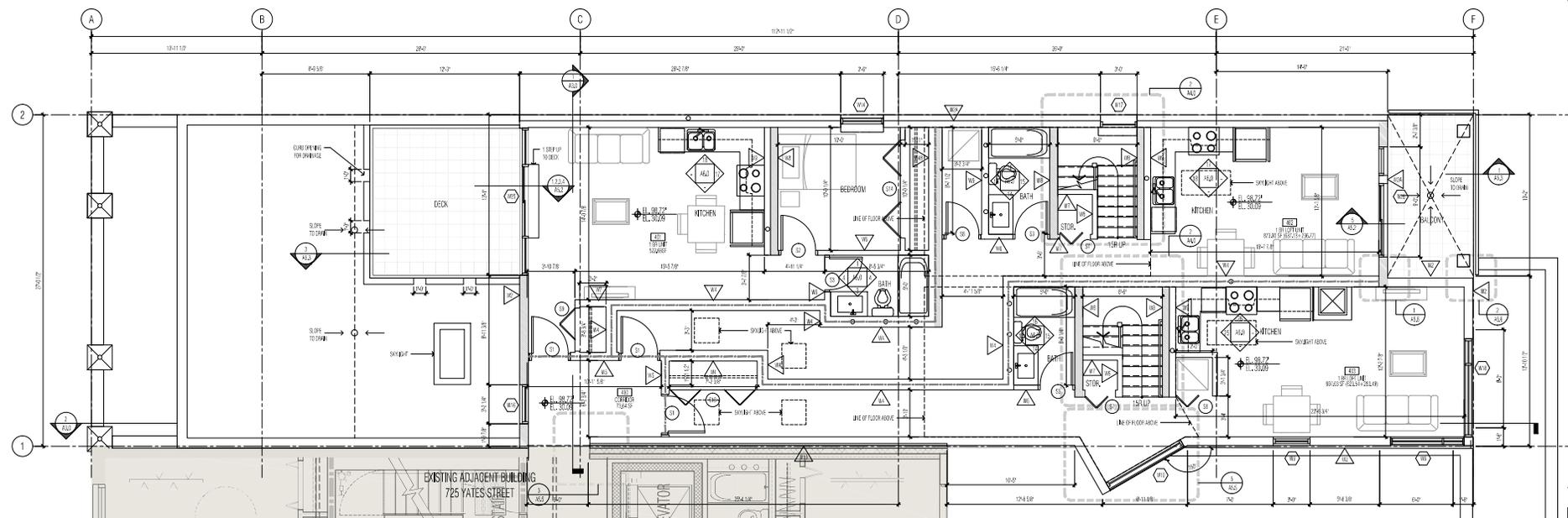
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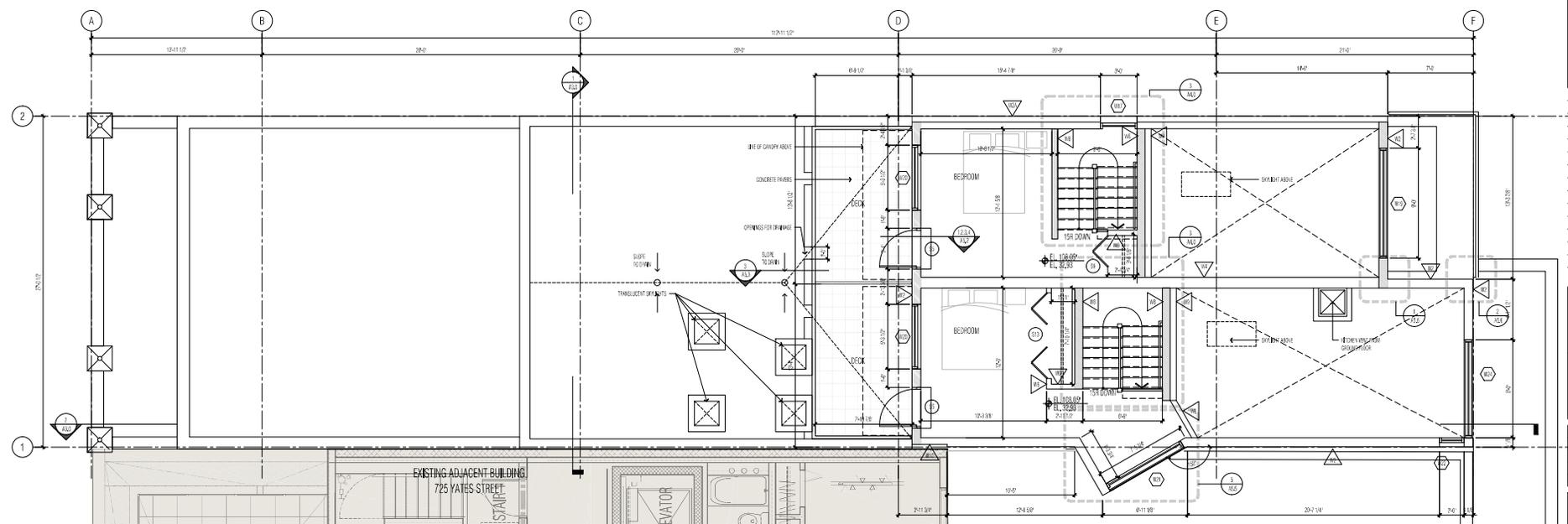
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FOURTH LEVEL ENLARGED PLAN
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FIFTH LEVEL ENLARGED PLAN
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Legend:

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- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
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- SPOURWALL

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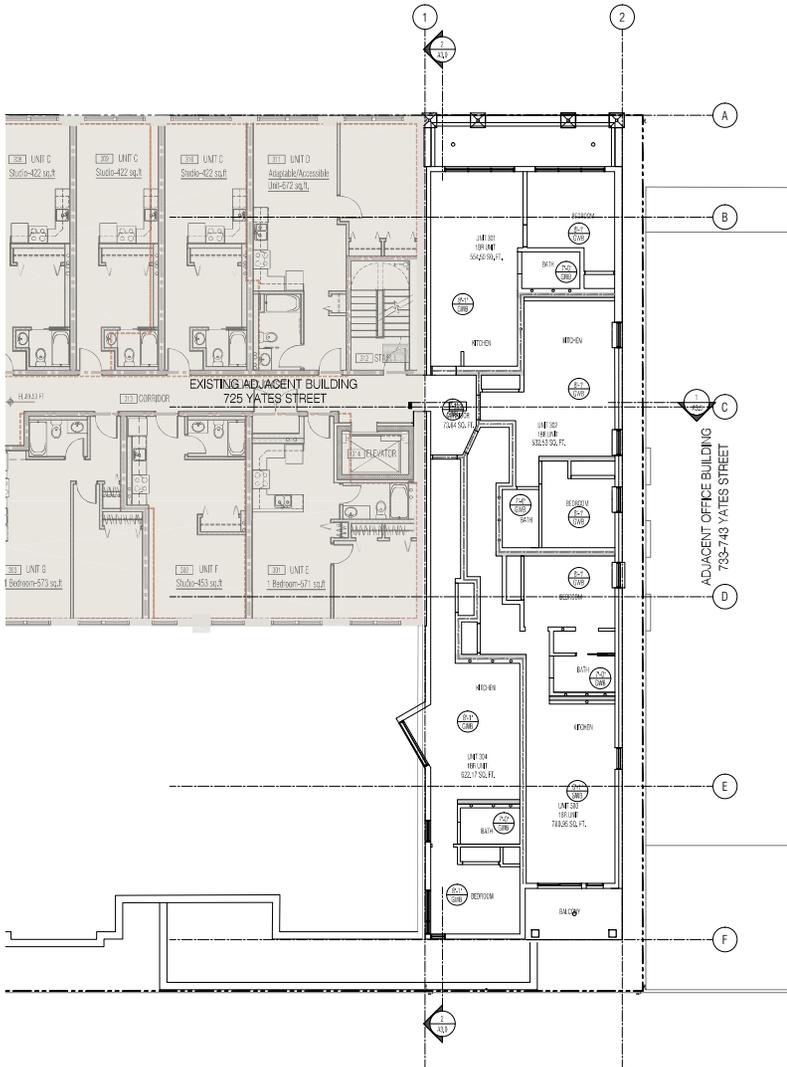
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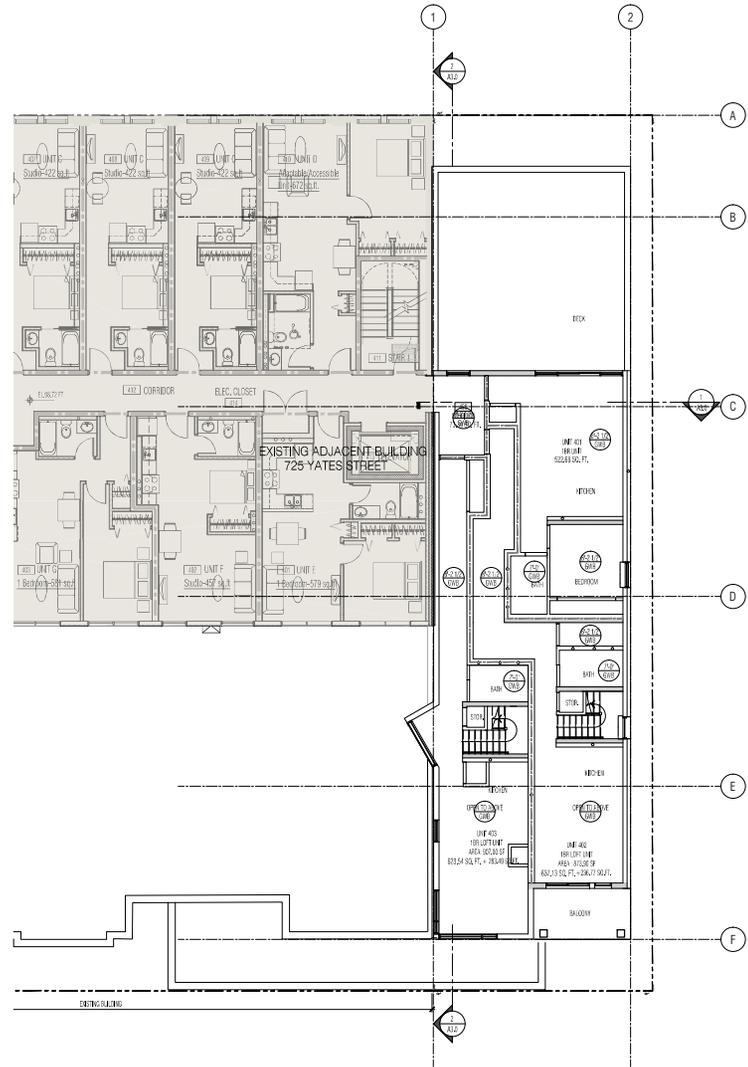
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drawing no.: **A1.9**





1 THIRD LEVEL RCP
 scale: 1/8" = 1'-0"



2 FOURTH LEVEL RCP
 scale: 1/8" = 1'-0"

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no.	date	description
J	NOV 18/19	ISSUED FOR RFP
I	OCT 22/19	ISSUED FOR RFP
H	OCT 22/19	ISSUED FOR RFP
G	JUN 13/19	ISSUED FOR RFP
F	APR 25/19	ISSUED FOR RFP
E	JAN 21/19	ISSUED FOR RFP
D	DEC 21/18	ISSUED FOR RFP
C	JUNE 14/18	ISSUED FOR RFP
B	DEC 20/17	ISSUED FOR RFP
A	JAN 25/17	ISSUED FOR RFP

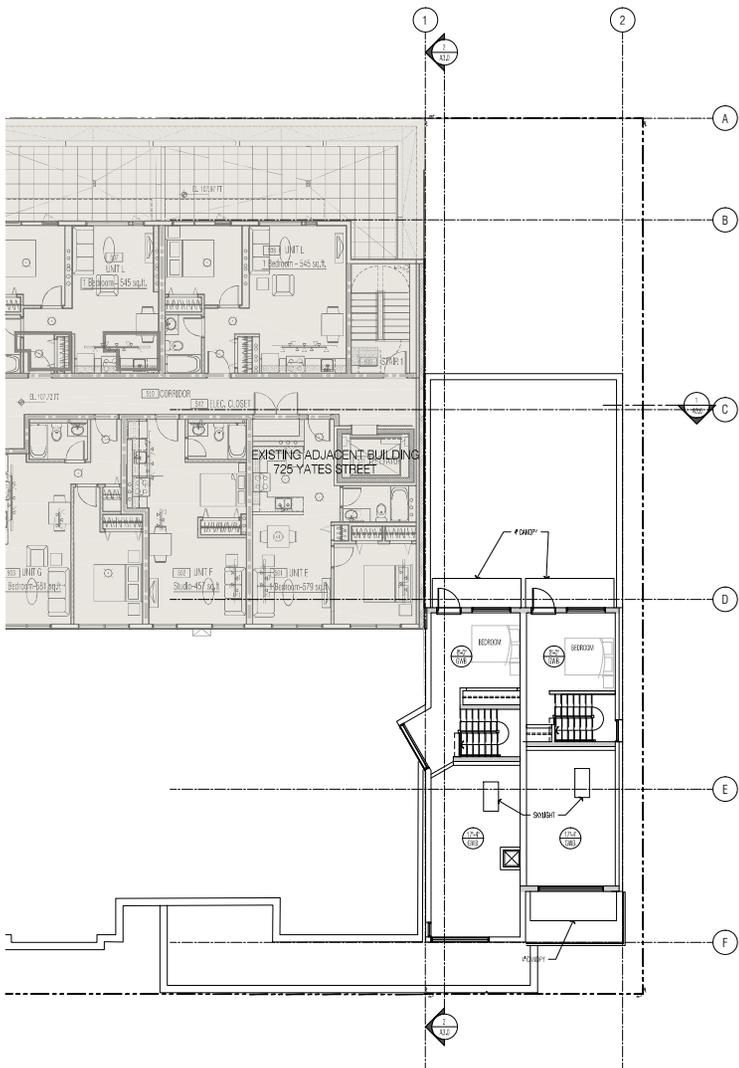
project title:
 727 YATES STREET
 VICTORIA, BC

drawing title:
 THIRD & FOURTH LEVEL
 REFLECTED CEILING PLAN

project no.: 16038
 drawn by: JN
 checked by: JN
 date: NOV 18, 2019
 scale: AS NOTED



drawing no.:
A1.11



1 FIFTH LEVEL RCP
scale: 1/8" = 1'-0"

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J	NOV 18/19	ISSUED FOR BP
I	OCT 22/19	ISSUED FOR BP
H	OCT 22/19	ISSUED FOR PERMITMENT
G	JUN 13/19	ISSUED FOR 100% PERMIT
F	APR 26/19	ISSUED FOR 95% PERMIT
E	JAN 27/19	ISSUED FOR 75% PERMIT
D	DEC 21/18	ISSUED FOR 50% PERMIT
C	JUNE 14/18	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR H.A.P.
A	JAN 25/17	ISSUED FOR DEVELOPMENT

no. : date: description:
revisions

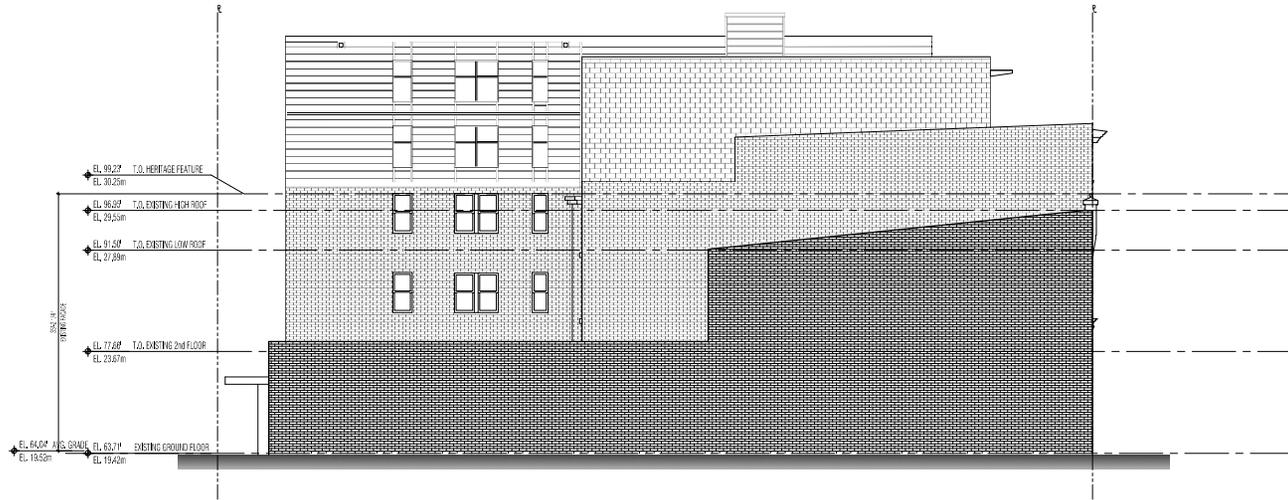
project title:
727 YATES STREET
VICTORIA, BC

drawing title:
FIFTH LEVEL
REFLECTED CEILING PLAN

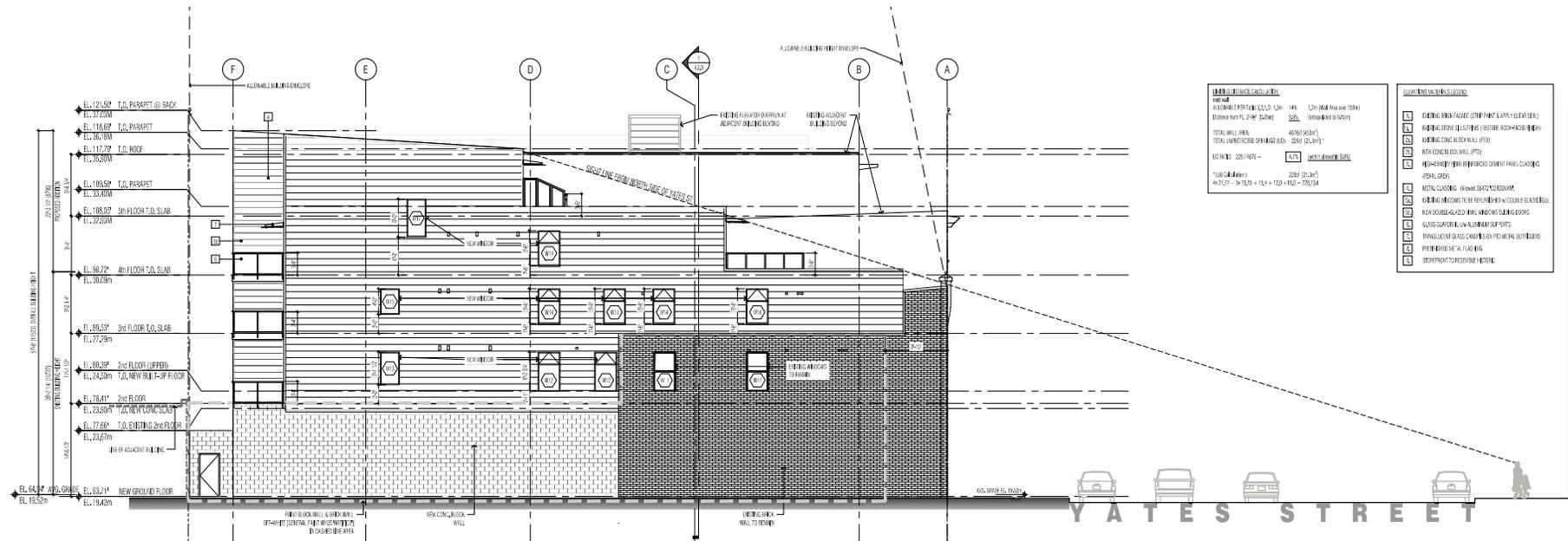
project no.:	16038	N ↑ ↓ ↖ ↗
drawn by:	J	
checked by:	JW	
date:	NOV 18, 2019	
scale:	AS NOTED	

drawing no.:

A1.12



1 EXISTING EAST ELEVATION
 scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
 scale: 1/8" = 1'-0"

EXISTING FINISHES CHECKLIST

CONC. WALL
 ALL EXISTING FINISHES TO REMAIN (CONC. WALL, 2" EPS INSULATION, 1/2" GYP BOARD)
 TOTAL WALL AREA: 4076 SQ. METERS
 TOTAL UNFINISHED OPENING AREA: 2264 SQ. METERS
 NO. OF: 2264 SQ. METERS (CONC. WALL)

NEW FINISHES CHECKLIST

- 1 EXISTING BRICK FACING (STRIP PAINT & APPLY CLEAR SEAL)
- 2 EXISTING BRICK FACING (STRIP PAINT & APPLY CLEAR SEAL)
- 3 EXISTING CONC. BLOCK WALL (PTD)
- 4 NEW CONC. BLOCK WALL (PTD)
- 5 NEW CONC. BLOCK WALL (PTD)
- 6 NEW CONC. BLOCK WALL (PTD)
- 7 NEW CONC. BLOCK WALL (PTD)
- 8 NEW CONC. BLOCK WALL (PTD)
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- 98 NEW CONC. BLOCK WALL (PTD)
- 99 NEW CONC. BLOCK WALL (PTD)
- 100 NEW CONC. BLOCK WALL (PTD)

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revisions

no.	date	description
J	NOV 18/19	ISSUED FOR DP
I	OCT 22/19	ISSUED FOR DP
H	OCT 22/19	ISSUED FOR DP AMENDMENT
G	JUN 13/19	ISSUED FOR 10% PERMITS
F	APR 26/19	ISSUED FOR 10% PERMITS
E	JUN 04/18	ISSUED FOR 10% PERMITS
D	DEC 21/17	ISSUED FOR H.A.P.
C	JUN 20/17	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR DEV. INDUSTRY
A	JAN 25/17	ISSUED FOR DEV. INDUSTRY

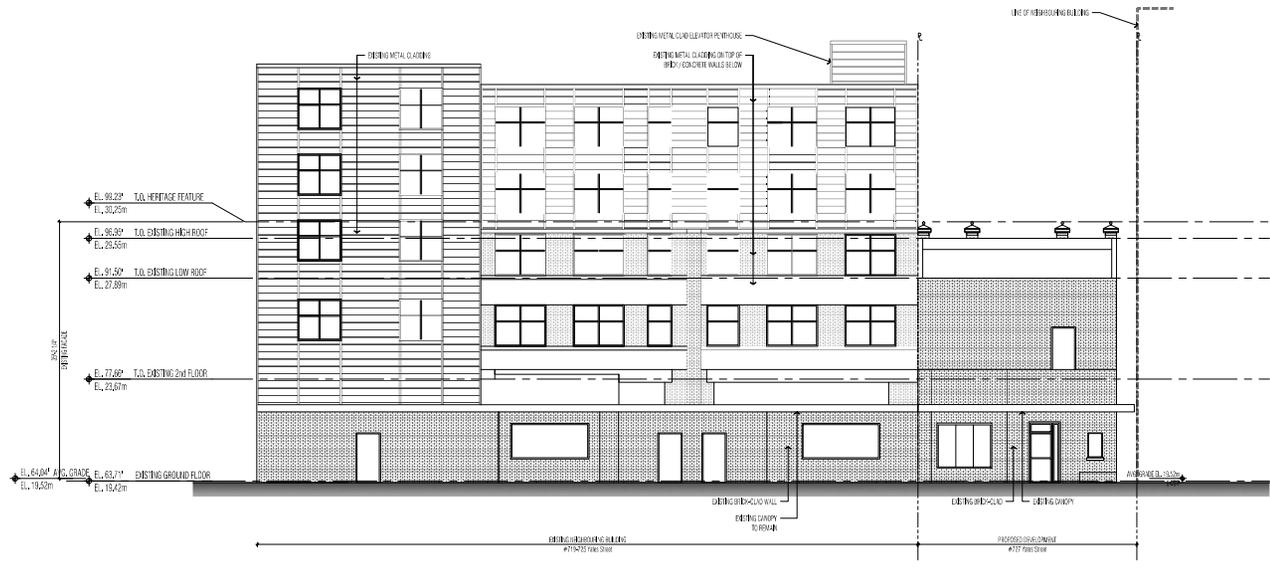
project title:
 727 YATES STREET
 VICTORIA, BC

drawing title:
 EXISTING & PROPOSED EAST ELEVATION

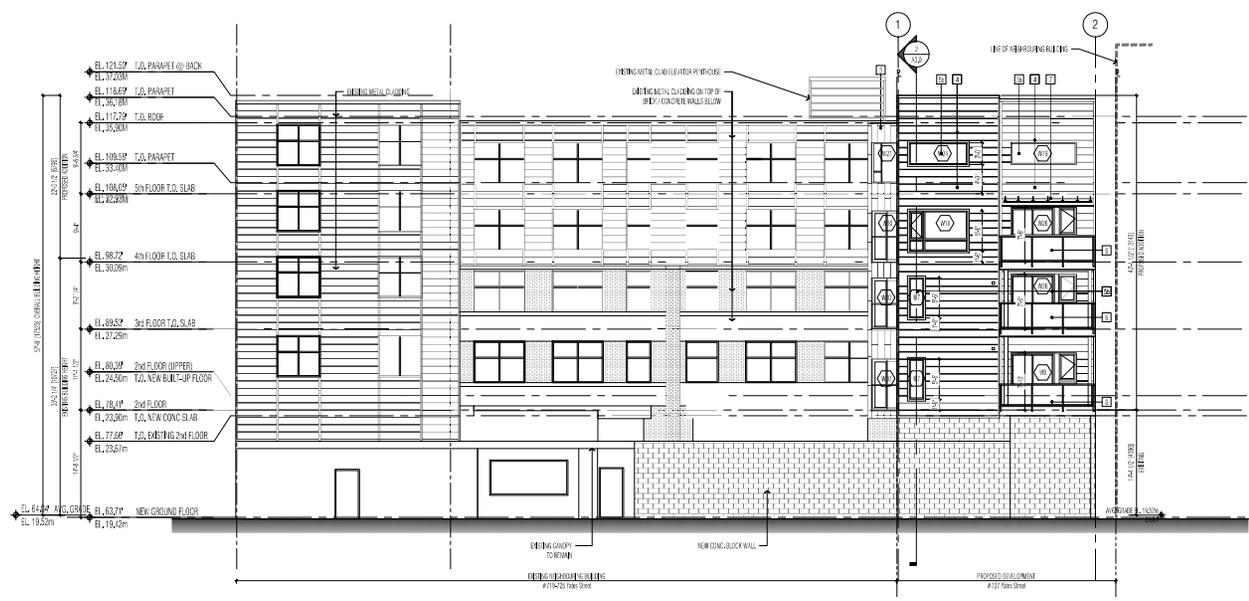
project no.: 19338
 drawn by: JF
 checked by: JW
 date: NOV 18, 2019
 scale: AS NOTED

drawing no.:
A2.1





1 EXISTING SOUTH ELEVATION
 scale: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
 scale: 1/8" = 1'-0"

- ELEVATION MATERIALS LEGEND**
- 1 EXISTING CONCRETE FACED BRICK WITH GLAZED CLAY BRICK
 - 2 EXISTING CONCRETE BLOCKING (EXISTING FOUNDATION WALLS)
 - 3 NEW CONCRETE BLOCK WALL (PTC)
 - 4 NEW CONCRETE BLOCK (PTC)
 - 5 NEW-HEAVY BRICK REINFORCED CONCRETE PANEL CLADDING (PCAL, GRC)
 - 6 METAL CLADDING (STEEL SHEET/SOLIDCORE)
 - 7 EXISTING METAL CLADDING TO BE REPAIRED (NEW BRICKS GLAZED CLAY BRICK)
 - 8 NEW GLAZED CLAY BRICK (NEW BRICKS GLAZED CLAY BRICK)
 - 9 GLASS METAL CURTAIN WALL (ALUMINUM CURTAINS)
 - 10 TRANSPARENT GLASS CURTAINS ON PRE-METAL CURTAINS
 - 11 PRE-PAINTED METAL CLADDING
 - 12 STAINLESS STEEL CLADDING

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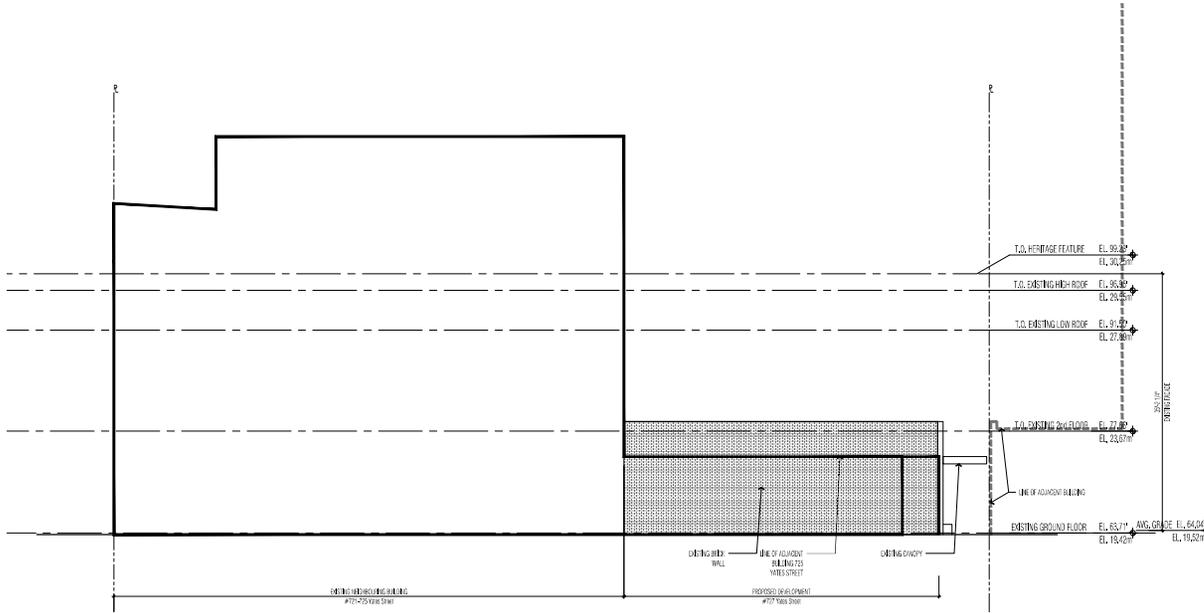
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I	OCT 22/19	ISSUED FOR DP
H	OCT 22/19	ISSUED FOR DP AMENDMENT
G	JUN 13/19	ISSUED FOR DESIGN REVIEW
F	APR 26/19	ISSUED FOR DESIGN REVIEW
E	JAN 31/19	ISSUED FOR DESIGN REVIEW
D	DEC 21/18	ISSUED FOR DESIGN REVIEW
C	JUNE 04/18	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR H.A.P.
A	JAN 25/17	ISSUED FOR DESIGN REVIEW

project title:
 727 YATES STREET
 VICTORIA, BC

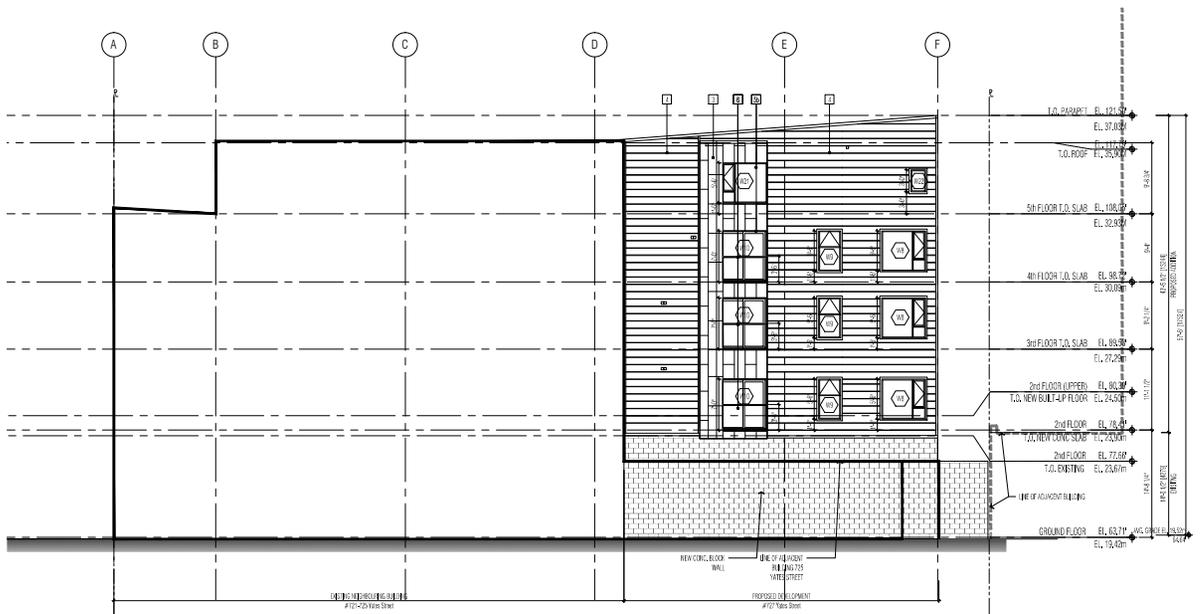
drawing title:
 EXISTING & PROPOSED SOUTH ELEVATION

project no.: 19038
 drawn by: JF
 checked by: JW
 date: NOV 18, 2019
 scale: AS NOTED

drawing no.:
A2.2



1 EXISTING WEST ELEVATION
 scale: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
 scale: 1/8" = 1'-0"

- EXISTING MATERIALS LEGEND:**
- 1 EXISTING BRICK VENEER (POINT & APPLY CLEAR SEAL)
 - 2 EXISTING STONE CLADDING (EXISTING FROM ADJACENT BUILDING)
 - 3 EXISTING CONCRETE BLOCK WALL (PTD)
 - 4 NEW CONCRETE BLOCK WALL (PTD)
 - 5 NEW 40MM (1 1/2") REINFORCED CONCRETE PANEL CLADDING (METAL DECK)
 - 6 METAL CLADDING (RIBBED 3600x2400x10)
 - 7 EXISTING WINDOWS TO BE REFINISHED W/ DOUBLE GLAZING UNITS
 - 8 NEW DOUBLE GLAZED INSULATED WINDOW UNITS
 - 9 GLASS APERTURE ON ALUMINUM CURTAINS
 - 10 TRANSPARENT GLASS CURTAINS ON PRO. METAL OUTRIGERS
 - 11 PRE-PAINTED METAL FLASHING
 - 12 STOREFRONT TO REFINISH EXISTING

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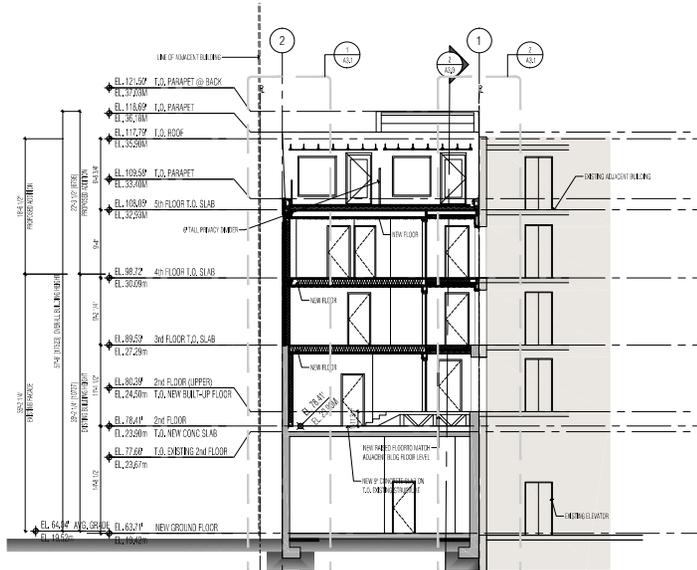
no.	date	description
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I	OCT 22/19	ISSUED FOR BP
H	OCT 22/19	ISSUED FOR DP AMENDMENT
G	JUN 13/19	ISSUED FOR 100% PERM
F	APR 26/19	ISSUED FOR 95% PERM
E	JAN 31/19	ISSUED FOR 75% PERM
D	DEC 21/18	ISSUED FOR 50% PERM
C	JUNE 04/18	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR H.A.P.
A	JAN 25/17	ISSUED FOR DEV. INDUSTRY

project title:
 727 YATES STREET
 VICTORIA, BC

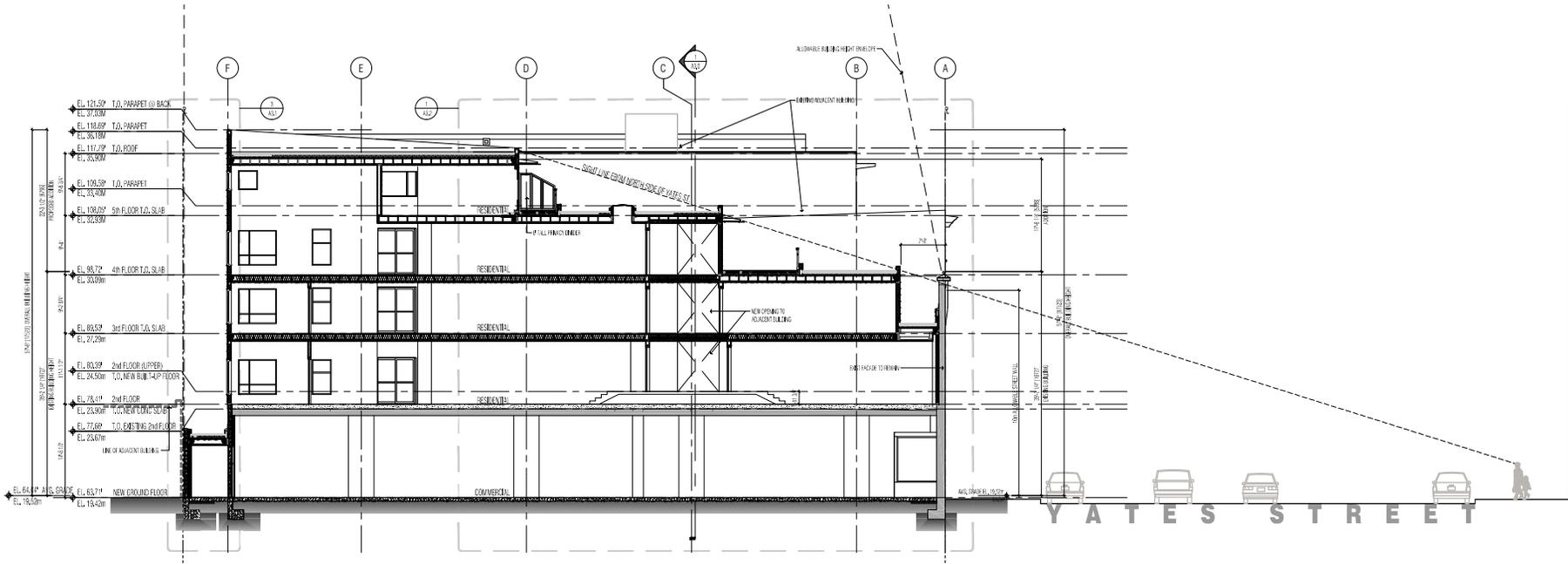
drawing title:
 EXISTING & PROPOSED WEST
 ELEVATION

project no.: 19038
 drawn by: JF
 checked by: JW
 date: NOV 18, 2019
 scale: AS NOTED

drawing no.:
A2.3



SECTION 1
 scale: 1/8" = 1'-0"



SECTION 2
 scale: 1/8" = 1'-0"

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no.	date	description
J	NOV 18/19	ISSUED FOR DP
I	OCT 22/19	ISSUED FOR DP
H	OCT 22/19	ISSUED FOR DP AMENDMENT
G	JUN 13/19	ISSUED FOR 100% PERM. REVIEW
F	APR 26/19	ISSUED FOR 75% PERM. REVIEW
E	JAN 31/19	ISSUED FOR 75% PERM. REVIEW
D	DEC 21/18	ISSUED FOR 50% PERM. REVIEW
C	JUNE 04/18	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR H.A.P.
A	JAN 25/17	ISSUED FOR DEV. INDUSTRY

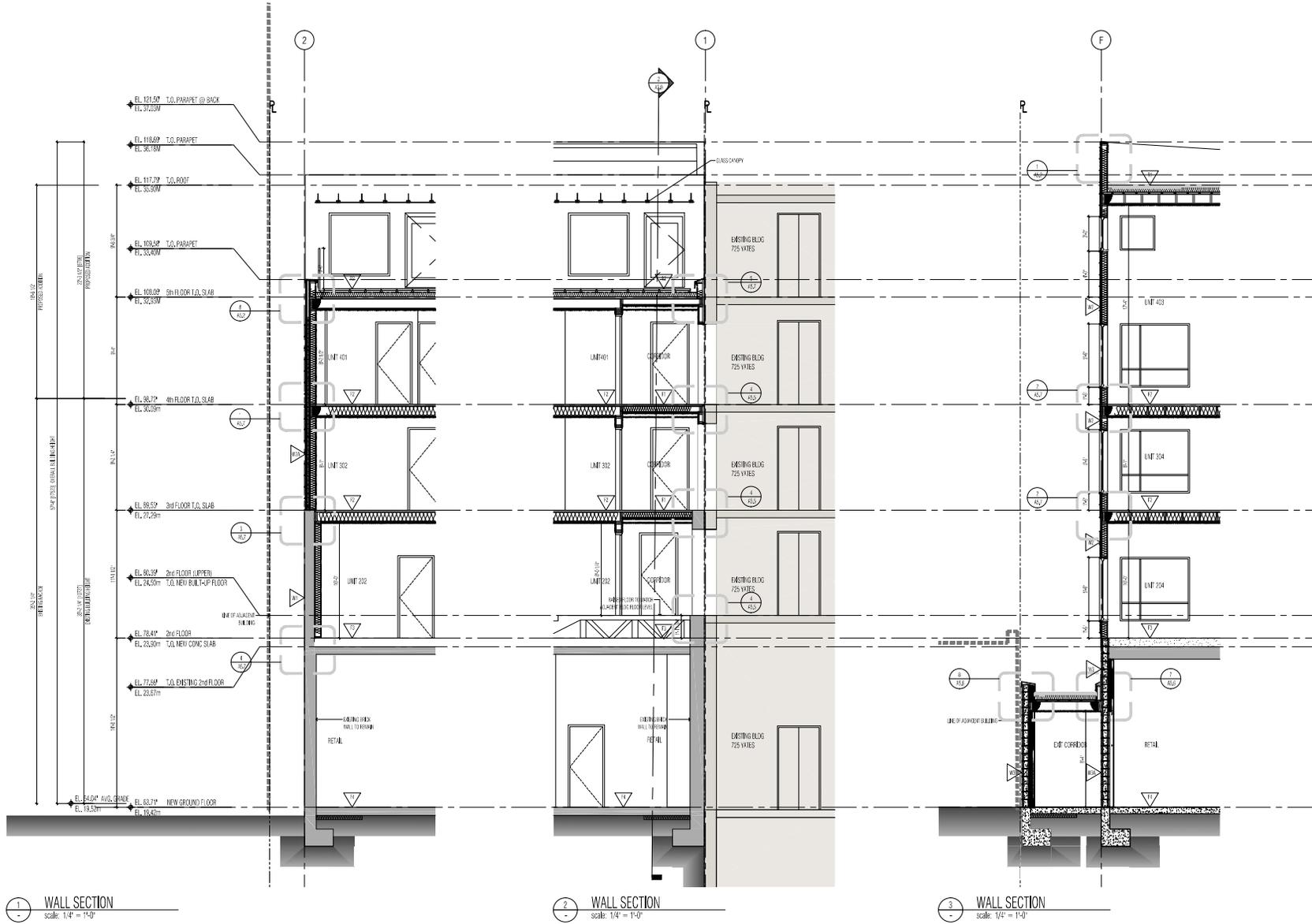
project title:
 727 YATES STREET
 VICTORIA, BC

drawing title:
 BUILDING SECTIONS

project no.: 19038
 drawn by: JF
 checked by: JW
 date: NOV 18, 2019
 scale: AS NOTED

drawing no.:
A3.0

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1 WALL SECTION
 scale: 1/4" = 1'-0"

2 WALL SECTION
 scale: 1/4" = 1'-0"

3 WALL SECTION
 scale: 1/4" = 1'-0"

no.	date	description
J	NOV 18/19	ISSUED FOR BP
I	OCT 22/19	ISSUED FOR BP
H	OCT 22/19	ISSUED FOR BP AMENDMENT
G	JUN 23/19	ISSUED FOR 75% RESUBM
F	APR 26/19	ISSUED FOR 75% RESUBM
E	JAN 21/19	ISSUED FOR 75% RESUBM
D	DEC 21/18	ISSUED FOR 75% RESUBM
C	JUNE 04/18	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR H.A.P.
A	JAN 25/17	ISSUED FOR DEV. INDUSTRY

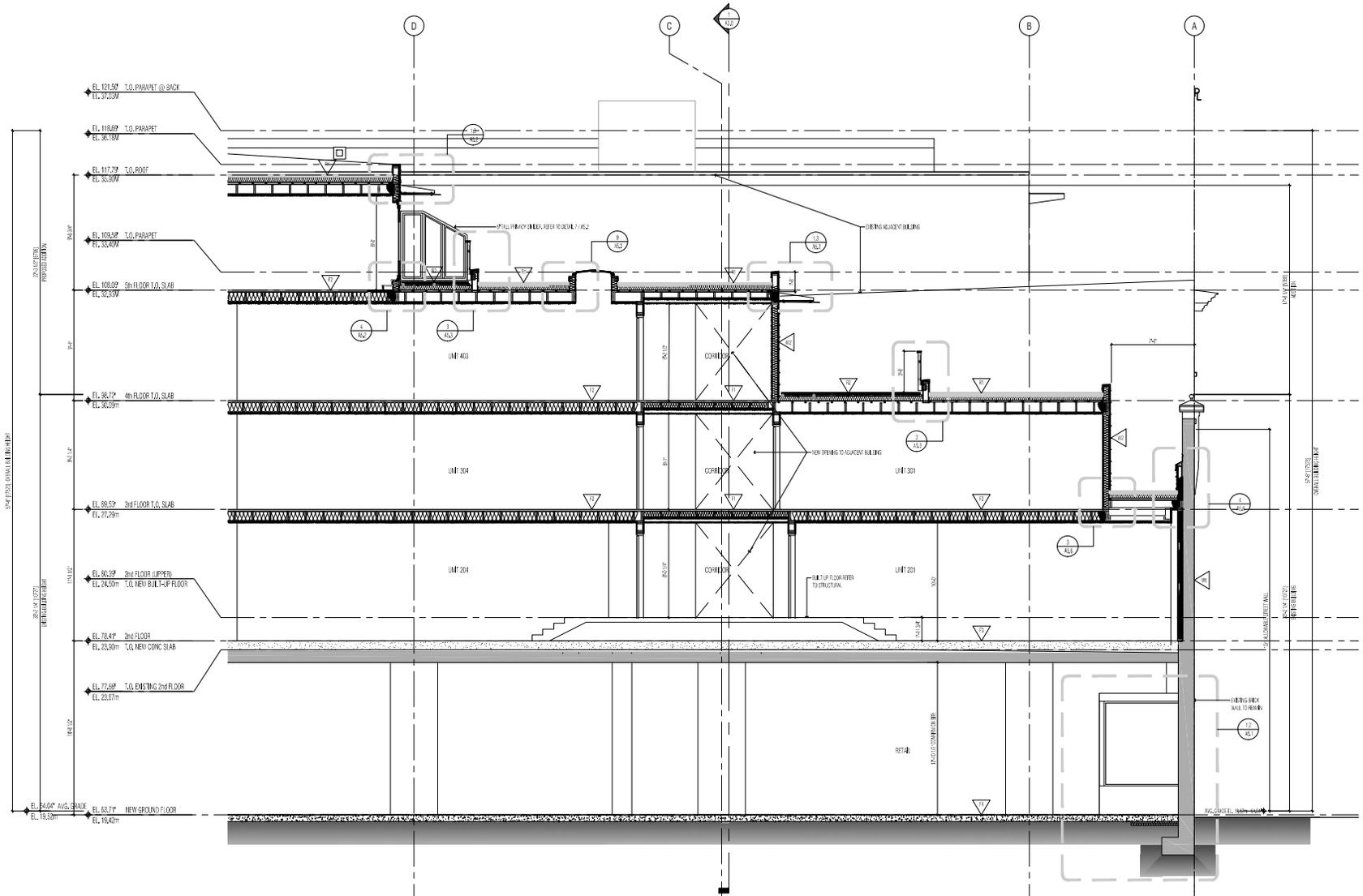
project title:
 727 YATES STREET
 VICTORIA, BC

drawing title:
 BUILDING SECTIONS

project no.: 19338
 drawn by: JF
 checked by: JW
 date: NOV 18, 2019
 scale: AS NOTED

drawing no.:

A3.1



1 WALL SECTION
 scale: 1/4" = 1'-0"

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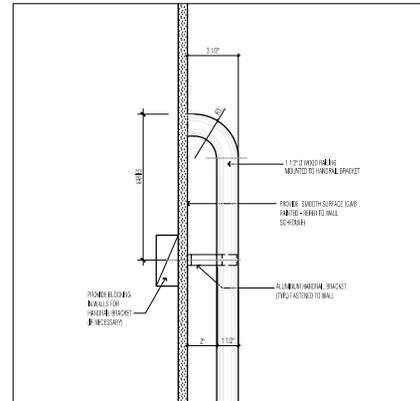
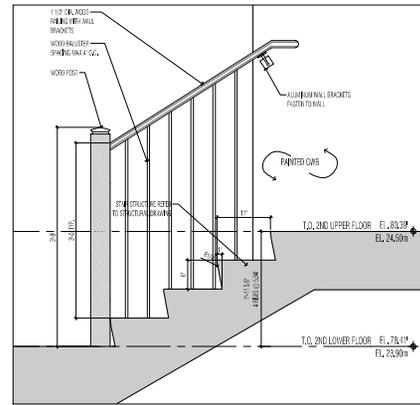
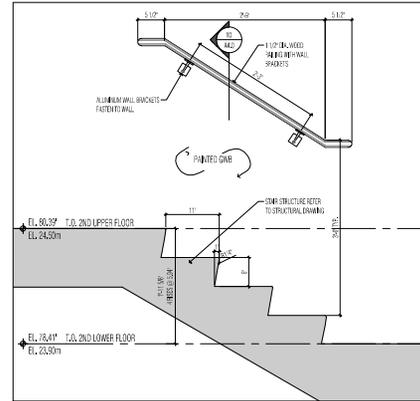
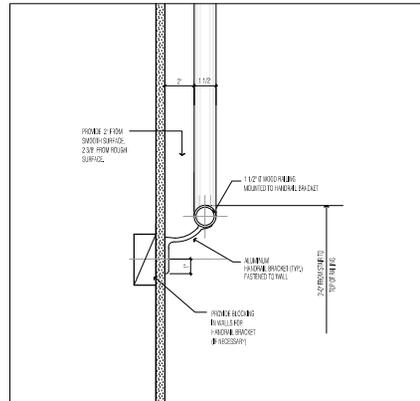
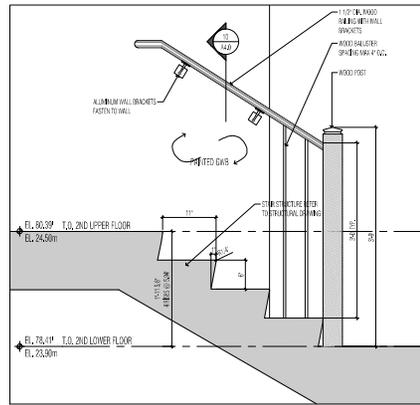
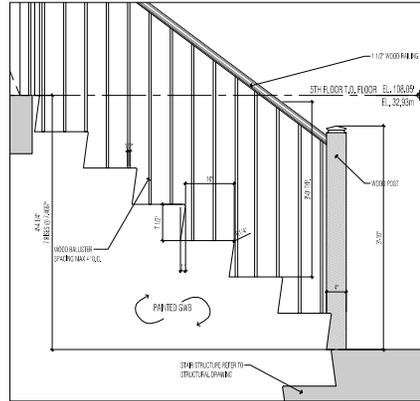
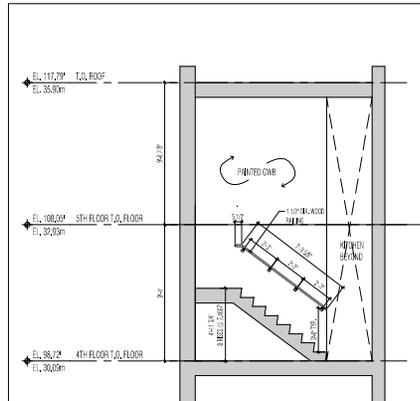
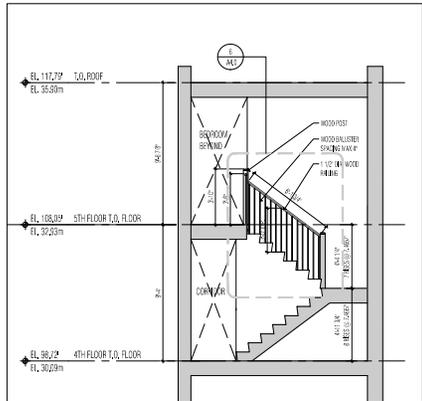
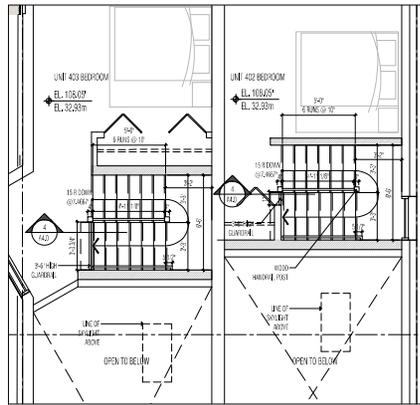
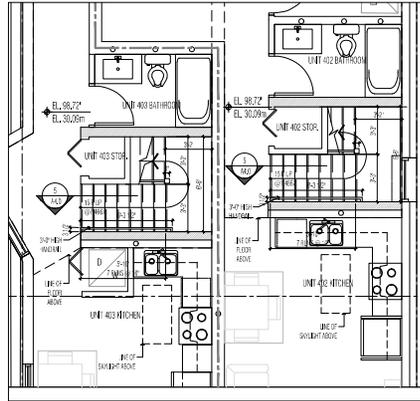
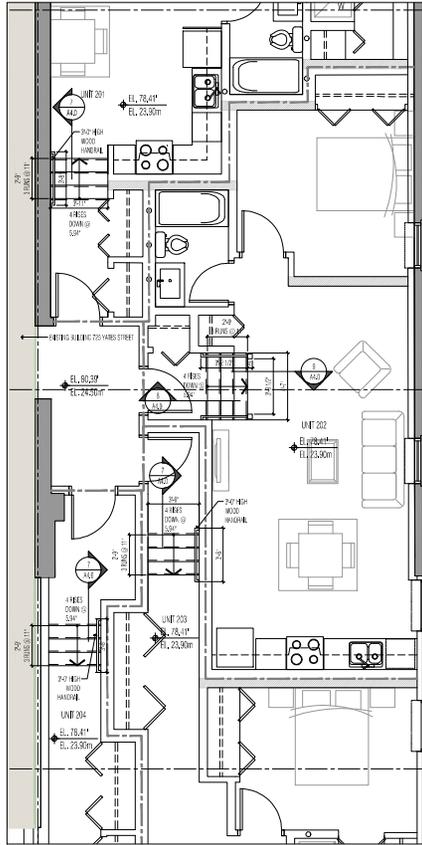
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J	NOV 18/19	ISSUED FOR DP
I	OCT 22/19	ISSUED FOR DP
H	OCT 22/19	ISSUED FOR DP AMENDMENT
G	JUN 13/19	ISSUED FOR 100% PERMITS
F	APR 26/19	ISSUED FOR 95% PERMITS
E	JAN 21/19	ISSUED FOR 75% PERMITS
D	DEC 21/18	ISSUED FOR 50% PERMITS
C	JUNE 04/18	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR H.A.P.
A	JAN 25/17	ISSUED FOR DEV. INDUSTRY

project title:
 727 YATES STREET
 VICTORIA, BC

drawing title:
 BUILDING SECTIONS

project no.:	19038
drawn by:	JF
checked by:	JW
date:	NOV 18, 2019
scale:	AS NOTED

drawing no.:
A3.2



240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 5K2
Tel: 604 - 721 - 3966
Fax: 604 - 734 - 1121
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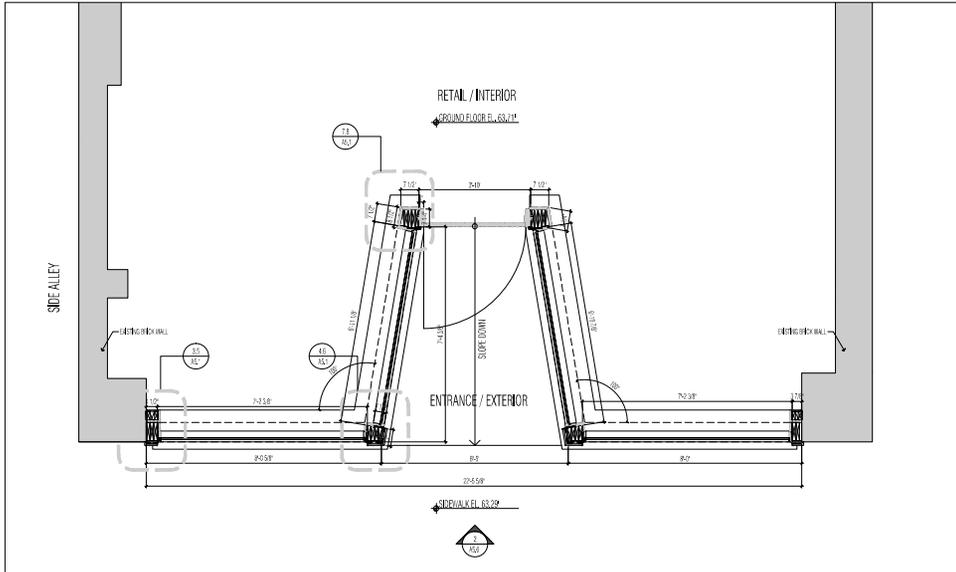
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I	OCT 22/19	ISSUED FOR BP
H	SEP 19/19	ISSUED FOR DP AMENDMENT
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A	JAN 25/17	ISSUED FOR DEV. INDUSTRY
no.	date:	description:
REVISIONS		

project title:
727 YATES STREET
VICTORIA, BC

drawing title:
STAIR DETAILS

project no.: 19038
drawn by: JF
checked by: JW
date: NOV 18, 2019
scale: AS NOTED

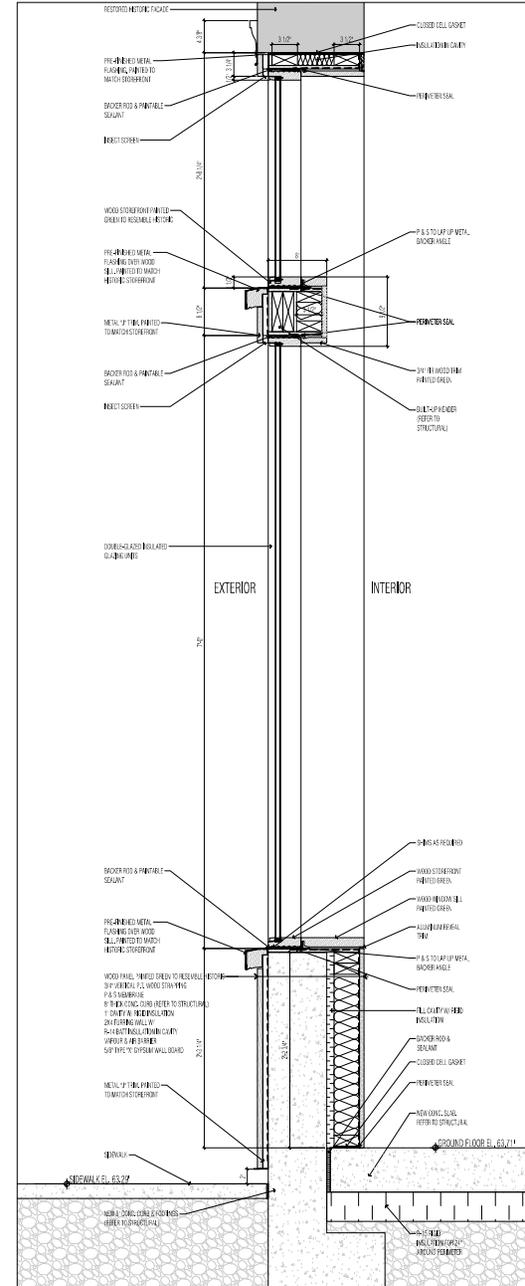
drawing no.:
A4.0



1 STOREFRONT PLAN VIEW
SCALE: 1/2" = 1'-0"



2 STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"



3 SECTION
SCALE: 1-1/2" = 1'-0"

240 - 388 West 8th Ave.
Vancouver, B.C., V5Y 5K2
Tel: 604 - 721 - 3966
Fax: 604 - 734 - 1121
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no.	date	description
J	NOV 18/19	ISSUED FOR BP
I	OCT 22/19	ISSUED FOR BP
H	OCT 23/19	ISSUED FOR BP AMENDMENT
G	JUN 13/19	ISSUED FOR 10% RESUBMIT
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E	JAN 21/19	ISSUED FOR 75% RESUBMIT
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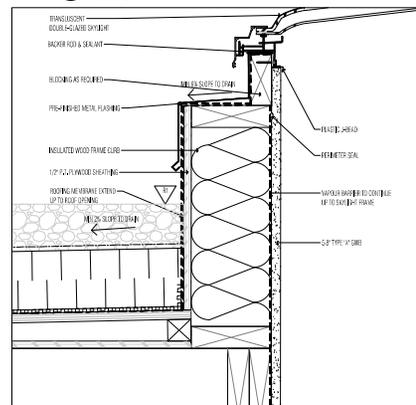
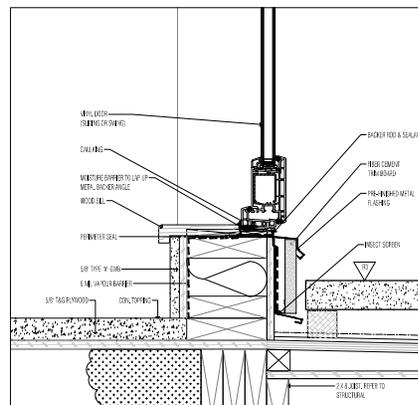
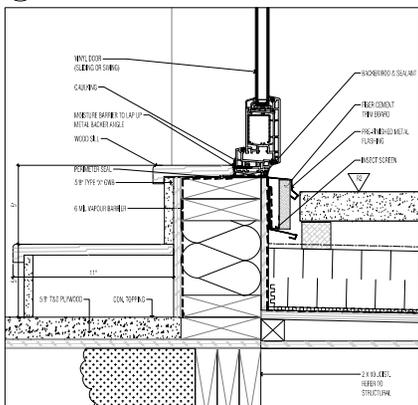
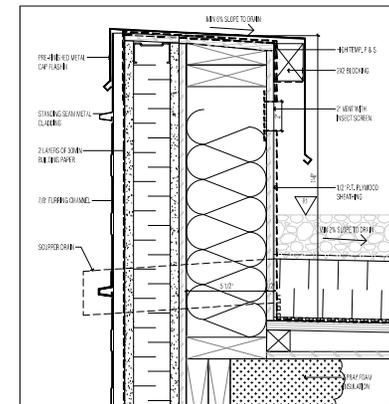
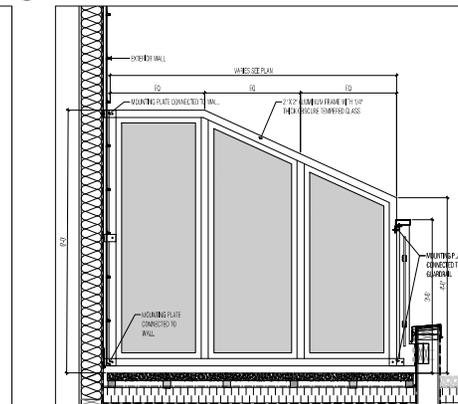
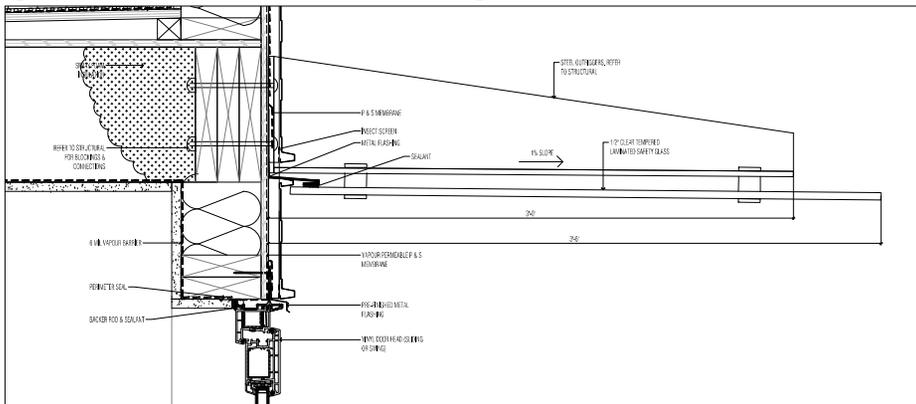
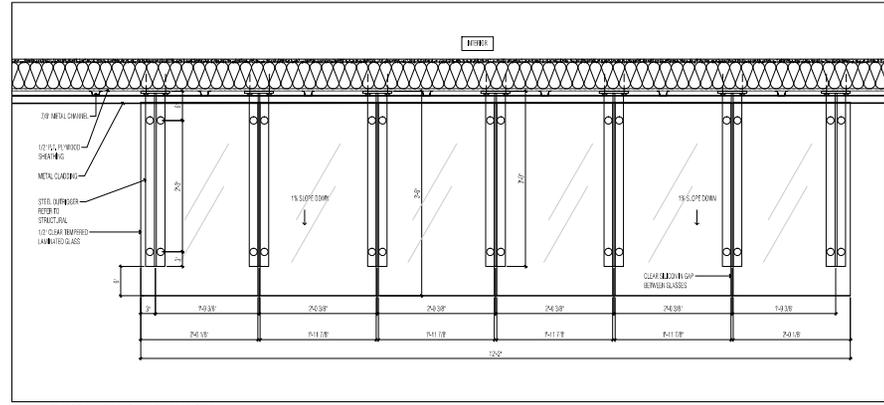
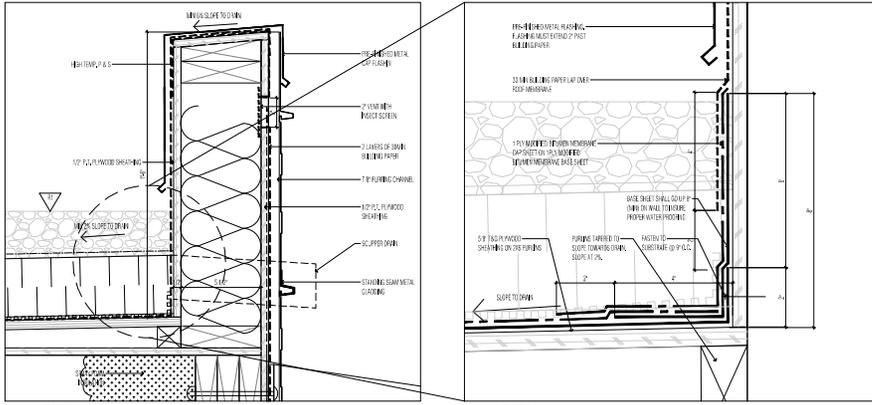
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drawing title:
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date: NOV 18, 2019
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drawing no.:

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240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 2K2
Tel: 604 - 721 - 3966
Fax: 604 - 734 - 1121
studioonearchitecture.ca

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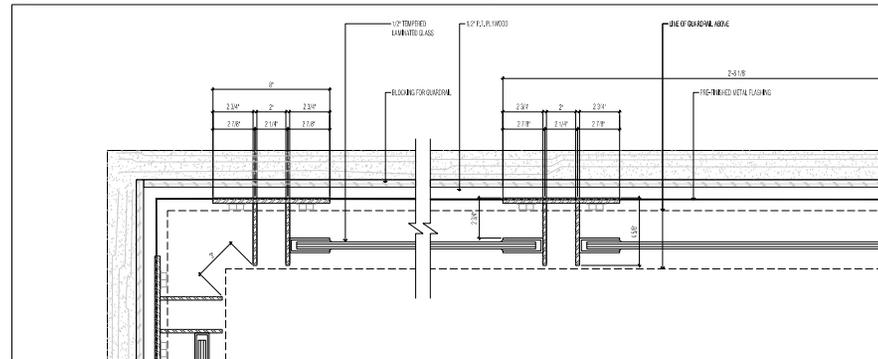
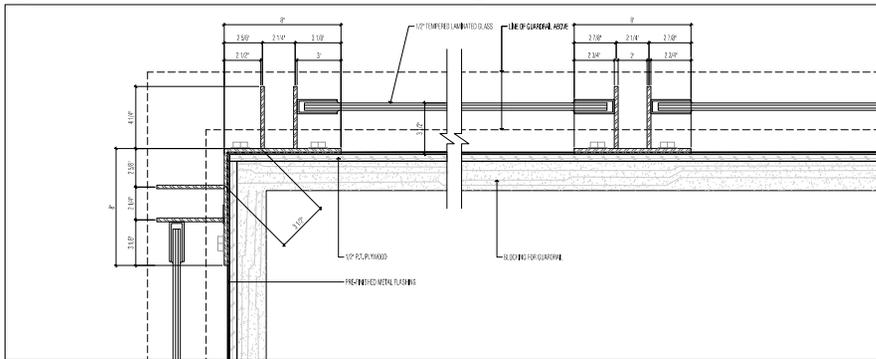
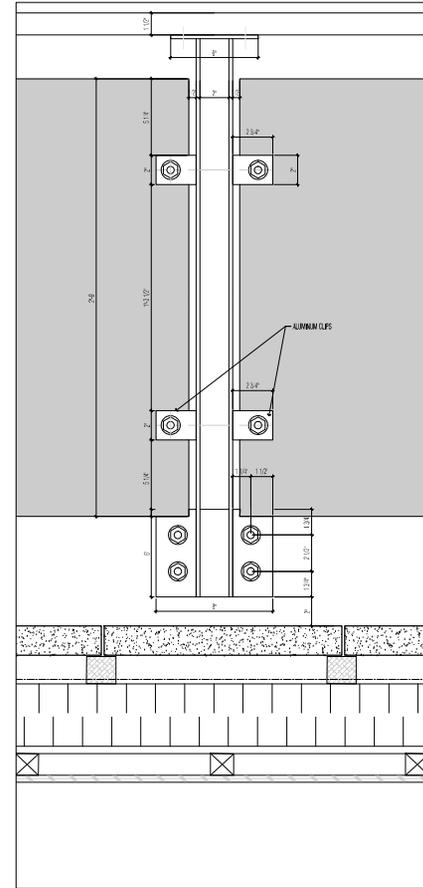
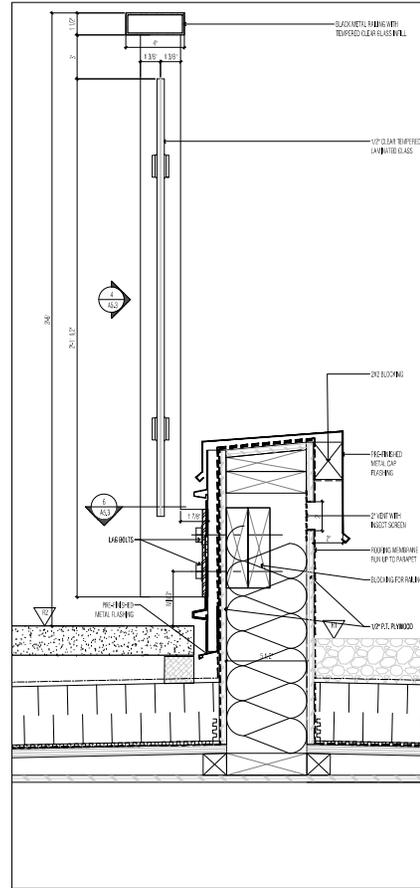
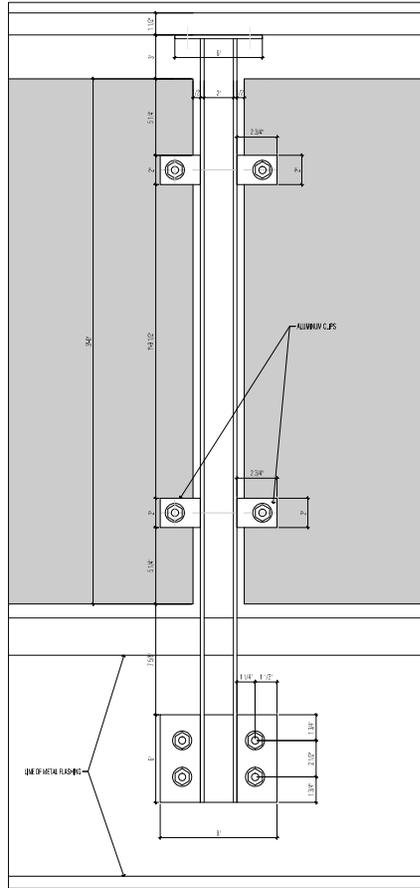
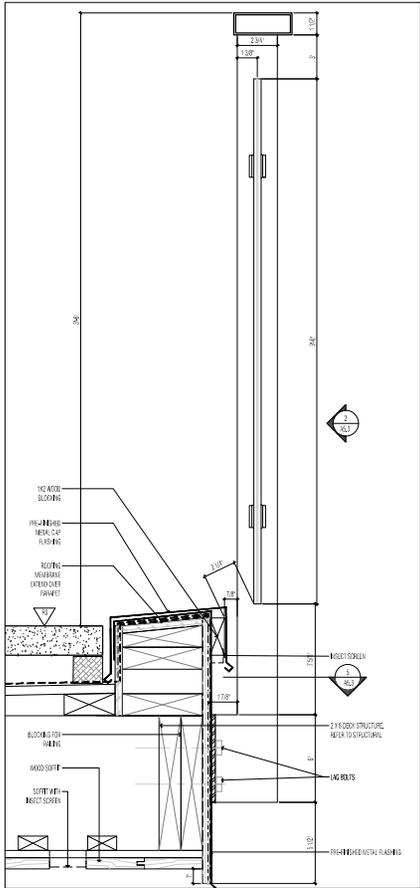
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F	APR 26/19	ISSUED FOR 95% PERMITS
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D	DEC 21/18	ISSUED FOR 50% PERMITS
C	JUNE 04/18	ISSUED FOR H.A.P.
B	DEC 20/17	ISSUED FOR H.A.P.
A	JAN 25/17	ISSUED FOR DEV. INDUSTRY

project title:
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240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3K2
Tel: 604-721-3966
Fax: 604-734-1121
studioonearchitecture.ca

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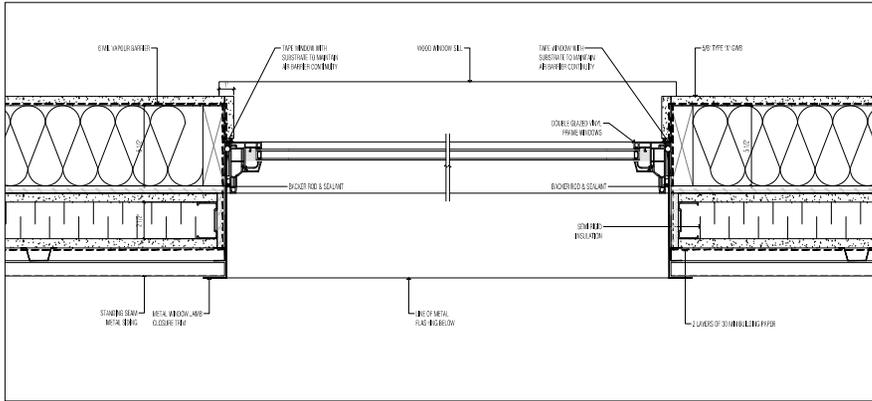
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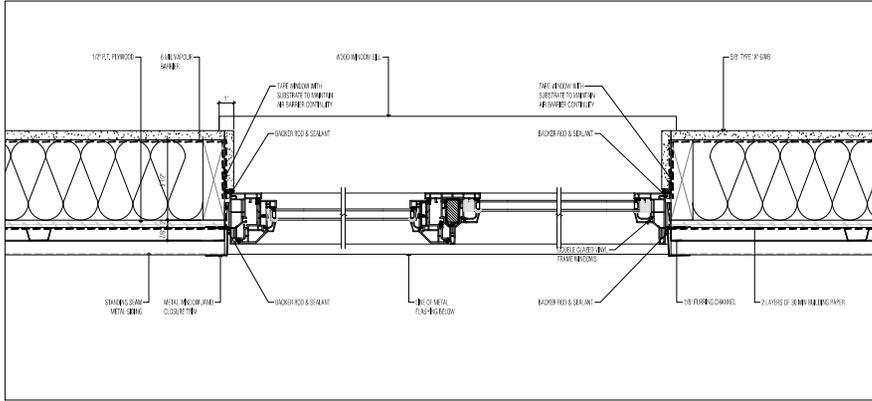
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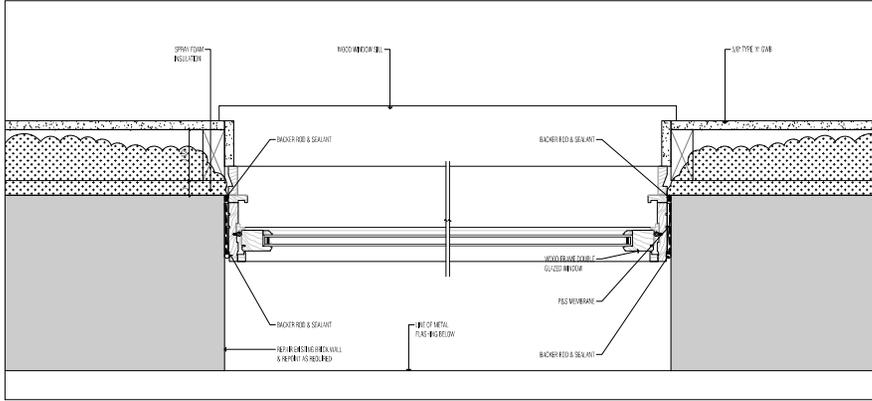
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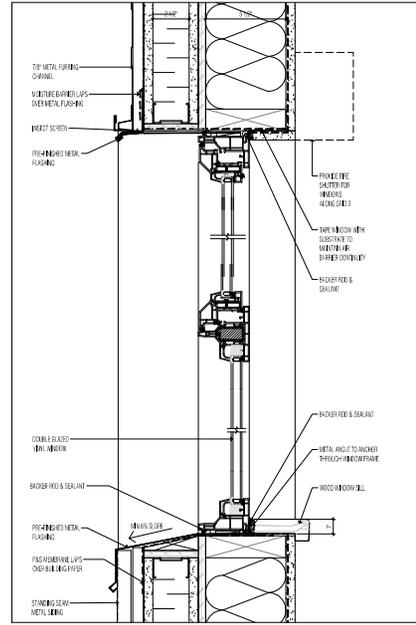
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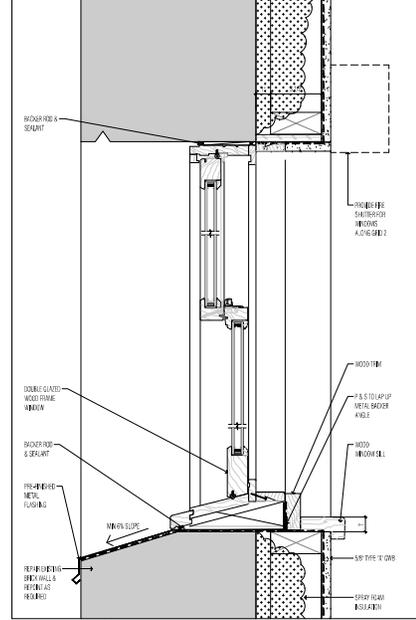
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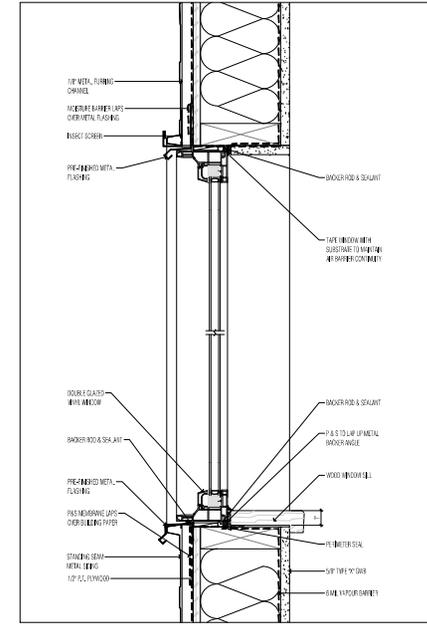
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4 TYPICAL WINDOW HEAD & SILL DETAIL @ WALL TYPE W2A
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5 TYPICAL WINDOW HEAD & SILL DETAIL @ WALL TYPE W1
SCALE: 3" = 1'-0"



6 TYPICAL WINDOW HEAD & SILL DETAIL @ WALL TYPE W2
SCALE: 3" = 1'-0"

240 - 388 West 8th Ave.
Vancouver, B.C., V5Y 2K2
Tel: 604 - 731 - 3986
Fax: 604 - 734 - 1121
studioone@studioone.ca

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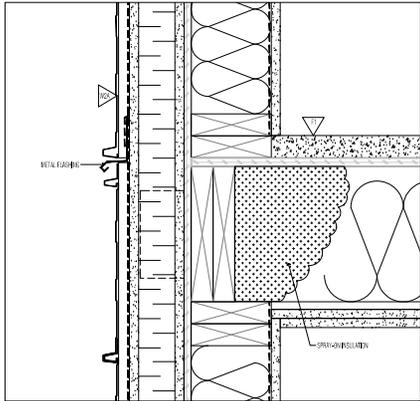
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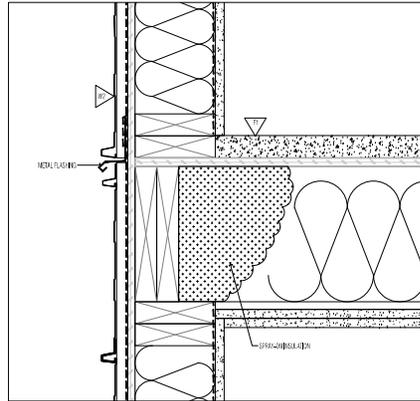
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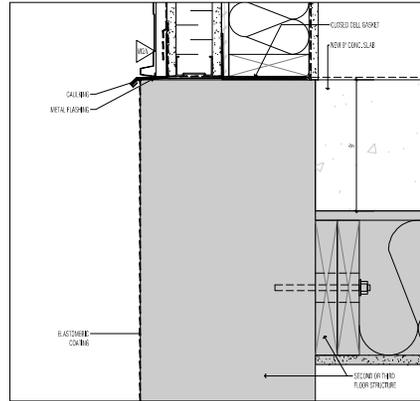
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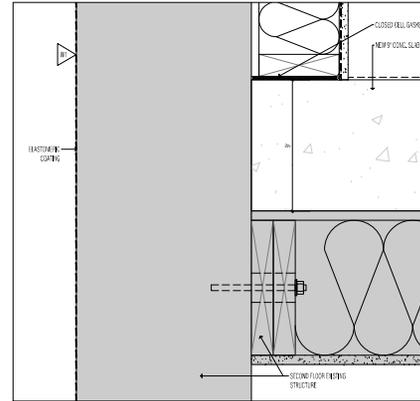
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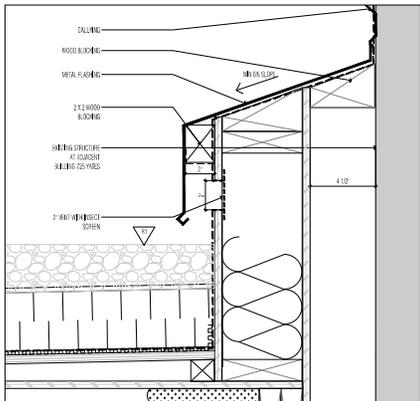
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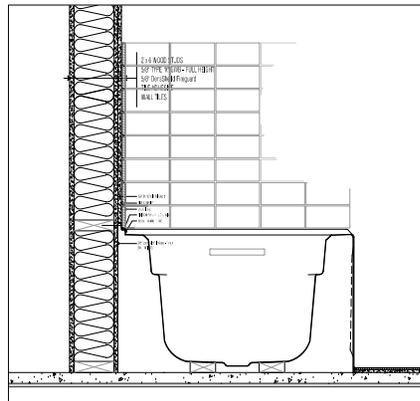
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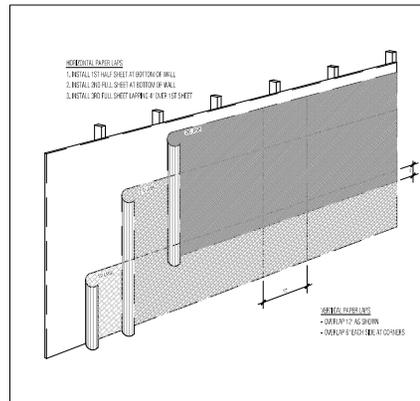
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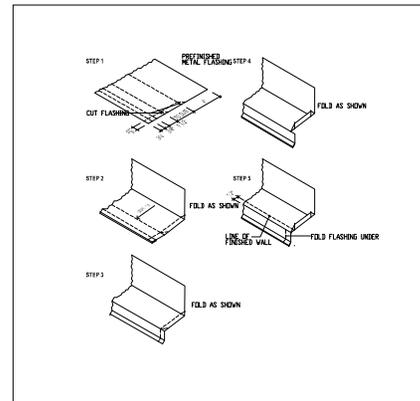
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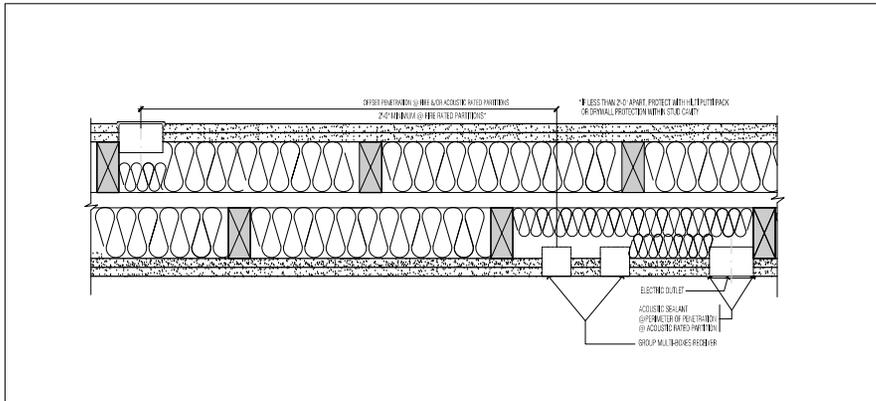
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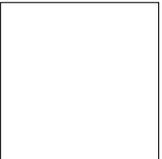
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NTS



8 END DAM FLASHING DETAIL
NTS



9 PENETRATION AT RATED WALL
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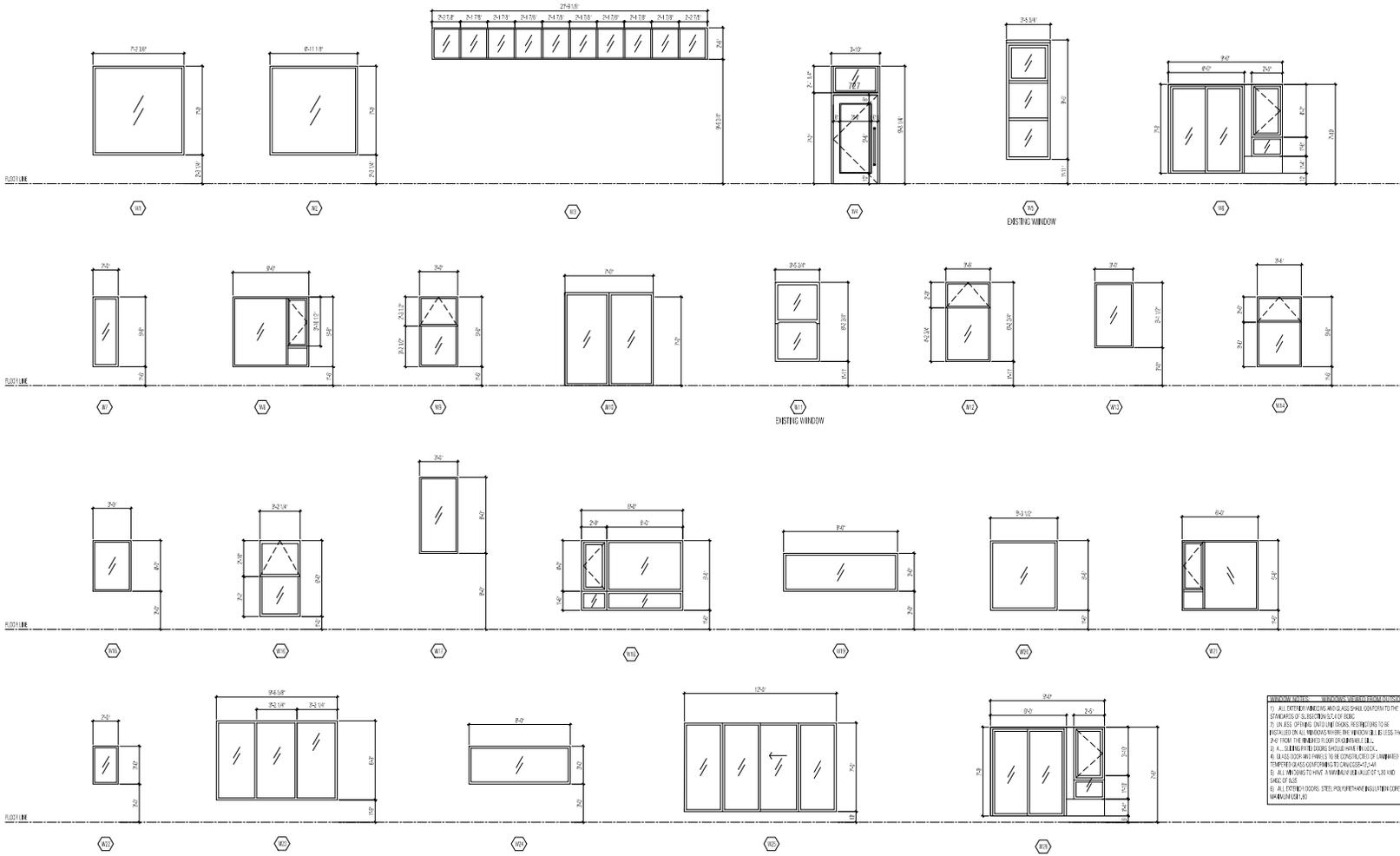
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scale: AS NOTED

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WINDOW TYPE	TYPE	GRID LINE	GRID LINE
1	ALL OTHER WINDOW TYPES SHALL CONFORM TO THE SPECIFICATIONS & REQUIREMENTS OF SUBC.		
2	UNLESS SPECIFIED OTHERWISE, WINDOWS SHALL BE INSTALLED ON THE EXTERIOR FACE OF THE WINDOW UNLESS SHOWN TO THE CONTRARY ON THE DRAWINGS.		
3	ALL WINDOW TYPES SHALL BE CONFORMANT WITH THE CANADIAN BUILDCODE.		
4	GLASS WINDOW PANELS TO BE CONFORMANT WITH THE CANADIAN BUILDCODE.		
5	ALL WINDOW TYPES SHALL BE CONFORMANT WITH THE CANADIAN BUILDCODE.		
6	ALL WINDOW TYPES SHALL BE CONFORMANT WITH THE CANADIAN BUILDCODE.		

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C	JUNE 20 2018	ISSUED FOR H.A.P.
B	DEC 20 17	ISSUED FOR H.A.P.
A	JUN 25 17	ISSUED FOR DEVELOPMENT

project title:
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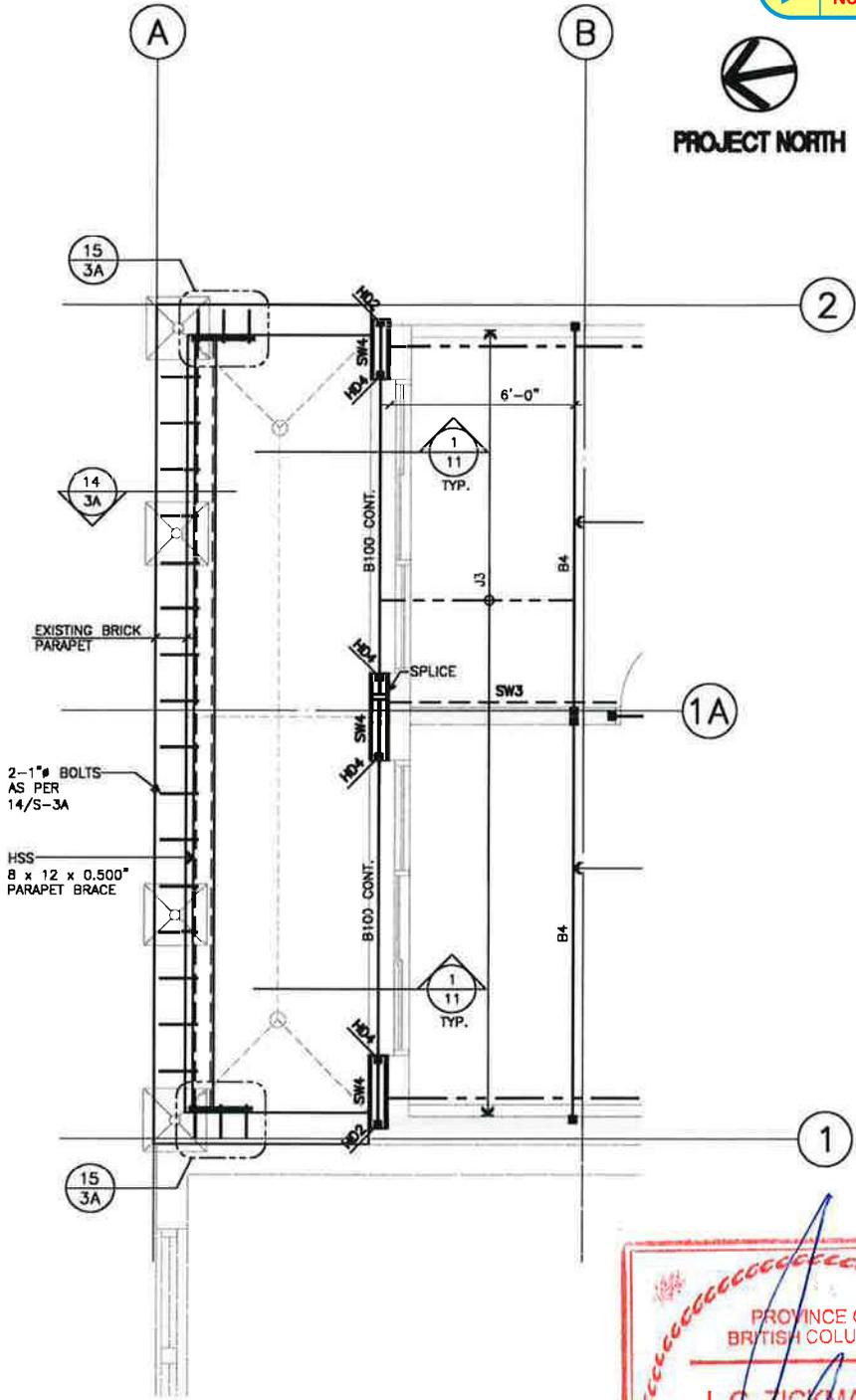
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project no.: 16038
 drawn by: JZ
 checked by: JW
 date: NOV 18, 2019
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drawing no.:
A7.1



PROJECT NORTH



**PARTIAL PLAN 3RD FLOOR
 SHOWING PARAPET BRACE**



NOV 26/20

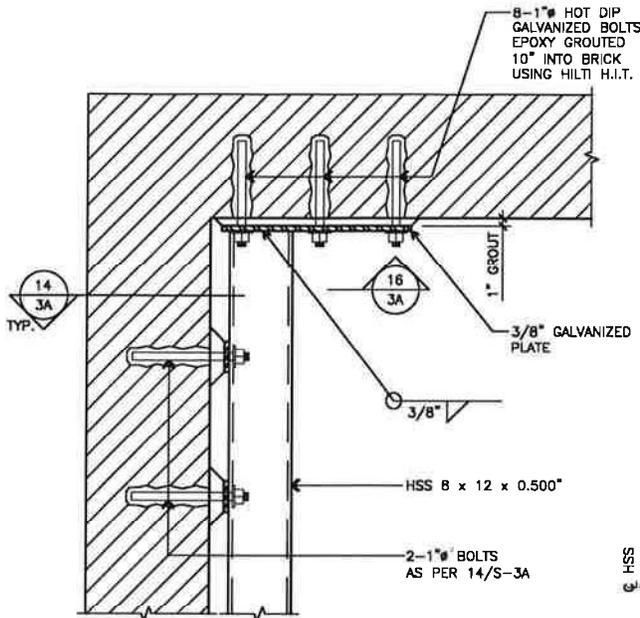
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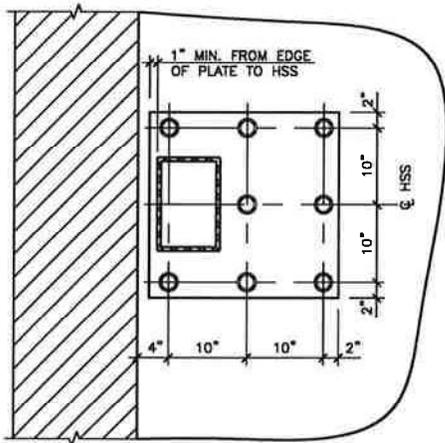
SEAL:

SCALE: 1/4" = 1'-0"
 DATE: NOV. 26/20
 DRAWN: CF
 CHECKED: JB
 PROJ. No.: 90093-02

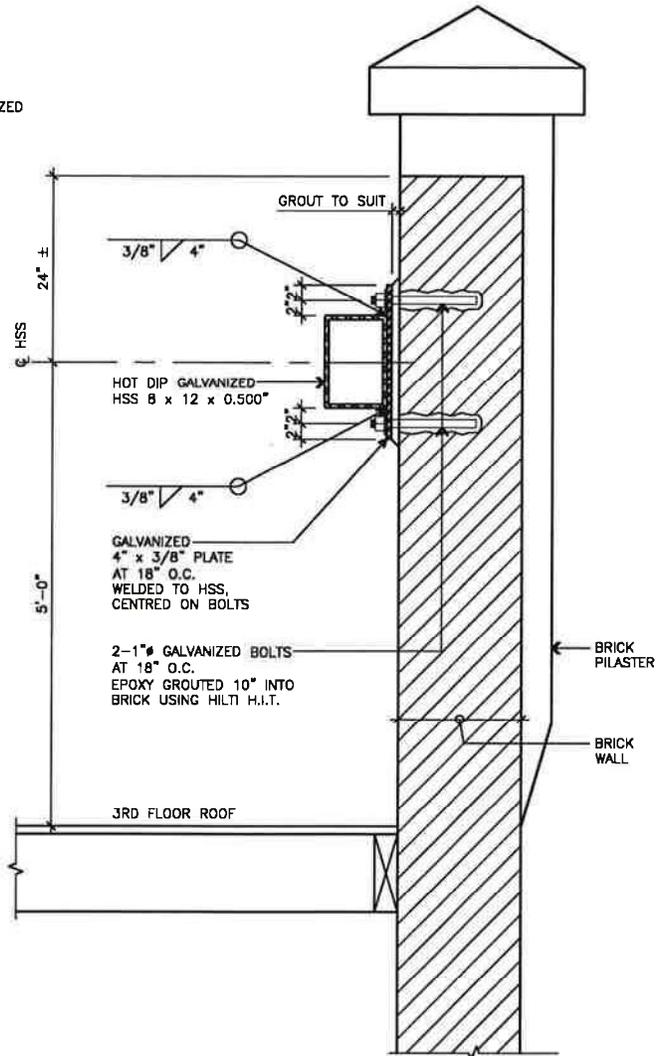
SK-1



15 PLAN VIEW
3/4" = 1'-0"



16
3A
3/4" = 1'-0"



14
3A
3/4" = 1'-0"



727 YATES STREET, VICTORIA, B.C.



SEAL:

SCALE: AS SHOWN
DATE: NOV. 26/20
DRAWN: CF
CHECKED: JB
PROJ. No.: 80093-02

SK-2



HALL BLOCK

727-729 YATES STREET, VICTORIA, BC

CONSERVATION PLAN

AUGUST 2017

DONALD LUXTON
AND ASSOCIATES INC 

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700 block Yates Street looking east from Douglas Street, 1912, John Howard Arthur Chapman (City of Victoria Archives M10005)

1.0 INTRODUCTION

HISTORIC NAME:	Hall Block
CIVIC ADDRESS:	727-729 Yates Street, Victoria
ORIGINAL OWNER:	Dr. Frank Walter Hall
CONSTRUCTION DATE:	1897
ORIGINAL ARCHITECT:	John Teague

The Hall Block is located at 727-729 Yates Street, and is valued for being one of the earliest surviving buildings along this block. It is a designated heritage building built in 1897, designed in Late Victorian-era style by architect John Teague for Dr. Frank Walter Hall.

A proposed rehabilitation scheme is being prepared by Studio One Architect Inc. that includes: consolidating the heritage asset with adjacent historic buildings (709-725 Yates Street); rehabilitating the storefront with historically appropriate design, based on available archival photos and drawings; and constructing a two-storey infill addition above roof level, recessed from the historic front facade along Yates Street.

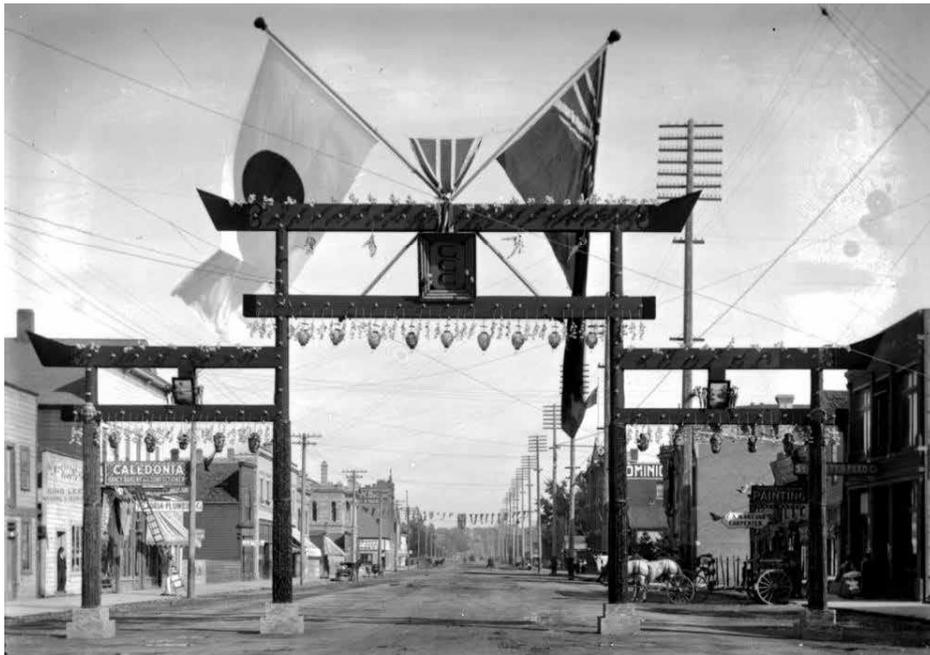
This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.



2.0 HISTORIC CONTEXT



*Looking east on Yates Street from Douglas; Bank of Montreal Building at the lower right.
(BC Archives B-06958)*



*Arch commemorating the visit of Governor General the Earl Grey to Victoria. circa 1906
(BC Archives G-07084)*





700 Block On Yates Street, Victoria. (BC Archives, E-02737)



Detail photo showing historic front facade of Hall Block along Yates Street. (BC Archives, E-02737)

HISTORIC CONTEXT



727 Yates Street, City of Victoria Tax Assessment Photo, 1960. (City of Victoria Archives M01391)

3.0 STATEMENT OF SIGNIFICANCE

HALL BLOCK 727-729 YATES STREET

(Existing Statement of Significance retrieved from www.historicplaces.ca)

Description of the Historic Place

This historic place is a small, two storey brick commercial building located on the south side of Yates Street. It is articulated by two decorative cornice panels, and an arched central upper storey window.

Heritage Value of the Historic Place

727-729 Yates Street is valued as a good example of the type of modest commercial building erected in the late nineteenth century as the city grew steadily eastward, away from the waterfront. Designed by architect John Teague and built in 1897 for local developer Dr. F. W. Hall, this small yet decorative 1897 building is one of the oldest surviving structures on this block of Yates Street. It is important to Victoria's commercial downtown because it exemplifies the heritage character of the City before the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

Character-Defining Elements

The character defining elements of 727-729 Yates Street include:

- its location on Yates Street as part of a row of historic buildings.
- its two storey stature.
- architectural elements relevant to its 1897 design by architect Teague, including its finely articulated brick and stone facade, upper storey double-hung wooden sash windows, and decorative cornice.
- its contribution to the continuity of the urban fabric of the street wall, seen in lack of front and side setbacks.
- interior elements relevant to its 1897 design.
- the integrity of the 1897 building envelope.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Hall Block is a municipally designated building, and is a significant historical resource in the City of Victoria. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Hall Block includes aspects of preservation, rehabilitation and restoration.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Hall Block should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.



9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of the Hall Block. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 11: Rehabilitating Historic Storefronts.

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Preservation Brief 32: Making Historic Properties Accessible.

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 44: The Use of Awnings on Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for commercial and retail uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored. An overall rehabilitation scheme has been prepared by Studio One Architecture Inc.

The major proposed interventions of the overall project are to:

- consolidate the heritage asset with adjacent historic buildings (709-725 Yates Street);
- rehabilitate the storefront with historically appropriate design based on available archival photos and drawings;
- construct two-storey infill addition above roof level, recessed from the historic front facade along Yates Street.

Due to the proposed addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”



The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced*

consideration of heritage value and sustainable rehabilitation measures.

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a designated building on the Municipal Heritage Register, the Hall Block may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the British Columbia Building Code (BCBC).

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the BCBC that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the “Alternative Compliance Methods for Heritage Buildings.”

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

The façade should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façade.

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures.

Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?



5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Hall Block was carried out during a site visit in February 2017. All of the recommendations for the preservation, restoration, and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

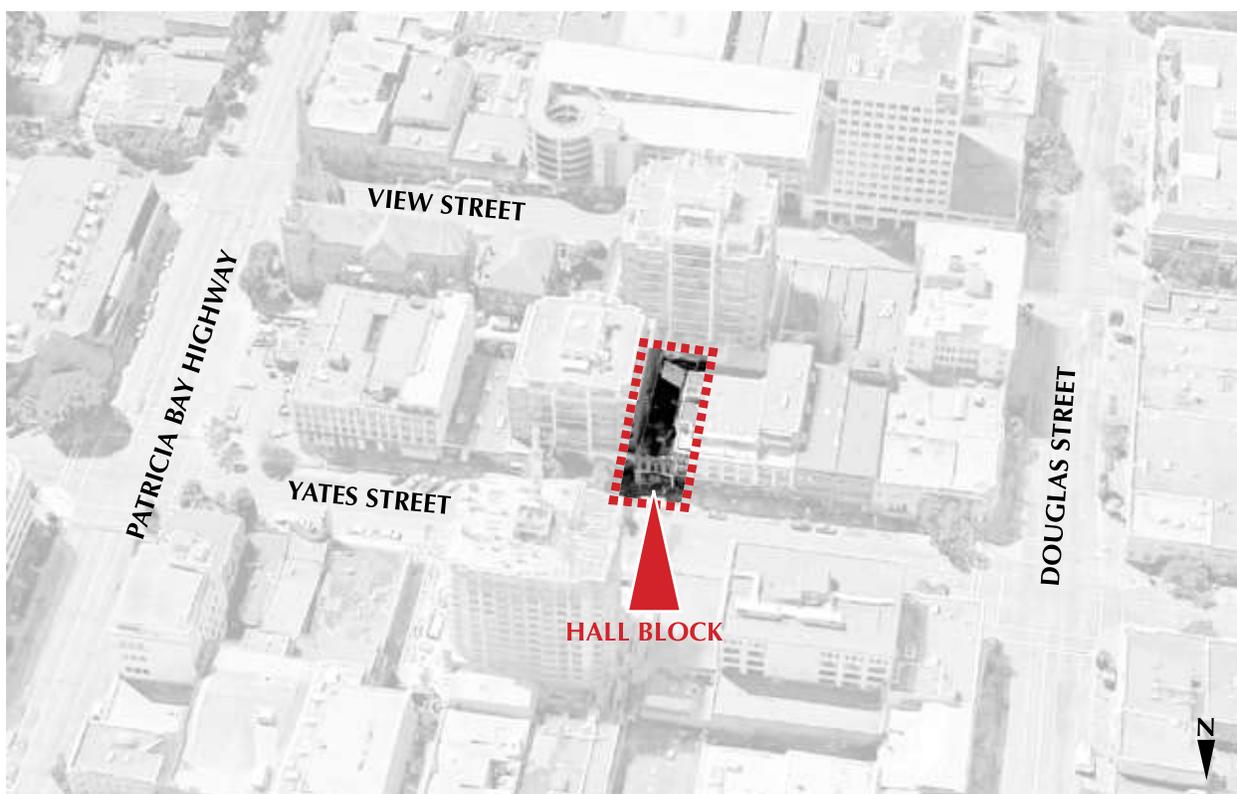
The following chapter describes the materials, physical condition and recommended conservation strategy for the Hall Block based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Hall Block, addressed at 727-729 Yates Street is one of the oldest surviving commercial structures in the block. Similar to nearby historic buildings in this commercial area, the heritage asset was built to the front and side property lines, with a paved pathway along the side elevation to the east. Its location is an important character-defining element that will remain intact as part of the proposed rehabilitation scheme.

Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage along Yates Street.



Aerial view showing location of Hall Block at 727-729 Yates Street.

CONSERVATION RECOMMENDATIONS



Historic Front Facade of the Hall Block along Yates Street.





Detail photo showing historic front facade of the Hall Block and adjacent buildings along Yates Street. Note original storefront with transom ribbon, architectural metal cornice, and window openings with sandstone sill. (BC Archives, E-02737)

5.2 OVERALL FORM, SCALE & MASSING

The Hall Block is characterized by its two-storey height; rectangular plan; and historic front facade expressed symmetrically along the central bay.

A double-storey infill addition above the existing roof level is being proposed as part of the rehabilitation scheme. When viewed from the street level, the original overall form, scale, and massing of the heritage asset will remain intact because of the terraced configuration of the new addition, which includes a setback from the parapet wall along Yates Street.

Conservation Strategy: Rehabilitation

- Preserve the overall form, scale and massing of the building.
- The historic front façade should be retained.

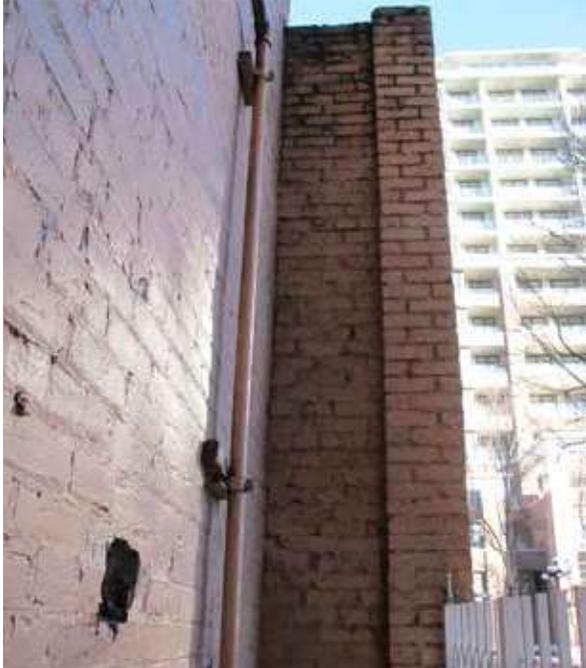
5.3 EXTERIOR MASONRY WALLS

The Hall Block features original brick masonry wall construction that is typical of the commercial buildings along Yates Street. The storefront of the historic front facade along Yates Street has been rehabilitated in the past 50 years, while the second floor level show surviving original, exterior masonry walls in unsympathetic paint finish.

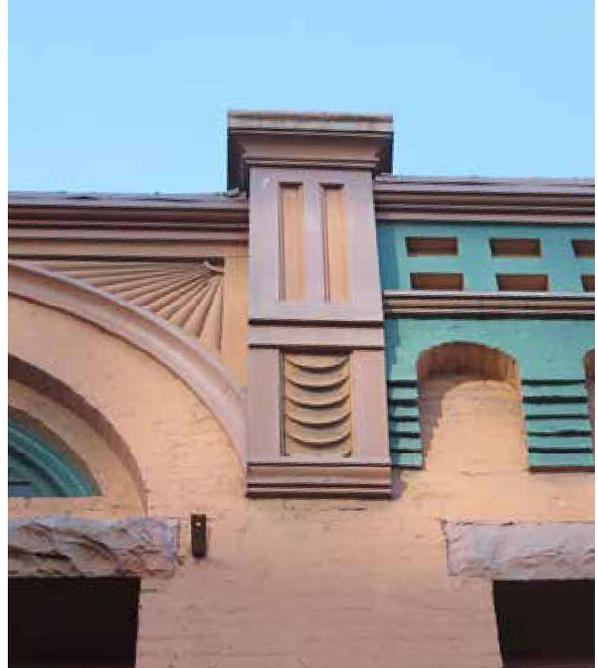
The existing storefront is characterized by later, storefront window assembly surrounded with unsympathetic parged concrete in painted finish. The masonry wall along the storefront level extends to east, with a metal gate at the return elevation that provides access to the paved pathway.

Based on archival images, the parged concrete cladding conceals the interface between the original storefront below (architectural metal cornice, and transom wood windows) and the window openings above. Further investigation is necessary to identify surviving original materials and their existing condition.

CONSERVATION RECOMMENDATIONS



Detail photo of storefront wall east extension, as viewed from behind along the side pathway.



Detail photo showing existing conditions of parapet with architectural metalwork and original masonry elements.



Detail photo showing existing condition of the masonry elements and architectural metalwork above storefront level of the historic front facade. Note existing parged concrete cladding at window sill to be removed.



Above the storefront, the historic front facade features surviving, original brick masonry units, with later painted finish that is similarly applied to the east and side elevations. The window openings feature surviving sandstone lintels with rock-faced finish, with the central bay window openings characterized by an extended stone lintel and an arched window opening with brick mould. Most of the original features of the parapet wall are also extant. It features original masonry detailing, with late-Victorian decorative elements in brick and architectural metalwork.

In general, the later cladding and surviving, original masonry elements above the storefront level appear to be in good condition, with signs of minor deterioration in localized areas, as evident by spalling, mortar deterioration (or loss altogether), peeling paint, holes in various sizes from redundant fasteners, discolouration, bird deposit staining, and some biological growth.

The exterior masonry of the historic front facade of the Hall Block are important character-defining elements of the heritage asset that should be preserved, and repaired as required. As part of the proposed rehabilitation scheme, deteriorated and missing masonry features of the historic front facade will be restored based on evidences from archival materials.

Conservation Strategy: Investigation & Restoration

- Preserve all surviving, original masonry elements whenever possible, and restore elements that are too deteriorated for safe use, or missing altogether.
- Undertake complete condition survey of condition of all masonry surfaces.
- Ensure drip kerf is cut at underside of sandstone sills to improve water-shedding capabilities.
- Determine whether or not it is feasible to remove the unsympathetic parged concrete cladding, including paint, to expose the original brick. Undertake test samples for paint

removal in an inconspicuous area using only approved restoration products. If paint removal is determined to be feasible, prepare removal specification. If not, prepare to repaint.

- If repainting is required, the colour of the front façade will be determined by the Heritage Consultant. When preparing the existing painted surface for repainting, be aware of the risk of existing lead paint, which is a hazardous material.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Overall cleaning of the masonry on the exterior front façade and rear elevation should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- If repointing of brickwork is required, rake out loose mortar material to a uniform depth. Take care that the arrises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.



CONSERVATION RECOMMENDATIONS



Archival photo showing parapet of the historic front facade with original architectural metalwork.



Existing condition of rehabilitated architectural metalwork that resembles original based on archival photos.



5.4 ARCHITECTURAL METALWORK

The historic front façade of the Hall Block features existing projecting moulded metalwork and metal cap flashing along the parapet. Based on archival photos, it also included a projecting metal cornice above the storefront; the original profiles and location of the storefront cornice is documented in archival photos.

5.4.1 PARAPET METALWORK & CAP FLASHING

The top of the parapet is integrated with architectural metalwork characterized with late-Victorian era decorative elements. The surviving decorative pieces resemble the profile found in archival photos, and appear to be in good condition. The roof was inaccessible during the initial site visit, and further investigation is required to determine its condition and structural integrity. Viewed from street level, they appear to be in good condition, with evidence of some biological growth, and bird deposit staining.

The architectural metalwork along the parapet are important character-defining elements that should be preserved, and repaired as necessary.

Conservation Strategy: Preservation

- Evaluate the overall condition of the parapet cap flashing, if any, to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surfaces.
- Repair or replace deteriorated flashing, as required. Repairs should be physically and visually compatible.
- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

5.4.2 STOREFRONT CORNICE

Based on archival photos of the Hall Block, the original storefront also featured a projecting metal cornice. This character-defining element has been removed as part of later rehabilitation in the past 50 years

As part of the proposed rehabilitation scheme, the storefront metal cornice will be restored in a historically appropriate manner that resembles the original feature based on archival photos.

Conservation Recommendation: Restoration

- Restore the storefront cornice in its original location based on archival photos, and finish with paint according to colour scheme developed by Heritage Consultant.

5.5 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.

5.5.1 STOREFRONTS

The original storefront of the Hall Block has been rehabilitated within the past 50 years, and has been replaced with the existing storefront that does not contribute to its historic character. Based on evidences from archival images, the original storefront featured a deep, recessed main entrance door, flanked by two display windows on both

CONSERVATION RECOMMENDATIONS

sides, with a horizontal band of transom windows, and an architectural metal storefront cornice above.

The proposed rehabilitation scheme will include demolition of the existing, unsympathetic storefront with the street wall extension, and restoration of the storefront with a historically appropriate assembly.

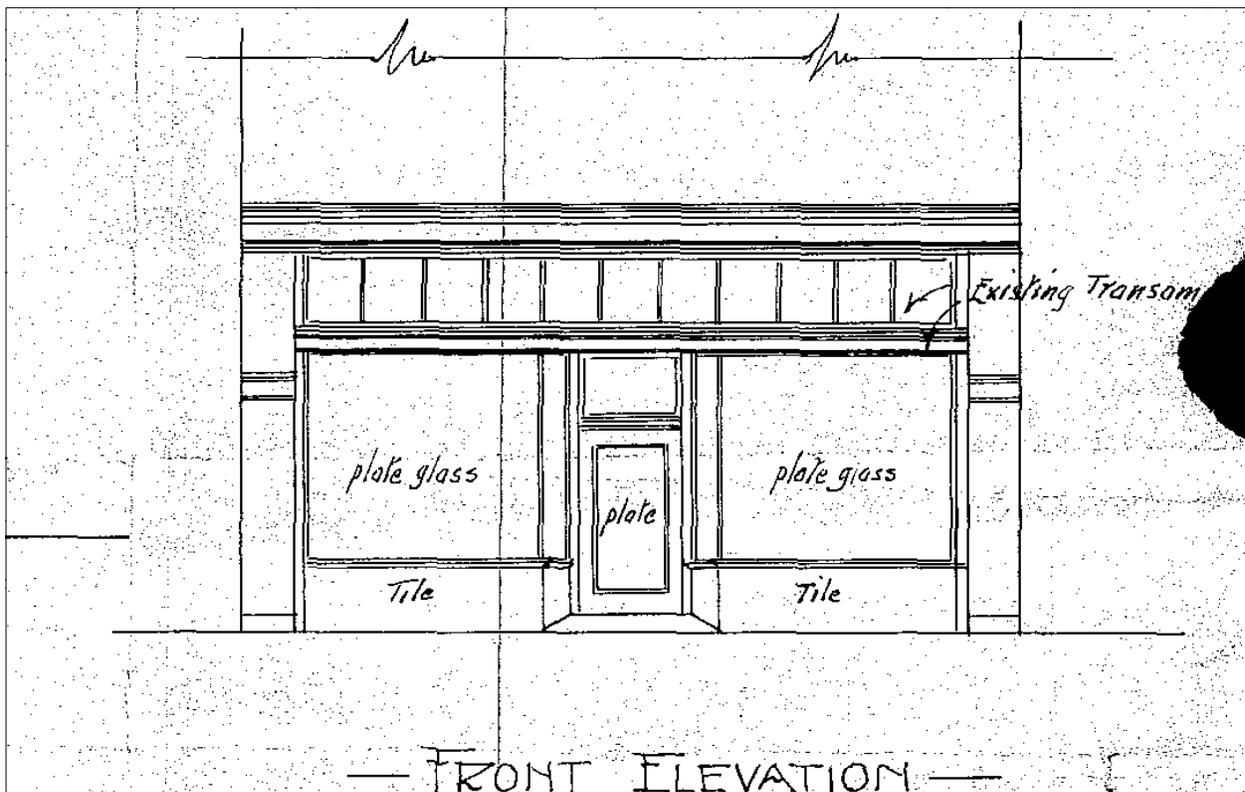
Conservation Strategy: Rehabilitation

- If a rehabilitated wooden storefront system is to be reinstated, reference the historic design as noted in archival images and original architectural drawings. The design of the rehabilitated storefronts should resemble the original historic precedents.
- Integrate commercial signs and new lighting systems as required.
- Provide new accessible entryways for the ground floor, as required.

5.5.2 WINDOWS

The historic front facade of the Hall Block features four original, tall window openings above the storefront level, characterized by surviving, original double-hung wood window assemblies with fixed, transom light. Above the paired window openings at the central bay is an arched window opening that is characterized by true divided multi-light, fixed wood window assembly.

In general, the extant original windows are in good condition, with minor signs of deterioration as a result of natural weathering. All original wood windows contribute to the historic character of the Hall Block, and should be preserved, and repaired as necessary.



Archival drawing showing historically appropriate storefront configuration of Hall Block, with original character-defining elements along Yates Street.



Conservation Strategy: Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair.
- Retain existing window sashes; repair as required.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening,



Top: Photo showing typical existing condition of original double-hung wood window assembly with transom light.

Bottom: Photo showing arched window opening and original multi-light wood-window assembly at central bay of the Hall Block.

CONSERVATION RECOMMENDATIONS

to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.

- Replacement glass to be single glazing, and visually and physically compatible with existing.
 - Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.
- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
 - Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
 - Signs were historically illuminated with front lighting.

5.5.3 DOORS

No original doors were noted during the initial site visit. As part of the proposed rehabilitation scheme, all new doors should be sympathetic to the historic character of the building.

Conservation Strategy: Rehabilitation

- New doors should be visually compatible with the historic character of the building.

5.6 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

Conservation Strategy: Rehabilitation

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building".

5.7 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building facade in historically appropriate paint colours. The upper facade has not been accessible; sampling of original colours has therefore not been possible. Once access is available, tests should be undertaken to determine whether or not paint can be removed from the masonry elements (brick and sandstone).

If possible, the paint should be carefully removed, and the masonry repaired. Further detailed review of the final colour scheme will be undertaken once testing can occur. Until then, the following potential colour treatment can be considered.

Conservation Strategy: Investigation

- Determine an appropriate historic colour scheme for exterior painted finishes.



PRELIMINARY COLOUR TABLE: HALL BLOCK, 727-729 YATES STREET

Element	Colour	Code	Sample	Finish	
Brick & Storefront Flanking Columns	Stripped to original brick, or repainted in red brick colour	-	-	-	
Sandstone	Stripped to original sandstone, and painted in Keim Mineral Paint colour to match original appearance	-	-	-	
Window Sash, Frames & Storefront	Comox Green*	VC-19		High Gloss	
Sheet metal elements in cornice	Colour on all protruding elements and four capping elements	Pendrell Green*	VC-18		Semi-Gloss
	Colour on all insets, sunbursts and receding panel elements	Pendrell Verdigris*	VC-22		Semi-Gloss
	Storefront Cornice	Comox Green*	VC-19		Semi-Gloss

*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Hall Block. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Hall Block is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive



cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Hall Block, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- Is the lot well drained? Is there pooling of water?
- Does water drain away from foundation?

Foundation

- Is bedding mortar sound?
- Moisture: Is rising damp present?
- Is any moisture problem general or local?
- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?

Masonry

- Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- Is spalling from freezing present? Location?
- Is efflorescence present? Location?



- Is spalling from sub-florescence present?
Location?
- Need for pointing repair? Condition of existing pointing and re-pointing?
- Is bedding mortar sound?
- Are weep holes present and open?
- Are there cracks due to shrinking and expansion?
- Are there cracks due to structural movement?
- Are there unexplained cracks?
- Do cracks require continued monitoring?
- Are there signs of steel or iron corrosion?
- Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- Does the surface need cleaning?

Storefronts

- Are there moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- Are materials in direct contact with the ground without proper protection?
- Is there insect attack present? Where and probable source?
- Is there fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- Is any surface damaged from UV radiation?
- Is any wood warped, cupped or twisted?
- Is any wood split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements?
Source?

Condition of Exterior Painted Materials

- Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Paint cleanliness, especially at air vents?

Windows

- Is there glass cracked or missing?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- If the glass is secured by beading, are the beads in good condition?
- Is there condensation or water damage to the paint?
- Are the sashes easy to operate? If hinged, do they swing freely?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Are drip mouldings/flashing above the windows properly shedding water?
- Is the caulking between the frame and the cladding in good condition?

Doors

- Do the doors create a good seal when closed?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- If glazed, is the glass in good condition? Does the putty need repair?
- Are door frames wicking up water? Where? Why?
- Are door frames caulked at the cladding? Is the caulking in good condition?
- What is the condition of the sill?

Roof

- Are there water blockage points?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are flashings well seated?
- Are metal joints and seams sound?
- Is there rubbish buildup on the roof?
- Are there blisters or slits in the membrane?
- Are the drain pipes plugged or standing proud?
- Is water ponding present?

INTERIOR INSPECTION

Basement

- Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- Are walls even or buckling or cracked? Is the floor cracked or heaved?
- Are there signs of insect or rodent infestation?

Commercial Space

- Materials: plaster, wood, metal, masonry – are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc)?
- Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect masonry wall for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting and drain replacement; replacement of deteriorated building materials; etc.



APPENDIX A: RESEARCH SUMMARY

HISTORIC NAME: Hall Block
CIVIC ADDRESS: 727-729 Yates Street, Victoria
DATE OF CONSTRUCTION: 1897
ORIGINAL OWNER: F. W. Hall
ORIGINAL ARCHITECT: John Teague

ASSESSMENT INFORMATION

- 1879: Lot 15; 60' by 120'; Yates Street; L. Loewenberg; Land: \$700, Improvements: \$0.
- 1880-1882/83: Same.
- 1884: "1/2 Lot 15; 30' by 120'; Hugh Calwell; Land: \$350, Improvements: \$0." Penciled in.
- 1885: Second 1/2 Lot 15; Hugh Calwell; Land: \$1,000, Improvements: \$700.
- 1886-87-1888: Same.
- 1889: West 1/2 Lot 15; Hugh Calwell; Land: \$1,125, Improvements: \$1,000.
- 1890: Same.
- 1891: Land: \$4,500, Improvements: \$900.
- Note: Sold to Dr. F.W. Hall between 1892 and 1898.
- 1892: Land: \$4,500, Improvements: \$450.
- 1894: Land: \$3,900, Improvements: \$225.
- 1897: Land: \$2,500, Improvements: \$750.
- 1898: Dr. F.W. Hall; Land: \$2,500, Improvements: \$2,500.
- 1900 + 1905: Same.

PLUMBING PERMITS

- Plumbing Permit #636: 23.8.1897; for Dr. F.W. Hall, "Finch & Finch" written over; Office; John Teague, agent for owner.

NEWSPAPER REFERENCES:

- Victoria Daily Colonist, July 9, 1897, page 6: Dr. Frank W. Hall is erecting new office premises on Yates street, immediately adjoining the Bishop's palace.

DIRECTORIES:

1897 Henderson's B.C. Gazetteer & Directory, page 761:

- Hall & Co. Chemists and Druggists, Cor. Yates and Douglas
- Hall, Frank, physician, 103 Yates (now 757 Yates), h 61 Herald

VITAL EVENTS:

- Groom: Frank Walter Hall; Bride: Annie Elizabeth Davies; Event Type: Marriage; Registration Number: 1890-09-043665; Event Date: 1890-08-29; Event Place: Vancouver.





Victoria
CIVIC
HERITAGE
TRUST

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

6 November 2020

Attention: Mayor and Council

**Recommendation to City of Victoria
Approval of a Partial Ten Year Tax Exemption
Heritage Tax Incentive Program – Residential Use**

727 Yates Street – Hall Block (1897)

**Former Westerly 30 Feet of Lot 15 Victoria City;
Now part of Lot 1, Victoria City Plan, EPP101059
As consolidated with 719 Yates Street and 721–725 Yates Street**

PID 009-351-388 / Folio No 01022005

Dear Mayor and Council:

The Board of Directors of the Victoria Civic Heritage Trust reviewed a Tax Incentive Program application for **727 Yates Street** at its meeting held on 6 November 2020.

The owner requests a partial ten year tax exemption period for 727 Yates Street based on the scope of work for seismic upgrading as specified by the Project Engineer, John Zickmantel, MEng, PEng, StructEng, PE, SE, Bryson Markulin Zickmantel Structural Engineers, Vancouver.

The lowest total seismic upgrading cost is **\$309,711.00** as estimated by Brenton Construction Corp in a revised submission received on 15 October 2020. The second cost estimate dated 19 August 2020 from Tom Crosbie PQS, MRICS, Beacon Construction Consultants Inc was revised by VCHT to remove architectural costs for storefront replacement as well as non-structural work and demolition costs – see attached report from Beacon Construction Consultants and cost spreadsheet by VCHT. The revised cost for structural work at 727 Yates Street was **\$326,103.93**. Please note that ineligible contingency costs were removed from both seismic cost estimates, therefore the totals differ from the documents submitted by the applicant. In a letter dated 22 October 2020, John Bryson (BMZ) provided an order of magnitude cost estimate of **\$250,000.00 to \$300,000.00** for seismic upgrading in the Hall Block building, excluding contingency allowance, contractor mark-up, soft costs, and GST. This order of magnitude cost estimate is consistent with the seismic upgrading estimate provided by Brenton Construction Corp.

The total construction costs for 727 Yates Street were estimated in April 2020 by Brenton Construction Corp as **\$3,016,276.93**.

ELIGIBLE TERM OF TAX EXEMPTION: The 2020 property tax for 727 Yates Street is **\$20,325.69** for the property prior to consolidation. The value of a ten year tax exemption at the current 2020 property tax rate is **\$203,256.90** (10 years x \$20,325.69). Based on the formula used to determine the eligible term of the tax exemption under the Tax Incentive Program for Residential Uses, 727 Yates Street is eligible for the maximum ten year tax exemption as the cost of seismic upgrading exceeds the value of the existing property taxes multiplied by the maximum number of ten years.

Cost of seismic upgrading = **\$309,711.00** > **\$203,256.90** (\$20,325.69 x 10 years).

...2

HERITAGE PORTION FOR TAX EXEMPTION: The proposed project includes rehabilitation and seismic upgrading of the existing Hall Block (1897) heritage designated building that is eligible for a tax exemption, as well as construction of a new addition and rooftop additions that do not qualify for tax exemption. The amount of the tax exemption for the heritage portion of the project is calculated as a percentage of the floor areas of Levels 1-3 within the heritage building envelope in relation to the total gross floor area of the consolidated apartment building complex at 719, 721-725, and 727 Yates Street.

The building floor areas below are based on inside floor areas (per square foot) as provided by Studio One Architecture Inc. The floor areas were generated by an Auto CAD program based on the Building Permit drawings for the proposed work at 727 Yates Street as well as for the existing floor areas of The Churchill apartment complex at 719 Yates Street and 721-725 Yates Street. The floor areas within the original heritage building envelope of the Hall Block create 4 of 11 new rental residential units.

727 Yates Street–Hall Block (1897)	3,736 sf	=	6.990%	Tax Exempt Floor Area
727 Yates Street New Additions	6,661 sf	=	12.463%	
<u>719 and 721-725 Yates Street</u>	43,050 sf	=	80.547%	
Total Gross Floor Area	53,447 sf		100.00%	Total Gross Floor Area

Based on the floor areas listed above, the 10 year tax exemption for the heritage portion of the proposed project should be at the rate of **6.990%** of the assessed value for the consolidated property.

This percentage should be confirmed by City of Victoria to ensure that it fairly offsets the cost of seismic upgrading for the Hall Block based on BC Assessment’s projected assessed value for the consolidated property. The final floor areas of Levels 1-3 in the heritage building and the final gross floor area of the consolidated property, and resulting eligible percentage, should also be verified by the City of Victoria prior to final approval of the tax exemption bylaw, based on final building permit or as-built drawings.

A technical review of the project was undertaken by our Architectural Conservation Committee (ACC) and Board of Directors on 6 November 2020. The Board of Directors passed the following motion of recommendation to the City of Victoria:

Subject to Council’s approval, the project meeting all other City requirements, and verification of final costs and the heritage building floor area and resulting eligible percentage, the property at **727 Yates Street – Hall Block (1897)** is eligible for a **tax exemption period of ten (10) years** with the amount to be based on the final percentage of the heritage building floor area in relation to the total gross floor area of the consolidated property, for the assessed value of the consolidated property situated on the former legal property description of the Westerly 30 Feet of Lot 15 Victoria City and now part of the consolidated legal property description of Lot 1, Victoria City Plan, EPP101059 as consolidated with 719 Yates Street and 721-725 Yates Street.

Please do not hesitate to contact our office if you have any questions regarding our review.

Sincerely yours,



Clive Townley
President

copy: John O'Reilly, Senior Heritage Planner, City of Victoria



PRIMEX INVESTMENTS LTD.
#200 – 1785 West 4th Avenue
Vancouver BC, Canada
V6J 1M2

City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Attn: John O'Reilly, MCIP RPP
Senior Planner- Heritage
Sustainable Planning and Community Development Department

Re: 727 Yates – Property Tax Incentive Program (TIP)

On behalf of Primex Investments Ltd, the Authorized Agent for 721 Yates Street Properties Ltd. I am pleased to submit this application for Victoria's Tax Incentive Program to help offset the costs of seismic upgrading for our heritage restoration of our building at 727 Yates Street.

Project Description:

The Hall Block has been identified as a designated heritage building. Originally constructed in 1897, it is our intent to undertake an adaptive reuse of the building, by converting the current vacant commercial component into a mixed-use building, with an upgraded commercial space with residential units in the upper stories.

It is our intent to preserve this historic building, while adding critical rental housing in Downtown Victoria, in a manner consistent with the Donald Luxton Heritage Report. This 'labour of love' will preserve a piece of critical Victoria history while enhancing Yates Street.

Project History:

Primex first considered the redevelopment of this building in 2017 and a Heritage Alteration Permit (HAP) was approved in 2018. Due to a variety of factors, including the City of Victoria's Building Permit requirements for lot consolidation and the resulting engineering and code challenges, and Primex' requirement to facilitate a cost-effective design, the project was unavoidably delayed.

The TIP mandates that no 'additive' works be undertaken prior to issuance of a tax exemption by City Council. Some strip-out and hazardous materials removal are currently being undertaken



associated with our Building Permit (issued in September 2020). The issuance of the Building Permit was critical to the future of the project, as the Heritage Alteration Permit was at risk of expiring if works were not undertaken as soon as possible.

To date, the work undertaken is only related to removing hazardous materials from the building's interior and other non-additive works to prepare the building for the required seismic upgrading and interior redevelopment. Additional 'additive' work is 'on-hold' pending the City's approval of our TIP application.

Background Information:

Per the City's Application Checklist, listed below is the required information for the project. Both hard and digital copies of the files are being submitted as part of this application.

- Architectural BP Drawings
- Architects Project Description
- Heritage Report (Donald Luxton)
- Title Search documents for 727 Yates and the neighbouring property – 721 Yates (these two properties are being consolidated per City requirements). A new title document for the consolidated properties is pending.
- A Legal Survey Plan
- Seismic Upgrading Cost estimate prepared by a Quantity Surveyor and related Structural Engineers Assessment
- Estimated Construction Schedule

We are excited to complete work on this project in 2021/2022 pending the positive response of City Council to our application for the Tax Incentive Program.

If we can provide any additional information or you need clarification of any details, please feel free to reach out to me at your convenience.

Sincerely

Greg Mitchell, M.PL., MCIP, RPP
Development Manager
Primex Investments for "721 Yates Street Properties Ltd"
#200 – 1785 West 4th Avenue
Vancouver BC, V6J 1M2



**Bryson Markulin Zickmantel
Structural Engineers**

#501 – 510 Burrard Street
Vancouver, B.C. V6C 3A8
(604) 685-9533 • bmqse.com

September 22, 2020

Primex Investments Ltd.
#200 – 1785 West 4th Avenue
Vancouver, B.C. V6J 1M2

Attention: Mr. Greg Mitchell, M.PL., MCIP, RPP Delivered via email: greg@primexinvestments.com

Dear Sir:

**Re: Seismic Upgrading Strategy
 727 Yates Street, Victoria, B.C.
 BMZ Reference Number: 90093-01**

As requested, this letter describes the Seismic Upgrading work for the existing building at 727 Yates Street, Victoria, B.C.

The existing building at 727 Yates Street comprises the original old (approx 100 years old) two-storey unreinforced brick masonry structure with wood floors and roof and also, a one-storey more recent addition (1950's vintage) made with concrete block masonry and wood roof, added at the rear. The building has no basement, so foundations are shallow footings with a ground floor concrete slab on grade.

The structural drawings submitted for a building permit show a one-storey addition on top of the existing older two-story building, over most of the area of the older two-story structure, and a four-story addition, on top, over most of the newer one-story part of the building at the rear.

The structural drawings provide structural design criteria on drawing S1, and indicates that the new additional floors to the existing building are designed to 100% of the Seismic requirements of the B.C Building Code 2018 and that the existing structure (including the old two-story brick structure) is Seismically upgraded to meet 100% of the Seismic design requirements of the 2018 B.C. Building Code. As the existing Brick walls of the older two-story structure are to remain as is, two detailed Seismic requirements of the Code are identified on the structural drawings as "deficiencies" as these are not practical to correct in detail without completely replacing the old brickwork or completely rebuilding the old brickwork. The two deficiencies are:

1. The brick masonry walls of the old two-story structure are unreinforced. The Code requires all masonry walls in high Seismic zones are to be reinforced. To compensate for this deficiency, all unreinforced brick walls are designed for Code seismic design factors of $R_d=R_o=1.0$, which means the old brick walls are designed to remain "elastic" and not to be overstressed under the design earthquake seismic design forces.
2. There is no significant seismic separation gap between the brick walls of the older two-story building and the existing brick walls of the older brick building to the west. The Code requires a seismic gap between structures to avoid damage due to collision of moving structures during the design earthquake. Note that all new parts of the building structure do have a seismic gap between the new structures and the existing building to the west.

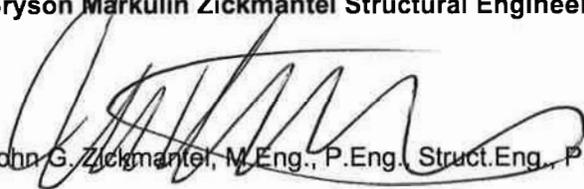
A description of the structural work for 727 Yates Street is as follows:

1. The existing brick walls of the older two-story part of the building are to remain wherever they are visible in the completed project. The existing brick walls are anchored to the new structure for all seismic loads required by the BC Building Code.
2. All floors and roofs for the renovated building are new. A new reinforced concrete transfer structure will exist at the second floor to support the new residential floors above the second floor, over the commercial space on the ground floor. The new reinforced concrete second-floor structure also provides the required two-hour fire separation between the commercial ground floor space and the residential floors above. Seismic resistance for the ground floor structure is provided by new reinforced concrete rigid frames in the east-west direction and new reinforced concrete block shearwalls in the north-south direction. The new structure above the second floor is all wood frame with seismic resistance provided by plywood shear walls in both the east-west and north-south directions.
3. An unusual added cost of the new structural work is that all new and existing foundations along the west side of 727 Yates Street must be lowered to match the level of the basement of the existing building to the west, in order to avoid adding large horizontal soil pressures that may damage the basement walls of the existing building to the west, due to increased structure loads from the new structure of 727 Yates Street.

We trust the foregoing comments are clear and are sufficient for your purposes at this time. Please call the writer if you have any questions.

Yours truly,

Bryson Markulin Zickmantel Structural Engineers


John G. Zickmantel, M.Eng., P.Eng., Struct.Eng., P.E., S.E.

Cc Jim Wong, Principal jim@studioonerarchitecture.ca



SEP 22/20