



PLANNING DEPARTMENT

DATE: August 15, 1996 **COMMITTEE OF THE WHOLE REPORT**
TO: Mayor Cross and Members of Council
FROM: Murray G. Miller, Acting Heritage Planner
SUBJECT: 450 Swift Street (City Light Building), Lot 1, of Lots 122 and 123 Victoria City, Plan 36884 all that Part of Victoria City (Formerly Herald Street) included in Plan 50185. Zoned CA-19 Swift Street Put and Brewery. Old Town and Chinatown Heritage Conservation Area #1.

Executive Summary

450 Swift Street is leased to Heritage Quay Development Ltd. Heritage Quay has submitted plans for and has a lease agreement with the City which includes the rehabilitation of the building.

The present lease agreement requires that the lessee obtain approval from City Council for any exterior changes and upon the expiration or earlier termination of the term, to deliver the premises to the City in a safe, clean and sanitary condition.

Since the building has Heritage Registry status in Heritage Conservation Area #1, any changes proposed for the building are subject to Council's design approval.

Heritage Quay has enquired about heritage designation for the property. Designation would not offer the City any greater protection of its resource in this situation, but would compliment the City's objectives in both the O.C.P. and the Downtown Plan.

Under the current policies of the Victoria Civic Heritage Trust, the owner would not be eligible for financial assistance as it applies to private ownership rather than public. On the other hand, if City Council wished to pursue heritage designation, it would be eligible for a grant of up to \$60,000 from the B.C. Heritage Trust, under its Capital Development Program, for exterior restoration.

Recommendation

That, whereas the building at 450 Swift Street is worthy of heritage designation, City Council designate it as a Municipal Heritage site, and further,

Future changes to the exterior to be in accordance with the B.C. Heritage Trust's Rehabilitation Principles and Guidelines for heritage registry and designated buildings.

Respectfully submitted,


Murray G. Miller
Acting Heritage Planning
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Len Vopnfjord
Director of Planning

Attachment: Background/Analysis

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August 15, 1996

BACKGROUND/ANALYSIS

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The "City Light" structure is a Heritage Registry building subject to a lease agreement which requires the lessee to obtain Council's approval for any changes to the building, to restore and maintain it, and to return it to the City in a safe, clean, and sound condition

The term of the lease is 50 years, plus 3 months from October 1, 1993, and includes a five year rental agreement; a schedule for redevelopment; financial and custodial responsibilities of the lessee; requirements for insurance coverage; matters of liability and default; disputes and miscellaneous items.

City Council, at its meeting of October 27, 1988, authorized the issuance of a development permit for a 65-seat marine pub, micro brewery, and associated retail and office space for the premises. The permit was renewed in March of 1994, and most recently, in May of 1996.

The Heritage Inventory of industrial buildings lists this structure in the "buildings of interest" category. The structure was located on Swift Street in 1899 and the present building is shown on the Fire Insurance Underwriters Map of 1903.

The current CA-19 zoning is compatible with the surrounding commercial zones.



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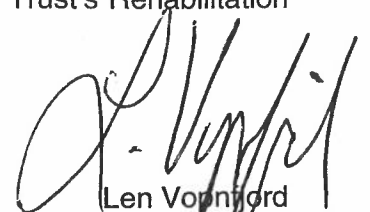
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Acting Heritage Planning
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Len Vonnard
Director of Planning

August 15, 1996

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The term of the lease is 50 years, plus 3 months from October 1, 1993, and includes a five year rental agreement; a schedule for redevelopment; financial and custodial responsibilities of the lessee; requirements for insurance coverage; matters of liability and default; disputes and miscellaneous items.

City Council, at its meeting of October 27, 1988, authorized the issuance of a development permit for a 65-seat marine pub, micro brewery, and associated retail and office space for the premises. The permit was renewed in March of 1994, and most recently, in May of 1996.

Harbour Quay Development has obtained the required Class "F" Marine Public House Liquor License, and has signed tenants (agreements) for approximately 50% of the new complex.

The Heritage Inventory of industrial buildings lists this structure in the "buildings of interest" category. The structure was located on Swift Street in 1899 and the present building is shown on the Fire Insurance Underwriters Map of 1903.

The current CA-19 zoning is compatible with the surrounding commercial zones.

August 8, 1996

Memo to: Chairman and Members, Heritage Advisory Committee

From: Murray G. Miller, Acting Heritage Planner

Re: **450 Swift Street** (City Lights Building) - owner request to designate a heritage registry building. Zoned CA-19 Swift Street Pub and Brewery. Old Town and Chinatown Heritage Conservation Area # 1.
For recommendation to Council.

1.0 Summary

This is an owner request to designate a heritage registry building.

2.0 Recommendation

That, whereas the house at 450 Swift Street is worthy of heritage designation, City Council designate it as a municipal heritage site, and further,

Future changes to the exterior to be in accordance with the B.C. Heritage Trust's Rehabilitation Principles and Guidelines for heritage registry and designated buildings

3.0 Background / Analysis

The City Electric Light Station was located on Swift Street in 1899 and the present building is shown on the fire insurance underwriters map of 1903. The garbage wharf by the building was extended in 1909. In 1960, alterations were made to the building to put in a lunchroom and washroom for the garbage department.

The Heritage Inventory of Industrial Buildings lists this structure amongst the "Buildings of Interest" category.

The one-storey brick building on Swift Street looks small from the roadway but it is much larger than it first appears. The brick building is in the common pattern. The gabled corrugated iron roof has skylights. On the gable end at the roof line there is a projecting row of header brick. The windows on the west side of the structure are semi-elliptical header brick voussoir with lug sills and multi-light transoms. There is a shed roof addition on the west side of the building which has a concrete foundation, corrugated iron roofing and barred windows. At the

north end of the building is a two-storey section with a flat roof with cupola. The second storey of the building has pilasters and corbelled fascia.

On Herald Street, at the north side of the building, there is a concrete block addition which was constructed in 1970.

City Council, at its meeting on October 27, 1988, authorized the issuance of Development Permit #943A for a 65-seat Marine Pub, Micro Brewery and associated retail and office space for the leased premises owned by the City of Victoria in the former City Light Building at 450 Swift Street. The Development Permit was renewed by City Council at its meeting of Mar 24, 1994. The Heritage Advisory Committee reviewed and recommended approval of revisions to the above application on November 8, 1994.

3.2 Official Community Plan / Neighbourhood Plans

The conservation of this house is consistent with Chapter 7 of the Official Community Plan titled "Toward an Environmentally Sound Community". Topic (8) Heritage states the following objectives:

- a) **To encourage the preservation and conservation of those sites, buildings and structures which are of architectural and historical significance.**
- c) **To maintain and develop regulatory controls which will assist in the conservation of natural and built heritage resources, including view corridors.**

Topic (8) Heritage also states the following policies:

- ii) **Maintain and develop regulatory control such as heritage designations, Development Permit Areas, Heritage Conservation Areas, temporary protection orders and other mechanisms, including view corridor designations, for the protection of significant heritage resources and areas.**
- v) **Consider planning policies that advance heritage conservation objectives for each neighbourhood.**

In addition, the Downtown Plan objectives and policies include the following:

1. To protect buildings of heritage significance and encourage their rehabilitation.
2. To maintain and supplement, where required, the City's existing heritage registry.

3. To encourage the restoration of heritage registry and designated buildings in accordance with their original appearance.

3.3 Zoning / Land Use

The CA-19 zoning is compatible with the surrounding commercial zones.

3.4 Condition / Economical Viability

The building requires considerable exterior conservation and seismic upgrading, which is part of the proposed scope of work for its redevelopment.