

REPORTS OF COMMITTEES

2. Committee of the Whole – July 27, 2016

Councillor Coleman withdrew from the meeting at 9:10 p.m. due to a pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of B.C.

6. Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street

Motion:

It was moved by Councillor Isitt, seconded by Councillor Lucas:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
 - c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
 - d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive housing and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Clear explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - Whether or not pets are permitted, especially dogs and cats.

- Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is an opportunity to change that ratio.
- Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

1. Plans date stamped May 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Council discussed the following:

- *The Province's authority to override the City's zoning regardless of Council's decision.*
- *Whether decreasing the number of units would allow the residence to be run in such a way that would lessen the impact on neighbours.*

Carried

For: Mayor Helps, Councillors Alto, Coleman, Madoff, Isitt, Loveday, Lucas, and Thornton-Joe
Opposed: Councillor Young

Councillor Coleman returned to the meeting at 9:26 p.m.

Councillor Loveday withdrew from the meeting at 9:27 p.m.

6. LAND USE MATTERS

6.1 Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street

Committee received reports dated July 13, 2017 and July 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to convert the existing building at 1002 Vancouver Street to a multiple dwelling consisting of 78 supportive housing and 15 affordable rental units for seniors over the age of 50 and designate the property as heritage.

Committee discussed:

- Rationale for the statutory right of way and whether or not it is necessary considering the pedestrian traffic in the area.
- The evaluation of the prospective residents and mitigating concerns for the neighbours.
- The Province's authority to override the City's zoning regardless of Council's decision.
- Rationale for entering into legal agreements with Cool Aid rather than BC Housing.

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
 - c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.

Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion:
 "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 1. Plans date stamped May 23, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
 3. The Development Permit lapsing two years from the date of this resolution."
- Heritage Designation Application No. 000167**
3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Committee discussed:

- Providing advice and direction about Council's desires for the site, recognizing the Province's authority over City zoning.
- Taking caution around discussing the potential behaviours of residents and sticking to the land use considerations.

Amendment: It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include the following:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - d. **That the following list of questions be answered and provided to Council as a condition of the Public Hearing:**
 - **The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.**
 - **The police calls at the new playground and Pioneer Square.**
 - **Clear definition of transitional housing vs. supportive and affordable housing.**
 - **The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.**
 - **Information regarding the current demographic at the building.**
 - **Explanation of the Vulnerability Assessment Tool (VAT).**

- Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
- A break down on how many low and medium need individuals will be placed according to the VAT assessment.
- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.

Committee discussed:

- Working with operators to mitigate problems that may arise and concerns raised by the neighbours.

Councillor Loveday withdrew from the meeting at 11:13 a.m. and returned at 11:14 a.m.

Amendment to the amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that the amendment be amended to include the following:

d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
- The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
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- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.
- **The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.**

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

Amendment to the amendment:

It was moved by Councillor Loveday, seconded by Mayor Helps, that the amendment be amended to include the following:

d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
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- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
- **Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.**

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
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 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their

- eligibility, and only those who meet a low-to-moderate support requirement will be admitted
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 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
 - Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion: "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 1. Plans date stamped May 23, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local*

Government *Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:

- a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

On the main motion as amended:

CARRIED 17/COTW

For:

Mayor Helps, Councillors Alto, Loveday, Lucas, Madoff, and Thornton-Joe

Against:

Councillor Young



Committee of the Whole Report

For the Meeting of July 27, 2017

To: Committee of the Whole **Date:** July 20, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000167 for 1002 Vancouver Street

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:

- a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the heritage-registered property located at 1002 Vancouver Street. The Mount Edwards building was built in 1911 and contributes to the historic character of the Fairfield neighbourhood.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan, 2012*, the *Cathedral Hill Precinct Plan, 2012*, and the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its July 11, 2017 meeting and it was recommended that Council consider approving the designation of the heritage-registered property located at 1002 Vancouver Street.

BACKGROUND

Description of Proposal

An application to designate the exterior of 1002 Vancouver Street as a Municipal Heritage Site was received from the property owner, BC Housing, on June 27, 2017. The property, also referred to as Mount Edwards, is a large three-storey apartment building built in 1911 and designed by local architect William D'Oyly Rochfort. The building is adjacent to Christ Church Cathedral and illustrates the gradual eastern expansion of residential development outside the downtown core during the boom period from 1908 to 1912. It is one of Victoria's earliest surviving apartment blocks, and is a good example of the Edwardian Classical-Revival style expressed in its character-defining elements, such as the central recessed entrance bay fronted by a brick porch supported by square rusticated brick columns, and plain square brick balusters that form the concrete capped porch rail. A dentil frieze above spans the open porch, and currently carries a modern metal-framed sunroom enclosure. The division of each floor is articulated in the building's brick exterior with horizontal concrete banding. Each floor is punctuated with a rhythm of fenestration openings, and the rusticated brickwork of the third floor is broken up by four-over-one double-hung and fixed wood windows. A prominent metal cornice with decorative brackets and a wide frieze surround the upper termination of the building and accentuate Classical-Revival influences.

Zoning/Land Use

The proposed designation is in conjunction with a rezoning application to convert the existing building into approximately 79 supportive housing units and 15 affordable rental units.

Condition/Economic Viability

The building is in fair to good condition. A change of use to a senior's care home occurred in 1979, which led to a three-storey brick addition being added on the west side. Most of the exterior windows on the first and second floors of Mount Edwards have been replaced with aluminum units. The balcony above the front entry has been enclosed with a modern metal-framed sunroom enclosure with reflective glazing. The rezoning application includes a proposal to remove the metal-framed sunroom and restore the original parapet. Although the aluminum window units on the main and second floors will be replaced with new thermal units to replicate the appearance of the original 1911 windows, the original third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation. The proposal also includes the addition of a small staircase (25m² approximately) at the top of the 1979 addition, which is needed to meet the exiting requirements of the BC Building Code. This addition is located at the rear of the building and is stepped back from the south to minimize visibility.

ANALYSIS

Official Community Plan

This application is consistent with the *Official Community Plan, 2012* (OCP) because it contributes to the identification of the heritage value of districts and individual properties, and it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources.

The OCP encourages the consideration of tools available under legislation to protect heritage property such as heritage designation. The application is consistent with the OCP where it considers the heritage value of individual properties.

The designation of this building is consistent with the *Official Community Plan, 2012*, which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

- 8 (j) *That heritage property is conserved as resources with value for present and future generations.*
- 8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

The designation of this building is also consistent with Section 21: "Neighbourhood Directions" of the *Official Community Plan, 2012* which states:

Fairfield

21.6.1 *Maintain and enhance established character areas.*

Cathedral Hill Precinct Plan

The designation of this building is also consistent with the *Cathedral Hill Precinct Plan, 2012*, because it encourages the conservation and continued maintenance of buildings that are heritage designated, on the Heritage Register, or are potential heritage candidates.

The designation of this building is also consistent with the *Cathedral Hill Precinct Plan, 2012*, which in the section entitled, "Heritage", states:

Objectives

3. *Support the retention and conservation of heritage buildings in the Precinct.*

Suburban Neighbourhoods (Excerpts Relating to Fairfield)

The designation of this building is also consistent with the *Suburban Neighbourhoods, 1984*, because it conserves heritage buildings and traditional residential streetscapes.

Victoria's Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its July 11, 2017 meeting and it was recommended that Council consider approving the designation of the heritage-registered property located at 1002 Vancouver Street.

CONCLUSIONS

This application for the designation of the heritage-registered property located at 1002 Vancouver Street as a Municipal Heritage Site is for a building that is a good example of an Edwardian Classical-style apartment building built in 1911. Staff therefore recommend that Council consider approving Heritage Designation Application No. 000167 for Mount Edwards located at 1002 Vancouver Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000167 for Mount Edwards located at 1002 Vancouver Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 21, 2017

List of Attachments

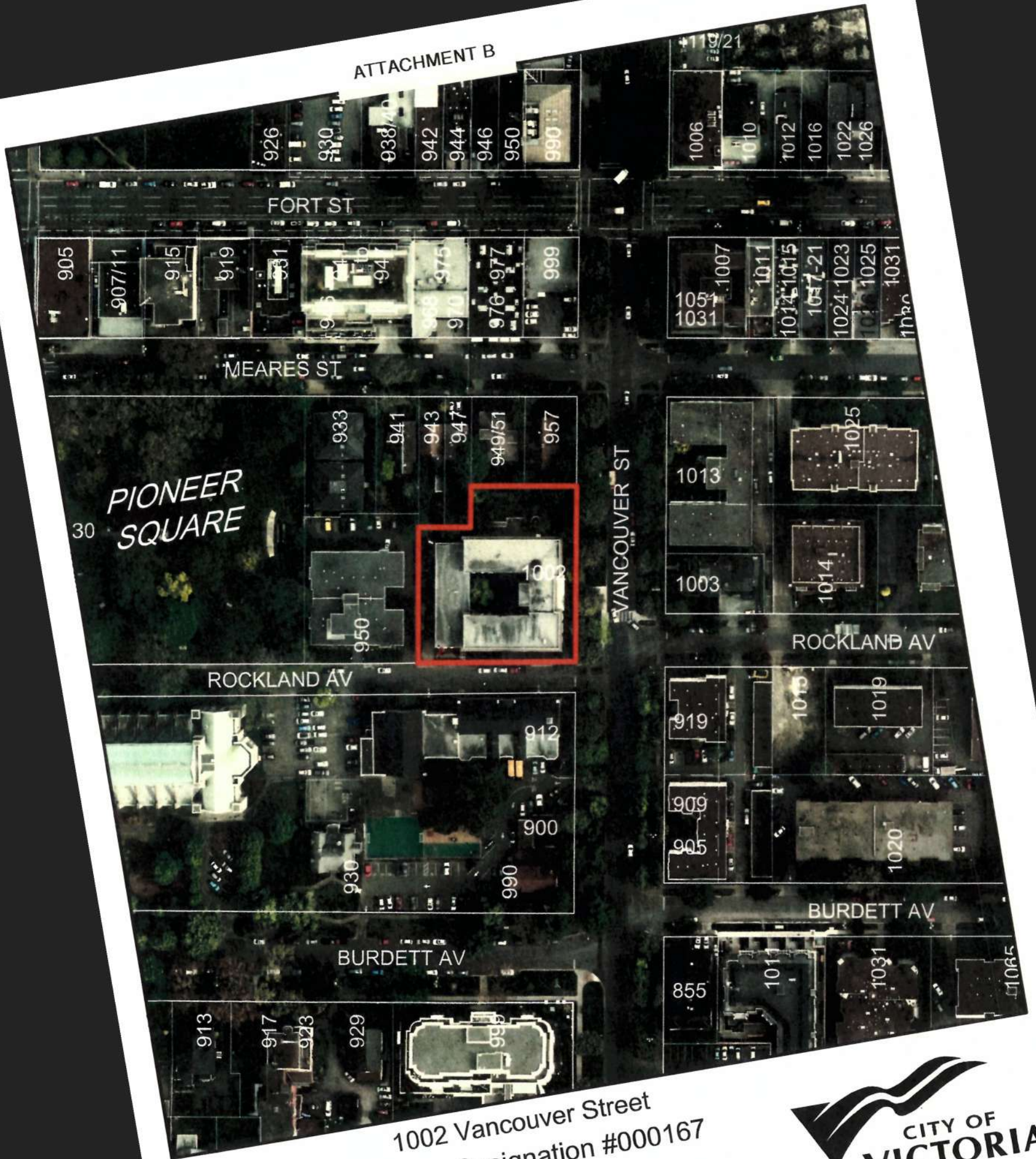
- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Photographs
- Attachment D - Statement of Significance
- Attachment E - Letter from the applicant, date stamped June 27, 2017.



1002 Vancouver Street
 Heritage Designation #000167
 Designated Registered



ATTACHMENT B

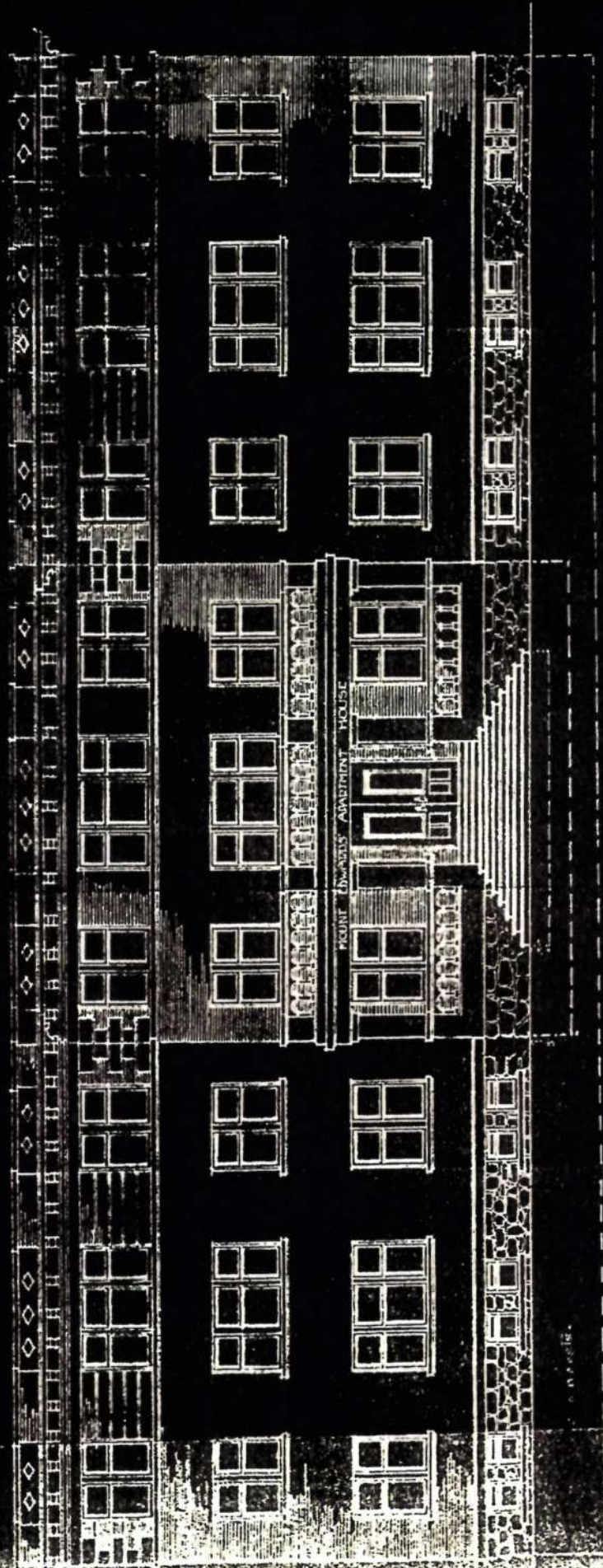


1002 Vancouver Street
Heritage Designation #000167



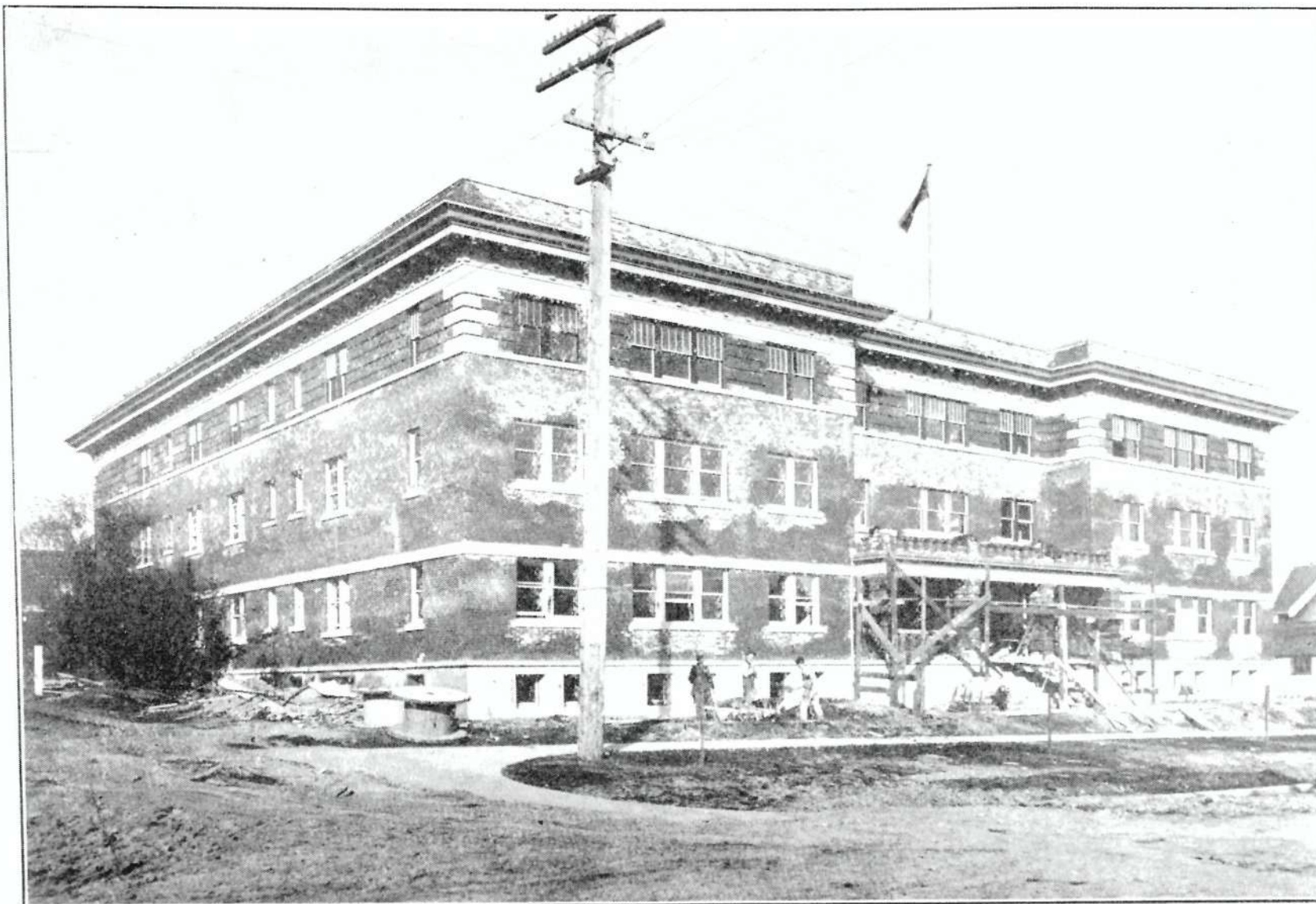
PLAN OF APARTMENT HOUSE FOR THE MURRAY EDWARDS
APARTMENT HOUSE SYNDICATE N.W. COR. OF
VANCOUVER & CROFTS STS. VICT., B.C.

Scale 1/8" = 1'-0"



VANCOUVER ST. ELEVATION.

M. Edwards
archt.
Vancouver



W. D'O. H. Rochfort
Architect

MOUNT EDWARDS APARTMENTS

D. C. Fulton
Builder



1002 VANCOUVER STREET



1002 VANCOUVER STREET



1002 VANCOUVER STREET



Statement of Significance

1002 Vancouver Street / Mount Edwards Court Apartments

Description of Historic Place

The property at 1002 Vancouver Street, built in 1911, is a three-storey apartment building located in the Fairfield neighbourhood of Victoria. Designed by local architect William D'Oyly Rochfort, in the Edwardian Classical-Revival style, it features brick cladding, a recessed entry porch, rusticated square brick columns and balustrades, and a prominent sheet metal cornice with decorative brackets and a plain frieze at the roofline.

Heritage Value

The heritage value of 1002 Vancouver Street, known as Mount Edwards Court Apartments, lies in its scale and form as it contributes to the character of the 1000 block of Vancouver Street adjacent to the Christ Church Cathedral precinct. As one of Victoria's earliest surviving apartment blocks, the building illustrates the gradual eastern expansion of residential development outside the downtown core during the boom period from 1908 to 1912. Rising local economic optimism was being spurred by the prospect of the Panama Canal and the construction of the railroads. The Great Northern Railway had reached Vancouver, the Canadian Northern Pacific was to be extended to the coast, and new railways were planned for Victoria, in addition to the existing E&N Railway. The extension of the streetcar lines into the neighbourhood of Fairfield reflected the foresight of municipal planning decisions and the utopian vision that led to the subdivision of land in Fairfield and a residential building boom that ended in 1913.

The building is of value as a good example of the Edwardian Classical-Revival architectural style. The property is a large three-storey apartment building built in 1911. The Edwardian Classical-Revival style is expressed in its character-defining elements, such as the central recessed entrance bay fronted by a brick porch supported by square rusticated brick columns, and plain square brick balusters that form the concrete capped porch rail. A dentil frieze above spans the open porch, and currently carries a modern metal-framed sunroom enclosure. The division of each floor is articulated in the building's brick exterior with horizontal concrete banding. Each floor is punctuated with a rhythm of fenestration openings, and the rusticated brickwork of the third floor is broken up by four-over-one double-hung and fixed wood windows. A prominent metal cornice with decorative brackets and a wide frieze surround the upper termination of the building and accentuate Classical-Revival influences.

The building is also significant as an example of the work of Victoria architect William D'Oyly Rochfort who was active in Victoria between 1908 and 1915 and designed more than 50 buildings during that period. He is noted for the design of the Royal Theatre during his partnership with Eben Sankey, as well as the Kinemacolor Variety Theatre on Government Street and the Spanish Colonial Revival house at 2667 Empire Street.

Character-Defining Elements

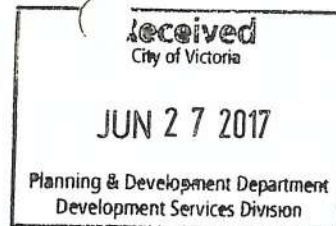
Key elements that express the heritage value of 1002 Vancouver Street include:

- designed by notable local architect William D'Oyly Rochfort
- location on a prominent site in the Fairfield neighbourhood of Victoria
- form, scale and massing

Key elements that define the heritage character of the building's exterior include:

- original 4-over-1 double-hung and fixed wood sash windows on the third floor
- rhythm of fenestration openings
- central recessed entrance bay
- brick porch supported by square rusticated brick columns with plain square brick balusters forming the concrete capped porch rail
- dentil frieze with the name "Mount Edwards" spanning the open porch and carrying a moulded pediment
- brick exterior cladding with horizontal concrete bands articulating the division of each floor
- rusticated brick on the third floor with decorative corner quoins
- above the first floor and rustication at the third floor level, and decorative quoins,
- prominent sheet metal cornice with decorative brackets and a wide frieze
- diamond shape detail along front façade parapet above cornice placed in line with each third floor fenestration opening on the east elevation

ATTACHMENT E



June 23, 2017

Heritage Advisory Panel
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Heritage Designation Application for 1002 Vancouver Street

Dear Members of the Heritage Advisory Panel:

BC Housing and Victoria Cool Aid Society request your consideration of a heritage designation for the property at 1002 Vancouver Street. The building is currently registered on the City's Register of Historical Properties thanks to the efforts of the Fairfield neighbourhood in the early 1980s.

We are currently in the process of rezoning the property so that the building and its proposed uses are compliant with the City's Zoning Bylaw. We are also making some minor exterior repairs to the property, including removal of the solarium fronting Vancouver Street to restore the building's original appearance.

During this process of renewal, renovation, and rezoning, we also want to protect this piece of Victoria's heritage with an official heritage designation. We have provided below commentary on the building's heritage significance.

Architect & Original Owners

Designed by architect William D'Oyley Hamilton Rochfort, and built by contractor Eli Beam in 1911, the Mount Edwards Apartment House is an Edwardian Classical-style red brick apartment block, and one of the first such buildings in Victoria. Rochfort is known for designing many residences in Victoria and Oak Bay, as well as the Royal Theatre (Rochfort & Sankey).

The original owners of the property were English-born Frederick Murray Reade (c. 1849-1933) and his wife Cecelia Marianne (Colman, 1858-1950).

Architectural Features

The central recessed entrance bay is fronted by a brick porch supported by square rusticated columns and with plain square brick balusters. Above a sheet metal dentil course, the upper porch is currently glazed by a modern metal framed sunroom enclosure. Sheet metal is also used for the very prominent main cornice, which includes brackets. Many windows have been replaced with modern metal sashes, but the original glazing survives on the upper [3rd] floor.

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These are double-hung multi-panes over single-panes. The rustication of the porch columns is echoed through the entire third floor, with quoining on the end bays and raised courses across the central recessed bay. The facade treatment is repeated on the side facing Christ Church Cathedral School on Rockland Avenue. There is a more modern two-storey addition across the back with underground parking.

Neighbourhood Context

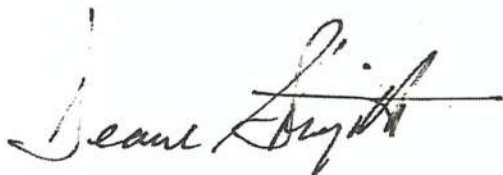
During the great land boom (1907-13) that followed the inclusion of Fairfield within Victoria's city boundary (1890) and the construction of Fairfield Road to connect Downtown to residential living, the area quickly developed into an Edwardian middle-class neighbourhood. It was also during this time that apartments with posh lobbies, maid's quarters, and fireplaces were copied from those in New York and Paris. Mount Edwards is a notable example of this period.

Why Designation?

Many contemporaries of Mount Edwards, as well as other stately homes in Fairfield have, over many decades, been razed and replaced with more modern and dense condo living. Given the current housing issues in Victoria, designation of Mount Edwards provides the unique opportunity to provide 93 much-needed supportive and affordable housing units, while ensuring preservation of a disappearing era of Victoria's history.

Thank you for your assistance with this application. If you have any further queries, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in dark ink, reading "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Deane Strongitharm, MCIP, RPP

cc: Kathy Stinson, Victoria Cool Aid Society
Malcolm McNaughton & Kirsten Baillie, BC Housing

Attachs