

## Committee of the Whole Report For the Meeting of November 2, 2017

То:	Committee of the Whole	Date:	October 20, 2017
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	Progress Report on 1525 Shasta Place	e 60-Day Ter	mporary Protection Order

## RECOMMENDATION

That Council receive this report for information.

## EXECUTIVE SUMMARY

The purpose of this report is to advise Council on the status of staff discussions with the owners of 1525 Shasta Place that have occurred as a result of the 60-day temporary protection order placed on this property. The report presented on October 12, 2017 to the Committee of the Whole provides an overview of the circumstances and the conversations that have taken place with the owners. Since this last report, the owners have confirmed their intention of proceeding with a version of their initial plan and have affirmed their commitment to reusing parts of the building both in the new house and the proposed garden suite.

Also since the previous update report, the Board of the Hallmark Heritage Society independently discussed the proposed demolition of 1525 Shasta Place at their meeting of October 10<sup>th</sup>, 2017. The consensus of the Board was that, "although the building has some historical significance and provides an excellent story, it has limited heritage values." The Society wishes to photographically record the existing state of the house at 1525 Shasta Place to add the building to their extensive collection of historic buildings in Greater Victoria. The Society feels this will preserve the state of the building at demolition, and provide some lasting context. This approach is supported by staff and recognizes reutilizing parts of the building in the new scheme is a fitting approach, particularly given the history of the building and its character being partially a result of the layering and reuse of materials and architectural elements from other buildings and sites. The Hallmark Heritage Society will work directly with the owner to photo document the existing building prior to redevelopment.

In terms of next steps, staff will continue to work on an informal basis with the property owner regarding the potential inclusion of repurposed architectural elements into the primary residence as well as into the garden suite. This may necessitate variances and/or a rezoning process for the garden suite which would be considered by Council through a separate process. The 60-day temporary protection order will expire on November 6, 2017 and as per the staff recommendation provided for Council's consideration, staff suggest that this report be received for information but that no further steps be taken.

Respectfully submitted,

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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

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Committee of the Whole Report of October 12, 2017
- Attachment D: Email from the Applicant dated October 23, 2017
- Attachment E: Letter from the Hallmark Heritage Society dated October 23, 2017
- Attachment F: Correspondence.