



Committee of the Whole Report
For the Meeting of October 12, 2017

To: Committee of the Whole **Date:** October 3, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Progress Report on 1525 Shasta Place 60-Day Temporary Protection Order

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an update on the status of discussions with the owners of 1525 Shasta Place that have occurred as a result of the 60-day temporary protection order placed on the property. On September 7, 2017, Council passed the following motion:

That Council:

- 1. approve a 60-day temporary protection order for the property at 1525 Shasta Place, without consent of the owner, to allow Council to give detailed consideration for further long-term protection options for the property and to negotiate possible resolutions with the property owner to protect the heritage registered property;*
- 2. direct staff to report back in 30 days with a progress report.*

Accordingly, staff have met with the owners of this property on four occasions and have discussed a range of options that would be available to them as they consider potential renovation and redevelopment plans for their property. In summary, the options discussed include:

1. Lift the structure and add a foundation.
2. Replace windows with thermal units.
3. Enlarge selected fenestration openings to increase light penetration.
4. Replace exterior materials in-kind (siding, shingles, wood details).
5. Add an addition(s) to the main structure that is located to the rear or side of the building.
6. Lift and shift the structure on the site with the option of including all of the above.
7. Relocation of the structure to another site within the immediate context of the neighbourhood.

Additional options were discussed involving the relocation of the structure to another site outside the immediate context of the neighbourhood or to another site within the region; however, these options would not be supportable from a staff perspective.

Although the meetings between the property owners and City staff have been characterized by a spirit of openness and mutual problem solving, at this time the applicant has indicated they would like to proceed with their initial plan. However, they are considering the possibility of reusing and integrating elements of the existing structure into parts of the new home and proposed garden suite, and potentially using a portion of the original façade for the proposed garden suite. Depending on the degree of reuse, the proposed garden suite may require variances and/or a rezoning process; for instance, the greater the degree of reconstruction of the front façade the larger the building is likely to be; therefore, additional City approvals would be required. Any process associated with a new garden suite could proceed independently of plans for constructing a new house on the property.

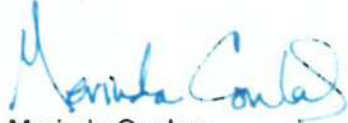
Staff have also explored the possibility of extending the 60-day temporary protection order for 1525 Shasta Place with the property owners; however, the owners have declined. In accordance with the *Local Government Act*, extending a 60-day temporary protection order, requires the consent of the property owners, so further protection through this mechanism is not an option. Although Heritage Designation remains open to Council as a way to provide ongoing protection of the building, staff would not recommend this course of action for a number of reasons:

- The property owners would be eligible to apply for compensation for the reduction in the market value of the property.
- The current house, as presently sited on the lot, is not particularly visible from the public street.
- Numerous architectural features collected throughout the Victoria area have been layered-on and integrated into the building's design, over the years. Deconstruction of other heritage buildings and the reuse of their elements and materials is how 1525 Shasta Place evolved from a stable to a residence. On the one hand, this utilizes an approach which is not particularly consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*; however, on the other hand, the fact this has occurred is, in part, what makes the history of this building unique and interesting. As noted above though, there exists a possibility of continuing this tradition of layering, relocation and reuse of architectural elements if certain building features along with parts of the existing structure can be reused and reconstructed as part of a garden suite, and as feature elements within the new primary residence to respect the layered memory of the building's development.
- The property owners are cognizant of the value of conserving heritage and reducing waste. Rather than "demolish" the building, they wish to disassemble the structure and reuse portions, elements and materials to respect its layered memory, and follow a path with the least environmental impact.

As part of their plans to build a new house on the site, the applicant has made an application to the Board of Variance (BOV) to request permission to reduce the front and rear yard setbacks and to allow a garden suite in the side yard instead of the rear yard (the variance associated with the garden suite is triggered by the request to reduce the rear yard setback for the main building.) On September 14, 2017, the BOV approved the front yard setback variance, but adjourned consideration of the other two variances to a future meeting in order to obtain more information. The BOV is a separate body and their considerations and decisions are independent of the City of Victoria.

Staff will continue to meet with the property owners over the coming weeks and will advise Council of the final outcome prior to the temporary protection order lapsing on November 6, 2017.

Respectfully submitted,

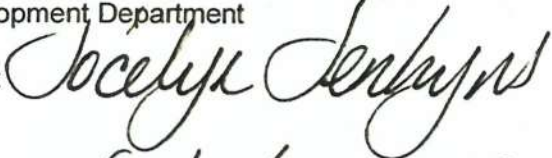


Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Oct 6, 2017

List of Attachments

- Attachment A: Subject map
- Attachment B: Aerial map
- Attachment C: Council Member Motion of August 30, 2017.