



Committee of the Whole Report

For the Meeting of August 3, 2017

To: Committee of the Whole **Date:** July 17, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Heritage Designation Application No. 000166 for 614-614½ Fisgard Street**

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the Heritage-Registered property located at 614-614½ Fisgard 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."

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 614-614 ½ Fisgard Street. The Lee's Benevolent Association building was built in 1911 and contributes to the historic character of Victoria's Chinatown District.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012*, with Section 7, "Heritage" of the *Downtown Core Area Plan*, and with 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 property located at 614-614½ Fisgard Street.

BACKGROUND

Description of Proposal

The property located at 614-614 ½ Fisgard Street, also referred to as The Lee's Benevolent Association building, is a 3-storey 1911 commercial building that contains a 'cheater' storey and shares a common wall with the adjacent designated structure. Located in Victoria's Chinatown

National Historic District, the exterior façade of 614-614½ Fisgard Street has maintained much of its original appearance. The character-defining elements include white glazed brick cladding on the front façade, a distinctive upper floor recessed balcony with an elegant tripartite arcade and Doric columns, and unique Chinese features such as the omega-shaped parapet and the projecting pan-tiled canopy with upturned eaves. The building is also valued for its contribution to the historic character of Victoria's Chinatown National Historic District, the oldest intact Chinatown in Canada.

The letter from the applicant states their intention to continue façade improvements, upgrade electrical systems, improve fire exiting and implement seismic upgrading.

Zoning/Land Use

The proposed heritage designation is consistent with the existing.

Condition/Economic Viability

The building requires seismic upgrading, improvements to electrical systems, fire exiting, and rehabilitation of the exterior facade.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

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.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria 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, its attributes, and history 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 property located at 614-614½ Fisgard Street.

CONCLUSIONS

This Application for the heritage designation of the property located at 614-614 ½ Fisgard Street as a Municipal Heritage Site is for a building that is an important and distinctive part of the Chinatown National Historic District. Staff therefore recommend that Council consider approving Heritage Designation Application No. 000166 for the Heritage-Registered Lee's Benevolent Association building located at 614-614½ Fisgard Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000166 for The Lee's Benevolent Association building located at 614-614½ Fisgard Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:



Date: July 15, 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 15, 2017.