



## **Committee of the Whole Report**

### **For the Meeting of July 27, 2017**

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**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

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### **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 (25m<sup>2</sup> 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,



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Jonathan Tinney  
Director  
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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.