

the *Endiang*, and is situated within a backdrop of mature foliage within the estate setting. The construction date of the Carriage House could potentially be earlier than c1900; however, information supporting this is inconclusive.

The design of Carriage Houses varied from small utilitarian buildings to grander structures for large estate homes, and were designed to accommodate horse-drawn carriages and tack, as well as living quarters for staff. With the horse-drawn carriage less common in later years, carriage houses were modified to contain other uses, such as guest houses, secondary suites, garages, workshops, and offices. The Carriage House at 750 Pemberton was modified in the early half of the 20th century for residential use, possibly in the same time period as the conversion of the main residence to apartments in 1948. Its character-defining elements include its vernacular design consisting of its rectangular plan, gable roof and large shed roof dormer; large rooftop cupola with open vents; a flared cedar shingle clad base, and bellcast pyramidal roof terminated with a decorative finial; and cedar shingle siding and double-beveled wood siding with wood trim and belt coursing reflected in the main estate residence.

Popular architects for the area included Samuel Maclure, Francis Rattenbury, John Teague, Thomas Hooper, as well as William Ridgway-Wilson to whom the design of the *Endiang* estate is attributed.

Zoning/Land Use

The applicant is proposing to rezone from the current R1-A Zone, Rockland Single Family Dwelling, to a new zone in order to subdivide the subject property into four lots, retain the existing heritage-designated house conversion and Carriage House, and construct three new single-family dwelling units.

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.*

The designation of this building is also consistent with Section 21: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan, 2012*, which states:

Rockland

- 21.24.1 *Encourage a diversity of population and housing in consideration of the neighbourhood's heritage and estate character.*
- 21.24.4 *Continue to conserve the historic architectural and landscape character of the neighbourhood.*

Rockland Neighbourhood Plan

The designation of this building is also consistent with the *Rockland Neighbourhood Plan 1987* policies which states:

2.3 Heritage Buildings and Other Neighbourhood Features – Objectives and Policies

- 2.3.1 *Properties of heritage character and merit should be conserved, maintained and enhanced.*
- 2.3.2 *Exterior changes and additions to buildings of heritage merit should be in keeping with their heritage character.*

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 as part of the larger context of the 750 Pemberton Road *Endiang* estate property, outlining its heritage value in relation to *Endiang*, 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 June 13, 2017 meeting and was recommended for approval.

CONCLUSIONS

This Application for the designation of the Carriage House located at 750 Pemberton Road as a Municipal Heritage Site is for a building that is a good example of Carriage Houses built for larger estates of the Rockland neighbourhood from the early twentieth century. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Rockland neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the Carriage House located at 750 Pemberton Road.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000165 for the Carriage House located at 750 Pemberton Road.

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 19, 2017

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped June 8, 2017.