



Committee of the Whole Report

For the Meeting of June 15, 2017

To: Committee of the Whole **Date:** May 25, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000163 for 515 Foul Bay Road

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the property located at 515 Foul Bay Road, 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 515 Foul Bay Road. The large 2.5-storey house was built in 1910 and contributes to the historic character of the Gonzales neighbourhood, an area characterized by its concentration of turn-of-the-century historic houses.

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*, with the *Gonzales Neighbourhood Community Plan, 2002* and with the *Victoria Heritage Thematic Framework*.

The Application was reviewed by the Heritage Advisory Panel at its May 9, 2017 meeting and it recommended that Council consider approving the designation of the Heritage-Registered property located at 515 Foul Bay Road.

BACKGROUND

Description of Proposal

The property located at 515 Foul Bay Road, also referred to as the Tracksell home, is a large 2.5-storey British Arts and Crafts style mansion built in 1910. The exterior façade of 515 Foul Bay Road has maintained much of its original appearance. Its character-defining elements include its half-timbered upper storey and stone-clad lower storey with rubble fieldstone cladding and granite quoins. The home contains wooden windows, other decorative woodwork, and corbelled brick chimney stacks. The mansion includes ornamental woodwork and stonework typical of the British Arts and Crafts architectural style, as well as the design work of noted Victorian architect Samuel Maclure. The building is also valued for its historical association with several prominent persons from Victoria's past, including the Hon. John Wallace de Beque Farris and his wife Evelyn Farris.

The letter from the applicant states their intention to access grant funding from the Victoria Heritage Foundation, following successful designation, to further maintain the heritage elements of the building. This is the subject of a concurrent Development Permit with Variance Application.

Zoning/Land Use

The applicant is proposing to subdivide the existing lot into four separate land parcels sharing a single access road held in common.

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 Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012* which 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:

Gonzales

- 21.10.1 *Maintain and enhance neighbourhood character including the heritage character of buildings, landscapes, and streetscapes.*

Gonzales Neighbourhood Community Plan

The designation of this building is also consistent with the *Gonzales Neighbourhood Community Plan, 2002* policies which states:

8.2 Objectives

- 8.2.1 *Retain and enhance the neighbourhood's heritage buildings, landscapes, and streetscapes for future generations.*

8.3 Recommendations

- 8.3.2 *Encourage the voluntary designation of buildings listed on the Heritage Registry.*

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, 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 May 9, 2017 meeting and was recommended for approval.

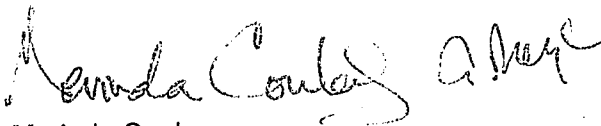
CONCLUSIONS

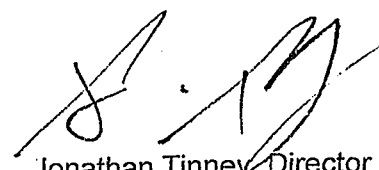
This Application for the designation of the Heritage-Registered property located at 515 Foul Bay Road as a Municipal Heritage Site is for a building that is a good example of the former grand homes and estates of the Gonzales neighbourhood from the early twentieth century. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Gonzales neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the Heritage-Registered building located at 515 Foul Bay Road.

ALTERNATE MOTION


That Council decline Heritage Designation Application No. 000163 for the property located at 515 Foul Bay 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: June 6, 2017

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped April 6, 2017.