



Planning and Land Use Committee Report

For the Meeting of January 28, 2016

To: Planning and Land Use Committee **Date:** January 14, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Heritage Alteration Permit Application No. 00212 for 560 Johnson Street
(Market Square)

RECOMMENDATION

That Council consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application No. 00212 for the property at 560 Johnson Street, in accordance with:

1. Plans date stamped December 14, 2015
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development."

LEGISLATIVE AUTHORITY

In accordance with Sections 972 and 973 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including:

- a. conditions respecting the sequencing and timing of construction;
- b. conditions respecting the character of the alteration or action to be authorized, including landscaping, siting, form, exterior design and finish of buildings and structures; and
- c. security.

Council may refuse to issue a Heritage Alteration Permit (HAP) for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a HAP Application for the property located at 560 Johnson Street. The proposal is to remove the existing heavy-timber structure and roof that are presently located within the central courtyard of Market Square.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan* (OCP)
- consistency with the relevant guidelines of DPA 1 (HC): Core Historic.

The existing heavy-timber structure is not individually listed in the City's Register of Heritage Properties nor is it identified in the designation bylaw for 560 Johnson Street as having heritage value. In addition, the timber structure is not identified in the OCP as a feature or characteristic that contributes to the heritage value or heritage character of the Heritage Conservation Area (HCA). Its removal would have some benefit on the settings of the nearby heritage-registered courtyard-facing façades of Market Square and the character and appearance of the Heritage Conservation Area. The proposed work is consistent with relevant City policies; therefore, staff recommend that Council authorize the HAP for 560 Johnson Street.

BACKGROUND

In February 1990, the City received an owner request to designate the facades of the seven heritage-registered buildings that formed Market Square. The City Council at the time designated the street facades of the seven buildings. The remainder of the exterior of the buildings retained their heritage-registered status.

Description of Proposal

The proposal is to remove the existing heavy-timber structure and roof as depicted in drawings prepared by Skyline Engineering Limited, date stamped December 14, 2015.

Heritage Advisory Panel

The application was considered by the Heritage Advisory Panel at its regular meeting of January 12, 2015. The Panel recommended that Council authorize the issuance of the Heritage Alteration Permit.

ANALYSIS

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

Official Community Plan

The OCP describes the special features, characteristics and special conditions that justify the designation of DPA 1(HC): Core Historic and it is the heritage values identified that are to be considered when assessing applications involving change to property within the HCA. In particular, the heritage value of DPA 1(HC): Core Historic is its continuous role as a commercial district that was first erected in the 1850s adjacent to Fort Victoria and the area's form and character, evident in its dense concentration of high quality examples of Victorian and Edwardian streetscapes.

While the timber structure has not been identified as a contributor to the heritage value or heritage character of the Heritage Conservation Area (HCA), it is part of a property that is listed on the Register and is within an HCA. This triggers the requirement for a Heritage Alteration Permit.

Since the timber structure is not considered a contributor to the heritage value of the HCA, its removal would not have an adverse effect on the HCA. Its removal, however, may have beneficial effects on the HCA including increased exposure of the heritage-registered buildings that make up Market Square and improved environmental conditions for users and visitors alike.

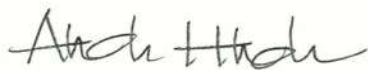
CONCLUSIONS

The proposal to remove the existing heavy-timber structure and roof that are presently located within the central courtyard of Market Square is consistent with relevant City policies and guidelines because it conserves the heritage value and special features of the Core Historic area. Staff, therefore, recommend that Council authorize the Heritage Alteration Permit for 560 Johnson Street.

ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00212 for the property located at 560 Johnson Street.

Respectfully submitted,



Andrea Hudson
Assistant Director
Community Planning Division



Jonathan Tinney
Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Date: January 20, 2016

List of Attachments

- Subject map
- Letter from Anthem Properties - Market Square Investments Ltd., date stamped December 14, 2015
- Photographs
- Plans, date stamped December 14, 2015.



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MARKET
SQUARE

December 11, 2015

City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Received
City of Victoria

DEC 14 2015

Planning & Development Department
Development Services Division

Re: 560 Johnson Street – Market Square - Heritage Alteration Permit

Dear Mayor Helps and Council:

This proposal for a Heritage Alteration Permit is being presented to Council at the request of the Planning Department.

Anthem Properties Group applied for a demolition permit in October 2015 to remove a vacant commercial unit which was previously used as a display suite when Anthem Properties was marketing the now completed Union project between Pandora and Fisgard. This unit is no longer required, and needs to be removed in order to do some necessary deck repairs and resurfacing.

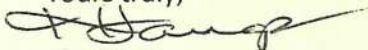
Also included in the demo permit was a request to remove the covered courtyard roof and reduce the height of the cinder brick wall facing into the rear parking lot. The covered courtyard roof is in poor condition with rotting beams and columns and has many areas of deterioration on the roof allowing water to continually rot out more section of the structure.

The demolition work is all necessary work and we look forward to having a brighter more welcoming walkway through the square, connecting Johnson and Pandora. The completion of this work will create an enhanced pedestrian experience, and also increased natural light into the courtyard. Pedestrians will have a more direct route from our walkway to Fan Tan Alley, Theatre Alley, and carrying on to other parts of Old Town.

This work represents a significant capital expenditure for Anthem Properties, one which is both necessary and beneficial to the Market Square property. We have been developing a plan to undertake this work for over 12 months and we need to begin the work as soon as the Christmas holiday season ends for our businesses, so that we can ensure we have the work completed for the spring season.

Anthem Properties remains committed to enhancing our buildings, Chinatown, and the broader Victoria community. We trust we have provided you with sufficient information to approve our proposal and we are available to address any questions you may have regarding this proposal.

Yours truly,



Kim Harrap
Property Manager

560 JOHNSON STREET

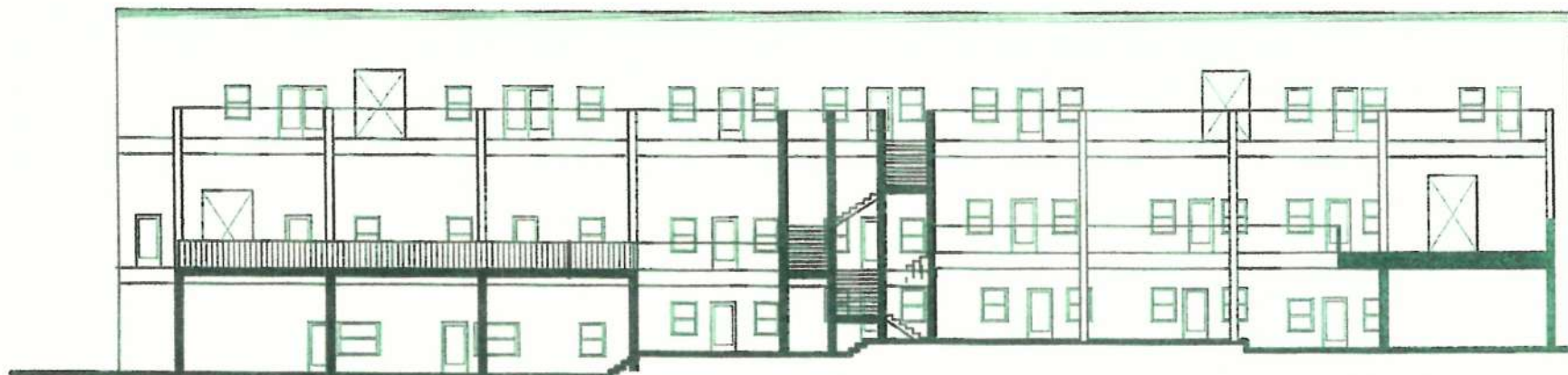


560 JOHNSON STREET



560 JOHNSON STREET



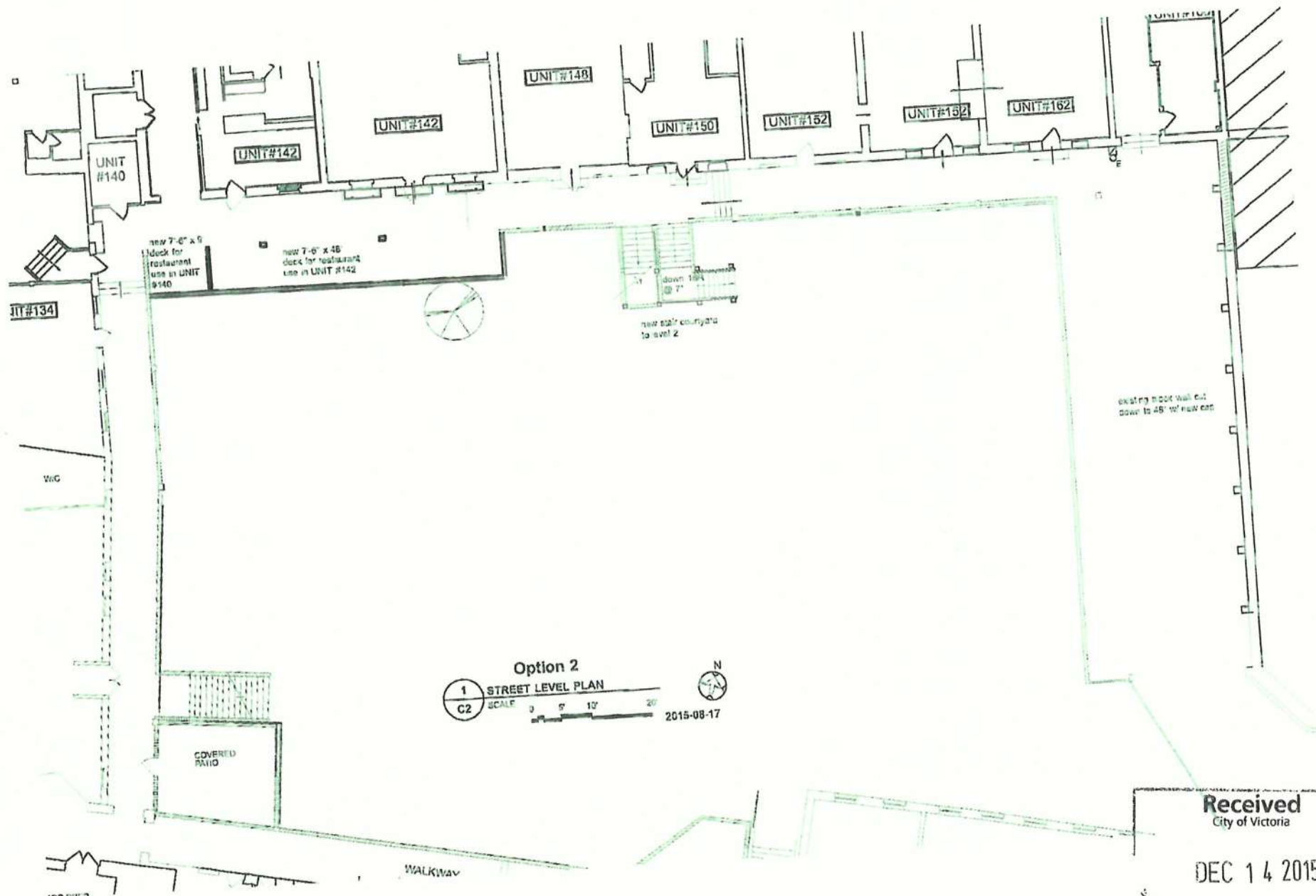


1 Stair / Deck Concept Elevation
C4 SCALE 0 5 10 20' 2015-08-17

Received
City of Victoria

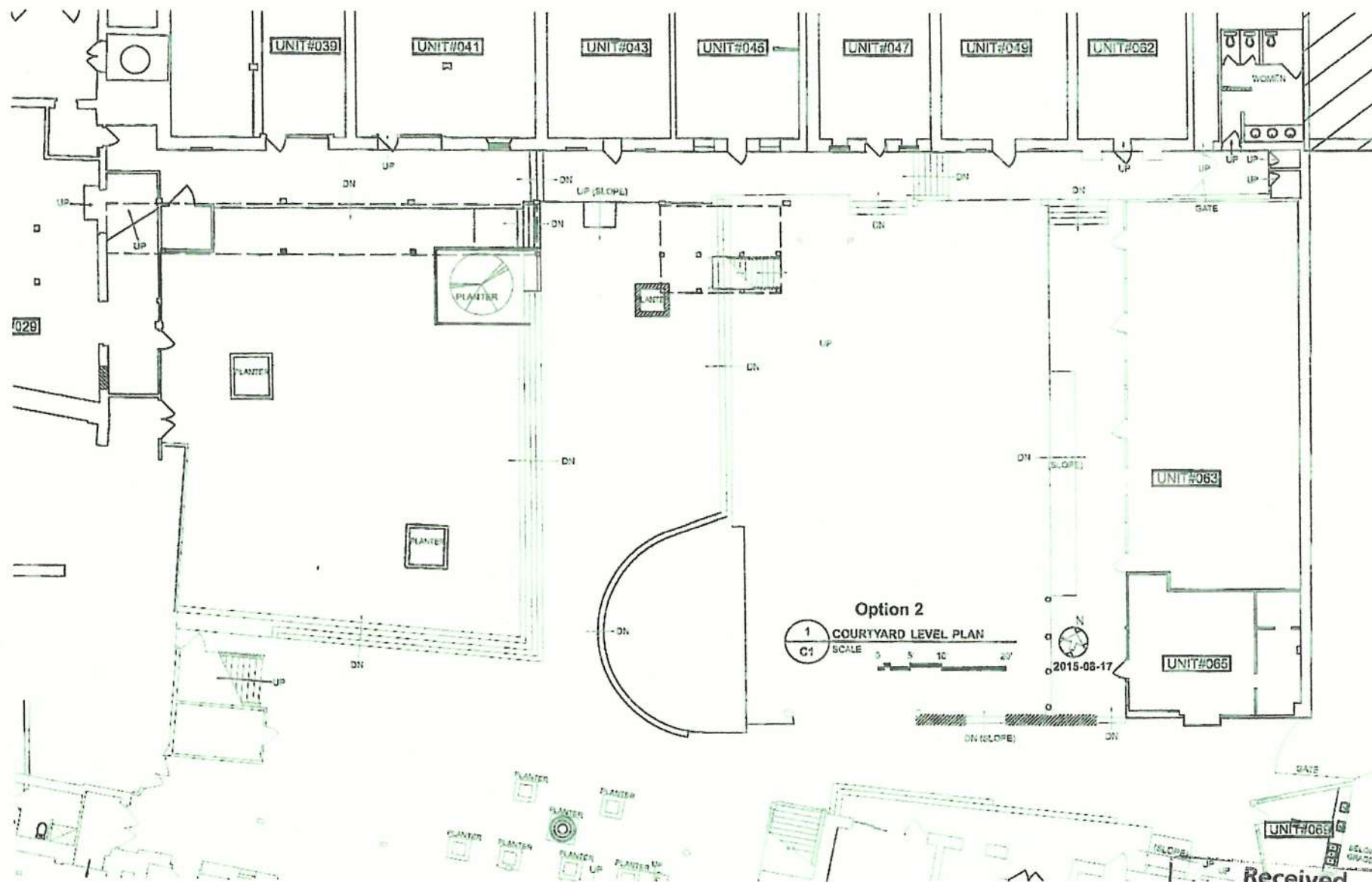
DEC 14 2015

Manning & Development Department
Development Services Division



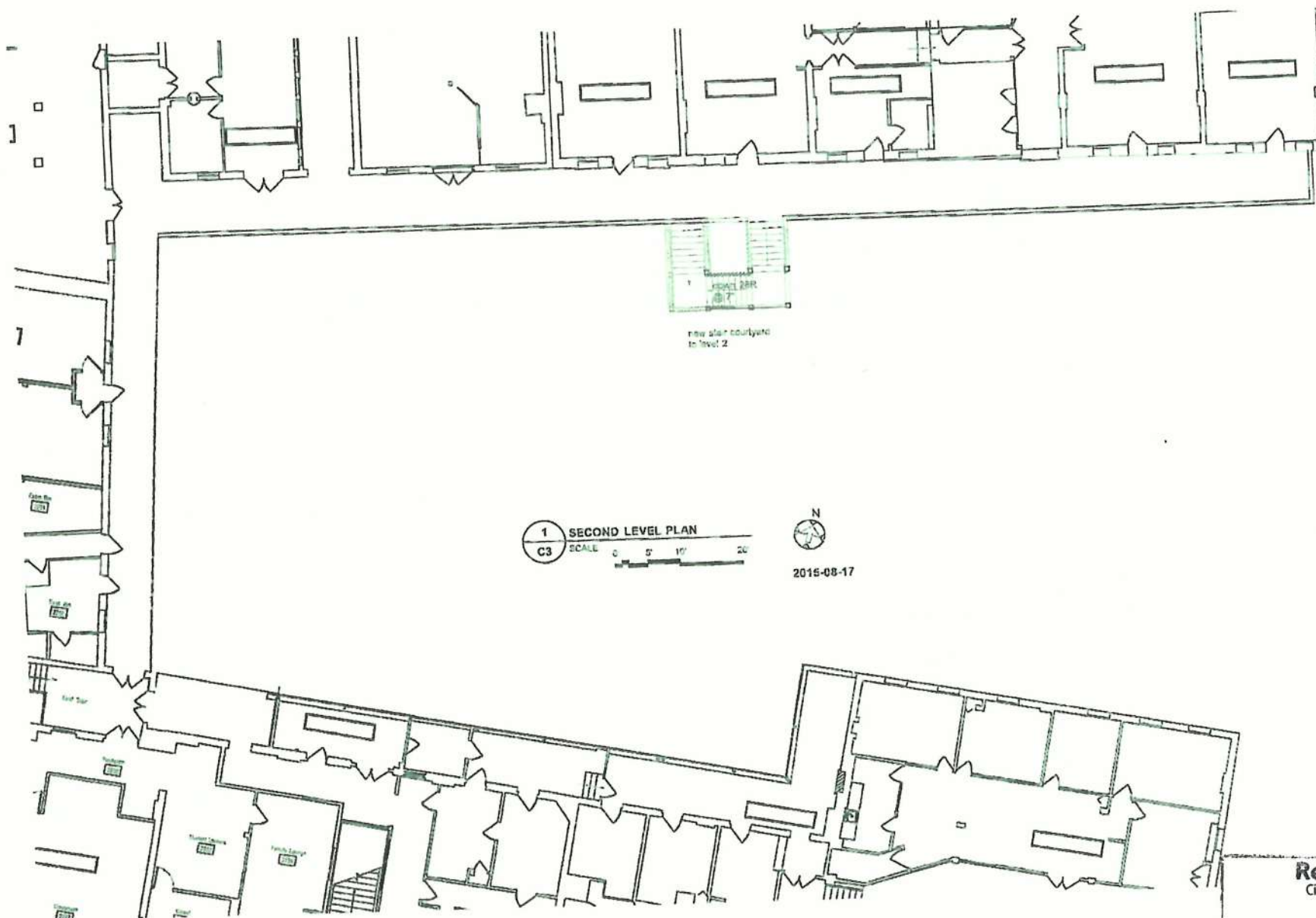
Option 2
 1 STREET LEVEL PLAN
 C2 SCALE 0 5' 10' 20'
 2015-08-17

Received
 City of Victoria
 DEC 14 2015
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 Development Services Division



Option 2
1 COURTYARD LEVEL PLAN
C1
SCALE 0 5 10 20'
2015-08-17

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