



## Planning and Land Use Committee Report

### For the Meeting of December 10, 2015

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**To:** Planning and Land Use Committee      **Date:** November 17, 2015  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Heritage Designation Application No. 000154 for 727 Yates Street

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

“That Council consider the designation of the property located at 727 Yates Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.”

### LEGISLATIVE AUTHORITY

In accordance with section 967 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 727 Yates Street.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan* (OCP)
- Statement of Significance.

The application was reviewed by the Heritage Advisory Panel at its November 10, 2015 meeting and was recommended for approval.

This report fulfils the requirements of Section 968(5) of the *Local Government Act*.

### BACKGROUND

The heritage status of the subject property was formally recognized on January 1, 1995.

### Description of Proposal

An application to designate the exterior of the 1897 heritage-registered property located at 727 Yates Street as a Municipal Heritage Site was received from Duck Hyun (Noah) Jung and Jung Ok (Hannah) Jung, Hindol Enterprises, on October 13, 2015.

## **Zoning/Land Use**

The proposed designation is consistent with the CA-4: Central Area Commercial Office District and surrounding land uses.

## **Condition/Economic Viability**

The exterior fabric appears to be in sound condition. The viability of the property will be strengthened by the owner's intention to seismically upgrade the building.

## **Heritage Advisory Panel Recommendation**

The Heritage Advisory Panel considered the applicant's request for heritage designation at its regular meeting on November 10, 2015, and recommended the following:

"That Council consider the designation of the property located at 727 Yates Street as a Municipal Heritage Site."

## **ANALYSIS**

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

### **Official Community Plan**

This application is consistent with the OCP because it contributes to the identification of the heritage value of districts and individual properties, it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources, and in accordance with a key strategic direction of the Downtown, aims to conserve the historic character of Old Town and Chinatown.

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.

### **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.

### **Resource Impacts**

The applicant has indicated their intention to seek financial assistance through the Tax Incentive Program to seismically strengthen the building.

## **CONCLUSIONS**

This application for the designation of the property located at 727 Yates Street as a Municipal Heritage Site is for a building that is a good example of the type of modest commercial building erected in the late nineteenth century. It was designed by architect John Teague, one of the City's most prolific architects of the nineteenth century, who is best remembered for his design of Victoria City Hall. The subject building is one of the oldest surviving structures on this block of Yates Street and it is important to Victoria's commercial downtown. It exemplifies the heritage character of the City before the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

Staff therefore recommend that Council consider the designation of the property located at 727 Yates Street as a Municipal Heritage Site.

### ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000154 for the property located at 727 Yates Street.

Respectfully submitted,



Murray G. Miller  
Senior Heritage Planner  
Community Planning



Jonathan Tinney  
Director  
Sustainable Planning and Community  
Development

Report accepted and recommended by the City Manager:

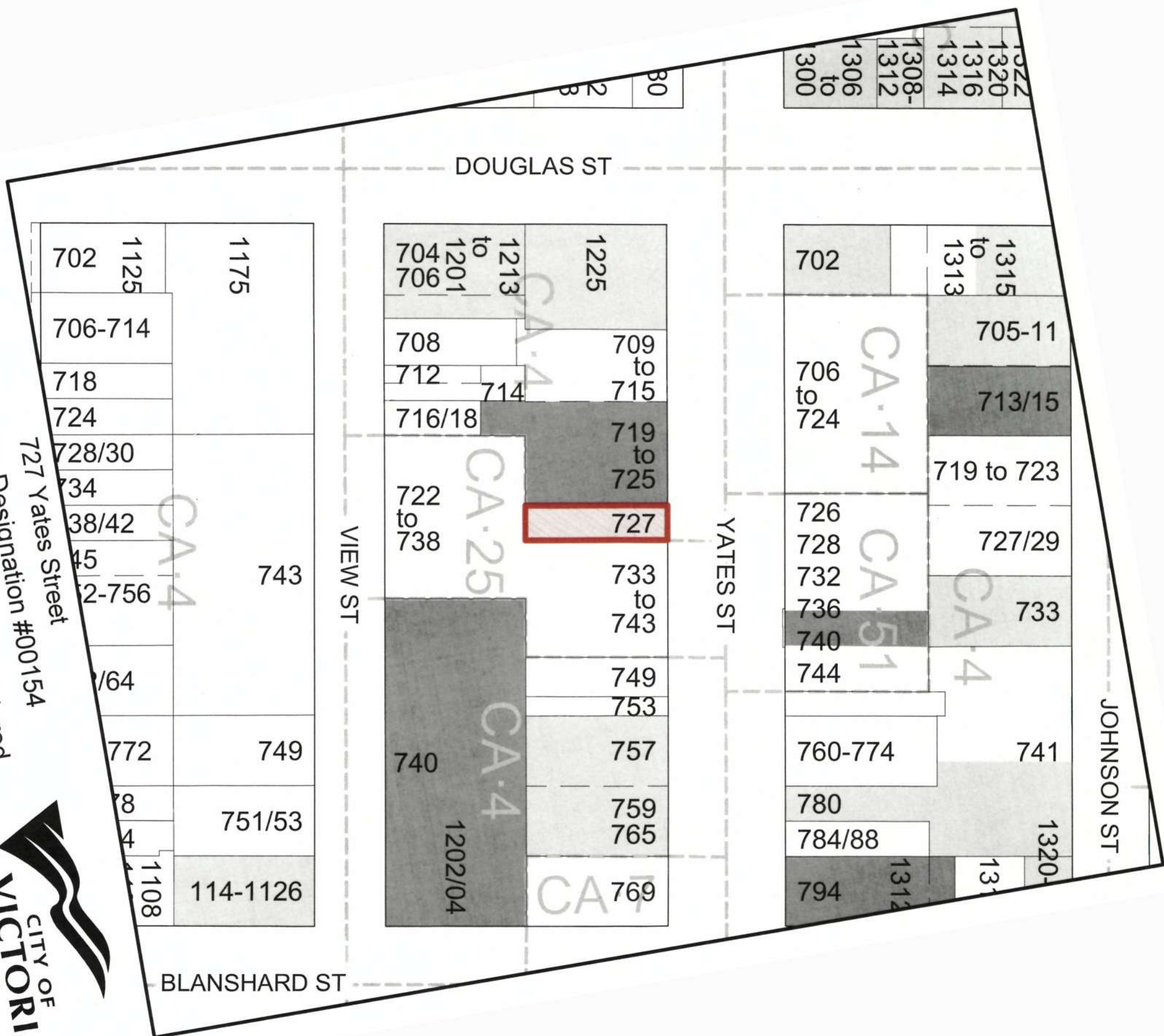
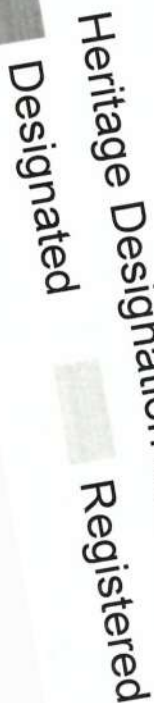


Date: December 3, 2015

### List of Attachments

- Subject map
- Aerial map
- Photographs
- Applicant's letter, date stamped October 13, 2015
- Statement of Significance.









727 Yates Street  
Heritage Designation #00154





727 Yates Street



727 Yates Street



October 12<sup>th</sup>, 2015

Mayor Lisa Helps and Victoria City Council  
1 Centennial Square  
Victoria, BC Canada  
V8W 1P6



**Re: Heritage Designation of 727 Yates Street Building**

Dear Mayor and Council,

My name is Duck Hyun (Noah) Jung and along with my wife, Jung Ok (Hannah) Jung, we are the owners of Hindol Enterprises that owns the registered heritage building at 727 Yates Street. I am writing this letter to request for a heritage designation of the 727 Yates Street building. The reason for requesting heritage designation is so that the building would be eligible for the incentive programs that the city offers. We hope to make use of these incentive programs for the sake of seismic strengthening and improving the earthquake resistance of the 727 Yates Street building in order that this heritage building in the Downtown Core Area may be preserved.

Thank you for your time and consideration.

Sincerely,

Duck Hyun (Noah) Jung

A handwritten signature in black ink, appearing to be "Duck Hyun" followed by a stylized flourish.

Jung Ok (Hannah) Jung

A handwritten signature in black ink, appearing to be "Jung Ok" followed by a stylized flourish.



## **727-729 Yates Street**

### **Statement of Significance**

#### **Description of Historic Place**

This historic place is a small, two-storey brick commercial building located on the south side of Yates Street. It is articulated by two decorative cornice panels, and an arched central upper-storey window.

#### **Heritage Value**

727-729 Yates Street is valued as a good example of the type of modest commercial building erected in the late nineteenth century as the city grew steadily eastward, away from the waterfront. Designed by architect John Teague and built in 1897 for local developer Dr. F. W. Hall, this small yet decorative 1897 building is one of the oldest surviving structures on this block of Yates Street. It is important to Victoria's commercial downtown because it exemplifies the heritage character of the City before the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

#### **Character-Defining Elements**

The character-defining elements of 727-729 Yates Street include:

- two-storey stature.
- architectural elements relevant to its 1897 design by architect Teague, including its finely articulated brick and stone facade, upper-storey double-hung wooden sash windows, and decorative cornice.
- its contribution to the continuity of the urban fabric of the street wall, seen in lack of front and side setbacks.
- interior elements relevant to its 1897 design.
- the integrity of the 1897 building envelope.