



Planning and Land Use Committee Report

For the Meeting of March 5, 2015

To: Planning and Land Use Committee **Date:** February 10, 2015

From: Murray G. Miller, Senior Heritage Planner, Community Planning

Subject: Heritage Alteration Permit Application No. 00190 for 470 Belleville Street (CPR Steamship Terminal)

RECOMMENDATION

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

"That Council authorize the issuance of Heritage Alteration Permit Application No. 00190 for the property at 470 Belleville Street, in accordance with:

1. Plans date stamped February 3, 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 Assistant Director, Community Planning Division."

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: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit 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 Heritage Alteration Permit (HAP) Application for the property located at 470 Belleville Street. The proposal is to install exterior lighting to the north and east façades of the Steamship Terminal.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan (OCP)*
- consistency with the relevant guidelines of DPA 9 (HC): Inner Harbour

- general consistency with the relevant policies in the Downtown Core Area Plan (DCAP)
- Statement of Significance.

The proposed work is consistent with relevant City policies; therefore, staff recommend that Council authorize the Heritage Alteration Permit for 470 Belleville Street.

BACKGROUND

Description of Proposal

The proposal is to install lighting to the north and east façades of the Steamship Terminal.

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

ANALYSIS

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

Official Community Plan

The proposal is generally consistent with the OCP because it conserves the heritage value and special features of the Steamship Terminal.

Development Permit Area (DPA 9 (HC): Inner Harbour)

The OCP identifies this property within DPA 9 (HC): Inner Harbour, which includes a requirement to consider the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) and the *Downtown Core Area Plan* (DCAP). In relation to the Standards and Guidelines, the proposed exterior lighting on the north and east façades of the Steamship Terminal amounts to minor new construction that if removed in the future would not impair the essential form and integrity of the historic place.

Downtown Core Area Plan

In relation to the DCAP, the proposal is generally consistent with the relevant View Corridor Guidelines because it accents the historic Steamship Terminal with architecturally-designed lighting and enlivens the waterfront without upstaging the night lighting of the Parliament Buildings or the Empress Hotel.

CONCLUSIONS

The proposed work enhances the architecture of the Steamship Terminal and is consistent with relevant City lighting policies for waterfront buildings. Staff, therefore, recommend that Council authorize the Heritage Alteration Permit for 470 Belleville Street.

ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00190 for the property located at 470 Belleville Street.

Respectfully submitted,

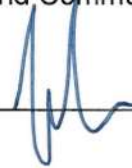


Murray G. Miller
Senior Heritage Planner
Community Planning Division



Andrea Hudson
Assistant Director
Community Planning Division
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

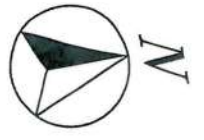
Feb. 25/15

MGM/ljm

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List of Attachments

- Subject map
- Statement of Significance
- Letter from architect, dated February 5, 2015
- Plans, date stamped February 3, 2015.



470 Belleville Street
Heritage Alteration Permit #00190

Designated
Registered



396 Belleville Street

CPR Steamship Terminal

Other Names Madame Tussaud's Wax Museum



Statement of Significance

Description of Historic Place

The Canadian Pacific Railway (CPR) Steamship Terminal is a two and one-half storey, Neo-Classical stone and concrete building situated in a prominent waterfront location overlooking Victoria's Inner Harbour. It is articulated by large Ionic columns and Ancient Greek iconography, and creates a significant counterpoint to the historic Parliament Buildings and the Empress Hotel nearby.

Heritage Value

The CPR Steamship Terminal, constructed in 1924, is valued as one of the most important buildings in Victoria's historic Inner Harbour Precinct. The primary heritage value of this historic place lies in its association with the Canadian Pacific Railway, its

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March 2005

monumental architecture and association with prominent British Columbia architects Francis Mawson Rattenbury and Percy Leonard James, and in its locational, spatial, and historic relationships with the nearby British Columbia Legislature, the Empress Hotel, and the Royal British Columbia Museum (RBCM).

The association of this building with the Canadian Pacific Railway is significant because it survives as a reminder of the important role of the CPR in Victoria's and British Columbia's history. Having been the portal to western Canada for thousands of visitors and immigrants arriving here on CPR steamships, this historic place is a valuable reflection of the prestigious image of Victoria as the provincial seat of government and centre for tourism in the early twentieth century.

The architecture and construction methods of the CPR Steamship Terminal contribute greatly to its heritage value. As the earliest local example of the use of on-site pre-cast concrete techniques, this building conveys the status of the CPR and the City in the early 1920s through its technologically advanced construction, and almost exaggerated temple-like Neo-Classicism, which is unique in Victoria. It is also significant that architects Rattenbury and James utilized iconographic decorative imagery on the exterior of this prominent landmark to acknowledge both its maritime function, and its direct physical connection to the waterway which was the historic lifeblood of Victoria's economy and development.

The CPR Steamship Terminal holds a key position within the Inner Harbour, and together with the other major works of architecture nearby represents an excellent example of classical city planning. The prominent waterfront location, set back siting, and temple-like massing exemplify Rattenbury's vision for a provincial capital renowned for its imperial modernism and monumental buildings.

Character-Defining Elements

The character-defining elements of the CPR Steamship Terminal include:

- Its prominent waterfront location.
- Its freestanding situation, with all four facades visible.
- Its juxtaposition to, and relationship with, the BC Legislature, the Empress Hotel, and the Royal British Columbia Museum, seen in the axial relationships in plane and proportional relationships in elevation, as laid out by Francis Mawson Rattenbury.
- Its temple-like massing and situation on its waterfront lot, as seen in such elements as the setbacks at the sides and rear, and massive corner piers, and hipped roof.
- The Neo-Classical architectural elements, such as the facades lined with Ionic peristyles, which reinforce the image of grandeur and importance.
- All surviving interior and exterior elements relevant to its 1924 design by F.M. Rattenbury and P.L. James.
- The Ancient Greek iconography, including dolphins, and crowns, crosses, and heads of Poseidon, which associate the original function of the building with the sea.
- The association of the building with the Canadian Pacific Railway, as seen in exterior elements such as CPR cartouche.



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5 February 2015

will@iredale.ca

Mayor and Council
City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

Re: 470 Belleville Street (Steamship Building)

Dear Mayor Helps and Council members,

The purpose of this Heritage Alteration Permit application is to install new LED lighting to the exterior of the steamship building on two faces – the north and east facades. Two types of light fixtures are proposed and will be installed in 3 locations:

1. Medium spot lights will be installed at the base of each column on the north facade.
2. Medium spot lights will be placed on two existing lamp standards to illuminate the Neptune heads on the north face
3. 4 linear surface LED's will be installed on the east facade at the base of each major face

Please see the attached drawings for details.

Sincerely,

Will King, Architect AIBC

Associate

**IREDALE GROUP
ARCHITECTURE**

Steamship Lighting 470 Belleville St Victoria BC

PROJECT ID: 15003

REGISTERED OWNER:

Her Majesty the Queen in Right of the Province of British Columbia as represented by the
Minister of Transportation and Infrastructure (the "Province")

LEGAL DESCRIPTION:

Lot 1 of 502A-505A/539A-543A/890A-893A & Bed Public Harbour, Plan 32311, City of Victoria

Scope of Work:

Install new exterior lighting the north and east facades of the
Steamship Building

Zoning:

Part 8.25 - IHT2 Zone, Inner Harbour Terminal District

Building Information:

Number of Stories: 4 (no change)
total floor area: 2190sm (no change)
Building footprint: 960sm (no change)



ARCHITECTURAL:

WILL KING
IREDALE GROUP ARCHITECTURE
16 BASTION SQUARE
VICTORIA, BC V8W 1H9
250-381-5582

LIGHTING:

IAN BARNES
APPLIED ENGINEERING SOLUTIONS
3rd FLOOR, 1815 BLANCHARD STREET
VICTORIA, BC V8T 5A4
250-381-6121



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Steamship Lighting
470 Belleville St
Victoria BC

PROJECT ID: 15003

03/2/2015 Issued for HAP application



Column Lighting Only



Neptune Spots Only



Complete Lighting Experience



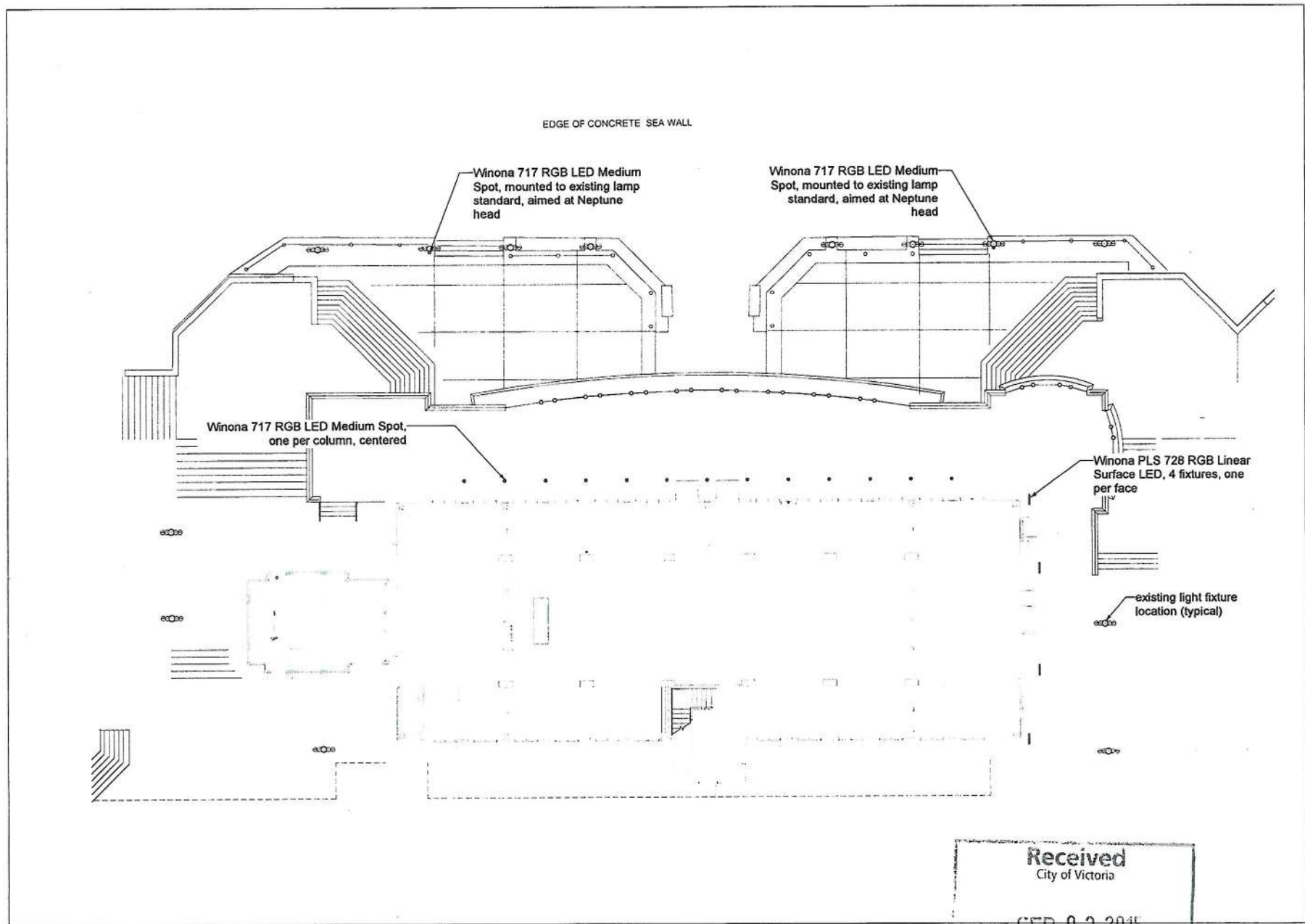
Festive Lighting Options



No.	Date	Appr.	Revision/Notes
1	3/20/2015		Issued for CP Review
No.	Date	Appr.	Revision/Notes
<p>IREDALE GROUP ARCHITECTS Suite 202 - Oak Meadows Street Vancouver BC V6A 1B2 T: 778-7543 P: 778-7543 website@iredale.ca iredale.ca</p>			
<p>14 Blenheim Avenue Victoria BC V8W 1B9 T: 250-381-5592 website@iredale.ca iredale.ca</p>			
<p>Steamship Lighting 470 Belleville St Victoria BC</p>			
<p>Light Study Renderings</p>			
Date	Project	Sheet	1 of 100
February 3, 2015			
Project Name	Project Number	Project Location	
Steamship Lighting			
Project Number	Project Location	Project Name	
<p>A001</p>			

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City of Victoria

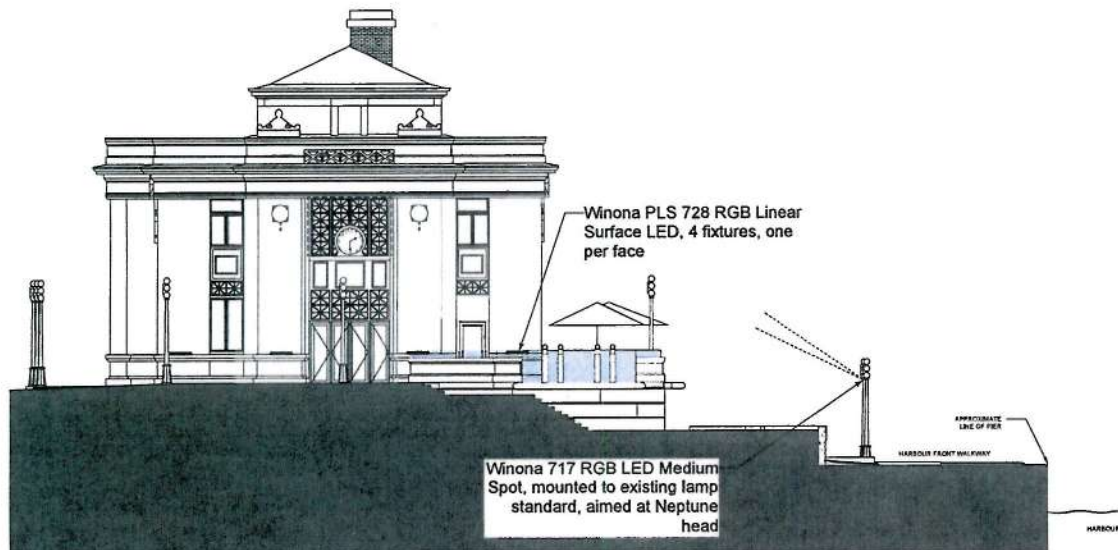
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 City of Victoria

 FEB 03 2015
 Planning & Development Department
 Development Services Division

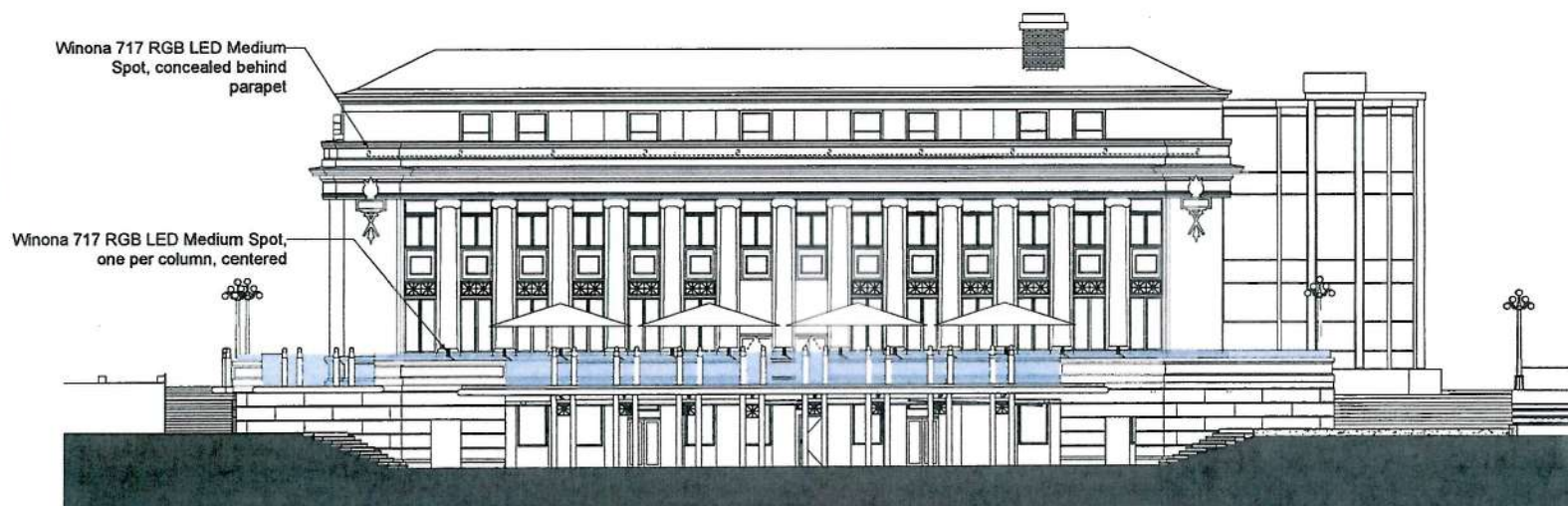
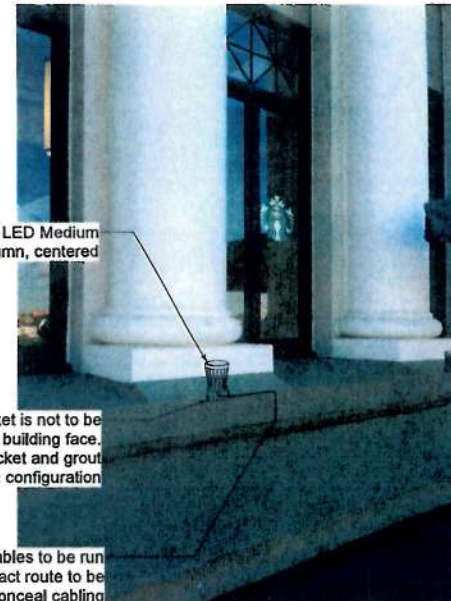
No.	Date	Appr.	Revision Notes
1	30/01/2015	Issued for DP Review	
IREDALE GROUP ARCHITECTURE Suite 202 - One Alexander Street Vancouver BC V6A 1B2 T: 360-5511 F: 736-9559 iredale@iredale.ca www.iredale.ca 18 Hudson Street Victoria BC V8W 1H6 T: 250-381-3182 victoria@iredale.ca www.iredale.ca			
Project Name: Steamship Lighting 470 Belleville St Victoria BC			
Plan			
Date: January 16, 2015 Project: Steamship Lighting Location: 470 Belleville St Scale: 1/8" = 1'-0" Page: 01	Revision: A101		



Winona 717 RGB LED Medium Spot, one per column, centered

Fixture bracket is not to be mounted on building face. Utilize custom bracket and grout lines for mounting configuration

Lighting power cables to be run in grout lines - exact route to be determined. Conceal cabling without altering the building exterior. Cabling to be painted to match exterior colouring



No.	Date	Appr.	Revisions/Notes
1	26/01/2015		Issued for DP Review

No.	Date	Appr.	Revisions/Notes
1	26/01/2015		Issued for DP Review

No.	Date	Appr.	Revisions/Notes
1	26/01/2015		Issued for DP Review

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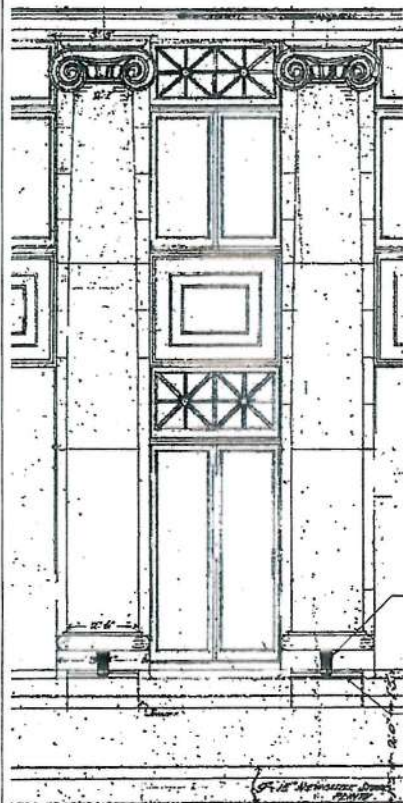
Elevations

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Development Services Division



2 Typical Column Elevation
Scale: 1:25

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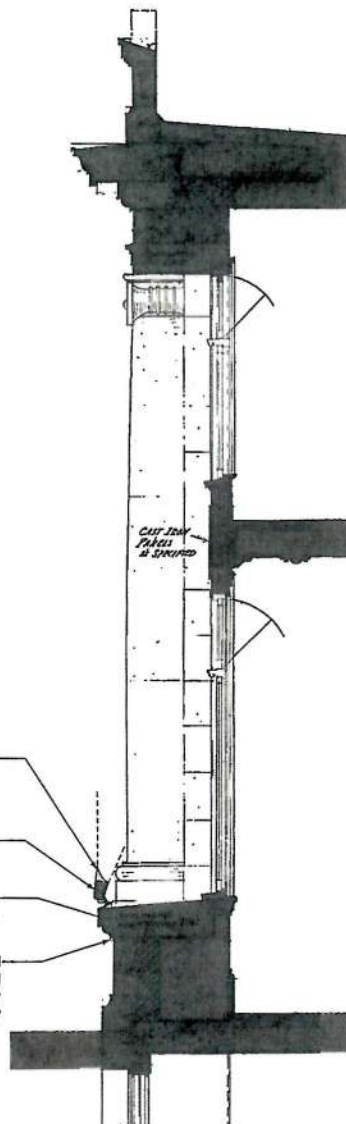
Planning & Development Department
Development Services Division

fixture to include shield to reduce glare and spill into the night sky

Winona Parata 717 RGB LED medium spot fixture

fixture power to travel from raceway through grout to fixture

Surface mounted raceway to feed column lighting. To be concealed under masonry features. Raceway to be fastened in grout lines only

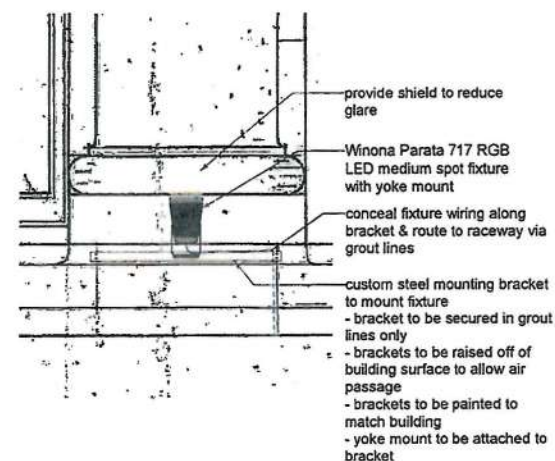


3 Wall Section
Scale: 1:25

Medium spot, attached to lamp post. Wiring to be concealed within



1 Spot Light on Lamp Post



4 column light mounting detail
Scale: 1:10

No	Date	Appr	Revisions/Notes
1	06/01/2015		Issued for DP Review
2			
3			
4			
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<p>Steamship Lighting 470 Belleville St Victoria BC</p>			
<p>Details & Sections</p>			
<p>Scale: 1/8" = 1'-0"</p> <p>Revision: 1/2015</p> <p>Author: J. Smith</p> <p>Checker: J. Smith</p> <p>Engineer: J. Smith</p> <p>10.0 Rev. 0</p>	<p>Scale: 1/8" = 1'-0"</p> <p>Revision: 1/2015</p> <p>Author: J. Smith</p> <p>Checker: J. Smith</p> <p>Engineer: J. Smith</p> <p>10.0 Rev. 0</p>	<p>A300</p>	