



## **Council Report**

### **For the Meeting of November 17, 2016**

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**To:** Council

**Date:** November 16, 2016

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

**Subject:** Janion - 1610 Store Street - Amendment to Heritage Revitalization Agreement Request

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### **RECOMMENDATION**

That Council authorize an amendment to the Heritage Revitalization Agreement for the Janion building located at 1610 Store Street, on land also known as 1612-1614 Store Street, and give three readings to the required amendment Bylaw at the Special Council Meeting on November 17, 2016.

### **EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with information and recommendations for an amendment to the Heritage Revitalization Agreement for the Janion property located at 1610 Store Street, also known as 1612-1614 Store Street. The request is to permit the amendment of the Heritage Revitalization Agreement of January 16, 2014 to account for a 0.12 metre (4.7 inches) unpredicted variance increase in the existing built conditions of the building. The request is supportable due to the 0.12 metre height increase having no visual impact on the surrounding context, and no impact on any other conditions of the HRA. Staff recommend that Council approve the amendment.

### **PURPOSE**

The purpose of this request is to obtain Council approval to amend the Heritage Revitalization Agreement for the Janion building at 1610 Store Street, also known as 1612-1614 Store Street.

### **BACKGROUND**

This request arose out of the November 8, 2016 submission of documentation required by the City to obtain an Occupancy Permit for the Janion property located at 1610 Store Street. Part of the submission included a Survey Building Height Certificate that recorded a building height dimension of 18.12m, which exceeds the allowable dimension of 18.00m stated in Heritage Revitalization Agreement. The actual variance dimension of 18.12m is the result of the original building height calculations not accommodating for the thickness of the roof membrane, primarily the roof insulation and related waterproofing treatment. The 0.12m (4.7 inches) increase in building height corresponds to the roof plane located behind the allowable roof

parapet, is not visually apparent from ground elevation, and has no visual impact to the overall façade or structure.

## ISSUES & ANALYSIS

### Heritage Revitalization Agreement

The increase in building height from 18.00m to 18.12m is currently in contravention with Section 23.2 of the Heritage Revitalization Agreement, which was in effect as of January 16, 2014 pursuant to what was then section 966 of the Local Government Act, and which is now section 610 in the most recent amended January 1, 2016 Act.

An amendment to the current Heritage Revitalization Agreement is necessary to ensure it is consistent with the 0.12m height variance that exists in the built conditions of the building.

### Bylaw No. 13-065

Heritage Revitalization Agreement (1612-1614 Store Street) Bylaw No. 13-065 was created to authorize the City's Corporate Administrator to execute the Heritage Revitalization Agreement.

## CONCLUSION

Staff recommend for Council's consideration that an amendment to the Heritage Revitalization Agreement be approved to ensure consistency between the Agreement and the increased 18.2m building height of the current built condition of the Janion located at 1610 Store Street, on property also known as 1612 – 1614 Store Street.

## ALTERNATE MOTION

That Council decline the amendment of the Heritage Revitalization Agreement for the property located at 1610 Store Street, on land known as 1612-1614 Store Street.

Respectfully submitted,



Merinda Conley  
Senior Planner - Heritage  
Development Services



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: November 17, 2016

## List of Attachments

- Letter from Reliance Properties.



November 16<sup>th</sup>, 2016

**City of Victoria**

**Sustainable Planning and Community Development Department**

1 Centennial Square

Victoria, BC V8W 1P6

Att: Merinda Conley

Senior Planner - Heritage

Sustainable Planning and Community Development Department

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Re: **Janion – 1610 Store Street – Amendment to Heritage Revitalization Agreement Request**

As part of the documentation package required by City of Victoria in relation to the Occupancy Permit for the Janion, 1610 Store Street, a Survey Building Height certificate was submitted on November 8<sup>th</sup>, 2016 to the Building Inspections department. This document recorded a building height of 18.12m in exceedance to the allowed dimension of 18.00m stated on the Registered Heritage Revitalization Agreement FB476567 from January 16<sup>th</sup>, 2014 in place for outlined property.

We would like to request City of Victoria's Mayor and Council that an Amendment to the Heritage Revitalization Agreement be considered to account for this variance which outlines built conditions of the building.

We consider actual condition to be an imperceptible discrepancy in the permitted height as it corresponds to a physical point that sits behind an allowable building roof parapet with no visual impact. The actual variance dimension relates to extra necessary space to accommodate envelope requirements of the roof plane, mainly insulation and related roof waterproofing treatment, non-spatially allowed on original height calculations. Therefore, we request by way of an amendment to the HRA the building height be revised to 18.12m to achieve compliance of as built conditions.

We appreciate your anticipated input and further actions in order to advance corresponding process.

Please contact me should you require further clarification.

Sincerely,

Jon Stovell

President

Reliance Properties Ltd.