



## Heritage Advisory Panel Report

For the Meeting of April 9, 2024

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**To:** Heritage Advisory Panel **Date:** April 5, 2024  
**From:** Kristal Stevenot, Senior Heritage Planner, Development Services  
**Subject:** Heritage Designation Application No. 000208 for 1132 & 1134 Empress Avenue

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### RECOMMENDATION

That the Heritage Advisory Panel recommend that Council approve the heritage designation of Application No. 000208 for 1332 Empress Avenue.

### EXECUTIVE SUMMARY

The purpose of this report is to present the Heritage Advisory Panel with information, analysis and recommendations regarding an owner request to designate the exterior of the property located at 1132 Empress Avenue. This heritage designation application is concurrent with a rezoning application and development permit with variance to develop the land to the rear of the property, facing Bay Street with a three-unit market rental building. The original house was built in 1913 and contributes to the historic character of the Fernwood neighbourhood, an area characterized by its diverse and vibrant community, reflected in the heritage buildings and streetscapes.

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 *Fernwood Neighbourhood Plan* (2022) and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

### BACKGROUND

#### Project Details

**Owner:** Taylor McCarthy  
**Original Owner:** James Daly  
**Applicant/Architect:** unknown  
**Development Permit Area:** DPA-16A  
**Heritage Status:** none



01 SOUTH ELEVATION PHOTO - EXISTING

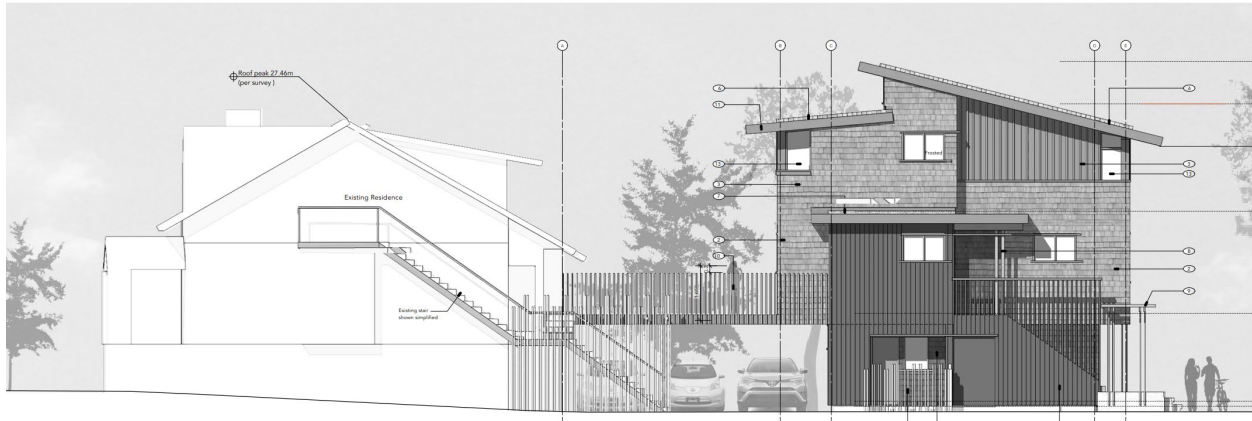


02 NORTH ELEVATION PHOTO- EXISTING

## Description of Proposal

The property located at 1132 Empress Avenue is a modest 1.5-storey plus basement American Arts and Crafts Bangalow built in 1913. The exterior façade of 1132 Empress has maintained much of its original appearance. The full-width verandah, gabled, low-pitched roof and exposed structural elements like eaves brackets and porch roof beams are classic features to the style while the remaining original wood frame and wood cladding add to the building character. See the Statement of Significance for more details and a full list of character-defining elements.

The development to the North of the property is for a three-unit residential building which will be connected by a shared terrace to the rear of the heritage home.



## Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan*, 2012 (OCP), and is consistent with the *Zoning Regulation Bylaw*.

## Condition/Economic Viability

The home is in good condition.

## 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 the *Official Community Plan* (2012), which in Section 8, "Placemaking (Urban Design and Heritage)", 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: “Neighbourhood Directions (Fernwood)” of the *Official Community Plan* (2012) which states:

### Fernwood

- 21.9.6 *Retain neighbourhood heritage character, buildings and streetscapes of significance while considering divers and compatible multi-unit forms for a variety of housing choices.*

## **Fernwood Neighbourhood Plan**

The designation of this building is also consistent with the *Fernwood Neighbourhood Plan* (2022) policies which states:

### Policies

#### **6.3 Heritage Retention and Reuse:**

*Wherever possible, heritage register buildings should be retained and reused as part of any rezoning that adds density. Encourage the retention and continued use of buildings with heritage merit (such as those identified on heritage walking tours or heritage surveys), including through conservation and adaptive reuse that adds housing.*

#### **6.4 Heritage Advancement:**

*Heritage surveys, heritage registration and designation, and consideration of Heritage Conservation Areas where merited are encouraged to advance the City’s heritage objectives, and to support the retention of local heritage assets and complementary design approaches in new builds*

## **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.



### **Resource Impacts**

Heritage designation will enable the applicant to be eligible for heritage grants and incentives for ongoing maintenance and conservation work.

### **CONCLUSIONS**

This application for the designation of the property located at 1132 Empress Ave as a Municipal Heritage Site is for a building that is a good example of the American Craftsman style home in the Fernwood 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 Fernwood neighbourhood.

### **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

#### **Option One**

That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 00208 for 1132 Empress Ave be approved, as proposed.

#### **Option Two**

That the Heritage Advisory Panel recommend to Council Heritage Designation Application No. 00208 for 1132 Empress Ave be approved with the following changes to the proposal:

- as listed by the Panel.

### **Option Three**

That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 00208 for 1132 Empress Ave does not have enough heritage value to warrant designation.

Key areas to be revised include:

- as listed by the Panel, if there is further advice they would like to provide on how the Applications could be improved.

### **ATTACHMENTS**

- Subject Map
- Aerial Map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped March 8, 2024

cc: Taylor McCarthy