

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: January 9, 2023

From: Diane Merenick, Acting Director, Climate Action, Planning and Development
File: HER00870
Item #: 2023-6

Subject: Heritage Designation (109 Third Avenue) Bylaw No. 8381, 2023 for First and Second Readings

RECOMMENDATION

THAT Council consider Heritage Designation (109 Third Avenue) Bylaw No. 8381, 2023 for First and Second Readings, and forward the Bylaw to a Public Hearing.

THAT Council add 109 Third Avenue to the City's Heritage Register following the adoption of Heritage Designation (109 Third Avenue) Bylaw No. 8381, 2023.

PURPOSE

For Council to consider a heritage designation bylaw that would provide full legal heritage protection to 109 Third Avenue, a property in Queen's Park, including specific building features that contribute to its heritage value.

EXECUTIVE SUMMARY

A voluntary application has been received to protect 109 Third Avenue (the G.R. Speck House) through a Heritage Designation Bylaw (Attachment 1), which is the strongest form of heritage protection that places long-term legal protection on the land title of a property. The 1911 house would also be listed on the City's Heritage Register, an official list identified by the City of physical or intangible elements in the city that have heritage merit.

Located in the Queen's Park neighbourhood, the house has strong aesthetic, cultural, historic, scientific and social value; and has been previously recognized through inclusion on the Heritage Inventory and Heritage Conservation Area protection. Given its strong value, consideration of formal protection by bylaw is warranted.

Designation also allows regulation and control of alterations and demolition. Future changes to a protected heritage property would only be permitted through a Heritage Alteration Permit (HAP) and must first receive approval from Council (or its delegate, the Director of Climate Action, Planning and Development).

BACKGROUND

Policy and Regulations

The proposed heritage designation bylaw (Attachment 1) would provide stronger development and design controls than the Conservation Area.

The property was included on the Heritage Inventory in 1986 and was classified as a Protected property in the Queen's Park Heritage Conservation Area in 2017. The application is consistent with the area's heritage goals, the property's RS-4 zone, and the property's Official Community Plan (OCP) land use designation of "Residential Detached and Semi-Detached Housing".

Further information on the policy and regulatory context of this application is available in Attachment 2.

PROJECT PROPOSAL

109 Third Avenue is located in the Queen's Park neighbourhood on the north side of Third Avenue, mid-block, between First Street and Second Street. It is 848 square metres (9,127 square feet) in size. The house, constructed in 1911, has a Floor Space Ratio (FSR) of 0.42. A site context map and aerial image is provided in Figure 1 and a recent photograph is provided in Figure 2.

The owner proposes to increase the protection of the house through a Heritage Designation Bylaw, which is the strongest form of heritage protection. The owner also wishes to list, in this bylaw, a number of building features that contribute to its heritage value, namely twenty-two leaded stained glass windows, one set of three wood mullioned windows located in the main bathroom, two wood mullioned windows located in the attic, and interior woodwork (architectural features and trim, doors and flooring) in the front hall, front hall stairway, living room and dining room. This application for Designation is not accompanied by an application for a Heritage Revitalization Agreement or other proposed changes, and is voluntary. A rationale letter from the owner is included in Attachment 3 (see pages 68-69).

As a standard practice, buildings formally protected through a Heritage Designation are also added to the City's Heritage Register.

Figure 1: Site Context and Aerial Map showing 109 Third Avenue highlighted in blue

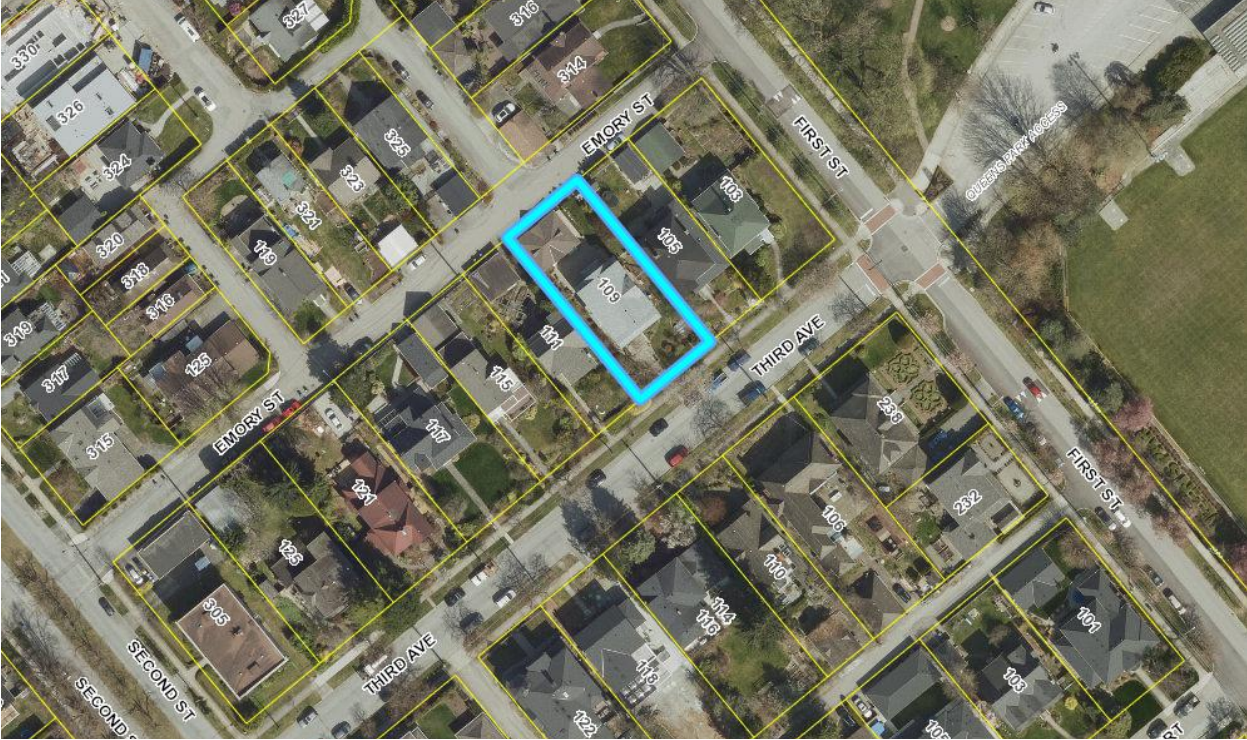


Figure 2: Recent photograph of 109 Third Avenue



DISCUSSION

Heritage Value

The property has already been recognized for heritage value through inclusion on the Inventory and protection in the Heritage Conservation Area. The house has strong aesthetic value for its Arts & Crafts design, its twenty-two original stained glass windows, as well as its concrete foundations and stairwell sidewalls, parged and scored to represent stone blocks. It has strong cultural value for its association with architect E.J. Boughen; for the first family that lived in the house, the Speck family; and its location in the historic Queen's Park neighbourhood. It has strong historic value for its age (1911) and for being representative of the regional building boom and its continuous use as a single detached dwelling. It has scientific value because those who see it can better understand and appreciate a much earlier era. Further information is in the Statement of Significance and Background Material in Attachment 3.

Proposed Heritage Designation

Given the strong heritage value this Heritage Designation Bylaw (Attachment 1) is being advanced for Council consideration. If approved, any future changes would require approval from Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). A HAP application would also be evaluated by staff against the Standards & Guidelines for the Conservation of Historic Places in Canada, as well as the Heritage Conservation Area guidelines, where appropriate.

CONSULTATION

Community Heritage Commission

The application was reviewed and supported by the Community Heritage Commission at their meeting on December 7, 2022 (draft minutes in Attachment 4).

REVIEW PROCESS AND NEXT STEPS

The steps in this application's review process is as follows:

1. Application Submitted (September 2022)
2. Review by the Community Heritage Commission
3. Council consideration of First and Second Reading of Bylaw and Addition to the Heritage Register (**we are here**)
4. Public Hearing and Council consideration of Third Reading and Adoption of Bylaw
5. Notice of Bylaw adoption sent to owner

6. Updated heritage information forwarded to the Provincial Heritage Branch to update the British Columbia Register of Historic Places and to the Canadian Register of Historic Places to update the listing.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider Heritage Designation (109 Third Avenue) Bylaw No. 8381, 2023 for First and Second Readings, and forward the Bylaw to a Public Hearing.
2. That Council add 109 Third Avenue to the City's Heritage Register following the adoption of Heritage Designation (109 Third Avenue) Bylaw No. 8381, 2023.
3. That Council provide staff with alternative direction.

Staff recommend options 1 and 2.

ATTACHMENTS

- Attachment 1: Heritage Designation (109 Third Avenue) Bylaw No. 8381, 2023
- Attachment 2: Policies and Regulations Summary
- Attachment 3: Statement of Significance and Background Material
- Attachment 4: Extract of Draft December 7, 2022 Community Heritage Commission (CHC) Meeting Minutes

APPROVALS

This report was prepared by:
Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by:
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This report was approved by:
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