

NO. 93-19

A BYLAW OF THE CITY OF VICTORIA

to designate the building located at 31 Bastion Square as a Municipal Heritage Site.

The Municipal Council of the Corporation of the City of Victoria enacts as follows:

1. This bylaw may be cited as the "HERITAGE DESIGNATION (31 BASTION SQUARE) BYLAW (NO. 345)."
2. The building located at 31 Bastion Square is designated a Municipal Heritage Site pursuant to Section 11 of the Heritage Conservation Act, R.S.B.C. 1979, c. 165.

Passed and received third reading by the Municipal Council the 14th day of January 1993.

Statutory notice published the 4th and the 5th days of February, 1993.

Reconsidered and adopted by the Municipal Council the 11th day of February 1993.

"MARK JOHNSTON"

"DAVID TURNER"

CITY CLERK

MAYOR



City of **VICTORIA** British Columbia

*Office of City Manager*

COLIN F. G. CRISP, B.A., M.A.  
*City Manager*

MARK H. JOHNSTON, B.A., M.P.A.  
*Director of Administration / City Clerk*

GORDON A. HORTH, B.Sc., M.P.A.  
*Deputy Director of Administration*

*City Hall, #1 Centennial Square*

*Victoria, Vancouver Island,  
British Columbia V8W 1P6*

*Telephone (604) 385-5711 FAX (604) 385-3592*

December 3, 1992

Andromeda Investments Ltd.  
P.O. Box 3160  
Edmonton, Alberta  
T5J 2G7

Dear Ladies/Gentlemen:

**SUBJECT: HERITAGE DESIGNATION - 31 BASTION SQUARE**

At its meeting held on November 26, 1992, City Council instructed the City Solicitor to prepare a Heritage Designation Bylaw for your property at 31 Bastion Square, upon acceptance by you of \$1 as nominal compensation for the designation.

I request that you contact the City Solicitor with regard to the preparation of the necessary compensation agreement in order that the Public Hearing may be set to finally adopt your property as a Municipal Heritage Site.

Council also passed a resolution that future changes to the exterior of the house be in accordance with the City's guidelines for Rehabilitation and Restoration of Designated and Limited Heritage Buildings.

Yours truly,

Gord Horth  
Deputy Director of Administration

GH/cdc

c: Planning Department  
City Solicitor  
**Victoria Heritage Foundation**



City of **VICTORIA** British Columbia

February 22, 1993

*Office of City Manager*

COLIN F. G. CRISP, B.A., M.A.  
*City Manager*

MARK H. JOHNSTON, B.A., M.P.A.  
*Director of Administration / City Clerk*

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Edmonton, Alberta  
T5J 2G7

Ladies/Gentlemen:

**SUBJECT: HERITAGE DESIGNATION - 31 BASTION SQUARE**

At its meeting held on February 11, 1993, City Council adopted "Heritage Designation 31 BASTION SQUARE Bylaw (No. 345)" (Bylaw No. 93-19).

Yours truly,

Gord Horth  
Deputy Director of Administration

/cdc

c: Heritage Advisory Committee  
Victoria Heritage Foundation

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City of **VICTORIA**

## **NOTICE** **HERITAGE DESIGNATIONS**

At the request of the owners and pursuant to Section 11 of the Heritage Conservation Act, the City of Victoria intends to designate the following properties by finally adopting the relevant bylaws at the regular meeting of Council to be held in the Council Chamber, City Hall, on THURSDAY, FEBRUARY 11, 1993 AT 7:30 P.M.:

**"HERITAGE DESIGNATION (584 JOHNSON STREET)**

**BYLAW (NO. 341)" NO. 92-79:**

to designate the building located at 584 JOHNSON STREET as a Municipal Heritage Site

**"HERITAGE DESIGNATION (40 OLYMPIA AVENUE)**

**BYLAW (NO. 342)" NO. 92-99:**

to designate the building located at 40 OLYMPIA AVENUE as a Municipal Heritage Site

**"HERITAGE DESIGNATION (616 AVALON ROAD)**

**BYLAW (NO. 344)" NO. 93-18:**

to designate the building located at 616 AVALON ROAD as a Municipal Heritage Site

**"HERITAGE DESIGNATION (31 BASTION SQUARE)**

**BYLAW (NO. 345)" NO. 93-19:**

to designate the building located at 31 BASTION SQUARE as a Municipal Heritage Site

**"HERITAGE DESIGNATION (526 TORONTO STREET)**

**BYLAW (NO. 346)" NO. 93-20:**

to designate the building located at 526 TORONTO STREET as a Municipal Heritage Site

The owners and occupiers of said lands may object to the heritage designation by delivering written notice of the grounds of such objection to the office of the City Manager not later than 24 hours before the Council meeting. If such notice has been filed, the owner and occupier may, in addition, appear in person or by counsel or agent at the said Council meeting to elaborate on the grounds of objection contained in the written notice. Further enquiries may be directed to the Planning Department, Telephone 361-0382.

**31 Bastion Square** (Board of Trade Building). Owner Request to Designate a Heritage Registry Building. Zoned CA-3C Old Town District. For Recommendation to Council.

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The Board of Trade building in Bastion Square, constructed in 1892 by the British Columbia Board of Trade, is a significant landmark in this historic precinct. Designed by Architect, Maxwell Muir, the red brick facade is a rich mixture of High Victorian and Richardsonian Romanesque stylistic elements. The owner of the building is applying for heritage designation in order to qualify for the Building Incentive Program of the Victoria Civic Heritage Trust.

MOVED

SECONDED

That, whereas the building at 31 Bastion Square is worthy of heritage designation, City Council designate it as a Municipal Heritage site,

and further,

Future changes to the exterior of the building to be in accordance with the City's guidelines for rehabilitation and restoration of designated and listed heritage buildings.

CARRIED

**526 Toronto Street**. Owner Request to Designate a Non-Heritage Registry House. Zoned R-2 Two Family Dwelling District. For Recommendation to Council.

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This modest Victorian cottage was constructed in 1904 by Mr. Percy Richardson and was once known as "Durham Cottage". It is a good example of a typical working class home in James Bay and is adjacent to the Medana Street/South Turner cluster of heritage homes.

MOVED

SECONDED

That, whereas the house at 526 Toronto is worthy of heritage designation, City Council designate it as a Municipal Heritage site,

and further,

Future changes to the exterior of the building to be in accordance with the City's guidelines for rehabilitation and restoration of designated and listed heritage buildings.

CARRIED

INFORMATION SHEET

HERITAGE DESIGNATION - FOR HERITAGE ADVISORY COMMITTEE,  
COUNCIL COMMITTEE OF THE WHOLE AND CITY COUNCIL

BUILDING ADDRESS 31 Bastion Sq.,

DATE OF CONSTRUCTION 1892

LEGAL DESCRIPTION Lot1(DD G19886) of Sec. 18, Victoria

LOT SIZE District Plan 22323  
85.56' x 106.3'

CURRENT HERITAGE STATUS Heritage Registry

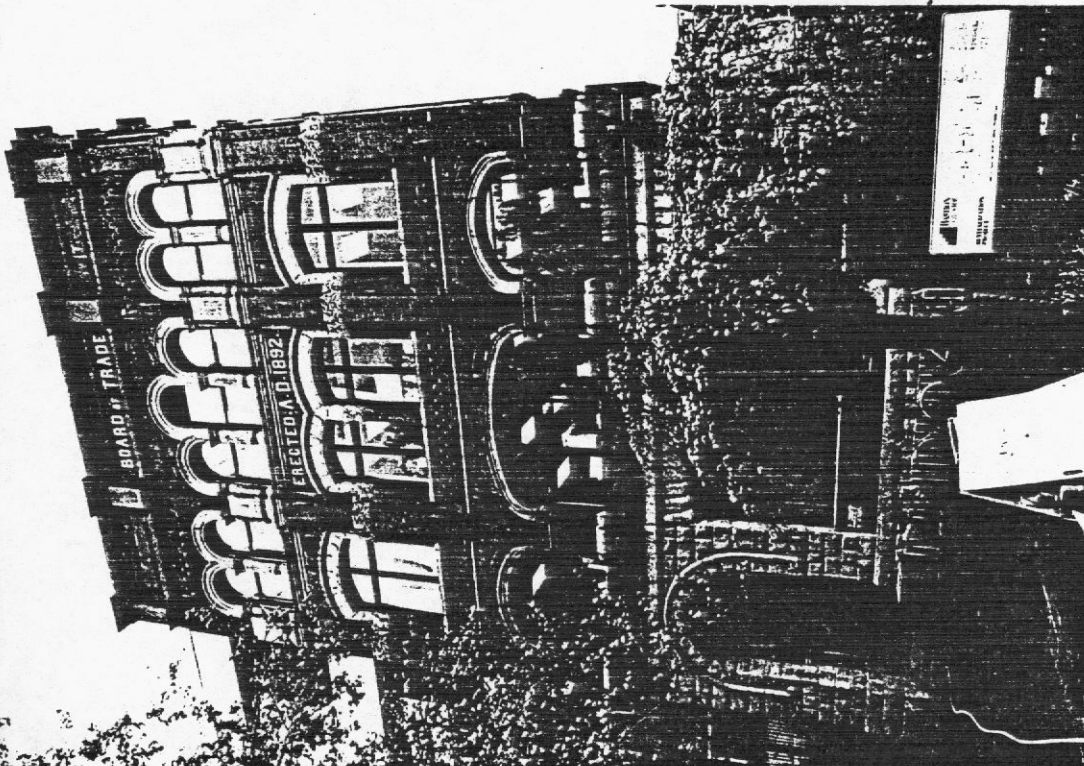
HERITAGE DESIGNATION INITIATIVE Owner Request

ZONING CA-3C Central Area Old Town District

ADJACENT ZONING " " " " " "

PRESENT USE Office

PRESENT OWNER Andromeda Investments Ltd.,  
P.O. Box 3160  
Edmonton, Alberta  
T5J 2G7







**31 BASTION SQ.**

**BASTION SQ.**

**WHARF ST.**

**ANGLEY ST.**

**BROAD ST.**

**C**

- |            |     |   |        |
|------------|-----|---|--------|
| 12:45 p.m. | 5.  | Owner Request for Heritage Designation<br><b>31 Bastion Square</b> (Board of Trade Building)<br>Owner request to designate a Heritage<br>Registry Building. Zoned CA-3C Old Town<br>District.<br>FOR RECOMMENDATION TO COUNCIL.   | 5 Min  |
| 12:50 p.m. | 6.  | Owner Request for Heritage Designation<br><b>526 Toronto Street</b> Owner request to<br>designate a Non-Heritage Registry House.<br>Zoned R-2 Two Family Dwelling District.<br>FOR RECOMMENDATION TO COUNCIL.   | 5 Min  |
| 12:55 p.m. | 7.  | Owner Request for Heritage Designation<br><b>616 Avalon Road</b> Owner request to designate<br>a Heritage Registry House. Zoned R-2<br>Two Family Dwelling District.<br>FOR RECOMMENDATION TO COUNCIL.  | 5 Min  |
| 1:00 p.m.  | 8.  | <b>For Information</b><br><b>805 Broughton Street.</b> Royal Theatre<br>Proposed Temporary Stabilization of<br>Brick and Terra Cotta.<br><br>Mr. Bill Penner, Executive Director,<br>MacPherson Foundation and Mr. Ted Krause,<br>Project Manager, will attend at 1:00 p.m. | 20 Min |
| 1:20 p.m.  | 9.  | Heritage Schools/Discussion   | 15 Min |
| 1:35 p.m.  | 10. | Heritage Advisory Committee Review of<br>New Development - Discussion   | 15 Min |
| 1:50 p.m.  | 11. | H.A.C. 1993 Appointments  | 5 Min  |
| 1:55 p.m.  | 12. | New Business  | 5 Min  |
| 2:00 p.m.  | 13. | Adjournment   |        |



BUILDING ADDRESS 31 Bastion Square

NAME Board of Trade Building

DATE OF CONSTRUCTION 1893 - see photo!

OWNER & USE:

Original Owner \_\_\_\_\_

Original Use \_\_\_\_\_

Present Owner \_\_\_\_\_

Present Use Offices & Restaurant

Present Zoning M-2 Light Industrial

HISTORICAL SIGNIFICANCE \_\_\_\_\_

HISTORICAL EVENT OR PERSON \_\_\_\_\_

ARCHITECT A. Maxwell Muir

CONSTRUCTION & FEATURES \_\_\_\_\_

CONDITION \_\_\_\_\_

DESIGN INTEGRITY \_\_\_\_\_

