

It is Appendix "E" to the Agreement of Purchase and Sale between the Purchaser and Her Majesty dated May 9, 2005

**FHERO HERITAGE CHARACTER STATEMENT**  
**BUILDING 1001, WORK POINT BARRACKS, CFB ESQUIMALT, BC**

HERO number:	39-205
FRP number:	17492
Resource name:	Building 1001 (Guardhouse)
Address:	Work Point Barracks, CFB Esquimalt, Esquimalt, BC
HERO status:	"Recognized" Federal Heritage Building
Construction:	1890-1891
Designation:	Department of Public Works
Original function:	Guardhouse including quarters and administrative and prisoner areas
Current function:	Guardhouse
Modifications:	One-storey shed-roofed addition at the rear of the building; and, reconstruction of the columns that support the arches
Custodian:	Department of National Defence

**Reasons for Designation**

Building 1001 is a "Recognized" Federal Heritage Building because of its historical associations, and its architectural and environmental values.

Historical value:

Building 1001 is associated with the need for coastal artillery defence in the Victoria-Esquimalt area of southwestern British Columbia. Work Point Barracks was established in 1887 as the quartering, administrative, and command center for the C Battery, Regiment of Canadian Artillery. In 1893, it became the command headquarters of an expanded coastal defence system which was intended to protect the Dockyard and the nearby capital of Victoria from attack by hostile warships. Building 1001 is one of three extant buildings constructed during the establishment of the Work Point Barracks (1887-1893), and that influenced the design of subsequent frame structures erected on the site.

Architectural value:

The design and massing of Building 1001 are influenced by guardhouses constructed in France and Britain during the 18<sup>th</sup> and 19<sup>th</sup> centuries. Building 1001 is a compact, one-storey wood frame structure with white shiplap siding, green window and door surrounds, a stone foundation and a steep, slightly flared hip roof. Building 1001 was designed to control access and provide administrative facilities for personnel and has performed this essential operational function since its construction.

Environmental value:

Building 1001 is the principal access point through which all visitors and military personnel must pass to enter the Work Point Barracks. A visually prominent building owing to its design, proportions and location at the main gate, Building 1001 reinforces the military setting and is compatible with the other surviving pre-1906 wood frame buildings located near the main gate.

**FEDERAL HERITAGE BUILDINGS REVIEW OFFICE**

National Historic Sites Directorate, Parks Canada

25 Eddy Street, 5<sup>th</sup> floor, Hull, QC K1A 0M5

Telephone: 819-997-6740 / Fax: 819-953-6146 / Website: [www.parksCanada.gc.ca/fcd](http://www.parksCanada.gc.ca/fcd)

## FHBRO HERITAGE CHARACTER STATEMENT BUILDING 1001, WORK POINT BARRACKS, CFB ESQUIMALT, BC

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### Character-Defining Elements

The following character-defining elements of Building 1001 should be respected:

Its role as an illustration of early coastal artillery defence in the Victoria-Esquimalt area of southwestern British Columbia is reflected in:

- the building's prominent location and relationship to the parade square.

Its distinctive aesthetic design influenced by 18<sup>th</sup> and 19<sup>th</sup> century French and British guardhouses, functional layout, good quality materials and competent craftsmanship as manifested in:

- the well-proportioned, one-storey rectangular wood frame building which features a partially enclosed arcaded porch with four columns and a central double-leaf door flanked by two windows on the main elevation;
- the silhouette of the building's steep, slightly flared hip roof with its two prominent chimneys;
- the textures and colours of the exterior cladding such as, the white shiplap siding, green window and door surrounds and the stone foundation; and,
- the simple, functional interior layout and the original vaulted brick interior partitions in the area of the former holding cells.

The manner in which the building reinforces the military character of the setting as evidenced in:

- its compatibility with the other surviving pre-1906 wood frame buildings located near the main gate; and,
- its visual prominence owing to its location at the principal access point to the Work Point Barracks site and its location at the eastern end of the parade square which continues to be the principal organizing feature of the site.

For guidance on interventions, please refer to the *FHBRO Code of Practice*. For further information contact FHBRO.

December 2002

Columbia, that the Purchaser has all necessary powers, authority and capacity to enter into this Agreement and that the Purchaser is able to acquire and hold an interest in real property in British Columbia; and

- (b) The Purchaser will provide to Her Majesty a resolution from the Purchaser duly authorizing the Purchaser to enter into this Agreement and all other agreements contemplated herein.

## ARTICLE 6 - HERITAGE

### Section 6.01 Heritage

- 6.01.01 The Purchaser agrees and covenants to protect the heritage value and character defined elements of the Building 1001 (Guardhouse) as described in the Federal Heritage Buildings Review Office, Heritage Character Statement, attached hereto as Appendix "E".

## ARTICLE 7 - RISK

### Section 7.01 Risk

- 7.01.01 The Lands will be at the risk of Her Majesty until the Closing Date. Immediately following the Closing Date, the risk will pass to the Purchaser.

## ARTICLE 8 - REMEDIAL WORK

### Section 8.01 Delivery of Report

- 8.01.01 The Purchaser acknowledges receipt of the Report commissioned by Her Majesty, at Her cost, concerning the environmental condition of the Lands.

### Section 8.02 Report Constitutes Proof

- 8.02.01 The Report is proof between the parties, in the absence of evidence to the contrary, as to the existence of any Contaminants affecting the soil of or the water (including sediment) in, on, over or under the Lands, and the quantity thereof

**Prud'homme, Robert**

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**From:** Tocher, Wade  
**Sent:** February 11, 2009 2:11 PM  
**To:** Gilbert Côté (E-mail)  
**Subject:** RE: Land Transfer with Esquimaalt.  
**Attachments:** AgreementtoTransfer.pdf; ContributionAgr.pdf; InstrumentofGrantFeb11-09.pdf

Mr. Cote:

Thank you for providing Transport Canada the opportunity to provide the background information pertaining to Parcel J-39a that will provide legal road access to Guardhouse property.

We will try to provide Transport Canada's comments in the order set out in the draft report to council.

"...owned by Xhamasung Holdings LLP through its Partners, Kosapsun Development Corporation, representing the Esquimaalt First Nation, and the Ledwungen Development Corp., representing the Songhees First Nation, ...."

"The name of the company is Xhamasung Holdings LLP ...."

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As background, we would like to advise you that there are two leases to West Bay Investments one being a marina lease and the other a RV Park lease.

Transport Canada is the landlord to West Bay Investments Ltd. for the marina lease - the entire leasehold premise is a water lot.

Transport Canada assigned the West Bay Investments filled foreshore lease for the RV Park to the Xhamasung Holding LLP.

The West Bay Investments Ltd.'s leasehold interest in the RV Park will expire March 31, 2017.

Transport Canada's lease to West Bay Investments ltd. for the marina that expires April 30, 2023.

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Suggested revision of the 5th paragraph on page one:

"The Xhamasung Holdings LLP by virtue of being the upland owner of the filled foreshore is West Bay Investments' landlord for the RV Park lease. The Xhamasung Holdings LLP took an assignment from Transport Canada of this long term lease to West Bay Investments Ltd. for the RV Park. West Bay Investments is continuing to operate and manage the RV Park under the lease that expires March 31, 2017."

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Aside:

One step that we have not discussed is that Transport Canada will require a certified copy of a Council resolution authorizing the execution of the transfer documents.

Please advise if obtaining a Council resolution is a simple or complex task for you.

Based on our discussion pertaining to the Contribution Agreement itself, Transport Canada will need written confirmation that Township is satisfied with the document.

Please find attached the revised transfer documents for your perusal.

2009/10/27

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