



Aerial Map.

BACKGROUND

Description of Proposal

The property located at 2407 Fernwood Road is a 1.5-storey Craftsman style home built between 1910 and 1911. The exterior façade of 2407 Fernwood Road has maintained much of its original appearance. Its character-defining elements include:

- articulated 1.5 storey massing
- full width front veranda
- Detailing Craftsman style including:
 - multi-gabled roofs and deep overhanging eaves
 - stucco and half- timbering above the stringcourses, with multi-pane casements adorning the front and back gables

- exposed structural elements including roof rafters
- square posts with capitals set on wooden balustrades, some solid and some with balusters
- beaded, double-bevelled siding (exterior wall-cladding of horizontal boards with a bevel in the middle)
- wood shingle cladding on all four elevations of the house.
- dark painted belt course and window trim
- grand entrance staircase with wood shingle cladding
- original, solid wood front door with an upper glass lite and wood trim
- continuous residential use.

This Heritage Designation application is associated with Delegated Development Variance Permit Application No. 00012, to permit and regularize the previously unpermitted conversion of this property from a duplex to a triplex.



Front (west) and side (south) elevation.

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) (OCP)*, which in Section 8, “Placemaking (Urban Design and Heritage)”, supports the protection and celebration of Victoria’s cultural and natural heritage resources, including the designation of buildings with heritage merit. The designation of this building is also consistent with Section 21: “Neighbourhood Directions (Fernwood)” of the OCP, which supports the retention and protection of neighbourhood heritage buildings.

It should be noted that adoption of a new OCP will be considered by Council following a Public Hearing to be held on September 11, 2025. Heritage conservation and retention remain a priority and this proposal to designate a residential building with heritage value continues to align with the emerging policy.

Fernwood Neighbourhood Plan

The designation of this building is also consistent with the *Fernwood Neighbourhood Plan (2022)* policies which encourage the retention and protection of properties with heritage merit as a part of the distinct heritage character of the area.

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 attached Statement of Significance for 2407 Fernwood Road, which describes the historic place, its attributes and history.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its August 12, 2025 meeting and was recommended for approval. The draft meeting minutes are attached to this report.

Condition, Economic Viability and Resource Impacts

The building is in good condition. With designation, 2407 Fernwood Road will become eligible for grants from the Victoria Heritage Foundation.

OPTIONS

Option 1 (Recommended)

That Council consider advancing the application in accordance with the recommendation provided at the start of this report.

Option 2

That Council decline Heritage Designation Application No. 000216 for the property located at 2407 Fernwood Road.

CONCLUSIONS

This application for the designation of the property located at 2407 Fernwood Road as a Municipal Heritage Site is for a building that is a good example of one of the popular residential architectural styles built in the Fernwood neighbourhood during the early twentieth century building boom. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Fernwood neighbourhood. It is therefore recommended that Council consider approving the Heritage Designation Application for the property located at 2407 Fernwood Road.

Respectfully submitted,

Laura Saretsky
Heritage Planner
Citywide Planning Division

Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A Subject Map
- Attachment B Statement of Significance
- Attachment C Letter from the applicant, date stamped April 29, 2025.
- Attachment D Minutes from the August 12, 2025 Heritage Advisory Panel Meeting.