

JANUARY 24, 2019

Citizen-led Heritage Conservation Areas



Citizen-led Heritage Conservation Areas

HCA's are a tool under Section 614 of the Local Government Act to protect a group of properties that together have *heritage value* or *heritage character*:

"heritage value" means historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area;

"heritage character" means the overall effect produced by traits or features which give property or an area a distinctive quality or appearance;

What is conservation in the context of an HCA?

"conservation" includes, in relation to heritage, any activity undertaken to protect, preserve or enhance the heritage value or heritage character of heritage property or an area;



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MAP 32

COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

DPA 1 (HC) Core Historic
 DPA 2 (HC) Core Business
 DPA 3 (HC) Core Mixed-Use Residential
 DPA 4 Town Centres
 DPA 5 Large Urban Villages
 DPA 5A Small Urban Villages
 DPA 6B (HC) Small Urban Villages Heritage
 DPA 7A Corridors
 DPA 7B (HC) Corridors Heritage
 DPA 8 Victoria Arm George Waterway
 DPA 9 (HC) Inner Harbour
 DPA 10A Rock Bay
 DPA 10B (HC) Rock Bay Heritage
 DPA 11 James Bay and Outer Harbour
 DPA 12 (HC) Legislative Precinct
 DPA 13 Core Seaports
 DPA 14 Cathedral Hill Precinct
 HCA 1 Traditional Residential
 DPA 15C Intensive Residential Rockland
 See Map 32A for the following Intensive Residential
 Development Permit Areas:
 DPA 15P Intensive Residential - Attached Residential
 Development
 The following designations apply to all areas within
 the City of Victoria and are not shown on this map:
 DPA 15A Intensive Residential Small Lot
 DPA 15B Intensive Residential Panhandle Lot
 DPA 15D Intensive Residential Duplex
 DPA 15E Intensive Residential Garden Suites
 DPA 16 General Form and Character

Victoria has 14 HCA's, 5 of which are traditional residential HCA's

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If a heritage conservation area is designated in an OCP, the OCP must include:

1. A description of special features justifying the designation;
2. The objectives of the designation
3. Guidelines for achieving the Objectives



Citizen-led Heritage Conservation Areas

A two-phase process...

Phase 1- Nomination

- Mechanism for identifying new residential HCA's are citizen nominations
- Nominator completes an HCA form assessing *heritage value* and *heritage character*, and proposes boundaries
- Staff assess heritage merits and proposed boundaries, consults with CALUC
- Staff administer a survey to local affected property owners
- Nomination and survey results will be presented to City Council for authorization to study
- If authorized, staff proceed to study phase



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A two-phase process...

Phase 2- Study Phase

- Staff complete detailed assessment of the area with the nominator
- Staff will develop a statement of significance with the nominator
- Staff will prepare a draft by-law to amend the OCP
- OCP amendment is posted to the city website for two weeks and a public consultation is held
- Staff prepare a report to Council seeking approval of the OCP amendment



Words Baker House by Ron Thom, 1952



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Criteria

- Multiple contiguous properties, preferably on both sides of the street
- A large proportion should display heritage character, embodied in a common set of characteristics
- “Period of Significance” to be defined for the HCA
- “Contributing” or “non-contributing” categories
- Properties with buildings from outside the period of significance are “non-contributing” and exempt from HAP requirements, except for new construction (additions or replacement buildings)



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Example- Cabbagetown, Toronto



Heritage Character: Front porches, bay windows, sash windows, cross-gabled roofs, brick cladding, wrought iron fencing



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Buildings - 65 points required

- Constructed during period of significance - **50 points**
- Form and scale intact - **10 points**
- Original cladding on public elevations - **5 points**
- More than half original doors and windows - **5 points**
- Original porch - **5 points**

Non-architectural character-defining elements - 60 points required

- Appeared during period of significance - **50 points**
- Visible traces of the character-defining element - **5 points**
- Surrounding context sufficiently intact to permit understanding of the CDE's original significance - **5 points**



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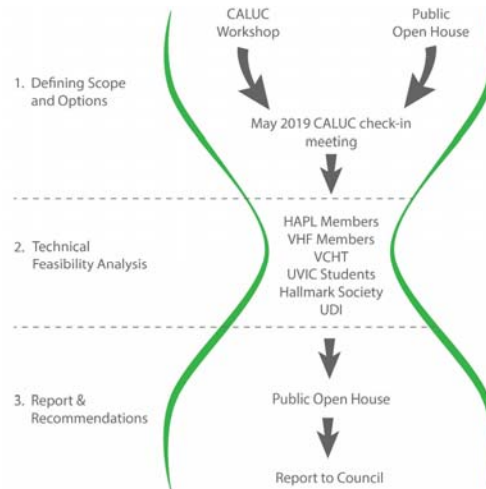
Automatic Exemptions

- Interior renovations
- Exterior painting (**NEW!**)
- Additions under 100m² that do not exceed the width or height of the rear wall opposite a street (**NEW!**)
- Garden suites located behind the main rear wall of the existing home (**NEW!**)
- Roof replacement
- Landscaping changes to non-historic features
- Routine repairs and maintenance of all kinds



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Working Group Process Outline



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Staff Recommendations

1. Adopt the Citizen-Led Heritage Conservation Areas Policy appended to this report as Attachment A.
2. Direct staff to report back on the policy's effectiveness after two years.
3. Direct staff to form a working group comprised of Community Association Land Use Committee (CALUC) members, citizen representatives and heritage advocates to develop recommendations for improvements to the City's heritage program and strategies for increasing awareness, comprehension and appreciation of heritage conservation in the City of Victoria.



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