

NOVEMBER 25, 2021

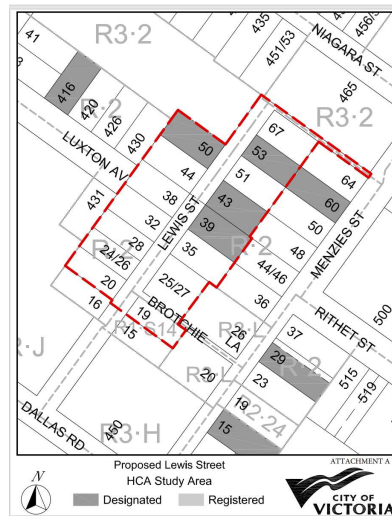
Proposed Lewis Street Heritage Conservation Area



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Purpose

Consider a citizen request to designate a portion of Lewis Street as a Heritage Conservation Area



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Official Community Plan

8.10 Maintain, update and create design guidelines for Development Permit Areas and Heritage Conservation Areas ...



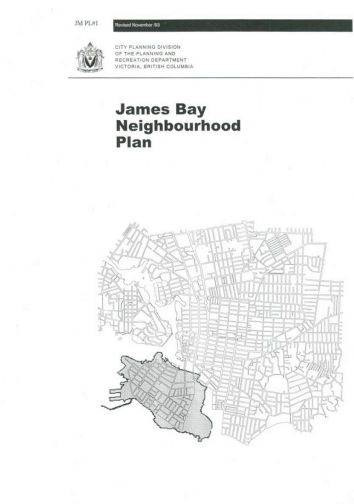
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James Bay Neighbourhood Plan

Heritage Preservation

- Encourage the conservation and rehabilitation of buildings, lands and structures of heritage significance which contribute to the neighbourhood's attractive character
- Encourage retention of clusters of heritage houses, including streetscapes



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Proposed Lewis Street HCA



Study area encompasses 15 houses, Lewis Park, and a footpath to Menzies Street



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Proposed Lewis Street HCA



HCA Evaluation Criteria from City's Citizen-led Heritage Conservation Areas Policy:

- Properties in the proposed area share a set of heritage values
- Unrelated areas have been excluded



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Building Stock

- 15 houses total
- Intact pre-WW2 streetscape



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Building Stock – Pre WW1



50 Lewis Street c. 1912
Designated



39 Lewis Street c. 1908
Designated



38 Lewis Street c. 1911



35 Lewis Street c. 1908



28 Lewis Street c. 1907



24 Lewis Street c. 1906



20 Lewis Street c. 1904



19 Lewis Street c. 1913



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Building Stock – 1920s & 1930s



67 Lewis Street c. 1924



53 Lewis Street c. 1929
Designated



51 Lewis Street c. 1925



43 Lewis Street c. 1928
Designated



44 Lewis Street c. 1922



25 Lewis Street c. 1936



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Building Stock – Post WW2



27 Lewis Street c. 1994



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Heritage Value Assessment



- Example of the subdivision of farms into suburbs
- Intact pre-WW2 streetscape

1. Pre-1911 subdivision of the Lewis estate
2. 1911 subdivision of the Gladys Villa estate



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Engagement

- Community meeting and staff presentation at Lewis Park (June 2020)
- Survey mailed to 14 affected property owners (August 2020):
 - 10 responses received
 - 7 in support
 - 2 opposed
 - 1 undecided



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Next Steps

- If authorized, staff proceed to study and evaluate area
- Develop Statement of Significance
- Prepare draft bylaw to amend the OCP
- Consultation on OCP amendment bylaw
- Report back to Council



Survey for 1911 subdivision of Lewis St

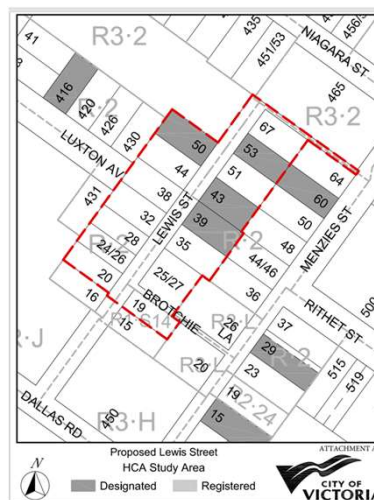


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Recommendations

- Direct staff to study and evaluate the portion of Lewis Street for its potential as an HCA.
- If staff conclude that HCA designation is justified, report back to Council with draft design guidelines and proposed OCP Amendment Bylaw.



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