

2023

CITY OF VICTORIA | Sustainable Planning and Community Development

Proposed Lewis Street Heritage Conservation Area

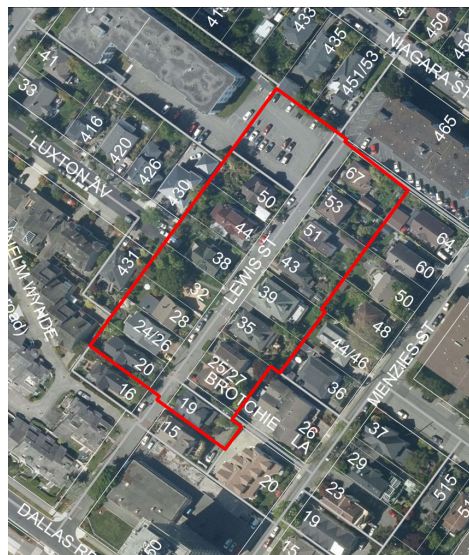


COMMITTEE OF THE WHOLE | November 9, 2023



1

Subject Map



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2

Official Community Plan

- Section 8 – Placemaking (Urban Design and Heritage)
 - Identify, celebrate and retain heritage and cultural values
 - Continue conserving and enhancing the heritage value, character and special features of historic areas through designation of new Heritage Conservation Areas.
 - Use the heritage thematic framework for evaluation.



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3

James Bay Neighbourhood Plan

Goals & Objectives

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

Policies and Recommendations

3. Recognize areas where there are existing heritage and character buildings



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4

Heritage Properties



- H Heritage Property
- D.H Designated, Heritage Property
- NH Non-Heritage Property

5 Proposed Lewis Street H

Map of Heritage and Non-Heritage Properties



5

Heritage Properties



19 Lewis Street, 1913



20 Lewis St, 1904



24/26 Lewis St, 1906



35 Lewis Street, 1908

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38 Lewis Street, 1911



39 Lewis Street, 1908. Designated



6

Heritage Properties



43 Lewis Street, 1928. Designated



50 Lewis Street, 1912. Designated



53 Lewis Street, 1929. Designated



67 Lewis Street, 1924

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7

Non-Heritage Properties



25/27 Lewis Street, 1936 and 1994



28 Lewis Street, 1907



44 Lewis, 2023



51 Lewis Street, 1925

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8

Community Consultation

- Community meeting June 25, 2020
- Survey August 2020
- Informal survey March 2023
- Community meeting April 15, 2023
- OCP Amendment Bylaw mail out July 2023



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9

Rationale

- Shared heritage values
- Cohesive heritage character
- High degree of intact historic features



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10

Recommendation

That Council:

1. Give first and second reading to the Official Community Plan Bylaw, Amendment Bylaw (No. 48) 23-021.
2. Refer Official Community Plan Bylaw, Amendment Bylaw (No. 48) 23-021 and the Lewis Street Heritage Conservation area Guidelines (2023) for consideration at a Public Hearing.

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11

Recommendation (continued)

That Council:

3. Direct staff to undertake the following if the bylaw is approved following the public hearing:
 - a) Add the following properties listed as contributing properties shown in the Lewis Street Heritage Conservation Area Guidelines (2023) on page 10 to the City of Victoria Register of Heritage Properties:
 - i. 19 Lewis Street
 - ii. 20 Lewis Street
 - iii. 24/26 Lewis Street
 - iv. 35 Lewis Street
 - v. 38 Lewis Street
 - vi. 67 Lewis Street

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12