
Heritage Tax Incentive Program Application

for

816 Government Street /
811-813 Wharf Street

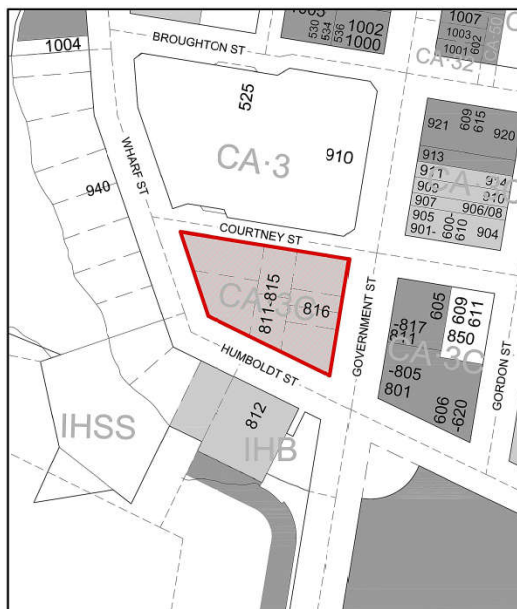
Victoria Customs House



Victoria Customs House - 1914



Location | Consolidated Property



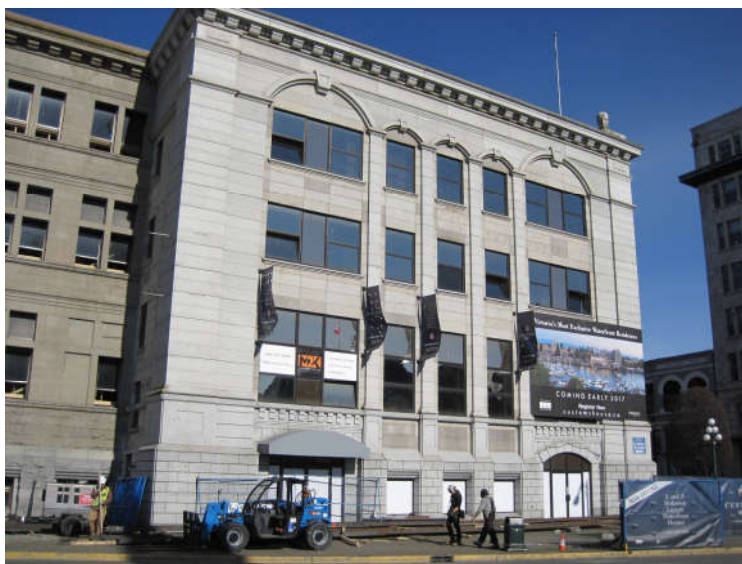
Location | Core Historic Heritage Conservation Area



Victoria Customs House - 1914



Federal Building – 1957 (with faux details)



Buildings vacant for several years



Council | September 10, 2015

Adopted:

- Zoning Regulation Bylaw to create and rezone property to the CA-CH Zone, Central Area Customs House District
- Heritage Designation Bylaw
- Heritage Revitalization Bylaw
- Housing Agreement Bylaw

Approved:

- Heritage Alteration Permit



Redevelopment | mixed-use, commercial and residential



Heritage Conservation Plan | 2015

VICTORIA CUSTOM HOUSE

816 GOVERNMENT STREET

CONSERVATION PLAN | JULY 2015

FOR VICTORIA CUSTOMS HOUSE DEVELOPMENT INC.



DONALD LUXTON
AND ASSOCIATES INC.

DONALD LUXTON AND ASSOCIATES INC.
1030 - 470 GRANVILLE STREET, VANCOUVER, BC, V6C 1V5
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- Historical context
- Statement of significance
- Conservation guidelines
- Conservation recommendations
- Maintenance plan



Rehabilitation of the Customs House



Rehabilitation of the Customs House



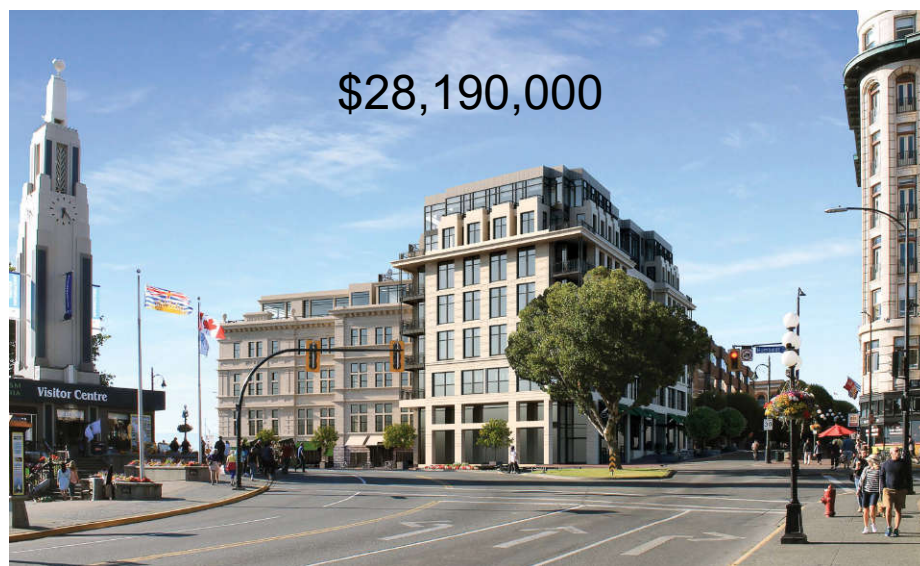
Rehabilitation of the Customs House



Rehabilitation and conversion



Estimated total project cost



Increase in assessed value | (million)



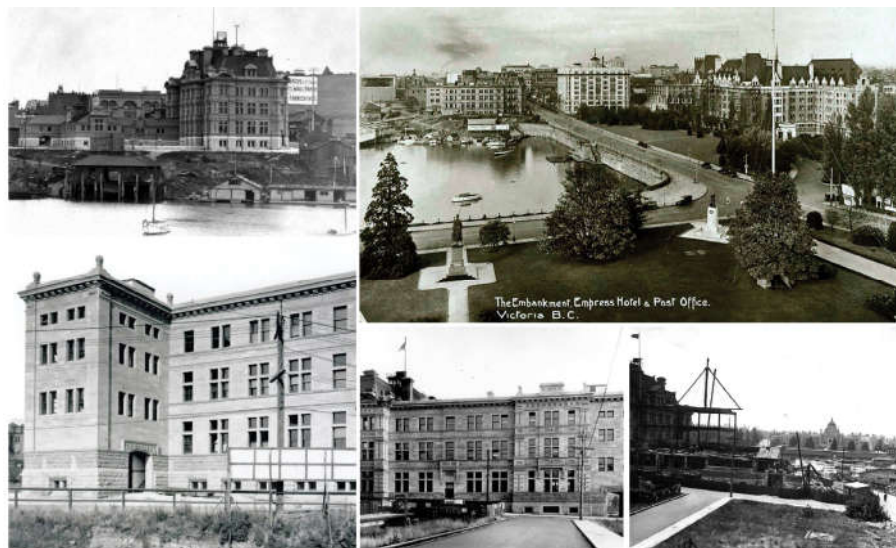
Tax exemption only applies to heritage building



Heritage Tax Incentive Program | 1998



Recommendation



Customs House | Rehabilitation and Conversion

