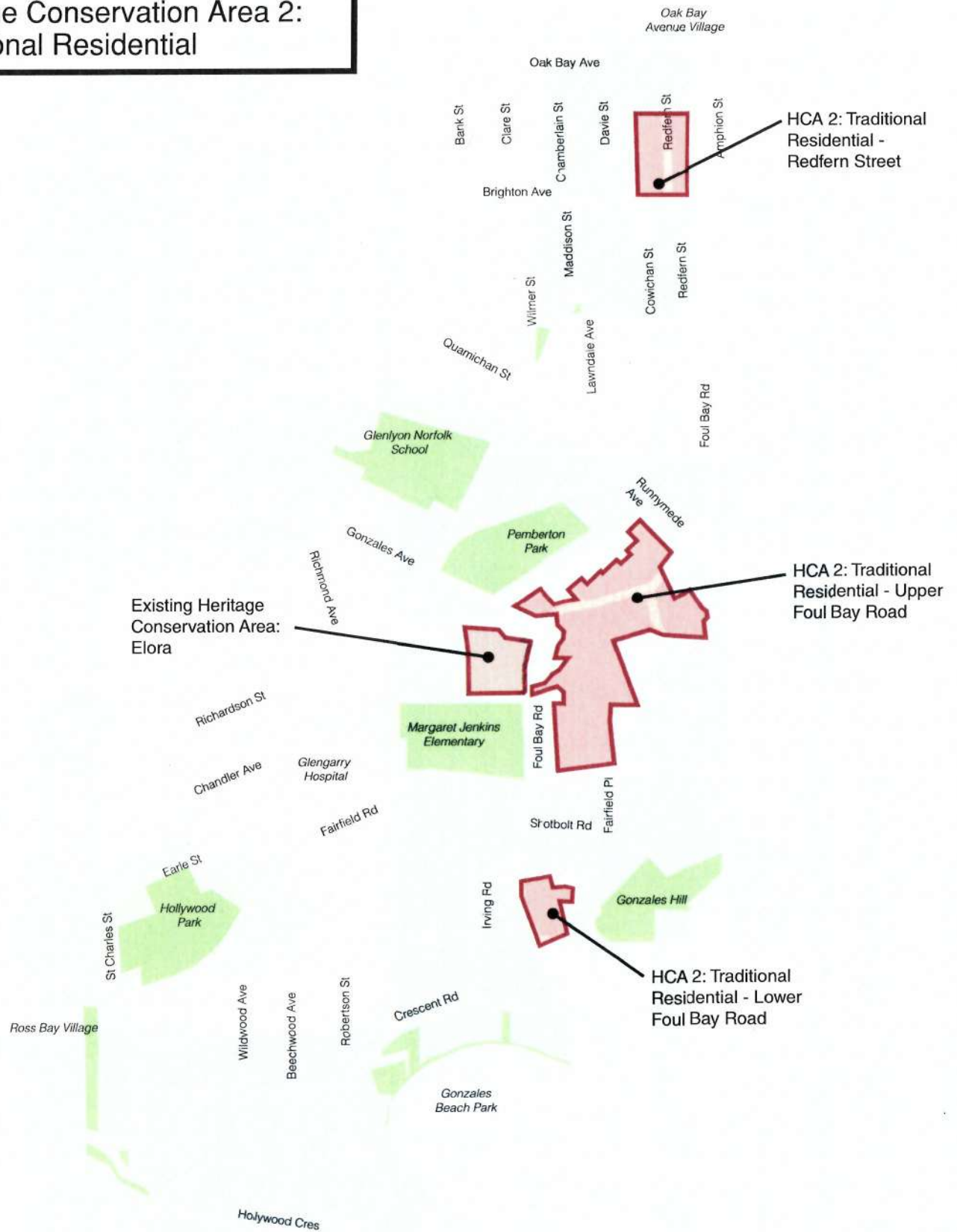


Proposed areas to be included in  
Heritage Conservation Area 2:  
Traditional Residential



## HCA 2: TRADITIONAL RESIDENTIAL

1. Pursuant to Section 614(1) of the Local Government Act (formerly Section 970.1(1)), the area that is shaded and circumscribed by solid lines on Map X is designated as Heritage Conservation Area HCA 2, Traditional Residential, for the purpose of heritage conservation.

### 2. Application and Exemptions:

(a) Heritage Alteration Permits are required in accordance with the Local Government Act except for:

(i) Exterior painting;

(ii) Any of the following alterations for homes that were built in 1940 or after, including:

- window replacement;
- roof replacement;
- new deck construction;
- solar panel installation;
- additions under 100m<sup>2</sup>, when not visible from ground level of the main right of way abutting the property

(iii) Landscaping changes not related to stone walls, mature landscaping, and large trees;

(iv) Installation of any of the following energy efficiency upgrades:

- solar panels when the installations will not be visible from ground level of the main right of way abutting the property;
- interior insulation;
- envelope air sealing (e.g., weather-stripping);
- mechanical system upgrades (including those with exterior equipment such as heat pumps and air conditioning units).

### 3. The special features, characteristics and special conditions that justify this designation include:

(a) Victoria has high quality examples of Victorian, Edwardian and mid-century Modern architecture, streetscapes and street patterns in its residential areas.

(b) Traditional Residential areas in this plan are the primary location of ground-oriented housing. They have some capacity for building additions and infill including but not limited to small-lot subdivisions, garden suites, duplexes and low-rise multi-family (multi-unit) and mixed use residential development.

(c) Low-density single-family dwellings, duplexes, multi-unit residential and residential mixed-use along arterial and secondary arterial streets are identified in this plan for Traditional Residential areas, with built form and place character appropriate to an established and stable context.

- (d) Lower Foul Bay Road's character is defined by Tudor Revival elements, Arts and Crafts houses, mature landscaping and large trees, and remnants of stone walls and gateposts that recall the original grand estates typical of the neighbourhood in the early twentieth century.
- (e) Upper Foul Bay Road's character is defined by a number of large, early twentieth century mansions, the irregular winding route of the road, mature landscaping, large trees, and rough stone walls. The varied architectural styles of the neighbourhood, and picturesque streetscape features make this area an important reminder of the early development of Victoria's residential suburbs.
- (f) Redfern Street represents an important part of the eastward expansion of Victoria during the construction boom period of the early twentieth century. Many of the houses are of a similar form, with Edwardian Arts and Crafts architectural style, and homes are close to the front of the lot, have mature, well landscaped front yards, gable roof forms and wood shingle finishes.
- (g) The predominant architectural styles identified in (d) through (f) are representative of homes generally built prior to 1940, thus the exemptions described in 2 (a) (ii) correspond with that date. This ensures that the requirement for permits for properties developed after 1940 are focused on proposed alterations that could have the greatest impact on the character of the area.

4. The objectives of this designation include:

- (a) To conserve and enhance the heritage value, special character and the significant buildings, features and characteristics of low-scale residential areas.
- (b) To maintain and enhance the function, form and character of Traditional Residential areas through low-scale residential development, and low-scale residential mixed-use development along major roads.
- (c) To enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.
- (d) To encourage energy efficiency retrofits balanced with heritage conservation principles.

5. Guidelines:

These Guidelines are to be considered and applied for Heritage Alteration Permits:

- (a) for Lower Foul Bay Road:
  - Standards and Guidelines for the Conservation of Historic Places in Canada.
  - Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
  - New development should be compatible in scale, design, form and materials to surrounding development.
- (b) for Upper Foul Bay Road:
  - Standards and Guidelines for the Conservation of Historic Places in Canada.



- Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- New development should be compatible in scale, design, form and materials to surrounding development.

(c) for Redfern Street:

- Standards and Guidelines for the Conservation of Historic Places in Canada.
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
- New development should be compatible in scale, design, form and materials to surrounding development.

(d) for energy efficiency upgrades in all areas:

- Window replacement:
  - Refurbishment should be prioritized over replacement - refurbishment through resealing and the installation of interior storm windows can result in energy performance similar to new windows without sacrificing heritage character.
  - If refurbishment is not an acceptable option, replacement in kind with respect to materiality and design should be prioritized.
- Solar panels:
  - The installation should be located so as to minimize visual impact for the public from the main right of way abutting the property.
  - The installation should, when possible, lay flat on the roof. In the case of flat roofs or other special circumstances, different installation methods will be considered.
- Exterior mechanical systems, such as the air intake for a heat pump system:
  - The system should, when possible, be screened to minimize visual impact for the public.