

# PROTECT VICTORIA'S CHARACTER HOMES

Character Homes Don't Belong in the Landfill

**NEGLECTED**

**LANDFILL BOUND**

**BULLDOZED**

**TONNES OF WASTE**

Solutions to reduce the loss of character homes in our heritage neighbourhoods.

Presented to City Council by:  
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# HOW IT ALL STARTED...

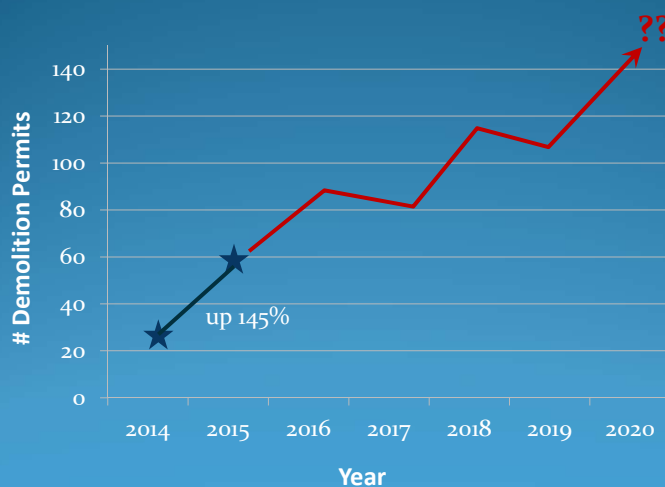
- 1912 Arts & Crafts home left to rot after new owners removed roof in June 2015.
- Neighbours' attempts to save/salvage this home met with frustration and disappointment.
- Obvious lack of protection afforded to character homes. The City's "hands were tied."
- Led to the creation of a citizen's campaign to protect usable pre-1955 homes from intentional neglect and needless demolition.

## THE THREAT FACING CHARACTER HOMES

- Current real estate market forces are threatening our character home stock.
- We should be alarmed by what is taking place in Vancouver – the Lower Mainland is Victoria's "canary in the coal mine."
- Victoria is not immune to similar market forces.
- With the majority of property value "in the dirt", this un-balanced scenario favours demolition over retention.
- We need incentives and controls in place to slow the growing trend of character home demolition and to restore balance.



## THE START OF A DANGEROUS TREND?



## WHAT CAN WE DO?

Our proposal has two primary objectives:

**#1 - Prevent intentional neglect of character homes.**

**#2 - Change process around demolition permits to emphasize retention over demolition. Incentives and/or requirements to retain, relocate and salvage.**

It's important to point out, we are not outlawing demolition.

But we must be proactive! We are fortunate it's not too late to act,  
like it is in Vancouver.

## BENEFITS OF RETENTION

- Retaining character homes meets a number of the environmental and social objectives outlined in the City's Official Community Plan.
- It is simply the greenest environmental choice. Ten to fifty tonnes of landfill waste are generated by one demolished home! Renovating typically involves thirty times less material being wasted.
- Retaining character homes also means saving gardens, mature trees and plantings. This is good for our planet and results in vibrant, inviting neighbourhoods... not bland, stale landscapes.



## BENEFITS OF RETENTION con't

- Character homes are the most affordable home stock. The affordable housing crisis in our city should not be ignored.
- Our character homes and neighbourhoods are the backbone of our tourism industry - a major driver in the economic engine of our region.



## IN THE SPOTLIGHT

“Victoria has what Vancouver is now missing: houses that are affordable to the middle-class buyer... and a lot of tasteful housing stock, including some of the best heritage housing in the country.”

**THE GLOBE AND MAIL**

The loss of character homes in Vancouver is generating a large degree of local, provincial and even international news coverage. And there is growing concern among island residents that what is happening in Vancouver is starting to happen here.

## RECENT MEDIA COVERAGE



## SUPPORT FOR OUR PROPOSAL

- Citizen's Petition = 580 signatures & growing!
- Hallmark Heritage Society
- Fernwood Community Association
- North Jubilee Neighbourhood Association
- Hillside-Quadra Neighbourhood Action Group
- Victoria West Land Use Committee
- and more signing on...



## WHAT ARE PEOPLE SAYING?

"Soon you won't recognize your neighbourhood!" M.G. - Victoria

"We are in danger of blindly destroying the essence of this place." Davyd M. - Victoria

"STOP - be careful. Demolishing cannot be reversed!" Janney A. - Victoria

"Character homes are a big part of why I moved here." Noel C. - Victoria

"Please don't go the way of Vancouver. You'll be sorry if you do." Deborah N. - Vancouver

"Victoria is a unique city with a rich history and character. We need to protect it from being lost to the past." James M. - Victoria  
 "Character homes are a big part of why I moved here." Noel C. - Victoria  
 "Please don't go the way of Vancouver. You'll be sorry if you do." Deborah N. - Vancouver



"Don't ruin what makes Victoria unique." Jodie M. - Calgary

"I have the misfortune of living in Vancouver - don't do it Victoria!" Pat I. - Vancouver

"Why should our lovely homes float off to the San Juans?" Anne M. - Victoria

"The time to take action is now to stop this loss!" Vicky H. - Victoria

"Victoria's history needs to be preserved, not sent to the landfill." James M. - Victoria

"Victoria wouldn't be Victoria without its beautiful character homes." Tina M. - Ottawa

"I strongly agree with keeping our city's character and what little affordability is left." Amy C. - Victoria

## IT IS TIME TO ACT

**"Character homes are endangered species. Once they are gone, they are gone forever!"**

We look forward to engaging with the City and creating effective tools to protect character homes from needless neglect and demolition. We have the opportunity to make a difference in our city's future, if we act now!

If you have any questions, need additional information or would like to discuss this issue further, please contact us.

Thank you!

Chris Grieve, Lara Hurrell & Kathryn Ogg

