

INFORMATION SHEET - *Heritage Building Reuse*

Draft Vic West Neighbourhood Plan

What is proposed?

- Support the creation of two secondary suites, or a secondary suite and a garden suite, with a single detached home with heritage designation
- Support rehabilitation of heritage homes in Craigflower Village by allowing conversion to commercial use or lifting the home and adding commercial space on new ground floor
- Consider revising the House Conversion Guidelines for heritage houses to allow the addition of living space by lifting the home or by adding a sensitive (generally rear) addition, to encourage conversion of smaller homes.

What's New?

- While flexibility for the adaptive re-use of heritage homes to add housing is already a city policy, the draft plan identifies specific ways this might happen. This includes adding two suites, while current policy and zoning supports only a single secondary or garden suite.
- The current House Conversion policy does not allow the addition of habitable space when converting a heritage house to multiple units, so this currently may require rezoning.

Benefits and Tradeoffs

- Additional suites can provide income incentives for owners to retain and re-use heritage buildings.
- Allowing the addition of living space, through lifting a house or rear additions would incentivize the retention and designation of more homes. Many large homes have already been converted into multiple housing units under City guidelines.
- By supporting multiple suites in heritage homes, but not in new single detached homes, the plan incentivizes retention and reuse rather than demolition.
- Additional parking may occur on street or on-site, and must be balanced with retaining on-site landscape and green space.

What could this look like?



Illustrative example of a heritage property with multiple suites (left) or commercial space (right).