

10. Heritage

As Fairfield transitions into the future, maintaining and integrating heritage is integral to sustaining character and sense of place.



St Joseph Apartments (Heritage designated)



St Ann's Academy



Goals:

1. **Conserve the historic character of significant buildings and streets**
2. **Celebrate and interpret the heritage of the neighbourhood**

Fairfield's landscape, buildings, streets and other special places shape the neighbourhood's identity and sense of place. Different places in the neighbourhood tell stories of the Fairfield's past, such as important Lekwungen food gathering sites, village locations, historic travel routes, as well as settler history of pioneer farms, early buildings and transition a post-war suburbs. Existing heritage landscapes and buildings tell the history of this area. The plan proposes a broad approach to retaining and celebrating Fairfield's historic character through encouraging designation of properties of historic merit, adaptive re-use, and supporting community-led efforts to establish heritage areas and build community education and awareness.

Other Relevant Policies & Bylaws

- [Heritage Tax Incentive Program \(TIP\)](#)
- [Victoria Heritage Register](#)

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Properties of Heritage Merit, cont'd.

10.1. Heritage Celebration and Interpretation

Intent:

Celebrate and interpret the heritage of the neighbourhood

10.1.1. Engage Songhees and Esquimalt Nations to determine interest in and appropriate recognition of places of interest (see also 4.2.1., 12.1.1.)

10.1.2. Work with community partners to identify and support strategies to build awareness and celebrate Fairfield's historic buildings, streets, landscapes and other special places, and ways to conserve them. Suggestions from the community include interpretive signage, First Nations history walks, heritage walks and public art.

10.2. Historic Areas

Intent:

Recognize historic character of neighbourhood areas.

10.2.1. Facilitate citizen-initiated efforts to establish Heritage Conservation Areas in Fairfield areas of heritage merit.

10.2.2. Where a Heritage Conservation Area is desired, work with the community and property owners to develop area-specific guidelines as needed to address property owner concerns.

10.2.3. Consider the following areas as potential candidates for future Heritage Conservation Areas due to their heritage merit:

- a) South Cook Street and a portion of Dallas Road (between Cook Street and Cambridge Street)
- b) Trutch Street (between Richardson Street and Fairfield Road)
- c) Durban and Kipling Streets (between Richardson Street and Thurlow Road)
- d) Memorial Crescent (portion of the block between Fairfield Road and May Street)

10.3. Heritage Register and Designated Properties

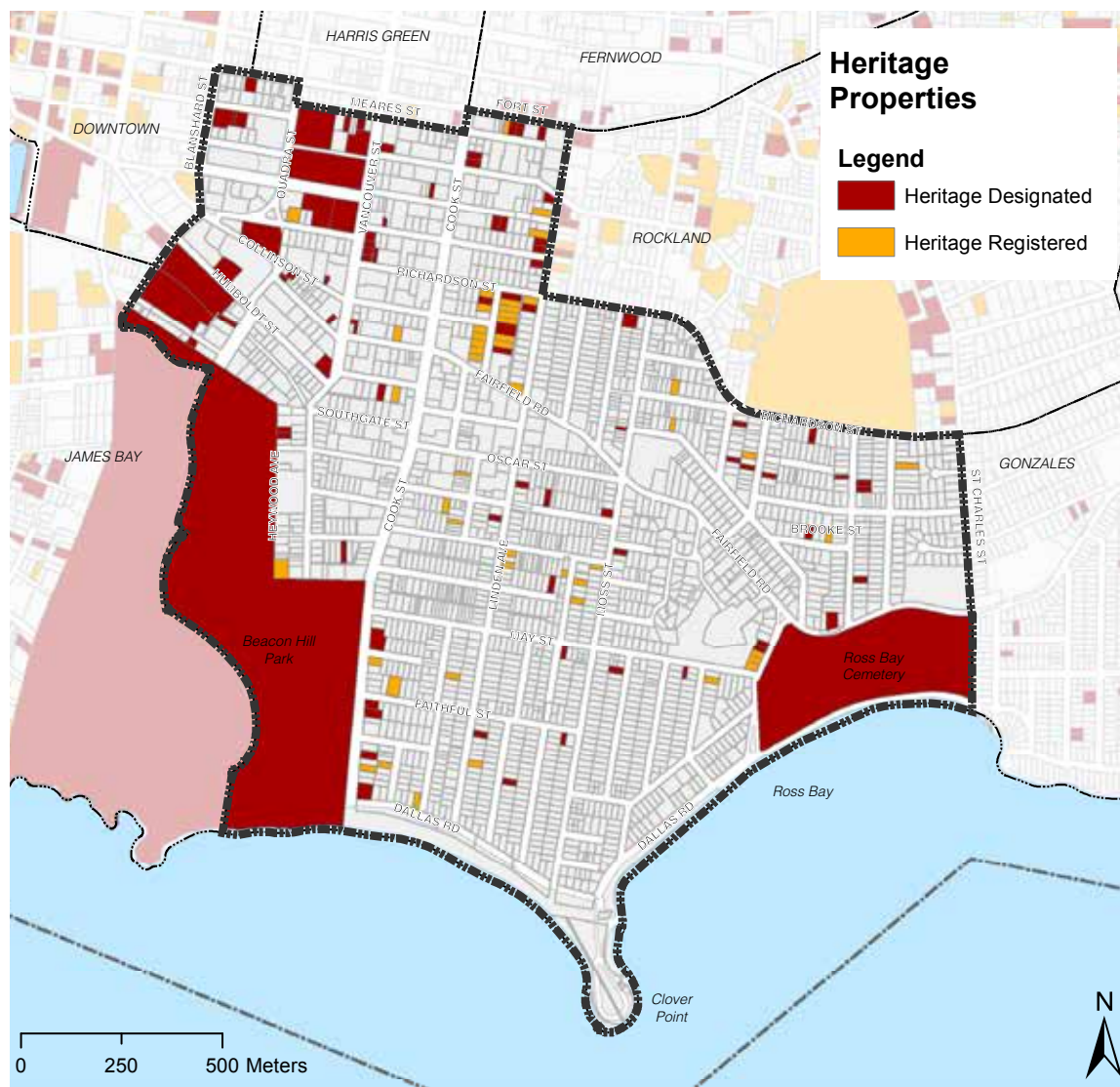
Intent:

Recognize and protect the historic character of significant buildings and important sites.

10.3.1. Encourage landowners to consider the protection of heritage resources through the designation of properties listed on the City's Register of Heritage properties, identified on Map 12, or other buildings of heritage merit, including through the rezoning process.

10.3.2. Consider future additions of properties to the City's Register of Heritage Properties in consultation with property owners.

10.3.3. Encourage the Provincial Government to review existing heritage conservation and development permit area tools evaluate their effectiveness, and consider greater flexibility for homeowners while supporting heritage conservation goals.



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Properties of Heritage Merit, cont'd.



Figure 42: Illustrative example of a heritage conversion (heritage home converted to multiple strata or rental suites).



Fig 43: Example of heritage conversion with four units

10.4. Adaptive Re-use of Buildings of Heritage Merit

Intent:

Support the heritage designation of buildings of heritage merit by allowing innovative uses and designs to encourage heritage conservation.

10.4.1. Where redevelopment is proposed, consider forms of housing, building massing and site layout that support the retention and adaptive re-use of buildings of heritage merit, and avoid demolition for new development.

10.4.2. Encourage the designation and retention of buildings of heritage merit where rezoning conferring additional density occurs.

10.4.3. With redevelopment of heritage properties, consider the relaxation of regulatory guidelines (e.g. reduced parking requirements; variances to setbacks, etc.) while encouraging development that supports the overall objectives of this plan.

10.4.4. As part of an update to the House Conversion Regulations, consider supporting sensitive building additions during the conversion of a heritage house into more than one unit, and supporting the conversion of houses built after 1930.

10.4.5. Encourage the use of incentives for the rehabilitation or adaptive re-use of commercial or mixed use buildings of heritage merit, including those at Moss Street and May Street Urban Village and Moss Street and Fairfield Road Urban Village (Five Points).