

10. Heritage



E&N Roundhouse, 253 Esquimalt Road (Heritage designated)



225 Dundas Street



Lekwungen art by Galloping Goose Trail



420 William Street



740 Mary Street (Heritage designated)



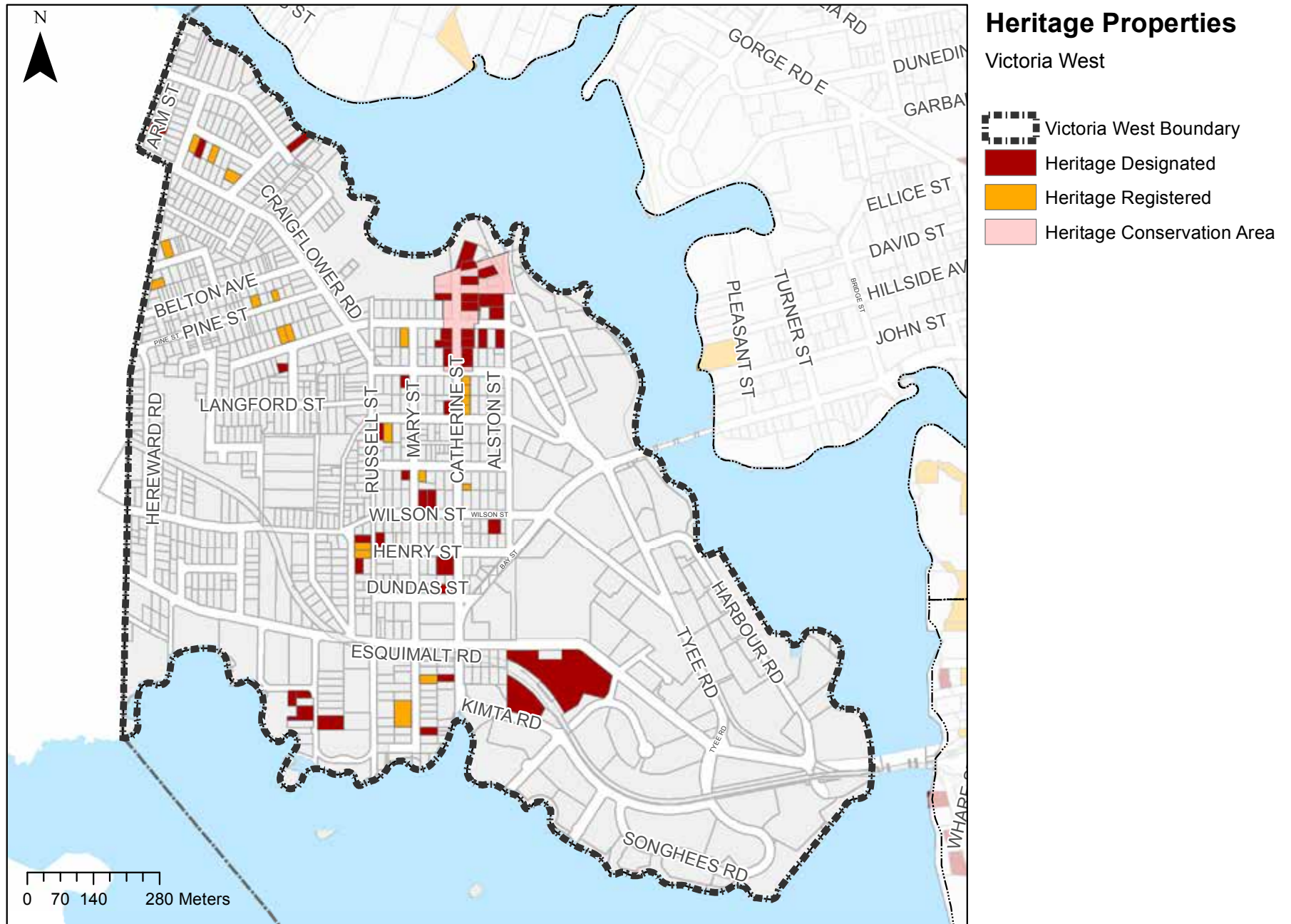
Ormond's Biscuit Factory, 300 Mary Street

Other Relevant Policies & Bylaws

- Heritage Tax Incentive Program (TIP)
- Victoria Heritage Register

Goals:

1. Protect the historic character of significant buildings and important sites
2. Celebrate and interpret the heritage of the neighbourhood



10.1. Heritage Designated and Registered Properties

Intent:

Protect the historic character of significant buildings and important sites.

10.1.1. 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 14, or other buildings of heritage merit, including through the rezoning process.

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

10.2. Heritage Conservation Areas

Intent:

Conserve the historic character and integrity of special neighbourhood places.

10.2.1. Consider future citizen-initiated proposals for designation of Heritage Conservation Areas.

10.3. Adaptive Re-use of Buildings of Heritage Merit

Intent:

Support the heritage designation of buildings of heritage merit by allowing innovative uses and designs which provide additional density and encourage heritage conservation.

10.3.1. Support single detached homes with a suite and garden suite, or with two suites, where the house is subject to heritage designation.

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

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

10.3.4. Consider additional habitable area to be added (e.g. through lifting the home or adding an appropriate addition) during the conversion into more than one unit where the house is subject to heritage designation.

10.3.5. Encourage the use of incentives for the rehabilitation or adaptive reuse of commercial or mixed use heritage properties.



Figure 31. Illustrative example of heritage property with a suite and a garden suite.



Figure 32. Example of adaptive re-use of heritage buildings on Amelia St, Victoria.



Figure 33. Example of added density around heritage buildings, Vancouver BC