

Oak Bay

Heritage Conservation Area

Education & Information Sessions

hosted by



DISTRICT OF
OAK BAY

presented by

Murray G. Miller

BEDS, M. Arch, MEDS (Cons), Assoc. AIA, MRAIC, ANZPI, CAHP, MCIP, IHBC, MICTP, MRTPI, RPP

MURRAY G. MILLER HERITAGE CONSERVATION & MANAGEMENT

Canadian Association of Heritage Professionals Planning Institute of British Columbia Royal Architectural Institute of Canada

October 19 & 21, 2017

The Road Map

for today's presentation



The Road Map

for today's presentation



Community Satisfaction Survey

When Oak Bay residents were asked to identify the most important issues facing the District today, two of the top issues were **preserving a sense of community** and **preserving local green space**.

Agreement tends to be fairly strong in terms of priorities for the future of Oak Bay, especially in relation to **preserving heritage homes**.

4 Questions

- 1 What is a Heritage Conservation Area?
- 2 How does a Heritage Conservation Area work?
- 3 What are the impacts of a Heritage Conservation Area?
- 4 Are there examples of Heritage Conservation Areas in other jurisdictions?

Have you ever wondered?



What is a Conservation Area?

Now remind me again...what is a Conservation Area?

Well...I thought you said it was any area along the way where you could stop to conserve energy...





POSTED BY
Historic England

28 SEPTEMBER 2017 · 2 COMMENTS

I'm sorry but what is a conservation area?

There are more than 10,000 conservation areas in England, spanning 2.2% of the country – that's about the same size as Luxembourg!

Conservation areas are managed by local authorities, who have identified **those places of special architectural or historical interest as deserving of careful management to protect their character**

CRHP

The Canadian Register of Historic Places

CANADA

The Canadian Register of Historic Places (CRHP) defines a heritage district as “a place comprising a group of buildings, structures, landscapes and/or archaeological sites and their spatial relationships where built forms are often the major defining features and where the collective identity has heritage value for a community, province, territory or the nation.



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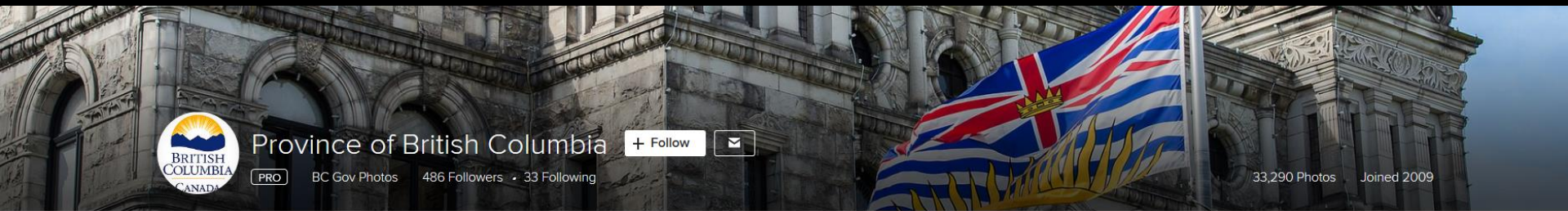


History and culture

British Columbia

CANADA

A heritage conservation area is a distinct district with special heritage value and/or heritage character, identified for heritage conservation purposes in an official community plan.



Toronto

ONTARIO

Characteristics of heritage districts

Although each district is unique, many share a common set of characteristics. These may include:

- **A concentration** of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.




- **A framework of structured elements** including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.
- **A sense of visual coherence** through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.
- **A distinctiveness** which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas.

Toronto

Ministry of Tourism, Culture, and Sport

ONTARIO

Areas whose cultural heritage value contributes to a sense of place extending beyond their individual buildings, structures and landscapes

An aerial photograph of the Toronto skyline, showing a dense cluster of skyscrapers and buildings. The CN Tower is prominent on the left side. The city extends to the water's edge, with a large body of water visible in the foreground.

Areas of Special Identity in the Official Plan, the significant historical and architectural character of the Yorkville Triangle and Scollard Hazelton areas, make it an important part of the City's rich legacy of neighbourhoods.

Halifax

NOVA SCOTIA

“Heritage Conservation District” means an urban or rural area with historic or architectural value that is established as a heritage conservation district pursuant to this Act;



San Francisco

CALIFORNIA

A historic district is a collection of resources (buildings, structures, sites or objects) that are historically, architecturally and/or culturally significant



Manchester

ENGLAND

Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.



Hebden Bridge

ENGLAND

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act).

The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development.



Christchurch

NEW ZEALAND



A special amenity area (sam) is an area which has amenity and/or heritage characteristics which set it apart from the surrounding residential environment, with aspects or characteristics that contribute to the pleasantness of an area. The special characteristics may include attractive street trees and mature on-site planting; a unique topographical environment (such as a river setting); architecture and site layout of a specific period in history; consistent age, scale and style of dwellings or an intimate street scene.

Christchurch

NEW ZEALAND



Ku-ring-gai Council

NEW SOUTH WALES, AUSTRALIA

A Heritage Conservation Area (HCA) is an area recognised and valued for its special historical and aesthetic character. Important elements that contribute to the heritage significance of a HCA include the architectural style of buildings, fences, trees and gardens.







ICOMOS 15th General Assembly and Scientific Symposium
Vulnerabilities within the settings of monuments and sites:
Understanding the threats and defining appropriate responses

Bath ENGLAND



South Coast ENGLAND



York ENGLAND





Liverpool ENGLAND



Manchester

ENGLAND



Pasadena

CALIFORNIA



Kingsgrove

NEW SOUTH WALES

Caroline Street, Kingsgrove.

WHAT IF THERE ARE NO HERITAGE CONSERVATION AREAS?

The current situation would remain the same. Areas where there is unique character and streetscapes of uniform buildings – the attributes that make a place special – would continue to be gradually eroded. Unsympathetic development on one lot in the middle of a group disturbs the uniformity and balance and encourages further unsympathetic change. There would be no certainty for people buying into a neighbourhood for its special character and no guarantees for the existing residents that things would not suddenly change.

A submission regarding a demolition of a Federation house in Caledonian Street provoked this response... "Our type of heritage streetscape is disappearing. It would be most positive if this intact pocket of history opposite a heritage listed park, be duly protected." (Trim 14/78704)

Throughout Rockdale City there are examples of newer, larger houses being built in areas that have an established character. Character defined by rows of similar or identical Federation or Inter-war period houses for example. New buildings often remove one of the original houses and replace it without regard for the existing historic streetscape, disrupting the uniform character of the street.

In some cases this has not affected the other residents in the street but in many cases it has caused great concern as people feel they are



losing the character that makes their street special. The introduction of HCA would enable policy to be developed to manage change in these special streetscapes.

HAS ROCKDALE CITY COUNCIL PREVIOUSLY CONSIDERED HAVING HCA?

The 1991 Rockdale Heritage Study identified a number of areas that had special historic and streetscape qualities. These precincts have not been made into HCA.

The 2010 Heritage Inventory Review also recommended that intact streetscapes of the same period which retain their original character should be included as HCA in the heritage schedule.

HOW IS A HERITAGE CONSERVATION AREA MADE?

A HCA is defined legally by including it in the Rockdale Local Environmental Plan. Management of the HCA is included in the Rockdale Development Control Plan through guidelines for development in heritage conservation areas.

There is a statutory process for making changes to both these documents that includes public exhibition and notification to affected property owners.

This Discussion Paper is not part of that process, all property owners affected by any HCA proposals would be notified in a separate process.

WHICH PLACES
IN OUR CITY
HAVE THE
POTENTIAL TO
BECOME AN
HCA?

Westmount HCA

EDMONTON



Marina Bay

SINGAPORE



Boat Quay

SINGAPORE



Chinatown

SINGAPORE



Chinatown

VICTORIA



Chinatown

VICTORIA



Fort Worth

TEXAS



Botanic Gardens

SINGAPORE



Geylang Shophomes

SINGAPORE



Newcastle

NEW SOUTH WALES



Yarmouth

NOVA SCOTIA



How does a Heritage Conservation Area work?

RESEARCH

SIGNIFICANCE
INTEGRITY



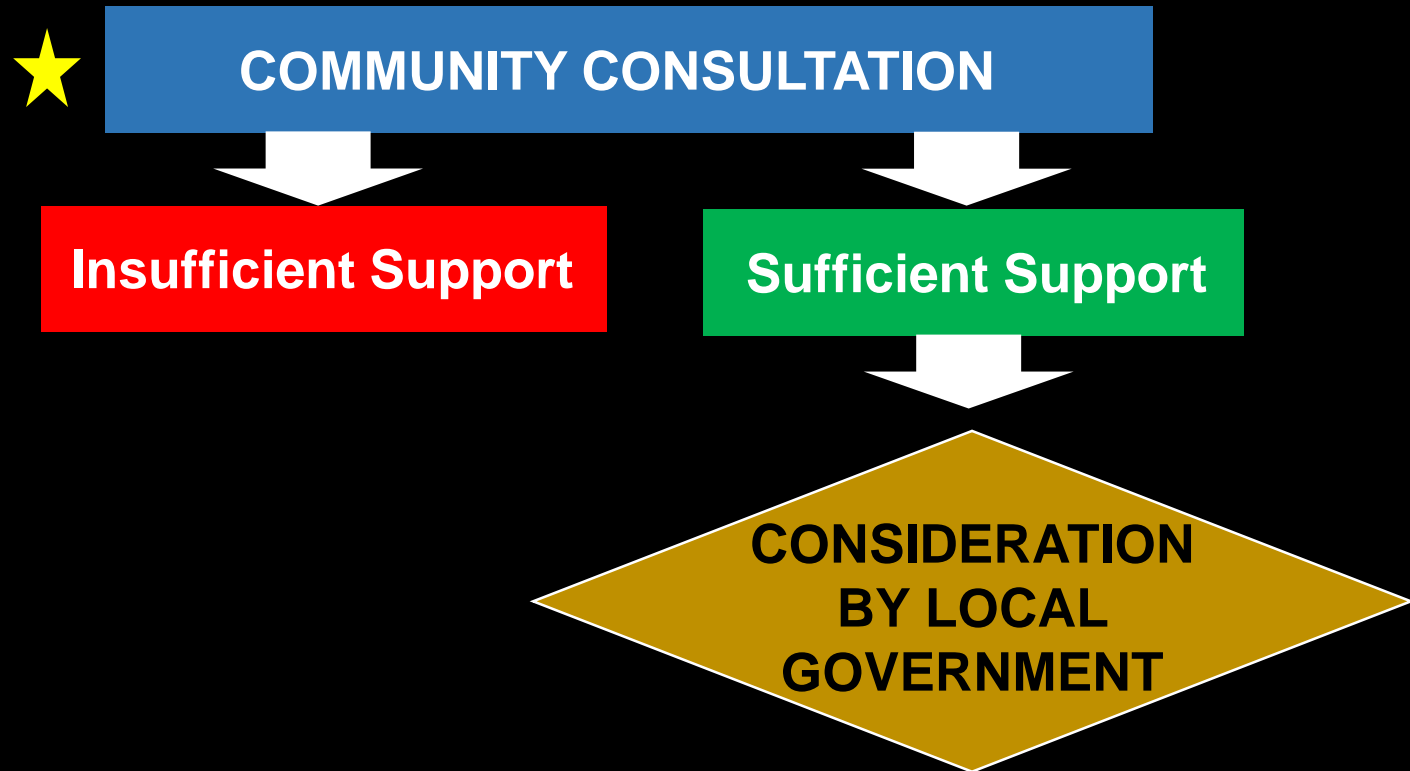
COMMUNITY CONSULTATION

RESEARCH

SIGNIFICANCE
BOUNDARIES

CONSERVATION AREA APPRAISAL

How does a Heritage Conservation Area work?



How does a Heritage Conservation Area work?

1. Describe the **special features or characteristics** that justify the designation
2. State the **objectives** of the designation
3. Specify the **guidelines** respecting the manner by which the objectives are to be received (OCP or zoning bylaw)

OCP must



Draft OCP Provisions

Take action

Take no action



**CONSIDERATION
BY LOCAL
GOVERNMENT**



Within 30 days, Local Government **must**:

- a) file a **notice** in the land title office; and
- b) give **notice** to the Heritage Minister



Adopt bylaw

PUBLIC HEARING

Gives Notice



**CONSIDERATION
BY LOCAL
GOVERNMENT**

What are the impacts of a Heritage Conservation Area?

What are the impacts of a Heritage Conservation Area?

The main purpose of conservation area designation is to acknowledge the **special character** of an area.

This influences the way in which the council, as the local planning authority, deals with **planning applications** that may affect the area.

Within conservation areas, permitted development rights may be restricted. This means that **permits are required** for certain types of work that may not normally need one.

What are the impacts of a Heritage Conservation Area?

Regulatory

- Acknowledge special character through regulations
- Permits may be required for certain works
- Design review for changes

Social/Quality of Life

- Stability and enhanced certainty
- Sense of place
- Supports sense of permanence

What are the impacts of a Heritage Conservation Area?

Economic

- Provides use of local materials and skills
- Can be labour intensive resulting in the creation of more jobs
- Contributes to heritage tourism

Environmental

- Fosters an increase in recycling
- Saves embodied energy
- Promotes green practices
- Decreases urban sprawl

What are the impacts of a Heritage Conservation Area?

Examples of types of development that may require a heritage alteration permit:

- Demolition of all, and in some cases part, of any building or structure.
- Extensions that extend beyond the exterior envelope of the building.
- Design review for new construction.

What are the impacts of a Heritage Conservation Area?

- Any enlargement or extension to a roof, such as the addition of a dormer window.
- An extension or alteration to any structure within the grounds of a building, if it is visible from the public right-of-way.
- The installation of a flue, chimney or soil and vent pipe if it would be visible from the public right-of-way.
- Positioning a satellite dish on a wall, roof or chimney that is visible from the public right-of-way.

What are the impacts of a Heritage Conservation Area?

- Cladding any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Changes to doors or windows.
- Replacement of doors or windows that can be repaired.
- Solar panels on a wall that is visible from the public right-of-way.
- Review of signage and advertisements.
- Trees within conservation areas may be protected.

Are there examples of HCAs
In other jurisdictions?



Are there examples of HCAs In other jurisdictions?

National Historic Sites (that are districts)	Designated
Prince William Streetscape, St. John, NB	1981
Water Street Historic District, St. John's, NF	1987
Rennie's Mill Road Historic District, St. John's, NF	1987
Great George Street Historic District, Charlottetown, PEI	1990
Old Town Lunenburg Historic District, Lunenburg, NS	1991
The Hydrostone District, Halifax, NS	1993
Historic Marysville, Fredericton, NB	1993
Annapolis Royal Historic District, Annapolis Royal, NS	1994
St. Andrew's Historic District, St. Andrew's, NB	1995
Chinatown, Victoria, BC	1995
Powell River Townsite, Powell River, BC	1995
Esquimalt Naval Sites, Esquimalt, BC	1995
Saint Laurant Boulevard ("The Main") Historic District, Montreal, PQ	1996
Battle Harbour Historic District, Battle Harbour, NF	1996
The Exchange District, Winnipeg, MB	1996
Port Union Historic District, Port Union, NF	1998

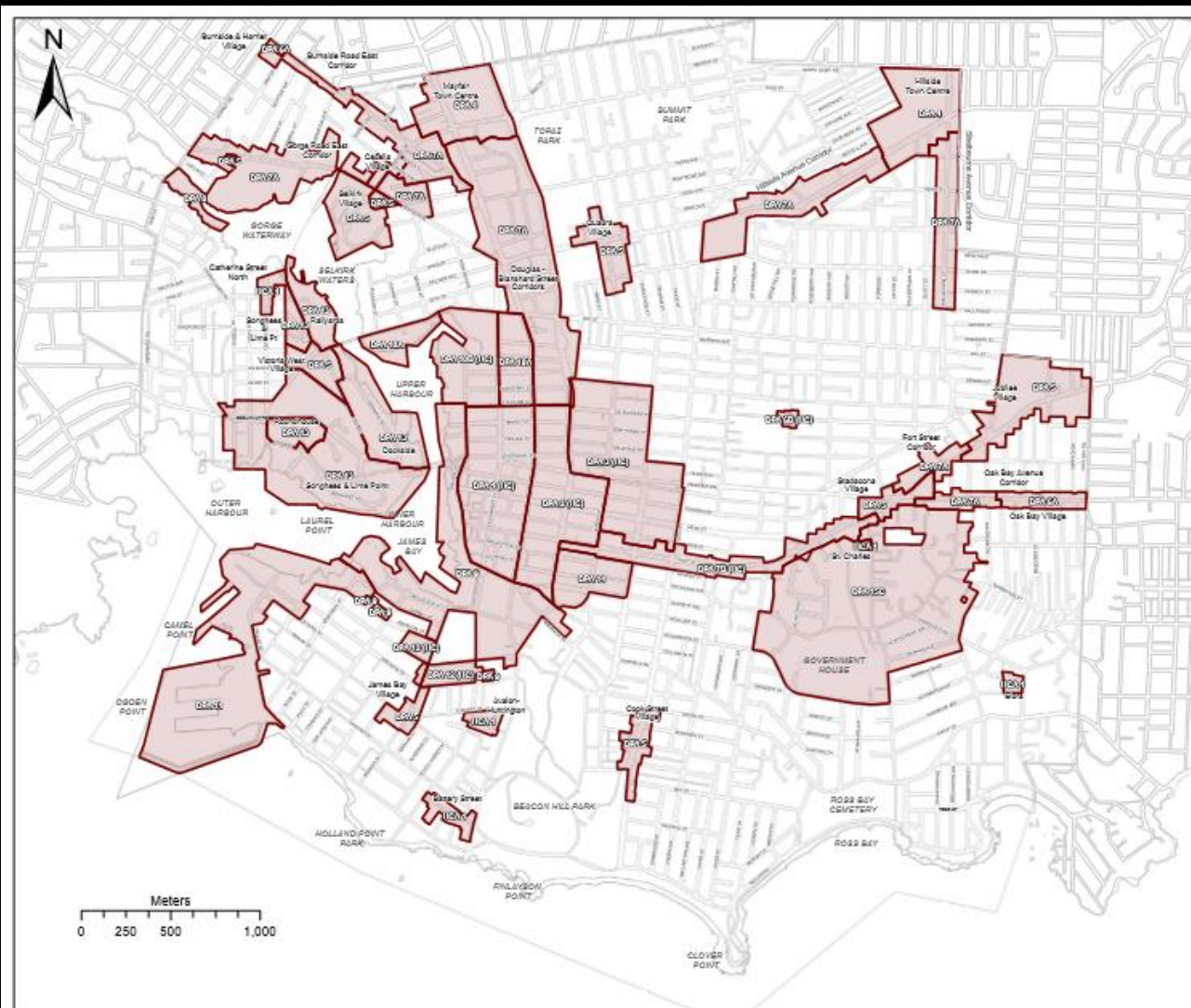
Hey Bert!! How come *Sesame Street* is not on the list of examples in other jurisdictions?

Ernie!!! For once....just once...can you find a way to be serious?



8 DP Areas that are HCAs

VICTORIA



MAP 32

COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- DPA 1 (HC): Core Historic
- DPA 2 (HC): Core Business
- DPA 3 (HC): Core Mixed-Use Residential
- DPA 4: Town Centres
- DPA 5: Large Urban Villages
- DPA 6A: Small Urban Villages
- DPA 6B (HC): Small Urban Villages Heritage
- DPA 7A: Corridors
- DPA 7B (HC): Corridors Heritage
- DPA 8: Victoria Arm Gorge Waterway
- DPA 9 (HC): Inner Harbour
- DPA 10A: Rock Bay
- DPA 10B (HC): Rock Bay Heritage
- DPA 11: James Bay and Outer Harbour
- DPA 12 (HC): Legislative Precinct
- DPA 13: Core Songhees
- DPA 14: Cathedral Hill Precinct
- HCA 1: Traditional Residential
- DPA 15C: Intensive Residential Rockland

The following designations apply to all areas within the City of Victoria and are not shown on this map:

- DPA 15A: Intensive Residential Small Lot
- DPA 15B: Intensive Residential Panhandle Lot
- DPA 15D: Intensive Residential Duplex
- DPA 15E: Intensive Residential Garden Suites
- DPA 16: General Form and Character

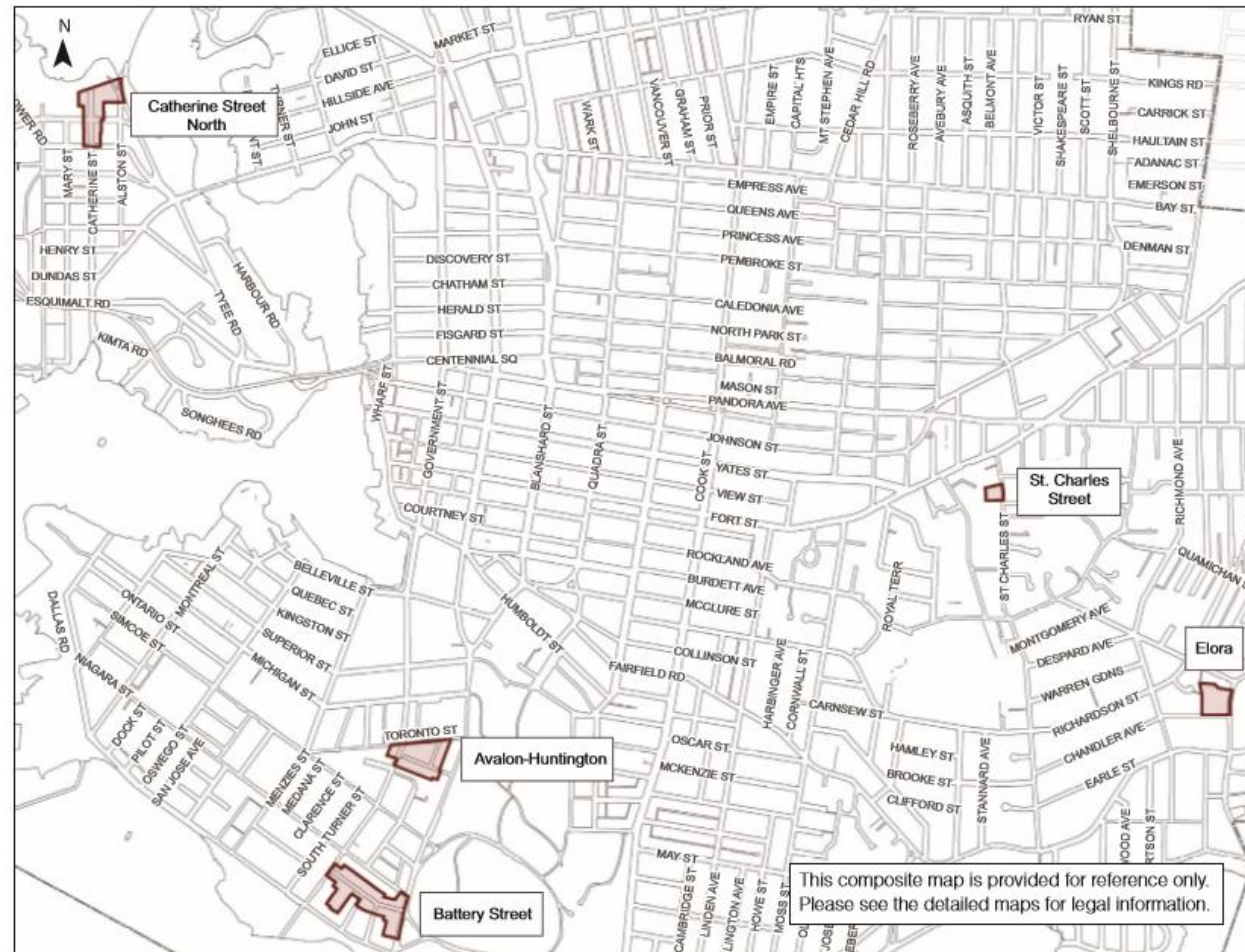
This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.

5 Traditional Residential HCAs

VICTORIA

APPENDIX A: DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

Map 66: HCA 1: Traditional Residential



Battery Street HCA

VICTORIA



St. Charles Street HCA

VICTORIA

Map 70: HCA1: Traditional Residential – St. Charles Street



Church Street HCA

EDMONTON



Heritage Area Boundary and Churches

Religious Buildings of Interest:

1. Family Worship Centre
2. The Mustard Seed
3. St. John's Evangelical Lutheran Church
4. Mary Queen of the Martyrs Vietnamese Catholic Church
5. Sacred Heart of the First Peoples
6. Ansgar Lutheran Church
7. E3 Architecture and Design
8. Holy Trinity Canadian Orthodox Church
9. Cornerstone Church of God
10. First Christian Reformed
11. St. Peter's Lutheran Church Breakfast Club
12. Mui Kwok Buddhist Temple
13. St. Josaphat's Catholic Cathedral

Other Buildings of Possible Heritage Interest:

14. Former commercial building at 11020 96 Street NW Edmonton
15. Former commercial building at 10665 96 Street NW Edmonton
16. Former commercial building at 10566 96 Street NW Edmonton
17. Former commercial building at 10631 96 Street NW Edmonton
18. Former commercial building at 10863 96 Street NW Edmonton
19. Residence at 10918 96 Street NW Edmonton
20. Residence at 10631 96 Street NW Edmonton
21. Residence at 10840 96 Street NW Edmonton
22. Residence at 10729 96 Street NW Edmonton
23. Residence at 10111 96 Street NW Edmonton
24. Residence at 10948 96 Street NW Edmonton



Exchange District

WINNIPEG



Cambridge

ONTARIO

- Galt downtown, a late 19th century commercial block in the City of Cambridge;



The Galt Downtown Heritage Conservation District – now part of the City of Cambridge, comprises a prominent commercial block of stone clad buildings that subtly vary in detail and style. (Photo: Ministry of Culture)

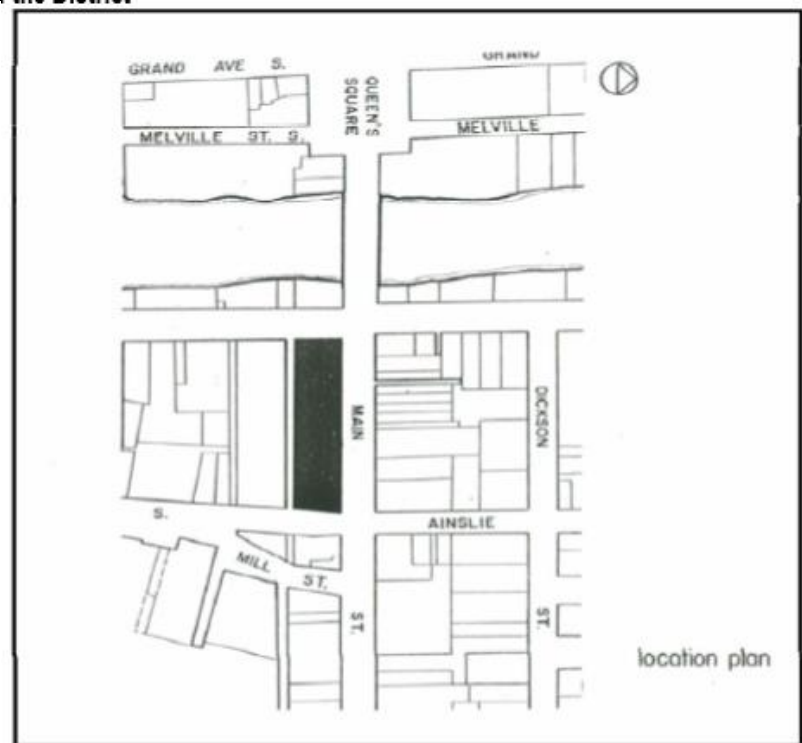


Figure 2: Map of Galt Heritage Conservation District

Rockcliffe Park

OTTAWA

The former Village of Rockcliffe Park, now part of the City of Ottawa, were the whole municipality was designated, in large part, because of its character as a cultural heritage landscape

ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT PLAN



Quebec City

QUEBEC



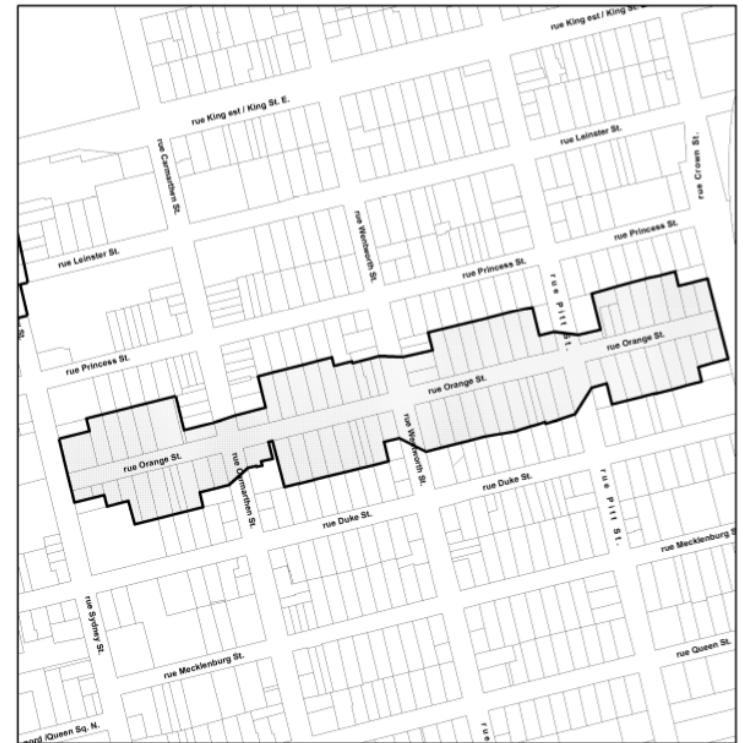
St. John

NEW BRUNSWICK



St. John

NEW BRUNSWICK



Schedule "C" Orange Street Heritage Conservation Area

Includes the buildings, structures and lands being the properties on Orange Street bounded on the east by Crown Street, on the west by Sydney Street, on the north by the rear property line of all properties facing Orange Street, on the south by the rear property line of all properties facing Orange Street and by all corner buildings facing onto Carmarthen, Wentworth and Pitt Streets with a side façade facing onto Orange Street, including the two buildings located at civic addresses 114 Wentworth Street and 116 Wentworth Street

Lunenburg

NOVA SCOTIA



Lunenburg
**NOVA
SCOTIA**

Halifax

NOVA SCOTIA



BARRINGTON STREET HERITAGE CONSERVATION DISTRICT BOUNDARY



Historic Name / Year Built	Street Level Business
1. City Hall (1888)	
2. Grand Parade (1749)	
3. St. Paul's Mill	
4. St. Paul's Church (1749)	
5. St. Paul's Building (1897)	
6. Forrester Building (1820s)	JWD Bookstore
7. Wright/Marble Building (1896)	Ideal Bikes / Just Us Coffee
8. NS Furnishings Building (1895)	Captain Sub
9. Ungar's Laundry (1892)	Telus/Manpower
10. Old Acadian Insurance (1919)	Grimite Brewery
11. Harrison Building (1893)	Sun the Record Man (vacated)
12. Canada Permanent Trust (1950)	Sun the Record Man (vacated)
13. Tramway Building (1916)	Tim Horton's
14. Former Tip Top Tailors (1915)	Frozen Ocean / Venus Envy
15. C of E Institute (1886)	CD Plus
16. Old City Club (1821/91)	Khyber Arts / Heritage Trust
17. St. Mary's Young Men's	Neptune Theatre School
18. Benevolent Society Hall (1891)	Former NFB headq & vacant site
19. Brander Moers Building (1907)	Attica
20. Farquhar Building (1897)	Venus Pizza
21. Barrington Gate (1996)	Creative Market Place/ Youth Business
22. St. Mary's Basilica & Globe (1891)	
23. Old Burying Ground (1749)	
24. Old Birk's Site	
25. Crowe Building (1912)	Hilltribe
26. Cabot Building (1890)	Elephant's Eye
27. Kaiser Building (1895)	Freak Lunch Box
28. G.M. Smith Building (1893)	Pop Show
29. One Government Place (1980s)	Entrance lobby
30. Cleverdon Building (1870s)	Robert's Jewellers
31. Foreign Affair (1870s/1950s)	Foreign Affair
32. Old Photographic Studio (1860s)	Extreme Pina
33. Former Eaton's (1923)	Provincial Government Offices
34. Colwell building (1871)	Certainly Cinnamon/Momoya
35. Buckley's Building (1897)	United Bookstore
36. Johnson Building (1890)	Little Mysteries
37. Roy Building (1897/1919/1928)	Vacant
38. D'Allaire building (1950s)	Vogue Optical
39. Old Zeller's (1920)	Discovery Centre
40. Keith / Green Lantern Bldg. (1896)	Travel Cuts / Pogue Fado
41. Old Paramount entrance (1930s)	Random Play
42. Sievert's Tobacco Store (1800s)	Sievert's Tobacco Store
43. Mediterraneo Restaurant (1920)	Ste Anise Restaurant
44. Mary MacAlpine (1890s)	Fireworks Jewellers
45. Carsand Mosher (1950s)	Carsand Mosher
46. W.M. Brown Bldg. (1910)	Renaissance
47. Pacific Building (1911)	Mud Room / Chives
48. Freeman's Mall (1924)	Vacant/ Halifax Estate Jewellery
49. St. Matthew's Church (1858)	
Government House (1800)	

Summerside

P.E.I

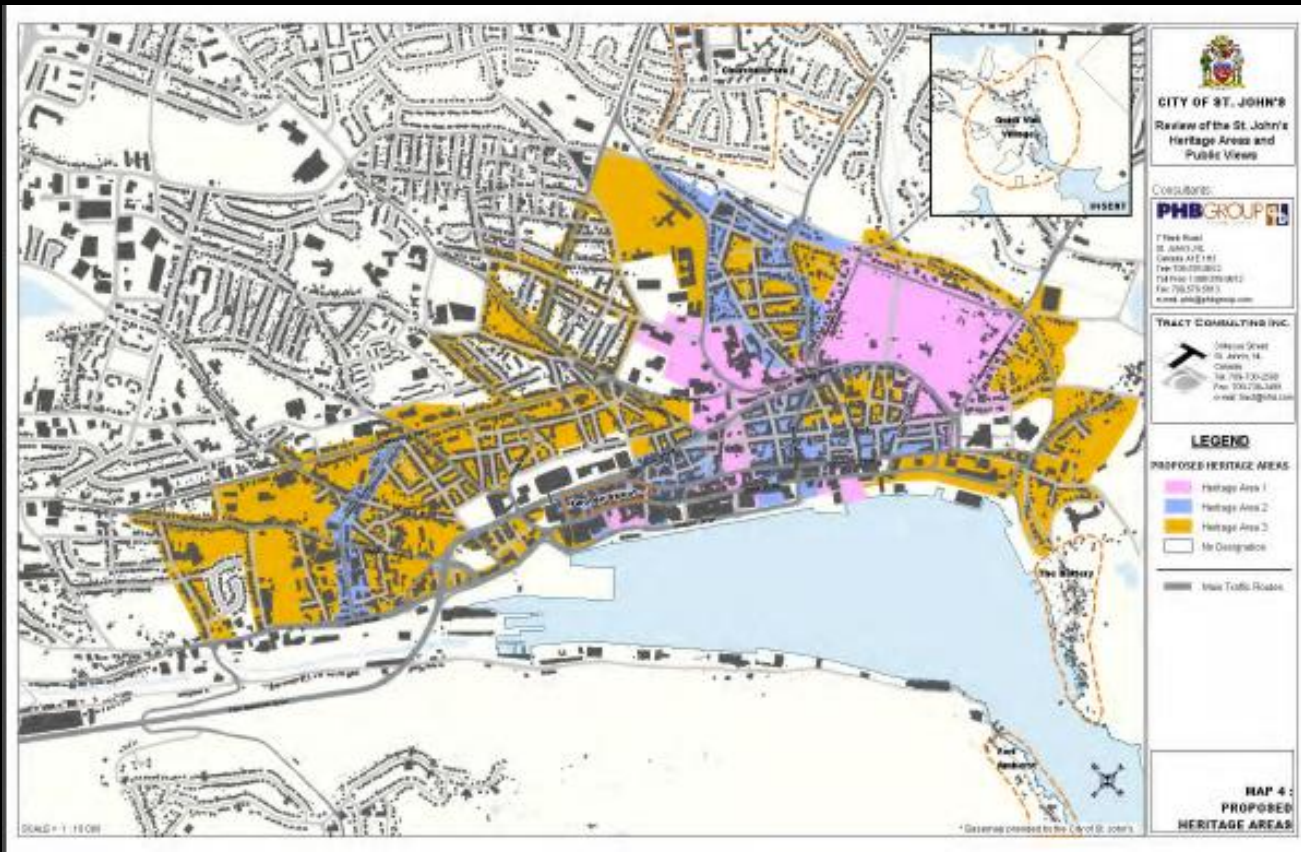


SCHEDULE 'B' MAP OF HERITAGE DISTRICT OVERLAY (HDO ZONE)



St. John's

NEWFOUNDLAND



Ryde St. John's

ISLE OF WIGHT



Ryde St Johns Conservation Area

Chester Street SA

NEW ZEALAND



*How to Maintain the Heritage Character
of the
Chester Street East*

NEIGHBOURHOOD



Murray G. Miller, Senior Heritage Conservation Planner
Urban Design & Heritage Team
for
The Chester Street East Neighbourhood Association

August 24, 2003



Sackville

NEW BRUNSWICK



ASSESSMENT OF CHARACTER-DEFINING ELEMENTS, PRESERVATION TREATMENTS AND THE PREPARATION OF DESIGN GUIDELINES FOR TWO CONSERVATION AREAS

Sackville NEW BRUNSWICK HERITAGE ARCHITECTURE STYLE GUIDE

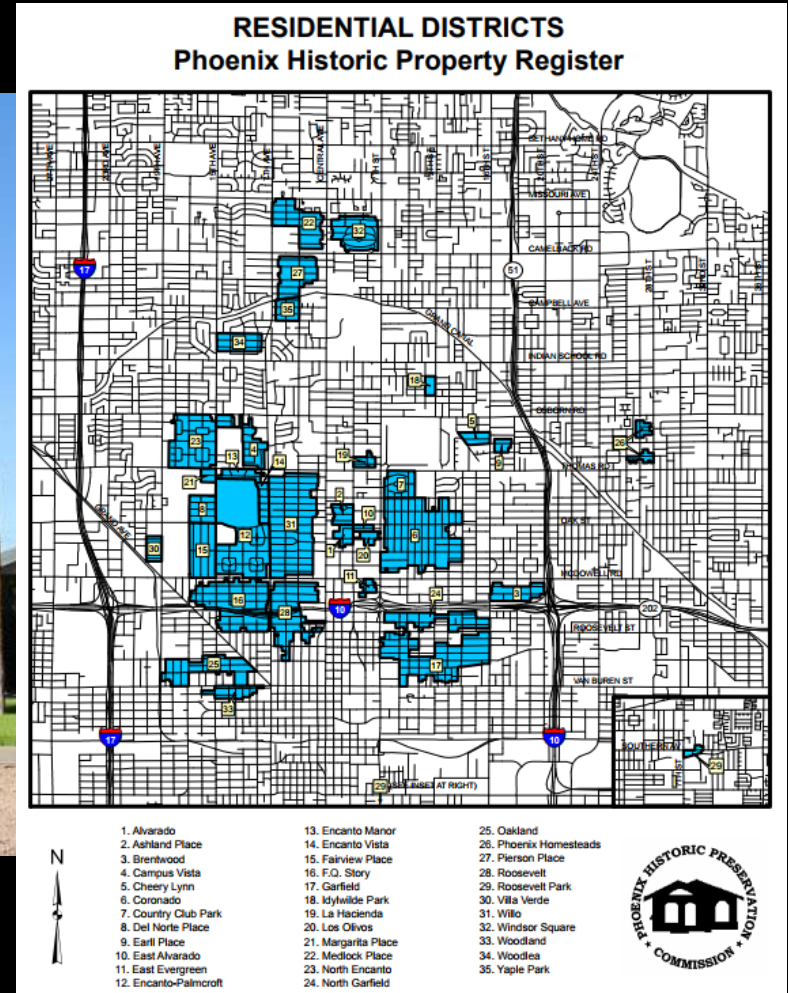


Prepared by

Murray G. Miller Heritage Conservation & Management
BEdS, M. Arch., MEdS (Cons), Assoc. AIA, MRAIC, MCAHP, MCP, HBIC, MICTP, MRTP, RFP

Phoenix Historic Districts

ARIZONA



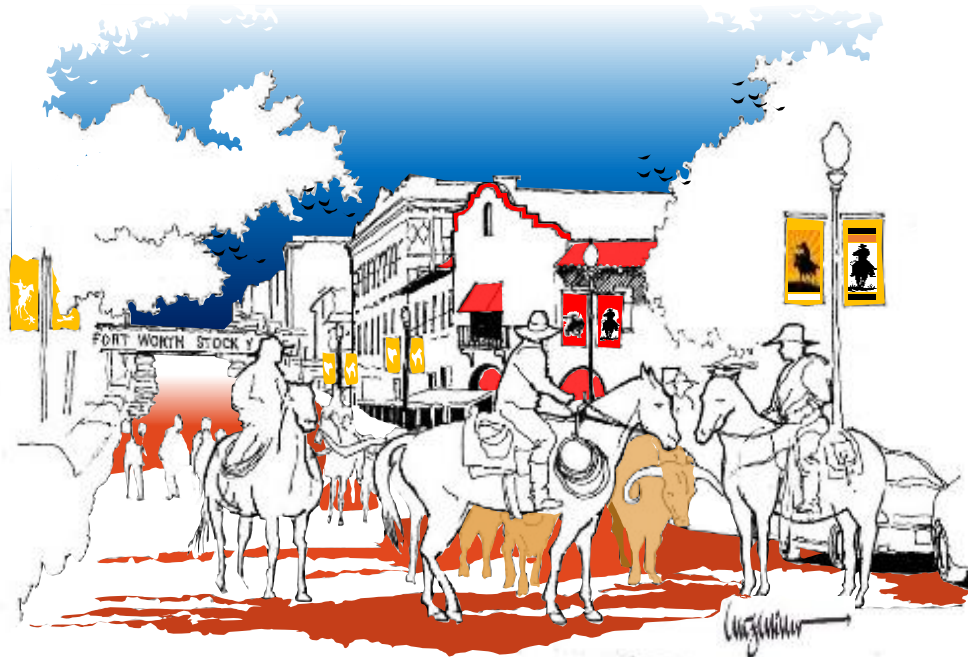
Stockyards NHD

FORT WORTH



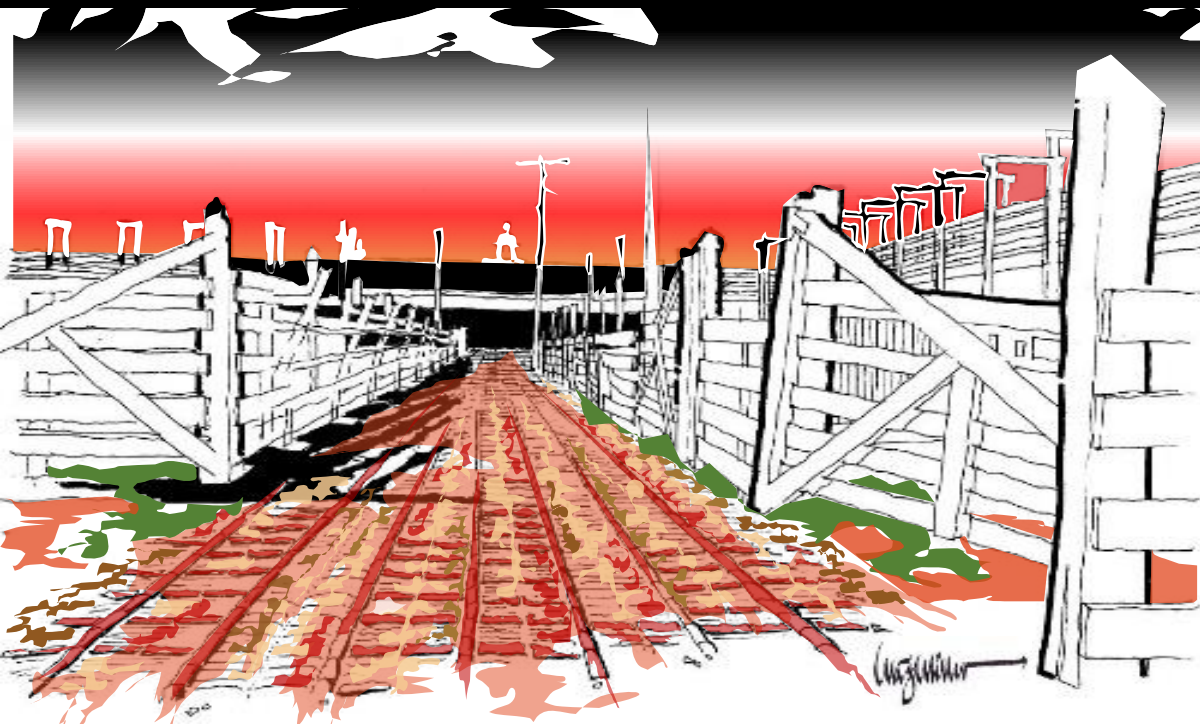
Stockyards NHD

FORT WORTH



Stockyards NHD

FORT WORTH



Conservation Districts

Our conservation guidelines are applied in varying degrees to the different conservation districts. We have to take into consideration the historical significance of each conservation district, the context of the surrounding developments and the long-term plans for the area. The extent of the building to be conserved and the degree of adaptation allowed also varies by district, and in some cases, by the uniqueness of the subject building.

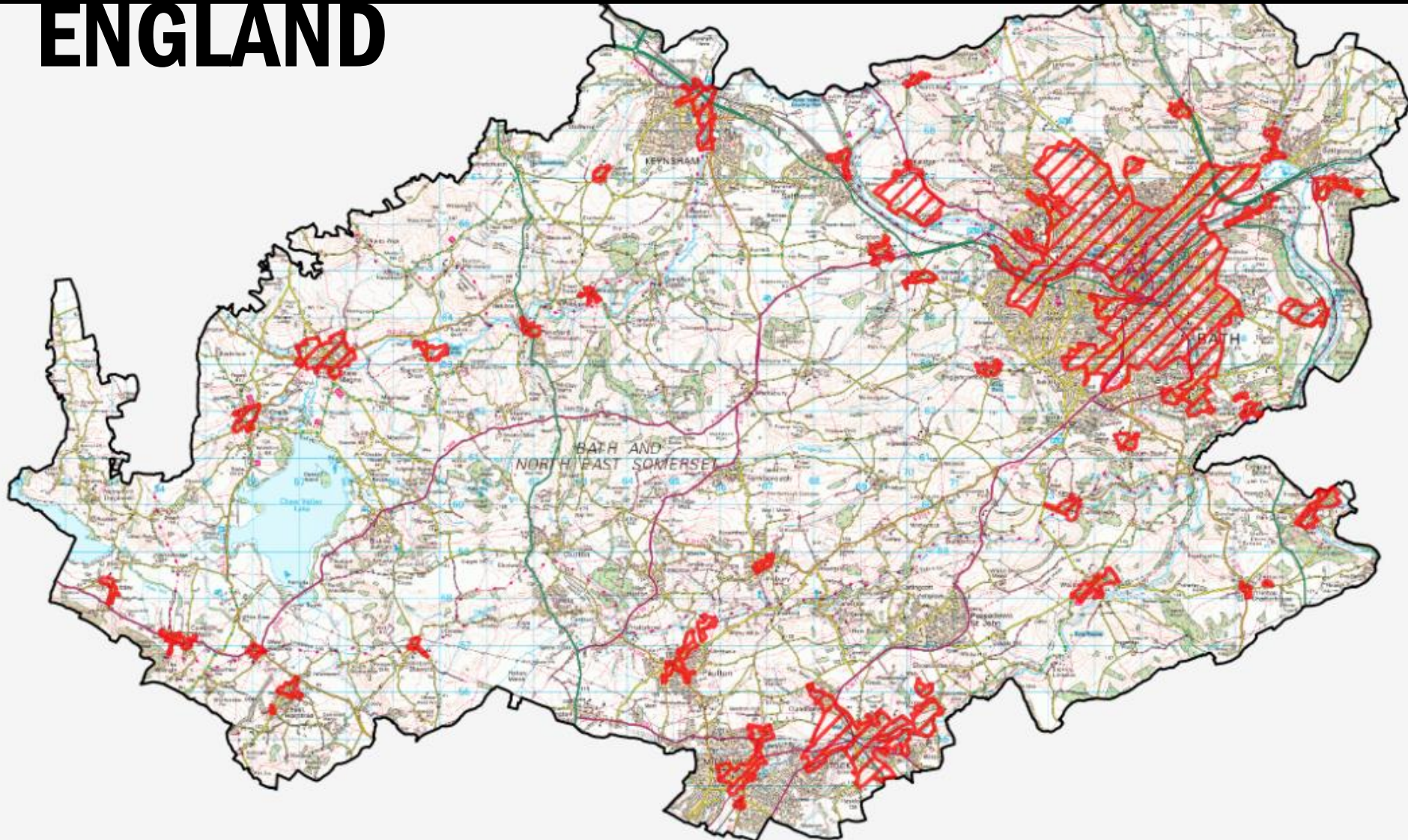
THE HISTORIC DISTRICTS OF BOAT QUAY, CHINATOWN, KAMPONG GLAM AND LITTLE INDIA

The [Historic Districts](#)—the oldest urban areas of Singapore—were first gazetted on July 7 1989. The strictest form of building conservation is practiced in these districts. These districts enrich our built environment with their diverse facades, rich ornamentation and unique architectural styles. To maintain the ambience and physical character of these historic districts, strict conservation guidelines have been put in place. For example, the entire building envelope, including the rear service blocks and rear courts are to be retained and restored, to maintain the overall low-rise scale and fine grain of the urban texture.



Bath

ENGLAND



Hebden Bridge

WEST YORKSHIRE, ENGLAND



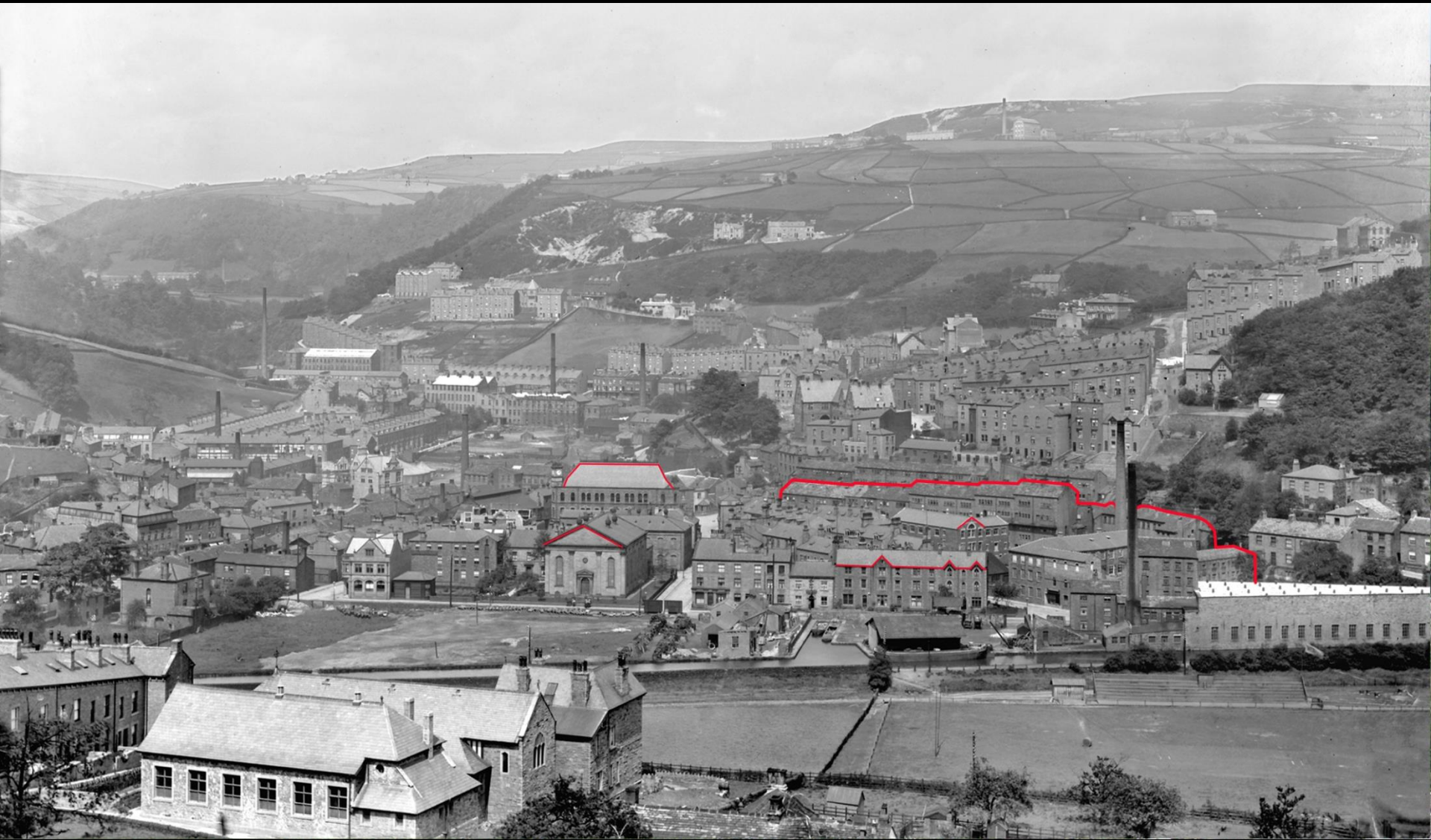
Hebden Bridge

WEST YORKSHIRE, ENGLAND



Hebden Bridge

WEST YORKSHIRE, ENGLAND



Hebden Bridge

WEST YORKSHIRE, ENGLAND



We have explored the 4 Questions

- 1 What is a Heritage Conservation Area?
- 2 How does a Heritage Conservation Area work?
- 3 What are the impacts of a Heritage Conservation Area?
- 4 Are there examples of Heritage Conservation Areas in other jurisdictions?

We've covered a lot of ground



To the great community of

OAK BAY

Thank You!