

# City of Victoria Heritage Program



*Building  
on our past*

## 45 Years of Achievement In Heritage Advocacy & Conservation

### Introduction

The City of Victoria has one of the longest and most distinguished records in Canada in the field of heritage conservation. It has demonstrated consistent leadership in the community through numerous examples of advocacy in furthering the cause of heritage conservation. This chronology details the City's many initiatives and programs in the heritage field over the past 45 years. An overview of some of these accomplishments is contained in a separate document.

As of May 2002, the City of Victoria has a total of 789 properties on its heritage registry, including 413 designated heritage or with heritage covenants and 376 registered heritage buildings. Of these, 262 are commercial, institutional, industrial or apartment blocks, including 104 designated and 158 registered, and 527 are houses, including 309 designated or covenanted and 218 registered. The designated residential properties now include several garages and carriages houses, landscape features such as masonry walls, and some interior features. A recent study has indicated that property taxes and property assessments rise appreciably faster for restored heritage properties than the City average, and there is a corresponding rise in market value for the property owner. The City's ongoing designation and restoration funding programs continue to build and enhance quality of life in the community.



*Victoria*  
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**1956-8 - *Art Gallery of Greater Victoria (AGGV):*** City and Greater Victoria's four core municipalities hold competition, won by architects Rod Clack and Morris Clayton, for renovation of old Spencer Mansion and construction of first addition; dedicated as AGGV in 1958, during Centennial celebrations of founding of mainland Colony of British Columbia.

**1958 - *First City Planner:*** On January 1 City of Victoria hires Rod Clack as first City planner.

**1959-60 - *Downtown Improvement Program (DIP):*** City of Victoria, led by Clack, launches clean-up and paint-up program of over 200 buildings in Downtown to publicize and recognize historic buildings on Yates, Wharf, Johnson, Government and Bastion Streets, and to link with historic waterfront area; also develops good urban landscaping and provides for change in traffic patterns and for peripheral parking to create a more pedestrian-friendly City centre; heritage aspect built upon in part to counteract development of Mayfair and, later, Hillside Shopping Malls; project raises enthusiasm for development of Centennial Square.

**1959-62 - *Centennial Square:*** Rod Clack and Mayor Richard Biggerstaff Wilson convince City to reject Vancouver developers' proposal to demolish old City Hall and build anew on Blanshard Street, and instead to improve area and develop site between historic structures of City Hall, Pantages or York Theatre, now McPherson Playhouse, and Police Station. Square commemorates and is dedicated to City of Victoria's Centennial of Incorporation in 1962.

**1963-7 - *Bastion Square:*** City restores Bastion Square, with funding assistance from federal and provincial governments and from BC Hydro, and dedicates it in 1967 as part of celebrations for Canada's Centennial; this project leads way for restoration and rehabilitation of Market Square by private investment.

**1967 - *Inner Harbour Renewal Area*** (from waterfront to just east of Government Street): City commissions study by Acres Western Limited; study emphasizes "historical character of the area" as one of the "key attractions to visitors in the City".

**1971 - *Old Town Report:*** City commissions study by UBC architecture students, with funds from federal Opportunities for Youth (OFY) grant; study describes "the richness and variety of the [heritage] building fronts, the craftsmanship evident in their details and moldings, and the human scale of the buildings and their surrounding spaces"; definition of compatible uses and design principles clarified.

**1973 - *Heritage Advisory Committee (HAC):*** City Council, in November, appoints first HAC, as provided under Section 714A of BC Municipal Act.

- ***James Bay Plan:*** City Council adopts seminal neighbourhood plan, which substantially checks the clear-cutting demolition of heritage houses and the advance of high-rises.

- ***Erickson Report:*** City commissions design criteria for Inner Harbour and Old Town.

- ***The Hallmark Society:*** citizens of Greater Victoria area form a volunteer society dedicated to encouraging the preservation of historic and architectural landmarks through education, advocacy, research and documentation, and tours.

**1973-74 - *Downtown Land Use Plan:*** City develops first comprehensive plan for Downtown.



**1974 - *Heritage Designation Bylaw:*** City Council in April passes enabling bylaw for heritage designation, as provided under Section 714A of Municipal Act; City later designates commercial buildings on Wharf Street and the first three privately-owned houses.

- ***1135 Catherine Street:*** City purchases for \$240,000 the threatened Warren Tug heritage property, containing Victoria's premier Queen Anne residence, the 1890 house known as "Roslyn", overlooking Selkirk Water.

**1974-5 - *Old Town:*** City Council adopts new zoning categories for Downtown, including Old Town.

**1975 - *City of Victoria Central Area Heritage Conservation Report:*** City's Planning Department publishes first edition in March, as a book for sale to public, as well as for use by City departments, building owners and heritage advocates; covers heritage buildings in Old Town, Inner Harbour, Central area churches and 15 houses.

- ***Heritage Recycle:*** City makes proposal to Canadian Demonstration Projects, Ministry of State for Urban Affairs, to obtain federal funding for comprehensive, coordinated initiative to create rotating fund for acquisition and restoration of downtown heritage structures, and for undertaking public works to enhance and rehabilitate the downtown core.

**1976 - *Special Sign Control bylaw:*** City Council adopts special bylaw for Old Town.

- ***Heritage Buildings Protection Bylaw:*** Mayor Mike Young and City Council in July place an emergency five-month freeze on 77 of Victoria's most endangered heritage homes, prohibiting demolition or alteration with fine of up to \$100,000.

- ***Heritage Buildings Tax Exemption Bylaw:*** City Council adopts bylaw in first attempt to provide financial assistance for designated buildings; idea proves unworkable.

**1977 - *City of Victoria Central Area Heritage Conservation Report:*** City's Planning Department publishes second edition, revised.

- ***Yates Street:*** City encourages and assists building owners in restoration of 700-block Yates.

- ***Heritage Houses Financial Assistance Bylaw:*** City begins funding exterior restoration and maintenance of designated heritage residential properties through system of property tax rebates.

**1979 - *This Old House: An Inventory of Residential Heritage:*** City's Planning Department publishes first edition.

**1980 - *Chinatown:*** City Council adopts Historical Restoration Act and embarks on series of public improvements to assist and encourage the restoration of Chinatown.

- ***Heritage Commercial Properties Compensation Bylaw:*** City tries to assist owners directly, but by 1982, strategy is found to be illegal under Municipal Act.

**1982 - *Heritage Inventory of Industrial Buildings, Victoria:*** City's Planning Department, with funding from British Columbia Heritage Trust (BCHT), commissions Insight Consultants to study 30 pre-1945 industrial structures.



- 1982 - Residential funding program:** City Council puts program on hold when it is discovered to be illegal to directly fund private owners under present Municipal Act.
- 1983 - Victoria Heritage Foundation (VHF):** City Council, under a new Heritage Compensation Bylaw, establishes the VHF as an arm's-length organization to disburse City funds as matching-fund grants to designated heritage homes, for restoration and maintenance of exteriors and foundations.
- **This Old Town: City of Victoria Central Area Heritage Conservation Report:** City's Planning Department republishes for third time, substantially revised.
- 1983-6 - 500-block Johnson / Yates Streets Heritage Area Revitalization Project (HARP):** City initiates restoration of these blocks through coordination of a program with approximately \$230,000 in funding assistance for building owners from BCHT's HARP Program and BC Ministry of Municipal Affairs' Downtown Revitalization Program.
- 1984 - This Old House: An Inventory of Residential Heritage:** City's Planning Department revises and publishes second edition.
- 1985 - Victoria Heritage Festival:** VHF sponsors City's first heritage festival May 3-5; events include trade fair; heritage plant show and sale; military band concerts and ethnic dancers; fireworks and music; regattas including First Nations war canoe races, lifeboat races and teacup races; heritage area walking tours, open house tours and nighttime illumination tours of heritage houses; and photography and garden contests. Victoria Times Colonist photographer Alex Barta's photo of Attorney General Brian Smith going down in his teacup, still clutching his pipe, won Barta the Canadian Press feature category award for 1985 and national press for the event.
- **1843 Heritage Society (1843HS):** VHF establishes 1843HS to raise moneys separate from its City grant in order to fund projects developed under VHF's educational mandate.
- 1985-6 - Heritage Lectures and Walking Tours:** VHF hosts three series of public lectures and walking tours on Victoria's heritage buildings and neighbourhoods.
- 1986 - Heritage Planner:** City of Victoria hires full-time Heritage Planner, Steve Barber.
- **Light Up Rockland:** VHF presents 2 1/2 hour bus tour to view lit-up heritage houses in Rockland during Heritage Week in February.
- 1987 - Association for Preservation Technology (APT) annual conference on Wood & Water:** VHF sponsors conference in Victoria, 14-16 September; experts in the field of restoration and preservation of heritage structures come from as far away as Australia.
- 1988 - Heritage House Tour:** VHF, in partnership with Art Gallery of Greater Victoria Volunteer Committee, sponsors tour of interiors of five heritage houses in May.
- **1843 Heritage Society Education Bursaries:** VHF, with moneys raised from APT conference and interiors tour, develops program of bursaries for courses in heritage building conservation in University of Victoria's Cultural Resource Management Program, to be awarded to local heritage volunteers and consultants; 12 bursaries have been awarded in the first ten years of the program.





- 1988-9 - *City of Victoria Downtown Heritage Management Plan and Inventory:*** City's Planning Department, with grant from BCHT, commissions Foundation Group Designs for in-depth new study of an expanded view of downtown, from Rock Bay to the Parliament Buildings, and the Inner Harbour to east of Blanshard Street.
- 1989 - *Victoria Heritage & Earthquakes Seminar:*** City's Planning Department, with funding from BCHT, in April hosts a one-day seminar for architects, developers, contractors, engineers, designers and building owners; resource people include geophysics experts from Victoria, Seattle, Los Angeles and Pasadena, California. This seminar arises out of seismic evaluation and work on Victoria City Hall, as part of its centennial restoration study undertaken by engineer Andrew Rushforth of Graeme and Murray Consultants Limited. This introduces to Canada the method for evaluation of Unreinforced Masonry Buildings, developed in California and later adopted by the National Research Council for use in Canada.
- ***Victoria Civic Heritage Trust (VCHT - originally Victoria Civic Society):*** City Council in May establishes VCHT to coordinate funding of conservation of designated commercial, industrial and institutional heritage buildings in Downtown Victoria through VCHT's Building Incentive Program (BIP). VCHT establishes its Constitution and Bylaws.
- 1990 - *City of Victoria Downtown Heritage Management Plan:*** City Council adopts plan on September 27; Council adds 42 buildings to Heritage Registry on November 22.
- ***Downtown Victoria Plan 1990:*** City Council on April 12 adopts a new plan that places heritage buildings as the primary asset in Victoria's Downtown.
- ***Building On Our Past: City of Victoria Heritage Program:*** City's Planning Department commissions a redesign of its heritage information package.
- ***James Bay Heritage House Walking Tour brochure:*** VHF develops and publishes walking tour brochure to be made available free to tourists and citizens through Tourism Victoria Information Centre and other local venues; it publicizes heritage homes in James Bay (the neighbourhood most readily accessible to the downtown area) and the City's funding program, which has actively encouraged their restoration and maintenance since 1978.
- ***Restoration Dos & Don'ts:*** VHF begins development of guidelines, suggestions and tips for homeowners regarding problems and things to consider when restoring or maintaining the various components of a heritage house; VHF distributes annually to all designated house owners, and, when opportunity arises, to registry house owners.
- 1990-1 - *Victoria City Hall Restoration Study 1890/1891 - 1990/1991:*** City commissions architects Bawlf Cooper Associates and Marshall Goldsworthy and Associates to develop a consulting team and prepare a study for the restoration of City Hall.
- ***Heritage Homeowners Workshops (HHW):*** VHF, in partnership with and with funding from BC Community Pride Program (BCCPP), develops concept and holds first HHW funded by BCCPP in province, and, in 1991, first HHW held in a heritage house, in order to demonstrate directly on parts and fabric of an old house.



- 1990-1 - *Craigdarroch Castle Restoration Study:*** City, with assistance from BCBC, engages architect Bob Baxter and engineer Andrew Rushforth of Graeme and Murray Consultants Limited to undertake an evaluation and restoration study of Craigdarroch's safety systems including seismic evaluation and fire safety systems.
- 1991 - *This Old House: An Inventory of Residential Heritage:*** City's Planning Department revises and publishes a third edition.
- 1992 - *Broad Street Design Guidelines:*** VCHT commissions study by Mainstreet Designers.
- ***Old Town zone:*** City Council in January extends boundaries of Old Town from Wharf Street north to Herald, east to Douglas and south to Humboldt.
  - ***Downtown Victoria Heritage Buildings / Housing Study:*** VCHT and City's Planning Department commission architect Jonathan Yardley to do study.
  - ***Broad and Yates Streets HARP Project:*** VCHT receives \$300,000 HARP grant from BCHT for Broad and Yates Streets project; from 1993, eight buildings receive \$214,639 of this funding, stimulating an estimated \$915,101 in private investment on these restoration projects.
  - ***Downtown Beautification Strategy:*** City commissions consulting firm of landscape architects to do study; recommends developing street furniture to suit the historic character of the area.
  - ***Waddington Alley:*** City, with financial assistance from BCHT, revitalizes historic alley by repaving with wooden paving blocks those sections that were missing; also closes street to vehicular traffic by blocking with reproductions of historic bollards.
- 1992-3 - *Bringing the City to Life: An Interpretation Plan for Downtown Victoria:*** VCHT commissions study by Aldrich Pears Associates and Judy Oberlander re: possible methods of interpretation of Downtown Victoria's heritage and history.
- 1993 - *St. Ann's Academy:*** City of Victoria cooperates with Provincial Capital Commission (PCC) with innovative rezoning of Y lot proposed office development, allowing a financial bonus which is transferred to St. Ann's Academy, thus facilitating its renovation and restoration.
- ***Heritage Society of BC (HSBC) Award for VCHT:*** VCHT receives HSBC special recognition award for outstanding accomplishment in preservation.
  - ***Seismic Upgrading Program:*** VHF develops half-hour program with Rogers Cablevision to foster awareness among owners of older houses of the need to seismically upgrade their homes; program received frequent broadcast for several years, particularly after Shaw Cable purchased station.
  - ***Craigdarroch Castle Upgrade of Safety Systems:*** Castle implements some of the recommendations from City's 1990-91 study.
- 1994-6 - *Jubilee Neighbourhood Heritage Resource Review:*** City's Planning Department, with grant from BCHT, commissions FG Consultants to inventory Jubilee area's heritage structures and to develop management plan for their preservation.



**1994-7 - *Heritage Victoria Information Kiosk:*** VCHT's heritage kiosk summer program fields questions from approximately 100,000 people over the four-year period.

**1995 - *Second Floor Space for Downtown Housing:*** VCHT commissions study from CitySpaces Consulting Limited to explore ways to economically stabilize and reopen upper floors of downtown heritage buildings.

- ***Victoria Heritage Attractions Information Directory:*** VCHT begins annual publication of information guide to historical and heritage sites and organizations in Capital Regional District, distributed free through Heritage Kiosk, Ferries, Shopping Malls, Libraries, etc.

- ***Official Community Plan:*** City Council adopts new community plan that contains strong policies and recommendations regarding City's heritage properties.

**1995-6 - *Property Tax Incentive Study:*** City commissions study by Clayton Research.

**1996 - *City of Victoria Downtown Heritage Registry:*** City's Planning Department initiates reorganization and publication of 1989 Downtown Victoria Heritage Inventory; final report includes 238 buildings and structures.

- ***Commercial and Institutional Heritage Building Funding:*** VCHT expands boundaries for funding to any designated commercial, industrial or institutional building in City.

- ***Let There Be Light: Downtown Victoria Illumination Design Guidelines:*** VCHT, in partnership with Tourism Victoria and Downtown Victoria Business Improvement Association (BIA), commissions guidelines for lighting City's downtown heritage buildings (funding from Province of BC, VCHT and Tourism of Victoria).

- ***Heritage Homeowners Workshops (HHW):*** VHF enters into partnership with Saanich Heritage Foundation, with funding from BCHT, to hold annual / biennial HHW's for owners of both designated and registered heritage houses; workshops include both illustrated lectures and on-site demonstrations in old house and millwork shop by experts in field of heritage restoration.

- ***Downtown Histories Project:*** VCHT undertakes project to research histories for owners of eight designated heritage buildings, information and photos gathered to be used in variety of promotional programs.

- ***CPR Roundhouse site:*** VCHT hosts workshop with multiple parties to assist with CPR Roundhouse site planning, which stimulates on-going process of long-term project. VCHT awards \$10,000 BIP grant to reroof E&N carshop.

- ***VCHT Design Assistance Grant (DAG):*** VCHT institutes DAG program for owners of designated heritage commercial, industrial and institutional buildings.

- ***Fernwood & Spring Ridge Heritage Walking Tour:*** VHF enters into partnership with Fernwood Community Association to produce walking tour brochure for Fernwood neighbourhood.



**1996** - ***Heritage House Restoration Slides:*** VHF begins ongoing program of producing slides showing before, during and after restoration of funded heritage houses, to be used as educational resource material for variety of programs.

**1996-7** - ***Moving Up: Developing Affordable Residential Units in Downtown Upper Stories:*** VCHT commissions study on potential for residential conversion, using as examples five BC cities: Campbell River, Nelson, New Westminster, Prince George and Victoria; funded by a \$50,000 Community Housing Initiatives Grant from BC Housing Management Commission, with additional funding from Canada Mortgage and Housing Corporation and Victoria Chapter, Urban Development Institute.

**1996-8** - ***BC Transit Bus Passes and The Buzzer:*** VCHT partners with BC Transit to do a two-year series of monthly bus passes and historical text in Transit newsletter *The Buzzer*, featuring heritage buildings in Greater Victoria.

**1997** - ***Heritage House Funding:*** VHF expands mandate for funding to any designated heritage building that was originally a single-family residence.

- ***Historic Walking Tours and Street Theatre:*** VCHT funds summer street theatre and walking tours as historic interpretation of Old Town.

- ***Pioneer Square restoration:*** VCHT partners with Old Cemeteries Society in restoration of Pritchard monument.

- ***Regent's Park Open House Tour:*** VHF hosts November fund-raising open house tour of 1501 Fort Street, which in 1974 became first private residence to be designated heritage in City of Victoria and in Province of British Columbia.

- ***Do-It-Yourself brochures for Heritage Homeowners:*** VHF, in partnership with Heritage Society of BC and with funding from BCHT, begins development of a series of brochures, aimed at owners of historic and character homes throughout British Columbia, which will present information and advice on restoration and maintenance of old houses. The first four topics are *Wood Siding, Wood Windows, Paint and Masonry*.

**1998** - ***St. Ann's Annex grounds:*** City further cooperates with Provincial Capital Commission (PCC) to facilitate a greenways link between historic Beacon Hill Park and public grounds of St. Ann's Academy.

- ***Tree Protection Program:*** City Council endorses Tree Protection Program for native Garry oaks, dogwoods and arbutus trees throughout City; begins development of program for funding protection of trees on private property.

- ***Ross Bay Cemetery Management Plan and Design Guidelines:*** City engages heritage consultant to develop recommendations to improve security and provide design guidelines for one of the most important heritage landscapes in BC.





**1998 - Property Tax Incentives Program (TIP) for Residential Conversion of Downtown Heritage Buildings:** City Council on 12 March passes bylaw designed to stimulate conversion of vacant or under-utilized upper floors in downtown heritage buildings to residential use: program provides for complete exemption of property taxes for up to 10 years, equal to the value of the costs of seismic upgrading required; implementation of program is by City's Heritage Planner and VCHT.

- **Downtown Victoria Heritage Building Lighting Program:** VCHT, on behalf of City of Victoria, partners with BIA and Tourism Victoria, with \$125,000 funding from Canada - British Columbia Infrastructure Works Program, to offer one-time matching grant in order to implement some of lighting guidelines from 1996 report; will fund approximately 10 heritage designated or registry buildings to upgrade or install year-round safety and architectural lighting; program targets buildings in 800-1300 block Government Street, but considers those elsewhere in the downtown.

**1999 - James Bay Heritage Walking Tour (JBHWT) brochures:** VHF's Education Committee develops new route and format for reissue of its very popular *JBHWT* brochure (20,000 copies of old brochure have been distributed since 1990); the number of heritage houses included is more than doubled, archival photos are included, and new research is done on all buildings and their original families.

- **VCHT Building Incentive Program:** VCHT approves BIP grants for the conservation of 8 designated heritage buildings, plus 2 Design Assistance Grants. Due to demand exceeding funds, VCHT is forced to reduce BIP grants from a maximum of \$50,000 in matching funds to a maximum of \$25,000, except in special cases.

- **Heritage Covenant houses:** VHF expands funding program to include the 12 houses protected by heritage covenants.

- **This Old House (TOH):** VHF, on behalf of City of Victoria, begins work on a complete update and reformatting of City's popular book inventorying its stock of Designated and Registered Heritage houses. The new edition will include the 90 or more new designations since 1989, and 130 houses given registered heritage status in late 1970s which were never researched and therefore not included in past editions of TOH; many more archival photos; other Designated or Registered Heritage buildings in neighbourhood areas, such as churches, schools, stores and apartment blocks; indexes of addresses, owners and architects and contractors, and chronological index of buildings; current neighbourhood area maps; bibliography for further reading; glossary of architectural terms; and chronology of Victoria, its neighbourhood and housing. Initial funding for project provided by federal Young Canada Works In Heritage Institutions 1999 grant from Heritage Canada Foundation (HCF).

- **IWP Downtown Victoria Heritage Building Lighting Program:** VCHT funds a total of 11 heritage buildings under the Canada-British Columbia IWP Lighting Program, with a 50% IWP grant of \$125,000.

- **Tax Incentive Program (TIP):** 3 heritage buildings are reviewed by VCHT and receive approval from City for property tax exemptions for periods up to ten years.



- 2000 - Victoria Heritage Foundation Education Committee Annual Plan 2000, subtitled Communications & Relationship Building:** Adopting theme of "Heritage Builds Community", VHF undertakes Annual Plan to look at how it can continue to add value to the heritage designation / conservation program by seeking opportunities to create community awareness and support through programs such as identifying and researching heritage resources by neighbourhood and creating walking tours.
- **Cataloguing City of Victoria's Historic House Plans:** VHF's Education Committee, with funding assistance of a grant from BCHT obtained through the City's Planning & Development Department, begins to catalogue the residential plans stored in the attic vault at City Hall; it is estimated there are plans for 7,000 to 8,000 houses remaining (more than half the plans for Victoria's houses are missing).
  - **North Park Heritage Walking Tour (NPHWT) brochures:** VHF's Education Committee, in partnership with North Park Neighbourhood Association and a grant from City of Victoria for printing brochures, begins research and development of brochure for this neighbourhood, as the next in the planned series of brochures for all of Victoria's heritage neighbourhoods. Through University of Victoria's Student Employment Centre's Internship Program, VHF acquires volunteer services of a graduate student for eight weeks, half time, to begin research and development of brochure.
  - **Downtown Revitalization Heritage Programs, Heritage & Legacy:** on February 22, VCHT and Heritage Society of BC (HSBC), with assistance from VHF, hold workshop at City Hall for municipal planners, heritage advocates and developers, with attendees from up-island communities such as Ladysmith; special guest Robert Shipley discusses his findings on heritage designation vs. market value. Several developers state that Victoria's Tax Incentive Program is key to making downtown building restoration projects pay.
  - **Heritage Society of BC's 22<sup>nd</sup> Annual Conference 2000: Victoria's Secrets: Behind the Scenes of a Heritage City:** May 11 -13 at Empress Hotel, hosted by Victoria Civic Heritage Trust (VCHT) on behalf of City: for the first time, Heritage Society of BC's annual conference is held in Victoria, with a dozen mobile workshops covering various aspects of Victoria's heritage program and the informal networks which all work together to conserve the City's heritage.
  - **Tax Incentive Program (TIP):** City Council approves 3 buildings for tax exemptions under TIP, including its first non-residential project, the \$5.6 million conversion of the Brackman Ker Milling Company warehouse for a new television studio for CIVI TV. City Council makes this project an exception to the rule, approving a partial tax exemption (56% over ten years) before passing the application to the VCHT for a technical review. This brings the total number of approved projects to 7, representing 70 new units of residential accommodation downtown and new private investment of \$13.6 million.
  - **Broad Street Revitalization:** A \$2 million streetscaping project for 3 blocks of Broad Street was completed in 2000. This project, involving widened sidewalks, new brick paving, improved lighting and public art has transformed a previously crime ridden and deteriorating area of north downtown.



**2000 - *This Old House (TOH)*:** VHF receives 2000 YCW grant from Heritage Canada Foundation to continue development of publication; hires student to photograph designated and registered houses and other buildings included in publication.

- ***Do-It-Yourself brochures for Heritage Homeowners*:** VHF, in partnership with Heritage Society of BC and with funding from BC Heritage Trust, disseminates the four brochures on *Wood Siding, Wood Windows, Paint and Masonry* throughout province in print form and via the Internet.

- ***Heritage Builds Community*:** VHF's Education Committee develops a double-sided, single sheet mail-out / flyer using the tag "Heritage Builds Community" and introducing the VHF, its House Grants Program and the Education Committee and its projects. It is initially included with the 16,000 utility bills mailed out by the City to all property owners, and results in many inquiries about the funding program and a number of requests for heritage designation.

- ***VHF & VCHT Funding*:** City Council approves a \$25,000 funding increase for Victoria Heritage Foundation and an extra \$100,000 for Victoria Civic Heritage Trust's Building Incentive Program.

**2001 - *City of Victoria wins Heritage Canada Foundation's prestigious "Prince of Wales" award*:** Only the second time this award has been made, it is presented for "the long record of achievement by the City of Victoria in preserving its heritage buildings and historic districts. The jury particularly commended Victoria for its sustained continuing development of its heritage programs and its efforts to make historic preservation part of its overall planning strategy."

- ***City of Victoria and VCHT jointly win the Gold C.A.R.E. Award (Construction and Renovation Excellence)*:** from the Canadian Home Builders Association for the Tax Incentive Program, in the category "Excellence by Local Government in Co-operation with Industry."

- ***City of Victoria and VCHT jointly win the Hallmark Society's "President's Award"*:** on May 1, 2001, for the Tax Incentive Program and the Building Incentive Program "which have done so much to revitalize the heritage buildings in Victoria's Downtown."

- ***VCHT Building Incentive Program (BIP)*:** VCHT approves four projects for a total of \$104,158 in grants, including: 1420 Broad Street (Brackman-Ker Milling Co. Building, now the home of CIVI tv), 1000-1012 Douglas Street (Broughton Building), 1407 Broad Street (Meston's Carriage Factory) and 626 Blanshard Street (Church of Our Lord / Cridge Memorial Hall).

- ***VCHT Design Assistance Grants*:** VCHT approves three projects for a total of \$3,000: 2-6 Fan Tan Alley, 8-14 Fan Tan Alley, and 538-544 Pandora Avenue.

- ***Tax Incentive Program (TIP)*:** 1407 Broad Street (Meston's Carriage Factory) receives a full tax exemption for ten years.

- ***Royal Theatre Upgrade*:** Capital Regional District approves \$3 million for improvements.

- ***Hallmark Society Awards*:** A number of buildings financially supported by the VCHT receive awards: an Award of Merit to Church of Our Lord; President Awards to the Lai Brothers for 532-536 Fisgard Street; Pemberton & Son for 1006 Government Street; and The Belfry Theatre.



**2001 - *This Old House (TOH)*:** VHF receives 2001 YCW grant from Heritage Canada Foundation to continue development of publication; hires student to continue research on families for publication. Volunteers agree to take photos still needed and digitally enhance all 550+, and to begin architectural descriptions of all the buildings.

- ***Victoria Real Estate Board (VREB) Awards*:** The Belfry Theatre receives an Excellence Award from the VREB and 1308-1312 Douglas Street receives an Honourable Mention.

- ***Heritage Attractions Directory*:** The Directory is put online in the same format as the earlier printed version. The number of 'hits' on the site during 2001 averages over 3,000 per month.

- ***VHF Funding Increase from City of Victoria*:** For the second year, the City of Victoria increases VHF's funding, to \$118,000; VHF allocates 29% grants to 40 homeowners for over \$275,000 worth of projects. There are 17 houses designated during the year, the highest number ever.

- ***E & N Roundhouse*:** The VCHT Roundhouse Committee continues with its efforts to find a compatible use for the former E & N Roundhouse, a national historic site, that will lead to its conservation. Meetings are held at different times with representatives from CPR, Pacific Wilderness Railway, Chamber of Commerce, the City of Victoria, Pacific Coach Lines and Gray Line, the Provincial Capital Commission (PCC), and a developer with an interest in the site. Pacific Wilderness Railway ceases operation in July.

- ***Historic Places Initiative*:** The biggest new issue to emerge in 2001 is the national Historic Places Initiative. This initiative includes a Canadian Register of Historic Places, Canadian standards and guidelines for the conservation of historic places, and a certification process for federal financial assistance. The role of the VCHT in the initiative is uncertain, but the organization might continue in its role to assist the City with historic restoration and rehabilitation of commercial and institutional buildings.

**2002 - *VHF Funding Increase from City of Victoria*:** For the third year in a row, the City of Victoria increases VHF's funding, to \$125,000; VHF allocates 25% grants to 41 homeowners for almost \$325,000 worth of projects. Thirteen of these grants are to recently designated houses. By May there are already 11 new house designations for the year.

- ***Cataloguing City of Victoria's Historic House Plans*:** VHF's Education Committee, with the assistance of its many volunteers, continues to catalogue the residential neighbourhood plans, including churches, schools and many apartment blocks. In February, they catalogue the 5,000<sup>th</sup> property, but believe there may be at least 4,000 or 5,000 properties yet to do.

- ***This Old House (TOH)*:** VHF receives 2002 YCW grant from Heritage Canada Foundation and a \$5,000 Special Project grant from City of Victoria to assist with the research and continue development of the publication; VHF hires two students to research assessments and archival photographs from public and private sources. By May 1<sup>st</sup>, the printed draft is 466 pages, with over 500 visual images. Publication date is set for September 2003.





**2002 - Victoria Heritage Festival:** Under the auspices of the Hallmark Society, local heritage groups band together and sponsor a weekend festival at the Memorial Arena. The three players in the City's Heritage Program, the City's Heritage Planner, the VHF and the VCHT, share two booths to present their programs to the public.

**1978-2002 - 704 House Grant Program Grants** have received approval from City of Victoria and **Victoria Heritage Foundation (VHF)** to fund a total of 247 designated and covenanted houses. There are now 309 designated or covenanted heritage houses in the City of Victoria. **Owners of 49** of these properties have now received **Hallmark Society Awards** recognizing their outstanding restoration work.

**1990-2002 - 65 Building Incentive Program Grants (BIP)** plus **15 Design Assistance Grants (DAG)** have received approval from **Victoria Civic Heritage Trust (VCHT)** to fund a total of 53 designated heritage commercial and institutional buildings. There are now 104 designated heritage commercial, institutional, industrial and apartment buildings in the City of Victoria.

**1999-2002 - 7 Tax Incentive Program (TIP)** awards have been made by **Victoria City Council**, and administered by **VCHT** and the City's **Heritage Planner**, for tax exemptions on commercial buildings of up to 10 years.

City of Victoria  
Heritage  
Program



*Building  
on our past*



*Victoria*  
CIVIC  
HERITAGE  
TRUST



## Heritage Conservation in Victoria /A Heritage Planner's Perspective

- **Downtown Heritage Management Plan** by The Foundation Group (Donald Luxton and Valda Vidners) adopted by Council 1990. 42 additional commercial and institutional buildings added to the Heritage Register
- **Downtown Plan** adopted by Council 1990, sets out policies to protect the integrity of Old Town and directs new development to the north and east of Douglas Street.
- Creation of the **Tax Incentive Program (T.I.P.)** 1989-provides 10 year property tax exemptions to encourage the residential conversion of heritage buildings in downtown core. (created 818 new residential units as of Dec.31.2021, 39 heritage buildings rehabilitated and seismically upgraded) (up to date statistics available from Catherine Umland, VCHT).  
Award to T.I.P. Program from the International Downtown Association
- **Investments in significant institutional heritage buildings**, e.g. Royal Theatre, St. Ann's Academy, Victoria City Hall, Crystal Garden
- **Prince of Wales Award 2001** from the Heritage Canada Foundation for best municipal heritage program in Canada. Jury comments: "the long record of achievement by the City of Victoria in preserving heritage buildings and historic districts. The jury particularly commended Victoria for its sustained continuing development of its heritage programs and its efforts to make historic preservation part of its overall planning strategy."
- **Recognition of heritage landscapes**, e.g. Ross Bay Cemetery, Beacon Hill Park (including a Heritage Landscape Management Plan for the Park) & Pioneer Square.
- **Heritage education programs**, e.g. Victoria Heritage Foundation publication of "This Old House: Victoria's Heritage Neighbourhoods".
- **Streetscaping projects** to revitalize heritage precincts, e.g. Waddington Alley (1992), Broad Street (2000), Heritage Streetlights on Government Street (2008)
- **Modern Movement Buildings** added to the heritage register. (2008)
- **City of Victoria Heritage Strategic Plan** (2002)
- **Official Community Plan 2012** incorporates heritage policies throughout the plan.

### **Financial Investment in Heritage Conservation by the City of Victoria**

- Ongoing operating funds for the Victoria Heritage Foundation and the Victoria Civic Heritage Trust
- Funds for heritage building grants for the Victoria Heritage Foundation and the Victoria Civic Heritage Trust.
- Two Full time Heritage Planning Staff
- \$900,000 annually (2015 figures)

Losses



- Northern Junk project approved
- Roger's Chocolates compensation award against the City
- Increased facadism e.g. Wellburns, Duck Block

