

# The Prospect

Your Historic Neighbourhood Newsletter

York Place, Prospect Place, San Carlos Avenue, Broom Road, and part of Beach Drive and Oak Bay Avenue



Beach Drive, Cotswold cottage-style home built in 1939 for Matilda Haynes

## Progressive Steps



**70 PEOPLE ATTENDED** two public information sessions, Oct. 19 and 21, that focused on providing general information about Heritage Conservation Areas (HCAs). Former City of Victoria heritage planner Murray Miller gave an excellent power point presentation, now available on [ProtectOakBayHeritage.ca](http://ProtectOakBayHeritage.ca). It addresses these questions:

- What is a Heritage Conservation Area (HCA)?
- How does an HCA work?
- What are the impacts of an HCA?
- Are there examples of HCAs in other jurisdictions? (Yes! Many. Victoria has 13, B.C. has 109, the UK has 10,000, just to name a few.)

### WHAT IS AN HCA?

A distinct district with special heritage value.

### WHAT DOES AN HCA DO?

It protects the character of the area.

### WHAT DOES IT NOT DO?

It does not prevent change but seeks to preserve the ambiance and dignity of the neighbourhood.

### HCAs—WHAT ARE THE ADVANTAGES?

They provide stability and certainty for the future; enhance the value of the area; protect neighbourhood character from development which does not respect its context; may offer tax incentives, grants for burying power lines, and special solutions for traffic issues; quick and efficient building application policies, and more.

### WORKING GROUP UPDATE

Oak Bay Council has created an Oak Bay Heritage Conservation Area Working Group (WG) to help guide the process of establishing Oak Bay's first HCA. The WG is comprised of:

- a Council liaison (Councillor Kevin Murdoch);
- three members from the proposed HCA neighbourhood (see details on next page);
- two community members from outside the proposed HCA neighbourhood;
- one Heritage Commission member;
- one Advisory Planning Commission member;
- one Advisory Design Panel member;
- one Parks, Recreation & Culture Commission member.

Supported by District staff led by the Director of Corporate Services, Warren Jones, the WG will engage the public; hire a heritage consultant to work with the neighbourhood to draft design guidelines; and submit progress reports and make recommendations to Council for approval.



Charming gabled Oak Bay Avenue home (1928) by K.B. Spurgin

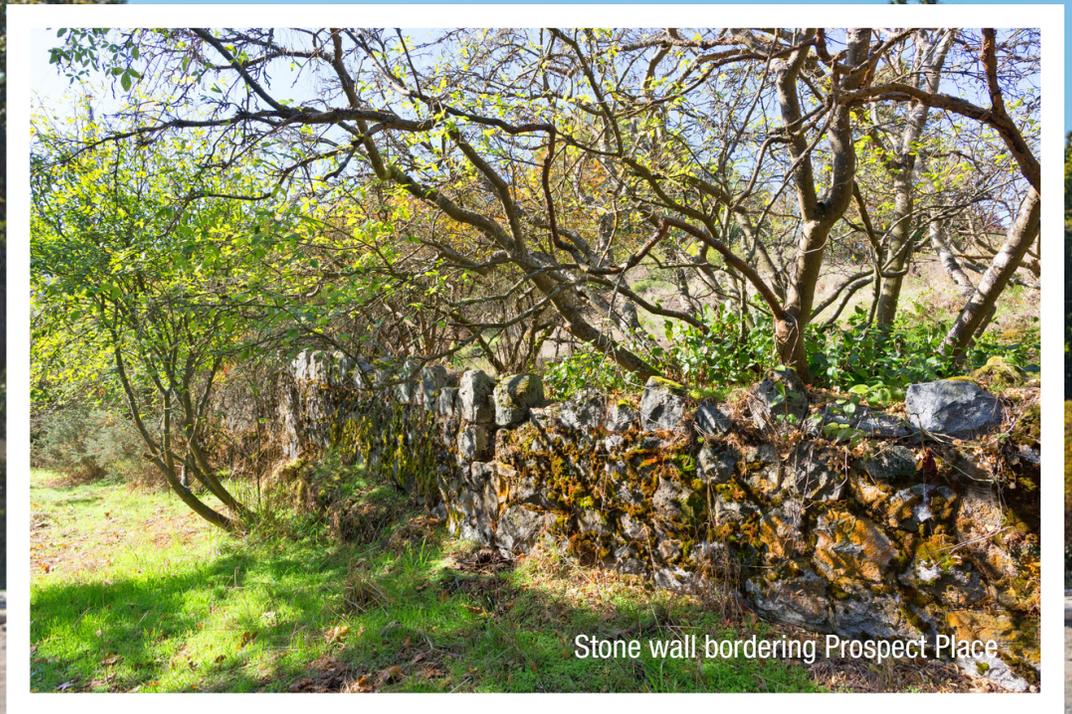
# Neighbourhood meeting **UPDATE**

The meeting at Rich and Jill Pollard's went well. With the aid of a brief slide presentation, Michael Prince did a great job of showing neighbours the many advantages of becoming a heritage district—one benefit being increased housing values for homes within an HCA, as many studies in Canada and the US prove. That's good news for property owners—but more importantly there are substantial community benefits: protection of a beautiful place to live and walk, with trees and view corridors, pathways, and a natural rural feel, all of which have been here for over a century. Without protection, these things could be lost in the future. Stone walls, natural rock outcroppings, and green spaces are essential characteristics of the proposed Prospect HCA—those “spaces between buildings,” which Murray Miller and others have highlighted.

The neighbourhood meeting also informed people of the Working Group (WG), appointed by Council. Your area reps (Michael Prince, Robert Longe, and Barb Grant) are always open to hearing from neighbours. All the people on the WG are talented and interested in championing the HCA and in guiding it forward. The proposed Prospect HCA will become a blueprint for other interested neighbourhoods wanting to emulate it. Currently, the WG is engaged in hiring a heritage consultant to work with neighbours to draw up simple guidelines that are reasonable and easy to live with.

The goal is to have the HCA established by May or June of 2018. This would be before the current Council goes for re-election.

The meeting ended with a draw for brunch at the Marina Restaurant, and Kathryn Mahoney won it!



Stone wall bordering Prospect Place

---

## PHOTO CREDITS

All photos: Ian Robertson

*Rattenbury's Beach within the  
proposed Prospect HCA area*

Newsletter Issue 4 / Dec. 2017