

# SAY NO



**TO PROPOSAL TO DEMOLISH  
WEST WING OF HISTORIC  
ANNANDALE, 1587 YORK PLACE**

# SAY YES



**TO DEVELOPMENT SHAPED  
BY THE HCA GUIDELINES**

*It's not whether we change,  
it's how we change*

# Values

**Heritage Conservation Areas (HCAs) aim to protect, for the long-term, selected buildings, streetscapes and natural topography that contribute to the overall character of a distinct area.** In 2020, after four years of hard work, the District of Oak Bay—in partnership with property owners in The Prospect neighbourhood—established The Prospect HCA [Bylaw no. 4620.003]. Heritage protection has been achieved by means of a schedule of protected properties and features (included in the bylaw), as well as Guidelines, based on National Standards and Guidelines, meant to shape change and ensure that future growth reflects the values and concerns of the community.

## Developer's proposal

**Though the developer's plans for Annandale reflect some aspects of the Guidelines, fundamental features of the proposal fail to adhere to many relevant Guidelines.**

**1) DEVELOPER'S FOUR-LOT SUBDIVISION PROPOSAL CALLS FOR DEMOLITION OF ANNANDALE'S WEST WING, PLUS ROTATION AND RELOCATION OF THE HOUSE ON SITE.**

**Guidelines recommend against:**

**• *“Demolition or relocation of scheduled historic buildings (in part or whole), ancillary structures and protected features.”***

**A2, p.14**

**2) PROPOSED: SUBDIVISION OF ANNANDALE PROPERTY AND THE CONSTRUCTION OF A LARGE BOX-STYLE HOUSE AND STARK, MINIMALIST-STYLE GARAGE ON LOT 2.**

**Guidelines recommend:**

**• *“New design using architectural forms that are common to The Prospect area, e.g., simple pitched roofs, low wall elevations, pitch roof dormers, traditional ratio of window***

## Developer's proposal *(continued)*

***openings to wall areas (with the wall surface predominating)."*** C1, p. 28

**3) SITING OF ANNANDALE AND NEW HOUSE WILL ENTAIL A SIGNIFICANT LOSS OF 23 MATURE GARRY OAKS.**

**Guidelines recommend:**

- ***"Retain existing trees, other vegetation, natural features and topography, where possible, as a reflection of Oak Bay's character and for their environmental values."*** D, p. 40

**Guidelines recommend against:**

- ***"Disruption of the existing character of streetscapes and viewsapes, both natural and constructed."*** D, p.40

Responsible site planning would save many trees.

**4) DEMOLITION (IN PART) OF HERITAGE STONE WALL FOR NEW DRIVEWAY CUTS**

**Guidelines recommend:**

- ***"Preserve existing boundary features such as historic walls, gates and formal entrances."*** D3, p. 47

Shared driveways through current historic entryways in the stone wall along York Place would avoid demolition (in part) of a "protected feature" (the stone wall) listed on the schedule of protected heritage properties and features, included in The Prospect HCA Bylaw.

## You can make a difference

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*Thanks for your support!*