

# Preserve

*Your voice for heritage in the Capital Region and the Islands since 1973*

**A Quarterly Newsletter**

**Volume 45, Number 1, Spring 2017**

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## !! Demolition Alert !!

**O**ak Bay Council has 60 days to decide if the house at 2264 Windsor can be demolished. Located at the corner of Windsor Road and Monterey Avenue the house has been badly neglected but exhibits good bones and the potential to be restored to reflect the care and attention its neighbours have received.



Write Oak Bay Council to try to save this historic house!



Awards and Newsletter: Helen Edwards  
Office hours at Craigflower Schoolhouse  
by appointment

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<http://www.hallmarkheritagesociety.ca>

## Mandate

The Hallmark Heritage Society was registered on April 18, 1973. We encourage the preservation of structural, natural, cultural, and horticultural heritage within the Capital Regional District. We accomplish these goals through education, public speaking, advocacy, tours, exhibitions, and the annual Awards Night. We are a non-profit society, financed principally by membership dues and members' contributions. 🏠

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**Deadline for articles and advertising for the Summer 2017 newsletter is May 15, 2017.**

**P**reserve welcomes submissions, both written and photographic, on topics related to the preservation, conservation, and restoration of heritage from a local, provincial, national, or international perspective. The Editor reserves the right to edit material for consistency and length, and to reject articles.

Please submit manuscripts to the Editor, *Preserve*, 15-1594 Fairfield Road, PO Box 50013 Fairfield Plaza PO, Victoria, BC, V8S 5L8 or send to [office@hallmarkheritagesociety.ca](mailto:office@hallmarkheritagesociety.ca). 🏠

# President's Report

by Ken Johnson

## HERITAGE CONSERVATION AREAS

1 4.19. The designation of heritage conservation areas in an official community plan or unofficial development plan, especially if the plan includes a schedule of properties that are to be “protected heritage property” and is accompanied by the adoption of a heritage site maintenance standards bylaw under s.970, constitute a reasonably complete and effective heritage conservation program that makes it unnecessary for the local government to resort to its heritage designation powers and thereby avoids any obligation to pay compensation. Section 949 of the Local Government Act provides that, except in relation to heritage designation bylaws under s. 969 and heritage inspections under s. 956, a person is not entitled to compensation for any loss or damage, or reduction in the value of property, that results from the exercise in good faith of any power under Part 27. There are equivalent provisions in the Vancouver Charter.

The above excerpt from “British Columbia Planning Law and Practice” by noted municipal law authority, William Buholzer, provides a legal framework for what we now see happening in the City of Victoria and in Oak Bay.

There are currently around 60 Heritage Conservation Areas (HCA) in the Province. The Victoria Official Community Plan lists thirteen Heritage Conservation Areas but many of these are included in Development Permit Areas creating confusion on the part of the casual observer. The most distinctive are the Old Town area and the Avalon Street cluster.



The City of Victoria, as part of the Neighbourhood Plan for the Burnside Gorge area,

has proposed that the block comprising the 600 block of Manchester and the 600 block of Dunedin streets and containing about 15 historic properties dating from 1913 or earlier, be zoned a Heritage Conservation Area. The block is in the midst of a variety of residential and commercial use areas and has survived very well, with multi-unit, low-cost rental units contributing to the housing stock in the City. At this time of year, it is lovely with blossom-laden trees on each side framing the historic houses.

The District of Oak Bay is also considering a Heritage Conservation Area. Parts of the historic subdivision created by Architect Francis M Rattenbury near his Beach Drive home (now Glenlyon- Norfolk School) in the neighbourhood bordered by Beach Drive, Oak Bay Avenue, York Place, San Carlos Avenue, and including Prospect Place. This area would comprise an estimated 25 historic houses.

Vancouver, in an atmosphere of exploding property prices and increasing demands for more density within the established residential areas, has recently created its first heritage conservation area, First Shaughnessy. This lies within the historic Shaughnessy neighbourhood established by the Canadian Pacific Railway in 1907 to be an exclusive residential area with great palatial homes on large lots. The area contains 595 properties of which 80 are currently on the Vancouver Heritage Registry. This area prevents these homes from being demolished but does allow the building of additional structures on the large lots which are sympathetic to the neighbourhood. The City of Vancouver Heritage Conservation Area, while allowing increased density, is careful to define what that density will look like and how it will affect the general appearance of the neighbourhood. Building heights, positions on the lots, landscaping, fences, etc., are all carefully defined to maintain neighbourhood appearance.

As part of the now ongoing planning process to create a new neighbourhood plan for the Fairfield Gonzales community, there has been a discussion of having a Heritage Conservation Area. As yet, there has been no definition of where this should be. Within the Fairfield Gonzales area there are many streets and blocks that would be well worth the designation. An HCA may encompass a block, a streetscape, or, as in the case of Vancouver's First Shaughnessy, it may include many homes. For most homeowners, the inclusion in an HCA will be a benefit as this

adds to the exclusivity of the neighbourhood with an attendant increase in values and location. An HCA would not restrict the current Small Lot developments or the Garden Suite program we now see in the neighbourhood. If you live within the Fairfield Gonzales neighbourhood we urge you to engage in the planning process and help define the inclusion of a Heritage Conservation Area.

For many years now, the Rockland neighbourhood has talked of creating a heritage Conservation Area but, as of this time, no defined plan has been put forward. If they wish to continue the process, the area should be defined before they start the creation of the new neighbourhood plan over the next few years.

Over the past few years it has been increasingly more difficult to convince Saanich and Victoria homeowners to place individual properties on the Heritage Registry. While designation does place some restrictions upon the property, the benefits from available maintenance grants and improved values usually outweighs the restrictions.

In considering what are now Heritage Conservation Areas and how they have benefitted the property owners, this planning tool may be the way to preserve our historic homes and neighbourhoods. How do you feel about the program? 🏡

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## Craigflower Schoolhouse Spring Clean-up!

The lawn is green – the Schoolhouse shouldn't be!

Join us on Saturday, May 13<sup>th</sup> at

9:00 am as we clean the exterior of the

Craigflower Schoolhouse.

Bring brushes and buckets. All cleaning materials supplied. Refreshments will be served.



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## Photographer Wanted

We require a photographer to cover our two main events of the year. First up is the Awards Night. We need someone to take photos of the presentation of designation plaques and the awards.

At the South Vancouver Island Regional Heritage Fair, we need somebody to take photos of the students with their projects. We are required to have a photo of each project.

If you can help, let us know at [office@hallmarkheritagesociety.ca](mailto:office@hallmarkheritagesociety.ca) or call Helen Edwards at 250-686-0788.

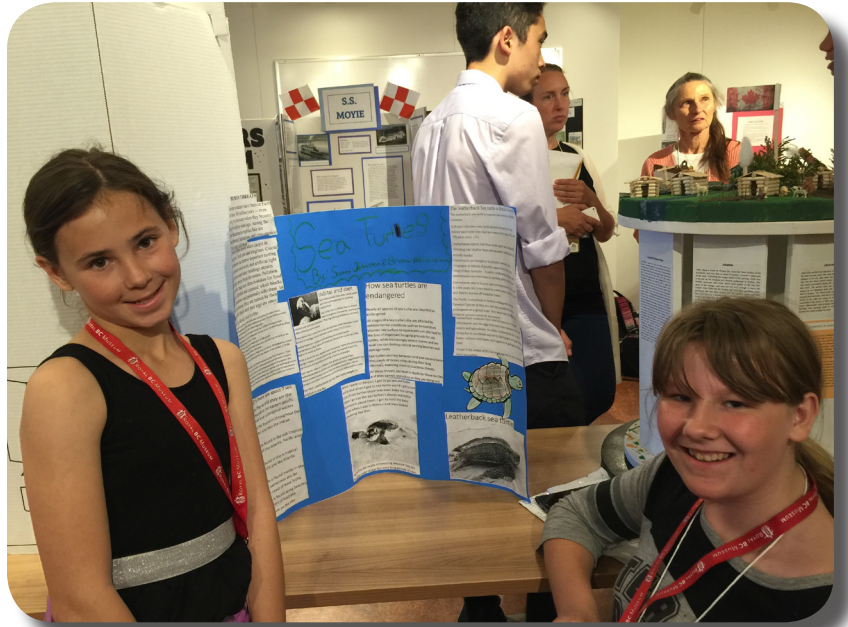
## South Vancouver Island Regional Heritage Fair May 5, 2017 - Royal BC Museum, Clifford Carl Hall

Heritage Fairs are an exciting celebration of Canada's heritage seen through the eyes of student history projects. Students from grades four to nine use the medium of their choice to create a project on a heritage topic, using information and imagination to bring history to life. Public exhibitions of these projects happen annually at Community and Regional Heritage Fairs, in every province and territory. Some schools hold school-based fairs then choose projects to represent them at the regional fair. Students from the region are selected to participate in the Provincial Heritage Fair! The Heritage Fair program brings history and heritage to the classroom and provides an opportunity for the whole school to be involved in an educational and exciting event. By participating, teachers can bring out the best in their students. When students create a Heritage Fair project, they are not just telling us what happened in the past, they are explaining why and when it happened and why it is important to us today. The focus is not just learning history, but on understanding it.

Regional Heritage Fairs take place in every province and territory in Canada in May. Students displaying exemplary effort and genuine enthusiasm may be selected to represent their region in a provincial fair. .

The five main objectives of the Heritage Fairs are to heighten awareness of our heritage, to celebrate our cultural diversity, to promote and publicize the variety and uniqueness of our heritage, to create an exciting learning environment for students of history, and to encourage individuals and communities to celebrate Canada's history. Each project can involve a variety of ideas based on history and heritage. The students' imagination can lead them to explore the use of: Drama, Music, Dance, Storytelling, Role Playing, Game, Monologue, Poster, Diorama, Collage, Videos, Costumes.

We can always use volunteers on the day of the fair. We need people to interview the students and to help make decisions on awards. Some of their work is truly amazing and ... you just might learn something. Come support the preservationists of tomorrow. The event is open to the public from 10 am – 2 pm. 🏠



## Where Were you in the Summer of Love?

**On Tuesday April 25, 2017 the Hallmark Heritage Society with support from The Victoria Foundation presents “The Summer Of Love”, an in-depth presentation of the shift in Canadian culture that began during 1967 in Victoria. A 75 minute multimedia re-creation with local popular music historian Glenn Parfitt as the narrator who’ll guide you through the year when the city created centennial events and a national publication was launched guiding Canada through a cultural revolution that would have a lasting affect on society.**

**In April of that year, Victoria/Canada’s first “Love In” would happen illegally at Beacon Hill Park’s picnic area with Victoria’s first “legal” Love in 3 weeks later at Beacon Hill Park’s Cameron Bandshell. The launch of “Off Beat Magazine,” the first issue predates the regional Georgia Straight and the international Rolling Stone Magazine, making it one of the first teen music/lifestyle newspapers distributed across North America and the music providing the lyrical background of social unrest and sub-culture of the day. Joining Glenn will be some of the participants including authors, artists, photographers and musicians along with other driving forces from 1967 to share in their own words the events of the day and the immediate and long term effect on the cultural fabric of Victoria and Canada as a whole.**

### **Show Date & Time**

**Date: April 25, 2017**

**Door Time: 6:30 pm**

**Show Time: 7:00 pm with a 15 minute intermission between 7:45 pm and 8:00 pm . Show ends at 8:30 pm with the hall cleared by 9:00 pm**

**Tickets are \$20. each (plus service charges) and available at the Victoria Conservatory of Music Box Office or online at [https://www.ticketfly.com/purchase/event/1430803?utm\\_medium=bks](https://www.ticketfly.com/purchase/event/1430803?utm_medium=bks)**

**THE HALLMARK HERITAGE SOCIETY PRESENTS**

# Summer Loops

**"A multimedia retrospective view of Victoria's  
counterculture and music in 1967"**

**TUESDAY APRIL 25, 2017**  
**Alix Golden Performance Hall**  
**907 Pandora Avenue**



**Doors open at 6:30pm, show starts at 7:00pm**  
**Tickets available at the Victoria Conservatory of Music Box Office, 900 Johnson Street**  
**Ticket price \$20. (plus service charges)**



**"This initiative is made possible by the Community Fund for Canada's 150th, a collaboration between**

## Proposed Tax Incentives for Heritage Rehabilitation

**P**eter Van Loan, MP, York Simcoe (Official Opposition Critic for Canadian Heritage and National Historic Sites) proposed Private Member's Bill C-323, An Act to Amend the Income Tax Act (rehabilitation of historic property). This Bill creates a tax credit for the rehabilitation of historic buildings in Canada, and is designed to support those who invest in our cultural heritage.

We present here the Questions and Answers for the bill, an Act to amend the Income Tax Act (rehabilitation of historic property)

Q: What is the purpose of the bill?

A: Bill C-323 aims to preserve our cultural heritage through creating an incentive to rehabilitate heritage buildings, and build a foundation upon which the policy may be expanded. Preserving our heritage benefits all Canadians, and with Canada 150 fast approaching, it is appropriate to introduce this policy now.

Q: What does the Bill do?

A: The bill creates a 20% tax credit on eligible costs for rehabilitation work done to a building that is designated as a historic place. The bill also creates an accelerated Capital Cost Allowance for eligible capitalized costs incurred under the same conditions as the tax credit.

Q: What is a "historic place"?

A: A historic place is defined as a property on the Register of Historic Places, a list of designated properties that have significant historic value to Canada. The Register is maintained by Parks Canada.

Q: What is an "eligible cost"?

A: Eligible costs under the provisions of the bill are defined as costs that are construction, professional, insurance, development, site improvement, or otherwise prescribed costs. This explicitly excludes acquisition, cosmetic and furnishing costs.

Q: What is defined as "rehabilitation work"?

A: Rehabilitation work is defined as work that is done in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada", and must be certified by a registered professional architect licensed to practice in Canada.

Q: Over what period of time may the tax credit be claimed?

A: Each certified project has 10 years over which it may have a tax credit claimed, or unused portion thereof carried forward.

Q: What is an accelerated Capital Cost Allowance?

A: An accelerated Capital Cost Allowance is a tax mechanism that permits the deduction of taxable capital expenditures (capitalized costs) in a regularized fashion. For the purposes of this bill, this means that costs which are capitalized in nature, are eligible for a 3 year, 25%, 50%, 25% per year deduction, so that after 3 years, the entire value of the capitalized costs have been deducted.

Q: Can a capitalized cost be claimed under both the tax credit and the accelerated Capital Cost Allowance regimes?

A: No. The taxable base will be reduced by the amount of the other policy, e.g. if the capitalized costs are claimed under the tax credit, only the remaining 80% of the capitalized costs will be eligible under the accelerated Capital Cost Allowance.

Q: Has this policy been tested for viability in Canada?

A: In the early 2000's, the government implemented a program called the "Commercial Heritage Properties Investment Fund". The program, whose end goal was to be converted into a tax credit such as the one this bill creates, on average doubled the market property values of historic properties, business revenue, and occupancy rates of the historic properties. These activities incentivized by the Fund generated significant GST and corporate tax revenues. The policy is considered viable in Canada.

Q: Has this policy been tested in other countries?



A: Many countries have heritage grants, programs, etc. The most similar policy to the one this bill advances is the tax credit program in the United States, which provides a 20% tax credit on costs related to the rehabilitation of designated historic buildings, and a 10% credit on non-designated building built before 1936. The program, implemented in 1976, is recognized as having been hugely successful, with over 41,000 projects certified. Furthermore, the program was found to have a net-positive impact on the treasury of +\$5.0 billion over the present life of the program (1976-2015).

## Bill C-323 Passes Second Reading – A Victory for Heritage

OTTAWA, ONTARIO- Peter Van Loan's Bill C-323 would create a tax credit for the rehabilitation of historic properties. Based on a successful pilot project in the early 2000's, the bill would create a program that balances cost with efficiency. With 2017 being the 150th anniversary of Confederation, there was no more appropriate time to introduce this program.

"This Bill represents a historic opportunity to invest in our cultural heritage" said Van Loan, "it is very exciting that the House of Commons supports our initiative. We're looking forward to debate in

committee."

Bill C-323 aims to reduce the demolition of Canada's heritage infrastructure, and instead encourage the rehabilitation of these culturally significant buildings. C-323 would create a 20 % tax credit for rehabilitation of recognized historic places. The tax credit would be available to properties that appear on the National Register of Historic Places.

"It is my view that Bill C-323 would reconnect Canadians to their cultural heritage, as citizens would have been more likely to seek out heritage designations for their historic properties" said Van Loan.

The bill passed by a vote of 150 to 139. All Conservatives, New Democrats and 22 Liberals voted for the Bill.

"I want to thank all those MP's who supported the Bill. I especially want to thank John Aldag, the member for Cloverdale—Langley City for his help on this Bill," said Van Loan.

The Bill is due to be discussed at the Environment Committee in the near future.

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## Awards Night – May 2, 2017

**A**wards Night will be held again this year at St. Ann's Academy Auditorium, 835 Humboldt Street, commencing at 7:30 pm. As in previous years, the evening will begin with local municipalities presenting plaques to property owners who have received heritage designation or heritage registry status during the preceding year.

The Awards Jury has selected winners from the nominations received. Who will win this year? Will there be a Louis Award? Will there be a winner of the Michael Williams Award? If you do not attend, you will get the news second hand. We are now soliciting sponsors for this important event. If you know of a potential donor, please let us know. Sponsors are mentioned in the awards programme distributed at the ceremony and in a special edition of the newsletter, on our website, and they receive complimentary tickets to the ceremony and a tax receipt.

To assist with catering and seat assignment, admittance to this event will be by reservation. Reservations will be accepted until April 30th. Please let us know that you wish to attend by sending a message to office@hallmarkheritagesociety or by leaving a message at 250-382-4755.

**PLEASE DO NOT ASSUME WE KNOW YOU ARE COMING. EVERYONE WHO WISHES TO ATTEND THE CEREMONY SHOULD MAKE A RESERVATION.**

## Heritage BC Conference - Victoria - May 4-6, 2017

In a fast-paced and quickly changing world, it is easy to think we are living on the edge of the future. But what of the past? How will heritage fit into the future? It is questions like these that inspire our 2017 conference: HERITAGE: Imagining Futures.

We open the two-day conference by offering the statement, “The future of heritage is...”. Our keynote speaker, Lorna Williams, with extensive experience, will undoubtedly challenge assumptions and spark imaginations. Throughout the conference, we will explore the intersections of sectors, introduce new people to conversations, consider new trends, and explore new relationships and partnerships.

If we think we are living on the edge of the future, then this is the time for action and opportunity.

### Why should you attend?

- We have dedicated this conference to the future of heritage - and what can be more important than that?
- You will leave the conference with new ideas and inspired to take action.
- You will have ideas to connect with First Nation's communities in new and impactful ways.
- You will hear and learn from the younger generations - our future heritage leaders.
- You will hear from other related sectors and professions, as we explore new synergies and collaborations.
- You will network with your colleagues and make new and important associations.
- You will be a part of the only BC conference dedicated to heritage.

### Who should attend?

- Anyone who wants to participate in thought-provoking conversations and seeks actionable ideas.
- Anyone who wants to learn about future directions in heritage and wants to know more about what is influencing our sector.
- Anyone who is serious about developing and improving partnerships and collaborations with First Nations communities.
- Anyone who wants to know more about the motivations and aspirations of the younger generations, the upcoming heritage leaders.
- Anyone who wants to be part of the only province-wide heritage gathering in BC.

We look forward to seeing you in Victoria at HERITAGE: Imagining Futures!

More information at <http://heritagebc.ca/conference-2017-heritage-imagining-futures>

## Calendar

- April 25, 2017 Summer of Love. See page 8 and 9 for details.
- May 2, 2017 Hallmark Heritage Society Annual Awards Night. St. Ann's Academy Auditorium, 7:30 pm.
- May 4-6, 2017 Heritage BC Conference, Victoria, BC. See article on page 10 for details.
- May 5, 2017 South Vancouver Island Regional Heritage Fair, Royal BC Museum, 9:15 am -2:30 pm. Free admission.
- May 13, 2017 Craigflower Schoolhouse Clean-up. 9 am. See page 4 for details.

## Ongoing events

**Old Cemeteries Society:** Sunday Cemetery History Tours: Start at 2:00 pm. Meet at 1:45 pm in front of Oregano's, Fairfield Plaza, 1544 Fairfield Rd. Others start where noted. Charge: \$5 for non-members; \$2 for Old Cemetery members. No reservations needed. Tours are held regardless of weather. Contact [www.oldcem.bc.ca](http://www.oldcem.bc.ca) or 250-598-8870.

**Victoria Historical Society:** Regular monthly meetings, except for June, July and August. For a description of speakers, visit <http://www.victoriahistoricalsociety.bc.ca/>

**Friends of the BC Archives:** Lectures series on items of historical interest. All events, unless otherwise specified, are held in the Newcombe Conference Hall in the Museum and are free for members of the Friends of the BC Archives. Non-member admission rates, payable at the door, are currently \$5.00 for a lecture, and \$10.00 for a workshop. Check [http://www.bcarchives.bc.ca/BC\\_About\\_Archives/upcoming.aspx](http://www.bcarchives.bc.ca/BC_About_Archives/upcoming.aspx) for details.

For up-to-date information on heritage-related events in our area, check out the [calendar](#) on our website.

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## We Need Your Donations

The Hallmark Heritage Society has signed up with Canada Helps, a registered charity with a goal to making life simple. Donations are processed by Canada Helps and then the funds, minus a small administration charge, are electronically transferred directly to our bank account.

Donors receive a tax receipt instantly – no waiting for a volunteer to process a payment and hand write a receipt. You can make a single donation online or sign up for a monthly donation.

We have put a link on our web page and have already received donations. The direct link to our page on the Canada Helps site is <https://www.canadahelps.org/CharityProfilePage.aspx?charityID=s5418>

As you know, we rely on the generosity of our members to keep our society alive. Now it is just a few clicks to donate – less work at both ends. Please consider making a donation today. While you can make a single donation at any time, please consider a regular monthly gift. 🙏

**Sincere thanks to all members who have made donations over the past year. We do not publish names as we respect your privacy.**



## Membership Application

- Student ..... \$15.00
  - Individual ..... \$25.00
  - Family..... \$35.00
  - Group/corporate ..... \$50.00
  - Individual Life ..... \$200.00
  - Corporate Life (20 yrs)..... \$400.00
- New                       Renewal

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Tel: \_\_\_\_\_

E-mail: \_\_\_\_\_

I am interested in volunteering \_\_\_\_\_

Enclosed is a donation of \$ \_\_\_\_\_

I prefer the electronic newsletter. \_\_\_\_\_

Please send your cheque to:

Hallmark Heritage Society  
 15-1594 Fairfield Road,  
 PO Box 50013 Fairfield Plaza PO,  
 Victoria, BC V8S 5L8.

All members are entitled to voting privileges at Annual and General Meetings, receive four Newsletters a year and access to the Society library and archives which contain information on over 10,000 buildings in the Capital Regional District. Memberships are due September 30th and are tax-deductible. The Society also offers special events and tours for members. New memberships are prorated quarterly. The Hallmark Heritage Society collects personal information about you only when you voluntarily provide it, and only for the purpose for which it was intended, and in handling such information we comply with the provisions of the British Columbia *Freedom of Information and Protection of Privacy Act*. We do not sell, rent, or trade our membership/donor information to or with others. The Society makes all reasonable efforts to ensure that personal information collected from you is protected against loss and unauthorized access. If you wish to change information on file, please contact us.

In the interest of timely communication, we may occasionally send you electronic messages regarding current issues or reminders of meetings. If you do not wish to receive such messages, please let us know and we will remove your name from our email list. We would appreciate being advised of changes to your address, telephone number, email address, etc. so that we can continue to serve you efficiently. 📧

### *Hallmark Heritage Society Awards Night*

*Tuesday, May 2, 2017 - 7:30 pm*

*St. Ann's Academy Auditorium*