

OAK BAY HERITAGE PLAN SURVEY RESULTS
OCTOBER 19, 2012 (99 Responses)

1. What do you think are the most valuable heritage features of Oak Bay that contribute to it's unique character? Please rank in order of importance, with 1 being of highest importance and 5 of lowest importance. *Answers below reflect the percentage of respondents who selected the answer as their #1 (most importance) choice.*

- 58.6% - Established, older neighbourhoods and streetscapes
- 25.3% - Natural features
- 8.0% - Cultural landscapes (gardens, parks, etc.)
- 7.1% - Buildings
- 1.0% - Community events, celebrations, traditions

2. Regarding the valuable heritage features of Oak Bay referenced in Question 1, please identify the significant cultural landscapes, natural features, historic buildings, and/or community events, celebrations or traditions that, in your opinion, help to make Oak Bay unique:

<p>Answers:</p> <p>Parks, Green Spaces, Cemeteries and Beaches</p> <ul style="list-style-type: none"> - Willow's Beach - Uplands Park - Anderson Hill - Gonzoles Hill - Mature streetscapes - Green spaces - Sea shore - Views/vistas - Trees (Gary Oaks, Arbutus) - Chinese cemetery at Harling Point - Windsor Park - Private gardens - Transformer Rocks such as: Sahsima (Harpoon Rock), the First Man and First Woman Rocks, the Clamdigger Woman Grandmother Rock 	<ul style="list-style-type: none"> - Quimper Crescent area - "Secret" coves - Rock-outcrops - Cattle point - McNeill Bay - Bowker Creek - Abkhaszi Gardens - Mary Todd Island - Walking trails (Carnarvon, Windsor) - Trafalgar Park - Rose garden - Scented garden - Turkey Head - Mayor's Walk - Coastline - Wildlife, including owls, bats, eagles, deer, etc.
<p>Streetscapes/Built Heritage</p> <ul style="list-style-type: none"> - Oak Bay Avenue - Estevan Village - Central/St. Patrick corner - Victorian, Edwardian, Arts & Crafts style houses - Buildings by Maclure and Rattenbury - Human scale developments/low profile/low density 	<ul style="list-style-type: none"> - Golf Clubs - Yacht Club - Oak Bay Seniors Lodge - Non-grid system of streets - Fire hall/Police station - Oak Bay theatre sign - Village clock - Kiwanis Tea House - Wooden swing near Marina

<ul style="list-style-type: none"> - Character of buildings along high street - Lack of neon signs - Beach Drive - Glenlyon School - Tod House - Laneways - Library - Diversity of residential buildings (both age and design) 	<ul style="list-style-type: none"> - The Esplanade - War Memorial - Trial Island Lighthouse - Bakeries/coffee shops/wine shops/butchers - Oak Bay Marina – feeding seals - St. David Street - Layout of Oak Bay
<p>Events/Traditions</p> <ul style="list-style-type: none"> - Oak Bay Tea Party - Blethering car show - Remembrance Day at the Cenotaph - Truck parade - Canada Day celebration - Annual bonfire at Fireman’s Park - Night market 	<ul style="list-style-type: none"> - Farmers’ Markets - Marathon - Christmas Light-up - Carnarvon baseball, lacrosse, tennis - British sports at Windsor Park (cricket, rugby) - ‘Tweed curtain’ tradition - Street markets

3. What are the most important issues affecting Oak Bay’s heritage sites? Please rank in order of importance, with 1 being of highest importance and 6 of lowest importance. *Answers below reflect the percentage of respondents who selected the answer as their #1 (most importance) choice.*

33.3% - Inappropriate new development in historic neighbourhoods

22.2% - Lack of long range planning within the municipality

17.2% - Lack of protection for existing heritage sites or landscape features

11.1% - Economic viability

10.1% - Lack of understanding of the value of heritage

6.1% - Lack of incentives for heritage conservation

4. Are there any other issues affecting Oak Bay's heritage sites? Please comment below:

- Weak protection for existing trees
- Lack of planner/proper planning
- Lack of political will to support and promote heritage
- Lack of developer accountability
- Hurdles during the planning process to pursue heritage designations/projects
- Apathetic Council
- Rehabilitation should be encouraged over demolition
- Misconception of what heritage is and what it means
- Local government promotion of densification without input from a qualified planner
- Lack of long range planning
- Zoning restrictions preventing repurposing of older homes
- Lack of maintenance leading to demolition
- Heritage planning should be aligned with environmental/tree protection

- Secondary suites cause congested streets
- Lack of care in design of new homes
- New homes are too large for lot size causing trees to be cut
- Greed and ignorance of property owners
- Lack of staff expertise
- Existing committee structure is not working and lacks credibility
- Lack of enforcement of noise bylaws
- Too many cars
- Terrible transit service
- Loopholes in tree protection bylaws
- Not enough restrictions on developers
- Restrictions should be put on lot subdivision
- Fear of heritage designation robbing owners of control
- More municipal control over the form and appearance of new development
- Lack of consensus on and understanding of heritage preservation philosophy
- People in Oak Bay need to learn to co-exist with the local wildlife, which are an integral part of the natural heritage
- Take heritage preservation out of volunteer committees and put into a paid organization that can lobby for funding
- Loss of views
- Design guidelines restricting modern buildings with flat roofs should be implemented
 - character of oak bay houses should be kept the same – new buildings should be kept in a similar style
- Erosion of area character with unsympathetic development
- Maintenance of buildings and streetscapes
- Increased density due to infilling and secondary suites
- Old housing stock that has reached the end of its useful life needs to be replaced
- Education on how to research history of old homes
- Some heritage organizations/individuals are too insular
- Not enough annual financial support
- All departments within municipality should be educated as to the importance of heritage – Public Works, Parks, and Heritage should all be communicating

5. What do you think should be included in the Heritage Plan? Please rank in order of importance, with 1 being of highest importance and 6 of lowest importance. *Answers below reflect the percentage of respondents who selected the answer as their #1 (most importance) choice.*

42.4% - Methods of incorporating heritage conservation within the OCP

27.3% - Incentives for conserving heritage sites

12.1% - More official recognition of heritage features

7.1% - Heritage education and awareness

5.0% - Links between heritage conservation and sustainability

6.1% - Links between heritage conservation and economic development

6. Is there anything else, not listed in Question 5, that you think should be included in the Heritage Plan? Please comment below:

- Provisions for relocating heritage homes
- Strict codes for the construction of new homes
- Protection for entire streetscapes
- Protection for parks
- Protection of sea views
- Protection of small business
- Restrictions on and accountability of developers
- Community based heritage values
- Addition of awards for good renovations/new builds
- Encourage alternate forms of transportation
- Encourage maintenance of historic places
- Council needs to be more decisive
- Coordination between Oak Bay and other municipalities
- Link between the heritage plan and community celebrations
- Better communication between Mayor and Council
- "Sustainability" not "growth" in the Oak Bay region – resist pressure for more density
- Preserving and increasing natural features
- Architectural guidelines for the design of contemporary buildings in historic areas
- Protection of natural and cultural heritage
- Small, independent businesses as opposed to large corporations/chains
- Outlet for people who wish to have a modern home in Oak Bay (areas designated that over a period of X years, the neighbourhood will transform, leaving other areas as heritage, such as Vancouver has done near their city hall)
- Prevent developments like the Oak Bay Beach Hotel
- Capture the intangible histories
- Balance of modern and historical
- Improved transit to Oak Bay
- Official recognition and protection of our wildlife species
- Advertisement of ALL development/redevelopment so that all demolition applications are visible
- Gardens are often overlooked when heritage buildings are considered for protection – separate Tree and Garden Heritage Association needed
- Mapping and listing of significant sites
- Leniency on interior alterations
- More protection for heritage structures
- Establish heritage rankings, which are disclosed as part of purchase
- Allow densification of huge character homes
- Establishment of Conservation Areas to maintain streetscapes & green spaces
- A law to prevent the destruction of homes deemed livable but that require renovation. A maximum house size that reflects the lot size. Monster homes are becoming increasingly common

7. What heritage features need to be protected to conserve Oak Bay's character?

- All
- None, geographic location is what matters, not the buildings and parks

- Village charm
- Back lanes and walkways
- Older communities
- Character homes
- Parks
- Mature trees (Gary Oaks, Arbutus)
- Gardens, both private and public
- Rock fences
- Uplands park
- Buildings along the high street
- Character of all buildings
- Houses and municipal buildings of historic significance
- Shoreline
- Tod House
- Alleyways
- Trails
- Paths and walkways
- Rock outcrops
- Vistas/views
- Ridgelines of hills
- Stone creamery in the old farmhouse on Hampshire Terrace
- Tree canopy
- Art Deco/Moderne homes
- Beaches, public access to water
- Anderson Hill
- Bowker Creek
- Native flora and fauna
- Modern heritage (1940s-1970s)
- The routing of sidewalks around old trees
- Diversity of architecture
- Land use/site coverage
- Green spaces
- Streetscapes
- "Trapped in time" quality
- Small, independently owned businesses
- Protection of bird and wildlife habitats

8. What is your vision for heritage conservation in Oak Bay?

- Make it more appealing for young people with families
- Put in place compelling incentives to allow owners or potential owners to maintain the heritage features of a site
- Create a thriving online heritage community information-sharing site for owners to share ideas and best practices
- Identify Oak Bay's at-risk properties
- Revisit the panning approval process
- Heritage designation should be seen as positive, as a selling feature
- Development of a permanent museum and archives for Oak Bay

- Prevent developers from destroying the existing landscape
- Make relocation of heritage homes a possibility
- Economic sustainability
- A community that values its heritage
- Everything espoused by Jane Jacobs
- Preservation of older homes, buildings, gardens, greenspaces, streetscapes
- Restrictions on the size and appearance of development
- Well-informed citizenry and a decisive Council
- Heritage from all eras
- Demolition should be a very last resort
- Restrictions on demolition
- Make it easier to renovate older homes
- A balance between preservation and change
- Clear concise relationship with the overall community plan and vision for Oak Bay
- Restriction of high-rise buildings, no subdivision of larger properties
- Leave the natural areas alone
- Blending new development into existing streetscape
- Maintenance of neighbourhood scale
- Thoughtful new design
- Preservation of existing landscapes
- No fake heritage
- No flat roofs
- Compelling incentives for owners
- Stronger tree protection bylaw
- Celebration of wildlife in Oak Bay
- No overlarge houses on small lots
- Strict supervision over development
- Preservation of views/vistas for everyone
- Preservation of human friendly scale

9. Are you currently a resident of Oak Bay?

94.0% - Yes

3.0% - No

3.0% - Not Anymore

What neighbourhood do you live in?

- South Oak Bay
- Willows Beach
- Beach Drive
- North Oak Bay
- Fairfield
- Cook Street Village
- Carnarvon Park
- Henderson
- UVIC
- Townley Street

OAK BAY HERITAGE PLAN #2 SURVEY RESULTS

January 07, 2013 (73 Responses)

The bullets following questions 1-5 represent either typical responses and suggestions (echoed by many people), specific criticisms, or ideas/opinions that strayed from the norm. Many people only wrote one-word answers to the questions (i.e., 'yes', 'no'). The bullets below question 6 represent all 45 responses.

1. Community Heritage Value #1: Heritage Streetscapes and Neighbourhoods: includes a variety of homes in landscaped settings that are harmonious and built at an appropriate scale that allows a relationship between buildings and landscapes. Includes recognition of the contribution of mature street trees, historic street furnishings, stone walls, unimproved lanes and contributing natural features, and the importance of the overall quality of life and the small town "village scale." Do you agree with this value? Please explain why or why not in the box below. If you think we have missed anything, please include your thoughts in the box below.

Agree: 63 (86%)

Disagree: 8 (11%)

Partial Agreement/On the Fence: 2 (3%)

Comments:

- It is important that the word 'harmonious' refer to the houses and recognize that some quite jarring recent houses are appropriate in scale but utterly unsympathetic to the neighbouring houses.
- It is important to maintain a maximum house size to lot size ratio to allow for landscaping (trees, plants) and to be in harmony with current streets house styles. Otherwise we have no specific municipality identity.
- Village scale is what helps to define Oak Bay. We need to understand this context before we can effectively address redevelopment pressure and long-term planning.
- I hope that new homes would have to conform to the style and size that suits the lots and neighbouring homes to maintain the charm of Oak Bay.
- I would appreciate clarification of the phrase "variety of homes". I think it is desirable to have different sizes of homes and levels of affordability. I do not buy into the idea that contemporary box-style houses are appropriate for every part of Oak Bay.
- Protection of existing trees is paramount
- you should also include 'quiet' and 'walkability' as a basic value
- Please define, 'harmonious' and 'appropriate scale'
- these are personal value statements and words that are effectively meaningless unless context is given. Saying something is "nice" means nothing when it comes to developing regulations and criteria.
- it is not clear to me what 'Harmonious' and 'Quality of Life' means. Very subjective. I am one of those many 'young' families that have moved into Oak Bay and consistently frustrated by knowing I cannot improve my home to accommodate my growing family. It certainly does not improve my 'Quality of life'.
- Too broad
- Would like to see zoning amendments to maintain historic ratios.
- too all encompassing. What is the definition of "harmonious" and "appropriate scale" and "historic street furnishings"? The Heritage Commission should not be used as a back door to prohibiting change in building styles.

- Many respondents have trouble with the word 'harmonious'
 - This value omits the important role diversity plays in the streetscape and neighbourhood. Let's expand the "variety of homes" phrase to something like "a variety of home styles and sizes in settings...". The "appropriate scale" phrase is too vague to mean anything ... define appropriate scale.
 - Do not agree with including neighbourhoods in this category- that is misleading and not appropriate.
 - with growth being inevitable we should be looking at developing more housing options in the laneways. Small homes on smaller lots in the lanes work in other urban settings and do not take away from the communities.
 - with growth being inevitable we should be looking at developing more housing options in the laneways. Small homes on smaller lots in the lanes work in other urban settings and do not take away from the communities.
 - Generally yes, however the last part of the statement 'overall quality of life' and 'small town village scale' are too subjective and seem out of place in this 'value' statement.
 - Needs reference to Walkability
 - YES... But we need proactive municipal support in ensuring the roots of city and private do not clog the drains and we need the trees proactively kept away from hydro lines. We should systematically implement and fund a neighbourhood by neighbourhood plan to move to underground wiring (such) as they have in the Uplands and upgrade our sewer lines so the trees are not a liability. We need to better protect trees on private property and heritage gardens and encourage architectural solutions that incorporate existing trees and existing gardens and that incorporate rocky outcrops into the design, rather than blasting out. Also... not allow house heights to be based on the highest point on the property... this results in gigantic hotel size house that tower above the street and Uplands Park in particular.
 - This description is too obscure. "harmonious" could mean many different things to different people. I might think that I could flatten a property to make the landscape harmonious with my new building. I hope that this means that our community values the fact that many existing buildings (homes) have been built to suit the original landscape and natural features. Building set backs, street configuration, and development patterns accommodate the landscape and natural features rather than development impacting and altering the landscape. Development that is mindful of the existing landscape provides interest and character and more pleasant, liveable community.
2. Community Heritage Value #2: Historic Buildings: includes typical as well as unique buildings from all development periods, ranging from vernacular to architect-designed, such as: Tod House, high-quality Late Victorian and Edwardian era homes including superb examples of the work of Rattenbury, Maclure and other prominent architects, period revival homes of the 1920s-30s, and examples of modernism from the 1940s and the postwar era. Includes designated heritage houses, as well as Heritage Register houses and other potential heritage homes. Do you agree with this value? Please explain why or why not in the box below. If you think we have missed anything, please include your thoughts in the box below.

Agree: 50 (68%)

Disagree: 10 (14%)

Partial Agreement/On the Fence: 13 (18%)

- It seems impossible to put into practice--can you identify a house that does not fall in the category "typical as well as unique buildings from all development periods"?
 - On a visit to Palm Springs in California, I found an app for iPods and iPads which described the local modern architecture (includes photos and videos). Such an app for Oak Bay would be a great method for educating and informing the residents of Oak Bay about their heritage buildings. It could be an electronic update and replacement for Stuart Stark's book on Oak Bay's Heritage Buildings. The app can be downloaded from iTunes for \$5. Search for Palm Springs Modern: Mid-Century Architecture Tours.
 - Maximum house size is important
 - Land around the houses is important
 - What makes Oak Bay so unique is the wide diversity of built heritage and history. Buildings do not need to be large on expansive lots to be significant to our history.
 - The last sentence is too vague and inclusive. Of course anything old is historic by definition. It does not mean it must be preserved.
 - Shouldn't try to protect everything
 - Clear distinction needs to be made between historical and heritage
 - I disagree entirely with historic building type designations. I like beautiful properties as much as the next person but I own my property...if the municipality and/or neighbors want to preserve the status quo then let them buy the property and preserve it...don't impose burdens on owners. I doubt any local taxpayers are willing to put their tax money to work buying or otherwise preserving properties.
 - this "value" is too sweeping - typical and unique, all development periods, ordinary (vernacular) and exceptional, currently designated heritage houses and any that might have a potential for designation. Throw in the kitchen sink, and you will be done. What is the intent and limitations of this value?
 - Need tax rebates or financial assistance for heritage home owners
 - "motels" along Beach Drive?
 - I would prefer adopting established definitions of architectural heritage and historic value with specific and objective points of reference.
3. Community Heritage Value #3: Cultural Landscape Features: includes designed landscape features such as a variety of parks, public and private gardens, the Chinese Cemetery at Harling Point National Historic Site, the War Memorial, historical and First Nations cairns, and trails. Do you agree with this value? Please explain why or why not in the box below. If you think we have missed anything, please include your thoughts in the box below.

Agree: 58 (81%)

Disagree: 3 (4%)

Partial Agreement/On the Fence: 11 (15%)

(only 72 responses to this question)

- Gonzales Hill (way up top, not just the Trafalgar Viewing Terrace) should be included too.
- historic views from beach drive at victoria golf club should be reopened and a public path built around the seashore there
- Historic places and spaces are integral to completing our heritage landscape. These are the markers around which community planning has occurred and must be preserved.
- Also like to add Finnerty Gardens and Mystic Vale to the list. These areas greatly enhance the Henderson/Landsdowne area.

- I am not sure the municipality should regulating the maintenance of private gardens.
 - not sure whether private gardens should be in this category unless there is a very rare mature tree
 - also seems to be the proper domain for municipal action.
 - the value is too broad. Who, or what process, would determine which private gardens would be included and what would be the consequences for the homeowner?
 - don't forget the native plant garden on Beach Drive I'm sorry there is no remnant of the fairgrounds at Willows or the arena where the Stanley Cup was won.
 - this is a s general introductory statement, but there are no corresponding details to define what he landscape features are that are valued. Please find another word than cultural to distinguish this value statement as that is very confusing
 - caution to providing balance and representation. Europeans are relative newcomers. An incredible pre-contact civilization preceded them--one that we should never forget and always include in our efforts to memorialize our past.
 - Laneways too?
 - Observatory should be included
4. Community Heritage Value #4: Natural Landscape Features and Ecological Heritage: includes beaches, coves, creeks, rocky outcrops and hills, Garry Oak and Arbutus ecosystems, Uplands Park, mature trees, wildlife habitat and spectacular views. Do you agree with this value? Please explain why or why not in the box below. If you think we have missed anything, please include your thoughts in the box below.

Agree: 60 (85%)

Disagree: 3 (4%)

Partial Agreement/On the Fence: 8 (11%)

(only 71 responses to this question)

- As long as this doesn't preclude popular use and appropriate changes and development.
- The natural features of Oak Bay provide a beautiful backdrop to life here. It maintains a high quality of life.
- Natural landscapes are the canvas on which we create places and communities, built heritage, transportation corridors and neighbourhoods, as well as village centres.
- Yes but we need much more protection for these aspects. Contractors readily destroy the Garry oaks because the penalties are too low! Dynamiting to make a level lot seems to be the norm. We will never recover our losses in these areas.
- This survey is getting goofy at this point. You have gone well beyond your mandate of buildings into everything that we see and breathe. Try to limit your scope to the reality of a few well thought out suggestions.
- Agree, if and only if, the features are on public land.
- I would mention specifically Anderson Hill and Walbran Park, as well as the two golf courses in Oak Bay.
- Daylighting Bowker Creek will aid in this development.
- I do not understand what is meant by Ecological Heritage. Is it a term that relates to the definition as used by the Union of Concerned Scientists in the US? What is the difference between this term and Natural Landscape features?
- We also need to hire, and have on staff, an expert in Garry Oak ecosystems to help us manage and preserve these important and rare ecosystems.

- This is going to take some doing in the face of climate change and indeed becomes increasingly essential if we wish to maintain our healthy closeness to nature.
 - Anderson Hill
 - many of the ecosystems in our municipality are degraded in their function, so I would not agree to the 'preservation' of such a landscape without considering whether its ecological function might be restored or improved in some manner.
 - *Many people thought this was the most important value*
5. Community Heritage Value #5: Unique History and Intangible Cultural Heritage: includes connections to First Nations history and sacred sites, the oldest house in Western Canada, agricultural origins, development of Oak Bay as a high-quality garden suburb with Arts and Crafts homes, the Uplands as a wealthy Olmstead-designed neighbourhood, postwar developments, and community events and traditions. Do you agree with this value? Please explain why or why not in the box below. If you think we have missed anything, please include your thoughts in the box below.

Agree: 45 (64%)

Disagree: 14 (20%)

Partial Agreement/On the Fence: 11 (16%)
(only 70 responses to this question)

This was, by far, the most controversial of the values

- This seems to be something of a grab bag. If we are to promote history and culture, it seems important to have better signage and explanation of what we have now. Even the simple historic photos on Oak Bay Ave. represent a start.
- Include information about authors, artists, well-known people etc. who have lived in Oak Bay. For example, include the two authors, Agnes Newton-Keith and Lily Adams Beck.
- I have lived here for over 35 years and feel this value will likely continue to change over time.
- The history of this area is grounded in the First Peoples' settlements and first European settlers who farmed local lands and brought with them their culture/ethnic traditions and values
- I am less thrilled with the post-war developments for the previously stated reasons, and would venture that unless the recent spate of post modern developments is stemmed, the Arts & Crafts enclaves will soon disappear along with our other remaining heritage treasures.
- Community Connections are so important for creating a community.
- does the term 'wealthy' necessarily need to be included? Suggest this be reconsidered.
- Everywhere's history is unique. I must have missed the Intangible Cultural Heritage regarding connections to First Nations and the agricultural origins. I read about the Arts and Crafts homes... Uplands..... postwar developments..... Again, to me, it seems like history ended in 1950s.
- I would like to add the planned development of a suburban area of houses reminiscent of the 1960-1970s. The area between Mt. Tolmie and the University...large lots, Garry Oak preserve, wide streets, houses that have individual characteristics though from the same period.

- Too vague. What is it exactly you want to preserve? - the items mentioned or all the like?
- I have no idea what this 'value' means in practical terms.
- Too broad
- Oak Bay's special beauty has fostered artists and arts community past and present. - Historic Subdivisions - Poet's Corner, Uplands, Lansdowne slope etc It is important to relate new construction to the historic building scale within these planned areas to preserve the heritage landscape? How can those who want to maximize their profit be encouraged to value the scale of heritage landscapes?
- This value recognizes the diversity in Oak Bay - it is important to note that only parts of Oak Bay began as "high quality" and "wealthy" areas. Harling Point was a Chinese market garden, for example.
- I am proud of the many different aspects of our cultural history. We have interesting characters and stories unique to Oak Bay. Preserving that heritage is an obligation for those who will come after us.
- No. Community is a dynamic concept and can not be frozen to today's standard, which this value seems to be trying to do. Traditions change and community events change. For example, Oak Bay had no running events 20 years ago while it has three large running events going through the community today. Oak Bay's Arts and Crafts homes didn't exist at the turn of the last century and wouldn't exist now if the residents back then had decided that the Cultural Heritage did not include "new fangled" designs. A community needs to be a dynamic and changing entity and this value doesn't embrace this.
- This last value statement is so general that it could be dangerous.
- I think we need to be careful not to pigeon hole Oak Bay and the Uplands as having a specific type of home. There is more variety than people realize and we want to continue having the variety that makes Oak Bay and Uplands unique and beautiful. We do not want either to end up looking like a subdivision with all homes and streetscapes looking the same all over these communities. But we do need to retain our neighbourhoods are premier places to live. And this should be a community where everyone from Oak Bay has great community events and traditions to attend.
- I think this is muddling together too many disparate, even contradictory values. To put First Nations sacred sites into the mix with the Uplands is, finally, to obliterate the First Nations.
- This statement is muddled. It repeats previous 'valued' items and mixes qualitative and quantitative ideas.
- I'm not sure I would agree with some of the wording used - ie "high quality" "wealthy"
- I have mixed views on this value. I support the connections to First Nations history and sacred sites. I don't believe the development of Oak Bay as a high quality garden suburb (with any style of home) is a heritage value.
- The agricultural origins of Oak Bay have been mostly lost, although there are still signs of it, e.g. the creamery in Hampshire Terrace. These sorts of buildings are highly valuable and should be protected and celebrated at all costs.

6. If you have any additional comments, please leave them in the box below:

45 responses – All included, verbatim, below:

- Home renovations should be sympathetic to the existing design, not a mish-mash of styles in one building.

- Defining community values related to Oak Bay's history and heritage is no easy task. But as the communities continue to grow and change, some things stay the same. Residents came to settle here for a reason, one focused on green space, friends neighbourhoods and historical "pride of place". People who live here are passionate about what they love about Oak Bay – an unmatched lifestyle quality.
- I am concerned about the subdividing of lots. I believe the protection of the natural landscape is probably a given, and so the focus should be on protecting our streetscapes via preservation of historic buildings and lot sizes. Every time I go up Victoria towards Granite and see that lovely old house gone I feel both sad & angry. Has there been any discussion about businesses? The Kiwanis Pavilion, the shops on the North side of Oak Bay just before Foul Bay? Gonzales Observatory?
- More emphasis should be placed on publicity and education. Methods for encouraging feedback from residents should also be investigated. More walking tour brochures should be developed (in printed or electronic form).
- YES, I believe that Oak Bay should maintain its own independence as a township. The neighbourhood and streets qualities (homes of architecturally similar in nature and types); i.e.: Streets of majority "Arts & Craft" homes should require new home to be similar type (going forward).
- My Mother's house on Transit was sold after she died in 2011, the new owners tore it down and now there's a house that's too big for the lot, and looks out of place, and has probably hurt the neighbours' house values, as theirs are a lot smaller. This should not be allowed to happen.
- A number of people claim that you cannot legislate taste. I disagree. It happens in every place where preservation is taken seriously. Yes, we must live with the mistakes of the past, but surely we can stop making new ones...
- To clarify the idea of a harmonious streetscape, a harmonious streetscape can be achieved in part by enforcing a minimum and maximum roof pitch and finishing materials. Box-shaped houses and houses with oddly-shaped roofs interrupt the harmonious streetscape in many parts of Oak Bay.
- We are very interested in seeing the saving of more heritage houses. It's a sad shock to see so many coming down and modern flat-roof houses being built instead. It's very odd to walk around the neighborhood and see beautiful streetscapes, that have remained the same for decades, suddenly being marred with the introduction of unsympathetic homes that are nothing like their neighbors in style! If this continues, Oak Bay will look more and more like any other modern suburb.
- I have been saddened by the polarizing nature of the recent debates around this issue in Oak Bay. The friends of Oak Bay who have been unhappy about the proliferation of new houses (and destruction of heritage houses to make way for them) who have been picketing and portrayed in the media as unhappy and unwelcoming cranks and hypocritical arbiters of their own taste have been much maligned. Their concerns are real and understandable. On the other hand, builders and developers who create new homes which use lots of glass, green building techniques, and incorporate all kinds of energy-saving devices are doing wonderful things, so it's no wonder many people are eager to purchase such a modern home in such a wonderfully established neighbourhood. Their desires are real and understandable. There needs to be a way to find and build a "made in Oak Bay solution" so that everyone can be proud of the way that new and old (and renovated and improved) can co-exist together. Trees need to be kept. Streetscapes need to be balanced between new and old. Neighbours need to be respected and respectful, but frustrations do need to be aired, heard, and acted upon. Perhaps the council should consider using property taxes as incentive. Any "lost" trees get added to a homeowner's tax bill (funds could be used to purchase and care for new trees for a certain number of years to replace those "lost" during construction or renovation). Builders and developers with poor tree track records have to pay more for building permits in Oak Bay. Careful builders and owners who maintain, plant, and rescue trees get tax rebates/cuts (and reduced building permit fees). The same strategy could be used for renovations as well.

Instead of charging homeowners more for a renovated (but still full of character and now greener) home, there could be tax rebates. There must be a sensible solution!

- HERITAGE VALUES SHOULD BE A HIGH PRIORITY IN THE COMMUNITY PLAN - NOT TO SO OFTEN BE TRUMPED BY DEVELOPMENT
- There is no mention of people nor transportation. I have not been a significant part of the input to date however feel that these are fairly large omissions when considering values and community.
- All of these values must be represented in all areas of the OCP otherwise we will lose our community. Council seems incapable of understanding this. We need a planner to give Council vision.
- I think oakbaywatch.org wrote this survey. The whole thing seems backward-looking, dead. Places can be vibrant, alive, open to new ideas, exciting, I lived next door to a pink stucco development, and down the road is a very modern house. Neither are to my taste, so what? I can't impose my taste on my neighbours. I recall the design of the Windsor Park pavilion. A traditional building was proposed and promptly thrown out because 'we' (whoever 'we' are) wanted something more modern than the faux traditional design. Go figure. Remember what Thomas Jefferson wrote, 'Tradition is the tyranny of the dead.'
- For Heritage issues, and many other initiatives for which the Municipality seems to want to move forward, A DEDICATED PLANNER IS ESSENTIAL!!
- I was at one of the council meetings where the fire marshal was requesting permission again to replace the rotten windows in the fire hall. What a waste of time. One meeting is all that should be necessary to approve a sensible, energy efficient, and environmentally responsible decision. Get a grip. I remember when this firehall was built with its pseudo style; this is not a heritage building.
- this survey is a muddled collection of value statements that look like they are leading to a beaurocratic and unwieldy attempt to be everything to everybody. It should have specific wording and numeric rankings of choices.
- thank you for doing this.
- Accommodation needs to be made for younger families moving into Oak Bay. Also, some understanding is required for minority of recent immigrants who have moved into Oak Bay. There is clear institutional racism here, and this is somewhat due to the restrictions that were historically made on who could live in Oak Bay.
- Two comments: 1) everyone of these values should be tested against the question "what does this mean in practical terms?"...value statements detached from implications are useless and dangerous; 2) I was pleased to note the municipal website references how many people have participated in surveys to date (about 100)...it is imperative that this process make clear to Council how many people participated in the process overall...this may be a very good process but Council needs to understand if they are hearing from an interested minority...we have a history in Oak Bay of letting the interests of the minority steamroll the silent majority.
- How do you convince the other 5,900 households that heritage is valuable and important to the community? What are the benefits - financial, aesthetic, environmental - derived from preserving valued community heritage sites, places and customs? - While it is not practical to legislate the preservation of all our unique buildings and special places in Oak Bay, it should be possible to preserve the special ambience valued by the community. Maintaining the ambience of the streetscapes, preserving the tree canopy and protecting view corridors with well planned and regulated zoning should help to promote redevelopment that is appropriate to the scale and context of the area. - Oak Bay needs a professional planner with heritage experience to guide the community through this of time of transition and redevelopment if heritage values are to be recognized at the administrative level
- The values lack discernment.
- From any height of land, Oak Bay is see as covered in dark green foliage. Very few building are higher than our ubiquitous Garry Oaks. This is an awesome feature of the municipality. Height restrictions should remain in place for much of the municipality. Our village has a number of old store fronts remaining, now in fact very few. We should try hard to maintain

what does remain. I think especially of the building which housed the Oak Bay Hardware. Did you know that the Bank of Nova Scotia used to be the police station and jail? My mother was put in jail there as a little girl by the police constable just so she could feel what it was like. The experience left a lasting impression!! These bits of history are being lost. The site of the present City Hall was where the high school used to stand. I can imagine that First Nations people had many special places around the municipality. It would be wonderful to know some of them.

- Large houses consisting of squares arranged in various ways do not fit.
- I think that Oak Bay should not look just to the past and try to preserve the whole municipality as a cultural museum. There are aspects and buildings that ought to be saved. However modern house designs that are environmentally friendly and complement the natural beauty of the region should be encouraged even if it deviates from what the baby boomers consider a normal house.
- People need to be more aware of what constitutes an invasive species, and its impact on the Garry Oak and Arbutus ecosystems. I don't think they do, and there could be information disseminated and workshops held to assist people and organize work parties to gradually 'weed' the public areas and inform people the dangers of allowing growth of such invasive plants in their own yards.
- I am perfectly at home with new homes of every design, provided they do not crowd existing homes and deny the existing homeowners sunlight on their gardens!
- There must be something done to stop the loss of smaller houses to monster ones. I am certain developers will continue to decimate Oak Bay in order to increase their profits if no controls are put in place to stop them. And this is not just for the area around the village, it is also for the whole of the municipality.
- I think my statements reflect my disappointment and concern with the value statements as written and proposed. Please - edit to ensure that what is left does not bind the municipality
- Gardening can't survive with so many urban deer in Oak Bay!
- Our community heritage is not written on a blackboard whereby anyone who wishes to erase it can do so with the swipe of a brush...it should be carved into our community. Heritage provides and extends the root system for Oak Bay's history.
- I love living in this village, and yes, I love that the high street (Oak Bay Avenue) is alive with trendy, fun commercial properties. But I do not like the drawbridge mentality of some of our townspeople. Is it possible to respect what is here while also being open to change?
- While I support the initiative to define our community's valued historic characteristics, I find all the survey statements confused and repetitive. I would like to know what the collected answers will tell us that will help develop strong heritage policy and guidelines for the maintenance, preservation, interpretation of our valued historic built form, townscape, landscapes, natural features and landmarks.
- Please also consider the heritage value of the quiet and the fresh air that we currently enjoy in many areas. Tour buses are excessively noisy and smelly. Buses in general and commercial delivery trucks also disrupt the park like ambiance we enjoy. Perhaps delivery truck could all drop off their stuff in a specified time period, or preferably in one area and then use hand trolleys to deliver to the stores and restaurants. Deliveries are usually small volume.
- I am even more proud of Oak Bay when I see the excellent work you are doing in defense of our garden suburb!
- Oak Bay is quite a unique community, esp. within Canada. South Oak Bay, in particular, has a wonderful "old-fashioned" neighbourly feel to it, with the mature trees, beautiful gardens and older, (mostly) well -maintained homes. Even though I believe most people move here for these reasons, the fact that most of these same people don't seem concerned about the loss of these features means that Oak Bay's uniqueness will be lost forever.
- essential that new and renovated homes correspond too similar structures in the same neighbourhood -this is not to discourage innovation but to ensure outrageous features are reigned in

- This survey is an excellent way to garner the opinions within our community. My hope is that the politicians responsible for our bylaws and regulations are open, unbiased, and courageous enough to LISTEN. Otherwise, they will never again get my vote.
- Thanks for all your hard work!
- Thanks for doing this - hope the above notes make some sense -
- It is great to see Council's investment in this project and in the public discussion on Oak Bay values. Thanks for the opportunity to comment.
- Bizarre phrasing..... total vanilla on the "values" - what are we supposed to say - "I don't like or value nice things", I hope you didn't pay too much to put this together
- Delineation of the values is useful, but I look forward to understanding how such broad statements might be used in establishing policy and/or bylaws.
- As well as the preservation of buildings and the character of Oak Bay, there should be some kind of human preservation too, with a concerted effort to record older residents' memories of Oak Bay in its formative years before we lose this kind of record.
- Thank you! Let's work to keep the character of Oak Bay.