

**CITY OF VICTORIA  
HERITAGE ADVISORY PANEL  
MEETING MINUTES  
JANUARY 13, 2019**

**Present:** Steve Barber, Acting Chair  
Julie Bréhéret  
Doug Campbell  
Hal Kalman  
Shari Khadem  
Connie Quaedvlieg  
Graham Walker

**Absent:** Katie Cummer, Lisa MacIntosh, Pamela Madoff

**Staff:** John O'Reilly, Senior Heritage Planner  
Alison Meyer, Assistant Director, Development Services  
Chloe Tunis, Planner, Development Services  
Lauren Martin, Heritage Secretary

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The Chair called the meeting to order at noon.

**1. Adoption of the Minutes of the December 11, 2019 Meeting**

**Moved**

**Seconded**

**Carried**

**2. Announcements**

John O'Reilly:

- The Northern Junk application will be reviewed by the Committee of the Whole (COTW) on January 30. (After the Panel met, the COTW date was postponed to an undetermined date.)
- Ducks Block Application: In response to feedback from the Panel in August and media coverage, the developer is proposing the following: increase the extent of interior materials that will be reused, changes to the form and colour of the new development, and changes to the setbacks to increase the prominence of the Ducks Building within the overall development. The changes will be reviewed by the COTW on January 30. Katie Cummer will also attend that meeting to discuss the Panel's decision regarding the Duck's Block. (After the Panel met, the COTW date was changed to February 6.)
- The Victoria Civic Trust will attend the January 16<sup>th</sup> COTW meeting to request an increase in funding from approximately half a million to one million dollars due to rising construction costs and demand.

Hal Kalman:

- Martin Segger has written a new book, *Conservation Guidelines for Modernist Architecture in the Victoria Region*, which will be available online through the University of Victoria.

### 3. House Conversion Update Project

Presenters: Chloe Tunis, Planner, Development Services  
Alison Meyer, Assistant Director, Development Services

#### Panel Questions and Comments

- In the current regulations, under-height basements do not count towards the total floor area that is eligible for conversion. Two ways to deal with under-height basements are to lower the floor level by digging down or raise the upper floors. Is either one acceptable? Chloe: Applicants are encouraged to dig down. Currently you can dig down or if you have a full-height basement, it can be raised by 2 ft. If the basement is under height, the house cannot be raised. The proposed changes would remove this restriction.
- It is a good idea to open up the possibility of changes to building form (e.g. addition of dormers) or the addition of doors and windows on the front façade of heritage houses. These changes would be in keeping with the style (i.e. Craftsman or Arts and Crafts) of many heritage-designated houses. However, new doors and windows on the front façade should be a last resort as there are other ways to access different units without these exterior changes. The onus is on staff to ensure that the changes are appropriate and sympathetic.
- Reducing parking restrictions on site provides owners with the freedom to decide how many spaces to provide. Parking in the front yard is not appropriate for heritage-designated houses as it negatively impacts the appearance of the house and the neighbourhood. The restrictions would also prevent the paving of rear yards.
- Providing an incentive for energy conservation is worthwhile. As an encouragement, it was suggested that building permit applications could be expedited for projects that are net 0 or better than the step code standards.
- What housing stock, heritage or non-heritage, is impacted by the changes? Alison Meyer: The incentive for permitted number of units is for heritage-designated buildings only; the proposed changes to the conversion regulations apply to non-heritage, heritage-registered and heritage-designated buildings.
- The current conversion regulations regarding exterior changes have negatively impacted heritage-registered and non-heritage-registered (character) buildings. The structure of the original building is lost in the conversion. The regulation changes would permit more units; however, the proposed relaxation of exterior changes would allow new cladding materials, windows (including vinyl) and doors on the front elevation, potentially destroying heritage value.
- Alison Meyer: One of the challenges with existing non-heritage-designated housing is that it is more lucrative for developers to have the building demolished. With the proposed regulations and incentives, the City is trying to address this. Sometimes buildings have already been stripped of their architectural detailing and the applicant must decide whether to demolish the building, strip the interior and acquire three units, or heritage designate and acquire two extra units.
- Which restrictions would be relaxed? Chloe Tunis: Changes to the following parts of Schedule G, Section 6, are proposed:
  - a. addition to the side of a building would not be allowed, but a new dormer would be possible
  - b. addition of an unenclosed floor space (sundeck, balcony, porch) would be allowed, but not facing the street
  - d. developing an under-height basement by raising the building would be allowed

- e. changes to the front façade of a building would be allowed, including new cladding, windows and doors
- Alison Meyer: Exterior changes to non-heritage-designated buildings would be reviewed by the Panel only if the applicant is applying for an incentive by designating the building.
- What is a bicycle parking space? Bicycle parking has become a considerable regulation that requires accommodation. Chloe Tunis: The space must be weather protected with minimum dimensions and ground or wall-mounted equipment to which to lock the bike. Allowing a small rear addition or accessory building provides flexibility to meet the bicycle parking regulations.
- It was suggested that staff consult with the Victoria Heritage Foundation and the Hallmark Heritage Society regarding the changes.

**Moved**

**Seconded**

That the Heritage Advisory Panel recommend that staff clarify the wording in Schedule G.

**Carried (unanimous)**

**Moved**

**Seconded**

That the Heritage Advisory Panel oppose item b (reduce restrictions on exterior changes) and item g (allow windows and doors on front elevations) in the staff report.

**Carried (5 in favour, 2 opposed)**

*The other agenda items did not require minutes.*

Adjournment: 1:38 pm