

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
FEBRUARY 9, 2021**

Present: Pamela Madoff, Chair
Steve Barber
Doug Campbell
Helen Edwards
Jim Kerr
Shari Khadem
Graham Walker
Avery Bonner

Regrets: Aaron Usatch
Kirby Delaney

Guests: Jennifer Kay
Marilyn Palmer
Josh Anderson
Andre Linaksita
Steve Watt
David Fawley
Guadalupe Font
Ken Johnson
Wendy Bowkett
David Fullbrook
Paul Silk
Franc D'Ambrosio
Matthew Jarvis
Councillor Geoff Young
Councillor Charlayne Thornton-Joe

Staff: John O'Reilly, Senior Heritage Planner
Miko Betanzo, Senior Planner – Urban Design
Justine Wendland, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Minutes of the January 12, 2021 Meeting

Amendment to include that the Director of the Planning Department was in attendance.

Moved by Steve Barber

Seconded by Helen Edwards

Carried (unanimous)

2. Business Arising from the Minutes

None raised.

3. **Announcements**

Councillor Young is the Council Liaison is for the Heritage Advisory Panel.

4. **Cross appointment from the Heritage Advisory Panel to the Advisory Design Panel**

John O'Reilly provided a brief introduction.

Panel Questions and Comments

Nominations raised – Pamela Madoff

Pamela Madoff was appointed unanimously as the Heritage Advisory Panel's appointee to the Advisory Design Panel.

5. **1114-1126 Blanshard Street
Heritage Designation Application No. 000196**

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- What is the current seismic condition of the structure and what seismic upgrading will occur as part of this project? The building is not seismically upgraded, and it is not part of the proposal.
- Will the ground floor storefronts be restored as part of the conservation plan? Restoration and repairs of the storefronts is planned. Are the storefronts going to be restored to wooden features? The focus is on the transoms above the storefronts to create the appearance of the original building.
- Will this development proposal be discussed at this meeting? The Panel is to determine if the building should receive heritage designation at this meeting.
- What is the gap between the Montrose Apartments and the proposed development? There is no gap, the buildings will be side-by-side. Will the original painted "Montrose Apartments" signage be covered by the proposed development? Only the portion of the building with the character defining signage of "Andrew Sheret" will be preserved.
- With the scale of density transfer, will the storefronts be restored to the original look? This is currently not included. Secondly, seismic upgrading of the building is important. These two elements should be considered for inclusion in the proposal.

Motion:

Moved by Avery Bonner

Seconded by Helen Edwards

1. That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 1114-1126 Blanshard Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

2. That the Heritage Advisory Panel recommend that the designation also include the restoration of the storefronts and a seismic upgrade as a condition of approval.

Carried (unanimous)

- Will any residential or commercial tenants have to be evicted for seismic upgrade who otherwise would not be? The storefronts could be seismically upgraded as businesses change.
- Will the scale of the project have an impact on the small-scale retail on Fort Street? There is a possible impact of change regarding the nature of Fort Street.

6. **611 Chatham Street
Development Permit with Variances Application No. 00156**

John O'Reilly provided a brief introduction. David Fawley presented.

Panel Questions and Comments

- Was a special entry or feature of architectural nature considered for the corner of Herald and Chatham Streets? Options were explored but a grander entrance did not work with the design of the building.
- What is the floor-to-ceiling height and how does it vary across the site? East to west, the units get taller as you get closer to Government Street, in-line with the topography. The units are different heights based on the location in the building. Each storefront entrance will be a bit below the sidewalk.
- How much flexibility is there in changing the height differences and setback? That is up to the applicant to consider that.
- The applicant has adhered to the *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings (2019)*. The streets have a sawtooth profile, and some buildings are different heights which gives variety to the skyline and form of the buildings. The heritage property across from this site has adapted to provide that diversity by adjusting the colour of the brick.
- An important aspect to maintain is the streetscape. The storefronts look generic and there is a need for diversification. Signage will be a key element along with differentiation between blocks by way of balconies, windows, brick colour, etc.
- The scale of this project is the largest in the area of Old Town. It will have a large impact on the national historic site of Chinatown. The livability of the units is tied to the internal courtyard. This was an aspect that is key, but a rendering of the courtyard and its impact was not part of the presentation. The installation of boulevard trees on Herald and Chatham Streets would add value to the streetscape.
- The colours used for the building make the project look quite somber and it would benefit from more variety of colours and colours that are more complementary to Old Town
- The brick colour for the buildings in the project emphasize that it is different from the surrounding buildings. Would like to see more variation in the colour and type of brick and for the brick to be more in keeping with colours throughout Old Town.
- Is the courtyard accessible to the public? No, it is private for the use of the building's residents.

Motion:

Moved by Avery Bonner

Seconded by Jim Kerr

The Heritage Advisory Panel commends the applicant for the quality of their design and their response to the *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings* (2019), and recommends to Council that Development Permit with Variances Application No. 00156 for 610 - 624 Herald Street and 611 - 635 Chatham Street be approved with the following changes:

1. Diversify the massing of the project, particularly the rooflines of the building, in order to reduce the repetitiveness and homogeneity of the proposal and to create visual interest while responding to the site context;
2. Consider increasing the floor-to-ceiling height of ground floor commercial units to 4.5m, particularly the corner commercial unit at Herald and Government Streets;
3. Consider increasing the street wall height on Chatham Street to be consistent with the form and character of Old Town;
4. Diversify the brick colours in the project and make colours more consistent with those found in Chinatown and Old Town;
5. Consider introducing boulevard trees along all three frontages in consultation with Engineering staff;
6. Consider increasing the variety of storefront assembly designs through the use of wood assemblies, different types of canopies, awnings and lighting in order to enhance the pedestrian experience.

Carried (unanimous)

7. **1411 Government Street**
Delegated Heritage Alteration Permit Application No. 00160

Formal minutes were not recorded.

Motion to adjourn: Avery Bonner Seconded: Shari Khadem Adjournment: (Unanimous)

Adjourned at 2:04pm