

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
February 8, 2022**

- Present:** Deniz Unsal
Graham Walker
Imran Saeed
Jim Kerr
Pamela Madoff – Chair
Quinn MacTavish
Steve Barber
Veronica Strong-Boag
- Regrets:** Avery Bonner
Helen Edwards
- Guests:** Rhiannon Hamdi - DHP00191 for 416 Luxton Avenue
Councillor Thornton-Joe
Councillor Young
- Staff:** Laura Saretsky, Heritage Planner
Justine Wendland, Heritage Secretary
Lauren Klose – Senior Planner – Community Planning
Marc Cittone – Senior Planner – Community Planning
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The Chair called the meeting to order at noon.

1. Adoption of the Agenda as amended

Government Street Refresh will be removed and deferred to a future HAPL meeting.

Moved by Jim Kerr

Seconded by Veronica Strong-Boag

Carried (unanimously)

2. Adoption of the Minutes of the January 11, 2022 Meeting

Moved by Graham Walker

Seconded by Deniz Unsal

3. Business Arising from the Minutes

None

4. Announcements

None

5. Delegated Heritage Alteration Permit No. 00191 for 416 Luxton Avenue (James Bay)

Applicant Meeting Attendees:
Rhiannon Hamdi

No formal minutes were recorded.

6. Hillside-Quadra & North Park Draft Neighborhood Plan

Lauren Klose and Marc Cittone provided a brief presentation.

Questions and Comments

During the proposed Fairfield Neighbourhood Plan, neighbourhoods were opposed to creating Heritage Conservation Areas or adding heritage status to a property, which resulted in no action/changes in those neighbourhoods and those heritage properties remain unprotected today. Since character homes were not heritage-designated and protected, they have been demolished and new structures have been built. The proposed plans and policies for multi-storey buildings have no overlay of heritage status to protect the heritage buildings. Increased density is a direct threat to the heritage homes, and there should be more attention to overlaying the heritage status of existing buildings with policies for increased density.

Threat to housing stock is a result of more value being placed on development of multi-unit buildings over retention of heritage homes that are affordable multi-unit houses. Since the 1960's when the federal government incentivized the development of multi-unit buildings, in James Bay hundreds of homes had been demolished to accommodate this type of development. City policies that encourage development and retain heritage elements should be given attention. What do we want the city to look like years from now, and what does it mean to be a community?

The extent of densification and the forecasted future need is commodified and, in this market-based economy, commodification and investment in units exacerbates the affordability and prevents people from being able to live in more affordable housing. Focus on maintaining character and retain these types of home to help maintain affordability and protect the character and green space. Urban villages developed when the neighbourhoods were undesirable to live in and developed into the community they are today. The unintended consequences need to be looked at when developing policies. Overlapping policies allow for some policies to be given more weight than others and ensuring heritage buildings are retained does not hold as much weight as others. Resident-led Heritage Conservation Area's is a process but there are not the staff resources, and these can often take years to complete which can result in unnecessary losses of heritage properties in that time. Lot consolidations are a good example where several character homes that function as multi-family affordable rental homes are demolished to construct new high-rent condos.

Was any historical research taken into consideration during the neighbourhood research? Research was examined when developing the Fernwood Development guidelines. In the North Park neighbourhood, it was considered when planning to renew the history of the neighbourhood while also redeveloping. People leave neighbourhoods because they cannot find

somewhere to live. The addition of a neighbourhood survey could be added for future neighbourhood planning. There is interest in existing villages and to build on the character and density of them. The challenge with this is that the character of the villages is determined by the independent businesses there which have lower rent than when gentrification occurs by developing the areas, this can change the area with the scale of proposed redevelopment.

What is the heritage status of the Roxy Theatre? The Roxy Theatre has no heritage status. Planning for that site would encourage development of this site to retain the culture of the neighbourhood. There has been conversation with the arts community, but it is challenging to diversify the use of the space and retain a key piece of the cultural neighborhood. The draft plans reference keeping the performance venue there in that neighbourhood because its retention is important for the culture of the neighbourhood.

Imran left the meeting – 1:10pm

Motion:

The Heritage Advisory Panel urges the City and Planning Department to reconsider the extensive areas categorized for higher densities in the Draft Neighbourhood Plans and give a higher priority to the preservation and adaptive reuse of existing heritage character.

Moved by Steve Barber

Seconded by Jim Kerr

Carried (unanimously)

Motion:

For the City to allocate additional resources to the expansion of the Heritage Register and Resident-led Heritage Conservation Areas in existing neighbourhoods.

Moved by Steve Barber

Seconded by Veronica Strong-Boag

Carried (unanimously)

Motion to adjourn: Steve Barber

Seconded: Deniz Unsal

Adjournment: Unanimous

Adjourned at 1:30pm