



CITY OF VICTORIA
Heritage Advisory Panel Meeting Minutes
September 9, 2025 at 12:00 p.m.
Meeting conducted electronically via Microsoft Teams.

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

PANEL MEMBERS	Alissa Wrean (Chair), Ben Clinton-Baker, Valerie Lindholm, Katie McEvoy, Nathalie Picard, Rosemary Sleight, and Veronika (Nikki) Strong-Boag
ABSENT:	Steve Barber and Liberty Brears
STAFF PRESENT:	Kristal Stevenot – Senior Heritage Planner Laura Saretsky – Heritage Planner Gerry Hamblin – Senior Planner Alicia Ferguson – Recording Secretary
APPLICANT ATTENDEE:	Heritage Designation No.000217 for 1026 & 1028 Empress Avenue Tim Kindrat (Christine Lintott Architects Inc.)

R. Sleight was not present at the time the meeting convened.

1. Call to Order

The meeting was called to order at 12:15 p.m.

The Chair extended a welcome to Panel members and presenters.

2. ADOPTION OF AGENDA

That the September 9, 2025 Heritage Advisory Panel meeting agenda be approved as presented.

Moved By B. Clinton-Baker
Seconded By V. Lindholm

Carried Unanimously

3. READING OF MINUTES

Minutes from the Heritage Advisory Panel meeting held August 12, 2025

Moved By V. Strong-Boag
Seconded By K. McEvoy

That the minutes from the Heritage Advisory Panel meeting held August 12, 2025, be approved.
Carried Unanimously

4. **Business Arising from the Minutes**

- None.

5. **Announcements**

- None.

R. Sleigh joined the meeting at 12:19 p.m.

6. **Heritage Designation Application No. 000217 for 1026 & 1028 Empress Avenue**

Staff provided a brief introduction to the Panel with a presentation.

T. Kindrat, Christine Lintott Architects Inc. provided the Panel with an overview of the proposed heritage designation application.

The Panel asked the following questions of clarification and made the following comments:

- When was the second door and railing added to the house?
 - The second door and railing were added during interior renovations and are likely due to code-compliance requirements. The stairs were not modified due to building code constraints.
- Were the suites revised as part of the renovations?
 - Yes, the suites were revised during the interior renovations.
- Are the front pillars original, and what is their historical significance?
 - Uncertainty about the origin of the pillars and acknowledged that more information is needed to determine their authenticity.
 - One member noted similar stumps in Ross Bay Cemetery from the late 1800s, possibly indicating a trade connection. Staff agreed that further research is needed.
 - The concrete cast tree stumps should be added to the Statement of Significance
- Concerns that the application lacks adequate detail, particularly in comparing historical photos to the current condition and requiring clarity on alterations to the front façade, railings, and pillars, to assess heritage value.
- Clarifying which door is a character-defining element in the Statement of Significance, due to the later addition of the other door.
- The character-defining elements which are the parts that are to be protected, they are original to the house and speak to its heritage value, for instance, the stone cladding, the owner was a stone mason.
- There is a good argument for designating the house as it helps to maintain the character of the neighborhood as well.
- Appreciation for the positive restoration effort with the cobbled stucco effect that could help unify the façade and highlight heritage aspects.
- The railings are detracting from the heritage character and a desire for them to be reconsidered in future upgrades.
- Concerns relating to the metal roof on the bay window, not in keeping with the house's character.

- Emphasizing the unique, and potentially historically significant, concrete stumps through landscaping.
- Importance of preserving not just the building but its context, including surrounding features like fences, gateways, and landscaping.
- Make note in the Statement of Significance the way the building has changed to adapt to the changing nature of the neighborhood is significant, even though recent.

Motion:

That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 000217 for 1026 Empress Avenue be approved, with modifications to the Statement of Significance including:

- specifying which door is a character-defining element;
- adding the concrete stumps as character-defining elements and backing this up with research on them;
- providing feedback considering the future of the railings to allow other character-defining elements of the exterior to take centre stage;
- reference to how the building has evolved along with the neighbourhood over time, such as the sympathetic addition of the unit.

And further, that the concrete stumps be included in the designation bylaw so that the designation bylaw takes into account those exterior features, plus those 2-3 meters in front of the staircase.

Moved By: K. McEvoy

Seconded By: R. Sleigh

Carried

Opposed: N. Strong-Boag and V. Lindholm

7. ADJOURNMENT

That the Heritage Advisory Design Panel meeting of September 9, 2025 be adjourned at 1:06 p.m.

Moved By K. McEvoy

Seconded By N. Picard

Carried Unanimously