



CITY OF VICTORIA
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HERITAGE ADVISORY PANEL MEETING MINUTES
November 18, 2025, at 12:00 p.m.

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

Meeting conducted electronically via Microsoft Teams.

PANEL MEMBERS PRESENT: Alissa Wrean (Chair), Steve Barber, Ben Clinton-Baker, Jana Stefan, Valerie Lindholm, Katie McEvoy, Nathalie Picard, Rosemary Sleight, Veronika (Nikki) Strong-Boag

ABSENT: Liberty Brears

STAFF PRESENT: Kristal Stevenot – Senior Heritage Planner
Laura Saretsky – Heritage Planner
Kamryn Allen – Administrative Assistant (Recording Secretary) *for a portion of the meeting*
Alicia Ferguson – Office Coordinator (Recording Secretary) *for a portion of the meeting*

APPLICANT ATTENDEES: **Heritage Alteration Permit Application No. 00271 for 930-934 Balmoral Road and 1701 Quadra Street**
Kieran Lynch (Aryze), Olivia Lund (Aryze), Marianne Amodio (MA+HG Architects), Harley Grusko (MA + HG Architects), Adrienne Rademakeer (MA + HG Architects), Donald Luxton (Donald Luxton & Associates), Chelsea Dunk (Donald Luxton & Associates)

1. Call to Order

The meeting was called to order at 12:01 p.m.

2. ADOPTION OF AGENDA

Moved By: R. Sleight
Seconded By: S. Barber

That the November 18, 2025, Agenda be approved as presented.

Carried Unanimously

3. READING OF MINUTES

Minutes from the meeting held September 9, 2025

Moved By: K. McEvoy

Seconded By: B. Clinton-Baker

That the Minutes from the meeting held September 9, 2025, be approved.

Carried Unanimously

4. Business Arising from the Minutes

- New proposed residential towers on the side of the round house, questions to staff whether the design of those will be reviewed by this panel. Since it's a National Historic site it would make sense that the Heritage Advisory Panel to review it.

5. Announcements

- Events at the Wentworth Vila Museum: Panel discussion November 27th, 2025. Steve will be one of the panellists at 7pm. Lots of knowledgeable people will be presenting on a heritage restoration at the Morgan Block between Yates and Johnson.

6. Applications

Heritage Alteration Permit Application No. 00271 for 930-934 Balmoral Road and 1701 Quadra Street

Kristal Stevenot provided a brief introduction to the Panel with a presentation.

Kieran Lynch, Chelsea Dunk, Marianne Amodio, and Harley Grusko provided a presentation on the application:

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

Topics to consider:

- Demolishing of the Sunday school building and the East building.
- New North addition and the alteration of the heritage aspects of the church, the windows and connection to the North building
- Overall site, new housing and how that context works.

Kamryn Allen, Recording Secretary left the meeting at 12:45 p.m. Alicia Ferguson joined the meeting, assuming the role of Recording Secretary.

- Whether current uses will continue in the east addition.
 - Sunday school space remains; proposed uses include shared functions. Basement-level gymnasium is underutilized.
- Concern about removal of greenspace and mature tree.
 - Accessible entry requires north addition; tree removal unavoidable due to round stair placement. Replacement tree of similar size and character planned plus additional planting for rewilding.
- Purpose of new entry and connection to sanctuary.

- New accessible entrance through vestibule and elevator to common area; supports overflow, lobby space, and church group functions.

V. Lindholm left the meeting at 1:10 p.m.

- Adaptive reuse of brick from Sunday School building demolition.
 - Bricks to be salvaged for landscape integration; exterior reuse under review with design team.
- Concerns about climbing plants on the original church façade.
 - Conservation plan includes design separations and steel blade frames to prevent vines crossing barriers; distinction between old and new materials maintained.
- Appreciation for integration of modern spaces but concerns about stark metal cladding and a desire for a stronger heritage reflection.
 - Design aims to spark conversation and gathering; bold approach considered purposeful; white metal cladding chosen for lightness and thermal performance; podium level may incorporate heavier material for balance.
- Suggestion to tone down white finish due to staining and visual impact.
- Concern regarding the location and prominence of the signage at the north addition.

V. Lindholm returned to the meeting at 1:13 p.m.

- Concerns about chaotic staggered windows on residential building.
 - Motif intended to provide visual variety and optimism; balconies add animation.
- Metal mesh for vines shown in renderings.
 - Stainless steel mesh may be removed based on species review; landscape team revisiting the approach.
- Accessible ramp and guardrail details missing in renderings.
 - Railings under review; may be eliminated if slope adjusted to meet code.
- Concern that the new event space in the north addition could reduce the use of the heritage building.
 - Secondary space intended for smaller groups; heritage building remains primary venue.
- Expressed concern that additions do not meet Standards and Guidelines for compatibility and subordination.
- Strong preference for more muted materials, reduced height, and design elements that complement rather than dominate the heritage church.
- Emphasis on Quadra Street context and importance of reflecting heritage character within this area.
- Concern of the obscured coloured glass as a reference point and desire for the Applicants to consider *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*.
- The new residential addition as a detraction from the historical significance of the heritage building.
- Logical site planning, demolitions, and east side addition framing.
- Concern of the glass front elevation next to the historic church and a desire for a more contemporary fitting.

- Finding a greater balance between distinguishing and complementary elements of design with the new addition, which lacks complementary design aspects, including height and rectangular window shape.
- Preference for the north addition to be more in harmony with the heritage elements and for adherence to HCA guidelines regarding building separation.
- Recognition of the Quadra Street frontage as a significant heritage area and consideration of strategies that reflect its historic façades.
- Disconnect between the upper portion of the building and the base, consideration of simplifying the top by reducing the number of design elements and adopting a more subtle approach that reflects the heritage character.

Moved By: A. Wrean

Seconded By: K. McEvoy

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit No. 00271 for 930-934 Balmoral Road and 1701 Quadra Street be approved in relation to the heritage buildings, additions, and demolitions and that the following changes be considered:

- The Quadra Street elevation with all different coloured glass, consider more appropriate and compatible response with stronger ties into the façade of the church.
- Signage for the north addition should not add additional height and the size of lettering should be appropriate to signal the main part of the site, or consider an alternate location, including consideration of locating near the overhang.
- Encourage reuse of the brick on the east façade with no brick on the northern building.

Carried Unanimously

Moved By: S. Barber

Seconded By: V. Lindholm

That the Heritage Advisory Panel recommend to Council that Heritage Alteration No. 00271 for 930-934 Balmoral Road and 1701 Quadra Street does not sufficiently meet the applicable design guidelines and polices and should be declined and that the key areas that should be revised include:

- Reconsider the design of the new residential building.

Carried

Opposed: B. Clinton-Baker, N. Picard, and A. Wrean

It was recommended to the Applicants that they read *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*.

7. ADJOURNMENT

Moved By: N. Picard

Seconded By: V. Lindholm

That the Heritage Advisory Design Panel meeting of November 18, 2025, be adjourned at 2:03 p.m.

Carried Unanimously

