



**CITY OF VICTORIA  
HERITAGE ADVISORY PANEL MEETING MINUTES  
JULY 14, 2026**

**HYBRID MEETING VIA MICROSOFT TEAMS & Xwsepsum Nations ROOM  
1 CENTENNIAL SQUARE**

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

**PANEL MEMBERS PRESENT:** Alissa Wrean (Chair), Steve Barber, , Jana Stefan, Valerie Lindholm, Katie McEvoy, Veronika (Nikki) Strong-Boag

**PANEL MEMBERS ABSENT:** Liberty Brears; Rosemary Sleigh; Ben Clinton- Baker

**STAFF PRESENT:** Kristal Stevenot – Senior Heritage Planner  
Laura Saretsky – Heritage Planner  
Kamryn Allen – Recording Secretary

**A) Rezoning Application No. 00867 for 900 & 912  
Vancouver Street, 911 Quadra Street, and 930 &  
990 Burdett Avenue**

**APPLICANTIONS: ATTENDEES:** Brendon Neilson (Executive Director/ Applicant, Anglican Diocese of Islands and Inlets), Kaeley Wiseman (Director Development Consultant, Wiser Projects), Sarah Murray (Project Manager, Wiser Projects), Paul Rigby (Architect, FaulknerBrowns)

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**1. Call to Order**

The Chair called the meeting to order at 12:02 p.m.

Panel Members and staff provided introductions.

**2. Minutes**

**Minutes from the meeting held:**

April 14, 2026

**Moved By:** K. McEvoy

**Seconded By:** V. Lindholm

That the Minutes from the meeting held April 14, 2026 be approved as circulated.

**CARRIED UNANIMOUSLY**

### 3. Approval of Agenda

**Moved By:** K. McEvoy

**Seconded By:** S. Barber

That the July 14, 2026 Advisory Design Panel Agenda be approved as circulated.

**CARRIED UNANIMOUSLY**

### 4. Applications

#### **A) Rezoning Application No. 00867 for 900 & 912 Vancouver Street, 911 Quadra Street, and 930 & 990 Burdett Avenue**

Kristal Stevenot Senior Heritage Planner & Miko Betanzo Senior Planner provided an overview of the application.

Applicant team provided an overview of the project and provided a presentation.

*The Panel asked the following questions of clarification:*

- On page 35 of the Design Guidelines for Quadrant 2A, Block B1, could the applicant expand on the rationale for reducing the building floor plate to minimize its visual width?
  - The intent is to maintain a commercially viable floor plate while ensuring the cathedral remains the largest and most significant building on the site. Reducing the building's width through setbacks at the corners helps avoid a bulky mass, creates more appealing residential elevations and views, and reduces the building's perceived scale from different angles.
- Why aren't the setback the same for the taller buildings?
  - This building serves a different role within the master plan. The buildings along the south edge are intended to create an urban streetscape, with less sensitive views from the rear. As a result, there is less need for the same level of articulation, whereas the building behind the cathedral must remain subservient in both plan form, composition, and massing.
- The setback would improve the visual appearance of the building significantly.
- Trying to create an interesting grain across the site, tighter framework is more important in the over all delivery.
- Q2A Block B1: Can you be more specific about how the fenestration will complement the Gothic style, and the rationale for not referencing natural-finished materials in this quadrant?
  - Not every building is intended to reflect Gothic Revival architecture, with some buildings designed to be contemporary. Similarly, the intent is not to create a uniform or monochromatic material palette across the site. While natural-finished materials are preferred for their durability and ability to weather well, flexibility has been retained for this building to allow for a different approach.

- Regarding the fenestration, the Design Guidelines specifically state that it will complement the Gothic Revival style. Could you provide more detail on how this will be achieved?
  - The fenestration is intended to complement, rather than mimic, the Gothic Revival style. This could be achieved through proportions that reflect the style, such as taller-than-wide window openings, without directly copying its more distinctive features.
- Is there an opportunity to include more detail in the Design Guidelines regarding the taller proportions of the windows?
  - The city planner asked us to reduce the level of detail from the Design Guidelines.

*Panel members discussed:*

- The presentation of the taller building was not convincing and appeared inconsistent with the revised design presented previously, particularly at the far corner.
- More specificity was requested in the design guidelines—not necessarily prescriptive details, but clearer direction on how the stated objectives, such as proportions, will be achieved. The current guidelines do not clearly demonstrate how the intended design outcomes will be realized.
- The design guidelines were generally considered effective, particularly in their direction for the building adjacent to the cathedral. However, greater specificity regarding materials and colours was recommended for Block B1 to better harmonize with Memorial Hall and the cathedral along Rockland Avenue. The use of brick along Burdett Avenue was also noted as a potential way to complement Mount St. Angela across the street. The primary concern was the modern expression of the taller building between the cathedral and Memorial Hall and its relationship to the surrounding context.
- The proposed relocation of the Deanery to an off-site location owned by the Diocese was discussed. It was noted that the proposed location is St. Stephen's in Saanich.
- It was noted that the proposed relocation would be addressed through a separate permit and would not be determined as part of this application.
- Was there any discussion during the design process about mitigating the height of the towers through massing setbacks or stepping, particularly given the lower-scale streetscape along Burdett Avenue?
  - There was limited discussion about setting back the towers. Further comment was deferred to Miko, who had been more involved in discussions with the applicant regarding the building massing.
- *Miko Betanzo, Senior Urban Designer noted*, that various massing options were explored to distribute density while responding to policy and heritage considerations. Stepping back the towers would further reduce the separation between buildings, which is already approximately 17 metres compared to the City's typical 20-metre guideline. The current proposal prioritizes site permeability and aligns more closely with the applicant's framework plan, rather than the perimeter block approach.

**Motion:** That the Heritage Advisory Panel recommend to Council that Design Guidelines for the Rezoning Application No. 00867 for 930 Burdett Avenue be approved with the following changes:

- Block B1 in quadrant Q2A, the new building invokes the Cathedral and the Memorial Hall, and the colour and the materials should be stone or a compatible masonry material
- Materials and colours to be more specifically identified throughout the entire site in the Design Guidelines

**Moved By:** N. Strong-Boag

**Seconded By:** S. Barber

**CARRIED UNANIMOUSLY**

*The public portion of the meeting closed at 12:45 p.m.*

## **5. Adjournment**

The July 14, 2026, Advisory Design Panel meeting was adjourned at 12:45 p.m.

**Moved By:** J. Stefan

**Seconded By:** S. Barber

**CARRIED UNANIMOUSLY**