



**CITY OF VICTORIA
HERITAGE ADVISORY PANEL MEETING MINUTES
APRIL 14, 2026
ONLINE MEETING VIA MICROSOFT TEAMS
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, Ben Clinton- Baker, Valerie Lindholm, Katie McEvoy, Nathalie Picard, Rosemary Sleigh, Veronika (Nikki) Strong-Boag
ABSENT:	Liberty Brears, Jana Stefan
STAFF PRESENT:	Kristal Stevenot – Senior Heritage Planner Laura Saretsky – Heritage Planner Kamryn Allen – Recording Secretary
APPLICATIONS: ATTENDEES:	Heritage Designation Application No.000219 for 1784 Denman Street. Bill Patterson (Citta Construction), Sam Lawless (Citta Construction)

1. Call to Order

The Chair called the meeting to order at 12:03 p.m.

2. Minutes

No Minutes for approval

CARRIED UNANIMOUSLY

3. Approval of Agenda

Moved By: N. Strong-Boag

Seconded By: R. Sleigh

That the April 14, 2026 Heritage Advisory Panel Agenda be approved as circulated.

CARRIED UNANIMOUSLY

4. Applications

Heritage Designation Application No.000219 for 1784 Denman Street.

Kristal Stevenot, Senior Planner, provided an overview of the application and highlighted the areas that staff are seeking feedback on.

Applicant team provided an overview of the project.

B. Clinton-Baker Joined at 12:07 p.m.

The Panel asked the following questions of clarification:

- Question for clarity on the approval process. The design of the new building and the alterations to the house would be approved through a Delegated Heritage Alteration Permit by staff. Is that correct?
 - It is a Delegated Development Permit, with approval delegated to staff. It is not a Heritage Alteration Permit.
- It is clearly supportable.
- After touring the exterior of the building, it was noticed that one of the windows has already been altered. Will it remain as is, or will it be restored to its original opening size?
 - That's the intent for now, it will remain as is. All of the other windows will be restored to their original form, but that particular one, likely the one off the kitchen, will stay as it is. Options were explored, but ultimately that will be the only window that doesn't return to the original heritage form and character.
- Assuming that you would trim it externally so that it matches the others?
 - Yes, correct we will try to make it look cohesive with the rest of the house
- With respect to the additional front door, I understand you're not planning to raise the house. Does that mean you'll be lowering or adjusting the surrounding landscaping to achieve a full-height door? From the photos, it appears a bit short.
 - Yes, based on the landscaping, the approach has changed slightly following Parks comments. There's a significant heritage-protected tree in the corner that influenced the design. Originally, the lower level was intended to be more adaptable, but now the grade will be brought back up to align with the existing lawn level. From there, there will likely be one or two steps down to the entrance. The door itself will be full height, and overall it will function well.
- The concrete stairs, were they original?
 - At some point, a previous owner added concrete. In the future, we may look at refining that area to make it more cohesive, potentially cladding it to match the existing shake or adding paneling so it better integrates with the overall design. The goal would be to reduce the visual impact of the exposed concrete and tie it in with the home's character. We're considering strapping it out to allow for proper rain screening and detailing, with the intent of aligning it with the guard and railing design on the porch.

Panel members discussed:

- As part of the Heritage Designation, they would be able to access funds to do the work necessary to restore the house, correct?
 - Yes

- It's generally supportable, there's some heritage value to this one. And I think the opportunity to do some restoration is great.
- I just wanted to comment that that block has three or four other houses of that same size, and I think one is exactly the same house pattern. And it's nice that this one will get designated and maybe the others will. You know, think about doing the same and restoring those houses, because it would be lovely if it was a continuous block.

Motion: That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 000219 for the property located at 1784 Denman Street be approved with the following changes:

- That the applicant addresses the concrete front stairs, to be more consistent with the original character of the house

Moved By: N. Strong-Boag

Seconded By: S. Barber

CARRIED UNANIMOUSLY

5. Adjournment

Moved By: V. Lindholm

Seconded By: S. Barber

The April 14, 2026, Heritage Advisory Panel meeting was adjourned at 12:24 p.m.

CARRIED UNANIMOUSLY