

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
April 13, 2021**

Present: Aaron Usatch
Avery Bonner
Doug Campbell
Graham Walker
Helen Edwards
Jim Kerr
Kirby Delaney
Pamela Madoff, Chair
Steve Barber

Regrets: Shari Khadem
Cathy Armstrong

Guests: Cindy Finley
Karen Hillel
Will King
Robert Fung
Richard Iredale
Ken Johnson
John Newton
Councillor Geoff Young
Councillor Charlayne Thornton-Joe

Staff: John O'Reilly, Senior Heritage Planner
Robert Batallas, Senior Community Planner
Joaquin Karakas, Senior Urban Designer
Justine Wendland, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Agenda

Addition to agenda of 723 Pandora Avenue – Delegated Heritage Alteration Permit
Application No. 000167

Moved by Avery Bonner

Seconded by Jim Kerr

Carried (unanimous)

2. Adoption of the Minutes of the March 9, 2021 Meeting

Moved by Avery Bonner

Seconded by Doug Campbell

Carried (unanimous)

3. **Business Arising from the Minutes**

None raised.

4. **Announcements**

Article in Times Colonist news paper about facadism in Victoria from February 14, 2021.

5. **836 Yates Street report – Heritage Alteration Permit with Variance Application No. 00024**

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- What material is being used? Prefinished black aluminum components and perforated metal plate in-behind.
- What colour will it be? Currently, the gates are black to match the others in the area.
- There are spikes are on current gate, will there be spikes on the new gate? No.
- Will the current height provide enough security for the building or will a decorative piece need to be added to the top of the gate? The intension is not to infill the opening but to maintain the seven-foot height.
- Is the mesh between the bars on the current gate for security? Yes.
- Are the openings along the property line being infilled on the façade of the building to the right? That will be dealt with by the developer for the building to the right on Yates Street. The main opening will be filled in but not the side openings on the right side of the building.

Motion:

Moved by Avery Bonner

Seconded by Aaron Usatch

That the Heritage Advisory Panel recommend to Council that Heritage Alteration with a Variance Application No. 00024 for 836 Yates Street be approved with the following changes:

- That the applicant consider revising the colour of the gates to better fit with the building and the neighbourhood.

Carried (unanimous)

6. **723 Pandora Avenue – Delegated Heritage Alteration Permit Application No. 00167**

Formal minutes were not recorded.

7. **539 - 545 Fisgard Street and 16 - 20 Fan Tan Alley – Heritage Alteration Permit Application No. 00242**

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- Will the storefronts be constructed of wood or aluminum? The wood will be removed and replaced with aluminum.
- With the reconstruction of the balcony on Pandora Avenue, is the intention to use the balcony as outdoor space? Yes.
- It has been noted that the railing is a possible climbing hazard but is code compliant. We are trying to keep the material light to help maintain the original guard rail and retain some of the original pieces on the building. The visual appearance of the addition of the metal behind the original gating instead of just the short original gating was considered. Solid glass was more visually intrusive on the building as it becomes opaque over time.
- Has glass behind the original gate been considered? Yes, and it was not preferable. There are issues of fire escapes being climbed, and buildings graffitied. We can reduce this by having those units occupied. To make these units accessible it would be challenging to make the railing both light and safe. A structural design has not been completed for this yet. The wood column is what we imagine to be the closest to the original building.
- Will there be repainting or stripping of the paint on the brick? The plan is to take building as is and tidy it up, otherwise there is significant risk to the heritage building to bring back the bare-brick façade.
- Who can access the courtyard which will be semi-public with the proposed changes? Food and beverage operations and it will be available for events too, but is not considered a public plaza.
- Is this the final proposed design, and what are the materials being used to build the canopy? It is not the final detailed structure, and yes, the materials would be wood and glass.
- Were there any design considerations that included the tree that is to be removed? The tree is growing into the original opium den floor frame, which is part of the historic footprint of the building. There are three trees in the yard, two plum, only the smaller one is fruit-bearing and will be kept, and one Scotch Pine.

Motion:

Moved by Avery Bonner

Seconded by Doug Campbell

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 00242 for 539-545 ½ Fisgard Street and 16-20 Fan Tan Alley be approved with the following changes:

- Ensure the final canopy design incorporates design elements of the Chinatown neighbourhood
- Details of courtyard landscaping, both hard and soft. and adding greenery where possible
- Minimize vertical divisions of the new balcony guardrail on Fisgard Street to lighten it visually
- Additional consideration to rehabilitating the brick on the Fisgard building elevation instead of repainting
- That the storefront rehabilitation will be in a wood material.

Carried (unanimous)

8. **1012 Richardson Street- Heritage Alteration Permit with a Variance Application No. 00025**

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- Why is aluminum the selected material and not wood? The proposed upper deck railing is using aluminum to complementarily work with the wrought iron fretwork.
- What is the distinction between imitation and emulation relating to the detail? The porch is not a modern design, this addition is distinguishing itself from the rest of the house and not aiming to match the detailing on the house and would not be considered imitation.
- Could the rear porch railing in the backyard of the property be used elsewhere? It could and is being looked into.

Motion:

Moved by Aaron Usatch

Seconded by Jim Kerr

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00025 for 1012 Richardson Street be approved with the following changes:

- The retainment of the original railing on the backyard porch.

Carried (unanimous)

9. **806 Linden Avenue – Delegated Heritage Alteration Permit Application No.00164**

Formal minutes were not recorded.

10. **1964 Fairfield Road – Delegated Heritage Alteration Permit Application No. 00166**

Formal minutes were not recorded.

11. **Downtown Core Area Plan Review**

Joaquin Karakas and Robert Batallas provided a brief introduction and overview.

Panel Questions and Comments

- Section 5.0 - What is considered adjacent? This needs to be clarified more, we don't want important detail concealed.

- Section 5.2 - Bullet A - language consideration of “proposed” to “where appropriate”. Reorder points A to G, so A would move above E, rooftop additions would then be captured together. Point B – Clarity of language on the entire form and integrity is requested. The form is the 3-D form of the building, the scale and height of additions not mentioned in the guidelines in relation to the original building. Old Town Guidelines are more specific to rooftop additions, might be good to reference the approach to roof top additions. Additions outside of Old Town should be larger, but perhaps, size of additions may be included.
- Section 5.3 - Is sign restoration on a buildings wall considered a mural? No.

Motion to adjourn: Avery Bonner

Seconded: Jim Kerr

Adjournment: (Unanimous)

Adjourned at 2:08 pm