

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
August 10, 2021**

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

Regrets: Aaron Usatch
Shari Khadem

Guests: Diane Townsend
Cory Brune
Jill Sharpe
David Laks
Andrew Laks
Councillor Geoff Young
Ken Johnson

Staff: John O'Reilly, Senior Heritage Planner
Justine Wendland, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Agenda

Moved by Helen Edwards

Seconded by Steve Barber

Carried (unanimous)

2. Adoption of the Minutes of the July 13, 2021 Meeting

Moved by Doug Campbell

Seconded by Graham Walker

Carried (unanimous)

3. Business Arising from the Minutes

- N/A

4. Announcements

- New Heritage Planner
- Council adjourned until Sept 2nd

- Roundhouse Update

5. **Delegated Heritage Alteration Permit No. 00176 for 427 Parry Street (James Bay)**

No formal minutes were recorded.

6. **Delegated Heritage Alteration Permit No. 00177 for 2736 Fifth Street (Hillside/Quadra)**

No formal minutes were recorded.

7. **Delegated Heritage Alteration Permit No. 00178 for 2645 Fernwood Road (Fernwood)**

No formal minutes were recorded.

8. **Heritage Alteration Permit No. 00247 and Zoning Bylaw Amendment Application No. 00788 for 149 Rendall Street (James Bay)**

John O'Reilly provided a brief introduction and overview.

Panel Comments and Questions:

The proposed scale and massing of the addition is subordinate to the existing structure; It interferes with roofline of the rear hip has been extended and does not compliment the original building. It is too large in scale and massing for the size of the lot and it is very visible from the street, as well as the original building and has no interior connection with the house. The addition is not distinguished enough itself from the original heritage house. Was there an existing addition? No. There are few of these types of houses, and an alternative to the addition could potentially be a detached garden suite and the addition of more sidewalk with a City requirement for a statutory right-of-way for future sideway widening.

Motion:

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 000247 for 149 Rendall 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):

- Addition is too large in scale and massing for the size of lot and the size of the original building and is inconsistent with the *Standards and Guidelines*.
- Style of the addition is too imitative to the original heritage house design and style and should be differentiated from the house.
- Addition of a three-bedroom unit overwhelms house size.
- Home's occupancy has previously been doubled from a single-family dwelling to a duplex.
- City's requirement for statutory right-of-way for sidewalk widening puts an unnecessary burden on a single-family development application.

Moved by Steve Barber

Seconded by Helen Edwards

Carried (unanimously)

Motion to adjourn: Helen Edwards Seconded: Graham Walker Adjournment: (Unanimous)

Adjourned at 1:09 pm