

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
November 9, 2021**

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

Regrets: Aaron Usatch
Graham Walker
Kirby Delaney
Shari Khadem

Guests: Robert Batallas, Senior Planner
Marc Cittone, Senior Planner
Councillor Thornton-Joe
Councillor Young
Ken Johnson

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

The Chair called the meeting to order at noon.

1. Adoption of the Agenda

Moved by Jim Kerr

Seconded by Avery Bonner

Carried (unanimously)

2. Adoption of the Minutes of the October 12, 2021 Meeting

Moved by Doug Campbell

Seconded by Avery Bonner

Carried (unanimously)

3. Business Arising from the Minutes

- 1734 Hollywood – original exterior from 1926 is originally stucco exterior cladding.

4. Announcements

- HCA for Lewis Street and Robert Street HCA and Official Community Plan Amendment are going to COTW Nov 25th.
- Update on the Bank Street school.

5. Downtown Core Area Plan Update

Robert Batallas provided a brief presentation.

Panel Discussion and Comments

Engagement summary and core area plan are clear and comprehensive. Regarding bonusing and heritage provisions that are related to guidelines that allow for additions on the top of historic buildings, is there a way that an applicant can receive an increase in density on a separate piece of land if they preserve a heritage property and not be required to place a rooftop addition on the heritage building? The scope of the project was focused on the design, not on land use policy, but density and height has come up and will be looked at in 2022 when the OCP is slated for a review and update.

6. Draft Local Area Plan and Design Guidelines for Fernwood

Marc Cittone provided a brief presentation.

Panel Discussion and Comments

Where in Fernwood Village do you see opportunity for new development to be created? The community could allow for densities up to four-storeys and house conversions. Creating policies with increased density can be a threat to heritage conservation, increased height and density should not be proposed for the existing heritage properties. Why wouldn't the plan restrict density and height for these areas to discourage redevelopment for heritage properties? Are incentives being created and threatening heritage in the neighbourhood if higher density and commercial is allowed, why would an applicant not pursue this option and demolish the heritage properties? When a rezoning application comes in, heritage merit would be beneficial to consider in addition to heritage designation.

Avery Bonner left the meeting at 1:02pm

The Fernwood neighbourhood is centered around the character of the neighbourhood, and some homes are not designated. It is important to focus on the community identity and this should also be included in the draft summary and considered in the value of the neighbourhood. Caledonia's street scape is a strong candidate for an HCA, but the draft plan map does not include this or others, and these should be identified in the plan. How can we steer towards densification without zoning a whole block? Missing Middle does include incentives for heritage conservation and adaptive use, it is looked at in the realm of trade-offs, and its not a heritage retention tool either. How can HCA's be used as a protective measure against significant densification? This was used in the Fairfield local area plan which was controversial. Using registered and designated houses and adding a suite or a few and a garden suite to retain the house and not demolish it could be used to reduce densification and reduce demolition; these types of options need to be detailed in the neighbourhood plan.

The rooftop addition language from the DCAP should be considered in the neighbourhood plan for some consistency for rooftop additions among neighbourhoods. The definition of the public realm can be subjective from which these additions are not readily visible from the street. A photo of the originally Fernwood Inn could be used beside the Belfry theatre on the cover of the

neighbourhood plan. The plan needs to be realistic and applicable to the development desire occurring in Victoria. The plan does allow for some multi-family develop on those blocks and seeking how to balance with the heritage assets.

Motion to adjourn: Jim Kerr Adjournment: (Unanimous)

Adjourned at 1:40pm