

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
May 10, 2022**

Present: Avery Bonner
Deniz Unsal
Graham Walker
Helen Edwards
Jim Kerr
Pamela Madoff – Chair
Quinn MacTavish
Steve Barber
Veronica Strong-Boag

Regrets: Imran Saeed

Guests: Ken Johnson - The Hallmark Heritage Society
Ammar Mahimwalla

DHP00198 - 132 Government Street – Kristen Pedersen

DHP00199 - 2621 Douglas Street – David Fullbrook

DHP00201 - 2621 Douglas Street – Karen Hillel

DHP00200 - 2659 Douglas Street – Chris Supeene, Max Flynn, Jordan van Dijk, Chelsea Dunk, Sebastian Elliott

REZ00796 - 530 Chatham, 1824, 1900, 1907, 1908, 1924 and 2010 Store Street- Jon Stovell (Reliance Properties), Juan Pereira (Reliance Properties), Franc D'Ambrosio (D'Ambrosio A+U), Julie Brown (D'Ambrosio A+U), Merinda Conley (CDS), Janyce Ronson (Art Gallery of Greater Victoria), Godfrey Archbol (Art Gallery of Greater Victoria), Kaeley Wiseman (Art Gallery of Greater Victoria)

Staff: Laura Saretsky, Heritage Planner
Justine Wendland, Heritage Secretary
Alison Meyer, Assistant Director
Katie Lauriston, Administrative Assistant
Miko Betanzo, Senior Planner, Urban Design
Kristal Stevenot, Senior Heritage Planner

The Chair called the meeting to order at noon.

1. Adoption of the Agenda

Moved by Deniz Unsal

Seconded by Veronica Strong-Boag

Carried Unanimously

2. Adoption of the Minutes of the April 12, 2022 Meeting

Moved by Helen Edwards

Seconded by Jim Kerr

Carried Unanimously

3. Business Arising from the Minutes

None

4. Announcements

- New Senior Heritage Planner has joined the team.

5. Hybrid Meetings - HAPL Feedback

Katie Lauriston provided a brief presentation.

- Challenges of attendees not being able to hear/see each other with hybrid models.
- Hybrid is preferable if technical issues are addressed in-person and allows relationship building.
- Any steps towards meeting in-person would be welcome, including hybrid format.
- Hybrid very cumbersome.
- Prefer being online to allow for accessibility from anywhere and scheduling.
- Higher attendance in a virtual meeting than in hybrid or in-person, when attendees are not having to account for travel time.

6. Delegated Heritage Alteration Permit No.00198 for 132 Government Street (James Bay)

Applicant Meeting Attendees: Kristen Pedersen

No formal minutes were recorded.

7. Delegated Heritage Alteration Permit No.00199 for 2621 Douglas Street (Burnside)

Applicant Meeting Attendees: David Fullbrook

No formal minutes were recorded.

8. Delegated Heritage Alteration Permit No.00201 for 2621 Douglas Street (Burnside)

Applicant Meeting Attendees: Karen Hillel

No formal minutes were recorded.

9. Delegated Heritage Alteration Permit No.00200 for 2659 Douglas Street (Burnside)

Applicant Meeting Attendees: Chris Supeene, Max Flynn

No formal minutes were recorded.

10. Rezoning Application No. 00796 for 530 Chatham, 1824, 1900, 1907, 1908, 1924 and 2010 Store Street (Burnside/Downtown)

Applicant Meeting Attendees: Jon Stovell (Reliance Properties), Juan Pereira (Reliance Properties), Franc D'Ambrosio (D'Ambrosio A+U), Julie Brown (D'Ambrosio A+U), Merinda Conley (CDS), Janyce Ronson (Art Gallery of Greater Victoria), Godfrey Archbol (Art Gallery of Greater Victoria), Kaeley Wiseman (Art Gallery of Greater Victoria)

Laura Saretsky provided a brief presentation followed by the Applicant providing a brief presentation:

Questions and Comments

- Rezoning applications typically require the heritage designation of heritage registered buildings, why is this not a requirement for this application? This is inconsistent with city's standard process with rezoning applications, only a heritage designation prevents a heritage registered building from being demolished. The analysis of the requirements is currently being discussed and currently going through a land-lift analysis. Several amenities are being proposed that the city is interested in securing
- Which Heritage Conservation Areas (HCA'S) are involved? Two HCA's, the Inner Harbour HCA includes the Capital Iron and Valhalla Pure buildings, and Rock Bay HCA includes the Spratt Building. Do those HCA descriptions describe the buildings and character, or what should happen around the buildings? The objective of the Inner Harbour HCA is to conserve heritage value and is identified further in the Official Community Plan. It speaks to how the area should develop over time, such as the scale and massing as it relates to an industrial setting for the Spratt building.
- It appears there is a new addition of a bridge in a photo on the first page of the concept? The bridge is a concept and part of the Burnside Gorge neighbourhood development and not a part of this site.
- There is no density increase being requested for the combined land parcels beyond the maximum allowable FSR 3.0 under current zoning. However, page two's data table explains the proposed density ranges from FSR 2:1 -4.15:1 for the individual parcels.
- In the west block between Store Street and the waterfront, 4 and 6 storey buildings are proposed plus a 10-storey tower north of the Capital Iron building, far taller than existing buildings along Store Street, in Chinatown-Old Town generally and the 5-storey limit envisaged in current planning policies for this parcel. For the east block, 13 and 17 towers proposed exceed the 10-storey limit listed in current policy, also a reason for Panel's concern. When asked why anything higher than 5-storeys is warranted west of Store Street the applicant responded as follows:
 - The podium limits height at the experiential level. Locations were chosen based on massing and the podium fits well in comparison to the Capital Iron building. The height limit seems dated and height limits need to be re-established by the re-design of this area similar to how the buildings adapted for the industrial area. Value of the heights in this will be derived in the form of higher density residential in the towers.
- Commend the applicant on the quality of the urban design concept, quality of the conservation plans, open space concept, and recognition of the history of the site.

Moved By: Jim Kerr

Motion: That the Heritage Advisory Panel recommend to Council that Rezoning Application No. 000796 for 1824, 1900, 1908, 1924 and 2010 Store Street, 1907 Store Street and 530 Chatham Street be approved with the following changes:

- Planning for urban amphitheatre could gently, gradually increase in height as it goes east up to Douglas Street.
- Building heights from the waterfront to Store Street should be a maximum of five-storeys in height.
- Protection of visual and physical access to waterfront should not be restricted or blocked.
- The City require heritage-designation of the heritage buildings at the rezoning stage.

Seconded by: Steve Barber

For: Jim Kerr, Avery Bonner, Deniz Unsal, Graham Walker, Helen Edwards, Quinn MacTavish, Steve Barber, Veronica Strong-Boag

Opposed: Pamela Madoff

Carried: 8:1

Motion to adjourn: Deniz Unsal

Seconded: Graham Walker Adjournment: Unanimous

Adjourned at 2:03pm