

**CITY OF VICTORIA  
HERITAGE ADVISORY PANEL  
MEETING MINUTES  
June 14, 2022**

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

**Regrets:** Steve Barber

**Guests:** Doug Austin, Jian Gong

DHP00203 - 888 Government Street – Johnathon Sipos

DHP00204 - 2621 Douglas Street –David Fullbrook

DHP00205 - 911 Linden Avenue – Jean Debernardi

DHP00206 - 952 Johnson Street – Daniel Cox

DHP00208 1050 Pandora Avenue – Chris Supeene, Chelsea Dunk

**Staff:** Laura Saretsky, Heritage Planner  
Justine Wendland, Heritage Secretary  
Kristal Stevenot, Senior Heritage Planner

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The Chair called the meeting to order at noon.

**1. Adoption of the Agenda**

Removal of agenda item “DHAP Process Discussion” and addition of “Delegated Heritage Alteration Permit No.00208 for 1050 Pandora Avenue (North Park)”.

**Moved** by Deniz Unsal

**Seconded** by Graham Walker

**Carried Unanimously**

**2. Adoption of the Minutes of the May 10, 2022 Meeting**

The following amendments were proposed for the draft May 10, 2022 minutes for page 3, Item #10 - Rezoning Application No. 00796 for 530 Chatham, 1824, 1900, 1907, 1908, 1924 and 2010 Store Street (Burnside/Downtown)

**Questions & Comments**

*Proposed bullet point #4:*

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.

*Proposed bullet point #5:*

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.

**Motion:**

To approve the proposed amendments to the May 10, 2022 minutes.

**Moved** by Graham Walker

**Seconded** by Imran Saeed

**Carried Unanimously**

**3. Business Arising from the Minutes**

None

**4. Announcements**

None

**5. Delegated Heritage Alteration Permit No.00203 for 888 Government Street (Downtown)**

Applicant Meeting Attendees: Johnathon Sipos

*No formal minutes were recorded.*

**6. Delegated Heritage Alteration Permit No.00204 for 2621 Douglas Street (Burnside)**

Applicant Meeting Attendees: David Fullbrook

*No formal minutes were recorded.*

**7. Delegated Heritage Alteration Permit No.00205 for 911 Linden Avenue (Rockland)**

Applicant Meeting Attendees: Jean Debernardi

*No formal minutes were recorded.*

**8. Delegated Heritage Alteration Permit No.00206 for 952 Johnson Street (Harris Green)**

Applicant Meeting Attendees: Daniel Cox

*No formal minutes were recorded.*

9. **Delegated Heritage Alteration Permit No.00208 for 1050 Pandora Avenue (North Park)**

Applicant Meeting Attendees: Chris Supeene, Chelsea Dunk

*No formal minutes were recorded.*

*Motion to adjourn: Jim Kerr    Seconded: Deniz Unsal    Adjournment: Unanimous*

*Adjourned at 12:54pm*