

**CITY OF VICTORIA  
HERITAGE ADVISORY PANEL  
MEETING MINUTES  
February 14, 2023**

**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

**DHP No.00223 for 1205 Government Street** – Nicole Parker (Applicant), Graeme Baker (Owner)

**Lewis Street HCA** - Lara Hurrell and Linda Carlson

**HAP No.00248 for 579-589 Johnson Street** – Stephanie Hartwig, Gerald Hartwig (Applicants/Owners), Thomas Moore (Architect), Jesse Garlick (Architect)

**Staff:** Kristal Stevenot, Senior Heritage Planner  
Laura Saretsky, Heritage Planner  
Miko Betanzo, Senior Planner – Urban Design  
Justine Wendland, Heritage Secretary

---

The Chair called the meeting to order at noon.

**1. Adoption of the Agenda**

**Moved** by Deniz Unsal

**Seconded** by Graham Walker

**Carried Unanimously**

**2. Adoption of the Minutes of the January 10, 2023 Meeting**

**Moved** by Veronica Strong-Boag

**Seconded** by Jim Kerr

**Carried Unanimously**

**3. Business Arising from the Minutes**

None

**4. Announcements**

None

5. **Delegated Heritage Alteration Permit DHP No.00223 for 1205 Government Street (Downtown)**

Applicant Meeting Attendees: Nicole Parker (Applicant)

*Formal minutes were not recorded.*

6. **Lewis Street Heritage Conservation Area**

Applicant Meeting Attendees: Lara Hurrell, Linda Carlson

Panel Questions and Comments:

- City supported and Citizen-Nominated request.
- Page 2 and 3 contain an extensive list of what can be done within the proposed HCA without a HAP to help encourage participation in an HCA and not make it onerous on homeowners to maintain the buildings.
- Many of the homes already have secondary suites or multiple units.
- Is there support from owners for this HCA Nomination? There was strong support from neighbours at the inception of the nomination. The next steps in the HCA process are to have a meeting with the owners to go over the draft guidelines, and additional consultation.
- Exemption to alterations for contributing properties? Is it possible to have unsympathetic alterations that could impact the character of the neighbourhood? Robert Street HCA Guidelines and the policy have the same exemption language, but this will be reviewed and that exemption might be removed. In the policy HCA1 are exempted from delegated heritage alteration permits for types of exterior work.
- Specifying wood sashed windows in the guidelines is preferred.
- 15 and 16 Lewis Street are not included, why not? Was part of nomination, 15 was built in the 1980's and 16 was opposed, so they were not included to make sure the HCA could proceed. There is a new owner of 16 who is demolishing the house so it would not be included.
- On the aerial photograph at north end, there is a parking lot, is it included in the HCA? Part of the 45 Boyd Street apartment parking lot is included, zoning allows 4-5 storey apartment buildings. Why, could this impact the character of the street if this was developed? It is best to include in the HCA because of the development potential and guidelines would apply to whatever is developed there. Has owner been consulted about interest in the development of the parking lot? Not yet specifically, but they will in the future process.

**Moved by** Steve Barber

**Seconded by** Avery Bonner

**Motion:** That the Heritage Advisory Panel recommend:

1. That Council approve the designation of the portion of Lewis Street shown in the draft Lewis Street Heritage Conservation Area Guidelines as a Heritage Conservation Area, pursuant to Section 614 of the *Local Government Act*; and
2. That Council approve the draft Lewis Street Heritage Conservation Area Guidelines as presented.

**Carried: Unanimously**

**7. Heritage Alteration Permit No.00248 for 579-589 Johnson Street (Downtown)**

Applicant Meeting Attendees: Stephanie Hartwig, Gerald Hartwig (Applicants/Owners), Thomas Moore (Architect), Jesse Garlick (Designer)

**Questions and Comments:**

- What are the dimensions of the balconies facing south? There are no balconies facing south because the building face would not be to the benefit of the tenants. The addition of balconies would not meet the City's requirements for the setbacks.
- Was there consideration to add outdoor space on the roof? It was a challenge due to cost to achieve all of these goals for a rental building.
- The endcap of the edge, what is the material? It is a steel wide flange section. How many commercial buildings are in the back courtyard. We cannot specify that right now. The design is flexible space.
- Why the vertical elements, for privacy? The cast glass is a permanent solid material and wanted to provide some transparency to the units. Why was this chosen? Play off the pharmacies' old glass bottles and make the outside esthetic resemblance of the historical pharmacy.
- There was storefront on the alley side and after considering the retail opportunities it was returned to a solid brick wall approach.
- Adding the residential units, is this a change of use? The building is being seismically upgraded.
- Project has improved from previous approach and is supportable. The patterning resonates with the rest of the street. The levels and elements of imagination with the glazing and glass panels are great. Suggest the Shotbolt logo/sign placed vertically instead of horizontal to make it more visible.
- Suggest adding skylights on top floor in the new building and Cameron building and can improve livability, as well as an opportunity to reuse the original iron gates in the courtyard, they are very interesting.
- Application of panels previous comments applied in revised design.

**Moved** by Veronica Strong-Boag

**Seconded** by Jim Kerr

**Motion:** That the Heritage Advisory Panel recommends to Council that Heritage Alteration Permit Application No. 00248 for 579 and 589 Johnson Street be approved as presented.

**Carried: Unanimously**

*Motion to adjourn: Deniz Unsal*

*Seconded: Steve Barber*

*Adjournment: Unanimous*

*Adjourned at 1:13pm*