

**CITY OF VICTORIA  
HERITAGE ADVISORY PANEL  
MEETING MINUTES  
April 11, 2023**

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

**Regrets:** Avery Bonner  
Imran Saeed

**Guests:** Ken Johnson - The Hallmark Heritage Society

**Delegated Heritage Alteration Permit No. 00226 for 629 Niagara Street (James Bay) - Applicant Meeting Attendees: Diana and John Wright (Applicant/Owner)**

**Delegated Heritage Alteration Permit No. 00227 for 303 Langford Street (Victoria West)**

**Delegated Heritage Alteration Permit No. 00228 for 636 Fort Street (Downtown) - Applicant Meeting Attendees: Bachir Zoghbi (Applicant/Owner)**

**Development Permit with Variances No. 00228 for 533 Chatham Street and 530/32 Herald Street (Downtown) - Stephane Laroye (Applicant), Christopher Windjack (Architect), Caner Oktem (Architect)**

**Delegated Heritage Alteration Permit No. 00229 for 508 Douglas Street (James Bay) - Applicant Meeting Attendees: Marni Vistisen-Harwood The Board Of Education School District 61 (Applicant), Tom Parisien (Westcoast Roofing Services)**

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

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The Chair called the meeting to order at noon.

**1. Adoption of the Agenda**

**Moved** by Steve Barber

**Seconded** by Quinn MacTavish

**Carried Unanimously**

2. **Adoption of the Minutes of the March 14, 2023 Meeting**

**Moved** by Helen Edwards

**Seconded** by Jim Kerr

**Carried Unanimously**

3. **Business Arising from the Minutes**

None

4. **Announcements**

None

5. **Delegated Heritage Alteration Permit No. 00226 for 629 Niagara Street (James Bay)**

Applicant Meeting Attendees: Diana and John Wright (Applicant/Owner)

*Formal minutes were not recorded.*

6. **Delegated Heritage Alteration Permit No. 00227 for 303 Langford Street (Victoria West)**

Applicant Meeting Attendees: n/a

*Formal minutes were not recorded.*

7. **Delegated Heritage Alteration Permit No. 00228 for 636 Fort Street (Downtown)**

Applicant Meeting Attendees: Bachir Zoghbi (Applicant/Owner)

*Formal minutes were not recorded.*

8. **Development Permit with Variances No. 00228 for 533 Chatham Street and 530/32 Herald Street (Downtown)**

Applicant Meeting Attendees: Stephane Laroye (Applicant), Christopher Windjack (Architect), Caner Oktem (Architect)

Panel Questions and Comments:

- This proposal was reviewed at an Advisory Design Panel (ADP) meeting.
- Recommendation to include public washrooms.
  - Public washrooms were expected to be on City lands rather than this park. Applicant is willing to explore this.
- Is it intentional to exclude pedestrian access from the rear of 532 Herald Street which accesses 536 Herald Street?
  - There is a parking area that provides access from Chatham. This recommendation is noted.
- Can you comment on the controlled points for pedestrian access?
  - Gates at both ends of the through block passage. The gate facing Herald Street is retractable to provide maximum visibility and access to the park. The hours are still under consideration. The ADP recommended 8am to 8pm.
- There is a change in elevation of 2m between the two streets. How is the ramp integrated?
  - Intent to have the park as close to flat as possible. The descent via a barrier-free ramp into the inner courtyard and an additional minor slope towards Chatham Street.

- Can you comment on the dark charcoal colour of the building to the East on Chatham Street?
  - The product is an oiled steel. One end of the building to provide warmth from weathering steel and the other end would be intentionally contrasting that. The steel has a patina/translucence to it.
- Can you comment on the decal of the gridded windows?
  - Unfortunately, not divided lights. Single pane, nail on windows, with muntin applied on the exterior. Insulation on the exterior would provide some shadow line.
- There are two parking accesses, would it be possible to have one?
  - Due to geotechnical considerations, there must be two access points.
- Does the southern gate in the alley lock?
  - There is a portion that retracts and a portion that swings. Exiting must be maintained.
- Can you comment on the sawtooth roof?
  - Inspiration is derived from industrial aesthetics and provides more daylight to the upper units.

**Moved** by Steve Barber

**Seconded** by Helen Edwards

**Motion:** That the Heritage Advisory Panel recommends to Council that Development Permit with Variances Application No. 00228 for 533 Chatham Street and 530/32 Herald Street be approved as presented.

**Carried Unanimously**

**Moved** by Steve Barber

**Seconded** by Jim Kerr

**Motion:** That the Heritage Advisory Panel commends the applicant for the design excellence of the proposal.

**Carried Unanimously**

The committee recognizes the need for an overall strategy for the provision of public washroom facilities.

9. **Delegated Heritage Alteration Permit No. 00229 for 508 Douglas Street (James Bay)**  
Applicant Meeting Attendees: The Board of Education School District 61 (Applicant)

*Formal minutes were not recorded.*

*Motion to adjourn: Helen Edwards    Seconded: Jim Kerr    Adjournment: Unanimous*

*Adjourned at 1:30pm*