

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
September 12, 2023**

Present: Alissa Wrean
Deniz Unsal
Imogen Goldie
Jim Kerr
John Boehme
Liberty Brears
Lorenda Calvert
Valerie Lindholm
Veronica (Nikki) Strong-Boag

Regrets: Genevieve Hill

Guests: **Heritage Alteration Permit with Variance Application No. 00034 and Heritage Designation Application No. 000206 for 780 Blanshard Street (Downtown):**
Juan Pereira (Applicant), Jonathan Lim, Steve McFarlane, Bryan Beca, Matthew Beall, Shasha Wang, Merinda Conley, Jon Stovell (Owner)

Pamela Madoff
Steve Barber
Shasha Wang

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

1. Adoption of the Agenda

Moved by Deniz Unsal

Seconded by John Boehme

Carried Unanimously

2. Adoption of the Minutes of the June 13, 2023 Meeting

Moved by Jim Kerr

Seconded by Lorenda Calvert

Carried Unanimously

3. Business Arising from the Minutes

None

4. Announcements

None

5. nomination of Committee Chair

Jim Kerr nominated himself, no other nominations were put forward.
Jim Kerr left the meeting.

Moved by Jim Kerr **Seconded by** Liberty Brears

Panel voted. Jim Kerr returned to the meeting. Jim Kerr was appointed Committee Chair.

6. Heritage Alteration Permit with Variance Application No. 00034 and Heritage Designation application No. 000206 for 780 Blanshard Street (Downtown)

Applicant Meeting Attendees:

- Juan Pereira – Reliance Properties Ltd. (Applicant)
- Jonathan Lim – Reliance Properties Ltd.
- Steve McFarlane – OMB (Office of McFarlane Biggar) – Architect
- Bryan Beca – OMB (Office of McFarlane Biggar) – Architect
- Matthew Beall – OMB (Office of McFarlane Biggar) – Architect
- Shasha Wang – OMB (Office of McFarlane Biggar) – Architect
- Merinda Conley (CDS Inc.) – Heritage Consultant
- Jon Stovell – Reliance Properties Ltd. (Owner)

The Applicant provided a brief description and presentation.

Panel Questions and Comments

Will there be any impact on the exterior facades? No. The interior along the wings of the building will need some reinforcement for a seismic event. Removal and internalization of the non-heritage exterior emergency stairwell will bring the exterior closer to its original condition.

Is interior designation being considered? Yes, the Chairmans office is being considered for designation.

What elements would be designated? The exterior, the façade, the windows, parapets, etc.

Is there risk that the building would be removed if the rezoning is not approved? The building has Registered heritage status and is located in the historic core, but the designation is dependent on the approval of the rezoning.

How does addition relate to seismic upgrading of existing building? Currently the design is at the maximum inset structurally possible and supports the seismic upgrading. The addition will remain within the current footprint.

Will there be a change of use from the current use? Yes.

What are the total number of stories on the building? 20 stories including the four stories of the existing building and then 16 new stories constructed on top.

Can you match the proportions of the windows and doors with new units? Yes

What is condition of existing windows? Many of the heritage windows are permanently closed or have some damage. There is present oxidization of steel hardware of the aluminium frames of the windows. The windows are also currently single glazed.

Has the potential retention of the existing windows been examined? If the windows cannot be retained as per the Conservation Plan, detail specifications for replacement windows and a full

condition assessment of the existing windows and doors should be submitted to the Senior Heritage Planner. Testing was done with the windows and it's not possible to improve the energy efficiency for the current windows and make them waterproof.

As drawn from the report, with the objectives and policies outlined in the HAPL report, the HAPL panel is asked to comment on the following:

- the height of the proposed variance addition in relation to its perceived impacts on the historic building.
 - As per Standard 11 of the Standards and Guidelines for the Conservation of Historic Places in Canada new work should be distinguishable from the existing building and be visually compatible through subtle architectural means. The tall and slim version of the addition is fairly successful in this regard.
 - Standard 11 also calls for the new addition to be subordinate to the existing building and some felt design is supportable on this point. Others felt the proportion of the new structure over-shadows the heritage character of the existing building.
- the setback of the addition from the façade.
 - There is some concern with the lack of setbacks, as the City requirement for a 3-meter setback referenced in Old Town Design Guidelines is not being followed in this case. The vertical elements have been accentuated and horizontal elements less so.
- the fit of the addition with the heritage context (fenestration, materials, massing, architectural details).
 - Appropriateness and scale, the height will draw views from the harbour to the main heritage building and is impactful. Applicant is being sensitive to the fenestration of the building.
- the appropriateness / value of the heritage designation, particularly in light of the addition proposed.
 - Support to designate the building as it is a rare example of a historic government structure dating from the mid-20th century. Request the interior elements be included in the heritage bylaw and reference where the interior elements are located, and request retaining the original windows and doors.

Valerie joined the meeting at 2:00pm

Moved by Nikki Strong-Boag

Seconded by John Boehme

Motion

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No.00034 and Heritage Designation Application No. 000206 for 780 Blanshard Street be approved with the following changes:

- Statement of Significance produced in 2005 and list of character-defining elements be revised to include exterior windows and doors.
- Panel supports the intent to designate the building, the designation should include the exterior and affixed interior elements including but not limited the conference room and screen on west exit stairs.

Opposed: 0

In Favor: (9) Liberty Brears,
John Boehme, Imogen Goldie,
Alissa Wrean, Jim Kerr, Deniz Unsal,

Lorenda Calvert, Valerie Lindholm, Nikki Strong-Boag

Carried Unanimously

Motion to adjourn: Jim Kerr Seconded: Alissa Wrean Adjournment: Unanimous

Adjourned at 2:04pm

DRAFT