

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
AUGUST 13, 2019**

Present: Katie Cummer, Acting Chair
Julie Br  h  ret
Doug Campbell
Hal Kalman
Shari Khadem

Absent: Lisa MacIntosh, Pamela Madoff, Connie Quaedvlieg, Graham Walker

Staff: John O'Reilly, Senior Heritage Planner
Lucina Baryluk, Senior Planner
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Minutes of the July 16, 2019 Meeting

Moved

Seconded

Carried

2. Announcements

- John O'Reilly was the successful candidate for the Senior Heritage Planner position. The vacant Heritage Planner position will be filled.
- Update regarding the removal of the third floor wood windows at 1002 Vancouver Street (HAP 00237): At its August 8th meeting, Council approved the Heritage Alteration Permit Application for the replacement of the wood windows with vinyl ones due to potential disruption for tenants. However, BC Housing will receive a letter from the City expressing disappointment in the removal of the wood windows and stating the City's expectation that this situation will not reoccur. Also, Council requested that BC Housing make a voluntary contribution to one of the City's heritage funds for the amount that the wood windows would have cost.

3. 1306 - 1330 Broad Street / 615 - 625 Johnson Street / parts of 622 and 630 Yates Street Heritage Alteration Permit with Variances Application No. 00018

Attendees: Dave Chard, Byron Chard, Jeff Griffiths, Chris Mooi (Chard Development); Charles Kierulf (dHK Architects); Bruce Johnson (RJC Engineers); Donald Luxton (Donald Luxton and Associates); Heather Kerry (UVic Properties)

John O'Reilly provided a brief introduction. Dave Chard, Donald Luxton, Bruce Johnson and Charles Kierulf presented.

Panel Questions and Comments

- What type of structure is the existing Ducks Building? Bruce Johnson: It is heavy timber with masonry wall support. The timber structure will be removed and replaced with new concrete or steel construction.
- It appears that the Ducks Building is the weak point of the composition, with support provided by strong buildings on each side. Bruce Johnson: No, the strong building will be taken all the way through to the façade. There are challenges in retaining the centre portion. Only the front and back façades of the Ducks Building, the rubble wall and some return of the north and south walls will be retained. Donald Luxton: The interior has been changed many times; a recent fire caused damage and the structure has been cut through.
- How will the paint be removed from the old brick? Donald Luxton: The same paint removal process that was tested on City Hall brick will be used. It is a chemical strip with hot water. There is great success with proprietary products that remove paint effectively and keep water out. The sandstone has been painted; this paint will be stripped and the intent is to replace it with a mineral paint. The surface of the brick will remain intact, but will be repointed.
- The architectural composition of masonry cladding with punched windows is conservative. Within the *Old Town Design Guidelines*, there is more leeway for interpretation. Charles Kierulf: There was discussion with staff about the window proportions of the “bookend” buildings and the possibility of moving away from a literal interpretation of heritage into a more contemporary interpretation. This could result in a positive design change.
- Is an existing floor plan ever heritage designated? John O'Reilly: Generally, only the parts of the building that the public can see and appreciate are designated. The trim and finishes of the Ducks Building are gone. Staff is still evaluating the conservation strategy for the overall project and specifically the Ducks Building.
- With this type of project, the Panel would appreciate seeing what is being removed from the interior so that the Panel can support staff in their recommendations.
- Is there any testing or exploration being done to save the side walls of the Ducks Building up to the new storeys? Bruce Johnson: This is difficult as underground parking is planned. It will be located in the centre section, back from the façade.
- Will the building's name and construction date be more prominent? Donald Luxton: Yes. The exact treatment colour is based on their best guess of the original.
- Why do you have setbacks for the second level of the underground parking? Bruce Johnson: This is related to the façade retention.
- What is the proposed number of parking levels? Charles Kierulf: There will be two levels of parking that step in so that the elevation does not protrude too far.
- Will the top of the Ducks Building be accessible? Charles Kierulf: The primary reason for the landscaped roof is to allow for the proposed setbacks so that the upper floor levels will not have to tie into the existing façade. This creates more of a light well than a courtyard. It will not be accessible to guests. There is a green area planned on the front façade of the Ducks Building that will allow for a kitchen garden for the restaurant.
- The applicants have really done their homework. The design follows the *Old Town Design Guidelines* perhaps too well. The “bookends” disappear and could be more assertive, but still respectful of the Ducks Building design. However, the design is a reasonable and defensible solution to the issues and the guidelines.
- A new downtown hotel is welcome. The following aspects of the proposal are favourable: the scale of the project; the upper floor setbacks; the modulation of three different levels; the corner chamfering; the preservation of the façade (however, it is unfortunate that the original walls will not be retained). There would be greater

difference between the old and the new with a more contemporary expression (for example, The Janion which has one brick building and one of glass). The “bookends” could be more transparent, thus making the Ducks Building more apparent. The Ducks Building is representative of the best of design thinking at the time it was built, and this proposal could be the best of design thinking today.

- There could be more distinguishability between the old and the new buildings. The corner building requires tweaking as the half white, half brown look is not favourable.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00018 for 1306-130 Broad Street / 615-625 Johnson Street / Parts of 622 and 630 Yates Street be approved with consideration given to the following comment:

- The Panel supports the general design and direction of the proposal, but would be open to some design development to incorporate more contemporary and assertive architectural expression.

Carried (unanimous)

**4. 601 Trutch Street
Heritage Alteration Permit with Variances Application No. 00012**

Attendees: John Keay and Nicole Parker (Keay Architecture Ltd.)

John O'Reilly provided a brief introduction. Nicole Parker presented.

Panel Questions and Comments

- The proposed trim on the new building matches that on the historic building. New buildings should be respectful of the historic building, but with a contemporary vocabulary. Nicole Parker: That is understood. The original plan had smaller trim with a more modern feel, but that was changed to larger trim per staff comments.
- What is the material of the cladding shingles? Nicole Parker: The shingles on the new house will be wood with Hardie shingles used on the shed.
- Is the eave overhang on the side yard cut back due to the setback? Nicole Parker: Yes. The eave is as far into the setback as allowed.
- Without a Statement of Significance, it is difficult to make a fully informed decision about this proposal.
- What is the minimum floor area allowed for a residential unit? John O'Reilly: The application was reviewed by Zoning and there were no comments regarding the floor area (see the data table in the staff report). The size of the suites is not for the Panel to consider. Nicole Parker: There are smaller suites in the main house, and there are already people interested in occupying the shed.
- There is a desperate need for housing, property owners are creating smaller and smaller suites that residents are occupying. It is important to fill that need, but it is not good to encourage non-conforming construction. The zoning information is relevant as the property should be treated as a whole, not by its individual parts.
- John O'Reilly: There is a separate Rezoning Application for the property. Staff do not support the proposed duplex for a number of reasons, one of which is that it is contrary

to the *Garden Suite Guidelines*; however, this is not relevant to the review of the Heritage Alteration Permit with Variances Application by the Panel.

- Can the garden suite be seen from the street? Nicole Parker: It is not visible from Trutch Street as it is blocked by a tree.
- The shed is already on the property. The new duplex is consistent with the shed's appearance. The trim should be more contemporary than that on the house.
- The upper storey of the duplex with the L-shaped floor plan has a section of added space. That floor area could be added to the suite. Why is it not? Nicole Parker: To define a 1.5 storey building, the upper floor must be under 70% of the main floor area. Therefore, if it's considered an attic, it is not part of the floor area of the upper floor.

Moved

Seconded

That Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street be adjourned pending the receipt of a Statement of Significance by the Panel.

Carried (unanimous)

5. **2251 Lydia Street**
Heritage Alteration Permit with Variance Application No. 00015

Attendees: Brad Cunnin (owner); Meryll Cunnin; Shellayne Vos

Lucina Baryluk provided a brief introduction. Brad Cunnin presented.

Panel Questions and Comments

- The garage is an awkward addition to the side of the heritage-designated house; however, it is not very conspicuous from the street. A conforming garage in the rear yard would be a better choice as it would leave the house intact; however, this would lessen the rear yard by half. Reluctantly, the proposal is supportable.
- It is more favourable to keep the rear yard as green as possible without hardscape. The non-conforming garage has been in place for approximately 100 years old and is not part of the character of the house.
- The trim board around the base of the ground floor of the house almost lines up with the trim on the proposed garage. The trim board should be at the same height and continue around the garage. Brad Cunnin: In addition to extending the trim board, he is willing to extend the rain ledger profile on top of the trim board from the house and around the garage.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variance Application No. 00015 for 2251 Lydia Street be approved with the condition that the trim board at the floor line of the house be continued in its height and profile around the top of the garage.

Carried (unanimous)

6. **Adjournment - 2:15 pm**