

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
JANUARY 15, 2019**

Present: Steve Barber
Doug Campbell
Katie Cummer
Hal Kalman
Shari Khadem
Lisa MacIntosh
Pamela Madoff
Connie Quaedvlieg
Graham Walker

Absent: Julie Br  h  ret

Staff: Merinda Conley, Senior Heritage Planner
John O'Reilly, Heritage Planner
Alison Meyer, Assistant Director, Development Services
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at noon.

1. Panel Member Orientation

- Merinda Conley welcomed the new members and introductions were provided by each Panel and staff member.
- Merinda Conley and John O'Reilly provided an overview of the Panel's role, scope and standard meeting procedure.

2. Overview of Procedures for Advisory Panels

- Chris Coates, City Clerk, provided a general overview of procedures for Council's advisory panels.
- The Panel has an "obligation to consider an application and report to Council or COTW within one month." What if this does not occur within a month? Does staff have a month to move the Panel's recommendation forward to Council? It was noted that if the Panel tables the application, the applicant can go forward to Council without its recommendation. Chris Coates will clarify the statement and report back to the Panel.

3. Overview of Draft Old Town Design Guidelines

Robert Batallas, Senior Planner, provided an overview of the updated, draft Old Town Design Guidelines.

Panel Comments and Questions

- The principle "distinguishability" in relation to rooftop additions is mentioned in chapter 6, but not in chapter 5 in relation to new buildings. Is this deliberate or an oversight?
Robert Batallas: The reference to distinguishability in relation to rooftop additions was

derived from the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines). As far as new buildings are concerned, it is not so much about distinguishability and a stark contrast, but more about compatible design that is sympathetic to the scale, context, finishes and patterns of adjacent heritage buildings. This allows for flexibility in design approaches.

- It should be clearly noted in the guidelines that new buildings should not be imitations of heritage buildings. John O'Reilly: Authenticity is one of the key design principles in the guidelines. It is threaded throughout the guidelines that a contemporary building is the choice over a stark contrast. Robert Batallas: During public consultation, two points of view were expressed, i.e. there should be no imitation and there should be flexibility in design.
- Is it possible to see what changes were made to the guidelines as a result of the public consultation? Robert Batallas: Yes, the results of all public consultation have been compiled (document was circulated). Some suggestions were: add local images; emphasize 15m building height in Old Town; focus on the impact of new waterfront buildings as seen from the water. The document will be made public along with the staff report. The process is now closed.
- In the guidelines there is emphasis on contemporary approaches to new buildings in Old Town; language is weighted in that direction seemingly at the expense of a new building using traditional architectural forms. Robert Batallas: The language in the guidelines was softened and the reference to "modern" was removed. Contemporary materials can be used in a timeless expression on the base, middle and top of new buildings. John O'Reilly: Referring to Standard 11 in the Standards and Guidelines, distinguishability is expressed as being in between mimicry and stark contrast. This definition is used in the guidelines. Merinda: The guidelines provide enough flexibility for creativity and interpretation to ensure compatibility with nearby heritage buildings.

4. Election of Chair and Alternate Chair for Heritage Advisory Panel

Moved

Seconded

That Pamela Madoff assume the position of Chair of the Panel with Katie Cummer as the alternate.

Carried

5. Election of Joint Advisory Design/Heritage Advisory Panel Members

Moved

Seconded

That Steve Barber, Shari Khadem and Connie Quaedvlieg act as members of the Joint Advisory Design/Heritage Advisory Panel with Katie Cummer as the alternate.

Carried

6. Adoption of the Minutes of the December 12, 2018 Meeting

Moved

Seconded

That the minutes be adopted as distributed.

Carried

7. Business Arising from the Minutes

There was further discussion about the rezoning application for 1402-1404 Douglas Street and the provincial government's requirement that retail cannabis stores have opaque windows. Alison Meyer stated that the City Solicitor was consulted and an exemption from this requirement, as was done for the tobacco shop on Government Street, was not applicable for cannabis stores.

Connie Quaedvlieg left the meeting at 1:45 pm.

8. Announcements

- Merinda Conley reminded the Panel of Heritage Week during the week of February 18 to 24. This year's theme is "The Ties That Bind." Posters were distributed.
- Steve Barber and a group of concerned members of the heritage community have drafted a letter to Mayor and Council regarding the impact of development on Old Town. Steve and Hal Kalman will present the letter to Council on January 24.

9. 603-607 Pandora Avenue - Update

Heritage Alteration Permit with Variances Application No. 00005

Merinda Conley

- The application was presented to the Committee of the Whole (COTW) on December 13, 2018 and went to Council that evening. A motion was carried to refer the proposal to the Heritage Advisory Panel (HAPI) and Advisory Design Panel (ADP) for review and comment and then report back to the COTW.
- Staff met with the applicant to review the motion and address concerns of Council.
- Council is requesting comment as to:
 - whether the proposed addition complies with the *Standards and Guidelines for the Conservation of Historic Places in Canada*
 - whether the application addresses specific concerns of material, scale and simplification of form, materials, scale, rhythm and window openings.
- The applicant is currently refining the proposal to further address these concerns and will present to the HAPI on February 12 and the ADP on February 27.
- The Panel's comments, as well as those of ADP, will then be presented to the COTW in an update report in March.

The Secretary left the meeting at 1:30 pm as the last agenda item did not require minutes.