

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
OCTOBER 8, 2019**

Present: Pamela Madoff, Chair
Julie Br  h  ret
Doug Campbell
Katie Cummer
Hal Kalman
Shari Khadem
Connie Quaedvlieg
Graham Walker

Absent: Lisa MacIntosh

Staff: John O'Reilly, Senior Heritage Planner
Lauren Martin, Heritage Secretary
Leanne Taylor, Senior Planner

The Chair called the meeting to order at noon.

1. Adoption of the Minutes of the September 10, 2019 Meeting

Moved

Seconded

Carried

2. Announcements

- John O'Reilly: A plaque commemorating Old Town as a National Historic Event will be unveiled in November. The Panel will be notified of the date.

**3. 1050-1058 Pandora Avenue and 1508-1518 Cook Street
Heritage Designation Application No. 000188
Heritage Alteration Permit Application with Variances No. 00016**

Attendees: Marie-Claire Bligh and Michael Green (Michael Green Architecture), Chelsea Dunk (Donald Luxton & Associates), Jessica Gibson and Michael Nygren (District Group)

John O'Reilly provided a brief introduction. Marie-Claire Bligh, Michael Green and Chelsea Dunk presented.

Panel Questions and Comments

- To confirm, the applicant is requesting an increase in allowable density and floor area? John O'Reilly: Yes, that is part of the rezoning application. The Panel is welcome to comment on how the density translates to built form.
- How much of the fa  ade will be retained? John O'Reilly: The portion of the fa  ade shown on slide 10 (along Cook Street and Pandora Avenue and the sidewall currently

- facing the parking lot) will be retained and held in place; new construction will be built behind the façade; 50% of the internal structure will be conserved.
- Why is only 50% of the internal structure being conserved? Marie-Claire Bligh: This is due to the cost of seismic upgrading and the parking requirement. The 50% will be used for retail below and residential above.
 - Will the Wellburn's sign on the sidewall be retained? Marie-Claire Bligh: The retention of the sign is not ruled out. A lot of repair is needed for the sidewall and the black paint will be removed in keeping with the "lightness" of the new construction. Michael Green: We recognize the significance of the sign to the neighbourhood.
 - What type of canopy will be used? Marie-Claire Bligh: The canopy will be retractable, dark grey on the heritage façades on Pandora Avenue and Cook Street and on the café facing Cook Street, with a small area for signage on the vertical front. Heritage guidelines will be followed for the signage.
 - The historical reason for recessed entries is so that the door can swing out without interfering with the sidewalk. This also allows for fire exit and more interior floor area. Marie-Claire: The original doors swung in, but the proposed doors will swing out.
 - Transom lights are usually vertically, not horizontally, articulated; traditional design usually has a void on the centre, not a solid on the centre. The proposed double windows have a solid on the centre which the applicant may want to reconsider.
 - There is not a lot of parking. Is the City okay with that? Leanne Taylor: There is a significant parking variance. The applicant is providing a comprehensive program of transportation demand management measures which will help to offset the shortfall.
 - What can be done about the damaged glazed brick as mentioned in the Conservation Plan? Chelsea Dunk: There are masonry techniques that can repair the glazed surface of the bricks. There is some overpainting and general staining and some repointing will be required. Some bricks may have to be replaced with material that is compatible in appearance and brick dimension. The intent is not for the building to look brand new. The aim is to retain much of the original fabric in situ.
 - Could the remaining rooftop of the heritage building be a green roof? Marie-Claire Bligh: There will be landscaped cedar roofs on levels 3 and 5 which will be inaccessible to tenants, but accessible for maintenance.
 - What elements of the interior structure will be retained? Michael Green: Some residential features will be removed to increase the floor area. However, these features will be reused in more public areas.
 - Is it possible to keep one residential unit as is? Marie-Claire Bligh: That will be considered.
 - As part of the demolition, could some bricks and windows be saved for future repair or repurposing? Michael Green: Yes, this absolutely could be done for the bricks, but it is tougher to do for the windows due to difficulty in removal, their condition and energy issues.
 - What is being heritage designated? John O'Reilly: Heritage designation is for the conserved façades. Pamela Madoff: If the heritage alteration permit with variances application is not approved by Council, the heritage designation would likely not go forward.
 - The building is a real gem and deserves heritage designation due in part to its interesting capitals; recessed oriel windows; slightly sloping parapet; and its unique deftness of design. The North Park neighbourhood has very few heritage commercial buildings.
 - According to the policies and guidelines for rooftop additions and depending on the depth of the excavation, one to two storey buildings should not have a rooftop addition. City guidelines govern the visibility of additions from the street. The

proposed setback from Pandora Avenue is 2.2m, but the City's policies recommend a minimum setback of 4m. The proposed height, floor space and FSR variances are already very generous thus it is reasonable to request a greater setback on Pandora Avenue.

- John O'Reilly: The *Downtown Core Area Plan* allows 5.5:1 density. A setback of 4m is recommended in Old Town, but not in North Park.
- The composition does not highlight or showcase the heritage building, and it is not setback enough from Pandora Avenue. To rectify this, the size of the development could be reduced. The proposal is requesting an almost 50% increase in density.
- Could volume be moved over into the existing parking lot to increase the setback on Pandora Avenue? Leanne Taylor: Staff can explore this idea with the applicant; however, issues regarding the driveway and building separation may arise.
- Why only retain the façade and nothing else? There are benefits in retaining the internal structure, i.e. it can be restored in the future. More than 50% of the heritage building could be saved.
- If the new building is setback from the heritage façade, it will become more subordinate (as per Standard 11).
- The proposed new construction is distinguishable from the old and reads as a backdrop to the existing building. The additions are staggered and uniform. The addition incorporates elements of the heritage building, e.g. window height, oriel windows, etc. The complete separation of the heritage building from the four-storey addition provides balance.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 1050-1058 Pandora Avenue and 1508-1516 Cook Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Carried (unanimous)

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve Heritage Alteration Permit with Variances Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street with the following changes:

- a) Setback from Pandora Avenue be increased to a minimum of at least 4m so that the separation is clearly visible
- b) Conserve the portion of the old building that will not be covered by the new building
- c) Consider retention of interior features where feasible, preferably in situ or relocated within the development.

Carried (7 in favour, 1 opposed)

4. **578 Yates Street and 1300-1306 Government Street
Heritage Alteration Permit Application No. 00238**

Attendees: Karen Hillel and Tonny Kiptoo

John O'Reilly provided a brief introduction. Karen Hillel presented.

Panel Questions and Comments

- Is it possible to reinstate the detail to the parapet? Alternatively, a trompe l'oeil of the detail could be painted on the upper wall to recreate the detail. John O'Reilly: This is not part of the current scope, but the applicant is encouraged to do so in the future. The applicant could apply for funds from the Building Improvement Program and/or Parapet Incentive Program.
- Karen Hillel: BC Hydro has requested a distinct and separate access to a basement hydro room that may necessitate adding a door to the storefront. The door would swing in without an alcove, be located in close proximity to the entry door for the suites, and would lead to a protected corridor to the stairwell. John O'Reilly: Staff has contacted BC Hydro to inform them that access to the hydro box is available from inside the building.
- John O'Reilly: The City's Engineering Department wants the basement extending under the sidewalk (area way) filled in, potentially changing the streetscape.
- In the photo, circa 1947, the small building to the west reads as a distinct, separate element, but in the proposal it reads as an annex to the Adelphi Building. How can the two buildings be differentiated? Karen Hillel: The cornice line extends across both the Adelphi Building and the small building. If another column were added, the symmetry of the existing storefront would be lost. The storefront would have to be rebuilt. To make the buildings appear as separate elements, the paint scheme could be reconsidered.
- The two buildings have been used contiguously (as a shoe store) since at least the 1960s.
- The parapet is a key element of the Adelphi Building. To leave it blank is not acceptable. Through funding from the Parapet Incentive Program, the detail of the parapet could be painted until the cornice and balustrade are reinstated.
- Option 2 as presented by the applicant: Removal of paint on the Palace Cigar Store, continuation of the pilasters to ground level, paint scheme as shown and shallower transoms.
- Add also to option 2 that the parapet be painted to reflect the original and that the pane divisions of the transoms be vertically proportioned, not horizontally.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 00238 for 578 Yates Street and 1300-1306 Government Street be approved as presented in option 2 in the applicant's presentation and that the parapet be painted to reflect the original architecture of the building.

Carried (unanimous)

Julie Br  h  ret left the meeting at 2:13 pm.

5. **2615-2629 Douglas Street
Heritage Designation Application No. 000187**

Attendees: Jennifer Kay (TownSquare Planning Inc.)

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- Is the building currently in use? Jennifer Kay: Yes. The current tenants will remain and new tenants are being sought.
- Are the two cedar sculptures in the lobby protected, i.e. must be retained in situ? Jennifer Kay: The sculptures were commissioned for that location and are owned by the Times Colonist. The owner is engaged in discussions to negotiate leaving the sculptures in situ.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve Heritage Designation Application No. 000187 for the property located at 2615-2629 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site. The sculptures are identified as character-defining elements in the Statement of Significance and clarification of their future retention would be appreciated.

Carried (unanimous)

6. **Waddington Alley Update**

John O'Reilly provided a brief introduction. Philip Bellefontaine, Assistant Director, Transportation, provided an update.

Philip Bellefontaine

- The alley is surfaced with woodblocks which are slippery and slimy when wet, causing falls and resulting in claims against the City.
- The proposal is to extend the east sidewalk through a gap between two sections and to insert a midblock "crossing" to allow pedestrians to cross to the other side without walking on the wood blocks.
- Completion is slated for the end of the year.
- Power washing could damage the woodblocks and substrate and accelerate deterioration. Philip Bellefontaine: This will definitely be considered. A non-aggressive, light rinse may be done initially. There will be a written practice manual for the maintenance of Waddington Alley.
- Could the raised part of the sidewalk be lowered so that the alley is flush? Philip Bellefontaine: Yes, but this is not part of the budget's current scope. The crescents of the curb have heritage value (a character-defining element). Lowering the sidewalk may also create drainage issues.
- This is an elegant solution to retain the blocks and satisfy the concern about liability.
- John O'Reilly will give an update once the work commences.

7. **Adjournment - 2:35 pm**