

**CITY OF VICTORIA  
HERITAGE ADVISORY PANEL  
MEETING MINUTES  
October 8th, 2024**

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

**Regrets:**

**Guests:** **Heritage Alteration Permit Application No.00256 for 1342 Pandora Street concurrent with Rezoning Application No.00833.**  
Greg Mitchell (Primex Investments Inc), Chelsea Dunk (Donald Luxton Heritage Expert)

**Staff:** Kristal Stevenot, Senior Heritage Planner  
Laura Saretsky, Heritage Planner  
Kamryn Allen, Heritage Secretary  
Alicia Ferguson, Recording Secretary  
Kasha Janota-Bzowska, Planner

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The Chair called the meeting to order at 12:00 p.m.

**1. Adoption of the Agenda**

**Moved:** Vallerie

**Seconded:** Deniz

**Motion:** That the October 8th, 2024, Heritage Advisory Panel Meeting Agenda be approved.

**Carried Unanimously**

**2. Adoption of the Minutes of the September 10th, 2024, Meeting Minutes**

**Moved:** Deniz

**Seconded:** Valerie

**Motion:** That the September 10th, 2024, Heritage Advisory Panel Meeting Minutes be approved.

**Carried Unanimously**

### 3. Announcements

- That the Hallmark society had been previously recording the meetings so to please anticipate that as a possibility moving forward.

### 4. Heritage Alteration Permit Application No.00256 for 1342 Pandora Street concurrent with Rezoning Application No.00833.

Staff provided a brief introduction to the Panel with a presentation.

Greg Mitchell (Primex Investments Inc), Chelsea Dunk (Donald Luxton Heritage Expert) provided a presentation.

#### Panel Question comments

- Not sure about the distance of the house being moved, in the staff report it said 8 meters but one of the letters said 4, do you know?
  - I believe approximately 4 meters, but we will need to effectively move it twice in order to build the foundation. So, we will be working with Nickel Bros to do this. They moved the Martin Mars, so we are looking forward to working with them.
- Is the elevation to the house relative to the street the same?
  - Very close, yes.
- The stone wall wraps around Fernwood Road to the corner of the property, with the gate post identifying the vehicle entrance. Is this being re constructed?
  - Reconstructed and moved the City Engineering Department is taking approximately 3 meters of road dedication on Fernwood in order to rebuild the sidewalk to make it wider and safer for the bus stop too.
- Any consideration given to extending the wall on the North side of the property along Fernwood, including gate posts?
  - Ideally, we want to have yards for the townhouses, so it ended up being chopped up two three times in order to make that happen, so it didn't seem like it was an appropriate way to present the wall.
- Any issues with spatial separation in terms of the proximity to new buildings on either side?
  - The architect could not make it, but I believe as long as the new townhouses are protected with sprinklers then the separation meets code requirements.
- Is the roof on the house going to be replaced with cedar shingles?
  - We will look to see if we can retain any of the cedar roof however it is a very old roof with water damage so there is a good chance it will be replaced.
- Do you think there are shingles laying underneath the actual shingles on the roof right now?
  - Yes, there is some evidence just from the size of the build that there is something laying underneath. We would like to put back a stained cedar shingle roof. We will be consulting with Don with his massive amount of knowledge regarding the placement and verifying colours.
- Will the chimneys be moved with the house or rebuilt? I believe there is 2 is that correct?
  - Yes, with the chimney's typically we will look to Nickel Bros to determine if they can stay in place during relocation and since it is onsite, the chimneys may require temporary stabilization so there ok during the move. If it's determined that they need to be reconstructed, then they would be thoroughly documented, and material salvaged to be reconstructed to match how they appear now.

- Question about process again, can you tell us the review process from a conceptual level, who is going to review what is going to happen with the chimneys, the mock ups and the Heritage Alteration Permit.
  - Once the Heritage Alteration Permit is reviewed by the Committee of the Whole, it is then drafted. Following this, the assigned Heritage Planner and the Area Planner are consulted for any changes occurring during the construction process. We are kept informed of these changes and will review them in collaboration with the Heritage Consultant and the architect.
- Speaking to Standard 1 from the Standards and Guidelines, speaking to whether the historic place should be moved. Looking at the Heritage value as a continuous residence since 1883 and as prominent corner location and all that's being retained, I think its important part of character and speaks value.
- What do we need in terms of relocated guidelines?
  - Yes, your right, there's both the Heritage side of things as well the value of things that relocation has on that and the risks if not done appropriately with skilled teams. Maintaining the historic place in its original location is very significant aspect of its Heritage value but in this specific situation we can maintain its elevation and orientations on the property itself and its not jacked up in the sky or looking misappropriated. We are having to relocate it off its current foundation to do the work. We have consulted in Nickel bros to determine the best way to do the relocation as they have the most experience. We will be looking at the least impactful move.
- What was the role of the heritage consultant?
  - The relocation plan is put together by the housing movers then we review it and walk through the property to point out what is a notice of concern on our part. Sometimes we have noticed when the porch is not stable and need to be temporarily removed. Anything that did need to be removed to permit its relocation would need to be drawn out by the architect to make sure we could reconstruct it using the salvage materials or replicate it. We would also be present at the time of the relocation and be available to always answer any questions.
- Do you go along and number the fieldstone foundation or anything?
  - We will lose some of those stones in that disassemble that's just the given, so were not going to be able to put that back. The intent would be to rehabilitate the wall so that it remains as being a stonewall. There is always a loss when doing deconstruction of masonry.
- Could you please let us know the distance between the front steps of the house to the sidewalk?
  - meters is the set back.
- Greg, are you looking at a stone exterior face or a more of a reconstruction of the stone wall for the retaining wall?
  - At this point it will be a stone wall.
- Do we know what the original relative height to grade was and how far off?
  - I did take personal measurements which are shared with the architect. The goal would be to preserve that relationship so that extend of exposed stone would be the same before you hit the water table.
- The East and the North side of the house, the grade is being lowered.
- The granite Gate Post, is there a plan to reuse these or to replicate it?
  - Yes, we plan to reuse them.
- What about the iron gates facing Pandora?
  - Potentially, I don't believe they were original or in the best of shape, so we need to look at them.

- Design and fit of the new townhouses adjacent to the Heritage house, in terms of material finishes which is the west form pro board metal finish which appears on the gabled bays on the front elevations. Curious why we are going on to a metal finish with a project this close to a Heritage house? The rest of the finishes seem to be Hardy Panel which is a modern form of real wood and can be painted to create a very similar appearance.
  - The townhouse has to stand along on their own as a desirable place for people to want to live and buy, so the cementitious panels and hardy panels are every durable especially in a wet climate like Victoria. The metal panels, we are happy to reexamine.
- The colour scheme for the new townhouses is very earthy, why is the lower floor adjacent to this Heritage house is supposed to be a lighter colour to match the upper floors. Wondering if it wouldn't sort of group the elements a bit more successfully if the lower floor was painted a darker colour?
  - Gone back and forth on the colour scheme, we went this direction, so the Heritage home stood out ore visibly and nothing was taken away from its presence.
- This is a first chunk of the project; will we see the apartment project associated with it?
  - No, this is only being presented to you because this is like a separate lot. The Heritage Alteration Permit only applies to this site, so we won't be reviewing the apartment block.
- Wondering if any assessments have been done for 1348, 1354 and 1358 the McLaughlin House, I have concerns about demolition and waste without merit.
  - Primax approached this project looking at 1342 as the only Heritage Registered project, across the 4 properties there are 22 substandard rental units, but our goal is to triple the goal of market rental units to 73. As far as waste and demolition, City of Victoria requires us to deconstruct and salvage what is worth salvaging, just like we did with Village Green and the Scott's Building. So, all 3 existing buildings would be deconstructed, and materials salvaged. Possibly an opportunity to relocate the houses. We have 1 year from the time we go to Committee of the whole before we would even be in a position for a building permit.
- 73 rental units, is there an at loss of units on the property, concern with being 1348?
  - I hesitate to work out on a property-to-property basis because the plan is 11 three-bedroom units will be for sale and 8 three-bedroom family units so overall its certainly a net increase trying to address the greater needs.
  - Will be trying to keep that Sequoia tree right in the middle of the site.
- Peaked roof, does it need to be maintained around a Heritage designated building?
  - No don't think anything is in place, its all about compatibility.
  - We chose the peaked roof as it was more sympathetic to the Heritage house.
- I think that the Motion should include being specific about the placement of the roof because I do believe that will happen, and they were very careful not to commit to the roof replacement. So, ask for that to be very specifically repaired.
- Appreciate the comment in regard to the trendy finishes. Believe this could be softened up and less "trendy or appealing" to the now rentals.
- The infill is compatible there has been a lot of consideration to follow Standards 1 in 11. I would like to call out some of the elements in the Conservation Plan with our motion.
- Clearer we are about rehabilitation as the first plan is the better.
- Would like to see reuse of the existing stone.

- In this case, by disrupting its relationship with its immediate environment I think we are devaluing its Heritage, the plan does not question the spaces such as the garden. We will see more of these requests and that has an impact on the value of the Heritage or how we defined the Heritage itself.
- Bit of a contrast between the Heritage house which sits on this sort of raised elevation, this is defined by a stone wall and then the new development on either side is sort of back down to grade level or losing the portion of stonewall along Fernwood is significant. The best solution would be to extend this wall to the North property line and reinstate the gate posts on either side.
- Concern with the framing and materials being used.
- I have concerns about decontextualization, but the garden has been long lost as has the surrounding reference points from the earlier period. The parking lot is a splurge on the historic value, this proposal is so much better than we have been seeing recently.
- Any scope to voice concern that they are doing next level contamination control?

**Moved:** Liberty Brears

**Seconded:** Genevieve Hill

**Motion:** That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 00256 for 1342 Pandora Avenue be approved with the following changes:

- Preserve chimney and insitu with bracing
- Rehabilitate exterior deteriorated elements and brace elements prior to a move
- As a first option, Windows be rehabilitated or be replaced according to specifications in the Conservation Plan
- Rehabilitate roofing with cedar shingles
- Retain the railing height using alternative compliance measures
- Reconstruct a stone retaining wall with gate posts
- Define the semi-private space on Fernwood with a low stone wall

**Carried Unanimously**

## 5. Other Business

None.

## 6. Adjournment

**Moved:** John

**Seconded:** Jim

**Motion:** That the Heritage Advisory Panel on October 8th, 2024 Meeting Agenda be adjourned at 1:33pm.

**Carried Unanimously**