

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
FEBRUARY 13, 2018**

Present: Stuart Stark, Chair
Doug Campbell
Rick Goodacre
Ken Johnson
Hal Kalman
Shari Khadem
John O'Reilly
Theo Riecken

Absent: Keri Briggs, Richard Linzey

Guest: Councillor Pamela Madoff

Staff: Merinda Conley, Senior Heritage Planner
Lauren Martin, Heritage Secretary
Alison Meyer, Assistant Director, Development Services
Jonathan Tinney, Director, Sustainable Planning and Community Development

The Chair called the meeting to order at noon.

1. Approval of the Agenda

Moved

Seconded

That the following items be added to the agenda under New Business: "Appointments to other Committees" and "Additional Tasks for the Panel"

Carried

2. Declaration of Conflict or Bias - nil

3. Adoption of the Minutes of the October 10, 2017 Meeting

On page 3 under "610 Charles Street" replace the second bullet as follows:

- A wooden screen has been placed on the upper Arts and Crafts balcony over the porte cochere. Merinda will follow up with the owners.

Moved

Seconded

That the minutes be adopted as amended

Carried

- e) Rhythm of Old Town is masonry with punched windows; the proposal addresses this as part of the corner element, but the contemporary addition is in contrast with the expansive use of glass.

Carried (5 in favour, 2 opposed)

**6. 515 Chatham Street
Development Permit with Variance Application #00034**

Attendees: Justin Gammon and Christine Lintott (applicant, Christine Lintott Architects)

Alison Meyer provided a brief summary of the application.

Christine Lintott provided a presentation about the application.

Panel Comments and Questions

- Will the Corten steel be sealed? Christine Lintott: Yes, it will have a seal coat to prevent leaching and staining of other composite surfaces.
- Is this proposal for three lots only? Alison Meyer: Yes; there are five lots, but two are not included in this proposal.
- Will the applicant respond to the concern about the height of the parapet? Christine Lintott: Yes, input will be considered from the Panel, the Downtown Residents' Association and members of Council. The proposed parapet is 1.4m high. It is there to terminate the top of the building and to provide some dimension and girth. The proposed cornice will step back to provide a contemporary interpretation of the top of the building. The proportion was adjusted so that it is visible from the street. The cornice would have a prefinished flat metal cap.
- Concern was expressed about some of the proposed materials and design, i.e. the amount of metal and the colours.
- Does the proposal fit into the National Historic Site (Chinatown)? Christine Lintott: The proposed height variance is not significant; a five-storey structure balances and is in harmony with larger buildings in the area; a lot of consideration was given to overall massing on the site and on the street; the articulation of openings, a building with a base, middle and top all acknowledge that this is in a special place.
- It was confirmed that the Chatham Street frontage is included in the Rock Bay Beautification Scheme.
- The area, which was traditionally industrial, is in transition and has a lot of undeveloped land. The proposed design and materials (Corten steel, iron railings) are in context with the raw, rough area.
- Concern was expressed about setting a height precedent for development in this area. How will the area look in 20 years? What would be the financial impact of reducing the height? A reduction in the height of the parapet is preferable.
- One of the guidelines for Old Town stipulates a sawtooth profile; however, new developments are being built to the maximum allowable height and the articulation is being lost. The height variance could be approved for one building and not the other, therefore, creating a sawtooth profile and a more interesting design.
- Are the proposed materials appropriate for a National Historic Site (NHS)? Many buildings in Chinatown have metal on the back. No regulations are imposed on NHSs. The materials would not be appropriate for Chinatown, but are appropriate for this area due to its history.

- The proposed metal on the face of building is like a masonry pattern and is appropriate and interesting.
- Could there be a greater degree of differentiation between the buildings? What would be the effect of a height differential? Merinda Conley: It depends on how the architect chooses to respond.
- A corner entrance would be appropriate and would reinforce what appears elsewhere in Old Town.

Moved

Seconded

That the Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street would benefit from the following revisions:

- a) a greater degree of differentiation between Building A and B
- b) increasing the roofline articulation, reconsidering the building's termination and the variance request for height not be approved for Building A (Store Street)
- c) consideration of a corner entrance.

Carried (unanimous)

7. Business Arising from the Last Minutes

- Hal Kalman will bring forward information regarding the exemption of post-1940s buildings in Heritage Conservation Areas at the March 13th meeting.
- Merinda Conley provided an update on current applications going forward to Council.

8. New Business

- Merinda Conley provided a summary of upcoming applications for review by the Panel.
- Stuart Stark:
 - At the March 13th meeting, Stuart suggests that a Chair or designate be appointed to the Joint Advisory Design/Heritage Advisory Panel.
 - The Panel should consider what the City can do to make heritage conservation better. Houses and new construction on the property of a heritage-designated building that has been subdivided should be reviewed by the Panel.

9. Adjournment - 3:04 pm