

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
DECEMBER 12, 2018**

Present: Rick Goodacre, Acting Chair
Kelly Black
Keri Briggs
Doug Campbell
Ken Johnson
Theo Riecken
Shari Khadem
Connie Quaedvlieg

Absent: Katie Cummer
Hal Kalman

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

The Chair called the meeting to order at noon.

1. Adoption of the Minutes of the September 11, October 9 and November 13, 2018 Meetings

Moved

Seconded

That the minutes be adopted as distributed.

Carried

2. Announcements

- Merinda Conley: January's meeting will be rescheduled to January 15th, 2019.
- Merinda Conley: Council will consider the appointment of new Panel members for the 2019-2020 term on December 13th. Letters will be sent confirming re-appointments, and thanking departing Panel members for their contributions to the City.
- Merinda Conley: Staff are looking to provide full, electronic copies of agenda packages, including full sets of plans. Panel members will be polled to determine who would like to continue receiving paper copies of the agenda package, and whether any member is interested in opting out of paper copies.

**3. 1402-1404 Douglas Street
Rezoning Application No. 00658**

Attendees: Allen Spillette and Michael Supowitz, Owners.

Mike Angrove, Planner, provided a brief summary of the application.

Panel Questions and Comments

- Was setting a motif inside the store considered, which would be visible from the street, to allow the quality of the glass to be appreciated? The applicants are still exploring whether this is an option within the provincial regulations.
- The tobacco shop on Government Street faced similar display requirements. A panel or display set back within the shop would be preferable if this were allowed by the province, as it was for the tobacco shop.
- The proposed solutions do not quite meet the heritage requirements. Is the Panel only addressing the Rezoning application? Michael Angrove: Yes, the Rezoning application triggers a larger discussion for windows in cannabis stores in general.
- Would a proposal be referred back to the Panel? Alison Meyer: Changes to the windows would require a Heritage Alteration Permit application, which would be referred to the HAPI prior to Council consideration. It is staff's understanding at the moment that the window must be opaque; however, the City is working in collaboration with the province to achieve urban design and safety objectives. Staff welcome the Panel's feedback on whether the Province might consider changing the regulations requiring opaque windows.
- The Panel is generally not in favour of opaque windows. For this application, the store is designed in a tasteful way and positively contributes to the pedestrian experience, without overtly advertising the sale of cannabis. The store is not out of place in the commercial context along Douglas Street. If the windows were made opaque, this may draw more attention than is currently drawn to the business. Opaque windows aren't supportable from an urban design, heritage or commercial standpoint. The windows should be transparent like those along the rest of the street.
- Is the City seeking a ministerial order for exemption? Alison Meyer: We are not sure if this is the specific process, but ideally the Province would reconsider the requirement for opaque windows in favour of alternative design solutions.
- Has the City been working with the heritage branch of the provincial government? Alison Meyer: No.
- It is strongly recommended that the City work with the provincial heritage branch, as this is a province-wide issue. It would be best if each cannabis business were not individually considered on this issue.
- A solution must be found which is in keeping with the heritage building and which accomplishes the province's goal of not promoting cannabis consumption.
- Owners: We have heritage-designated the building and have great respect for the City and the heritage program. The cannabis storefront regulations have changed over time, with window coverings required initially, then no longer required. Now the windows have to be covered again. The owners want to allow their employees to return to work, and hope for a reasonable solution that will allow cannabis retail at this location.
- The Panel hopes for clarity from the Province on this issue.
- There is a need to rejuvenate the Douglas Street corridor.
- Will the Panel's concerns be brought forward to Council? Michael Angrove: Yes, they will be brought to Council after the Public Hearing.
- It must be emphasized that whatever the solution, that it not be permanent and that it can easily and quickly be reversed without detrimental effects to the glazing.
- The City has authority over buildings' glazing and materials, but this is a federal and legal issue that the Province should coordinate.
- Commercial activities should be encouraged and should be transparent.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Rezoning Application No. 00658 for 1402-1404 Douglas Street be approved as presented, and that the Heritage Advisory Panel express its desire to see transparent windows in heritage-designated buildings and Heritage Conservation Areas in the City of Victoria.

Carried (unanimous)

DRAFT