

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

12:07 pm - Steve Barber recused himself for the next item as he wrote the report for 601 Trutch Street while employed by the City.

3. **601 Trutch Street**
Heritage Alteration Permit with Variances Application No. 00012

Attendees: Nicole Parker and John Keay (Keay Architecture Ltd.)

John O'Reilly provided a brief introduction. John Keay presented.

Panel Questions and Comments

- What changes have been made since the application was reviewed at the August 13th Panel meeting? John Keay: Some trim detailing was changed to match the existing building; minor changes were made to the windows on the duplex (they are narrower and taller); a Statement of Significance was created.
- The proposed increase in floor area is a concern. The allowable floor area is 300m²; the application is requesting 424m² (40% more). Would that be a precedent in this neighbourhood? John O'Reilly: Some of the floor area is the existing house and the remainder is in the two proposed garden suites. This is a very large lot at 1500m² with a density of 0.28:1. Alison Meyer: Generally the density is 0.6:1 in low density traditional neighbourhoods.
- Will the garden suites be visible from the street? John O'Reilly: No, they will not be visible from the street due to the lot's typography and the placement of the buildings on the site. The existing lane provides a buffer for the neighbours to the east.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street be approved as presented.

Carried (unanimous)

12:21 pm - Steve Barber returned to the meeting.

4. **1029 Queens Avenue**
Request for the property to be placed on the Heritage Register (APF 01816)

Attendees: Jenny Farkas (owner, 1029 & 1033 Queens Avenue) and Sue Hallatt (owner, 1033 Queens Avenue)

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- If a rezoning application includes a building with potential heritage value, the City usually requires heritage designation as a condition of the rezoning as opposed to placement on the Heritage Register. The City gains protection of a heritage building in return for the public benefit of increased density. Why is this request for registration rather than designation? John O'Reilly: The applicant would not commit to designation of the building given the small scale of the proposal. The City has chosen not to pursue designation since the applicant may offer rental in perpetuity, with rents

potentially below market value and secured through a legal agreement. Alison Meyer: Unless the City is willing to provide compensation, an applicant cannot be forced to designate their property, especially if there are other public benefits (i.e. housing).

Pamela Madoff: The Panel may recommend to Council that the property be designated.

- The building has significant heritage value as identified in the Statement of Significance and should be designated, not just placed on the Register.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the heritage designation of the property located at 1029 Queens Avenue, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)

5. **Downtown Core Area Plan Update**

Presenters: Robert Batallas, Senior Planner and Joaquin Karakas, Senior Urban Designer

Panel Questions and Comments

- From the perspective of the mandate of the Panel, there is a key heritage issue missing. The DCAP does not recognize that since it was adopted, the City has seen increased density and development pressure particularly in the Downtown Business District and the Residential District (Harris Green). In those areas there are a number of heritage-registered buildings that are not protected and therefore are vulnerable to demolition. Developers want to preserve façades only which is the worse type of heritage conservation. The DCAP needs to address this with a strong policy regarding heritage buildings, particularly heritage-registered ones. Developers are currently eligible for Victoria Civic Heritage Trust funding even if only the façades are retained. Some heritage-related policies in the previous DCAP that were removed could be reinstated. Robert Batallas: Perhaps additional policies and guidelines related to existing heritage-registered buildings are needed, i.e. like those in the *Old Town Design Guidelines*.
- In Chapter 7 it is stated that there are more than 200 heritage properties in the Downtown Core, but only 12 are considered heritage landmarks. What is the criteria for a building to be deemed a landmark? Why is the museum not included? Joaquin Karakas: Heritage landmarks are described in the DCAP as follows: “visually significant buildings that are recognized for their heritage values, architectural design, detail, scale and appearance which collectively, contribute to placemaking. They are also noted for their prominence as visual landmarks within local streetscapes, their ability to be commonly recognized and memorable, and for their overall contribution to the public realm.”
- Robert Batallas: Map 26 shows 12 heritage landmarks and their protected view corridors. The Empress Hotel and the Legislature have a 180m perimeter view corridor while the others have a 90m perimeter. Panel member: At one time there were other view corridors, such as spire to spire, that could be reinstated.

- There need to be policies related to the height and setbacks for additions to heritage buildings.
- The term “heritage landmark” has gone out of favour; suggest the use of another term and consideration of intangible heritage, diversity, reconciliation, etc.
- The use of the term “heritage landmark” needs further discussion. There is no question that the Empress Hotel and the Legislature are significant heritage landmarks that contribute to the special character of the Inner Harbour and deserve added protection. The other buildings could be termed “urban landmarks.”
- What aspects of the *Downtown Core Area Plan* are in conflict with the *Old Town Design Guidelines*? What has been delivered under these plans, particularly those properties on the borders of the Downtown Core or Old Town? For example, policy is needed that encourages development that enhances the area adjacent to heritage properties rather than creating canyons, addresses minimum lot sizes, number of towers allowed per block, etc.
- Robert and Joaquin will return to a future Panel meeting. The discussion will focus on recently approved projects that involved heritage buildings in the Downtown Core and the Panel will provide input regarding heritage only (i.e. Chapter 7). Robert is also looking for a volunteer for the technical working group.

The Secretary left the meeting at 12:40 pm as the remaining agenda items did not require minutes.