

9. **Rezoning Application No. 00806, Development Permit with Variance Application No. 00193, and Heritage Designation Permit No.00200 for 1702 Quadra Street (North Park)**

Applicant Meeting Attendees: Vinit Jain, Chris Quigkey, Pablo Batista, Sasa Radulovic, Stas Klaz

Laura Saretsky provided a brief presentation, then the Applicant provided a brief presentation.

Questions and Comments

- The east and south facades are being retained, will both of them be removed and rebuilt or can one or both be left in place during construction? The intention is that both are retained through a hybrid model of removing and reconstruction the façade to align with the look of the 1911 façades. With a hybrid approach the east section could be left in place.
- What are the proposed materials for the tower and new commercial storefronts on the heritage façade? The tower will use modern masonry including concrete, and infill of glass glazing, windows, and louvres. The storefronts will be rebuilt as close to original as possible.
- Regarding the proposed massing, why has a three-meter setback not been added on the east side? The approach on the east side, Quadra Street, is to create alignment with the church across the street. On Fisgard Street it was a combination of existing setbacks of nearby residential buildings.
- Will the Abbey sign be removed from the building? The City advised reinstating the original sign.

Motion

Moved by Jim Kerr

Seconded by Quinn MacTavish

That the Heritage Advisory Panel recommend that Council approve the designation and the hybrid approach outlined in the conservation plan located at 1702 Quadra Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Carried: Unanimously

Motion

Moved by Quinn MacTavish

Seconded by Steve Barber

That the Heritage Advisory Panel recommend that Council decline Rezoning Application No. 00806 and Development Permit with Variance Application No. 00193 for 1702 Quadra Street.

i. as listed by the Panel:

- Lack of compatibility of the proposed addition in the design expression, form, scale, massing, and materiality.
- A lack of setback and excessive height along Quadra Street negatively impacts the adjacent cultural landmark and the experience of the Public Realm.

- The proposed project negatively impacts the authenticity, integrity and heritage value of the existing building.
- Not a sensitive addition for an infill project in a Heritage Conservation Area.
- It is not physically and visually compatible and subordinate to a heritage asset.
- The architectural expression is heavy and massive, and therefore it overwhelms the existing heritage building.

Carried: Unanimously

Motion to adjourn: Helen Edwards Seconded: Deniz Unsal Adjournment: Unanimous

Adjourned at 1:52 pm