

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
SEPTEMBER 12, 2017**

**7. 700 Government Street - Inner Harbour Causeway
Heritage Alteration Permit No. 00224**

Attendees: Emily Dunlop, Stantec; Mark Crisp, Greater Victoria Harbour Authority (owner)

Merinda Conley provided a brief summary of the application, focusing on the Lower Causeway deck structure and tile replacement along the apron that is in line with the mushroom lights.

Emily Dunlop and Mark Crisp provided a PowerPoint presentation on the Lower Causeway area, providing information on replacement of the apron tiles. Information on additional work approved under a Delegated Heritage Alteration Permit, as well as further in-kind tile replacement and landscaping, was also provided.

Panel Comments and Questions

- To clarify, the proposal is to remove the loose quartzite material, clean up recesses and rebar and pour concrete; the top elevation of the new concrete layer would be the same as where the top of the quartzite tile is now; when the quartzite tiles are eventually replaced, the elevation would be 2" to 3" higher for drainage. Mark Crisp: Yes, that is correct.
- Comments from one Panel member:
 - On inspection, it was determined that 22% of tiles on each of the lower and upper decks have failed. A different mortar may be more suitable than the hard, brittle mortar currently being used.
 - As per the Standards and Guidelines, the applicant has failed to complete their investigation before doing the conservation. The proposed work is a temporary solution that could become permanent very easily. The underlying reinforced concrete is failing and needs to be dealt with before making other changes.
 - The replacement of stone involves an issue with bonding and not the rebar.
 - Replacement of material requires a sample board.
- What was the purpose of the Delegated Heritage Permit Application (DHP)?
Merinda Conley: The application was for the refurbishment of the lights and replacement of in-kind tiles. At that time there was no issue with the quartzite tiles; however, the proposal is no longer maintenance and replacement in-kind as the proposed material is stamped concrete as a temporary measure, which is not in keeping with what was approved in the DHP. Panel: The proposed changes through the DHP should have come to the Panel for review regardless of the in-kind tile replacement because of the changes to the landscaping design, the addition of lighting and new benches. That does not equate to maintenance. Richard Linzey wrote the SOS for the Lower Causeway. The architect, Norman Hotson, working under Arthur Erickson, designed the edging in the light quartzite material on the Lower Causeway to reflect the light upwards and to avoid use of a handrail. When considering the preservation of materials, it is important to honour the architect's intention.
- Is there a question of authenticity as the concrete will be in the guise of stone? It was determined that this is acceptable as long as the colour and pattern of the original stone is respected.

- Even though there is a structural issue that requires attention, the proposal is altering the original materials, the landscape design, and the general design of the Lower Causeway, as described in its SOS. The causeway is a major urban space designed by one of Canada's best architects, Arthur Erickson. To ensure the causeway is preserved as a heritage-designated space, programming for the site could be shifted to the redevelopment of Ship Point.
- Currently a holistic solution is required for the tiles on the apron. This is a small incremental decision; the Panel would prefer to make a decision about the entire plan.

Moved

Seconded

That the Panel decline Heritage Alteration Permit Application No. 00224 due to the lack of information about the long-term plan, the lack of information about the proposed interim materials, and the proposed method of patching being the same as that used in June which has since failed.

Carried (Six in favour, three opposed)

Moved

Seconded

That the applicant return to the Panel with a comprehensive design for the Lower Causeway including fascia panels, lighting and landscaping.

Carried (unanimous)