



AGENDA
SAANICH HERITAGE FOUNDATION
COMMITTEE ROOM 2
TUESDAY, JUNE 12, 2018 @ 5:30 P.M.

Adoption of the May 8, 2018 Regular Meeting Minutes

NEW BUSINESS

1. 988 GORGE ROAD WEST (BROOKMAN'S CORNER) – INTERPRETIVE SIGNAGE - PLANNER

BUSINESS ARISING

2. 286 BURNSIDE ROAD EAST – HERITAGE DESIGNATION APPLICATION IS ON HOLD - UPDATE FROM PLANNER (Deferred from the May 8, 2018 SHF meeting)
3. TREASURER'S REPORT – UPDATE
4. 1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE
 - Kitchen renovation
 - Rent increase (last increase Oct. 1, 2017)
5. 4139 LAMBRICK WAY (DODD HOUSE) – UPDATE
 - Rent increase (last increase Oct. 1, 2017)
6. RESTORATION GUIDELINES – GRANT APPLICATION ELIGIBILITY
 - Excerpt from the Restoration Guidelines pertaining to homeowner eligibility to receive grants
 - Absentee owners (amend guidelines with respect to absentee owners?)

To ensure there is a quorum, please contact Shirley at 475-1775, extension 3513 or email at shirley.leggett@saanich.ca if you cannot attend the meeting.

☪ ☪ Adjournment ☪ ☪

Next Regular Meeting: September 11, 2018

DRAFT

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, MAY 8, 2018 AT 5:30 P.M.

Present: Ross O'Connell, Vice President; Art Joyce, Treasurer; Mark Brown; Sheila Colwill; Ken Johnson; Alvin Lau; Robert Townsend; Katherine Whitworth; and Councillor Sanders

Regrets: Brad Shuya, President; Megan Squires, Planner

Staff: Shirley Leggett, Secretary

Minutes: MOVED by S. Colwill and Seconded by A. Joyce: "That the Minutes of the April 10, 2018, Regular Meeting be adopted as circulated."

CARRIED

286 BURNSIDE ROAD EAST – APPLICATION FOR HERITAGE DESIGNATION

Heritage Designation application from the owners of 296 Burnside Road East.

The Planner who was going to present the heritage application did not make the meeting due to a last minute scheduling conflict so members voted to defer the item until the June 12th regular meeting.

MOVED BY K. JOHNSON AND SECONDED BY S. COLWILL: "That the Heritage Designation Application for 286 Burnside Road East be deferred to the regular June 12, 2018 Heritage Foundation Meeting."

CARRIED

A brief discussion ensued and the following was noted:

- It was suggested that owners applying for heritage designation should be responsible for providing a Statement of Significance (SOS) subject to approval of their application.
- The Heritage Foundation only receives one or two heritage designation applications per year.
- Some homeowners are reluctant to pursue heritage designation due to perceived limitations it could place on their property once it's designated.
- It costs about \$600 to have someone with the expertise to prepare an SOS; the Foundation does not want to create obstacles or hardships to prevent an owner from applying for heritage designation.

2018 HOUSE GRANTS PROGRAM – APPROVAL OF RESTORATION GRANT APPLICATIONS AND ASSIGNMENT OF FOUNDATION LIAISONS

MOVED by K. Johnson and Seconded by A. Joyce: "That the following 2018 Grant Applications be approved and Foundation liaisons be assigned:

1955 Saltair Cres. – Exterior Paint

35% Grant portion based on lowest quote - \$4,691.13 – R. O'Connell liaison

Brad McDonnell Painting

\$13,403.25

3710 Craigmillar Ave. – Replace/Repair Exterior Shingle Siding/trim/belly band
35% Grant portion based on lowest quote – \$5,586.00 – S. Colwill liaison

Brokop Roofing 15,960.00

1040 Burnside Road West – Repair Foundation
35% Grant portion based on lowest quote – \$10,000.00 Maximum – R. Townsend liaison

True Level Concrete \$31,447.50

3956 Stan Wright Lane – Replace Roof
35% Grant portion based on lowest quote - \$7,218.89 – A. Lau liaison

Square Deal Roofing \$20,625.41

1744 Kisber Ave. – Footing and Foundation Repairs and Replace Perimeter Drains
35% Grant portion based on lowest quote - \$10,000.00 Maximum – B. Shuya liaison

Built-Rite Structural Services \$59,892.00

CARRIED

TREASURER’S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements as of April 30, 2018:

Grant Account:	\$32,720.03	GIC’s: \$33,069.02
Operating Account:	\$ 3,695.54	
Hall House Account:	\$11,457.13	GIC’s: \$28,395.93
Dodd House Account:	\$25,935.57	GIC’s \$30,508.37

MOVED by K. Johnson and Seconded by S. Colwill: “That the Statement of Receipts and Disbursements for the period ending April 30, 2018 be received for information.”

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

As the President was absent, the Secretary stated:

- The tear-out of the kitchen will begin Monday, May 14th. They hope to have the kitchen functioning again by Friday, June 1.
- The tenants are busy removing all the items from the old kitchen cabinets, walls and shelving. There will be a plastic barrier installed to the kitchen so the tenants will be still living there during the renovation.

K. Johnson advised that he spoke to the Saanich Sign Shop and they agreed to make an interpretive sign for Stranton Lodge similar to the one they did a few years ago for Dodd House.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She did her annual walk-around with the tenants to see if there were any deficiencies in the

house or yard that should be addressed.

- She has a list of things for Trevor to take of: there are some hinges in the kitchen that need to be replaced/repared; the toilet seat and deadbolt lock broke and both need to be replaced.
- The tenants are doing a really good job of maintaining the gardens and lawn and she would like to increase what we paid them in 2017.
- Last year we paid them \$400 in May and again in October. She would like to increase that to \$500 for each of May and October.
- She's going to have some gravel delivered and the tenants will spread it on the driveway.
- She's also going to get some quotes to replace the windows above the kitchen sink with opening windows. The two original windows are long and narrow; perhaps the space can be divided into three windows.

The Secretary advised that the last rent increase for both Dodd House and Stranton Lodge were October 1, 2017. She will put it on the June agenda for discussion.

SAANICH HERITAGE REGISTER

As a follow-up to previous discussions regarding updating the Saanich Heritage Register, the Secretary was asked to put it on the November agenda so that members can discuss submitting an application in January/February 2019 for a grant to Canada Works. The grant funding could be used to hire a student to do research with respect to updating the Register.

SHELBOURNE MEMORAIL AVENUE ACTION PLAN – PROGRESS REPORT

The Shelbourne Memorial Avenue Action Plan was presented to the Saanich Arts, Culture and Heritage Committee in October 2017 and was unanimously endorsed.

In November 2017, Saanich Council passed a motion that the Action Plan be supported in principle and that staff be directed to bring forward a report on options for funding.

ANNUAL HALLMARK AWARDS NIGHT – MAY 1, 2018

S. Colwill advised that the owners of 5789 Brookhaven Road (Norfolk Lodge) received an Award of Merit at the Annual Hallmark Awards Night for their extensive restoration work that they did.

6187 HUNT ROAD – NOTICE OF MEETING – DEVELOPMENT VARIANCE PERMIT AND HERITAGE DESIGNATION APPLICATION

Report from the Director of Planning dated April 5, 2018 and Notice of Meeting for Monday, May 14, 2018 pertaining to a Development Variance Permit and Heritage Designation Application for 6187 Hunt Road.

K. Johnson commented that he will try to attend the meeting in the President's absence and speak in support of the heritage designation application.

1245 BURNSIDE ROAD WEST – 2016 GRANT TO REPLACE FRENCH DOORS

The Secretary advised that she had contacted the owners of 1245 Burnside Road West regarding the progress of their 2016 grant application and was told that they were not able to

complete the restoration work in the allotted timeframe and that they would re-apply for a grant once they were actually ready to do the work.

ADJOURNMENT

The meeting adjourned at 6:30 pm.

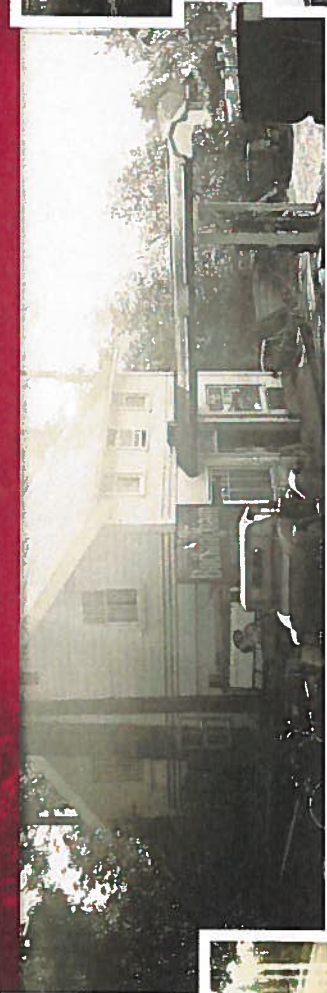
NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, June 12, 2018 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON

BROOKMAN'S CORNER

PRESERVING THE TOUCHSTONE OF A COMMUNITY



Admiral and Gorge Road
Two views of the corner of Admirals and Gorge Roads in 1929, one year before the birth of Brookman's Corner.



Craighower Bridge Store
A two-story Craighower Bridge Store built in 1930. The first owners were Arthur Brookman Sr. (1875-1951), and Annie Margaret (1901-1977). Arthur emigrated from England and had settled in Saanich by 1928.



At the garden
Arthur Sr. and Annie Brookman, young Arthur Jr. and their 1929 Cadillac.



Arthur Sr. and Annie Brookman and their granddaughter Beverley



It remained a family operation after the Wongs took over. Arthur Jr. and Maurica Wong decided to keep the Brookman's Corner door. Arthur Brookman was still pretty much a daily presence at the store - when he wasn't taking the four-Wong boys to a baseball game.

Arthur Jr. died in 1995, suffering a heart attack on his daily walk along the Gorge, leaving Maurica and Kleasa to keep the family store going, and so they did, working 14 hours a day. Maurica introduced his own touches to the Brookman's Corner tradition, making sure the local school kids had popcicles and frezons on sports day and candy canes at Christmas.

And while he was doing that, he and Kleasa made sure that all four of their boys went to university. Kleasa quietly became a leader in the Chinese community. She was the principal of the Victoria Public School for the first 10 years. She was also a member of the Victoria Chinese Cultural Centre and the first Chinese town councillor in 2008.

Now, both families feel a mix of nostalgia and enthusiasm for the next chapter in the story of Brookman's Corner - a fully restored shop that will continue to serve residents of Amica at the Gorge and the local community.

Beverley Brookman says she cried when the original store closed down, but "I am overwhelmed in gratitude that the project will preserve the corner and keep many of the materials from the store."

"I'm getting older myself," she reflects. "I know what's needed in the community. I feel there is an opportunity to bring together the school, the elders and the restored Brookman's Corner. It's so much more than some big square dentist' building."

Maurica Wong says the day he met the Brookmans was the luckiest day of his life, luck that continues with the new project. "It's a good idea. I'm impressed and honoured that they will preserve Brookman's Corner."



The Good Old Summerline
Brookman's Store and Garage, built in 1929, is now used for deliveries.



In 1949 the Brookman family built a two-story building on the corner of Admirals and Gorge Roads. These two structures were the first local use of the prefabricated 'Pen-A-Boide' log construction system from Richmond BC. This unique interlocking log system allowed the building to be constructed without the use of nails. The log building was dismantled and its logs were used for use as building materials in both the rehabilitator and new buildings.



June, 2013, Brookman's Corner Store closed to make way for new development and restoration.



Kleasa Wong, Beverley Brookman and Maurica Wong in 2013. Brookman's Corner is the story of two families coming together as one to serve the community.

April 4, 2018
By Paul Sullivan

A fixture at the corner of Admirals Road and Gorge Road West since the early days of the Great Depression, Brookman's Corner embodied the spirit of this growing community. For more than 80 years, it was the hub

Now these memories are preserved by the community of Amica at the Gorge.

On this site, Amica has established a faithful replica of Brookman's Corner and honours the legacy of the beloved store. The project will use the same materials from the original store in the reconstruction as possible.

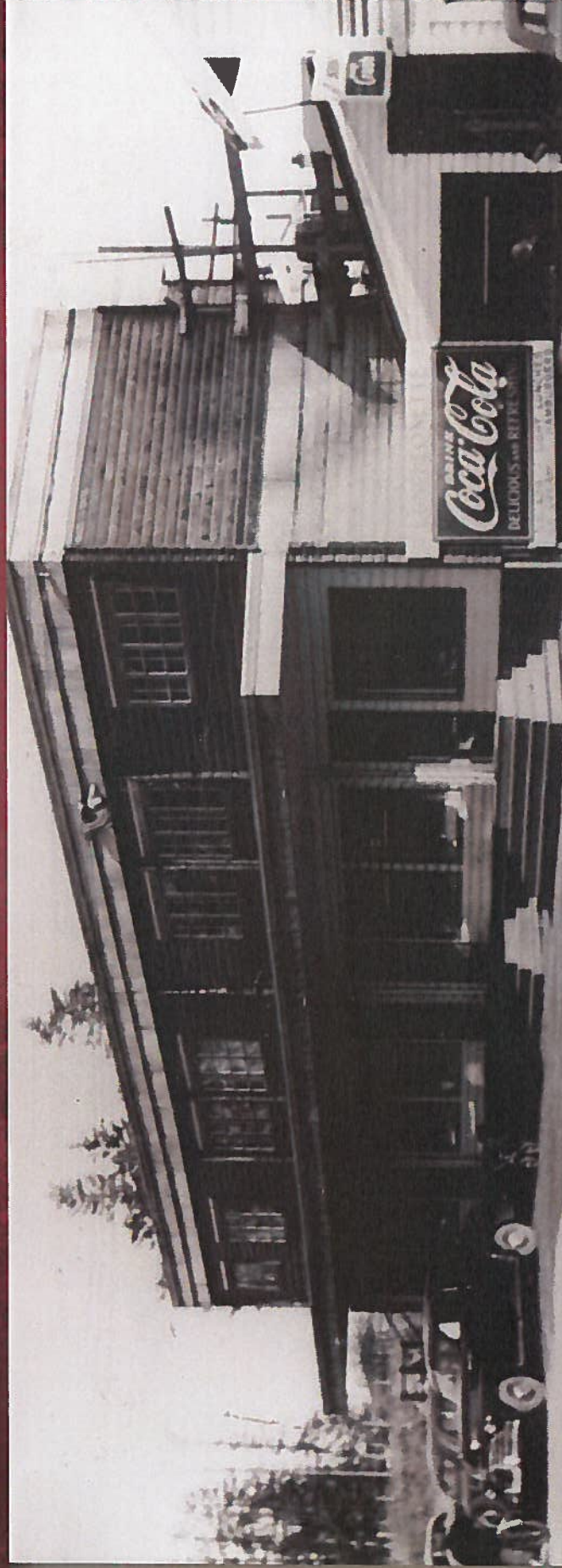
Brookman's Corner is a remarkable story of family and community. It was built by Arthur Sr. and Annie Wong at the onset of the Depression. Father and son - both Arthur Wong took over and ran it until 2011, an unbroken 83 years of service to the community under the same name.

Beverley Brookman, Arthur Jr.'s daughter with grown children of her own, remembers how her grandfather led people during the Depression regardless of their ability to pay, and she remembers how her father took over the store after leaving the Navy in 1948.

"Dad had a nickname for everyone who came into the store. One lady was a bowler, so she was 'The Champ,'" she recalls. "People would come into the store just to buy milk, but I think they were really coming in just to say 'hello'."

It was a time when the relationship between the store and its customers was so trusting that when the Brookmans delivered groceries and there was no one home, they made sure they were delivered anyway and the perishables stored in the fridge.

BROOKMAN'S CORNER



The wood used for finishing materials was resawn from logs used to construct the two-storey apartment and commercial block fronting Admirals Road added to Brookman's Corner in 1949. This structure marked the first local appearance of a Pan-Abode™ building, made from a unique interlocking system for assembling prefabricated log buildings without the use of nails.

First devised in 1948 by Danish master carpenter Aage Jensen "to make it possible for anyone to build a retreat in the midst of the peace and restfulness of nature," the name Pan-Abode was chosen as a tribute to the Greek god of wilderness Pan who was traditionally worshipped in natural and rustic settings*. The Canadian-owned company continues in operation today and its distinctive Western Red Cedar log buildings stand in countless locations around the world.

* from panabode.com



Residential Tenancies - Online Calculator Result

Stranton Lodge.

When can a landlord increase the rent and what is the maximum allowable amount?

Information that you provided:

- The current monthly rent amount is **\$926.00**
- Yes, the rent for this tenancy **has been** increased in the past
- The rent was last increased for this tenancy on **Sunday, October 1st 2017** (234 days ago)
- The next rent payment for this tenant is due on **Friday, June 1st 2018** (in 9 days)

Result: The landlord may increase the rent on October 1, 2018 by up to \$37.04

Based on the information you've provided, the rent can be increased on **October 1, 2018** by up to **\$37.04** as long as the tenant receives the rent increase notice no later than **June 30, 2018** (landlords must ensure the tenant receives three FULL rental months' notice of the rent increase). With this increase, the total rent will be **\$963.04**.

CAUTION! In order for the rent increase to be effective on October 1, 2018, the Notice of Rent Increase must be delivered to the tenant by the date noted below, using one of these service methods:

- Deliver directly to the tenant: **June 30, 2018**
- Registered or regular mail: **June 25, 2018**
- Attach to the door or other noticeable place: **June 27, 2018**
- Mail slot: **June 27, 2018**
- Fax: **June 27, 2018**
- In any other way that is ordered by the Residential Tenancy Branch

Landlords must use the approved form to notify the tenant(s) of a rent increase: [Notice of Rent Increase - Residential Rental Units](#).

There are certain circumstances when a landlord can raise the rent [above the allowable amount](#).

Please contact the [Residential Tenancy Branch](#) if you have questions about rent increases or your tenancy.

Rate this



Residential Tenancies - Online Calculator Result

Dodd House

When can a landlord increase the rent and what is the maximum allowable amount?

Information that you provided:

- The current monthly rent amount is **\$1339.00**
- Yes, the rent for this tenancy **has been** increased in the past
- The rent was last increased for this tenancy on **Sunday, October 1st 2017** (234 days ago)
- The next rent payment for this tenant is due on **Friday, June 1st 2018** (in 9 days)

Result: The landlord may increase the rent on October 1, 2018 by up to \$53.56.

Based on the information you've provided, the rent can be increased on **October 1, 2018** by up to **\$53.56** as long as the tenant receives the rent increase notice no later than **June 30, 2018** (landlords must ensure the tenant receives three FULL rental months' notice of the rent increase). With this increase, the total rent will be **\$1392.56**.

CAUTION! In order for the rent increase to be effective on October 1, 2018, the Notice of Rent Increase must be delivered to the tenant by the date noted below, using one of these service methods:

- Deliver directly to the tenant: **June 30, 2018**
- Registered or regular mail: **June 25, 2018**
- Attach to the door or other noticeable place: **June 27, 2018**
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HOUSE GRANTS PROGRAM APPLICATION GUIDELINES

INTRODUCTION

As the owner of a Designated Heritage or Heritage Covenanted house in the Municipality of Saanich, you may be eligible for assistance with the cost of preserving and/or rehabilitating the exterior of your house. This would also apply to a designated interior feature. House grant availability is contingent upon the Saanich Heritage Foundation (SHF) receiving its annual funding from the Municipality of Saanich. The House Grant Program is administered by the SHF on the Municipality's behalf.

Grants are based on a maximum of 35% of project costs to a maximum of \$10,000 per year per designated house. Grant funds for any one house over a ten-year period will normally be limited to \$20,000 of SHF monies – this will apply to grant applications received for 2017 and subsequent years. These grants are subject to SHF priorities and the funding received from the Municipality.

ELIGIBILITY

As a homeowner, you may be eligible to receive a grant if:

- Your house or outbuilding was originally built as a single family or duplex residence and **REMAINS SO**;
- Your house or outbuilding has received Heritage Designation by the Municipality of Saanich;
- Your house or outbuilding is used for residential occupancy;
- Your house or outbuilding is covered by adequate Homeowner and General Liability insurance;
- Your property taxes are not in arrears;
- The Homeowner is not involved in any ongoing or pending zoning or bylaw infractions; and
- The Heritage Designation plaque is prominently displayed on the exterior of your house.

APPLICATION PROCESS

WHEN TO APPLY

- You can request an application form for a grant starting June 1st of each year. The application form and all supporting documents must be received by the Saanich Heritage Foundation (SHF) no later than **DECEMBER 31ST**.
- Owners are restricted to **ONE** application per fiscal year per property; however, the application may contain more than one project subject to the Grant limitations of a total of \$10,000 for any given year.
- Funds are available for a **one year period** from the date the grant was approved. Any unspent funds after the **one year period** will be removed from the applicant's allocation unless an extension of time has been requested in writing and has been approved in advance by the SHF Board.
- All applications shall receive careful consideration but may not necessarily be funded.
- No application shall be considered to form contractual or other obligations on the part of the SHF.
- **INCOMPLETE OR LATE APPLICATIONS WILL NOT BE REVIEWED.**