

MINUTES OF THE  
**SAANICH HERITAGE FOUNDATION MEETING**  
HELD AT SAANICH MUNICIPAL HALL  
COMMITTEE ROOM #2  
**TUESDAY, MAY 12, 2015 AT 5:30 P.M.**

Present: Brad Shuya, President; Ross O'Connell, Vice President; Art Joyce, Treasurer; Sheila Colwill; Andy Jani; Ken Johnson; Andrew Rushforth; Robert Townsend; Bernard von Schulmann; and Councillor Sanders, Council Liaison

Regrets: None

Guests: Summer and Dave Green; owners, 4423 Tyndall Avenue

Staff: Jane Evans, Planner; and Shirley Leggett, Secretary,

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Minutes: Moved by K. Johnson and Seconded by A. Rushforth: "That the Minutes of the April 14, 2015 Regular Meeting be adopted as amended."

CARRIED

**4423 TYNDALL AVENUE (DESIGNATED) – VANTREIGHT RESIDENCE**

The owners of 4423 Tyndall Avenue were present at the meeting to discuss the issues they are having with the perimeter drains that were installed in 2010.

The President stated:

- The new owners of 4423 Tyndall Avenue discovered that the perimeter drainage work that was completed by the previous owner in 2010 is causing problems and apparently there is no plumbing permit for the work registered with Saanich; however, the previous owners received grant funding from the Foundation.

A discussion ensued between the owners and Foundation members and the following was noted:

- The sewer and perimeter drains have been backing up into the house; Argus Excavating who installed the perimeter drains are not taking responsibility for their work and their estimate included the cost of necessary Saanich permits.
- It is the responsibility of homeowners to obtain all required permits and there is a check box on the application form to acknowledge that requirement.
- The Foundation funds perimeter drainage work but sewer connections or repairs is outside the scope of grant funding.
- Inserting a camera into the drainage system will show blockages and breaks in the system; if the system was installed incorrectly, it may need to be replaced all the way around the house. Once the system is opened up, pictures can be taken and documented and there may be some legal recourse the current owners can pursue.
- The Foundation supports the drainage issues being fixed and once the owners have the camera work done, they can submit a grant application with estimates for the scope of work and cost to repair it. Once the Foundation has the application, they can decide on what amount of grant funding they are prepared to offer.
- The owners were requested to contact the contractor who originally did the drainage work to provide documentation of the work done and Saanich permits, and that the owners should proceed with the camera work at their own expense to confirm the drainage issue.

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The owners of 4423 Tyndall Avenue left the meeting at 6:10 p.m.  
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**1248 BURNSIDE ROAD WEST (STRANTON LODGE/HALL HOUSE) – UPDATE**

The President stated:

- The company that installed the irrigation system is going out to locate the leak in the system and get it back up and running.
- He still needs to contact an electrical company to replace the smoke alarms.
- S. Colwill advised that Trevor from Arbor Renovations will be going out this week to clean the gutters and do some de-mossing.

**4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**

S. Colwill stated:

- She spoke to the Municipal Solicitor with respect to the tenant having a trampoline on the side of the house for her son and the Solicitor told her it was the responsibility of the tenant to have her own liability insurance; the tenant has since gotten insurance.
- Perhaps the Foundation should consider using the same model of rental agreements that Saanich uses for their rental properties instead of the agreements that the Foundation has been using in the past for Dodd House and Hall House.
- She has been in touch with High Definition Roofing to get started with replacing the kitchen lean-to roof and is confirming the price she was quoted.

**TREASURER’S REPORT – UPDATE**

The Treasurer provided the following Statement of Receipts and Disbursements for the year ended December 31, 2015 (as of May 12<sup>th</sup>):

Grant Account:	\$24,536.73	GIC’s:	\$32,373.05
Operating Account:	\$8,227.38		
Hall House Account:	\$9,148.19	GIC’s:	\$22,654.84
Dodd House Account:	\$20,562.67	GIC:	\$16,562.07

**MOVED by K. Johnson and Seconded by A. Rushforth: “That the Statement of Receipts and Disbursements for the year ended December 31, 2015 be received for information.”**

**CARRIED**

**HOUSE GRANT PROGRAM – ASSIGNMENT OF FOUNDATION LIAISONS (INSPECTORS)**

Foundation members reviewed the 2015 House Grant applications and the following members volunteered to be the grant liaisons:

- 1744 Kisber Avenue – Chimneys and masonry repair; replace gutter and downspouts and windows; exterior painting - **Ken Johnson**
- 4320 Torquay Avenue – Exterior painting and repair/replace shingles – **Ross O’Connell**
- 1996 Ferndale Road – Replace windows – **Brad Shuya**
- 5930 Pat Bay Highway – Replace gutters and roof – **Robert Townsend**
- 2895 Colquitz Avenue – Gutter replacement – **Bernard von Schulmann**

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### **3261 HARRIET ROAD – PROPOSED HANDRAILS – SITE VISIT UPDATE**

K. Johnson met with the owners of 3261 Harriet Road to discuss what they have in mind for a handrail on the front stairs; the owners want to use wrought iron and have a design they want to use. He told them to submit the necessary paperwork to the Foundation for their consideration of possible grant funding.

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K. Johnson and B. Shuya excused themselves from the following discussion pertaining to 5161 Agate Lane as they declared a conflict of interest. They left the meeting at 7:10 p.m.  
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### **5161 AGATE LANE (REGISTERED) – PROPOSED DEMOLITION – MAY 15<sup>TH</sup> SITE VISIT UPDATE**

The new owners of 5161 Agate Lane have applied for a demolition permit for the heritage registered home.

Some members of the Saanich Heritage Foundation visited the site on May 5, 2015 and reported their observations. Discussion included the following:

- The home is in poor condition and not worthy of moving;
- There is evidence of animals being housed in the home with the lasting smell and wall board damage around an interior door;
- The heritage value of the home is with the history of the Plimley family;
- The structure was the Plimley family's summer cottage;
- It is an example of the many cottages that were built along Cordova Bay in the early 1900s, however this structure is not a good candidate for renovation to accommodate a family home today;
- This structure was added to the register in 1991; and
- Not all buildings on the heritage register can be saved.

Committee discussion noted:

- The application is tentatively scheduled for the June 14<sup>th</sup> Council meeting.
- The owners will likely need to get an environmental development permit before any machinery is permitted to start with the deconstruction.
- There was an extensive library in the house and many of the books are still there; perhaps the owners could contact some bookstores and see if they can sell them.

**MOVED by S. Colwill and Seconded by R. Townsend: "That the Saanich Heritage Foundation regrets the loss of any heritage structure through demolition. The Foundation recognizes, however, that not all heritage structures are worthy of permanent protection. In the case of 5161 Agate Lane, the heritage value is not significant enough to justify imposing protection against the will of the owner nor negotiating with the owner for retention of the structure within the future development of the site."**

**CARRIED**

The Foundation suggested that should Council resolve to remove the site from the Heritage Register and issue a building permit to demolish the dwelling, Council may wish to request that the owner document the building through photographs for donation to Saanich Archives and to request that the building be de-constructed in order to salvage material and interesting building features.

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K. Johnson and B. Shuya returned to the meeting at 7:20 p.m.  
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**PROPOSED HERITAGE PROCEDURES BYLAW – PRESENTATION BY THE PLANNER**

The Planner prepared a power point presentation giving a brief summarization of the tools that are provided in the Local Government Act and what Saanich needs to do to properly enact these tools. In general, a Heritage Procedures Bylaw formalizes the work that Saanich already does, but there are also some aspects of authority delegation to staff that need to be addressed.

The presentation outlined sections of Part 27 of the Local Government Act Regulations, its authorization and purpose, and Saanich’s current practice for heritage protection. The presentation also included recommendations for inclusion in a Procedures Bylaw.

The Planner responded to questions and comments from Foundation members and advised that she will report back to them with a status update on the progress of the proposed bylaw and that members will get a chance to review the bylaw prior to it being finalized. If Foundation members have any comments or feedback on the proposed bylaw they are welcome to contact her.

Foundation members requested that the Planner prepare s summary document highlighting the proposed bylaw changes and for each proposed change, to note if it enhances, reduces or maintains the Saanich Heritage Foundation mandate.

The meeting adjourned at 7:56 pm.

**NEXT MEETING**

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, June 9, 2015 at 5:30 p.m. in Committee Room #2.**

..... CHAIRPERSON