

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, OCTOBER 13, 2015 AT 5:30 P.M.

Present: Brad Shuya, President; Ross O'Connell, Vice President; Art Joyce, Treasurer; Sheila Colwill; Ken Johnson; Robert Townsend (5:40 pm); and Councillor Sanders, Council Liaison

Regrets: Andy Jani and Bernard von Schulmann

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

Minutes: Moved by A. Joyce and Seconded by R. Townsend: "That the Minutes of the September 8, 2015 Regular Meeting be adopted as circulated."

CARRIED

1542 MT. DOUGLAS CROSS ROAD (REGISTERED) – REQUEST FOR DEMOLITION

The Planner stated:

- Foundation members will recall that they discussed this issue at their June Foundation meeting and at that time they did not support a demolition permit.
- Mann Engineering undertook a structural evaluation in June and their conclusion was that the dwelling is not structurally competent due to a lack of structural support and the significant amounts of new construction material that would be required to replace the deficient areas of the existing structure.
- On June 22, 2015 some of the Foundation members did a site visit and concluded that the heritage value of the exterior of the dwelling is worthy of retention as it appears to be in good condition, although the foundation is lacking and in need of reconstruction or rehabilitation to improve structural support.
- There was general consensus that options could be explored for the retention, rehabilitation and protection of the dwelling on the existing property.
- The owner wants to demolish the existing dwelling and build a new single family dwelling and is in the process of applying for a building permit.
- Under the current zoning the property cannot be subdivided and only a single family dwelling can be constructed.

A roundtable discussion ensued and the following was noted:

- The deficiencies noted in the Engineering Report can be fixed and the house retained; they do not support demolition.
- The Local Government Act provides Council the authority to protect heritage properties in a number of ways; an Order of Temporary Protection would allow temporary protection for sixty (60) days and give the applicant and the Planning Department time to explore other creative solutions to maximize the use of the current property and still retain the heritage registered dwelling.
- Perhaps the existing dwelling could be duplexed or the property rezoned and an additional lot created to construct a small house although there are lots of trees and potential driveway issues.
- Another potential option could be keeping the existing heritage dwelling and adding a secondary residence in the form of a heritage sympathetic carriage house; although this may require a site specific rezoning or heritage revitalization agreement.

MOVED by K. Johnson and Seconded by S. Colwill: “That based on the information presented on the structural condition of the heritage registered dwelling at 1542 Mt. Douglas Road and its heritage significance within the neighborhood itself, the Saanich Heritage Foundation does not support demolition of the existing dwelling and recommends to Council that the following development options be considered:

- 1. That a sixty (60) day Order of Temporary Protection be placed on the subject property to allow for further consultation between the property owner and the Planning Department;**
- 2. That the heritage residence be protected and redeveloped to create a secondary residence (duplex);**
- 3. That the subject property be rezoned and subdivided to create one additional lot and single family dwelling, and the existing dwelling be protected and retained; or**
- 4. The heritage residence be retained and the applicant consider adding a secondary heritage sympathetic dwelling (i.e. carriage house). This approach may require site specific rezoning or a heritage revitalization agreement.”**

CARRIED

574 WALTER AVENUE (REGISTERED) – MUNICIPALLY OWNED

The Planner stated:

- In 1996, the owner of 574 Walter Avenue approached Saanich Parks to discuss making a gift of the property to the Municipality as a future natural state park; Parks and Recreation subsequently agreed to accept the property as a park; the property was added to the Heritage Register in 2005.
- The property was gifted with a life estate and the stipulation that if the land is not used as a park in its natural state, that the property would revert to the United Church of Canada; in November 2014, the Municipality became owners of the subject property.
- In June 2015, McElhanney Consulting Services was retained by the District of Saanich to conduct a condition inspection on the house and detached garage; the subsequent report found the structures to be in poor condition and would require a significant amount of work to bring them up to current day standards; they concluded that based on the poor condition of the buildings, that demolition may be the best course of action.
- In September a few members of the Heritage Foundation visited the site; some members felt that although the interior of the house could be rehabilitated and moved to another location in order for the land to be used as a neighborhood park.

A roundtable discussion ensued and the following was noted:

- The heritage residence requires significant restoration investment, especially the interior of the dwelling.
- It is the opinion of staff in the Saanich Lands office, that the presence of the house and garage on the property, are inconsistent with the intent of the previous owner’s desire of a park in its natural state.
- It is possible that the house could be moved from its present location and become a heritage restoration and rehabilitation project by someone interested in purchasing it and relocating this building to another site in Saanich.

MOVED by K. Johnson and Seconded by S. Colwill: "That the Saanich Heritage Foundation regretfully supports the removal of 574 Walter Avenue from the Saanich Heritage Register, and recommends that the dwelling be relocated and considered for future use. It is also suggested that the Municipality advertise that the dwelling is available for purchase with moving costs to be incurred by the purchaser."

CARRIED

2895 COLQUITZ AVENUE – DECLARATION OF COMPLETION – NEW ROOF

The Secretary stated:

- The original 2015 grant application for 2895 Colquitz Avenue was for gutter replacement which was approved in the amount of \$637.61.
- Based on the condition of some portions of the roof, it became necessary to replace it as well; members agreed that it would be considered as an emergency project and would fund \$4,891.09.
- The applicant paid \$1,500 for carpentry work to fix the sagging portions and some portions of the gutters were removed to facilitate the repairs; the applicant is not claiming the cost of repairs prior to roof replacement but would like to go ahead and have the gutters replaced as originally planned.
- The grant portion for roof replacement and gutters is \$5,528.69.

MOVED by K. Johnson and Seconded by R. Townsend: "That a 2015 grant in the amount of \$5,528.69 be approved for 2895 Colquitz Avenue for roof and gutter replacement."

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE/HALL HOUSE) – UPDATE

The President stated:

- He's made arrangements for an electrician to replace the smoke alarms at the convenience of the tenant.

S. Colwill advised that Trevor from Arbor Renovations will refinish the front door in the spring; he will also clean the gutters later in the fall.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She made arrangements for the fireplace insert to be serviced and paid the invoice in the amount of \$115.50; she will give the invoice to the Secretary for reimbursement.
- Trevor from Arbor Renovations will clean the gutters later in the fall.
- The tenant has a small vegetable garden at the back of the house and she is wondering if she can keep a few chickens.
- She told the tenant she would bring it up at the Foundation meeting for their input.

Foundation discussion noted:

- There are no provisions in the current Tenancy Agreement that would permit chickens.
- Dodd House is owned by Saanich and the property is located in a park so it would not be permitted.

TREASURER’S REPORT – UPDATE

The Treasurer advised that as per the discussion and subsequent motion at the September Foundation meeting with respect to the Dodd House accounts, he deposited \$20,000 from the account into a one-year term G.I.C.

He also provided the following Statement of Receipts and Disbursements as of September 30, 2015:

Grant Account:	\$40,514.33	GIC’s:	\$32,447.44
Operating Account:	\$13,337.04		
Hall House Account:	\$10,100.00	GIC’s:	\$22,926.70
Dodd House Account:	\$16,667.53	GIC’s	\$20,000.00

MUNICIPAL HALL - PROPOSED 50th ANNIVERSARY COMMEMORATIVE SIGN AND PROPOSED BIKE STORAGE PROJECTS

The President stated:

- After further discussions and consultation with the parties involved with the commemorative sign project to celebrate the 50th Anniversary of the Municipal Hall, it was decided that the proposed bike storage will not be combined with the structure for the sign and that it will be a stand-alone structure.
- It was also decided that the sign will not be recessed into the new concrete wall and that it will be surface mounted.
- The location of the additional bike storage has not been decided yet, but it has been suggested that perhaps 1-2 existing parking spots be eliminated in order to create the additional storage.

Councillor Sanders commented that plans to celebrate the 50th Anniversary of the Municipal Hall are well underway and the unveiling of the commemorative sign is scheduled for December 1, 2015.

ADJOURNMENT

The meeting adjourned at 6:45 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, November 10, 2015 at 5:30 p.m.** in **Committee Room #2.**

..... CHAIRPERSON